



**A Historic Building Recording at
Heather Hall,
Sweepstone Road,
Heather,
Coalville,
Leicestershire**

NGR: SK 3818 1057

Andrew Hyam



ULAS Report No. 2018-055
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A R Hyam

For: David Granger Architectural Designs Limited

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A Level 3 Historic Building Recording of the Morning Room at Heather Hall, Swebstone Road, Heather, Coalville, Leicestershire. NGR SK 3818 1057

Andrew Hyam

Summary

A historic building recording to Level 3 was undertaken by the University of Leicester Archaeological Services (ULAS) at Heather Hall, Swebstone Road, Heather, Coalville, Leicestershire on the 3rd of January 2018. The survey looked at the morning room which was built on the southern side of the Grade II listed late 18th century hall during the 1860s. The morning room was built in what has been called “fanciful gothic” style in yellow brick with limestone detailing. Under a major programme of refurbishment which covers the entire hall the morning room will have a new roof added along with much of the woodwork and flooring following a period of neglect. A new flat-roofed extension will be added to the south side of the morning room and will be accessed through an existing window which will be modified to create a new doorway.

The report will be archived under accession number X.A1.2018

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for a historic building recording of the morning room at Heather Hall, Swebstone Road, Heather, Coalville, Leicestershire. Level 3 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016). The report was commissioned by David Granger Architectural Design Limited from University of Leicester Archaeological Services (ULAS) in advance of a proposed refurbishment, extension and alteration of the morning room at the Hall. Under planning application number 17/0013/FUL permission has been granted to erect a single storey flat-roofed extension to the east of the existing morning room building, the existing pitched slate roof will be replaced with a flat roof along with a number of other alterations to the interior of the room which include replacing the floor, windows and doors. This work is part of a larger programme of work covering almost every part of Heather Hall which appears to have been neglected for some time.

Due to the historic nature of the Grade II listed hall a request was made by the Senior Planning Archaeologist, Leicestershire County Council, for a programme of historic building recording in the morning room prior to the commencement of refurbishment work.

The site lies approximately 1km to the east of the village of Heather on the unclassified road to Swebstone (Figure 1). Heather Hall and nearby Hall Farm lie to the south of the Swebstone Road with open fields on all sides (Figure 2). A track from Swebstone Road leads southwards past the former hall gatehouse up to the hall. At present the hall is undergoing a major programme of works covering both the hall buildings and surrounding grounds following what appears to have been a period of neglect. The hall

began its life as a large 18th century farmhouse to which a variety of additions have been made over the years with most modifications appearing to take place during the mid to late 19th century (Figures 3, 4 and 5). The additions follow a variety of architectural styles with each having its own distinctive character and building materials. Despite these differences the range of buildings create an interesting entity and a unique building. The yellow-brick-built morning room has been built on the southern side of the red-brick-built 18th century farmhouse core in a Gothic style dating to the mid-1860s.

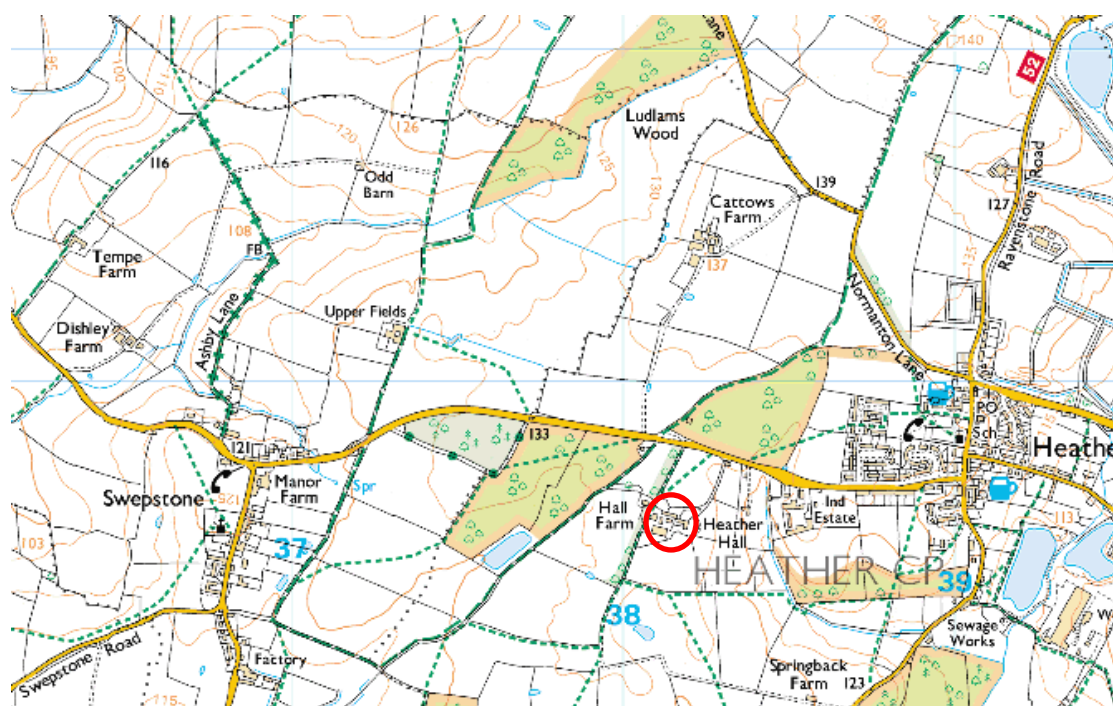


Figure 1 Heather Hall location

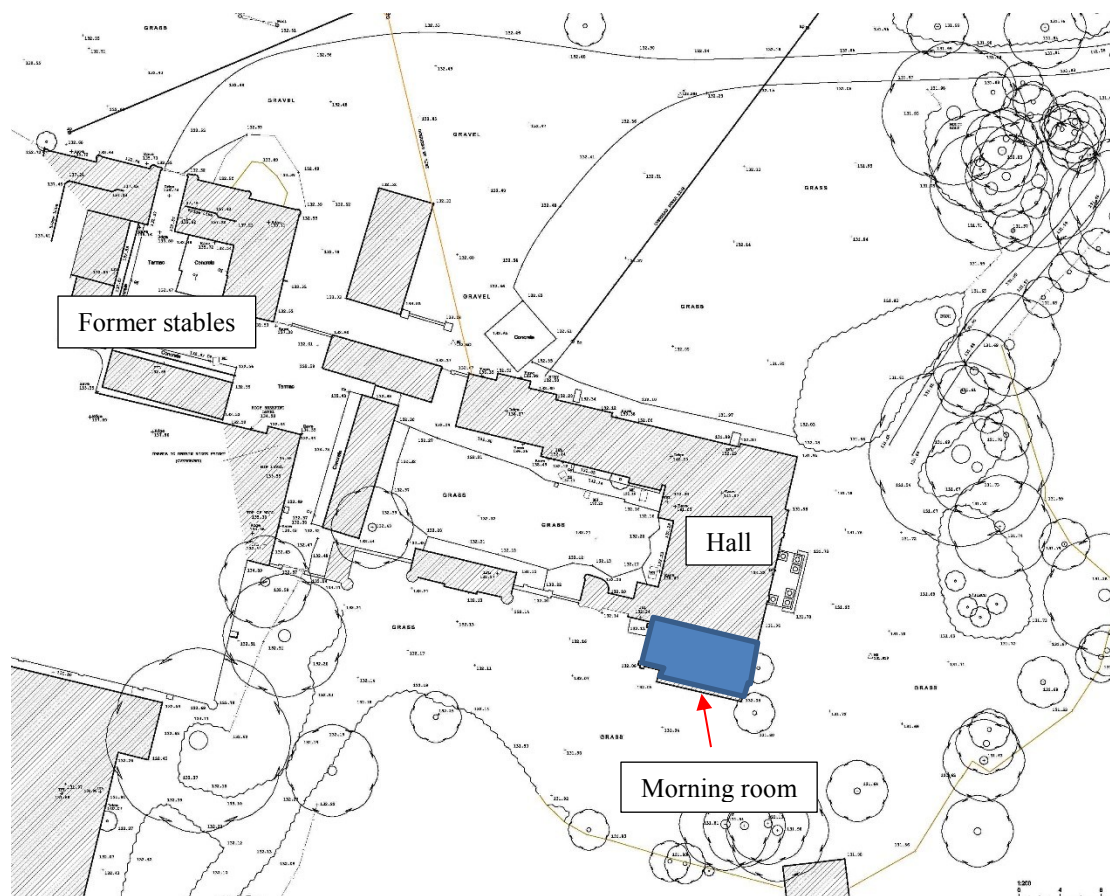


Figure 2 Site plan
Extract from plan supplied by client. North to top of plan



Figure 3 Heather Hall north and east facing elevations
Looking south-west. Morning room on far left behind added-on porch. Original 18th century farmhouse core in centre with later added wing to right. Part of stable block on far right of picture



Figure 4 East facing elevation of Heather Hall and the morning room
Looking west. Morning room on left of picture



Figure 5 West facing elevations of morning room and rear outbuildings
Looking south-east. Morning room on right of picture (outlined)

Background

Heather Hall is Grade II listed and has the following listing description. Note that the morning room in this description is identified as the south pavilion:

UID: 187791

SK 31 SE HEATHER SWEPSTONE ROAD 5/23 Heather Hall and adjoining GV outbuildings to rear.

Farmhouse, C18, with C19 additions. Main core is Flemish bond brickwork. 3 storeys, double pile plan with symmetrical facade of 5 bays. Central doorway with semi-circular fanlight and shallow niches to either side. Massive yellow brick parapetted porch added, with paired columns, a heavily fluted Doric. 2 16-light sash windows each side of door with cambered stone heads. 16-light casements to low upper storey and decorative yellow brick panels each side of central window. 2 pavilions added to each side of main block. That on right, of red brick with yellow brick parapet, 2 storeys, with gauged brick heads to sash windows, and string courses, extends back in long 2-storey wing. Pavilion to south formerly 2 storeys, a fanciful gothic addition of c. 1860 - yellow brick with shallow rectangular bay window with triple lancets. 3 gothic windows with foliate capitals to South elevation, and triple lancet with tracery to rear. Interior has richly carved arcading, and, in anteroom, ornate timber vault with detached ribs and central pendant. Yellow brick addition to rear with flamboyant octagonal turret. Behind and adjoining house, a range of outbuildings - single storey yellow brick facade with red brick dressings, heavy parapet and many octagonal turrets. Cornice and arched centrepiece beneath gable. Series of lancet windows and doorways with traceried doors.

A historic building assessment carried out in 2015 by Trigpoint Conservation & Planning Ltd which covered much of the background history of the hall and the probable dates of each addition. This report calls the morning room the garden room as well as the morning room. The overall conclusions of the Trigpoint assessment were as follows:

Heather Hall originated as a 3-storey brick farmhouse with a hipped tile-covered roof, L-plan, probably constructed in the last quarter of the 18th century. It was owned by the Goode family for much of the 19th century. In the early 19th century a 2-storey wing was added to the rear of the house, containing a staircase. A long north wing was added at some point between 1814 and 1847, providing additional accommodation for the family and more service space (including a pantry and scullery/back kitchen and servants' bedrooms). The cellars are partly below the 18th century house and partly below the early 19th century service wing, from which they are accessed. A series of additions in a 'fanciful gothic' style are attributed to c.1860, including the garden room (i.e. the morning room), which was originally 2 storeys high but was reduced to one storey in the first half of the 20th century (reportedly after a fire). The additions had vaulted ceilings, lancet windows and gothic decoration in yellow brick. The Tackle Room adjoining the west end of the north wing may have formed part of the c.1860 renovations; there is evidence of fixed mechanical equipment, suggesting the Hall may have had its own electricity generating plant. The north wing was changed at this time, with a yellow brick parapet and altered roof structure, and various windows were

updated with yellow brick surrounds. All exposed red brick was lime washed in a stone colour to create a unified appearance. The porch on the east side of the Hall was added in the period between 1845 and 1881, and internal alterations were carried out to create a single large reception room decorated in a classical style. In the 1950s Heather Hall was used as a school for girls (St Francis School) and was used for a riding school into the early 21st century (Finn. Trigpoint, 2015).

It is interesting to note that the morning room was originally built as a two storied structure but was reduced to a single storey following a fire. Two photographs taken around 1900, also in the Trigpoint report, show the morning room with two stories. The first floor windows and decoration appears to be much less flamboyantly gothic than do the ground floor windows.

The present owner has commissioned an extensive programme of work in order to make the hall habitable again and to upgrade it to meet modern living standards. This work is part-way through the process.

Objectives

Within the stated objectives of the ULAS Written Scheme of Investigation *for a Historic Building Survey at Heather Hall, Sweystone Road, Heather, Coalville, 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 the morning room 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 into which subsequently evolved.
- To assess the impact of the proposals on fabric of architectural or historic importance.
- 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 3 survey followed the ULAS WSI and the guidelines laid down in the RCHME (1996) and Historic England (2016) specification.

Proposals

As part of the overall extensive programme of work to the hall the morning room will have a new flat-roofed extension added to its southern side (see drawings in Appendix 1). The existing morning room will then be converted into a kitchen and the new structure will be used as a breakfast room. Keeping the eclectic tradition of the hall the new addition will follow modern design styles. Access to the new extension will be through one of the existing windows on the south facing elevation which will have to be modified. It is not known how the new structure will be attached to the existing masonry. Within the morning room the existing floors, window frames (where they survive) and doors will all be replaced. The present layout of the morning room is shown in Figure 6 below.

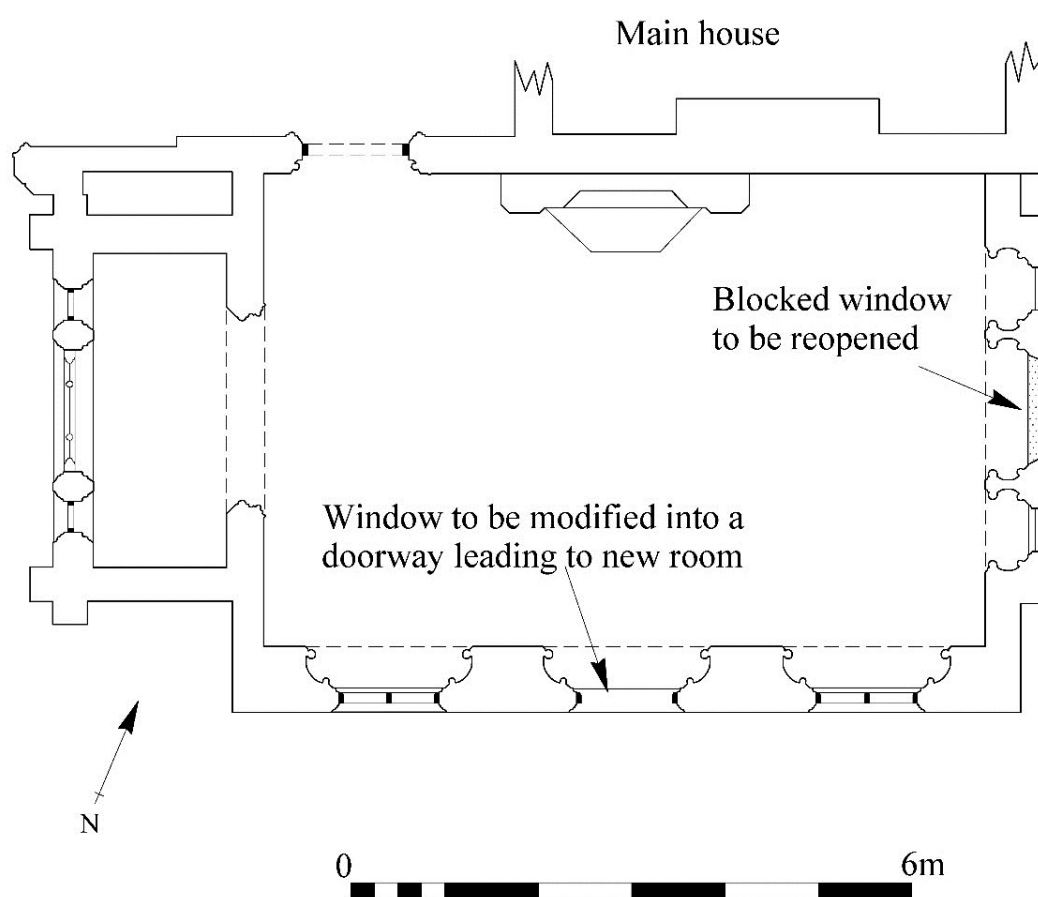


Figure 6 Plan of morning room as existing
Modified from plan supplied by client

Results

As already noted, the morning room lies on the southern side of the original farmhouse building. It is built with yellow bricks laid in courses with alternating headers and stretchers with limestone detailing around the windows and doorways. The roof is a fairly shallow pitched hipped structure resting against the south wall of the main farmhouse. It has a slate covering which is in a very poor state of repair and is allowing large quantities of water to get into the building. The brickwork and stone detailing of the walls is also being affected by damp and by rainwater ingress but appear to be, for the moment, reasonably sound. Inside the building the water damage is much more noticeable as will be discussed in the sections below.

The Morning Room: Outside

East facing elevation

The east facing elevation is located on the south side the principal east facing façade of the original late 18th century farmhouse building (Figure 4 above). Where the two structures join the wall-line steps in to create a noticeable change rather than trying to blend seamlessly with each other (Figure 7). The brickwork of the morning room butts against the farmhouse rather than having been keyed into it. The east facing elevation has three lancet windows set below a projecting entablature and above a brick plinth. String courses and the top of the entablature are all made from yellow bricks. The window surrounds are made of fine-grained limestone with some moulding detail. The centre window has been blocked but a photograph taken in the early 1900s and shown in Finn's 2015 report shows this to be glazed, although there is no tracery present even at this time. There is a small settlement crack in the arch of this window which extends up to the top of the wall. The two flanking windows are smaller and retain some of their very plain wooden frames. Some glazing survives but most has been broken.

The wall line at the south-west corner of this elevation steps back and does not have the same entablature merely a narrow cornice or string course detailing. The wall above the cornice rises up in small steps and is a remnant of the truncated first floor which is no longer present following the fire. There is no evidence of any heat-affected brickwork from the fire.

South facing elevation

The south facing elevation also has three lancet windows although on this elevation the windows have hood mouldings and floral decorative stops (Figure 8). The hipped roof rises up to join the main farmhouse wall where the brickwork shows clear signs that the morning room once extended to two stories (Figure 9). Figure 10 shows the two-storied morning room in the early 1900s when it also retained its traceried ground floor window frames. At the time of the survey the windows only had glazing in the heads of the arches and remnants of very plain wooden window frames. The frames match those on the east facing elevation and indicate that the original frames are likely to have been replaced since the 1900s photograph was taken. The proposed new-build structure will be accessed through the centre window which will be lengthened to create a new doorway. This should cause minimal damage to the existing fabric of the building.

The brick cornice detail from the east facing elevation continues round onto the south facing elevation. Although this is a cornice decoration on the present structure the 1900s photograph shows that this was originally a decorative brick string course.

The western end of the south facing elevation steps back to create a small “orangery” at the west end of the morning room. The term orangery appears to be a modern name. This has a plain brick face but the buttress on the west corner has a number of steps to create an interesting profile.

West facing elevation

The west facing elevation is the most heavily decorated of the three outside elevations (Figure 11). This side of the morning room is dominated by the small area at the west end of the morning room presently called the orangery. As with the other elevations the west side has three lancet windows but, on this elevation, these have more detailed hood moulded decorations and decorative stops, two of which are carved in the form of human heads. The style of the heads is typically Victorian. The largest, centre, window has carved wooden tracery within it although the lower parts have rotted away. The tracery appears to be present in the 1900s photograph in Figure 10. The two flanking windows have later and much plainer frames with no tracery. Below the windows the projecting brick plinth stops underneath the centre window and what appears to be stone jambs reach from sill to ground level. This suggests that when first built the centre window was a doorway and that the orangery was in fact a decorative porch leading into the morning room. Above the windows is a gabled parapet with decorative brick string courses.

The joint between the morning room and the main building is curious. Both the morning room and the range running from east to west appear to be of the same, or very similar, construction date. Despite this similarity in date the morning room wall only butts against the east to west range in a few places and leaves large gaps in others (Figure 12). The gaps and wall profile of the morning room indicate that the morning room was probably built first and that the east to west range was added later. It is not clear why the builders felt it necessary to leave such a noticeable gap rather than filling it in.

The internal description of the morning room follows the external illustrations.



Figure 7 East facing elevation of morning room
Looking west. 1m scale



Figure 8 South facing elevation of morning room
Looking north. 1m scale. Note scarring on first floor of main house following removal
of the morning room first floor



Figure 9 West and south facing elevations of morning room
Looking north-east. Compare with Figure 10 below



Figure 10 West and south facing elevations of morning room c1900
Looking north-east



Figure 11 West facing elevation of morning room
Looking east. 1m scale. Note joint with main building on left hand side



Figure 12 Close up of joint on west facing elevation
Looking east

The Morning Room: Inside

The morning room is reached from the main house through a wide doorway set close to the north-western corner of the room. It consists of a large open space with the smaller orangery set into a wide recess at the western end (Figure 13 and Figure 14). The poor state of the slate roof has resulted in significant water damage to both the woodwork and the masonry components of the fabric. At the time of the survey all of the wall plaster had been stripped away leaving the bare brickwork. Finn's 2015 survey shows the room with the plaster still in-situ. In his report the plasterwork appears to be quite plain and undecorated.

The floor has a central wooden area, presumably which once contained a carpet. Around the wooden area and leading up to the walls the floor has been laid with Minton, or Minton style, tiles with geometric patterns (Figure 15). The floorboards and the tiles have been badly affected by water and subsequent rot and will be repaired or replaced during the proposed works.

The ceiling has a relatively modern flat covering supported by narrow wooden beams attempting to create a panelled effect. A hatch in the ceiling shows the underside of the slates which are crudely shaped and likely to be Swithland slates (Figure 16). The flat ceiling appears to have been constructed following the removal of the first floor. It is clearly not the original ceiling as a series of limestone and marble rounded pilasters run around the room at ceiling height (Figure 17). These now support the modern ceiling woodwork but presumably supported a much more decorative structure. Each has a delicately carved base with flowers and foliage (Figure 18). Many of the flowers appear to be associated with spring time which is in keeping with the room's original use as a garden room.

The north wall

The north wall is the original outside wall of the 18th century farmhouse and, when first built, was an outside wall (Figure 19 and Figure 20). As a consequence of this the brickwork and pointing on this wall is of a better quality than the other internal walls which were never intended to be seen. A large stone-built fireplace has been added to the back of an earlier set of chimney stacks and the exposed brickwork shows where the new flue has been cut into the wall. The stone fireplace is built using limestone and matches the rest of the stonework in this room. The large archway leading from this room and into the main hall has deeply moulded details and again matches the other arches in the room. A diagonal line of bricks above the arched doorway may be evidence of an earlier roofline of a lean-to structure or it may be a relieving course above the inserted doorway. At the base of the wall is a high limestone skirting with moulded detail which runs around the whole room.

The east wall

The east wall is dominated by the three Gothic lancet windows (Figure 21). The recessive arches are richly carved with additional decoration on the column capitals which run up the sides of each window. Each capital is different and includes a variety of foliage and flowers including daffodils and also one which contains a bird's nest including mother and chicks (Figure 22). In places the stonework has been badly affected by damp and has a large amount of green mould growing on it. Other areas of

stone are also crumbling away. The central window is the largest of the three and, at the time of the survey, was blocked. The proposals are to reopen this window which should have little or no adverse effect upon the historic fabric of the building. The two side windows have partial metal frames and monkey tail handles on the latches suggesting a 1920s date when they probably replaced the earlier frames. Modern fittings for blinds have been fitted into the apex of each arch.

The south wall

The south wall has three large lancet windows again with carved decoration around the arches and the tops of the columns (Figure 23 and Figure 24). The windows, as discussed earlier, have some of their wooden frames surviving but the low level of decoration suggests that the woodwork is a modern replacement. The proposals are to create a new doorway through the centre window to gain access to the new build room. The sides of the window are probably wide enough to be able to break through the brickwork without affecting the moulded stonework (Figure 25 and Figure 26).

The west wall

The west wall of the morning room is formed by a large recessed area currently known as the orangery (Figure 27). The space is reached by passing beneath a large arch which dominates the western end of the room. Three lancet windows are located within the space (Figure 28 and Figure 29). The centre window, as noted outside, has some wooden tracery remaining along with some stained glass panels. Although this seems to be late 19th century in date it appears to have been modified from a former doorway as the brickwork below the present window has been inserted between the original stone door jambs (Figure 30).

The floor of this recessed area has Minton style tiles which are of a different pattern to those in the main part of the room (Figure 31). The side walls (north and south) have traces of a vaulted ceiling which has since been replaced by a later flat ceiling (Figure 32). Despite it being called the orangery this space seems likely to have been built as a grand outside entrance porch to the morning room.



Figure 13 Morning room general view
Looking west. 1m scale. Arched doorway into main house on right



Figure 14 Morning room general view
Looking east. 1m scale



Figure 15 Floor tile detail in morning room
0.2m scale



Figure 16 Underside of slates seen through hatch in ceiling



Figure 17 Original stone and marble ceiling support
North-east corner of room



Figure 18 Example of carving on bases of ceiling supports



Figure 19 North internal wall of morning room
Looking north-west



Figure 20 North internal wall of morning room
Looking north-east through archway of the orangery



Figure 21 East internal wall of morning room
Looking east. 1m scale. The centre window will be unblocked



Figure 22 East wall close up of detail around lancet windows
Looking north



Figure 23 South wall general internal view
Looking south-east. 1m scale



Figure 24 South wall general internal view
Looking south-west. 1m scale



Figure 25 South wall, centre window internal detail
Looking south. 1m scale



Figure 26 South wall window moulding detail
1m scale



Figure 27 West internal wall of morning room
Looking west. 1m scale



Figure 28 West end of morning room
Looking south. 1m scale



Figure 29 West end of morning room
Looking north-west. 1m scale



Figure 30 West wall lancet window detail
Looking west. 1m scale. Noted patched brickwork under centre window



Figure 31 Floor tiles at west end of morning room
0.2m scale



Figure 32 Brackets on south wall of recessed orangery
Brackets show where vaulted ceiling was supported

Discussion

The morning room is an interesting example of a fanciful gothic style from the second half of the 19th century. The building appears to date to a major phase of expansion and embellishment at this time. Unfortunately the occurrence of a fire and a period of neglect have resulted firstly in the loss of the first floor and then, more recently, severe water damage and rot. Despite this the delicate carvings and stone detail can all probably be preserved.

The proposed new roof and the reopening of the window on the east wall should have a minimal impact on the historic fabric of the room. Very little of the window frames survive on any elevations so will need to be replaced in, hopefully, a sympathetic style. The existing floor is in a poor state and will clearly need to be replaced. It would be desirable, if possible, to retain and re-lay the existing floor tiles. The new access to the proposed flat-roofed extension with break through some historic fabric but this should cause a minimal impact on the room.

Archive

The archive consists of:

- This report,
- 3 A4 photograph record sheets,
- 3 A4 contact sheets of digital photographs,
- 84 digital images in jpeg and tiff format,
- 1 DVD containing the digital images.

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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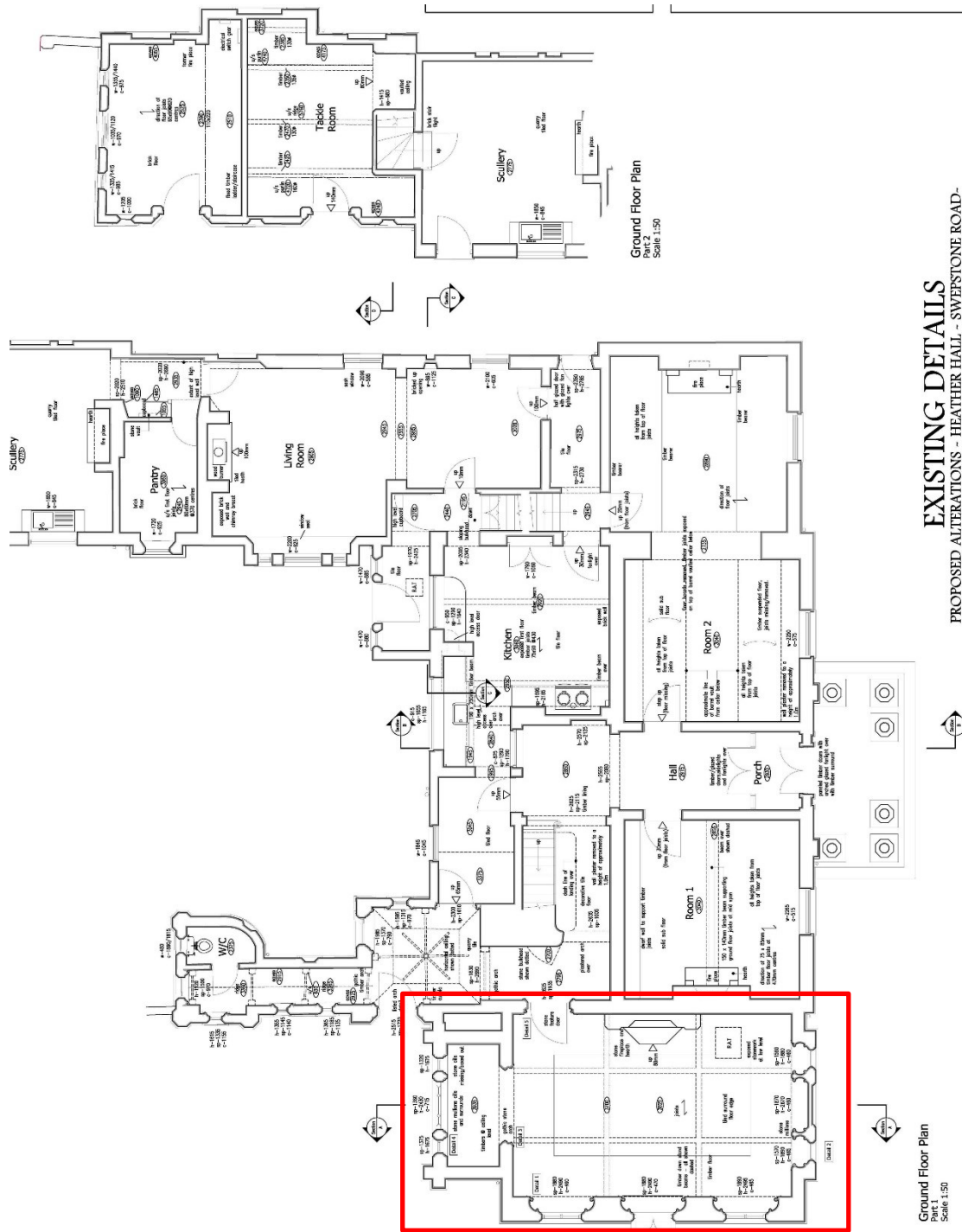
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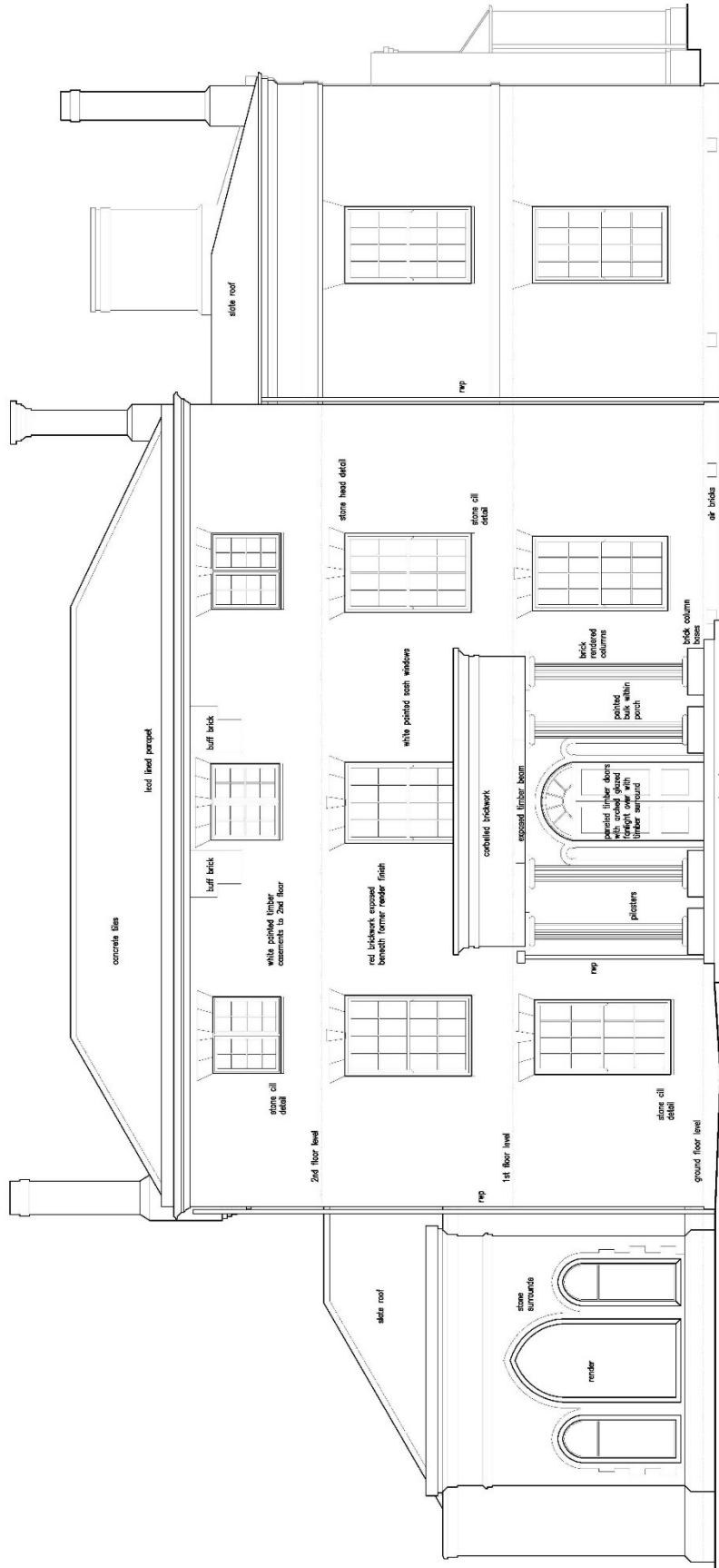
ULAS, 2018. *Written Scheme of Investigation for a Historic Building Survey at Heather Hall, Sweystone Road, Heather, Coalville, Leicestershire*

A Hyam
ULAS,
University of Leicester.
23.03.2018

Appendix 1 Plans and elevations supplied by client



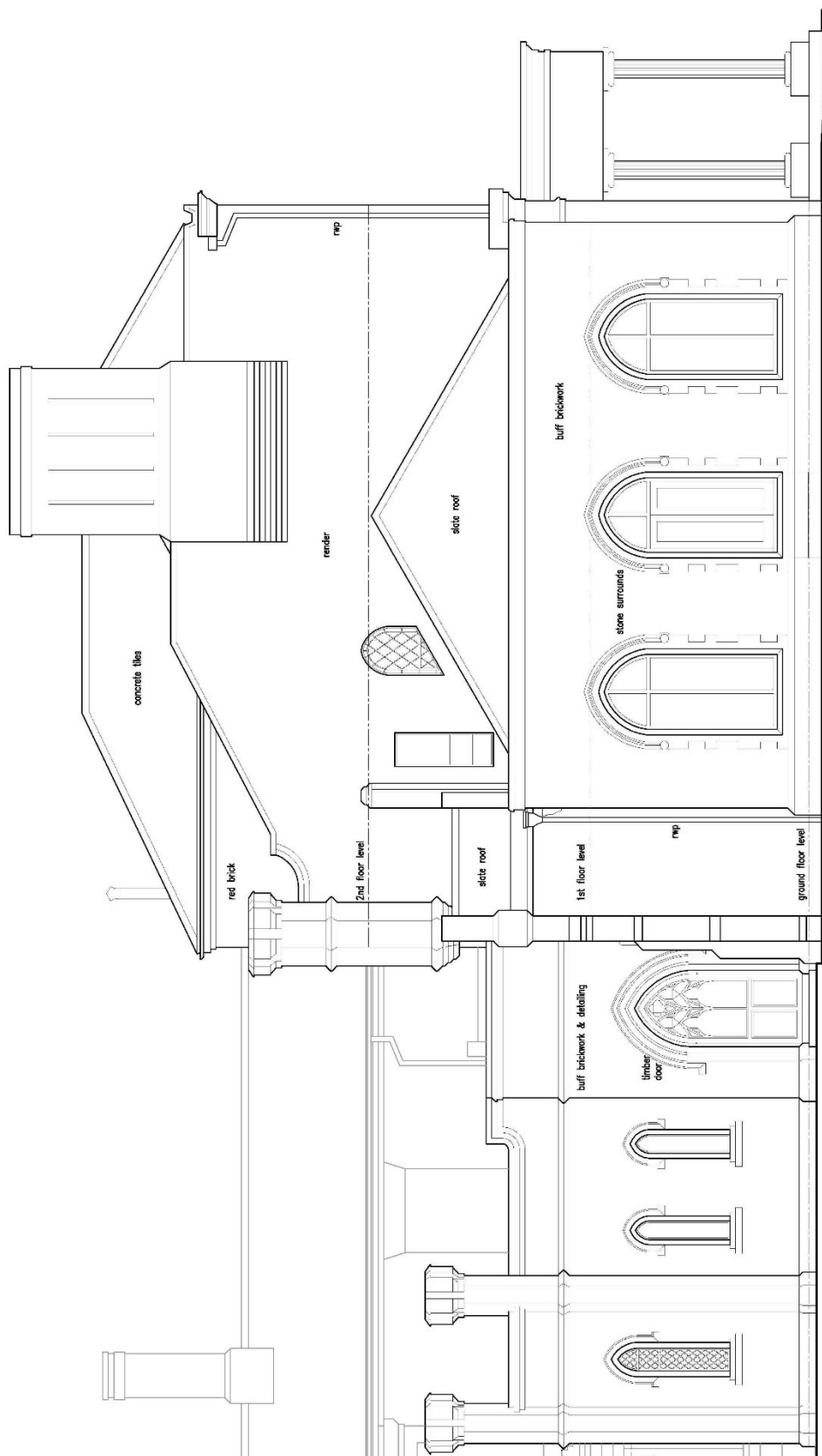
Existing Ground Floor Plan
Morning room highlighted



EXISTING DETAILS
PROPOSED ALTERATIONS ~ HEATHER HALL ~ SWEPSTONE ROAD ~

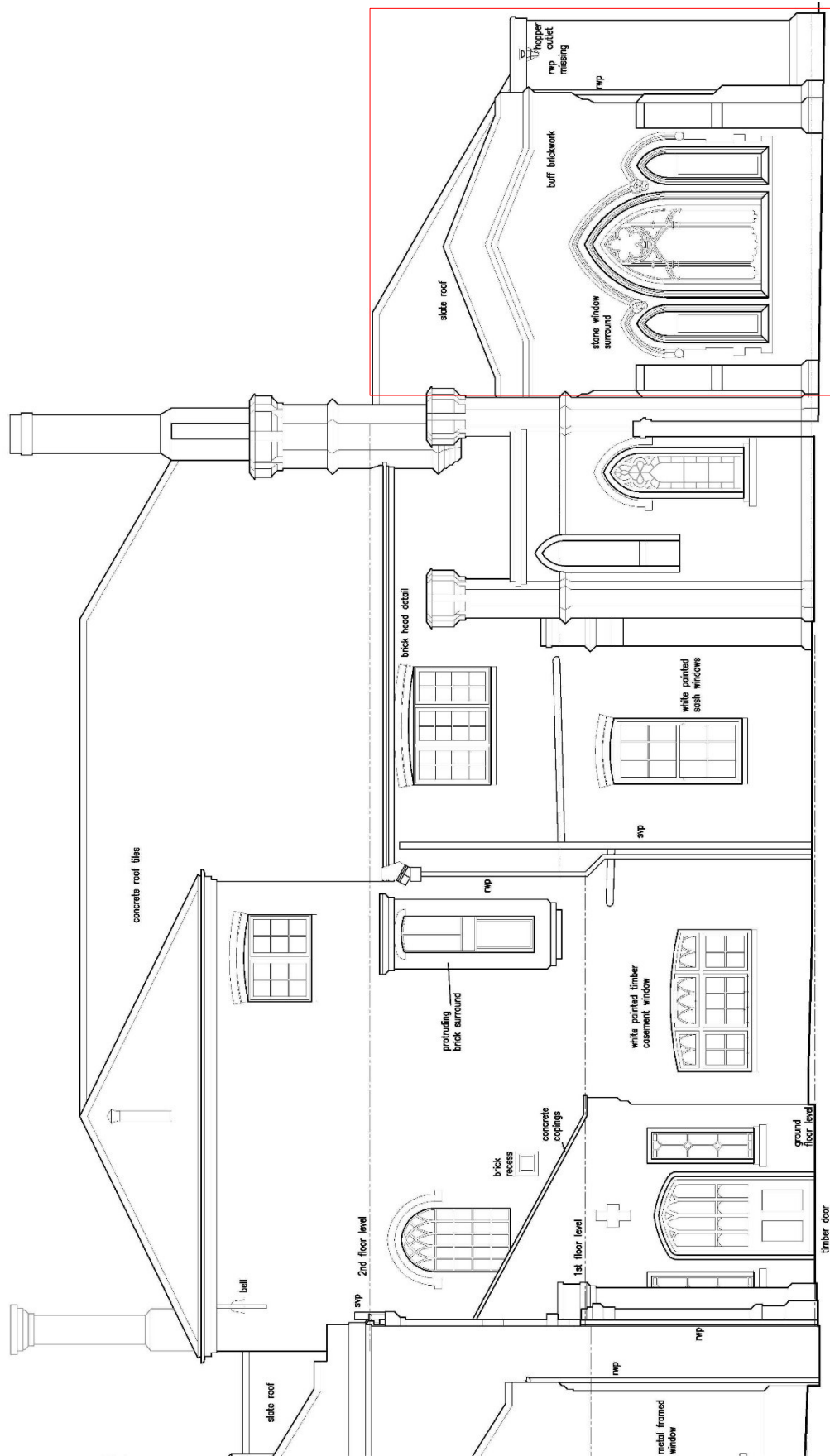
East Facing Elevation
Scale 1:50

East facing elevation

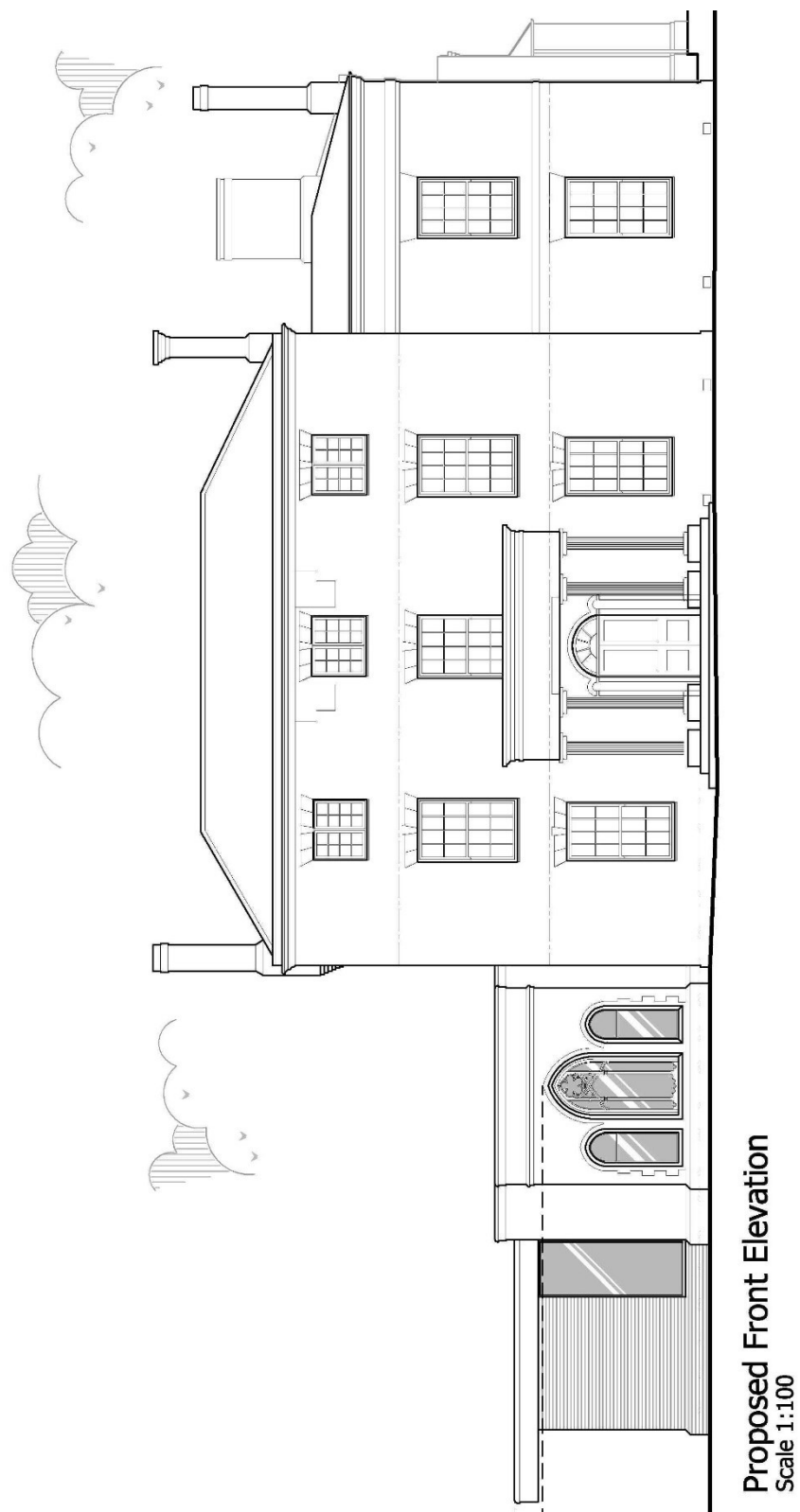


South Facing Elevation (outer)
Scale 1:50

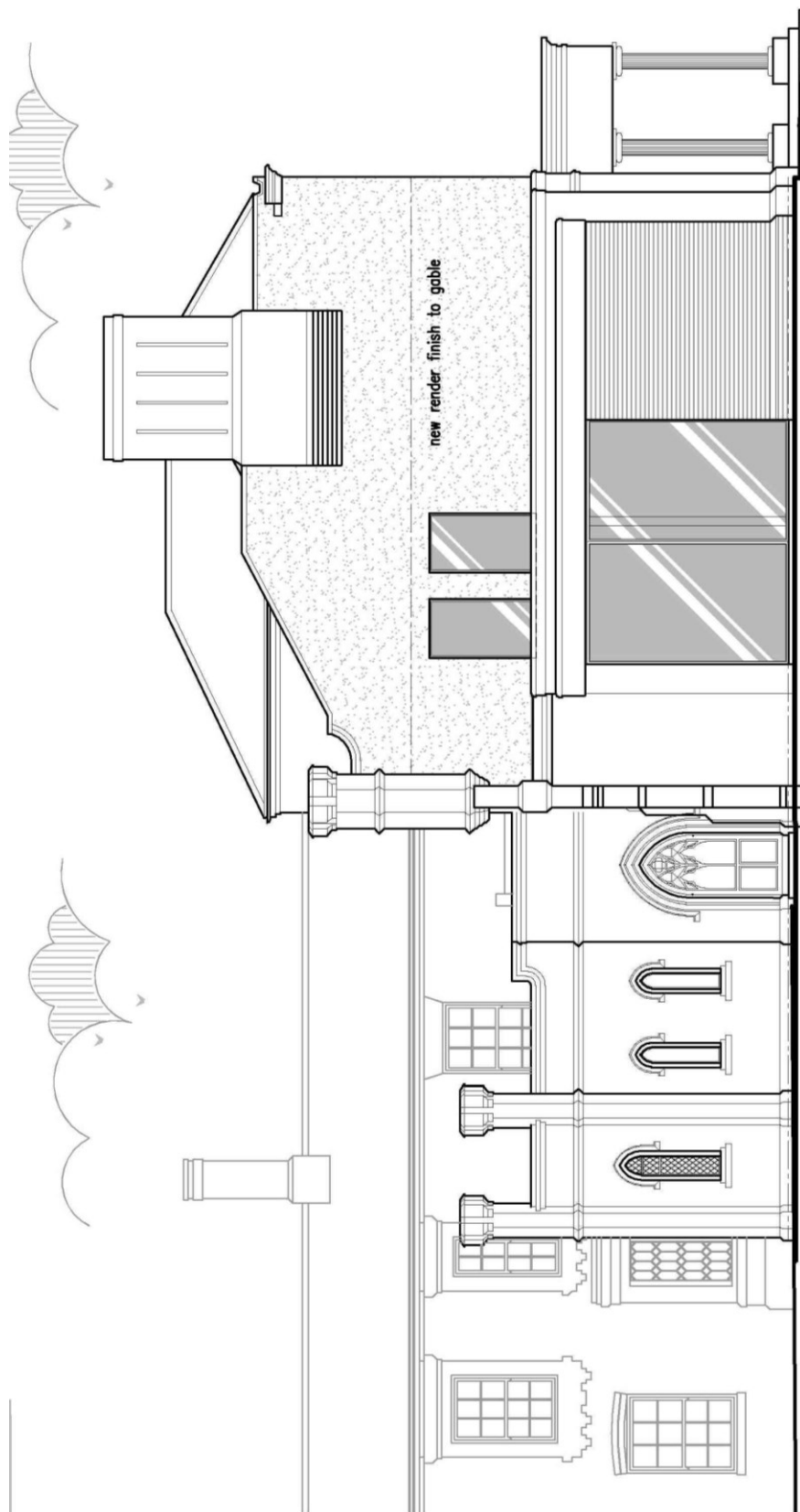
South facing elevation of morning room and main house



West facing elevation (north side of house omitted)
Morning room highlighted

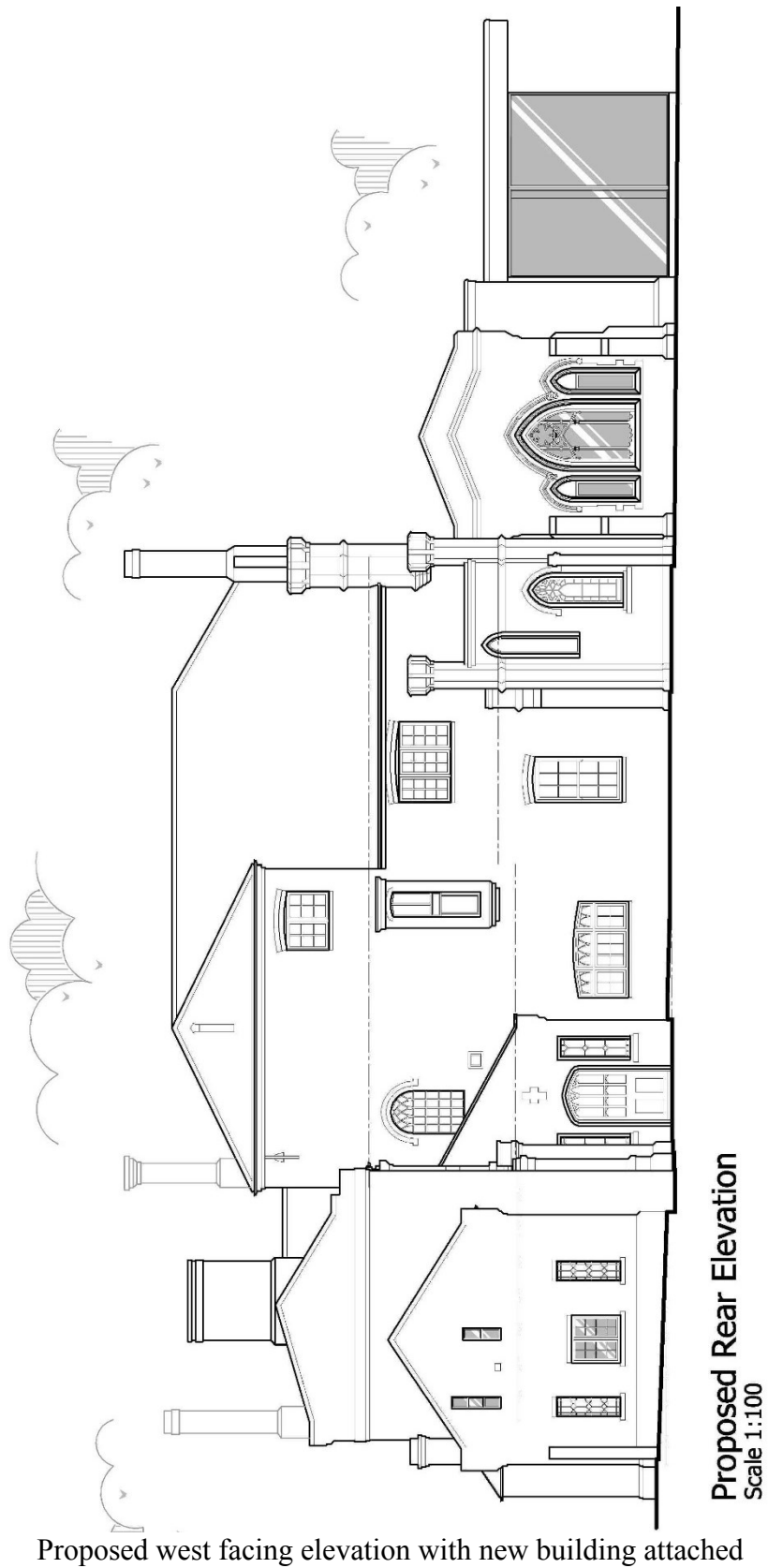


Proposed east facing elevation with new building attached to morning room



Proposed Part Side Elevation
Scale 1:100

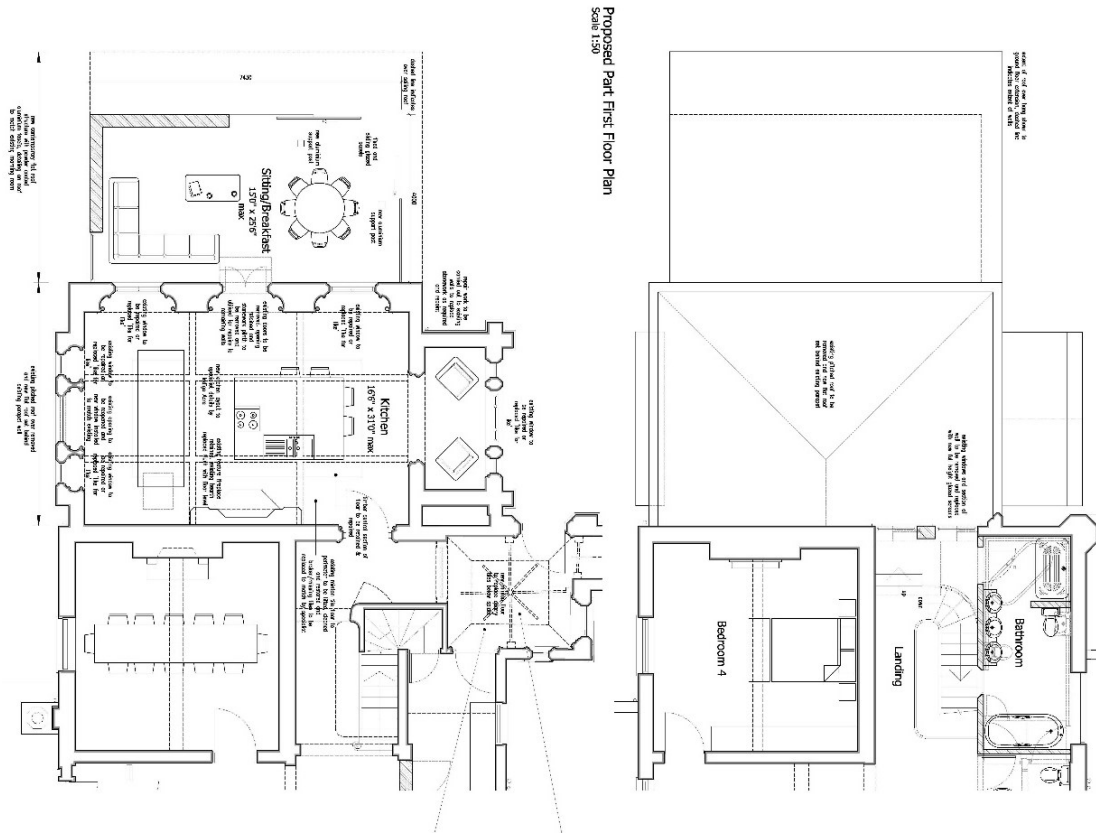
Proposed south facing elevation with new building attached



Proposed west facing elevation with new building attached

DETAILED PLANNING

PROPOSED REFURBISHMENT - HEATHER HALL - SWEPSTONE ROAD - HEATHER



Proposed plan of morning room and new room
North to bottom of page

Appendix 2 Digital photographs



XA1 2018 (1).JPG



XA1 2018 (2).JPG



XA1 2018 (3).JPG



XA1 2018 (4).JPG



XA1 2018 (5).JPG



XA1 2018 (6).JPG



XA1 2018 (7).JPG



XA1 2018 (8).JPG



XA1 2018 (9).JPG



XA1 2018 (10).JPG



XA1 2018 (11).JPG



XA1 2018 (12).JPG



XA1 2018 (13).JPG



XA1 2018 (14).JPG



XA1 2018 (15).JPG



XA1 2018 (16).JPG



XA1 2018 (17).JPG



XA1 2018 (18).JPG



XA1 2018 (19).JPG



XA1 2018 (20).JPG



XA1 2018 (21).JPG



XA1 2018 (22).JPG



XA1 2018 (23).JPG



XA1 2018 (24).JPG



XA1 2018 (25).JPG



XA1 2018 (26).JPG



XA1 2018 (27).JPG



XA1 2018 (28).JPG



XA1 2018 (29).JPG



XA1 2018 (30).JPG



XA1 2018 (31).JPG



XA1 2018 (32).JPG



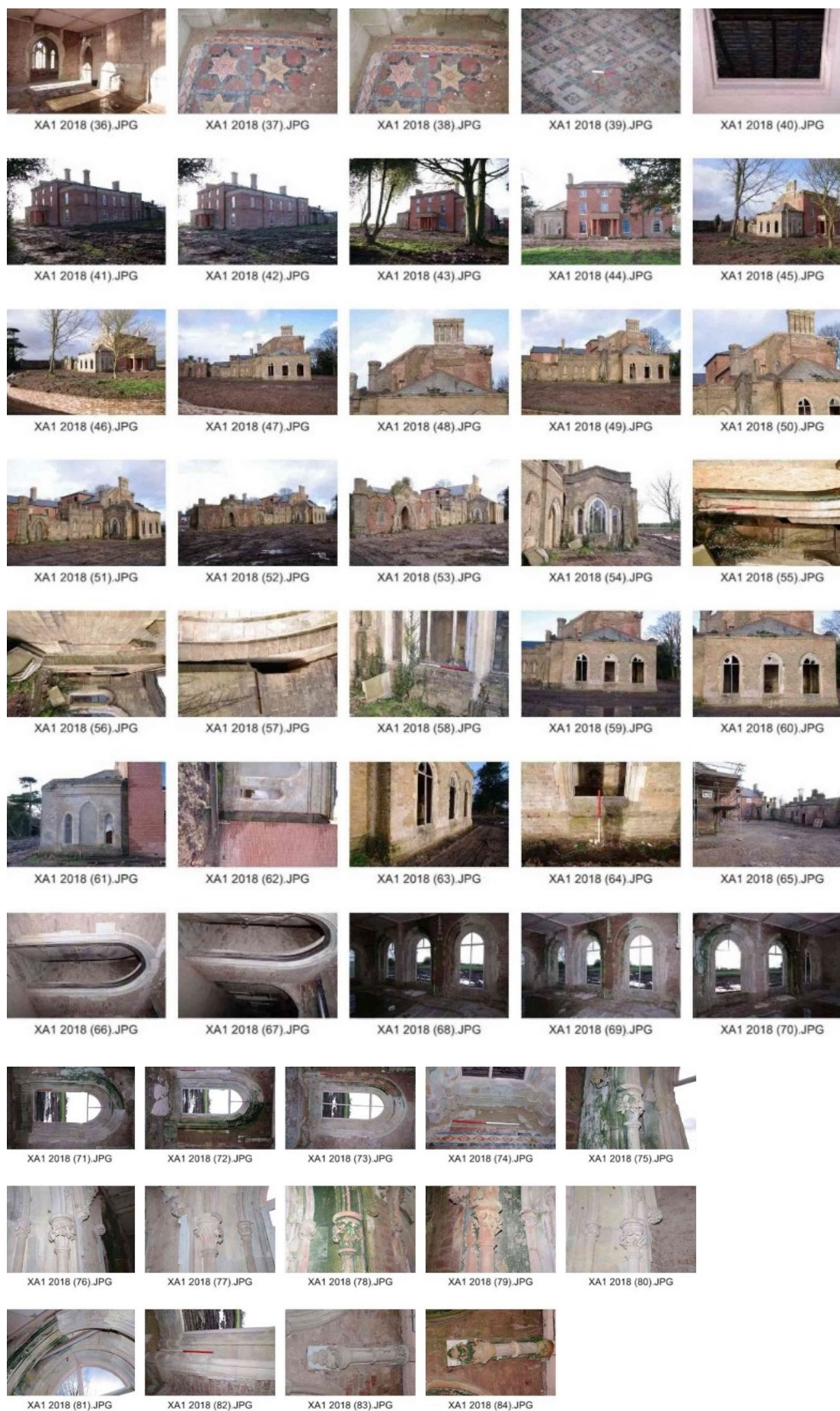
XA1 2018 (33).JPG



XA1 2018 (34).JPG



XA1 2018 (35).JPG



Appendix 3 OASIS information

PROJECT DETAILS	Oasis No	universi1-312512		
	Project Name	Historic Building Recording at Heather Hall, Swebstone Road, Heather, Coalville, Leicestershire		
	Start/end dates of field work	03-01-2018 - 03-01-2018		
	Previous/Future Work	Yes / Not known		
	Project Type	Historic building recording		
	Site Status	Grade II listed		
	Current Land Use	Building		
	Monument Type/Period	Building/18th to 20th century		
	Significant Finds/Period	None/none		
	Development Type	Residential		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Planning condition		
	Planning Ref.	17/00134/FUL		
PROJECT LOCATION	Site Address/Postcode	Heather Hall, Swebstone Road, Heather, Coalville, Leicestershire. LE67 2RF		
	Study Area	60m ²		
	Site Coordinates	SK3818 1057		
	Height OD	131m OD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Local Planning Authority (LCC)		
	Project Design Originator	ULAS		
	Project Manager	V Score		
	Project Director/Supervisor	A Hyam		
	Sponsor/Funding Body	Developer / David Granger		
PROJECT ARCHIVE		Physical	Digital	Paper
	Recipient	NA	LCC MusService	LCCMusService
	ID (Acc. No.)		X.A1.2018	X.A1.2018
	Contents		Photos Survey data	Field Notes
PROJECT BIBLIOGRAPHY	Type	Grey Literature (unpublished)		
	Title	A Historic Building Recording at Heather Hall, Swebstone Road, Heather, Coalville, Leicestershire		
	Author	A Hyam		
	Other bibliographic details	ULAS Report No 2018-055		
	Date	2018		
	Publisher/Place	University of Leicester Archaeological Services / University of Leicester		
	Description	Developer Report A4 pdf		



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