



UNIVERSITY OF
LEICESTER

Archaeological Services

**A Photographic Historic Building
Survey of
The Grove,
58 Main Street,
Swannington,
Coalville,
Leicestershire**

NGR: SK41638 16466

Andrew Hyam



ULAS Report No. 2018-195
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**A Photographic Historic Building Survey at
The Grove, 58 Main Street,
Swannington,
Coalville,
Leicestershire**

NGR: SK 41638 16466

A R Hyam

For: Mr and Mrs Goodman

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A Photographic Historic Building Survey at The Grove, 58 Main Street, Swannington, Coalville, Leicestershire.

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Summary

A photographic historic building survey of a house and outbuildings at The Grove, 58 Main Street, Swannington, Leicestershire was undertaken by the University of Leicester Archaeological Services (ULAS) on the 16th of November 2018. The survey studied a Grade II listed domestic house with associated outbuildings. The house has 17th century, or earlier, origins but has been extensively altered over the years.

The report and archive will be deposited under Accession Number X.A128.2018

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 16 *Conserving and Enhancing the Historic Environment* this document forms the report for a photographic historic building recording at The Grove, 58 Main Street, Swannington, Coalville, Leicestershire, NGR SK 41638 16466.

The report was commissioned by Mr and Mrs Goodman who are the owners of The Grove in advance of a proposed refurbishment and extension of the house. Under planning application number 18/01120/FUL and listed building consent 18/01121/LBC permission has been granted to construct a single storey extension to the rear of the house, partially demolish and convert outbuildings and carry out alterations and renovations inside the house. No structural alterations will be made to the front of the house facing onto Main Street.

Due to the historic nature of the Grade II listed house a request was made by the Senior Planning Archaeologist, Leicestershire County Council, as advisor to North West Leicestershire District Council for a programme of historic building recording to take place prior to any demolition or renovation work taking place.

Background

The village of Swannington lies in north-west Leicestershire approximately 2km to the north-west of Coalville (Fig. 1). Number 58, also known as The Grove, is located on the eastern side of Main Street towards the northern end of the village. The site is nearly opposite the village hall (Fig. 2).

The main house faces to the north-west across Main Street and has at least two different phases and rooflines. The frontage of both phases is coated in render and the roofs both have tiles. A covered gateway with a first floor room above it leads to the large rear garden. The rear, south-east facing, elevation of the house has a number of additions extending out from the main body of the house. The proposed new single-storey extension will be added between the two larger existing extensions.

The outhouses are brick-built and sit at the northern corner of the property away from the house. A large tree, recently felled, has caused some damage to the buildings. The lowest roofed building butts against the taller building and contains remnants of a loose box. The taller building has been crudely extended to create a longer building.

The listing information is as follows:

Grade: II

List Entry Number: 1074352

Date first listed: 01-Sep-1983

Statutory Address: THE GROVE, MAIN STREET

House, c17 or earlier, extensively altered at successive later dates, and with facade of c1900. Roughcast. Main block of 2 bays with central tall window lighting stairs, entrance door to right with wooden bracketed porch. 2 upper windows, sashes, lower a 3-light wood mullion & transom. To right a lower section with 4 centred arched doorway & mullion & transom window, both with hoodmoulds. Interior has timber roof with 3 main trusses visible, one with curved principal & collar. South wall of main block timbered in panels with brick infill. Large beam with roll moulded chamfer in kitchen. Drawing room with ornate plaster ceiling of c1820 and tracery panelled window shutters.

Main entrance hall has grained wood staircase & panelled archway to rear of house. Good internal 6 panel doors. Stair window double glazed with sinuous art-nouveau style pattern of brass strips and glass beads between the panes. Dining room has large inglenook with grained wood panelling & integral benches of c1900. Also 2 panels now shutters, moulded wood, Italian, 1820's - 40's reputed to be part of a set illustrating the 4 seasons, originally in Coleorton Hall.

The first edition of the Ordnance Survey map published in 1887 shows the footprint of the main house very much as it exists at present. A longer range of buildings extends beyond the present south-western range of buildings on this map and the outbuildings appear to be much longer and extend further south.

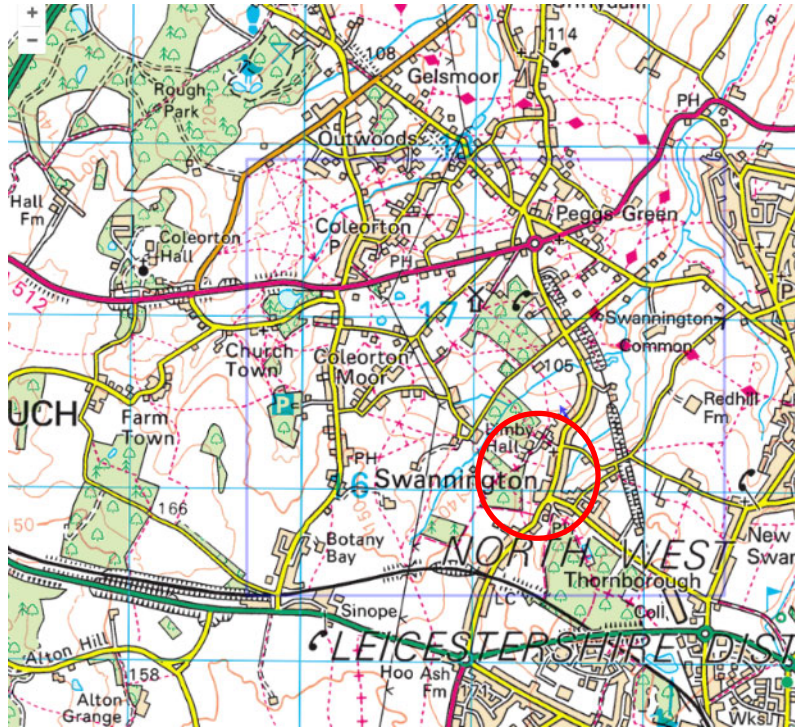


Figure 1 Swannington location

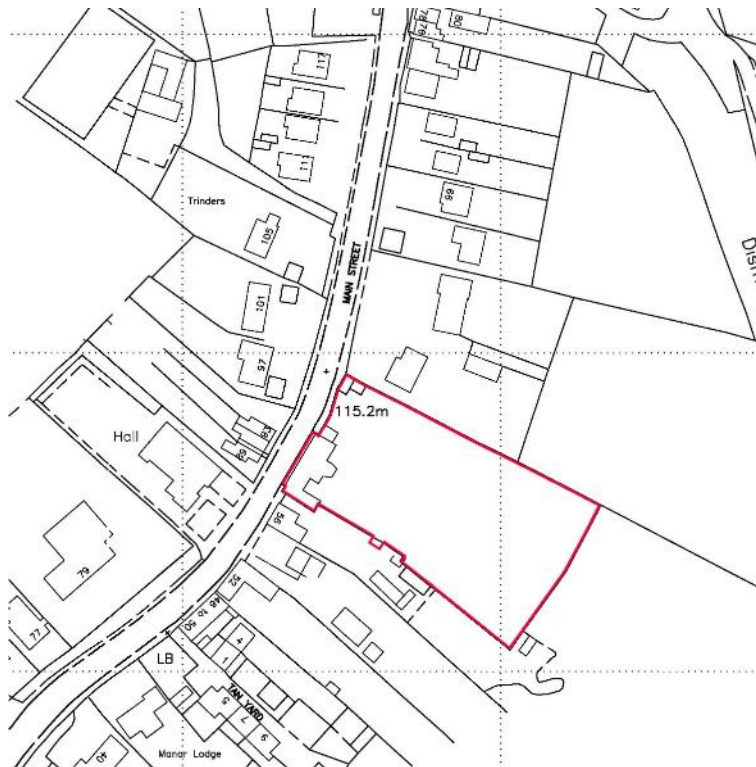


Figure 2 The Grove location plan
Site highlighted in red. Plan supplied by client

Objectives

The objectives for the photographic survey were set out in the ULAS Written Scheme of Investigation for a Photographic Historic Building Survey at The Grove, 58 Main Street, Swannington, Coalville, Leicestershire. Within the stated project objectives, the principal aim of the survey was to provide a photographic record of the affected historic building prior to the commencement of any redevelopment work.

Methodology

The methodology and recording system employed for the photographic survey is set out in the Written Scheme of Investigation for a Photographic Historic Building Survey at The Grove, 58 Main Street, Swannington, Coalville, Leicestershire (the WSI) produced for this site which specified the aims and objectives and methodology for the work.

The level of Historic Building Photographic Survey for this project was been specified by the Planning Archaeologist for Leicestershire County Council. A photographic historic building survey is similar in detail to a Level 2 survey. Level 2 historic building surveys are defined in the Historic England guidance document – Understanding Historic Buildings: A guide to good recording practice (2016).

All work followed the Chartered Institute for Archaeologists (Cifa) Code of Conduct (2014).

Results

At the time of the survey (16.11.2018) the house had been unoccupied for a short while but was still in a reasonably good state of repair with little evidence of water ingress or decay. The outbuildings had been neglected for a while and have been badly affected by a large mature tree which had grown against one corner. This has been removed but it seems likely that the roots will have caused significant damage to the foundations.

The two-storied main house fronts onto Main Street which is at a slightly higher level than the ground floor. To the rear of the house the large garden drops away to the south-east. The outbuildings occupy the north-west corner of a small walled area in the north-west of the site.

The photographs shown in this section of the report are a sample of the images taken during the site visit. All 104 photographs and their locations are shown below in Appendices 1 and 2.

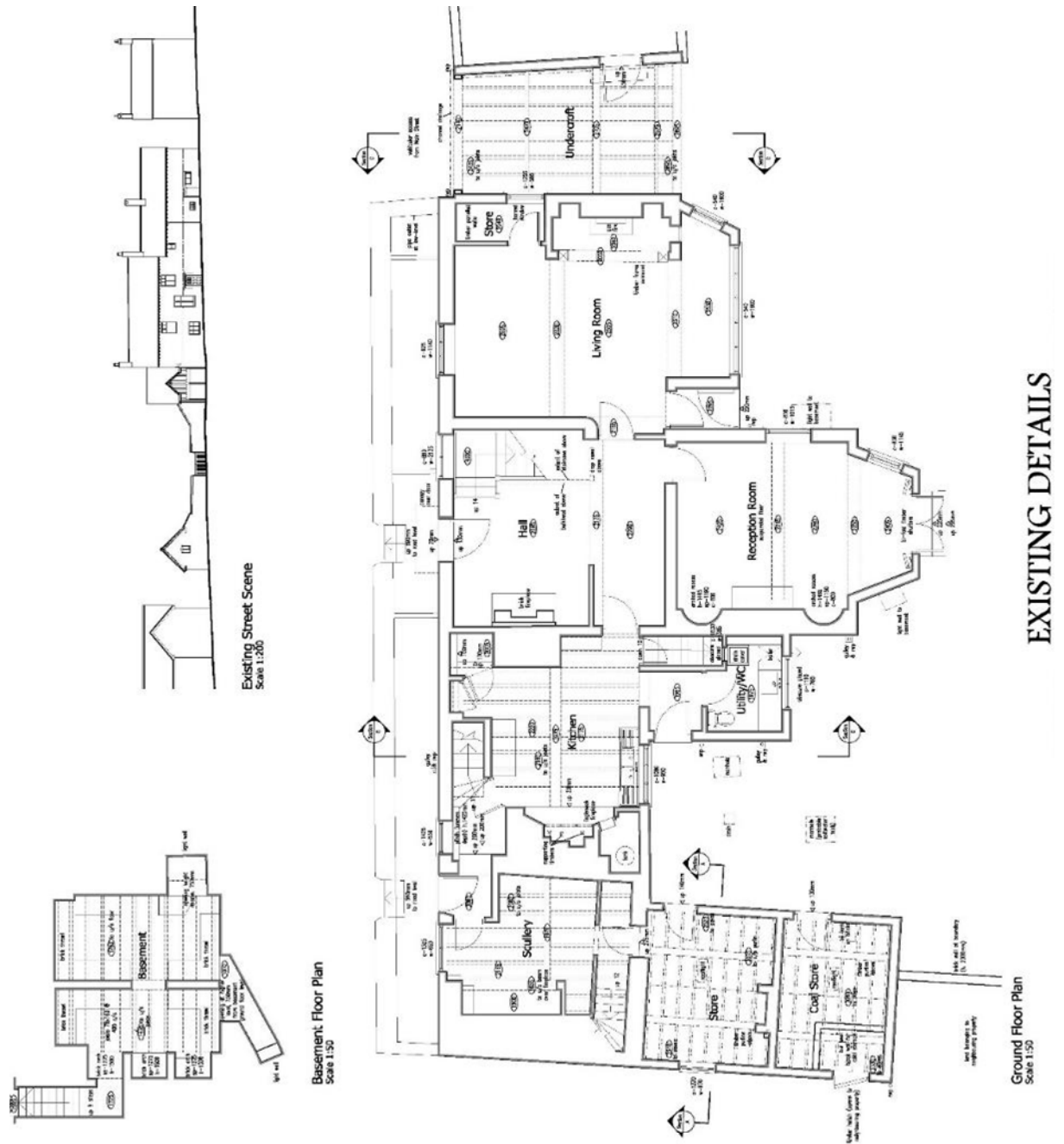


Figure 3 First floor plan
Plan drawn by David Granger Ltd

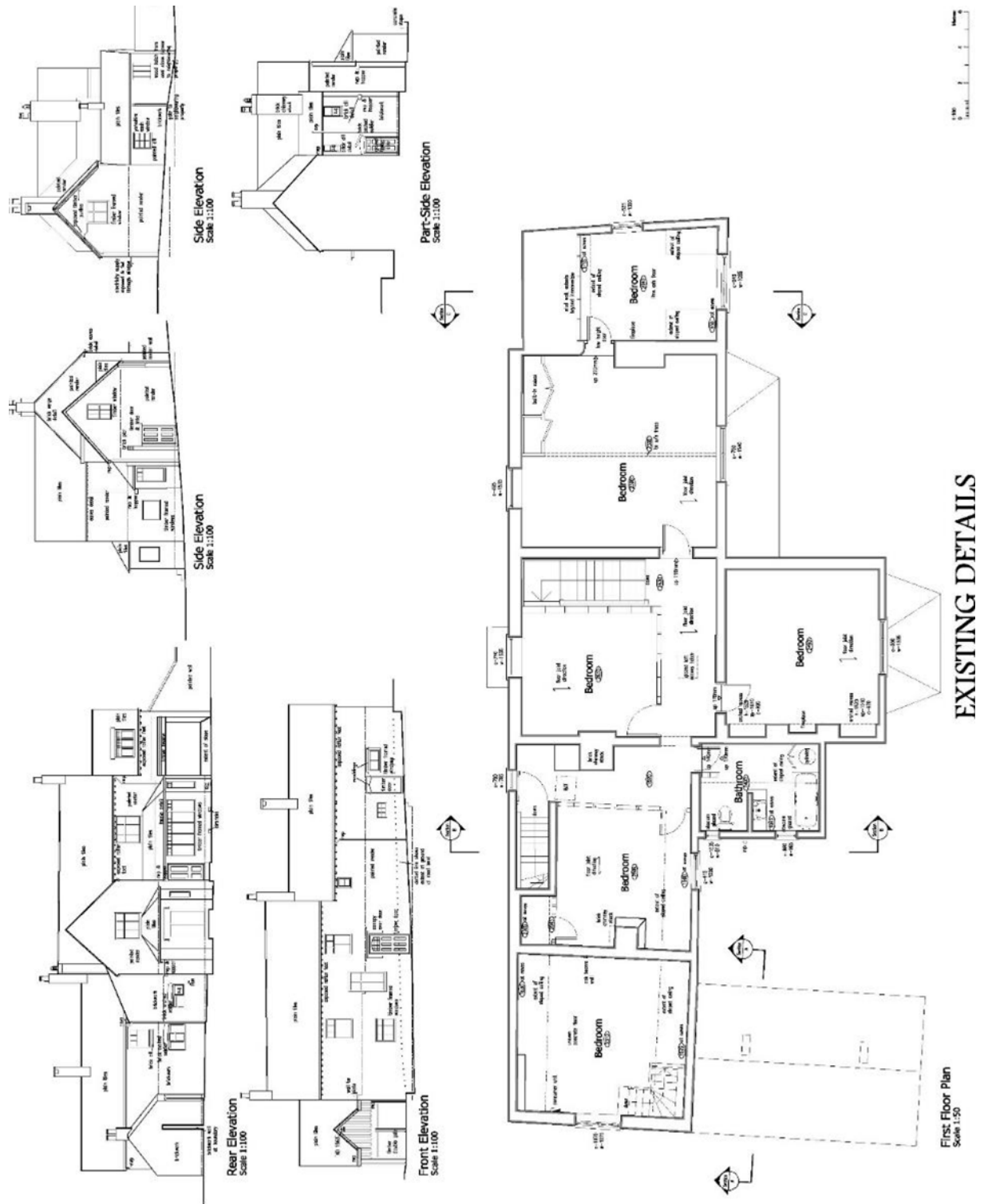
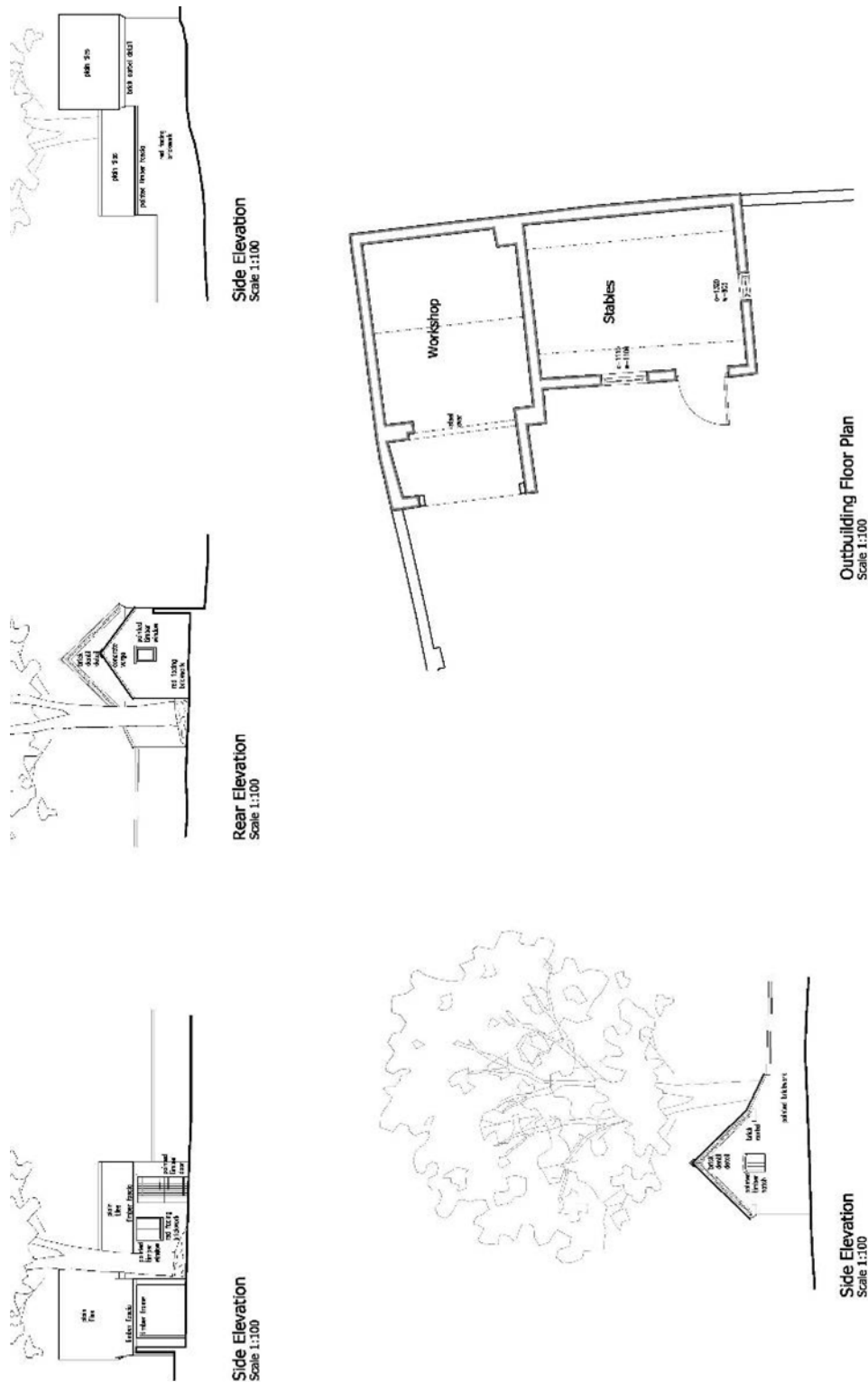


Figure 4 First floor plan and elevations
Plan drawn by David Granger Ltd



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EXISTING DETAILS
THE GROVE - 58 MAIN STREET - SWANNINGTON - LEICESTERSHIRE

Figure 5 Outbuildings plans and elevations



Figure 6 View from Main Street
Looking south. Outhouses in foreground



Figure 7 View from Main Street
Looking north-east



Figure 8 Outbuilding wall facing onto Main Street
Looking south-east



Figure 9 Gable end of covered gateway
Looking south-west. Main Street on right



Figure 10 Covered gateway and main body of house
Viewed from Main Street looking south. Note low level of doorway compared to the road level



Figure 11 Lower southern end of house
Viewed from Main Street looking south-east



Figure 12 South-west facing gable end of house
Looking north-east along Main Street



Figure 13 Rear elevation of house
Looking north-west. Outbuildings are located on the extreme right of the photograph
behind the brick wall and tree



Figure 14 Proposed location of new single storey extension
Looking north-west. Store and wash house on left. 1m scale



Figure 15 Former store and wash house
Looking south-west. 1m scale



Figure 16 Rear extension and later 3-sided addition
Looking north-west. 1m scale



Figure 17 Rear of house and covered gateway
Looking west. 1m scale



Figure 18 Stone wall beneath covered gateway
Looking west. House on left. 1m scale



Figure 19 Cellar stairs from kitchen
Looking south-east



Figure 20 Cellar
Looking south-east towards coal chute



Figure 21 Breeze block coal bunker in store
Looking south. 1m scale



Figure 22 Former wash house
Looking south. 1m scale



Figure 23 Stairs to west of scullery up to first floor
Looking south-west. 1m scale



Figure 24 Scullery fireplace
Looking west. 1m scale. Window to Main Street on right.



Figure 25 North-east wall of scullery
Stone base, brick and mud patching. Looking north-east. 1m scale

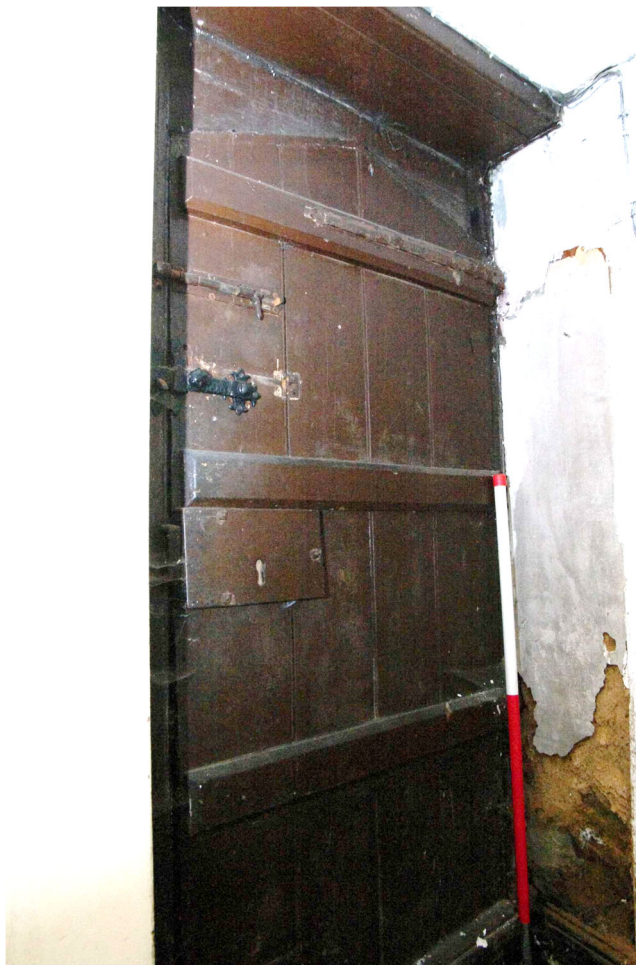


Figure 26 Inside of western front door onto Main Street
Looking north. 1m scale

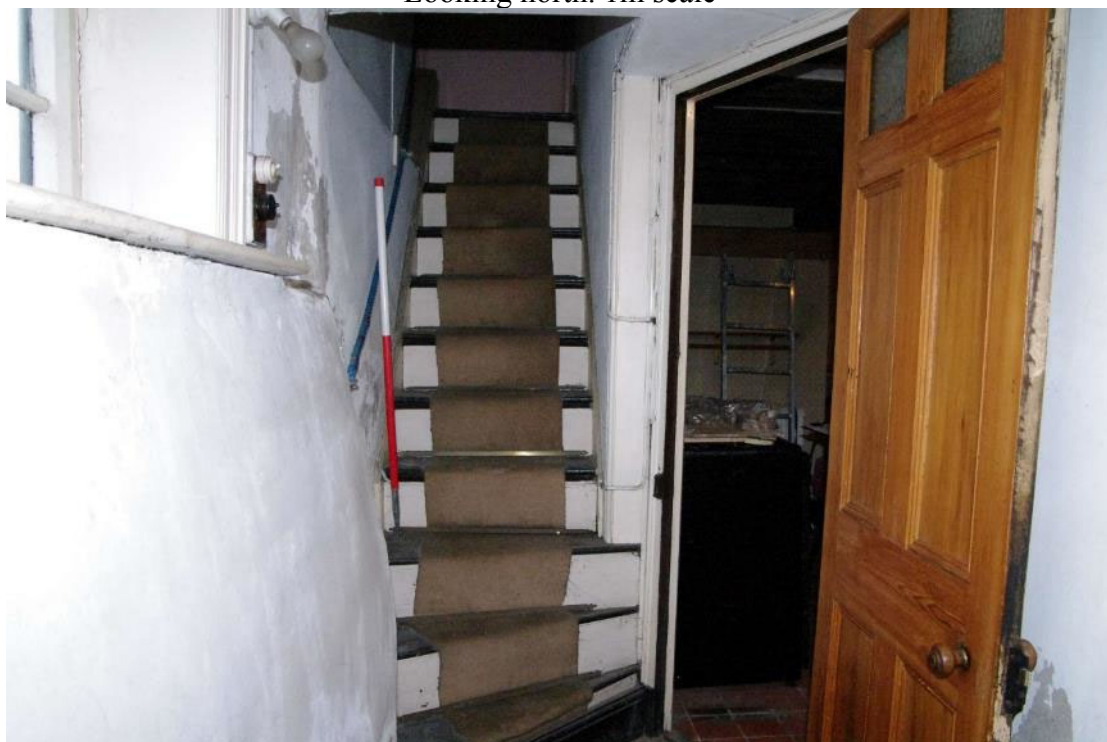


Figure 27 Stair on west side of kitchen
Looking north. Kitchen on right. 1m scale



Figure 28 Kitchen
Looking south. Fireplace on right. 1m scale



Figure 29 Kitchen
Looking north. 1m scale



Figure 30 Kitchen fireplace
Looking south-west. 1m scale



Figure 31 Modern washroom from kitchen

Looking south-east. 1m scale



Figure 32 Main hall and stairs
Looking east. 1m scale



Figure 33 Main hall and front door
Looking west. 1m scale



Figure 34 Living room
Looking north-east. 1m scale



Figure 35 Living room fireplace
Looking north-east. 1m scale



Figure 36 Living room window shutters
Looking north-west. 1m scale



Figure 37 Living room door
1m scale



Figure 38 Reception room with shutters closed
Looking south-east. 1m scale



Figure 39 Reception room fireplace
Looking south-west. 1m scale



Figure 40 First floor western end room
Looking north-east. 1m scale



Figure 41 First floor western room timber-frame detail
Looking east. 1m scale



Figure 42 First floor western room
Looking south towards stairs (see Fig. 23). 1m scale



Figure 43 First floor, bedroom above kitchen
Looking south-west. 1m scale



Figure 44 First floor, landing and chimney stack above kitchen
Looking north-west. Door to stairs shown in Fig. 27 arrowed. 1m scale



Figure 45 Main first floor landing
Looking north-east. 1m scale



Figure 46 Main staircase from first floor landing
Looking north-west. 1m scale



Figure 47 Decoration along main staircase from first floor landing



Figure 48 First floor bedroom above ground floor hall
Looking west. 1m scale



Figure 49 First floor rear bedroom above reception room
Looking south. 1m scale

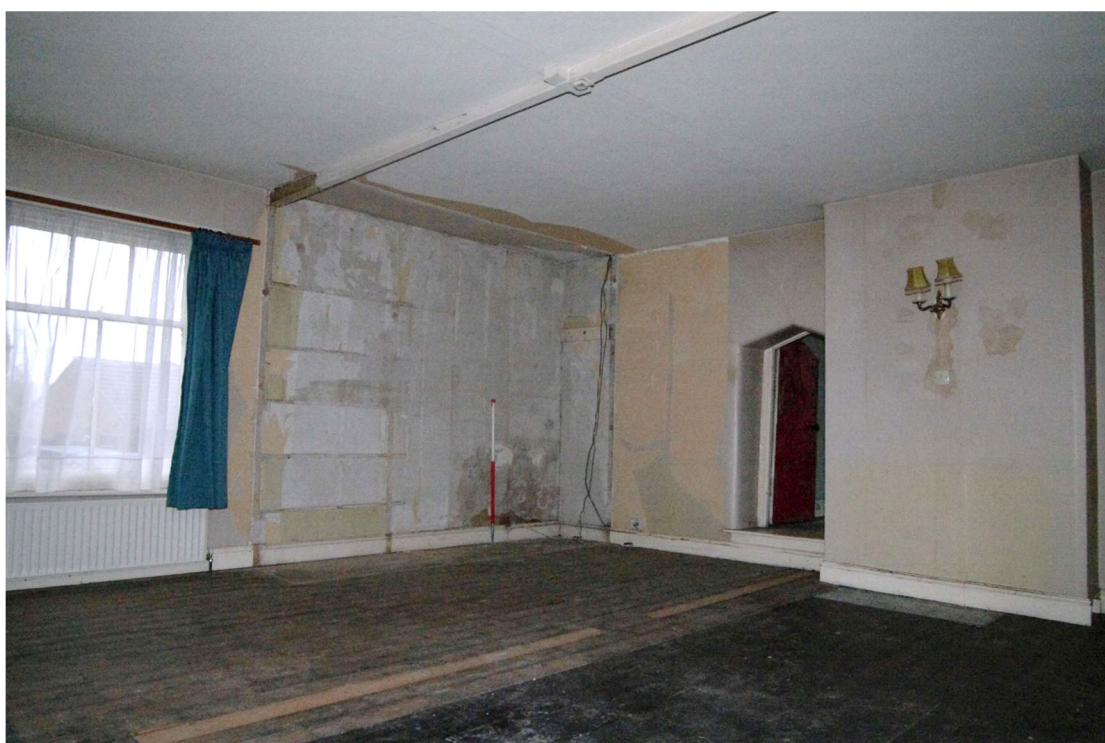


Figure 50 First floor bedroom above living room
Looking north. Door to bedroom above covered gateway centre right. 1m scale



Figure 51 Bedroom above covered gateway
Looking south-west. 1m scale



Figure 52 Outbuildings seen from first floor of house
Looking north-east. Main Street on left



Figure 53 Outbuildings south-west facing elevation
Looking north-east. 1m scale



Figure 54 Outbuildings
Looking north. 1m scale



Figure 55 Inside north-western outbuilding
Looking north-east

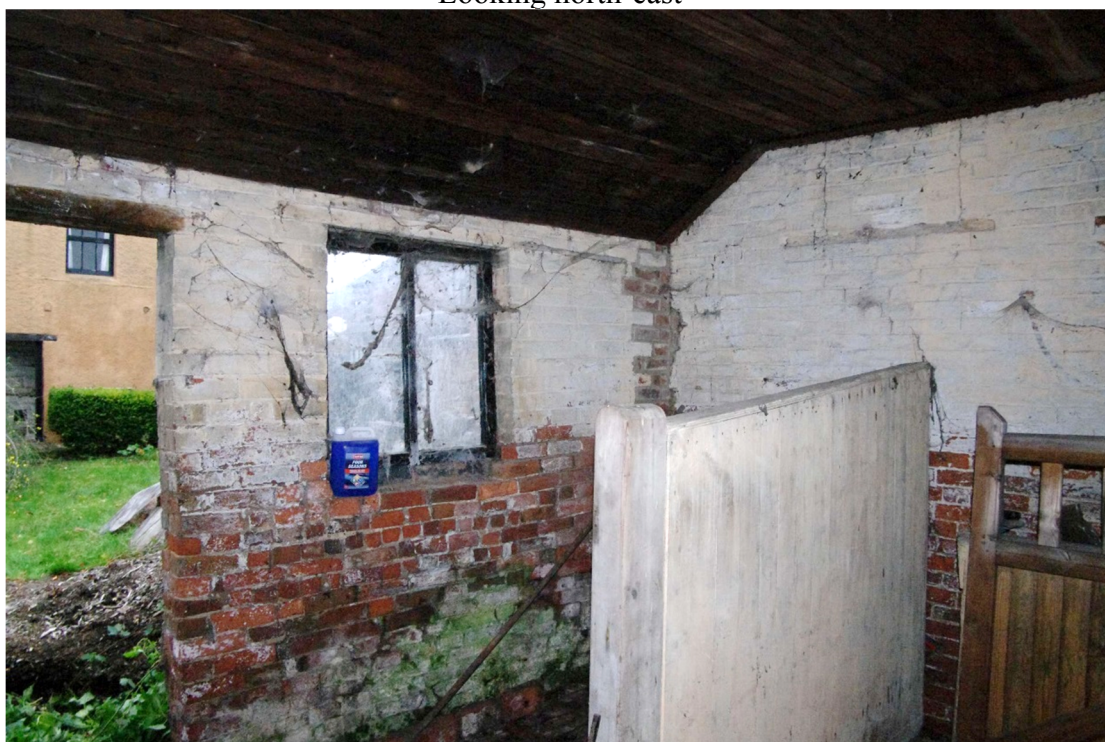


Figure 56 Inside north-eastern outbuilding
Looking west. End wall of covered gateway visible through doorway

Discussion

The Grove clearly consists of a number of different elements with what seems likely to be the earliest element at the southern end of the range. The two sets of stairs at this end of the range and the lack of inter-connectivity at first floor level may suggest that this element originally consisted of two separate dwellings within the same building. The later part of the range, to the north, has undergone a number of additions and modifications throughout its life.

Archive

The archive consists of:

This report,
104 digital images,
3 A4 contact sheets of digital images,
1 DVD of the digital images in tiff format.

Publication

A summary of the work will be submitted for publication in the *Transactions of the Leicestershire Archaeological and Historical Society* in due course. A record of the project will also be submitted to the OASIS project. OASIS is an online index to archaeological grey literature.

Bibliography

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A Hyam
ULAS
30.11.2018

Appendix 1 Photographs taken during the site visit



XA128 2018 (1).JPG



XA128 2018 (2).JPG



XA128 2018 (3).JPG



XA128 2018 (4).JPG



XA128 2018 (5).JPG



XA128 2018 (6).JPG



XA128 2018 (7).JPG



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XA128 2018 (10).JPG



XA128 2018 (11).JPG



XA128 2018 (12).JPG



XA128 2018 (13).JPG



XA128 2018 (14).JPG



XA128 2018 (15).JPG



XA128 2018 (16).JPG



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XA128 2018 (23).JPG



XA128 2018 (24).JPG



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XA128 2018 (101).JPG



XA128 2018 (102).JPG



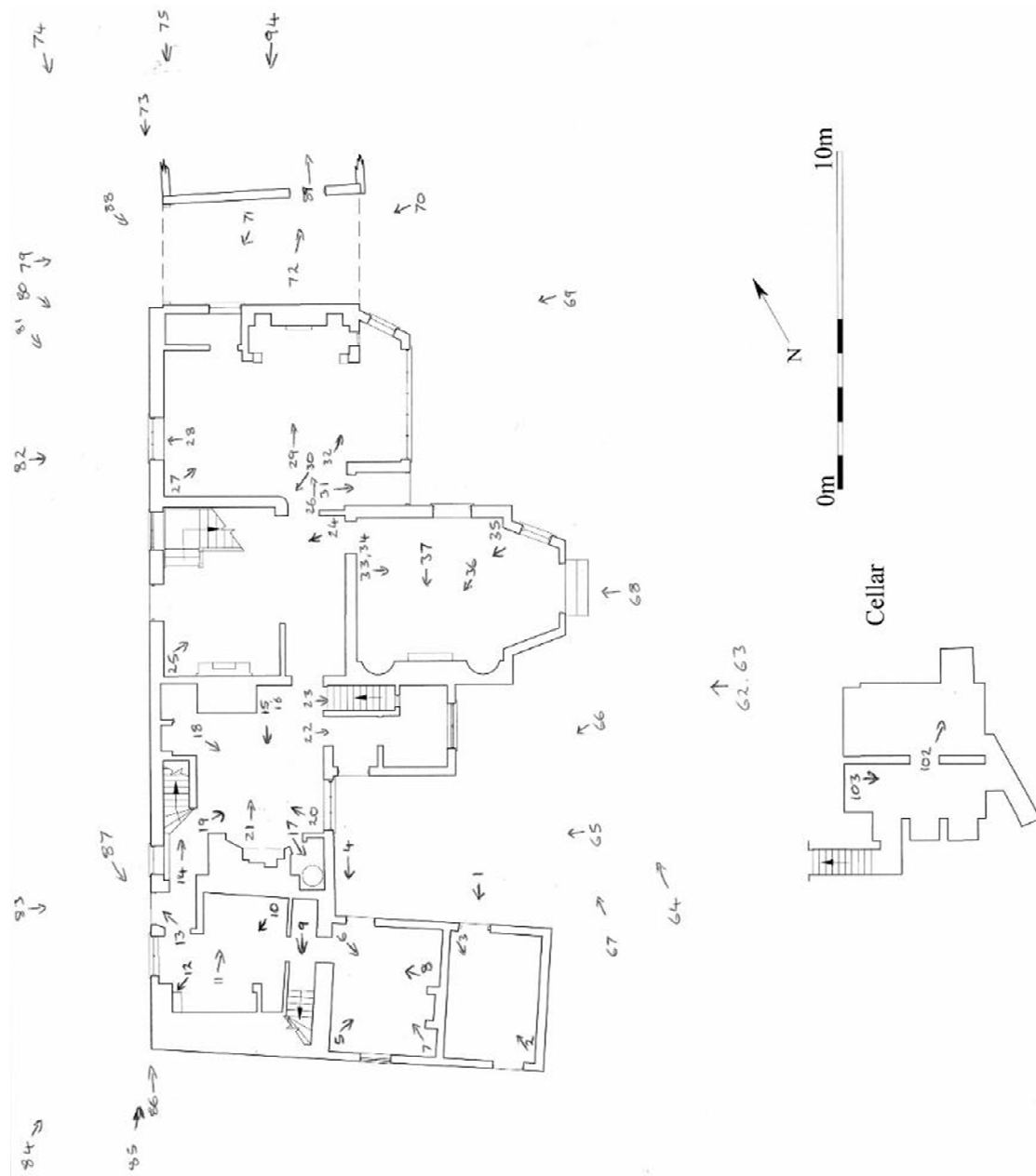
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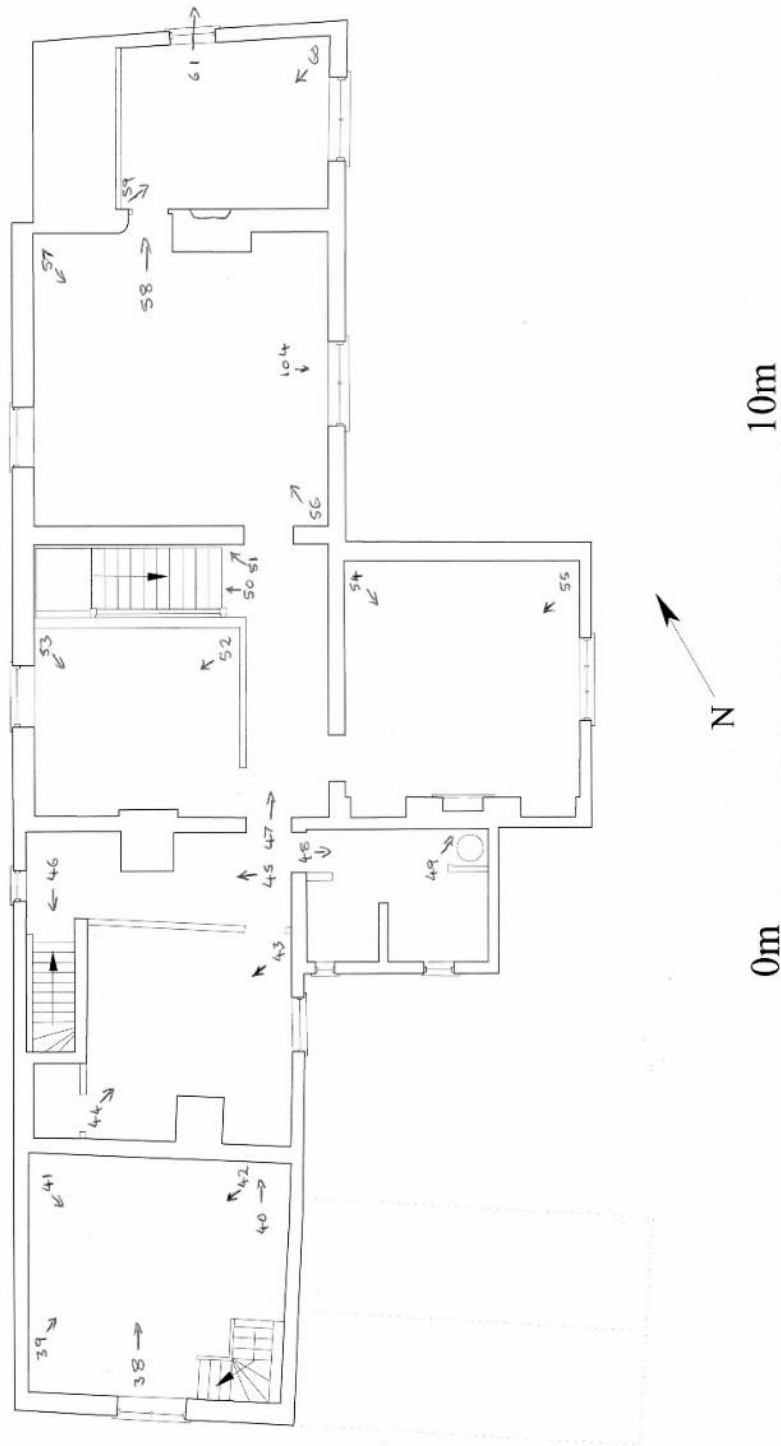
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Appendix 2 Location of photographs

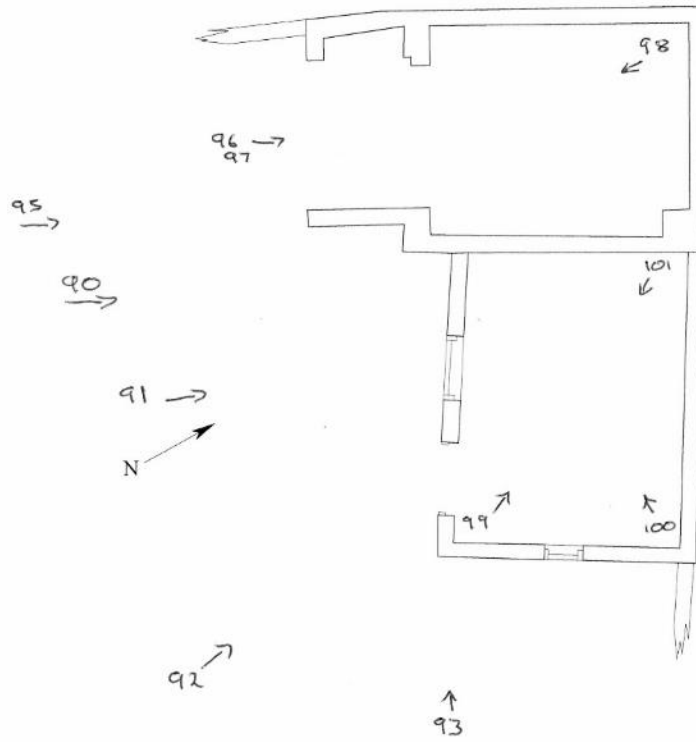
Photo numbers refer to the numbers used in Appendix 1.



Cellar and Ground floor photographs



First Floor photograph locations



Outbuildings photograph locations

Appendix 3 OASIS Information

PROJECT DETAILS	Oasis No	universi1-335642		
	Project Name	A Photographic Historic Building Survey at The Grove, 58 Main Street, Swannington, Coalville, Leicestershire.		
	Start/end dates of field work	16-11-2018		
	Previous/Future Work	None / Not known		
	Project Type	Photographic historic building survey		
	Site Status	Grade II listed		
	Current Land Use	Domestic house		
	Monument Type/Period	Post medieval		
	Significant Finds/Period	None /none		
	Development Type	Residential		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Planning condition		
Planning Ref.	18/01120/FUL and 18/01121/LBC			
PROJECT LOCATION	Site Address/Postcode	58 Main St, Swannington, Coalville, Leicestershire. LE67 8QN		
	Study Area	100m ²		
	Site Coordinates	SK 41638 16466		
	Height OD	115m 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 / Mr and Mrs Goodman		
PROJECT ARCHIVE		Physical	Digital	Paper
	Recipient	NA	LCC MusService	LCCMusService
	ID (Acc. No.)		X.A128.2018	X.A128.188
	Contents		Photos Survey data	Field Notes
PROJECT BIBLIOGRAPHY	Type	Grey Literature (unpublished)		
	Title	A Photographic Historic Building Survey at The Grove, 58 Main Street, Swannington, Coalville, Leicestershire.		
	Author	A Hyam		
	Other bibliographic details	ULAS Report No 2018-195		
	Date	2018		
	Publisher/Place	University of Leicester Archaeological Services / University of Leicester		
	Description	Developer Report A4 pdf		



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