



UNIVERSITY OF  
**LEICESTER**

Archaeological Services

**An Historic Building Photographic  
Survey at  
Saddle House, Churchgate,  
Hallaton,  
Leicestershire**

**NGR: SP 70775 87133**

Andrew Hyam



ULAS Report No. 2019-092v2  
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**An Historic Building Photographic Survey at  
Saddle House, Churchgate,  
Hallaton,  
Leicestershire**

**NGR: SP 78725 96531**

**A R Hyam**

**For: Mr D Pochin.**

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**OASIS Information**

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-359784		
	<b>Project Name</b>	Historic Building Recording and Archaeological Watching Brief at Saddle House, Churchgate, Hallaton, Leicestershire		
	<b>Start/end dates</b>	08-07-2019		
	<b>Previous/Future Work</b>	Project also includes watching brief		
	<b>Project Type</b>	Building survey/watching brief		
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	<b>Current Land Use</b>	Outbuildings and former stables		
	<b>Monument Type/Period</b>	19th century		
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	<b>Position in the Planning Process</b>	Planning condition		
<b>Planning Ref.</b>	16/02015/LBC and 16/02013/FUL			
<b>PROJECT LOCATION</b>	<b>County</b>	Leicestershire		
	<b>Site Address/Postcode</b>	Churchgate, Hallaton, Leicestershire, LE16 8UA		
	<b>Study Area</b>	550m <sup>2</sup>		
	<b>Site Coordinates</b>	SP 78725 96531		
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<b>PROJECT CREATORS</b>	<b>Organisation</b>	ULAS		
	<b>Project Brief Originator</b>	Leicestershire County Council		
	<b>Project Design Originator</b>	ULAS		
	<b>Project Manager</b>	John Thomas		
	<b>Project Director/Supervisor</b>	Andrew Hyam		
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## **An Historic Building Photographic Survey at Saddle House, Churchgate, Hallaton, Leicestershire.**

**NGR: SP 78725 96531**

**Andrew Hyam**

### **Summary**

*An historic building photographic survey of the Grade II listed Saddle House and Coach House, Churchgate, Hallaton was undertaken by the University of Leicester Archaeological Services (ULAS) on the 8th of July 2019. The survey studied the 18th century Saddle House which has 19th century modifications. The 19th century modifications appear to have involved rebuilding the rear of the property and raising the height of the eaves and altering the roof pitch. The study also looked at the 1842 dated Coach House which appears to have a single phase and appears to have remained largely unchanged since its construction date.*

*The report and archive will be deposited under Accession Number X.A47.2019*

### **Introduction**

In accordance with National Planning Policy Framework (NPPF) Section 16 *Conserving and Enhancing the Historic Environment* this document forms the report for a historic building photographic survey at Saddle House and the Coach House, Churchgate, Hallaton, Leicestershire, NGR: SP 78725 96531. The survey looked at Saddle House which fronts onto Churchgate and at the Coach House stable block to the rear of Saddle House. Historic building photographic surveys are 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).

A planning application (16/02015/LBC and 16/02013/FUL) has been submitted by the client which proposes the conversion and extension of Saddle House and the Coach House to create two residential dwellings. Currently both Grade II listed buildings are disused and unoccupied. In response to a consultation from the planning authority, the County Archaeologist (as their adviser) has recommended that, due to their Grade II listed status and their historic nature within the village core, a photographic survey of the buildings be undertaken prior to any conversion and extension work takes place. Once work commences an archaeological watching brief will be required during groundworks. This archaeological work will be the subject of a later report.

The village of Hallaton is located in East Leicestershire approximately sixteen miles to the south-east of Leicester and eight miles to the north-east of Market Harborough (Fig. 1). The proposed development site lies within the Hallaton conservation area and lies to the east of the parish church (Fig. 2). Saddle house is a two-storey brick-built structure set between Numbers 6 and 8 and faces southwards onto Churchgate (Figs. 3 and 4). The Coach House lies to the rear of Saddle House with a small courtyard separating the two (Fig. 5). Access to both buildings is via a trackway running along the eastern side of Number 6.

At the time of the survey both buildings were empty but in a reasonable state of repair with both roofs intact. The small courtyard was heavily overgrown near to the rear of Saddle House but still open in front of the Coach House. The west wing of the Coach House forms the back wall of the garden belonging to Number 6 and, as well as being inaccessible, was covered in ivy and could not be photographed. The rear, north facing, wall of the Coach House faces into another private garden and is also partially obscured by undergrowth. The owner of this house however allowed access so that some photographs could be taken.

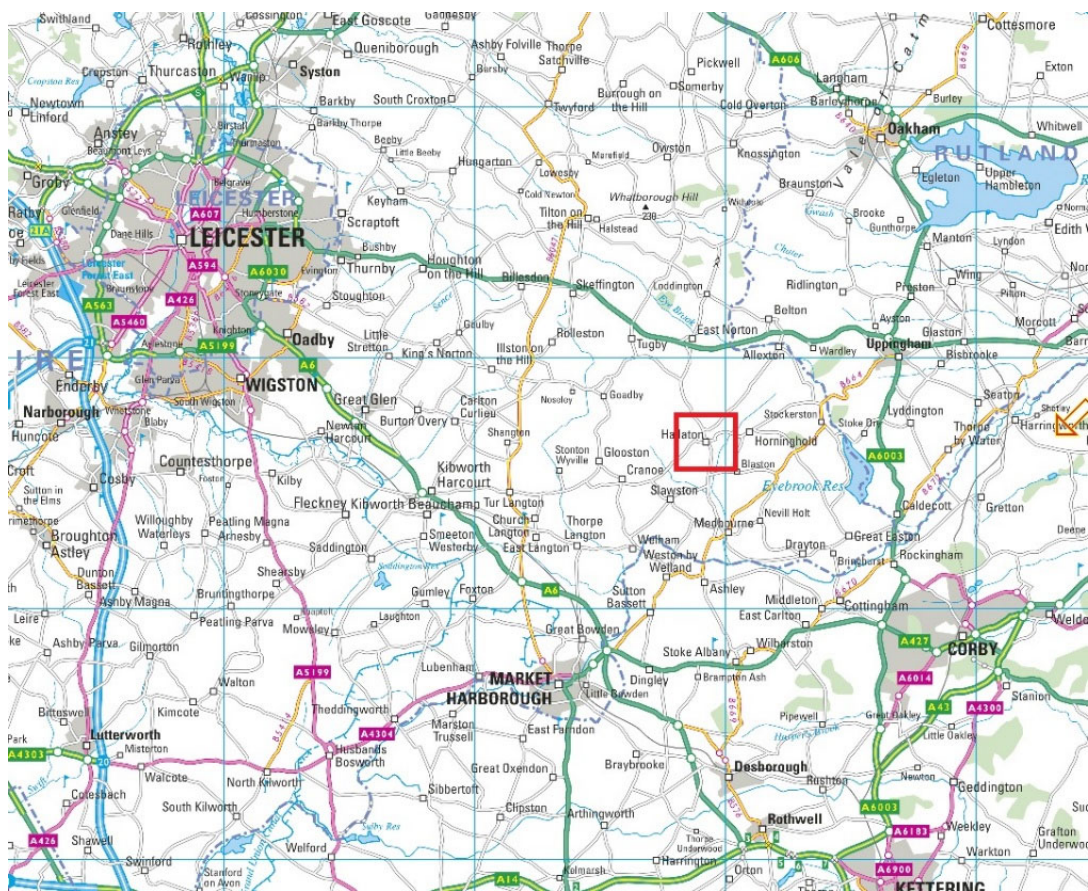


Figure 1 Hallaton location





Location Plan

0 12.5m 25m 37.5m 50m 62.5m 75m 1:1250

Figure 2 Site location

Saddle House and Coach House highlighted. Plan supplied by Corporate Architecture



Figure 3 Saddle House location

Looking north-east along Churchgate.

Saddle House is located to the left of the white van



Figure 4 Saddle House and Coach House location  
Looking west along Churchgate. Saddle House shown by yellow arrow. The Coach House is behind bushes on the right



Figure 5 Saddle House and the Coach House  
Looking west. Saddle house on the left with the blue hayloft doors. Coach House on the right



## Background

A date plaque on the rear, north facing side of Saddle House indicates that the building was modified, if not built, by the Dent family who were a prominent local family for many years. The Dent family lived at the Grange which is on the opposite side of the road to Saddle House. The Coach House was also built by the Dent family.

Both Saddle House and the Coach House are Grade II listed buildings with the following entries:

### Saddle House:

*Outbuildings, formerly dwelling. Early C18. Red brick with blue headers on ironstone plinth, corrugated iron roof presumably replacing thatch. 2 storeyed, 3 bays, the left-hand bay slightly higher and separated by coped gable. Blocked door now a window to right and 2-light casement window with steep flat arched brick head. 2 other 2-light casements above, their cambered brick heads apparently part of a heightening of the building in C19. Left-hand bay has inserted garage doors to ground floor, but the splayed brick head of a previous window is still visible. 1 upper 2-light casement window and evidence of C19 heightening. Brick sill band in right-hand bays. Coped gable to left.*

Note that the listing reference to the left-hand bay and garage door refers to part of the building which is not included in this redevelopment. At the time of the survey the garage door had been replaced by a reinstated window and the building converted to residential use.

### Coach House:

*Coach House, dated 1842. Brick with hipped Welsh slate roof. Tall, rather massive building of 6-bays, 2 storeyed. 2 central bays project with 2 wide archways to ground floor with round arched gauged brick heads, with keystones. 2 round headed windows above with stone springers and sills and ornamental metal glazing bars. Between them is a stone shield with date and initials WHD, and a crest. Brick sill band. Outer bays of less height, those to left have blank segmental outer arches with stone keys and recessed inner round headed windows with gauged brick heads and ornamental iron glazing bars. The two right-hand bays have 2 segmentally arched openings with stone keys and original wood doors. Slightly overhanging eaves throughout.*

Note that the date stone initials are actually I.H.D. and not W.H.D. as in the listing information. The British History Online websites states the letters to be J.H.D for John Henry Dent.

A brief study of available online maps has been made. The 1814 hand drawn Ordnance Survey map held by the British Library indicates that there is a row of buildings shown where Saddle House is located. The map also shows that there is quite a large building covering the area where the Coach house is presently located. This map cannot be reproduced due to copyright reasons but can be viewed at: [http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/o/002osd00000003u00227000.html?\\_ga=2.252751817.1185760307.1562670300-462105935.1562670300](http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/o/002osd00000003u00227000.html?_ga=2.252751817.1185760307.1562670300-462105935.1562670300)

The Ordnance Survey 1886 First Edition County Series map shows a much clearer and a significantly changed building layout which is the same as exists at present.

### **Objectives**

Within the stated project objectives of the ULAS *Written Scheme of Investigation (WSI) for Historic Building Recording and Archaeological Watching Brief at Saddle House, Churchgate, Hallaton, Leicestershire* the principal aim of the survey was to provide a photographic record of the affected historic buildings prior to the commencement of any redevelopment work.

### **Methodology**

The methodology and recording system employed for the photographic survey was as stated in the ULAS WSI. In brief, the photographic survey followed Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016). The level of Historic Building Photographic Survey for this project was been specified by the Planning Archaeologist for Leicestershire County Council.

All work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2019).

### **Results**

At the time of the survey the buildings had been unused for a while and all internal fixtures and fittings with the exception of loose boxes in the Coach House had been removed.

The photographs shown in this section of the report are a sample of the images taken during the site visit. All photographs and their locations are shown below in Appendices 1 and 2. Drawings as existing are shown in Appendix 3 with the proposed drawings shown in Appendix 4

### ***Saddle House***

Saddle House is a two storey brick-built structure with a corrugated sheet roof (Fig. 6). The south facing elevation onto Churchgate has a chequer board style pattern of bricks using red brick stretchers alternating with hard-fired blue headers. The size and style of brickwork suggests an 18th century construction date. The brick wall sits on an ironstone plinth which may be significantly earlier than the brickwork. The eaves have been raised to create a less steep roof pitch which may have originally been thatched. The rear, north facing, elevation uses different red bricks suggesting a different and probably later phase. An eroded stone plaque bears the initials IHD and the date of 1821 which may be the date of the rear elevation rebuilding. Inside, the ground floor has two rooms divided by an inserted brick wall which partially cuts across a blocked window on the north wall. A blocked doorway once led into the street. The bricks on the floor suggest an original partition ran from the blocked door to the rear door. Saddle trees on the wall suggest that in later years this was a tack room. The first floor is a single open room with a pegged timber truss supporting the modern roof. Brickwork on the eastern gable shows where the roofline was altered.

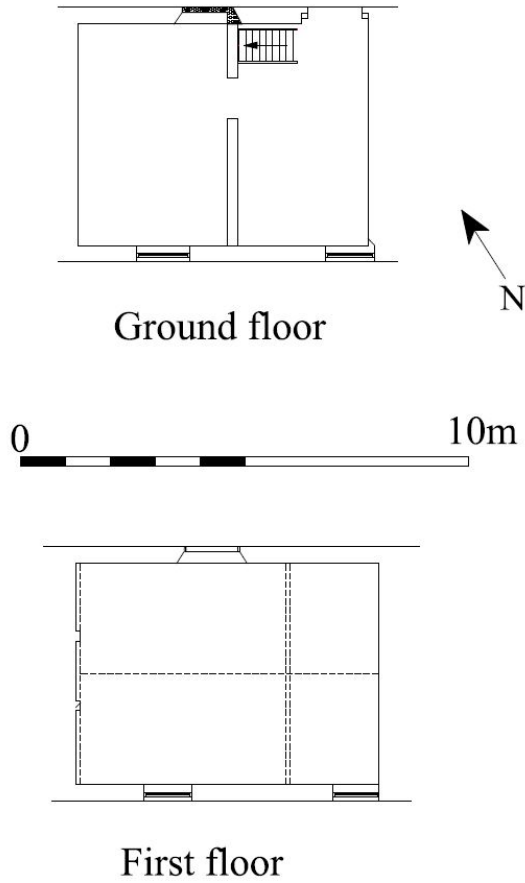


Figure 6 Saddle House Plans



Figure 7 Saddle House south facing elevation onto Churchgate Looking north. 1m scale. Note stone base of wall and raised eaves. The blocked doorway which is now a window is on the right behind the black car's bonnet





Figure 8 Saddle House south facing elevation  
Looking north-east. 1m scale. The wall of Saddle House appears to be continuous  
with Number 8 on left



Figure 9 Saddle House south facing elevation blocked door and window detail  
Looking north. 1m scale





Figure 10 Saddle House north facing elevation  
Looking south. Saddle House has the corrugated roof. Note the different type of  
bricks used compared to the south facing elevation



Figure 11 Saddle House north facing elevation  
Looking south. 1m scale. Note blocked ground floor window. The brick string course  
above the door stops to the right of the hayloft door. The offset date plaque to the  
right of the hayloft door has I.H.D. 1821 carved on it





Figure 12 Saddle House north facing elevation  
Looking south-east. 1m scale



Figure 13 Saddle House ground floor eastern room  
Looking south-west. 1m scale. The window on the left has been modified from a former doorway onto Churchgate. Note the wooden hooks on the wall





Figure 14 Saddle House ground floor eastern room. Modified doorway  
Looking south-east. 1m scale. Note how the left hand edge of the doorway is  
chamfered into the wall



Figure 15 Saddle House ground floor eastern room  
Looking north-east. 1m scale. Steps lead up to first floor. The arrow points to blocked  
edge of window which has been partially obscured by the inserted dividing wall



Figure 16 Saddle House ground floor eastern room stairs to first floor  
Looking north-west. 1m scale



Figure 17 Saddle House ground floor eastern room. North door  
Looking north. 1m scale. Note wooden lock plate and L-hinges (see Fig. 18 below)





Figure 18 Saddle House ground floor eastern room wooden lock plate on door  
Looking north. 0.2m scale. Probable late 18th or early 19th century



Figure 19 Saddle House ground floor eastern room L-hinges  
Looking north-east. 0.2m scale. Probable late 18th or early 19th century



Figure 20 Saddle House ground floor eastern room ceiling  
Looking north-west. Hooks and pulleys of unknown function



Figure 21 Saddle House ground floor western room  
Looking south-west. 1m scale





Figure 22 Saddle House ground floor western room  
Looking north-east. 1m scale. Note blocked window and inserted dividing wall. This room also has remnants of a skirting board and some wallpaper



Figure 23 Saddle House first floor  
Looking north-east. Hatch to stairs is centre left





Figure 24 Saddle House first floor  
Looking south-west. The modern brickwork in the gable rests on a horizontal girder



Figure 25 Saddle House roof structure  
Looking east. Joints are pegged with many reused timbers. There is some burning present on the truss





Figure 26 Detail of saddle House roof structure  
Looking north-east



Figure 27 Detail of saddle House roof structure  
Looking north-west





Figure 28 Saddle House rebuilt eastern gable end  
Looking east. Yellow line shows the original roof pitch

### ***The Coach House***

The brick-built coach house consists of a two storey central bay with a single storey wing on either side. The date stone of 1842 might indicate that this building replaced Saddle House as the stables serving the Grange. Large loose boxes are located in the western wing. Chipped brickwork on the centre range door posts might suggest that coaches were housed in this range. It is not clear what the eastern wing was used for although wooden pegs on the wall may indicate that this was a tack room. The first floor does not have hayloft doors which are traditionally found at this level. Hay and fodder therefore might have been kept at ground floor level. The two wings have brick floors but the centre range has had most of its brick floor replaced by concrete. The roof is of Welsh slate. There appears to be little evidence of any major rebuilding or alteration from its original layout.

At the time of the survey no access could be gained to photograph the east facing elevation. cursory inspection indicated that this is a plain brick wall with no doors or windows. The north facing elevation of the western wing faced into another property and was obscured by thick undergrowth.

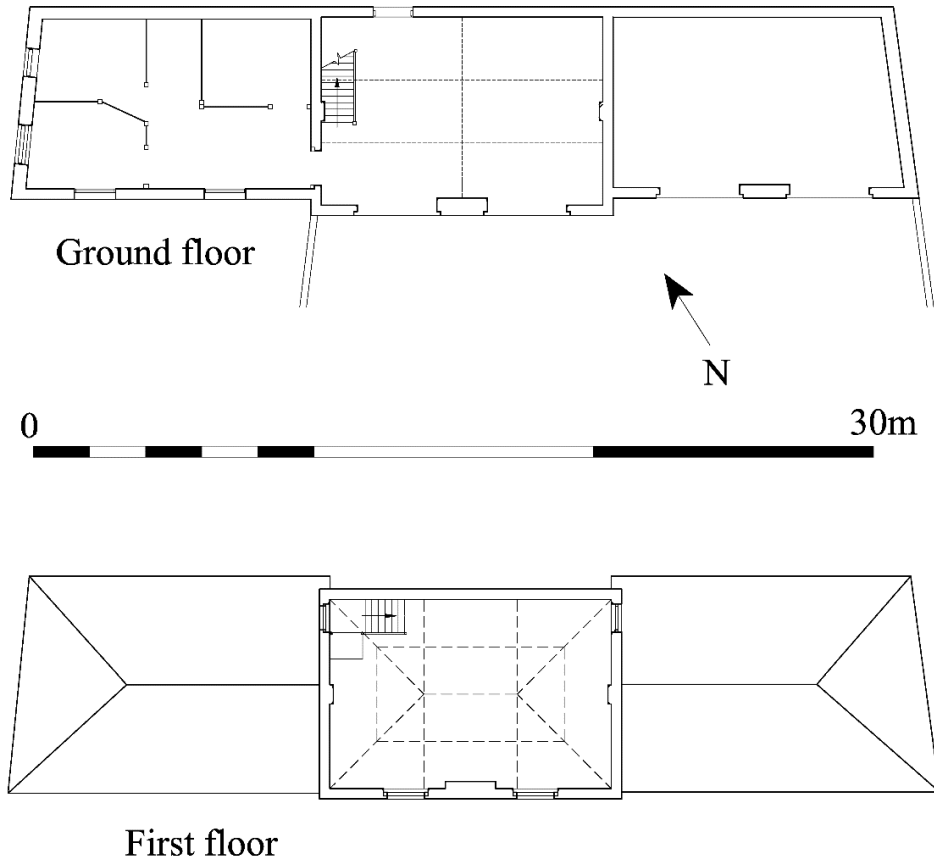


Figure 29 The Coach House plans



Figure 30 The Coach House south facing elevation  
Looking north-west. The western wing is behind the property dividing wall and trees on far left of picture





Figure 31 The Coach House south facing elevation  
Looking north-east. 1m scale



Figure 32 The Coach House south facing elevation, west wing  
Looking north-west over dividing wall. The west wing is covered with vegetation





Figure 33 The Coach House south facing elevation, centre range  
Looking north. 1m scale



Figure 34 The Coach House south facing elevation, centre range detail  
Left: Date stone. Right: first floor window





Figure 35 The Coach House south facing elevation, eastern wing  
Looking north. 1m scale



Figure 36 The Coach House west facing elevation  
Looking east. The lean-to outbuildings are a later addition but are still shown on the  
First Edition Ordnance Survey 1886 map





Figure 37 The Coach House west facing elevation  
Looking south-east. Note how the rear (north) facing elevation changes from brick to stone (yellow arrow)



Figure 38 The Coach House east corner of north facing elevation  
Looking south through undergrowth which hides much of this elevation





Figure 39 The Coach House north facing elevation doorway  
Looking south-west. The ground level on this side of the building has risen to half  
cover the doorway



Figure 40 The Coach House ground floor west wing  
Looking north-west. 1m scale





Figure 41 The Coach House ground floor west wing  
Looking south-east



Figure 42 The Coach House ground floor west wing  
Looking east towards door to centre range. Left: door, 1m scale. Right: Detail of  
wooden lock plate with metal decoration, 0.2m scale





Figure 43 The Coach House ground floor west wing south window detail  
Looking south



Figure 44 The Coach House ground floor west wing west window detail  
Looking west





Figure 45 The Coach House ground floor middle range  
Looking south-west. 1m scale. Note stone wall on right



Figure 46 The Coach House ground floor middle range  
Looking north-east. 1m scale



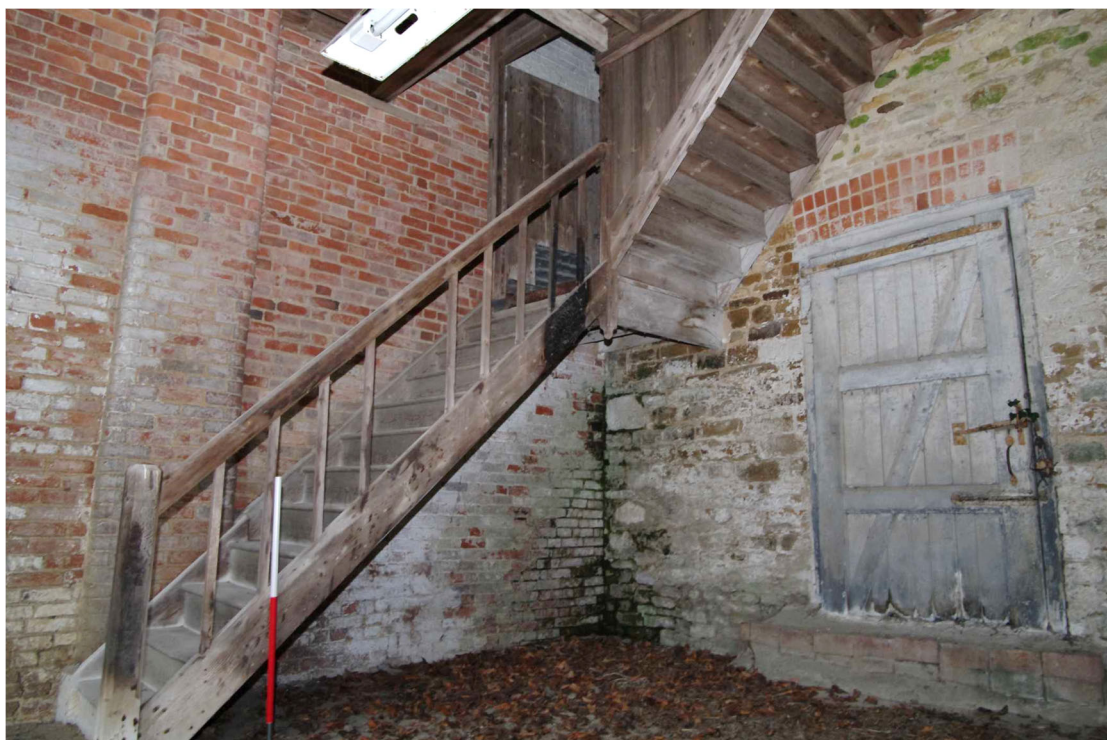


Figure 47 The Coach House ground floor middle range staircase  
Looking north-west. 1m scale. The door on the right is the one shown in Fig. 39



Figure 48 The Coach House ground floor middle range  
North to south stop-chamfered beam





Figure 49 The Coach House ground floor middle range  
Rase marks or apotropaic marks on top edge of stop-chamfered beam

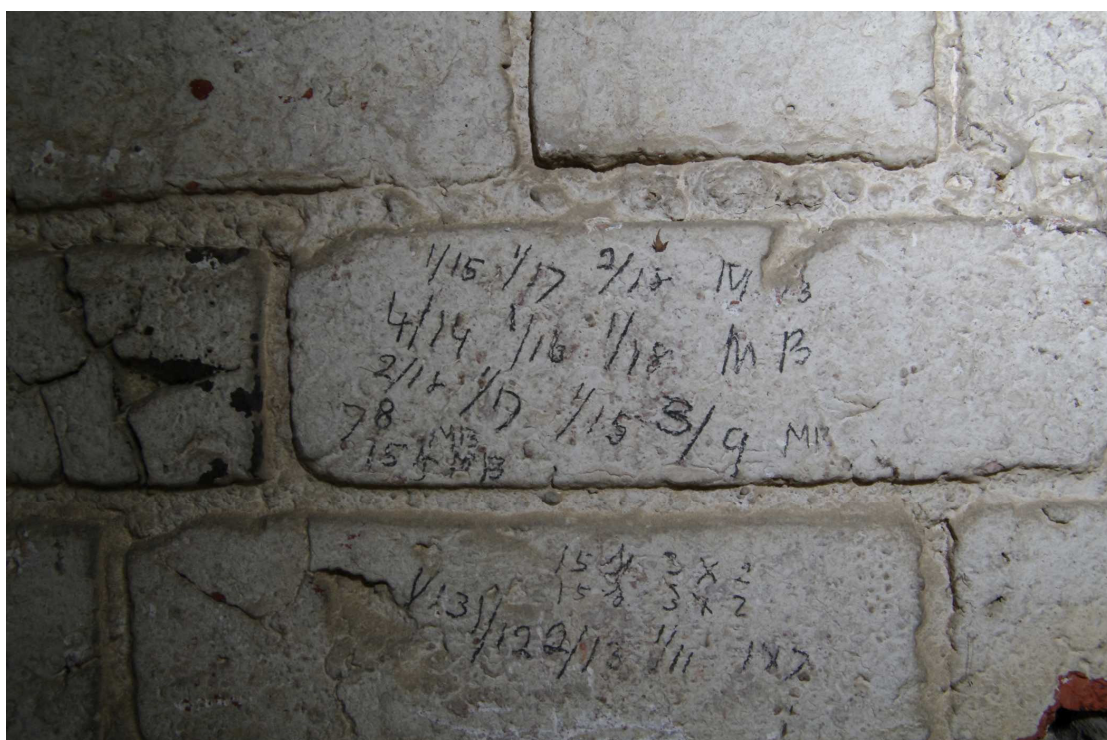


Figure 50 The Coach House ground floor middle range  
Pencil marks on eastern wall





Figure 51 The Coach House ground floor middle range. Door to west wing  
Looking west. 1m scale. See also Fig. 42 above



Figure 52 The Coach House ground floor east wing  
Looking west. 1m scale. Note hooks on ceiling for holding lights





Figure 53 The Coach House ground floor east wing  
Looking south-east. 1m scale. Note wooden pegs above the scale



Figure 54 The Coach House ground floor east wing  
Wooden pegs/hooks on eastern wall (see Fig. 53 above)





Figure 55 The Coach House first floor  
Looking south-east. 1m scale



Figure 56 The Coach House first floor  
Looking north-west. 1m scale. Stairs in far corner



Figure 57 The Coach House first floor, roof detail  
Looking south-west at western truss



Figure 58 The Coach House first floor  
Rase marks or apotropaic marks on western truss



## Discussion

The two buildings represent an interesting and locally important pair of buildings linked to a prominent village family. Their original purpose is now redundant and clearly demonstrates the significant changes in transport which occurred during the early part of the 20th century. Saddle House has undergone a number of rebuilds and modifications. The earliest part appears to be the south facing elevation stone wall base which may have supported an earlier timber structure. The south facing brick wall is of probable 18th century date with the north facing wall and internal dividing wall being added in the 19th century. The raising of the eaves and roof replacement are also likely to date to this century. The pegged timber roof truss could be part of the earlier structure. In contrast to all of the alterations seen in Saddle House the Coach House seems to have remained relatively unchanged throughout its life.

## Archive

The archive consists of:

This report,

DVD of 145 digital images in tiff format,

5 contact sheets containing the 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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The British Library

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A Hyam

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University of Leicester.

12.07.2019



## Appendix 1 Digital Photographs



XA47 2019 (1).JPG



XA47 2019 (2).JPG



XA47 2019 (3).JPG



XA47 2019 (4).JPG



XA47 2019 (5).JPG



XA47 2019 (6).JPG



XA47 2019 (7).JPG



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XA47 2019 (72).JPG



XA47 2019 (73).JPG



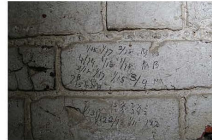
XA47 2019 (74).JPG



XA47 2019 (75).JPG



XA47 2019 (76).JPG



XA47 2019 (77).JPG



XA47 2019 (78).JPG



XA47 2019 (79).JPG



XA47 2019 (80).JPG



XA47 2019 (81).JPG



XA47 2019 (82).JPG



XA47 2019 (83).JPG



XA47 2019 (84).JPG



XA47 2019 (85).JPG



XA47 2019 (86).JPG



XA47 2019 (87).JPG



XA47 2019 (88).JPG



XA47 2019 (89).JPG



XA47 2019 (90).JPG



XA47 2019 (91).JPG



XA47 2019 (92).JPG



XA47 2019 (93).JPG



XA47 2019 (94).JPG



XA47 2019 (95).JPG



XA47 2019 (96).JPG



XA47 2019 (97).JPG



XA47 2019 (98).JPG



XA47 2019 (99).JPG



XA47 2019 (100).JPG



XA47 2019 (101).JPG



XA47 2019 (102).JPG



XA47 2019 (103).JPG



XA47 2019 (104).JPG



XA47 2019 (105).JPG





XA47 2019 (106).JPG



XA47 2019 (107).JPG



XA47 2019 (108).JPG



XA47 2019 (109).JPG



XA47 2019 (110).JPG



XA47 2019 (111).JPG



XA47 2019 (112).JPG



XA47 2019 (113).JPG



XA47 2019 (114).JPG



XA47 2019 (115).JPG



XA47 2019 (116).JPG



XA47 2019 (117).JPG



XA47 2019 (118).JPG



XA47 2019 (119).JPG



XA47 2019 (120).JPG



XA47 2019 (121).JPG



XA47 2019 (122).JPG



XA47 2019 (123).JPG



XA47 2019 (124).JPG



XA47 2019 (125).JPG



XA47 2019 (126).JPG



XA47 2019 (127).JPG



XA47 2019 (128).JPG



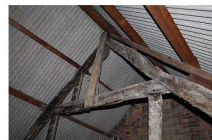
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XA47 2019 (130).JPG



XA47 2019 (131).JPG



XA47 2019 (132).JPG



XA47 2019 (133).JPG



XA47 2019 (134).JPG



XA47 2019 (135).JPG



XA47 2019 (136).JPG



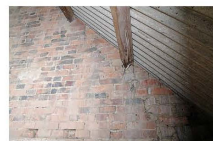
XA47 2019 (137).JPG



XA47 2019 (138).JPG



XA47 2019 (139).JPG



XA47 2019 (140).JPG



XA47 2019 (141).JPG



XA47 2019 (142).JPG



XA47 2019 (143).JPG



XA47 2019 (144).JPG

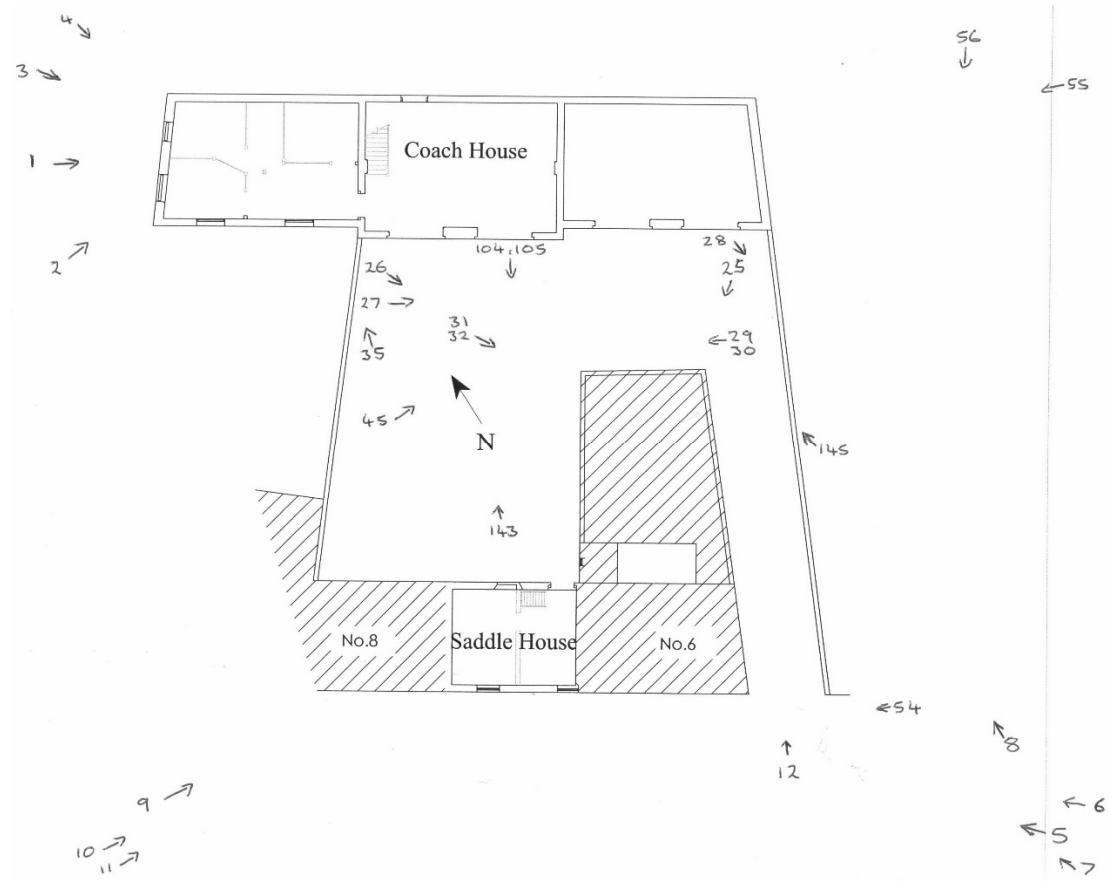


XA47 2019 (145).JPG

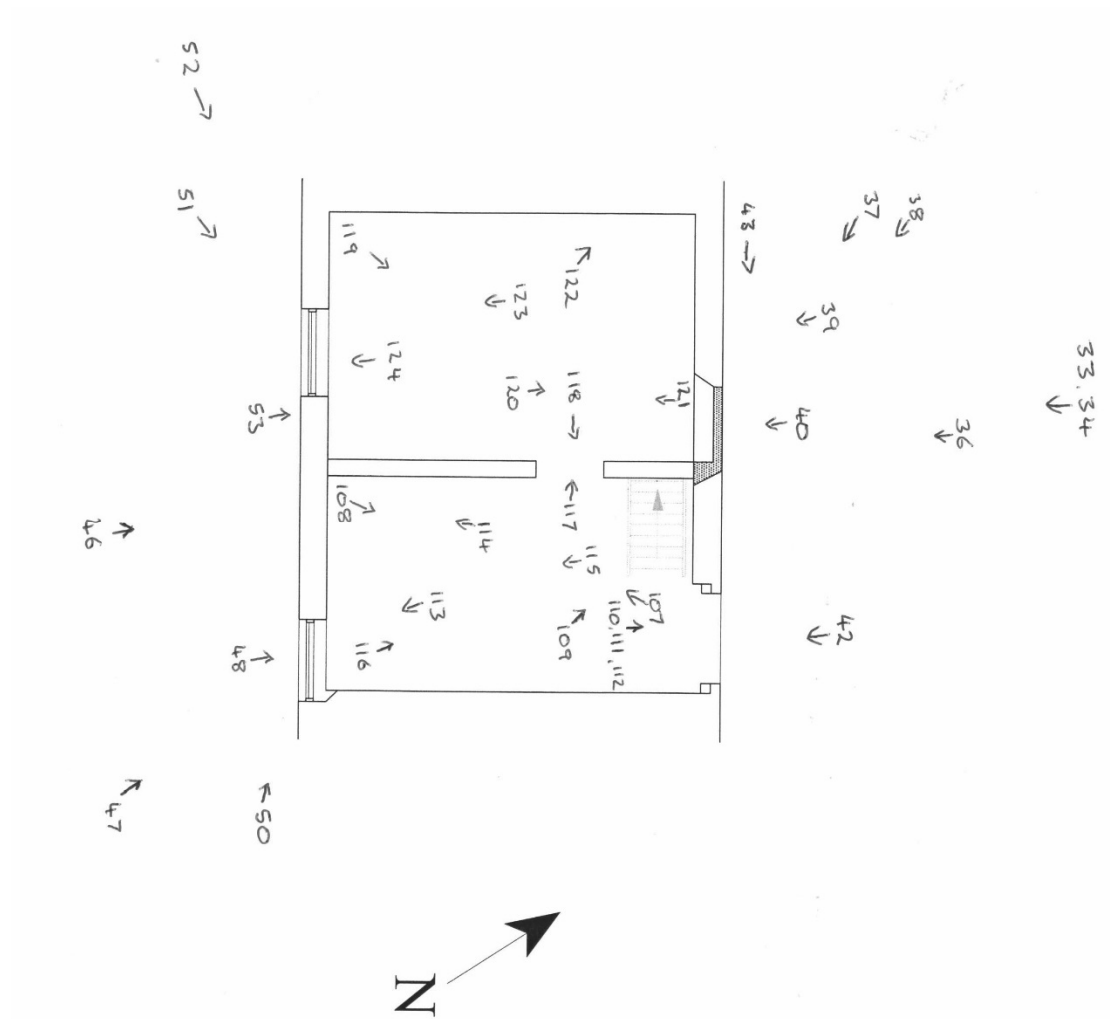


## Appendix 2 Photograph locations

General site shots:

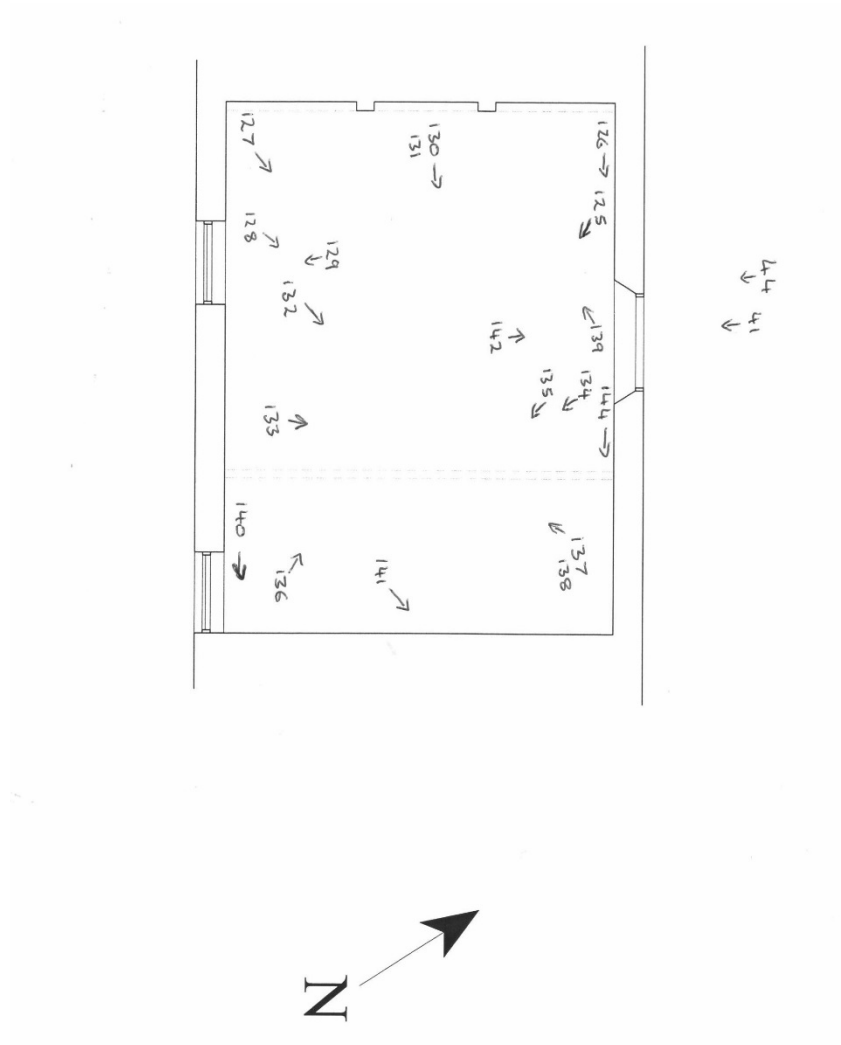


Saddle House ground floor:

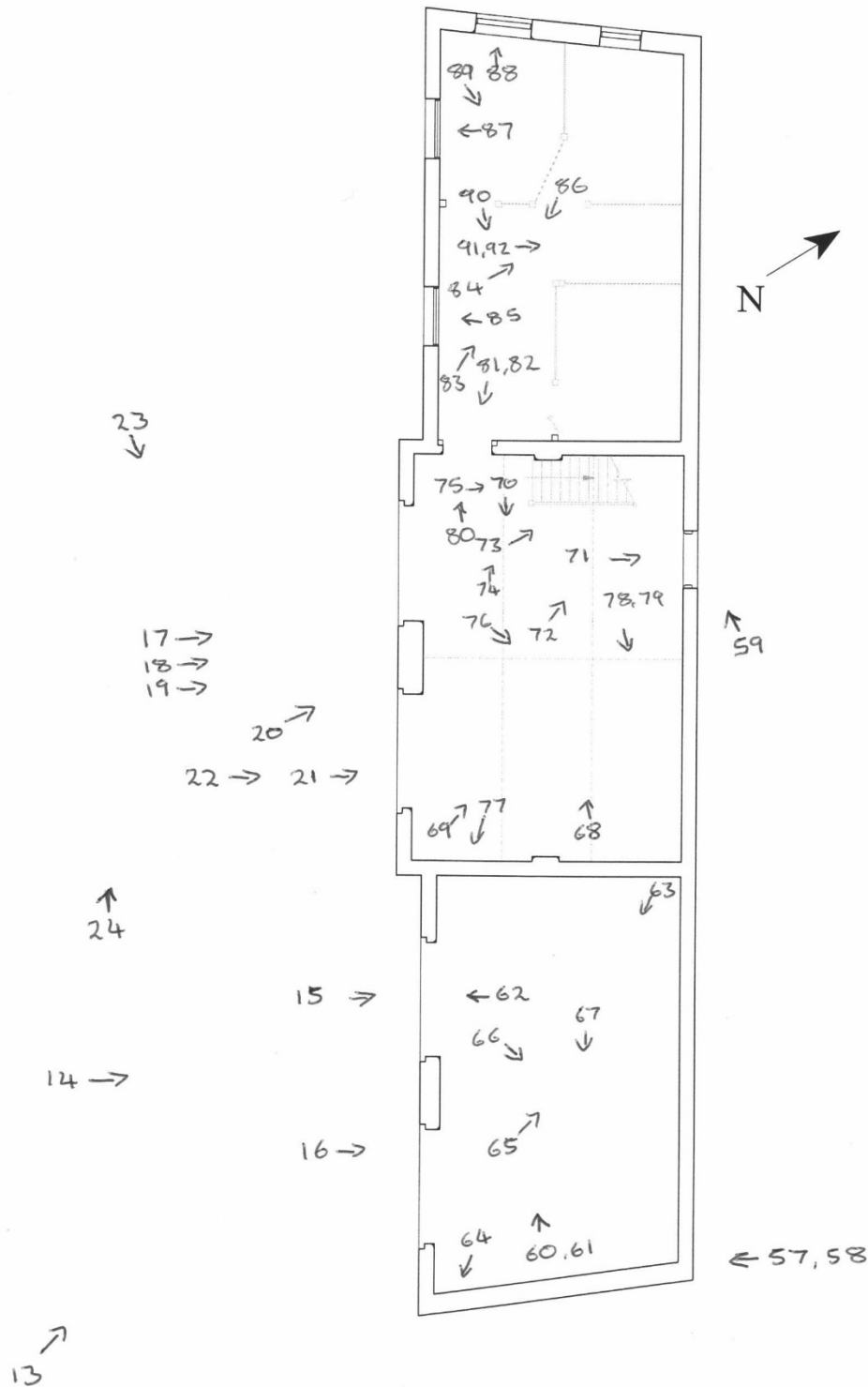




Saddle House first floor:

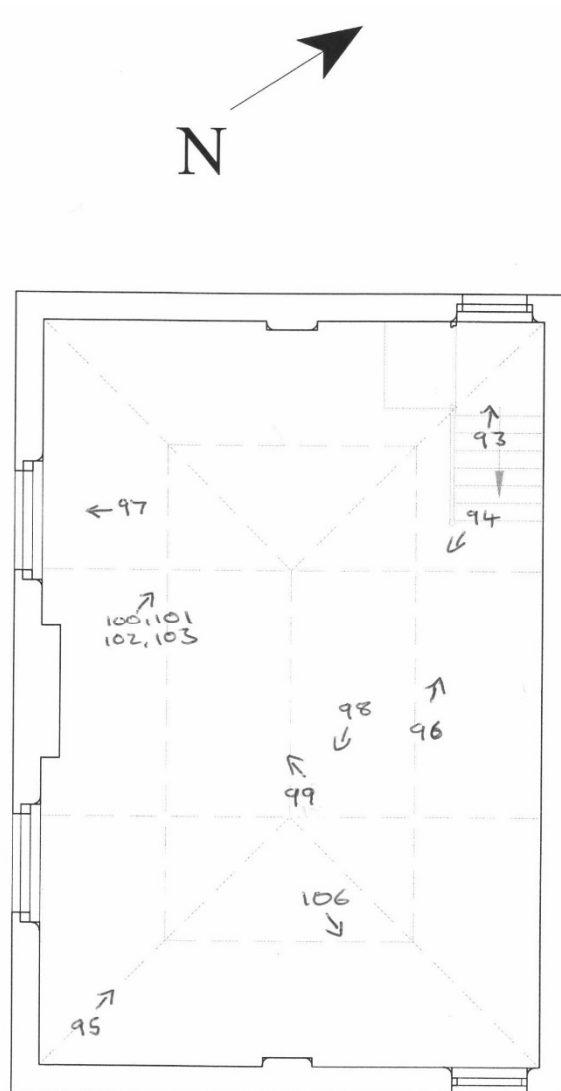


The Coach House ground floor:





The Coach House first floor:



### Appendix 3 Elevation Drawings as Existing

Modified from drawings supplied by the client

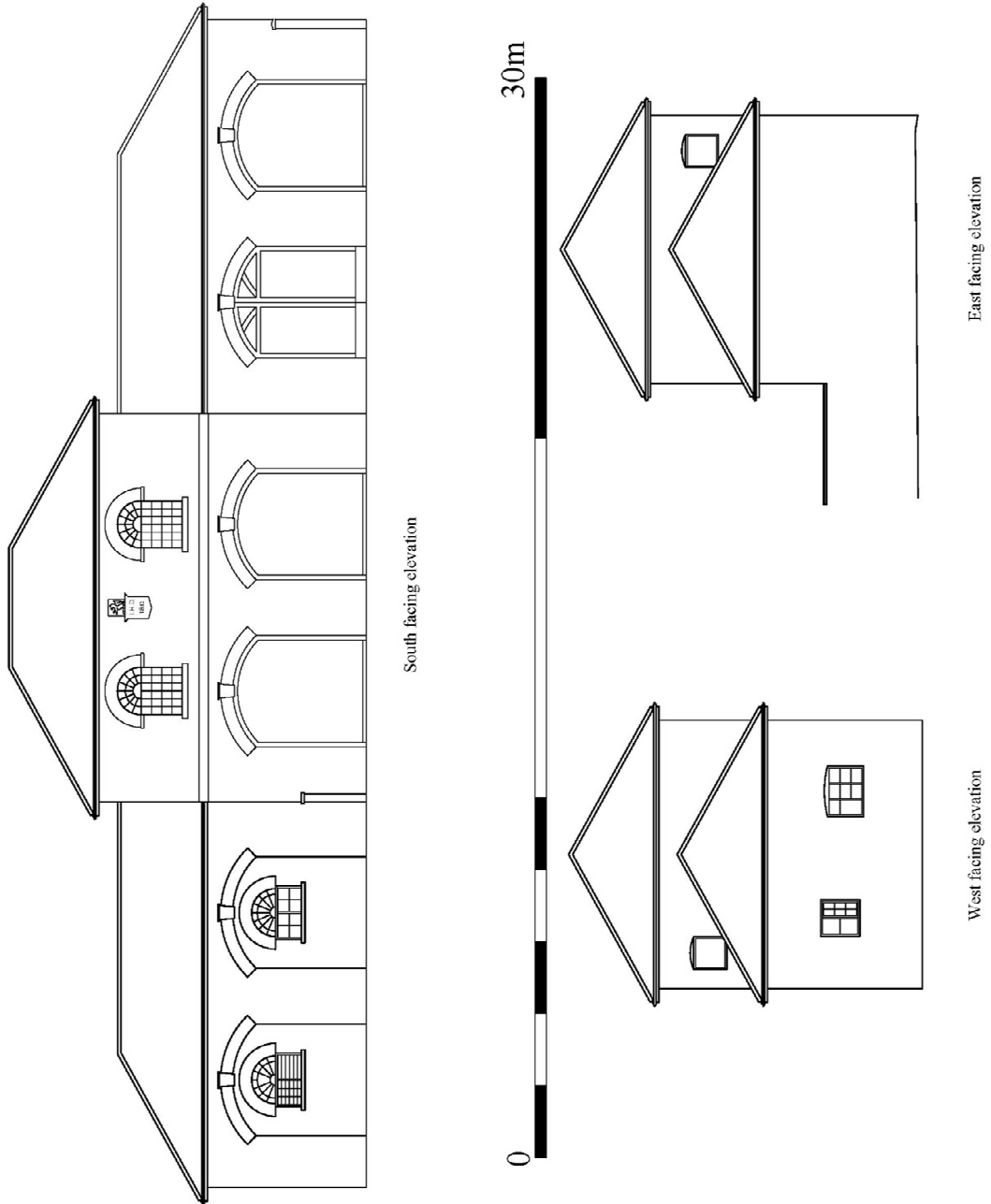


South facing elevation



North facing elevation









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Scale: 1:50

Client: Mr. Harding & Mr. Brough-Hobby

Project: Residential Redevelopment and New Extension of The Saddle House, Churchgate Road, Hallaton

Drawn by: JA Date: Sep 2016

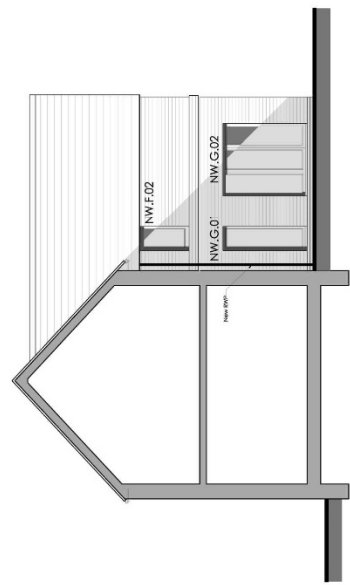
Checked by: NFA Date: Sep 2016

Project Name: Saddle House - Proposed Elevations

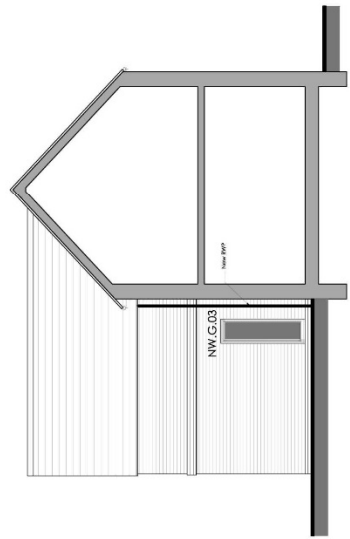
Drawing Number: 4618/DP/16/12

Revision Number: 12

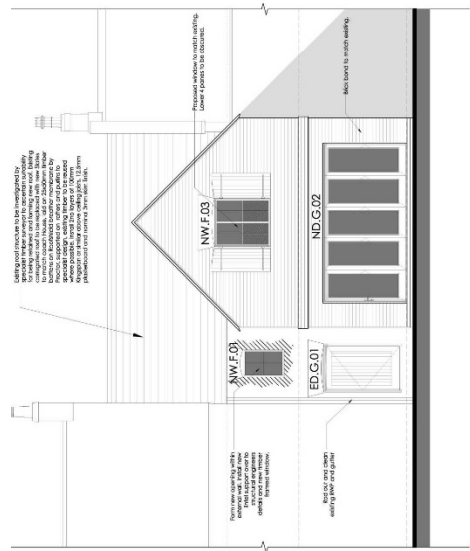
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 Email: info@corporatearchitects.co.uk



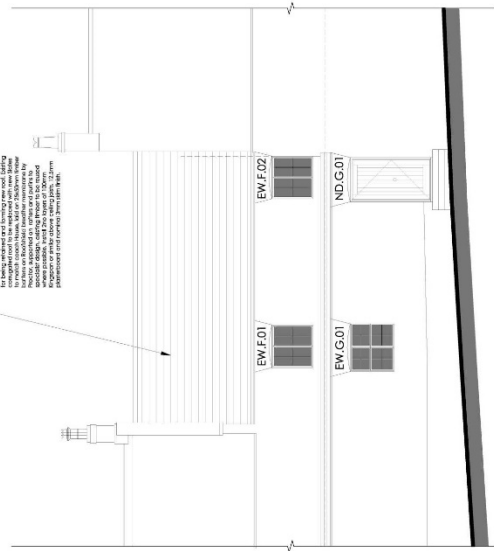
East Elevation (Side) 1:50



West Elevation (Side) 1:50



North Elevation (Rear) 1:50



South Elevation (Front) 1:50

Saddle House elevations





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 Mark Jones  
 Date: 16/09/2019

Project: Saddle House  
 Location: Churchgate, Hallaton, Leicestershire  
 Client: The Leicestershire and Rutland County Council

Scale: 1/50  
 Date: 16/09/2019

Drawn by: J.A.  
 Checked by: M.F.A.  
 Date: 16/09/2019

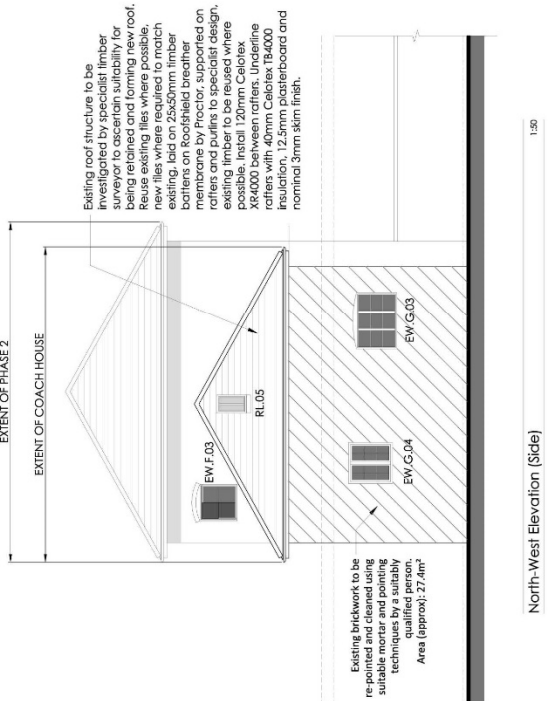
Project: Saddle House - Proposed Elevations

TENDER ISSUE  
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 Revision: T

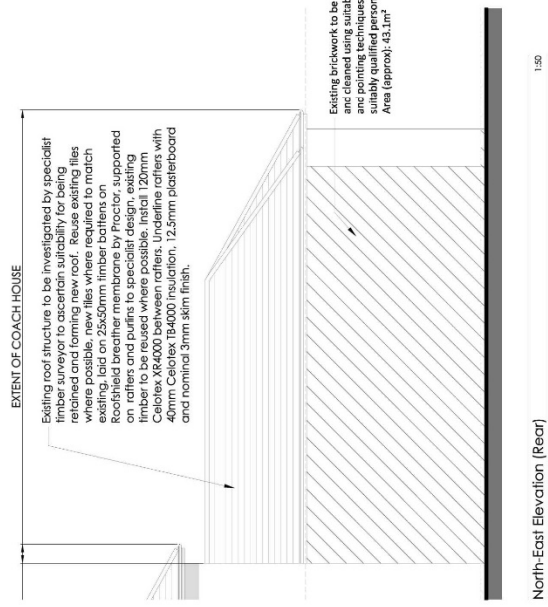
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North-East Elevation (Rear)



North-West Elevation (Side)



South-West Elevation (Front)

Coach House wing elevations







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