



UNIVERSITY OF
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Archaeological Services

**A Level 2 Historic Building Survey and Heritage Statement for
The Old School, Church Lane,
Goadby, Leicestershire (SP 74999 98818)**

Jon Coward



For: apt. Design

ULAS Report No. 2018-010

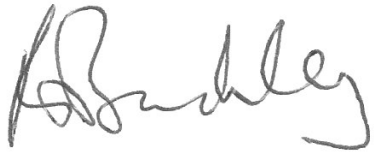
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Summary

A Historic Building Survey of The Old School, Goadby, Leicestershire, was carried out by the University of Leicester Archaeological Services (ULAS) in November 2017. The Old School is a Grade II listed building. Planning and listed building consent are to be sought for alterations to the Old School to enable upgrading. The school was built in 1857 in the Gothic style, but has been internally altered and subdivided to enable residential use. There was no access into the upper floor of one wing, it is unknown whether there is another chamber here, or whether it was originally open to the roof. The proposals involve removing some of the modern subdivisions, and redevelopment of the yard area which will involve removal of outbuildings of little architectural or historical significance. The survey data will be archived under accession code XA7.2018.

Site Description, Topography and Geology

Goadby is a small village and parish in the Harborough district of Leicestershire, England, about 8 miles north of Market Harborough. It had a population of 204 according to the 2011 census. The school sits at a height of c.148m O.D.

The British Geological Survey notes that the bedrock geology of the area consists of Ferruginous Limestone, and Siltstone and Mudstone, with no superficial geology.

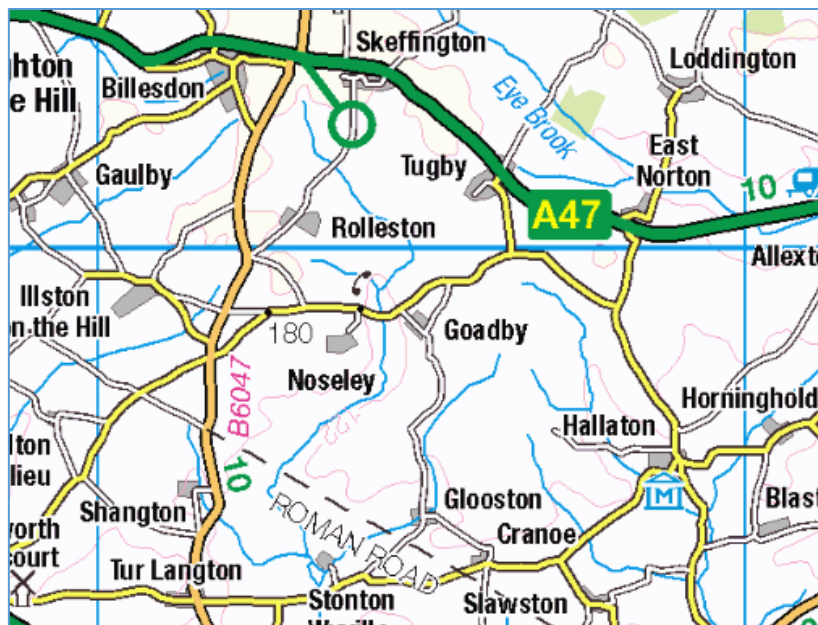


Figure 1: Goadby, Leicestershire ©Crown copyright and database rights 2017

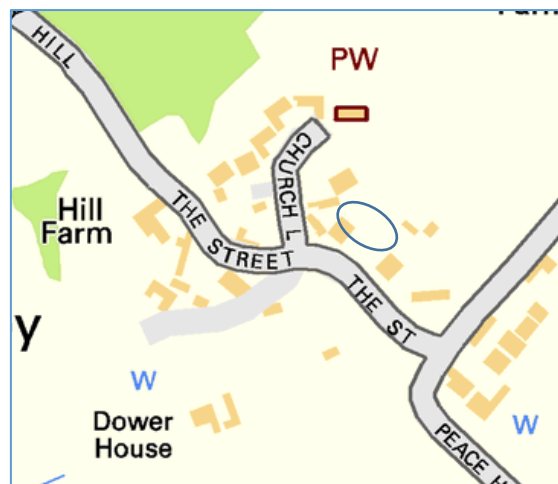


Figure 2 The school within the village

Background

Planning and listed-building consent are to be sought for alterations to the Old School, Goadby Leicestershire, which is Grade II listed. As part of a pre-planning enquiry, the planning officer for Harborough District Council has indicated that any application would need to be accompanied by a Heritage Statement, which would need to include a full assessment of the historic fabric and proposed works with details of what is going to be removed to ensure that nothing of historic value is being lost and justification of the works and an assessment of their impact.

Leicestershire County Council as advisor to the planning authority had requested a Historic Building Survey to Level 2 of Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* 2016.

Aims

The purpose of the work is to record and advance understanding of the significance of the affected heritage asset and to inform development proposals to ensure that damage to historic fabric is minimised:

The objectives of the Historic Building Recording programme are:

To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works.

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

All work followed the Chartered Institute for Archaeologists (CIfA) Code of Conduct and adhered to their Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures.

Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016) has been used as a basis for defining levels of recording. The Historic Building Record for this project was undertaken to Level 2.

The site-based element of the Historic Building Recording programme involved the validation and correction of existing survey drawings and the compilation of photographic and written records.

The Historic Building Survey was completed broadly to Level 2 standard (Historic England 2016). 'Level 2 is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project'.

The survey was carried out in November 2017; very bright winter sun with deep shadow meant the conditions were not ideal for photography. Restricted space in the back yard also meant ground floor photographs at the rear had to be taken from acute angles.

Results

The house is not covered by Pevsner (1984). The listing description reads:

Former school. 1857. Coursed ironstone rubble with Welsh slate roof. 1½ storeyed, five bays. The outer bays are projecting gabled wings with 2-centred arched doorways on their inner faces, and wide 3-light square headed window to ground floor with ornate foiled 3-light window above, both with hood moulds. Blank shields in apex of canted and corbelled-out gable. Central doorway with 4-centred archway with squared hood mould and decoration in the spandrels, flanked by windows of three trefoiled lights with hood moulds. Axial stacks with slender octagonal shafts. School was built by Sir Arthur Hazlerigg.



Figure 3 Main façade, looking north



Figure 4 Main façade, looking north-east

The listing description is slightly misleading in that the school (Figure 5) is built of brick, in an irregular Flemish bond; only the façade is in ironstone. The style is heavily Gothic. There are three entrances into the front of the building: two side doors (blocked internally) into the projecting wings, and one central. The right-hand wing (seen from the front) has the teachers' accommodation on ground and first floor, the left hand wing is curious in having a ground floor room with ceiling, but no access into the space above, even though the upper window provides light into this area. The school is orientated roughly north-west to south-east.

Above the central doorway (Figure 7) the motto (Figure 8) over the rather weathered bust reads '*pro aris et focis*'; although in the original it translates roughly as 'for hearth and home', by this period was more taken to mean 'for God and Country', and was a common military motto. The man who funded the school, Sir Arthur Hazlerigg, 12th Baronet of Noseley Hall, came from a family with a military tradition.

Externally, to the left hand side a small lean-to shed (Figure 9) has been added. The builders went to the trouble of using ironstone to the façade side to match the building, the rest is brick. There is a cramped yard area bordered by a range of single storey coal and storage sheds with corrugated roofs along the back boundary (Figure 12). A recent addition to the rear is the present bathroom block. The accommodation wing (Figure 13) has a rear door into the yard, and the other wing would have had another, judging by the now-blocked opening (Figure 11).

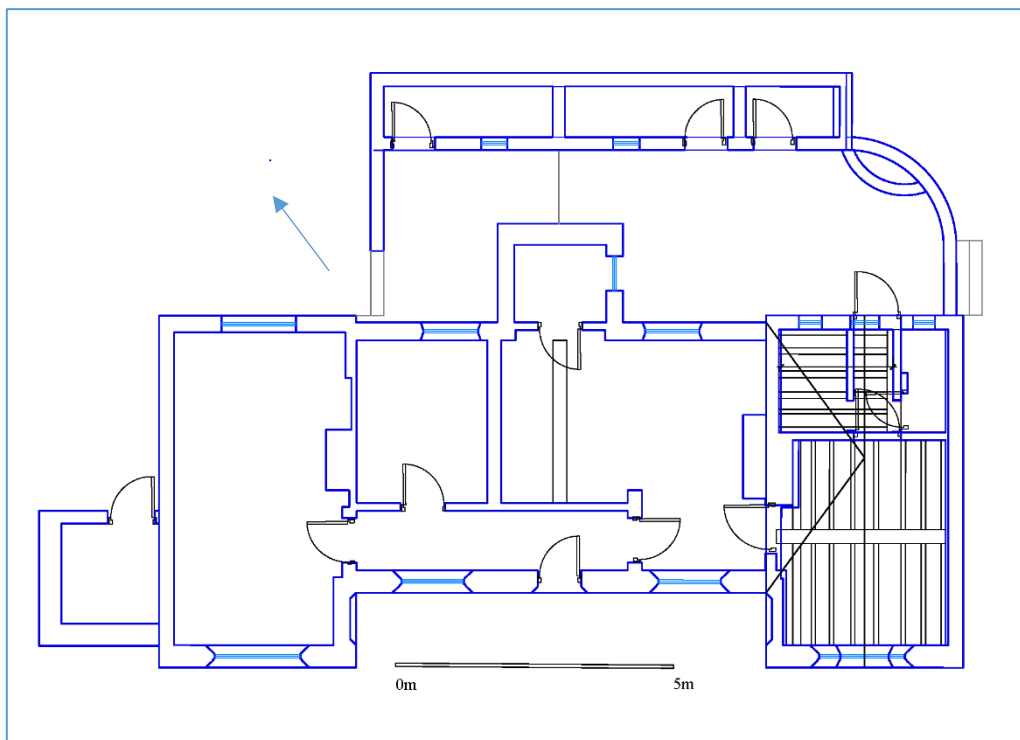


Figure 5 Ground plan. Provided by client

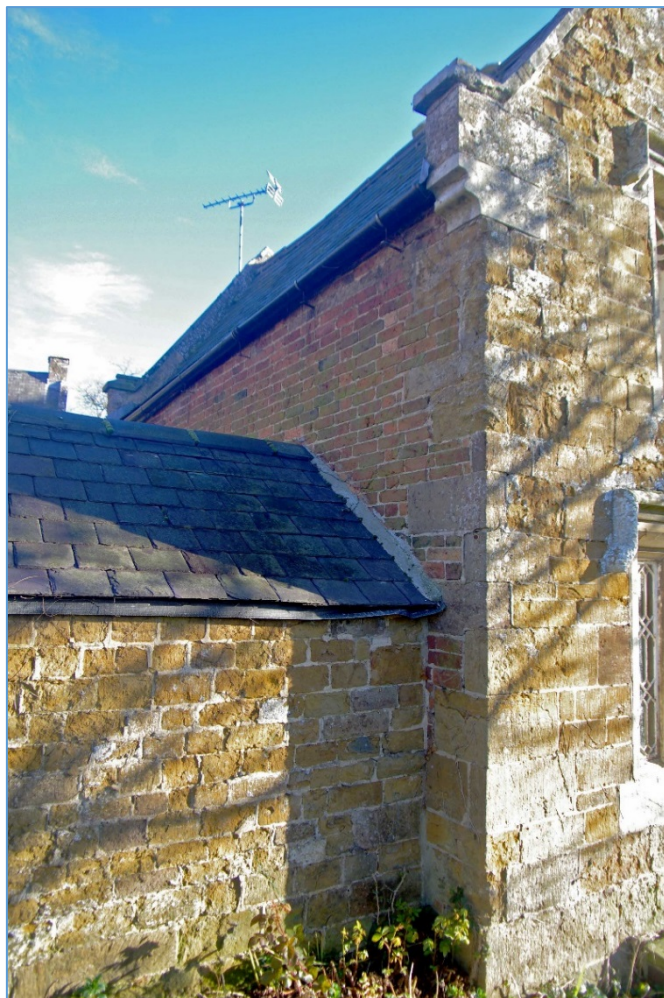


Figure 6 Junction of lean-to and façade, looking north-east



Figure 7 Central door



Figure 8 The motto reads Pro aris et focis



Figure 9 Lean-to, looking south



Figure 10 Rear, looking south, showing blocked window and removed hoodmould in nearest gable



Figure 11 Blocked door and window, north-west wing



Figure 12 Rear yard, looking north-west. Added bathroom block to the left



Figure 13 Rear of accommodation wing, looking south-east

What is curious about the junction between the wings and the rear wall of the central range (Figure 14) is that they are not tied together; they are different thicknesses and must be separate

build. As the building makes little sense without this wall being present, the only explanations that occur to the author are that either this wall had to be re-built, or re-faced and thickened. There is some internal evidence for this, see below.



Figure 14 Junction of wing (left) and rear wall (right); detail

The central front door opens awkwardly into a corridor which runs longitudinally along the front, joining the two wings. The room in the north-west wing has little visible historic fabric remaining aside from the front window; the floor is carpeted throughout, and the decoration, fireplace etc. are modern. Some structural movement is evident at the front above the blocked side door (this more obvious externally, see cover photograph).

Also devoid of historic fabric is the small room adjacent off the corridor; this is almost certainly an insertion. Tapping along wall where the chimney stack sits failed to locate any audible signs of a blocked fireplace, although this cannot be confirmed without removal of fabric in the area. The rear wall has been dry-lined, presumably for insulation/ and or damp reasons.

The main room in the central range, behind the corridor, very likely originally spanned the entire central range from front to back and wing to wing. The corridor juts half-way into this room and terminates, rather than carrying on through to the other wing: this allows light from

the front of the house to enter this room, which would have otherwise been very dark. The bottom of the truss tie-beam is visible in the ceiling; this has some restrained chamfer and moulding and was obviously meant to have been visible. In the present layout the shallow pyramid boss sits awkwardly off-centre in the ceiling but would have been designed to be central. The truss disappears into the corridor wall, and as the corridor has an inserted, lower ceiling, is not visible except for its very foot on the opposite (front) wall.



Figure 15 North-west wing ground floor, looking towards rear



Figure 16 Bedroom adjacent to north-west wing, looking to rear

Originally, the rear door would have led outside but now gives access to an added brick extension which houses the modern bathroom. The rear door itself is obviously meant to complement the front door, but whereas the front has not only a deliberately rusticated look, but also rusticated construction (wide plank and rail, bespoke pintle hinges, probably run up by a local blacksmith), the rear is of framed construction cut into a Gothic shape. There may be a connection between this difference in construction and the fact that the rear wall is not tied into the wings, the recessed arch in which it sits could represent a brick skin added to the original wall. If this were the case some modification may have been needed where the top of the skin meets the eaves, but this is hidden behind guttering.



Figure 17 Central room, looking to south-east. Corridor wall to right. Note cut-down panel door into accommodation wing



Figure 18 Chamfered and stopped foot of truss tie beam in rear wall



Figure 19 Underside of tie beam showing off-centre boss, disappearing into corridor wall



Figure 20 Rear door of centre range



Figure 21 Front door and corridor looking north-west



Figure 22 Accomodation wing ground floor, looking north

The accommodation wing has a 10cm step down on entering, which seems a little eccentric given that one would have thought that either the entire ground floor would have been dug out to this level, or the relatively low ceiling (2.04m to the axial beam) in this room made higher to accommodate a higher floor, as there appears to be ample headroom upstairs. The floor beneath the vinyl is brick/tile, the only place on the ground floor in the property where the original floor is visible. The position of the axial beam also seems odd – it seems to be resting on the door frame – perhaps it is lapped into an unseen transverse beam running across the top of the door. The beam has a wide chamfer but no stop. The chamfered joists, like the axial, appear to be rather heavier than necessary, either a ‘belt-and-braces’ approach, an attempt to make the room look more ‘medieval’, or simply that this timber was available at the time of building. Certainly there is little evidence for re-used timber, nor an underdrawn ceiling.

The range has been removed from the fireplace. There is little to say about the scullery except that the existing plan shows the ceiling joists between this and the stair as parallel, whereas they are actually staggered to enable each joist to sit fully across the supporting wall. Comparison of the plan with Figure 5 shows the arrangement of joists in the main room to be slightly more irregular than shown on plan.



Figure 23 Ceiling structure, looking north. Rear exterior door visible at the back

The repaired door from this room into the scullery/stairs may well be genuinely old rather than rustic, reused from another property. The exterior door is plank and rail with strap hinges, it has had a spyhole cut into it.



Figure 24 Door into scullery/stairs

The upper floor houses a dank modern bathroom with no original fabric aside from the window opening, and a larger, originally heated room. An airing cupboard housing the hot water cylinder sits in front of the original fireplace (which appears to be *in situ* behind). The feet of the roof truss are visible, perhaps an A-frame with the collar above the ceiling. The floor may be lime ash, and if so worth keeping as it can always be covered if future owners want a different arrangement underfoot.



Figure 25 Looking down stairs towards back door

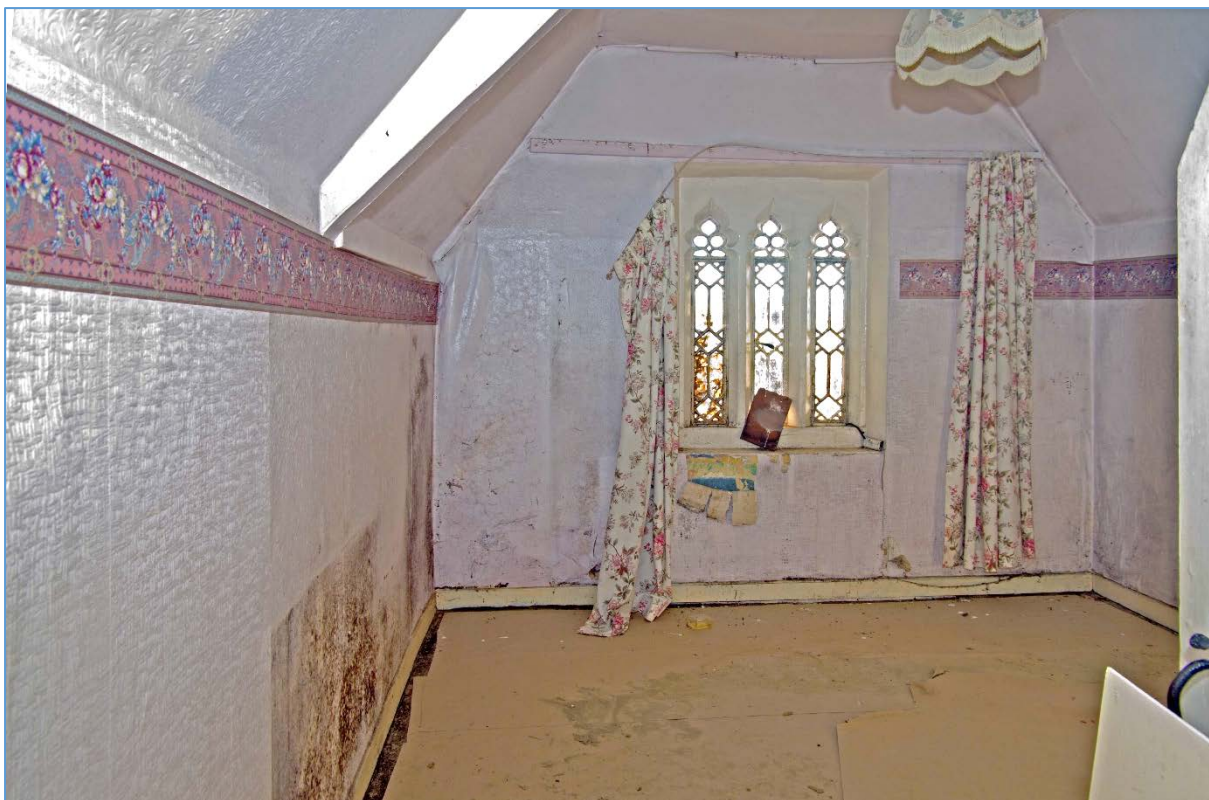


Figure 26 Upper chamber, looking to front. Truss foot on left hand wall

Discussion and Impact

White's directory of Leicestershire and Rutland 1877 states that 'The School with residence attached, was erected by Sir Arthur G Hazlerigg in 1857' and there is no reason to doubt this, although the brickwork might be taken to be a bit earlier on first sight; perhaps this is a case of the gentry wishing to use local brickworks and labour, rather than the more refined product and workmanship which would have been available by that time. It may have been a bit cheaper as well. The school appears on the 1886 O.S. first edition, albeit with an ambiguous arrangement at the north-west wing which is not immediately comprehensible; by the 1904 second edition the layout is roughly as now except that the north-west wing still appears to be a bit wider than the south-east. The range of sheds at the back have now appeared and the rear yard enclosed, presumably to do with vehicle access for the new house which has appeared in the plot to the east. The next available large-scale map in 1960 shows the property as is, with the exception of the toilet block at the back which has not yet been added.

Harborough District Council has asked for some specific proposals in the application to be commented on in the survey. Major impacts are:

The proposal to open up the hall area:

The survey has shown that the corridor is almost certainly not original, and the ground floor bedroom very unlikely to be so. Re-instatement of the original proportions will enhance the asset.

The proposal to lower the floor:

As the original floor is not visible, the impact of its removal cannot be judged; it may be noted however that depending on the proposed sub-floor treatment, this may impact on any buried archaeological deposits which may have survived the construction of the present building – the same is true for the proposed works in the yard area. Given that the property is right in the core of a medieval village, there may be the need for some form of archaeological mitigation. If the original floors turn out to be particularly interesting (or even aesthetically pleasing), there is always the option of re-laying them at a lower level; this would also give the opportunity of adding insulation beneath which would help lower energy use. It is noted that the present doorway from the hall area into the accommodation area is very low, and cannot be easily raised due to the beam over; some lowering in the hall around this doorway would definitely improve ease of access.

The proposal to remove the range of sheds in the back yard:

These are not original, and would appear to be no great loss.



Figure 27 Detail of 1886 O.S. first edition



Figure 28 Detail of 1904 O.S. second edition

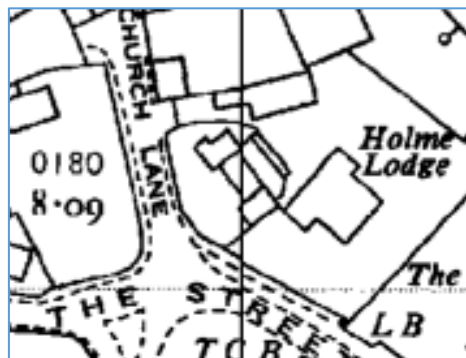


Figure 29 Detail of O.S. 1960 edition

In general, this property is in need of use; it is starting to suffer from lack of it. There is structural movement in one place that needs attention. Whether or not the north-west wing ever possessed an upper floor cannot be said at this stage. There are no obvious signs of a removed staircase, and the stairs in the other wing could not serve to access this space. On the face of it, the fact that there are three chimney pots should indicate that there should be three flues and fireplaces, only one of which can be identified as it now stands. Even if another blocked one were to be found downstairs, there would be one pot going spare, which on the opposite wing

is used by the upper floor room. Only opening-up can determine whether the three-pot arrangement is a hangover from Georgian symmetry or a reflection of the number of original fireplaces. Given that the bottom of the tie beam in the central range was obviously meant to be seen from below, the form of the roof structure in this wing might also give an indication. The roof structure is one of the big unknowns in this building, as at present there is no access to any of it.

Whilst there is a blocked-up window and removed hood to the first floor, using this evidence to infer the presence/absence of an upper chamber is problematic. If it were once an open hall, why would they bother to do this (the front one is not blocked)? Conversely, if it was a room, why do it at all – as the window would have provided much needed natural light? Notwithstanding all of this conjecture, it is considered that the insertion of an entirely new floor is a sensible alteration as it makes the building far more fit for habitation.’

Acknowledgments

The survey and report was undertaken by the author. Richard Buckley of ULAS provided project management. ULAS would like to thank apt. Design for their help undertaking the project.

Archive

The archive consists of

Annotated plans

Digital survey images

A plan of the position of photographs taken in the survey.

It will be deposited with Leicestershire Museums Service under accession code XA7.2018 in due course.

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Comments made on the proposals 27th September 2017 by Harborough District Council Planning Department

Jon Coward

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