



UNIVERSITY OF
LEICESTER

Archaeological Services

**A level 2 historic building survey at
Hallaton Grange,
5 Churchgate, Hallaton
Leicestershire,
NGR: SP78728 96510**



**ULAS Report No 2020-120
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Site Name: Hallaton Grange, 5 Churchgate, Hallaton, Leicestershire.
LE16 8TY

Grid Ref: SP 78728 96510

Author: Andrew Hyam

Client: Harborough District Council

Planning Ref. 18/01835/LBC

Planning Authority: Blaby District Council

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	Previous/Future Work	Evaluation trenching in grounds		
	Project Type	Level 2 Building survey		
	Site Status	Grade II listed. List entry number 1115399		
	Current Land Use	Domestic house		
	Monument Type/Period	Building. 17th to 19th century		
	Significant Finds/Period	None/17th to 9th century		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Planning condition		
Planning Ref.	18/1835/LBC			
PROJECT LOCATION	County	Leicestershire		
	Site Address/Postcode	Hallaton Grange, 5 Churchgate, Hallaton, Leicestershire. LE16 8TY		
	Study Area	200m ²		
	Site Coordinates	SP78728 96510		
	Height OD	98m aOD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Leicestershire County Council		
	Project Design Originator	ULAS		
	Project Manager	Vicki Score		
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CONTENTS

Summary	1
Introduction.....	1
Objectives	3
Methodology	3
The Grange.....	4
Historical background.....	7
Cartographic Evidence.....	8
Proposed Alterations.....	9
Results.....	14
Outside, west facing elevation	14
Cellar.....	14
Ground floor.....	14
First Floor.....	15
Second Floor	15
Conclusion of the Historic Building Survey	33
Acknowledgements.....	33
References and Sources	34
Appendix 1 Digital Photographs taken during the building survey.....	35
Appendix 2 Digital photograph locations	38

FIGURES

Figure 1 Site Location.....	2
Figure 2 Hallaton Grange location.....	3
Figure 3 Hallaton Grange seen from Churchgate	5
Figure 4 Hallaton Grange from the Churchgate/Hunt's Lane	5
Figure 5 Stone plinth on which the 1691 range sits.....	6
Figure 6 Rear view of Hallaton Grange.....	6
Figure 7 Likely development phases	7
Figure 8 Detail from the First Edition 1886 Ordnance Survey map.....	8
Figure 9 Plan of existing cellar	9
Figure 10 Plan of existing ground floor.....	10
Figure 11 Plan of existing first floor.....	10
Figure 12 Plan of existing second floor	11
Figure 13 Proposed ground and first floor alterations	12
Figure 14 Proposed west facing elevation and second floor.....	13
Figure 15 West facing elevation with single storey extension	17
Figure 16 Single storey extension.....	17
Figure 17 Single storey extension and adjacent steps.....	18

Figure 18 Single storey extension window detail	18
Figure 19 Blocked opening on extension.....	19
Figure 20 Doorway to toilet within single storey extension	19
Figure 21 Ground floor stairs with single storey extension below	20
Figure 22 Ground floor stairs.....	20
Figure 23 The ground floor kitchen	21
Figure 24 Inserted toilet in the kitchen	21
Figure 25 Ground floor, kitchen. Timber post.....	22
Figure 26 Timber post in kitchen socket detail.....	22
Figure 27 Timber post in kitchen socket detail.....	23
Figure 28 Rear kitchen door detail.....	23
Figure 29 First floor landing area	24
Figure 30 First floor landing, stop-chamfered beam end.....	24
Figure 31 First floor landing area and door to 18th century extension.....	25
Figure 32 Inserted toilet wall at east end of first floor.....	25
Figure 33 Second floor and top of service stairs.....	26
Figure 34 Second floor service stairs	26
Figure 35 Second floor corridor.....	27
Figure 36 Second floor, inside the partitioned room	27
Figure 37 Second floor, inside the partitioned room	28
Figure 38 Second floor. Door detail in south-eastern boarded room.....	28
Figure 39 Leaded window in partition wall.....	29
Figure 40 Second floor, middle room.....	29
Figure 41 Second floor, middle room	30
Figure 42 Second floor. Wide-boarded door from middle room to rear range.....	30
Figure 43 Second floor. Landing to former stairs.....	31
Figure 44 Former second floor landing and stairs in NW corner of house.....	31
Figure 45 Door from former landing to rear room detail.....	32
Figure 46 Rear second floor room	32

A level 2 historic building survey at Hallaton Grange, 5 Churchgate, Hallaton, Leicestershire (SP 78728 96510)

Summary

A level 2 historic building survey was carried out at Hallaton Grange, Leicestershire focussing on elements within the house scheduled for alteration during a proposed programme of works. The survey was commissioned by the owners Mr and Mrs Stafford from University of Leicester Archaeological Services (ULAS) in advance of the proposed works which will demolish a modern extension and create a new entrance. Internal alterations include the re-instatement of an earlier staircase and the removal of inserted internal walls.

Hallaton Grange is Grade II listed and has a construction date of 1691 with a large extension added to the rear in the 18th century. Later additions and modifications have taken place in subsequent years. At present the second floor has limited access and is therefore little used which has contributed towards the survival of parts of the servant's quarters including boarded partition walls with leaded windows. In order to provide better access a new staircase is proposed which is in the probable location of an earlier staircase. An extension on the western side of the building is to be demolished. This is of probable 20th century date and may be in the location of an earlier entrance which is presently obscured by the extension.

The report and archive will be deposited under Accession Number X.A63.2020

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document forms the report for a targeted level 2 historic building survey at Hallaton Grange, 5 Churchgate, Hallaton, Leicestershire (SP78728 96510).

University of Leicester Archaeological Services (ULAS) have been commissioned by the owners, Mr and Mrs Stafford, to carry out a targeted building survey in advance of a proposed programme of works to the Grange and to create a new access driveway into the grounds. An archaeological evaluation by trial trenching in the area of the new driveway took place in 2019.

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 Grange site lies within the Hallaton Conservation Area and is located on the south side of Churchgate to the east of the parish church (Fig. 2).

Conditional Listed Building Consent for a programme of works to Hallaton Grange (Planning ref. 18/01835/LBC - *Demolition of side extension, new entrance with external steps, additions and alterations of roof lights, staircases, bathrooms and new gated driveway*), has been granted by Harborough District Council. The scheme will include work both within the building and outside.

Condition 6 of the Consent stated that a suitable level of historic building recording should take place looking at the affected areas of the historic building prior to any work commencing. Condition 3 further stated that a programme of archaeological investigation in the form of trial trenching take place along the course of the proposed access road. The evaluation work took place in June 2019 (Brown, 2019) and discovered traces of a possible trackway running close to the proposed line of the new access track. Pottery sherds from the 11th to 13th century along with later medieval pottery was found. Further archaeological investigations or monitoring may be required once work commences.

The Consent Conditions followed the advice of the Senior Planning Archaeologist acting as advisor to the local planning authority who requested that a Historic Building Survey to standards set out in the Historic England guidelines *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) take place. A targeted building survey at Historic England Level 2 was recommended.

A Heritage Significance Review of Hallaton Grange was produced in 2017 by Heritage Matters which discusses the key development phases and significance of the building (Hickie 2017). The findings of the Heritage Matters report have been used as the basis for this building survey which is intended to supplement the 2017 report. The main aim of this survey is to record any areas which will be affected by the proposed alterations before any work takes place.

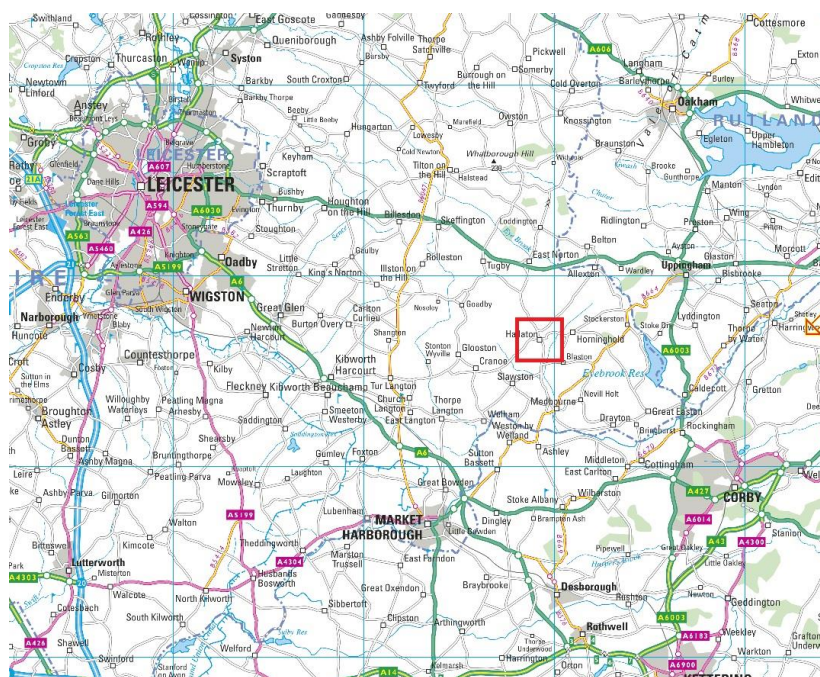


Figure 1 Site Location
Contains OS data © Crown copyright [and database right] 2019
Hallaton highlighted

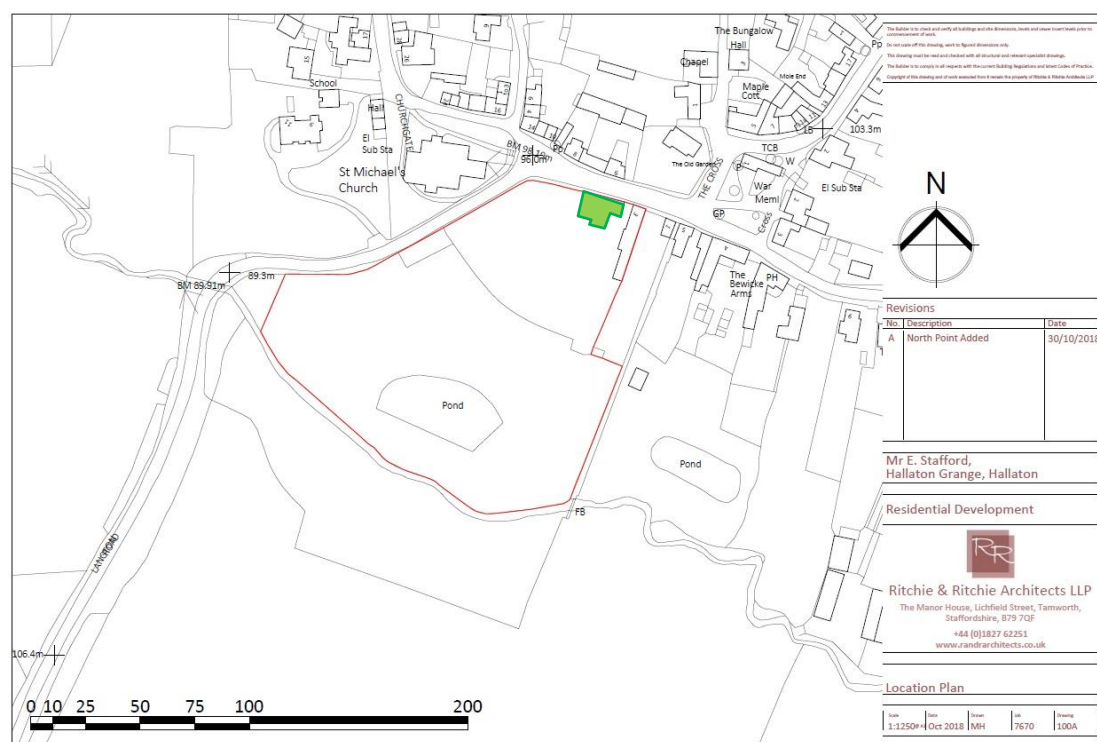


Figure 2 Hallaton Grange location
Plan supplied by client. Red line indicates limit of Hallaton Grange grounds. Green outline marks the Grange location

Objectives

A Written Scheme of Investigation (WSI) for a *Level 2 Historic Building Survey: Hallaton Grange, 5 Churchgate, Hallaton, Leicestershire* was produced by ULAS. The WSI defines the project and details the scope of the historic building project. Within the stated project objectives, the principal aim of the building survey was to provide a photographic, written and drawn record of the affected parts of the historic structure prior to the commencement of any significant refurbishment work.

Methodology

The methodology and recording system employed for the Level 2 survey was as stated in the ULAS WSI. In brief, the survey followed Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016). The level of Historic Building Survey for this project was specified by the Archaeological Advisor to the local planning authority.

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

The fieldwork was undertaken on the 27th of July 2020.

The Grange

Hallaton Grange is a Grade II listed building although the listing information is minimal and is as follows:

Grade: II

List Entry Number: 1115399

Date first listed: 13-Dec-1984

Statutory Address: HALLATON GRANGE, CHURCHGATE

House. Dated 1691 with initials WD. Stuccoed brick on moulded stone plinth and with ashlar angle quoins. Welsh slate roof. 2 storeyed, L plan, 5 bays with 2-light ovolo moulded mullioned windows with lugged architraves. 4 panelled door in lugged architrave with date stone over. Large central stone stack. Later brick wing to rear of 2 bays with 12 light sash windows with flat arched brick heads.

The Grange is a two-storey plus attic building with the main elevation facing northwards onto Churchgate (Figs 3 and 4). The oldest part dates to 1691 and forms a five-bay range built from stuccoed brick but which sits on a stone plinth which may be older. A date stone above the front door bears the initials W D and 1691 which probably refers to the Dent Family who owned the Grange and were prominent members of local society. The Dents also built the large stable block on the north side of Churchgate although this building no longer belongs to the Grange. The stone plinth may be the remnant of an earlier building built alongside Churchgate. The plinth is not moulded stone as the listing description suggests but has a line of moulded stone on top of a stuccoed rubble wall (Fig. 5). Hickie suggests that the 1691 house may have replaced an earlier, possibly timber-framed, building with a cross passage. It is possible therefore that the stone plinth belongs to this earlier phase. The 1691 range probably changed the rectangular original planform to create a large L-shaped structure seen today.

In the 18th century the 1691 range was extended by adding a two-storey extension to the rear by infilling the L-shaped building (Fig. 6). Subsequent internal and external alterations have taken place throughout the life of the building. These changes include alterations to the layout of staircases and insertion of internal walls.

At the time of this survey the house was occupied and in a good state of repair. The weather was overcast.



Figure 3 Hallaton Grange seen from Churchgate
Looking west. Gateway into grounds on left. The red brick wall forms the range of outbuildings belonging to the Grange



Figure 4 Hallaton Grange from the Churchgate/Hunt's Lane
Looking south-east along Churchgate



Figure 5 Stone plinth on which the 1691 range sits
Looking south on eastern side of front door. Note how the plinth consists of a
moulded stone course above stuccoed rubble



Figure 6 Rear view of Hallaton Grange
Looking north-east. 1691 phase on left, the infilled 18th century addition is in the
centre of the picture

Historical background

The Heritage Matters report produced a likely phase plan of Hallaton Grange as shown in Figure 7 below. As noted, the report suggests that the main range of the 1691 building may well sit on the footprint of an earlier building. This is quite possible and may mean that traces of this earlier building could be exposed during the proposed programme of works. Although not part of the planned changes a wide central hallway leading from the front door to the rear of the house may be the ghost of the earlier cross-passage. A new toilet was proposed for this location but, following advice from the Conservation Officer, this alteration was removed from the proposals.

The phase plan produced by Hickie also suggests that there may have been a doorway on the west facing elevation where there is currently a small extension proposed for demolition. The door would have led into a hallway where the main stairs are located. At present the extension masks any physical evidence which may support, or disprove, this suggestion. Removal of the extension may expose more historic fabric.

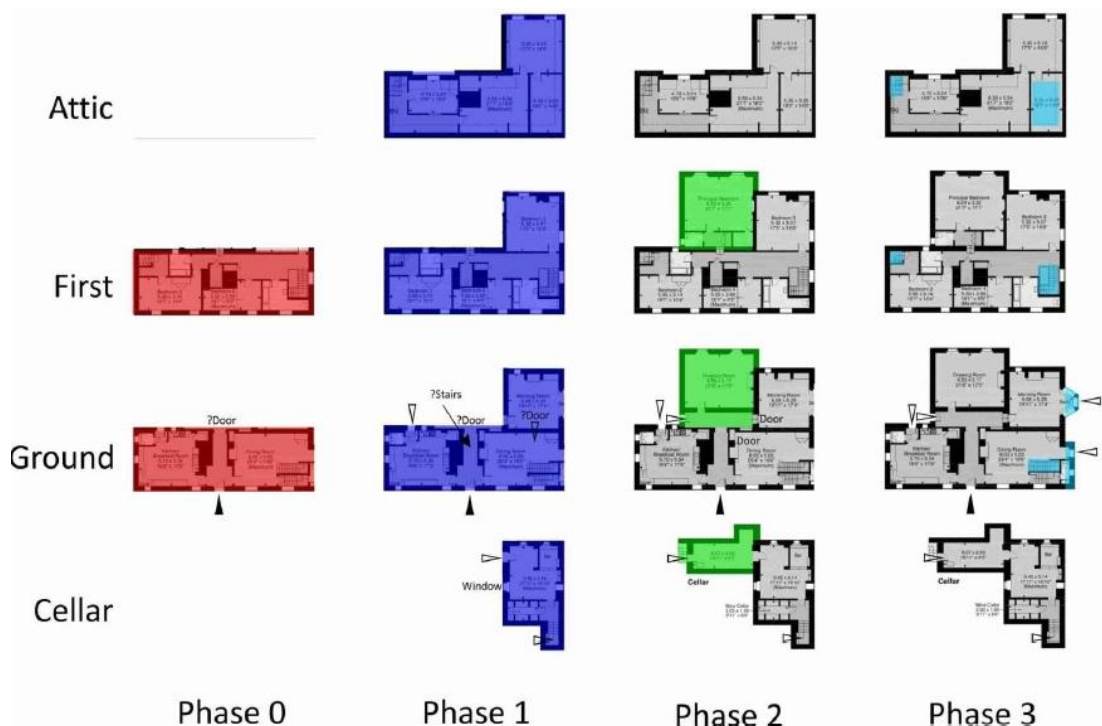


Figure 7 Likely development phases
Source: Heritage Matters Assessment p.56

Phase 0 = Pre-1691

Phase 1 = 1691

Phase 2 = 18th century

Phase 3 = 18th century and later

North to bottom of plan

Cartographic Evidence

A brief study of online maps has been made. The available maps which may be useful to analyse the development of the Grange are limited. The 1814 hand drawn Ordnance Survey map held by the British Library indicates that there are a number of buildings located within the grounds to the west of the Grange along the edge of Churchgate and facing towards the church. The map is not detailed enough to identify the exact layout of the house. This map cannot be reproduced due to copyright reasons but can be viewed at:

http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/o/002osd000000003u00227000.html?_ga=2.252751817.1185760307.1562670300-462105935.1562670300

By the time of the First Edition Ordnance Survey map, published in 1886, the buildings to the side of the Grange shown on the 1814 map have gone leaving the Grange on its own as it does to the present day. On the western side of the building two structures can be seen. The first appears to show the steps and bay which are still present (Fig. 8). To the north of this is a small structure which perhaps appears to be slightly smaller than the present extension which is due to be demolished. Subsequent editions of the Ordnance Survey maps show no more useful detail in this area.



Figure 8 Detail from the First Edition 1886 Ordnance Survey map
Note size of extension (arrowed) on NW side of the Grange
Sheet: Leicestershire XXXIX.15 Blaston, Hallaton, Horninghold

Proposed Alterations

The proposed works are located across the Grange on the ground, first and second floors with the removal of the side extension partially affecting the cellar stairs. Plans drawn by Ritchie and Ritchie Architects were supplied by the client of the existing house are shown in Figures 9, 10, 11 and 12 below with the affected areas highlighted. These areas were focussed on during this building survey. The proposed plans are shown in Figures 13 and 14 below.

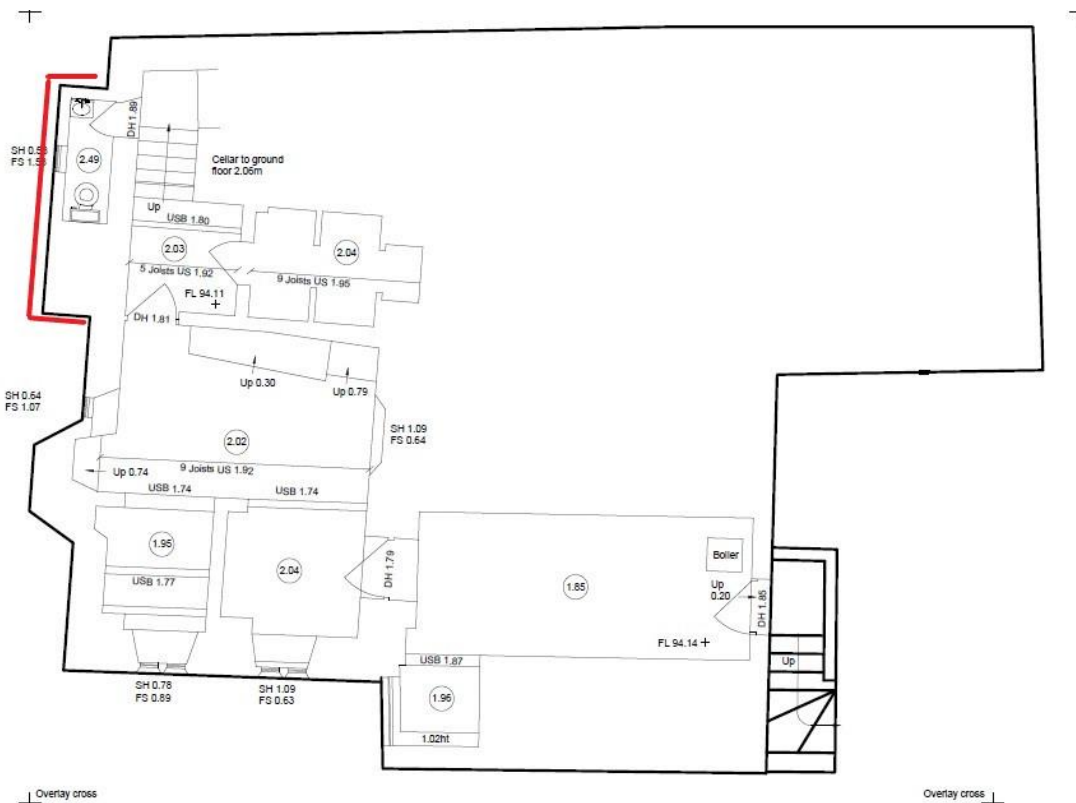


Figure 9 Plan of existing cellar
Plan drawn by Ritchie and Ritchie Architects and supplied by client. The red line indicates the area of the extension to be demolished

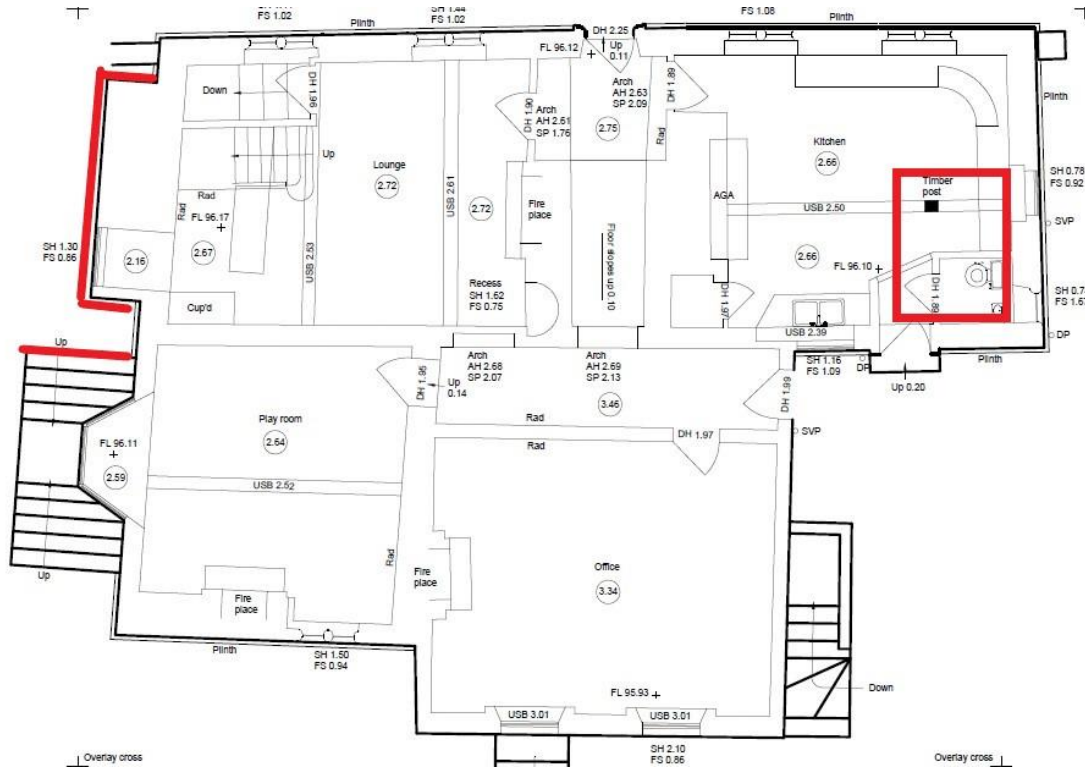


Figure 10 Plan of existing ground floor
Plan supplied by client. Red lines indicate the areas affected by the proposed work

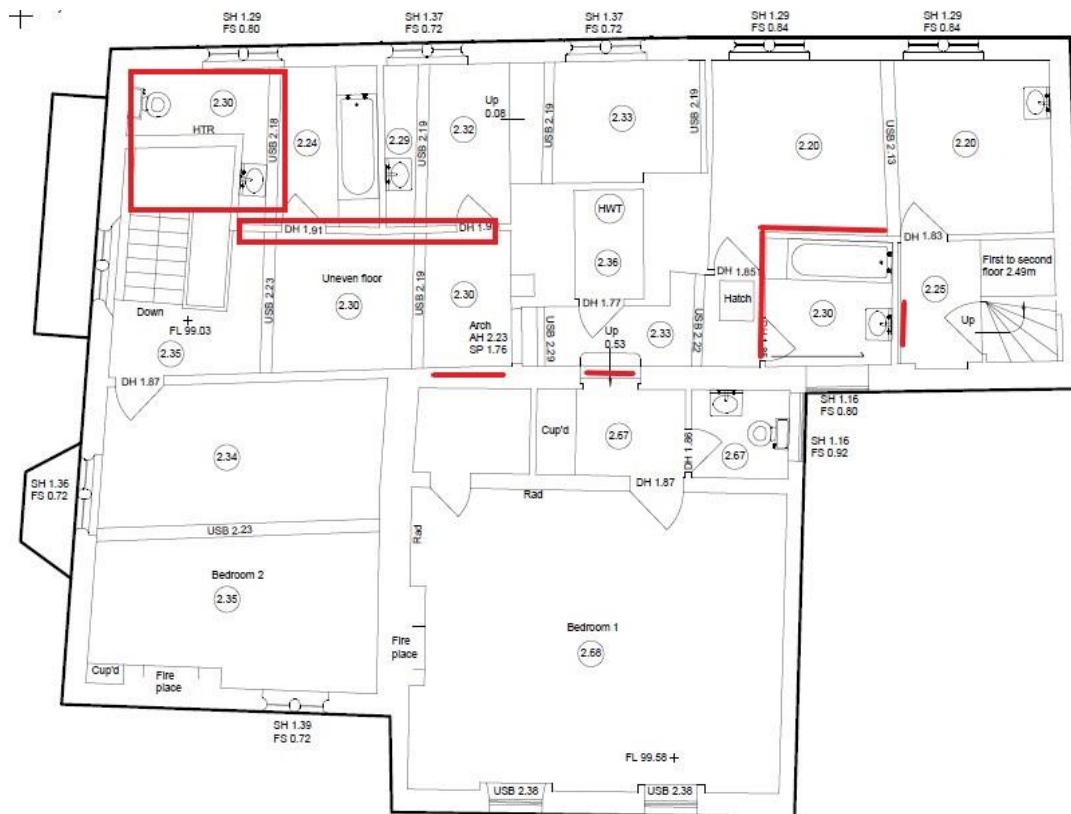


Figure 11 Plan of existing first floor
Plan supplied by client. Red lines indicate the areas affected by the proposed work

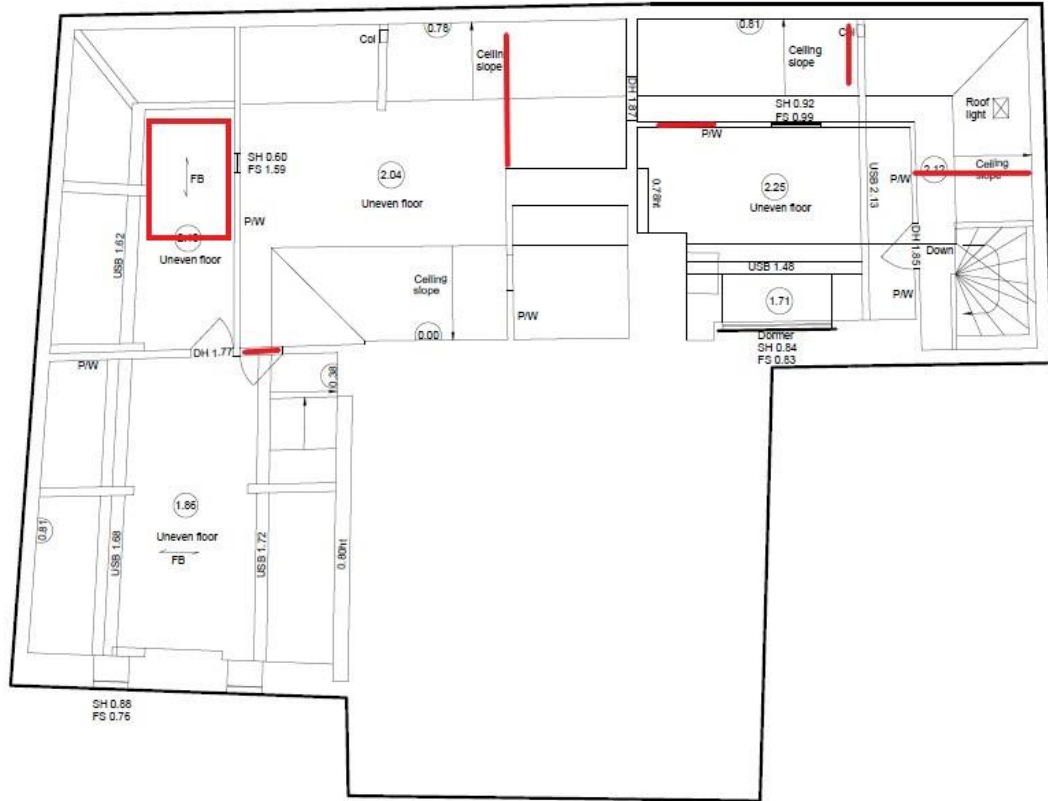


Figure 12 Plan of existing second floor
Plan supplied by client. Red lines indicate the areas affected by the proposed work



Figure 13 Proposed ground and first floor alterations
Ritchie and Ritchie Architects



Figure 14 Proposed west facing elevation and second floor Ritchie and Ritchie Architects

Results

A site visit was undertaken on the 27th of July 2020. At the time of the visit the Grange was in use by the owners. The house was in a good state of repair and appeared to be well-maintained. At present, due to access constraints, the second floor was only used for storage.

Outside, west facing elevation

The only alterations proposed which will be visible on the outside is the demolition of the single storey extension on the west facing elevation (Figs 15 to 17). This has a flat roof and appears to use modern hard-fired bricks of probable mid-20th century date. It is significantly longer than that shown on the First Edition OS map suggesting a rebuild or replacement of an earlier structure. The windows are metal Crittal-style frames with leaded lights and concrete lintels (Fig. 18). At ground level there is evidence of a blocked opening which may be access to the cellar, perhaps for a former coal chute (Fig. 19). Much of the extension and the west facing elevation is obscured by vegetation making inspection difficult although there did not appear to be any visible evidence of a former doorway at this point. Removal of the vegetation may expose the wall and removal of the extension would give a better view of the original fabric.

Cellar

The cellar will not be significantly affected by the proposed works with the exception of the removal of the toilet within the single storey extension. At present the toilet door is half way up the cellar steps (Fig. 20). The existing doorway to the toilet will be blocked.

Ground floor

Two key changes are proposed for the ground floor. The first will be the installation of a new entrance where the present single storey extension is (Fig. 21). At present the space beneath the staircase leads to a small alcove built into the extension which has a large metal-framed window. Hickie suggests that this may be the location of an earlier entrance from the garden which led into a small hall with the stairs. At present there is no visible evidence of this with the plasterwork appearing to be relatively new. As part of the works the existing stair case bannister may be replaced. The present one appears to be quite modern and of late 20th century origin (Fig. 22).

The second proposed ground floor alteration will be in the eastern end of the house where the present kitchen is located. The current kitchen has a modern toilet fitted into the south-eastern corner (Fig. 23). The walls modern insertions into an area where the original service stairs would have been located. The stairs are still present immediately above this point ascending from the first floor to the second floor and the former servants' quarters. Within the inserted toilet is a small window set high up in the wall (Fig. 24). It is possible that this window, which appears to be original, lit the now removed stairs. It is not clear exactly what form the stairs took although it seems likely that they were dog-legged as seen in the floor above. Removal of the toilet wall and ceiling may reveal traces of the hole in the ceiling through which the stairs passed. Within the kitchen is a substantial timber post supporting a transverse beam (Fig. 25). The post has notches or sockets which Hickie suggests may be related to the former

stairs Figs 26 and 27). The post stands quite a distance from the corner of the kitchen and is not directly beneath the first to second floor stairs. Its offset position however in the kitchen does suggest that it may be associated somehow. Equally, it is possible that the post may be a re-used beam with joist sockets which has been built into what was the lower status kitchen area where decorative features were not deemed to be necessary. At present it supports an east to west beam. The outside door leading to the back of the house appears to be the original door with horizontal boards and still retains its wooden lock case and late 17th century iron strap hinges (Fig. 28).

First Floor

At first floor level a number of changes are proposed across the Churchgate range of the 1691 building. At the western end a new set of stairs is proposed up to the second floor. This will sit above the present ground to first floor stairs and replace a toilet currently in this position (Fig. 29). The present landing space has been subdivided with modern plasterboard partition walling to create a bathroom and small room. Running across both the landing space and the bathroom from north to south are a pair of stop-chamfered beams (Fig. 30). The plasterboard walls cut across the beams showing that this area was originally an open space. Also on the landing area a new doorway will be created into the rear bedroom in the 18th century extension (Fig. 31). This will break through the 1691 wall and require a new step as the floors of the 17th and 18th century components do not match. The present doorway will be blocked.

Rather than going through an existing bedroom to get to the service stairs on the east side of the house an inserted bathroom will be removed and a new doorway opened up (Fig. 32). It is possible that there may be a doorway already where the proposed new one will be located although the modern plasterwork currently masks this possibility.

Second Floor

At present the second floor appears to be little changed since it was first built in 1691 with many original features still surviving. Most of the ceilings have been plastered preventing a detailed inspection of the roof structure. The eastern half of the second floor has gypsum/plaster flooring whilst the western half has variable width floor boards.

Current access to the second floor is via a narrow set of service stairs in the south-eastern corner of the house. These would have risen all the way from the ground floor kitchen. The stairs lead to a corridor which has a partition wall made from wide horizontal boards (Figs 33, 34 and 35). The wide boards are of variable width and clearly have been cut from substantial logs. They are supported by timber uprights cut from smaller stock and are still partially in the round. The partition wall creates a smaller room with a dormer window which may have been allocated to one of the more senior servants. Inside the room the boards have remnants of wallpaper on them which may be of early to mid-20th century date (Fig. 36). A new doorway will be created on the north wall of the partition which will entail the loss of part of the partition wall but will retain the majority of this wall. The existing door into this room is the original door made from four vertical planks battened together with hand-made metal latch and hinges (Figs. 37 and 38). It has a sliding wooden lock operated from the inside which again suggests that the occupant of this room was one of the higher status servants who

had a degree of privacy. It is not entirely clear but the proposed plans suggest that this doorway may be moved slightly further north, and the whole partition wall on this side will be moved slightly west, which will again lose some of the partition wall. Within the corridor, in the north-eastern corner a new bathroom will be inserted into the larger space where the partition wall has been moved westwards.

The leaded window on the boarded partition wall allows light into what would otherwise be a very dark low corridor (Fig. 39). To the west of the partition wall the roof space opens out to a large room with wooden floorboards. A new fire escape door will be fitted here which will lead into a new bathroom (Fig. 40). On the western side of the large room is a plastered wall with a small leaded window separating the former staircase (Fig. 41). This wall will have a new doorway inserted to access the proposed new stairs in the north-western corner of the house. The present doorway from this room leads into the rear range room and is the original door and doorway with hand-made metal and wood fittings (Figs 42 and 43). The door is made from three wide planks with uneven shaped edges which are from the outer sawings of a wide tree trunk. Such boards would not be good enough for the owners of the house but would be more than adequate for servants. The proposals are to block this doorway to prevent direct access from the two rooms. Access will then be via the landing area.

To the west of the middle room is a rectangular space lit by the small window on the dividing wall (Figs 44 and 45). This is the former landing serving the former staircase which rose from the first floor. At present the location where the stairs were located is covered over by modern boarding. The proposal is to build a new set of stairs in this location. The doors into this area leads into the rear bedroom. The door itself consists of two wide boards held together by battens (Fig. 46). The metal fittings appear to be hand-made. The lock case is wooden and, unusually, still retains its key which is a very rare survivor for such an item.

The rear room has fairly rough-cut floor boards of variable width (Fig. 47). The proposals may include raising the low ceiling in this area. The ceiling is likely to be original or at least a replacement in the same position.



Figure 15 West facing elevation with single storey extension
Looking east. The extension is outlined in yellow. The stairs to the right of the extension will be extended northwards



Figure 16 Single storey extension
Looking north-east. The wall on the left is the boundary wall to Churchgate. The small window lights the inside toilet



Figure 17 Single storey extension and adjacent steps
Looking north-east.



Figure 18 Single storey extension window detail
Looking south-east. Note hard-fired bricks



Figure 19 Blocked opening on extension
Looking east. Arrow points to blocking brickwork



Figure 20 Doorway to toilet within single storey extension
Looking south-west. Stair to cellar go down to left of picture. The visible window is
the one shown in Figures 16 and 18



Figure 21 Ground floor stairs with single storey extension below
Looking west. Doorway on right leads down to cellar and toilet seen in Fig. 20. The
window beneath the stairs is the larger window seen in Fig. 16.



Figure 22 Ground floor stairs
Looking north-west. Single storey extension window on left



Figure 23 The ground floor kitchen
Looking south-east. The toilet is located behind the door below the arch. Note the wooden post in the centre of the picture



Figure 24 Inserted toilet in the kitchen
Looking west. The small window may originally have lit an understairs store



Figure 25 Ground floor, kitchen. Timber post
Looking south towards inserted toilet wall



Figure 26 Timber post in kitchen socket detail



Figure 27 Timber post in kitchen socket detail



Figure 28 Rear kitchen door detail
Looking south. Note wooden lock case and the strap hinges. Inserted toilet on left



Figure 29 First floor landing area

Looking north-west. The stairs down to ground floor are behind the wooden cabinet. The plasterboard walls on the right are to be removed. New stairs up to the second floor will replace the toilet seen through the doorway centre left. Note continuous chamfered beams running across the landing and rooms



Figure 30 First floor landing, stop-chamfered beam end



Figure 31 First floor landing area and door to 18th century extension
Looking southwest. The new doorway will be just beyond the archway

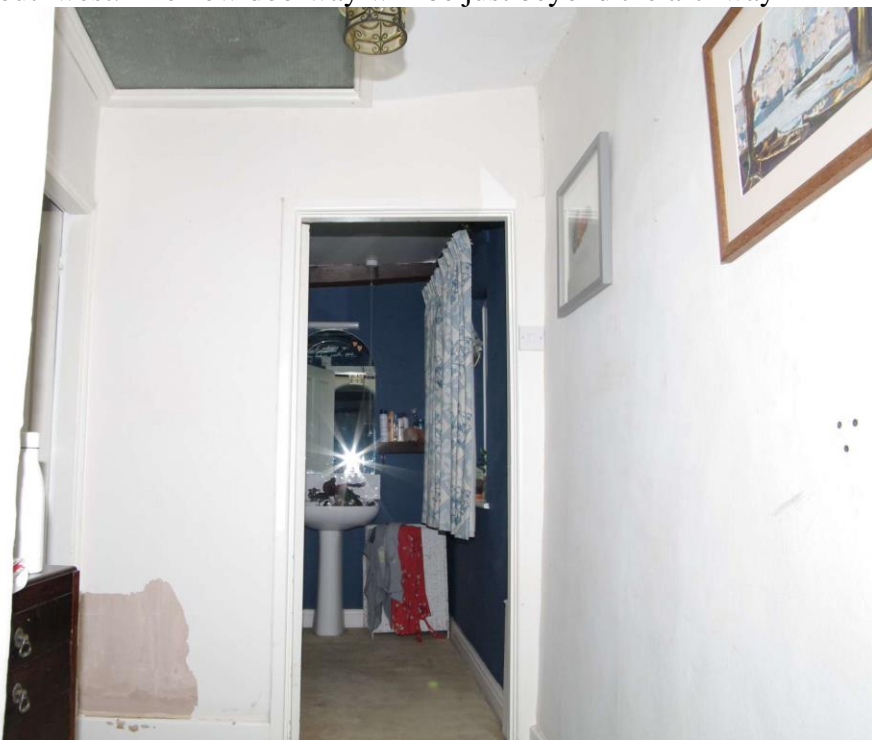


Figure 32 Inserted toilet wall at east end of first floor
Looking east. A new doorway to the service stairs will be located where the sink is



Figure 33 Second floor and top of service stairs
Looking south. Note boarded partition wall on right



Figure 34 Second floor service stairs
Looking down from second floor. Blocked window by angle in handrail



Figure 35 Second floor corridor

Looking west. A new wall will be inserted beneath the closest principal rafter. A new door will be inserted in the board wall just beyond the window. A new wall will be inserted where the rafter is and a fire escape door will be fitted at the end of the corridor. Note gypsum floor



Figure 36 Second floor, inside the partitioned room

Looking north-west. Note leaded window giving light to the corridor shown in Fig. 35
The new doorway will be inserted to the left of the window



Figure 37 Second floor, inside the partitioned room
Looking south-east. The door may be moved slightly to the left



Figure 38 Second floor. Door detail in south-eastern boarded room
Looking east. Note wooden sliding lock



Figure 39 Leaded window in partition wall
Looking south-east. 0.4m scale



Figure 40 Second floor, middle room
Looking north-east towards partition wall corridor (on left). A new bathroom will be inserted into the space on the left of the picture



Figure 41 Second floor, middle room
Looking west from corridor. A new door will be inserted to the left of the small window. The doorway on the left will be blocked



Figure 42 Second floor. Wide-boarded door from middle room to rear range
0.4m scale. This doorway is proposed to be blocked



Figure 43 Second floor. Landing to former stairs
Looking north from rear bedroom. Former landing on left. Middle room on right. The door on the right is that shown in Figure 42



Figure 44 Former second floor landing and stairs in NW corner of house
Looking north. The boarded area at the far end indicates where the stairs were located.
Note the small window (top right) which lit the stairs



Figure 45 Door from former landing to rear room detail
0.4m scale. Note wooden lock plate still with key



Figure 46 Rear second floor room
Looking south-west from doorway

Conclusion of the Historic Building Survey

The proposed works have the potential to expose earlier phases of building fabric which may help in the understanding of the development and growth of Hallaton Grange. At ground floor level the proposed demolition of the extension on the western side of the building may explain what the small structure shown on the First Edition Ordnance Survey map is. Demolition of the extension also has the potential to verify, or otherwise, the suggestion that there was an earlier doorway into a side hall at this point. The building of a new set of stairs in the south-eastern corner of the ground floor kitchen will echo the original service stairs which were almost certainly in this location. The layout of the earlier stairs may be better understood once the inserted toilet and its ceiling have been removed.

At first floor level the removal of the present bathroom walls in order to allow space for new stairs rising from the first to second floor will partially return this area back to its original layout. The removal of the modern bathroom walls is unlikely to expose any original fabric. However, as with the new kitchen stairs, the new stairs up to the second floor may reveal evidence of the earlier stairs. At the eastern end of the first floor there is the possibility of revealing a doorway to the service stairs although it is not clear if one existed at this point. Stripping away the plaster will answer this question. The insertion of a new doorway into the rear bedroom will break through original fabric but any loss should be minimal.

Because the ground and first floors have been constantly lived in, they have undergone a wide range of gradual change and adaptation over the years. By contrast, because the second floor is harder to reach, and has lower status associations, it has been affected much less. This has resulted in the retention of the original doors and partition walls. In order to make the space fit for modern living the second floor will necessarily undergo some of the most significant changes. It is recommended that as much of the boarded partition wall be retained as possible. Similarly, the wide-boarded doors are rare survivors and should be incorporated into the proposals if at all possible. The wooden lock plate still with its key is almost never seen. As already noted, the rebuilding of the staircase in the north-west corner has the potential to aid the understanding of the layout of the original stairs.

Acknowledgements

Thanks are due to Mr and Mrs Stafford for their interest and assistance during the survey. Ritchie and Ritchie Architects produced the existing and proposed drawings. Heritage Matters produced the initial assessment report for The Grange. The project was managed by Vicki Score and the fieldwork was carried out and written up by Andrew Hyam.

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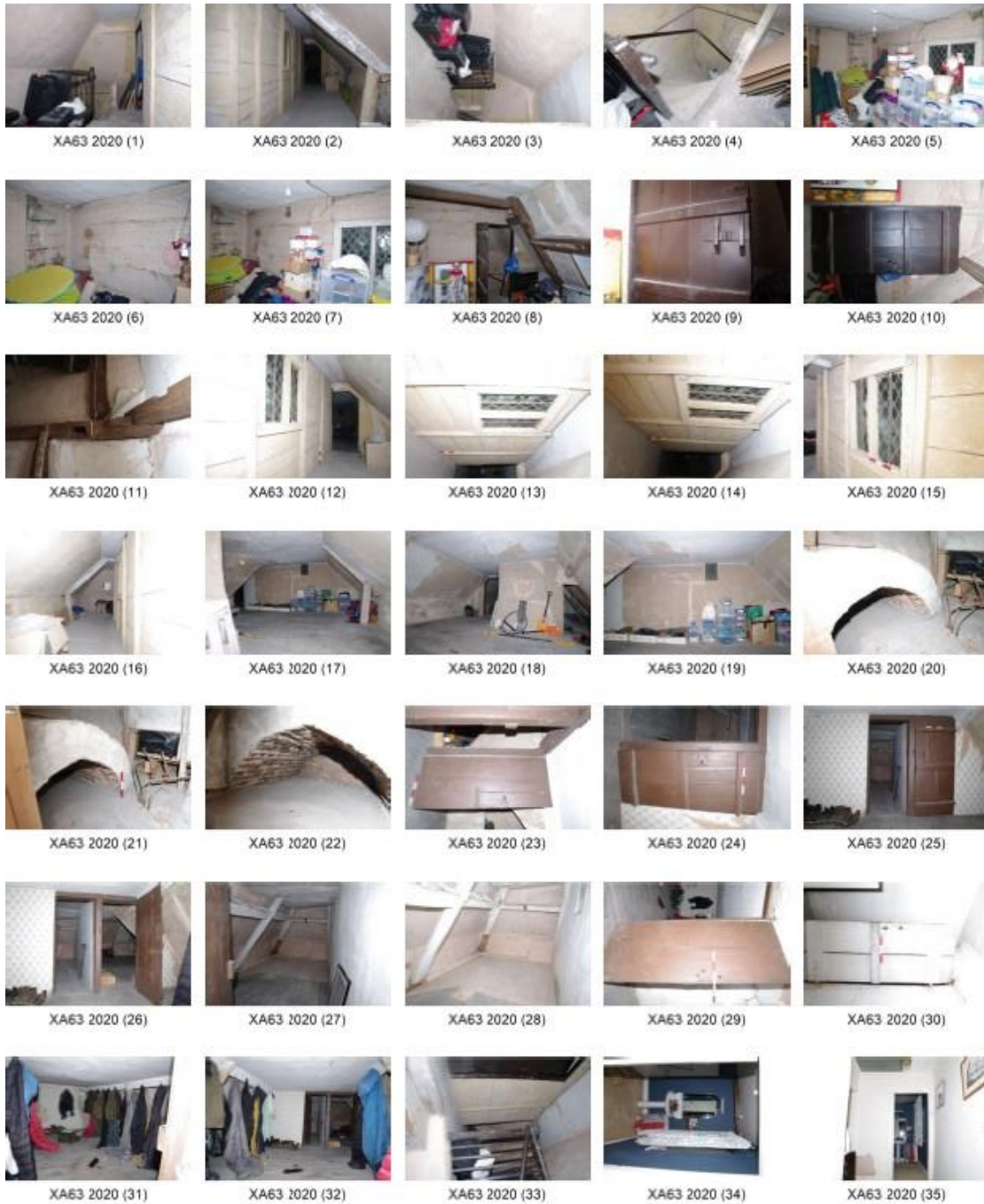
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July 2020

Appendix 1 Digital Photographs taken during the building survey





XA63 2020 (36)



XA63 2020 (37)



XA63 2020 (38)



XA63 2020 (39)



XA63 2020 (40)



XA63 2020 (41)



XA63 2020 (42)



XA63 2020 (43)



XA63 2020 (44)



XA63 2020 (45)



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XA63 2020 (92)



XA63 2020 (93)



XA63 2020 (94)

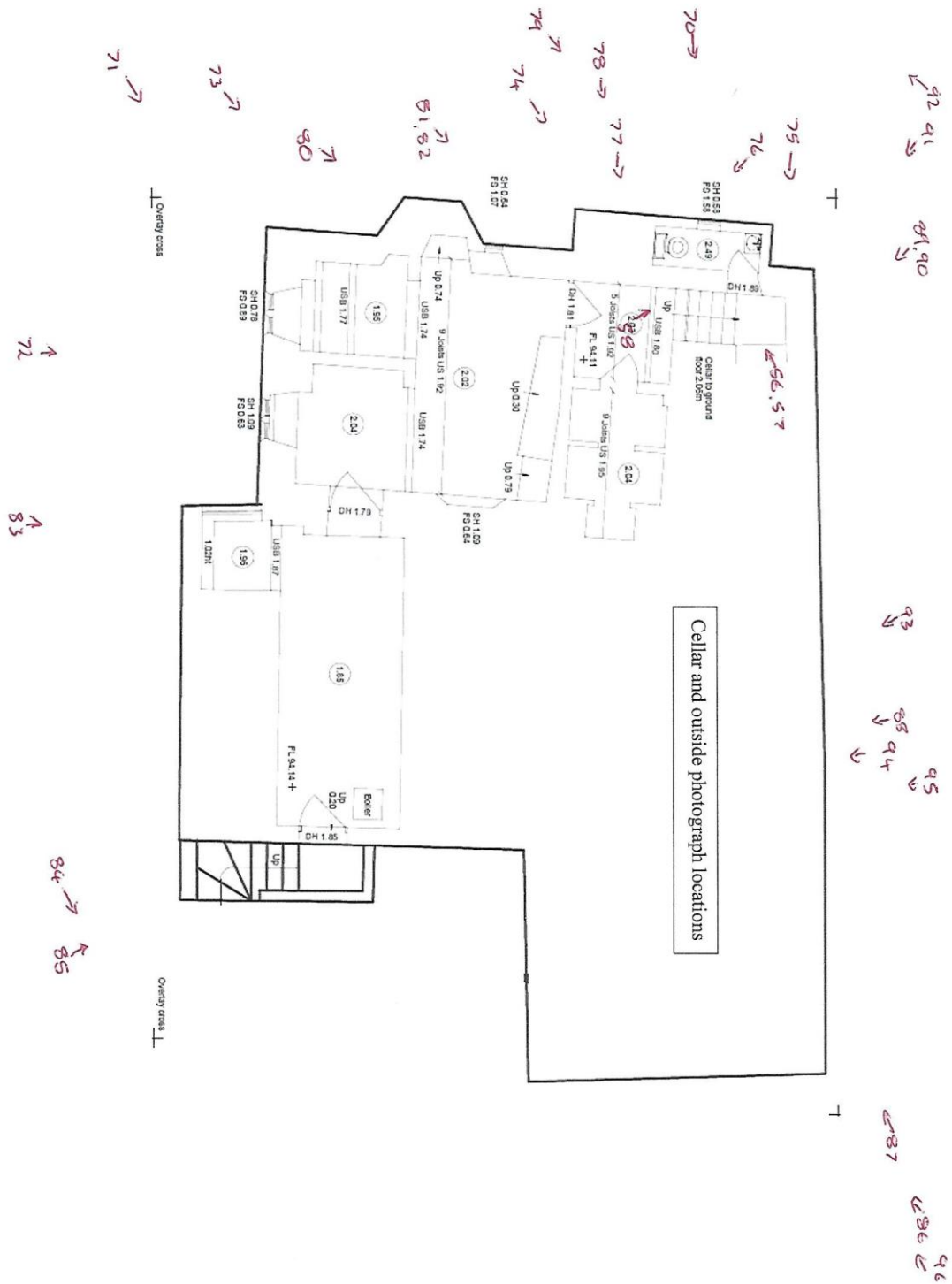


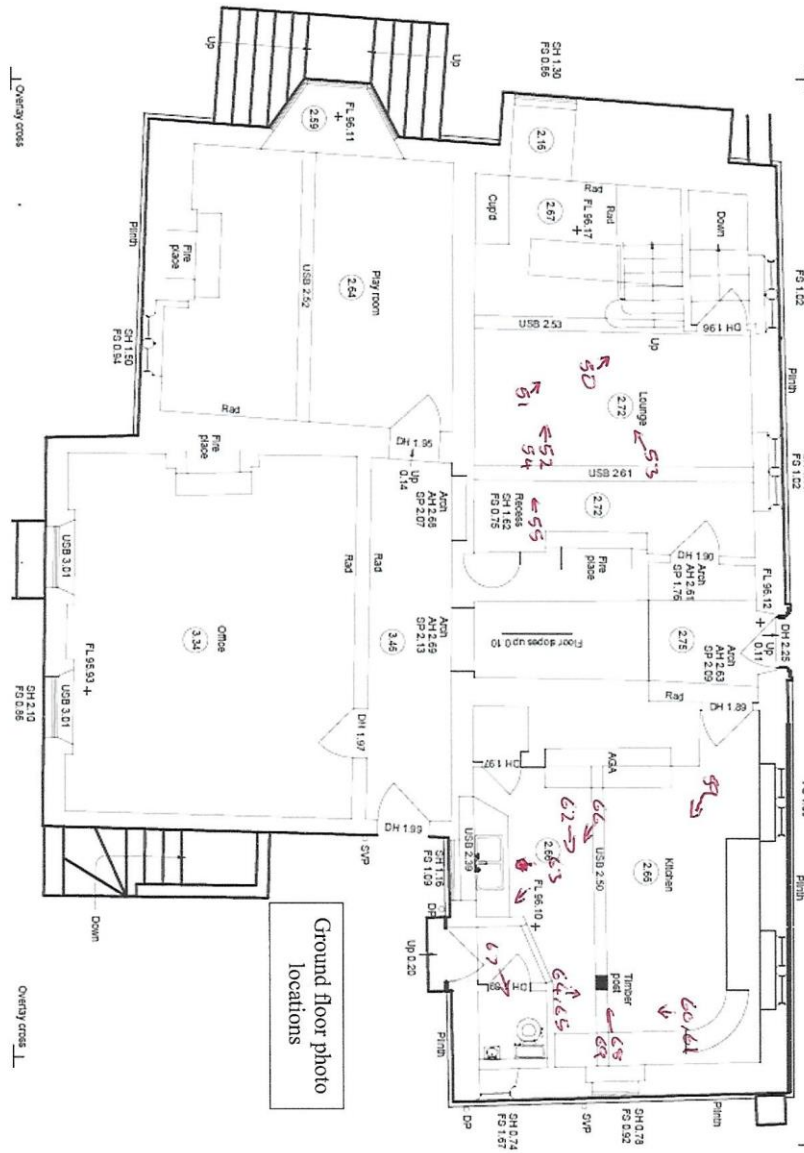
XA63 2020 (95)

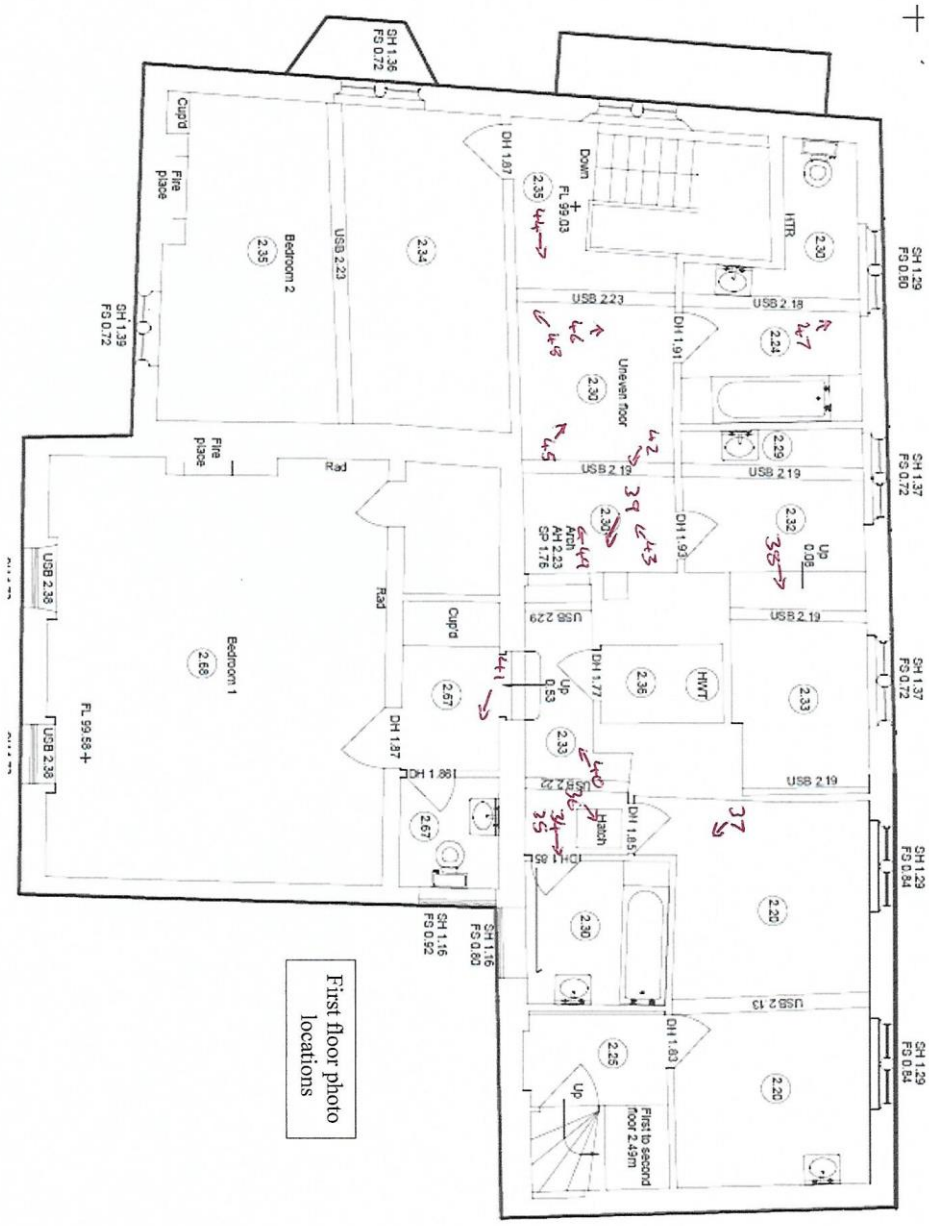


XA63 2020 (96)

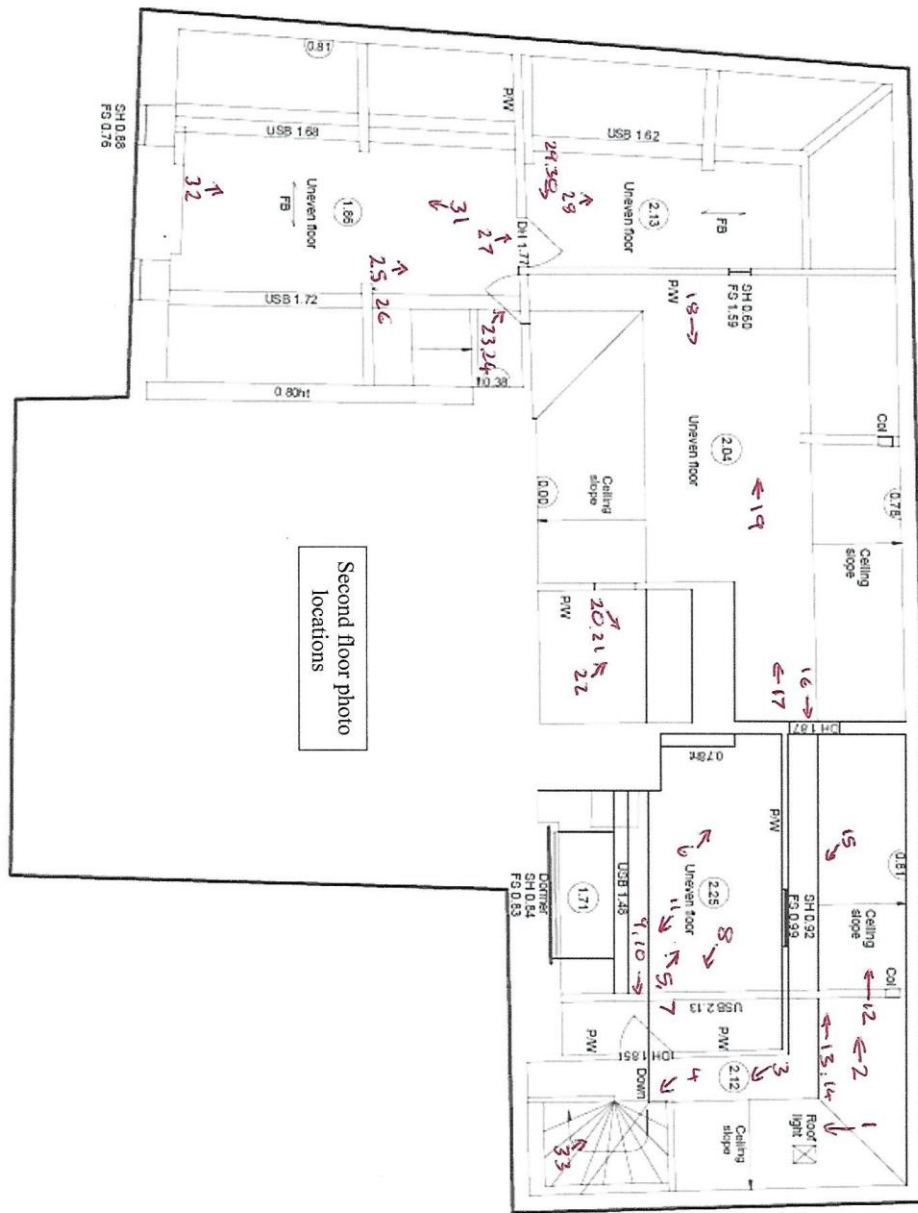
Appendix 2 Digital photograph locations







First floor photo locations





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