

**Catherine Dalley House  
Scaford Road  
Melton Mowbray  
Leicestershire**

*Historic Building Recording*



*Report prepared for:*  
McCarthy & Stone

CA Project: MK0090  
CA Report: MK0090\_1

Planning Ref: 18/00518/FUL

August 2019



# Catherine Dalley House Scalford Road Melton Mowbray Leicestershire

## *Historic Building Recording*

CA Project: MK0090  
CA Report: MK0090\_1

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date	August 2019
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date	August 2019
issue	1

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## CONTENTS

1.	INTRODUCTION.....	10
2.	METHODOLOGY.....	13
3.	CATHERINE DALLEY HOUSE IN CONTEXT .....	16
4.	HISTORIC BUILDING SURVEY .....	19
5.	DISCUSSION.....	87
6.	STATEMENT OF SIGNIFICANCE.....	94
7.	REFERENCES.....	96

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## ILLUSTRATIONS

- Fig. 1 Site location plan
- Fig. 2 Ground floor phase plan of Catherine Dalley House
- Fig. 3 First and second floor phase plans of Catherine Dalley House
- Fig. 4 Ground and first floor phase plans of the Cottages
- Fig. 5 Ground floor staircase location at Catherine Dalley House and garden feature

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## PHOTOGRAPHS

Photo 1	South elevation of the House
Photo 2	South elevation of the House east aspect
Photo 3	South elevation of the House interface with 20th century east aspect extension
Photo 4	South elevation of the House looking west at the 20th century porch extension
Photo 5	South elevation of the House looking east at the 20th century porch extension
Photo 6	South elevation of the House west aspect looking north
Photo 7	West elevation of the house south aspect
Photo 8	West elevation of the House parapet and turret detail
Photo 9	West elevation of the House looking north to the 20th century extension
Photo 10	West elevation of the House at the north aspect above the 20th century extension
Photo 11	West elevation of the House at the north aspect looking south
Photo 12	North elevation of the House
Photo 13	East elevation of the House at the north aspect
Photo 14	East elevation of the House at the south aspect
Photo 15	East elevation gable of the House at the south aspect
Photo 16	Entrance to the House at ground floor from the 20th century extension at the east elevation
Photo 17	Ground floor room 1 looking south
Photo 18	Ground floor room 1 looking west
Photo 19	Ground floor east/west corridor of the House looking west
Photo 20	Ground floor room 2 of the House looking south
Photo 21	Ground floor room 2 of the House looking east
Photo 22	Ornate door at entrance to room 3
Photo 23	Ornate door at entrance to room 3 arch detail
Photo 24	Room 3 at ground floor of the House
Photo 25	Room 4 at ground floor of the House looking west
Photo 26	Room 4 at ground floor of the House looking north
Photo 27	Room 4 at ground floor of the House looking east toward blind arch feature
Photo 28	Ground floor north/south corridor looking north
Photo 29	Room 5 at ground floor of the House
Photo 30	Room 6 at ground floor of the House
Photo 31	Aperture into adjacent 20th century room from room 6 at ground floor of the

---

## House

- Photo 32 Entrance to ground floor room 7 of the House
- Photo 33 Looking into ground floor room 7 of the house from the west elevation
- Photo 34 Looking north in ground floor room 7 of the House
- Photo 35 looking east in ground floor room 7 of the House
- Photo 36 Entrance to the basement/cellar of the House
- Photo 37 Basement/cellar of the House looking south
- Photo 38 Basement/cellar of the House looking west at north aspect
- Photo 39 Basement/cellar of the House looking north
- Photo 40 Basement/cellar of the House looking south
- Photo 41 Basement/cellar of the House looking west at south aspect
- Photo 42 East elevation of the House from the flat roof of the north east 20th century extension
- Photo 43 North elevation of the House at the east aspect from the north east 20th century extension
- Photo 44 North elevation of the House at the north aspect from the north east 20th century extension
- Photo 45 North elevation of the House at the west aspect from the north east 20th century extension
- Photo 46 Entrance to the house at the first floor from the east aspect 20th century extension
- Photo 47 First floor east/west corridor of the House looking west
- Photo 48 First floor room 8 of the House looking south
- Photo 49 First floor room 8 of the House looking west
- Photo 50 First floor room 9 of the House looking south
- Photo 51 First floor room 9 of the House looking east
- Photo 52 First floor room 10 of the House looking west
- Photo 53 First floor room 10 of the House looking north
- Photo 54 First floor room 11 of the House looking west
- Photo 55 First floor room 11 of the House looking north
- Photo 56 First floor north/south corridor of the House at south aspect looking north
- Photo 57 Short east/west orientated corridor at north aspect of the House looking west
- Photo 58 First floor room 12 of the House looking south east
- Photo 59 First floor room 13 of the House looking east
- Photo 60 First floor north/south corridor of the House at north aspect looking north
- Photo 61 First floor room 14 of the House looking south east
- Photo 62 First floor room 15 of the House looking north west
- Photo 63 First floor room 15 of the House looking north

---

Photo 64	First floor room 15 of the house looking east
Photo 65	First floor to second floor stair at first floor of the House
Photo 66	Looking west in attic space of 20th century extension towards east elevation of the House
Photo 67	Looking west in attic space of 20th century extension towards east elevation of the House detail
Photo 68	First to second floor staircase looking north
Photo 69	Second floor corridor in the House looking north
Photo 70	Second floor room 16 in the House looking south
Photo 71	Second floor room 17 in the House looking north
Photo 72	Second floor landing in the House looking south
Photo 73	Second floor attic space 1
Photo 74	Second floor attic space 2
Photo 75	The Cottages south elevation
Photo 76	The Cottages south elevation west aspect
Photo 77	The Cottages south elevation east aspect
Photo 78	The Cottages south elevation intersection with 20th century extension
Photo 79	The Cottages date stone at south elevation
Photo 80	The Cottages east elevation
Photo 81	The Cottages outbuilding 1 at west elevation
Photo 82	The Cottages outbuilding 2 at west elevation wall detail
Photo 83	The Cottages outbuilding 2 interior detail
Photo 84	Entrance to Cottages at the west elevation
Photo 85	Room 1 of the Cottages looking east
Photo 86	Cottages ground floor looking east to ground floor staircase at the west aspect
Photo 87	Cottages ground floor room 2 looking south
Photo 88	Cottages ground floor room 2 fireplace detail
Photo 89	Cottages ground floor room 3 lath and plaster partition detail
Photo 90	Cottages ground floor room 3 timber partition arrangement
Photo 91	Cottages ground floor room 4 floor detail
Photo 92	Cottages ground floor room 4 door detail east aspect
Photo 93	Cottages ground floor room 4 door detail west aspect
Photo 94	Cottages ground floor room 4 looking north
Photo 95	Cottages ground floor room 4 looking south
Photo 96	Cottages ground floor porch arrangement
Photo 97	Cottages ground floor room 5 looking south

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Photo 98	Cottages ground floor room 5 fireplace area
Photo 99	Cottages ground floor room 6 looking south
Photo 100	Cottages ground floor room 6 under stairs cupboard area
Photo 101	Cottages ground floor room 6 fireplace area
Photo 102	Cottages ground floor room 7 looking north
Photo 103	Cottages ground floor room 7 looking south
Photo 104	Cottages first floor east/west corridor looking east
Photo 105	Cottages first floor room 8 looking west
Photo 106	Cottages first floor entrance to room 9
Photo 107	Cottages first floor room 9 fireplace area
Photo 108	Cottages first floor room 10 looking south
Photo 109	View into loft hatch in room 10
Photo 110	Cottages first floor room 10 looking north
Photo 111	Cottages first floor room 11 looking south
Photo 112	Cottages first floor room 12 looking south
Photo 113	Cottages first floor room 12 full span timber beam
Photo 114	Cottages first floor room 13 looking west
Photo 115	Cottages first floor room 14 looking south
Photo 116	Cottages first floor room 14 full span timber beam
Photo 117	Staircase behind suspended ceiling in the ground floor of the House
Photo 118	Garden feature at the west elevation of the House looking west
Photo 119	Garden feature at the west elevation of the House looking north
Photo 120	Garden feature at the west elevation of the House looking east
Photo 121	Garden feature at the west elevation of the House looking south east
Photo 122	Garden feature at the west elevation of the House looking south
Photo 123	Burial mound in the grounds of Scalford Hotel?



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## SUMMARY

In June 2019 Cotswold Archaeology were commissioned by McCarthy & Stone Ltd to undertake a Level 2 Historic Building Recording at Catherine Dalley House. The Level 2 Recording has been undertaken in response to a planning application to re-develop the Site.

The site comprises four buildings which lie to the north of Melton Mowbray, on the west side of the Scalford Road. The Recording focussed on the two buildings that were previously identified as having some historic significance, Catherine Dalley House itself and a set of Cottages at the north of the site. Neither of the buildings are statutorily Listed and nor do they have a Local Listing status.

Catherine Dalley House has an original late Victorian core, and was known as 'Northfield House' in the late 19th century. It was the home of a local merchant, Warren Sharman, and then subsequently became a hunting lodge under the ownership of a Mr Foxall-Keene in the early 20th century. The house functioned as a dwelling for its owners. Its associated cottages were used as a dwelling for the employees of the house and used as ancillary buildings connected with the house's activities.

Both Catherine Dalley House and the associated cottages have significance in their evidential value as a group of late Victorian residential structures constructed in red brick and grey slate, carrying traditional Victorian architectural motifs. The historic structures have historic value in their association with Melton Mowbray's fox hunting tradition; and have communal value as a place of employment for the town's residents from its Victorian inception to its late 20th century incarnation as a residential care home.

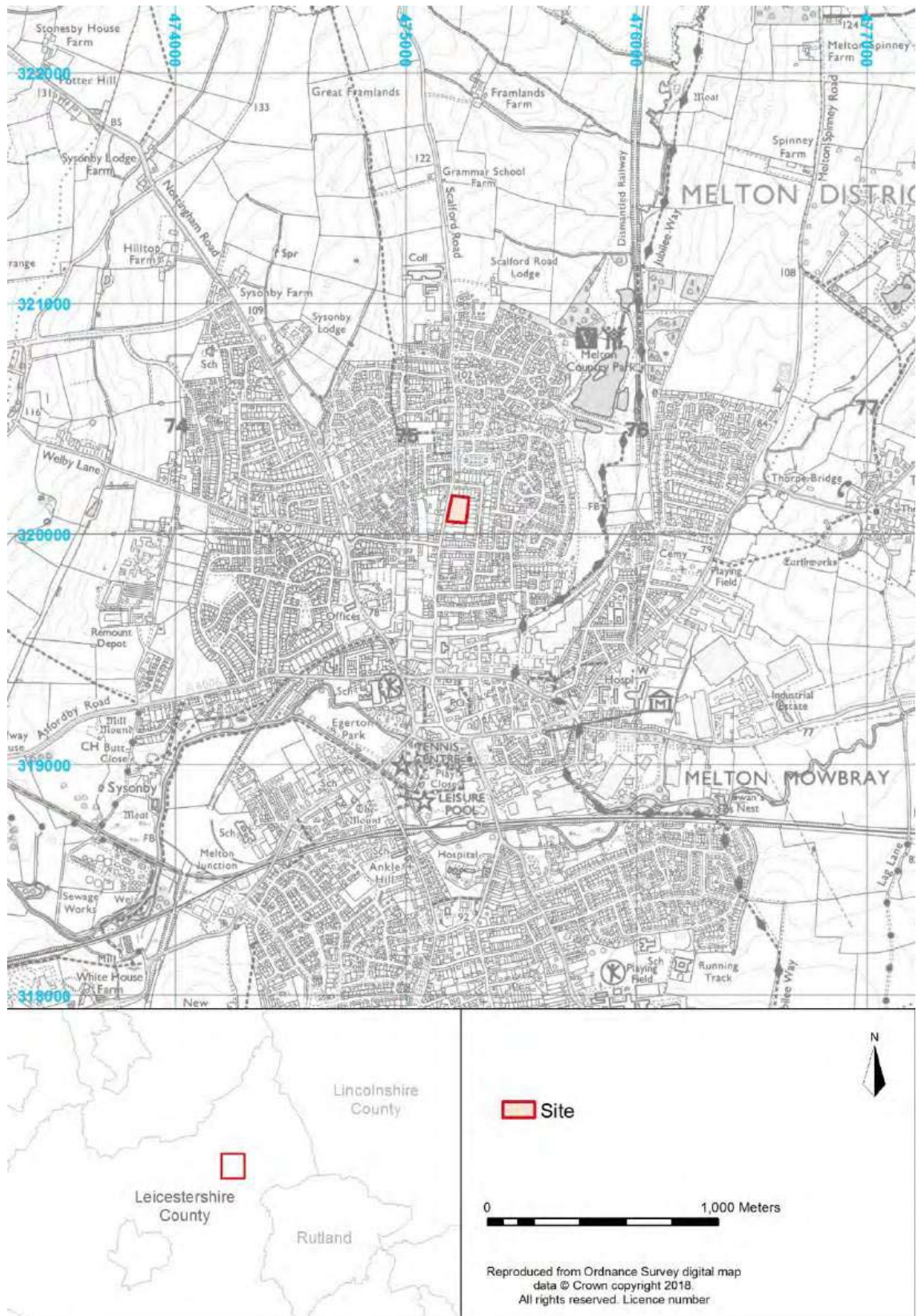


Fig. 1: Site Location Plan

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## 1. INTRODUCTION

- 1.1. In June 2019 Cotswold Archaeology (CA) was commissioned by McCarthy & Stone Ltd to undertake a Level 2 Historic Building Recording in respect of identified historic structures at the site of the former care home known as Catherine Dalley House, Scalford Road, Melton Mowbray, Leicestershire LE13 1JZ (NGR: SK 75222 20128), hereafter referred to as the 'Site'.
- 1.2. The historic structures at the Site were identified during a Historic Buildings Appraisal carried out by CA in May 2018 (CA 2018). The Historic Buildings Appraisal was undertaken in order to accompany a Planning Application for the redevelopment of the Site that would require the demolition of the buildings. The Appraisal identified the historic core of the main Catherine Dalley House building (hereafter referred to as 'the House' and a group of buildings to the north of the House (hereafter referred to as 'the Cottages'), as being of historic interest.
- 1.3. Neither the House nor the Cottages are Listed on the National Heritage List for England under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended for their special architectural or historic interest. Melton Borough Council does not maintain a Local List of significant local heritage assets.
- 1.4. An application (18/00518/FUL) for the 'Demolition of existing buildings, erection of 46 retirement apartments, 10 bungalows, communal facilities, landscaping, access, car parking and ancillary development' was submitted to Melton Borough Council (MBC) in 2018 (and validated on 02/08/2018), that would require the demolition of both the House and the Cottages.
- 1.5. Leicestershire County Council (LCC) on 20 June 2018 (ref CLE15575) directed that, as a draft condition in respect of application (18/00518/FUL), no demolition/development was to take place/commence until a programme of historic building survey defined within a submitted Written Scheme of Investigation (WSI) had been undertaken; in order to ensure a satisfactory historic building survey and to record and advance an understanding of the significance of the affected resource prior to its loss.

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### *Scope, objectives and methodology*

- 1.6. The objective of the survey is to produce a record of the parts of the House and the Cottages, in their current state, which will be lost as part of the development. The record comprises annotated plans, photographs and a written description of the House and the Cottages in their current state prior to the proposed development works. The objective of the recording is to understand the structural and functional history of the House and the Cottages and to provide a clear record of their significance. The building survey, undertaken by David Jones, Historic Buildings Consultant, on 31 July 2019 and 1 August 2019, equates to a Level 2 standard as defined in 'Understanding Historic Buildings: A guide to good recording practice' (Historic England 2016). The building survey has been undertaken in accordance with the terms of our submitted and approved Written Scheme of Investigation (WSI).

### *Objectives and professional standards*

- 1.7. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with guidance published by the Chartered Institute and Historic England. The scope of this Assessment addresses the requirements set out in LCC (ref CLE15575) in respect of planning application ref (18/00518/FUL), This Historic Building Recording is to be read in conjunction with the Historic Building Appraisal Report (CA 2018).

### *Statute, policy and guidance context*

- 1.8. This Historic Building Record has been informed by the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, the National Planning Policy Framework 2019, the Melton Borough Local Plan 2011-2036 (Adopted October 2018), and supporting guidance documents. Specifically, it has been informed by *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016) and *Making Changes to Heritage Assets: Historic England Advice Note 2* (Historic England 2016b).

### *Limitations of the assessment*

- 1.9. This assessment is founded on the survey undertaken in July/August 2019 augmented by documentary evidence from secondary sources. The survey was restricted to those areas of the House and Cottages identified as being of potential heritage significance (CA, 2018). The survey excluded the mid to late 20th-century

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structures at the Site; as well as the mid to late 20th-century extensions to the House and the Cottages (Ibid).

1.10. The survey was undertaken in fair weather conditions with good visibility; access to the relevant areas of both the House and Cottages was considered sufficient to fully complete the survey with the following exceptions:

- The north elevation of the House could not be fully surveyed due to being partially obscured by mid to late 20th century extensions and alterations
- The east elevation of the House could not be fully surveyed due to being partially obscured by mid to late 20th century extensions and alterations
- The south elevation of the House could not be fully surveyed due to being partially obscured by mid to late 20th century extensions and alterations
- The west elevation of the House could not be fully surveyed due to being partially obscured by mid to late 20th century extensions and alterations
- The north elevation of the Cottages could not be surveyed due to its abutment with residential properties
- The east elevation of the Cottages could not be fully surveyed due to being partially obscured by mid to late 20th century extensions and alterations
- The south elevation of the Cottages at its east aspect could not be fully surveyed due to heavy vegetation growth in this area

1.11. The selection of secondary material relevant to the House and the Cottages was limited to that available from a desk-based study and those features and fabric that were inspected and recorded during the site visit.

1.12. The floor plans annotated and presented within this report were extracted from plans produced for the asbestos survey undertaken by Independent Environmental Surveyors (IES) in December 2012. Whilst the floor plans extracted from the asbestos survey are not to scale, the plans are considered sufficient to illustrate the phased construction of the House and Cottages along with areas of significance.

### *Consultation*

1.13. This assessment has been undertaken in accordance with a Written Scheme of Investigation (WSI), formalising the adopted scope and methodology (CA 2019). The WSI was submitted to Jenny Young, Planning Archaeologist East at LCC for review, comment and approval. It was approved on 20th June 2019.

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## 2. METHODOLOGY

### *Data collection, analysis and presentation*

- 2.1. This Historic Building Assessment was guided in its composition by the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures (ClfA 2019); Understanding Historic Buildings: A guide to good recording practice (Historic England 2016). The Building recording was undertaken to a Level 2 standard as defined in Understanding Historic Buildings: A guide to good recording practice (Historic England 2016).
- 2.2. The key objectives of the Historic Building Recording were to produce a concise description of the significance of the House and the Cottages; and to produce a record of the parts of the House and Cottages which are to be demolished as part of the redevelopment of the Site. The objective of the recording is to understand the structural and functional history of both the House and the Cottages and to provide a clear record of their significance. The areas of the House and the Cottages which have been subject to detailed recording were restricted to the historic core of the structure and comprised the following:
- Available external elevations of the historic core of the House
  - The ground floor and basement/cellar area of the historic core of the House.
  - The first floor of the historic core of the House
  - The second floor of the historic core of the House and attic spaces
  - Available external elevations of the Cottages
  - The ground floor of the Cottages at both the west and east aspect
  - The first floor of the Cottages at both the west and east aspect
  - The central 'stable' area of the Cottages
- 2.3. The Building survey included the following elements:
- The completion of a photographic survey, to Historic England Level 2 standards, focussing on the areas and details of the House and the Cottages which will be lost as a result of demolition.
  - Detailed recording of any structural/architectural features that are potentially of significance.

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- The production of building phase plans establishing an accurate record of the historic development of the House and the Cottages, informed by historic cartographic sources, planning history and the Site inspection.

2.4. The recording focussed on creating a detailed record of the House and Cottages. This approach has been agreed with Jenny Young, Planning Archaeologist East at LCC through submission and approval of a WSI in accordance with a draft condition attached to planning permission for the demolition of existing buildings, erection of 46 retirement apartments, 10 bungalows, communal facilities, landscaping, access, car parking and ancillary development.

#### *Drawn Record*

2.5. A drawn record was made utilising existing floor plans, indicating the form and function of any structural features and/or detail of historic significance including any evidence for fixtures and fittings of significance. Existing floor plans were used during the assessment and have been annotated depicting the chronological phasing of the House and Cottages, features of architectural value and photographic locations (Figures 2, 3, 4 and 5). These existing floor plans are considered sufficient to illustrate the phased construction of the House and Cottages along with areas of significance.

#### *Photographic Record*

2.6. The photographic record includes general shots of the elevations of the House and Cottages, and the overall appearance of the principal areas within the House and Cottages that will be lost to demolition by the development. The photographic record includes photographs of the overall appearance of the individual rooms in the House and Cottages along with photographs of any specific architectural details that relate to date, alteration or function. The photographic archive is held by Cotswold Archaeology but can be made available on request.

2.7. The photographic survey comprises digital images of the House and Cottages, and has been created in compliance with Historic England guidance. Select photographs were taken using a Digital Bridge Camera with a sensor of a minimum of 20 megapixels. A compact digital camera was used for more general shots and working shots. Lenses were chosen to reflect the requirements of the particular feature/features being recorded.

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- 2.8. Images have been saved in TIFF format. At the current time TIFF formatting is regarded as the best format for archiving. Some files have been converted to .jpeg format for use in the report, but original RAW or TIFF versions have been maintained in the project archive.

*Written Record*

- 2.9. The written account includes the location of the House and Cottages, designations, the date and circumstances of the record and name of recorder; an account of the House and Cottages form, function, date and development sequence; and the names of architects, builders, patrons and owners will be given, where known.
- 2.10. Details of the history and development of the House and Cottages has been compiled utilising an existing Heritage Building Appraisal (Cotswold Archaeology 2019) and available secondary sources. Archive material available at Melton Carnegie Museum in Melton Mowbray, consulted during the previous Historic Building Appraisal, has been utilised in compiling this report. David Jones (CA), Historic Buildings Consultant visited the Site on 31 July and 01 August 2019 to assess the significance of the House and Cottages in accordance with appropriate Historic England guidance (Understanding Historic Buildings: A guide to good recording practice, 2016) and the approved WSI.
- 2.11. The House and Cottages were surveyed with a particular focus upon those elements that will be lost as part of the development works, and upon those elements considered to date to the original construction phase, and includes analysis of external or internal details, structural or decorative, which are relevant to the House and Cottages design, development or use.



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### 3. CATHERINE DALLEY HOUSE IN CONTEXT

- 3.1. The earliest available historic cartographic source depicting the site is the 1883-1884 Six-inch Ordnance Survey (OS) map<sup>1</sup>. The map depicts a main building at the Site, 'Northfield House' that corresponds to the location of Catherine Dalley House with three distinct structures at the north of the Site that correspond to the location of the present-day Cottages. The House is reached via an entrance drive in the north-western corner of the Site, a route that that would have passed to the south of the area of the present-day Cottages. Archive material available at Melton Carnegie Museum in Melton Mowbray would suggest the Northfield House (the original element of Catherine Dalley House) at the end of the 19th century was the home of Mr Warren Sharman, a merchant of the town.
- 3.2. Mr Warren Sharman is recorded as being a manufacturer of agricultural implements in Melton Mowbray. A document held in the National Archives, Kew (Ref: BT 45/18/3489)<sup>2</sup>, relates to a 'Useful Registered Design' Number: 3489. Proprietor: Warren Sharman of Melton Mowbray, the design refers to a Rake in the agricultural implements category. The patent is recorded as being registered on 16th July 1853. The Antiques Atlas, antiques directory and catalogue hold an advertising leaflet by 'Warren Sharman manufacturer Melton Mowbray' c. 1860<sup>3</sup>, advertising his goods for sale, including a selection of rakes.
- 3.3. This evidence from the historic cartographic sources provides a dating for the main element of Catherine Dalley House that places it in the late Victorian period. The contemporary building on the west side of Scalford Road, Highfield House, no longer exists. The House comprises a large rectangular structure with projecting bays to the north, west and south. A narrow linear range runs along the length of the eastern elevation, essentially forming a 'corridor' into the main building. The area of the Cottages at the north west extent of the Site comprises three separate buildings illustrated on the 1884 Six-Inch Ordnance Survey map.
- 3.4. An 1886 25-Inch OS map<sup>4</sup> indicates little change to the basic plan arrangement of the Site. The main building, Northfield House appears not to have undergone any alteration, the 1886 map however depicts the buildings in the Cottages location in

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<sup>1</sup> National Library of Scotland. Available at: <https://maps.nls.uk/view/101592246>

<sup>2</sup> National Archives. Available at: <https://discovery.nationalarchives.gov.uk/details/r/C14035378>

<sup>3</sup> The Antiques Atlas: Available at: [https://www.antiques-atlas.com/antique/advertising\\_leaflet\\_of\\_warren\\_sharman\\_\\_c1860/as167a1141](https://www.antiques-atlas.com/antique/advertising_leaflet_of_warren_sharman__c1860/as167a1141)

<sup>4</sup> National Library of Scotland. Available at: <https://maps.nls.uk/view/114592809>

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more detail. At the west aspect is a structure enclosed within a fence boundary and then a distinct separation between an adjacent larger structure, the final east aspect structure in this linear arrangement is a much smaller structure. This group of three structures corresponds with the extant linear Cottages range.

- 3.5. A 1904 25-Inch OS map<sup>5</sup> indicates little change to the basic plan arrangement of the Site. The main building, Northfield House appears not to have undergone any alteration. This 1904 map, however, indicates that the structures in the Cottages location had undergone some alterations and extensions. The separate building at the west aspect of the range was joined to the structure at its east, and had gained a small extension at its west aspect; the small structure at the east aspect of the range remained separate. In 1910 the House was bought by the granddaughter of John Ferneley, one of the great British equine artists of the 19th century and resident of Melton Mowbray until his death in 1860<sup>6</sup>. Archive material available at Melton Carnegie Museum in Melton Mowbray, indicates that the House was subsequently let to an American, Mr Foxall Keene and Mather Jackson for use as a hunting lodge. Mr Foxall Keene previously being resident at North Lodge in Melton Mowbray (McQuaid, 2019).
- 3.6. By 1930 some changes to the basic plan form of the Site have become apparent, a 1930 25-Inch OS map<sup>7</sup> indicates that a second entrance into the Site had been created at the south-west. A separate rectangular structure was recorded to the north of the main House between it and the essentially unchanged cottage range.
- 3.7. The historic cartographic sources available for the Site would suggest that its arrangement remained essentially unchanged from 1883 to 1950. The arrangement consisted of the main House, Northfield House and a set of structures to its north that became the present-day Cottages. Later modifications to this arrangement included the addition of a coal store at the north-east of the House and the introduction of a driveway entrance/exit onto Scalford Road in the early part of the 20th century. The 2015 Equality & Human Rights Impact Assessment (EHRIA) carried out by Leicester County Council in respect of Catherine Dalley House Elderly Persons Home (EPH), asserts that Catherine Dalley House was not a

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<sup>5</sup> National Library of Scotland. Available at: <https://maps.nls.uk/view/114592812>

<sup>6</sup> Oxford Dictionary of National Biography. Available at:  
<https://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-9351>

<sup>7</sup> National Library of Scotland. Available at: <https://maps.nls.uk/view/114592815>

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purpose-built residential care home but was converted from a Hunting Lodge to a residential care home in 1957.

- 3.8. By the 1960s the Site had evolved into what is now the Catherine Dalley House complex, inclusive of the extensions and alterations to the House and the Cottages; with the addition of the Silver Dale structure at the south aspect of the Site.

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## 4. HISTORIC BUILDING SURVEY

### *The House: exterior elevations*

- 4.1. The earliest plan form of the House as constructed in the later 19th century (Figures 2 and 3) is an essentially rectangular-shaped structure with a projecting two-storey northern range and twin gable ended projections to the eastern elevation. The building is constructed over three storeys with a cellar that extends east/west under the House. The House is constructed of Victorian red brick in a mix of English Garden Wall Bond, Flemish and Flemish Garden Wall Bond. Flemish Bond is the most popular traditional form of brick bond (Heritage Directory, 2009), the Flemish Garden Wall Bond being less common (Ibid). The House has a twin gable to the east, a turret and a M-shaped valley roof of grey slate with terracotta decorative tiles to the ridge.
- 4.2. The House is accessed and approached via a driveway entrance situated at the southern extent of the Site. This approach presents the south elevation of the House as its primary elevation (Photo 1, 2 and 3). This aspect presents a clear illustration of the original form of the House in its late Victorian Gothic revival style.



**Photo 1: South elevation of the House**

Catherine Dalley House Ground Floor



- Original 19th century fabric
- Mid-late 20th century extensions and alterations
- Features recorded during survey
- 1 Room numbers referenced in the text

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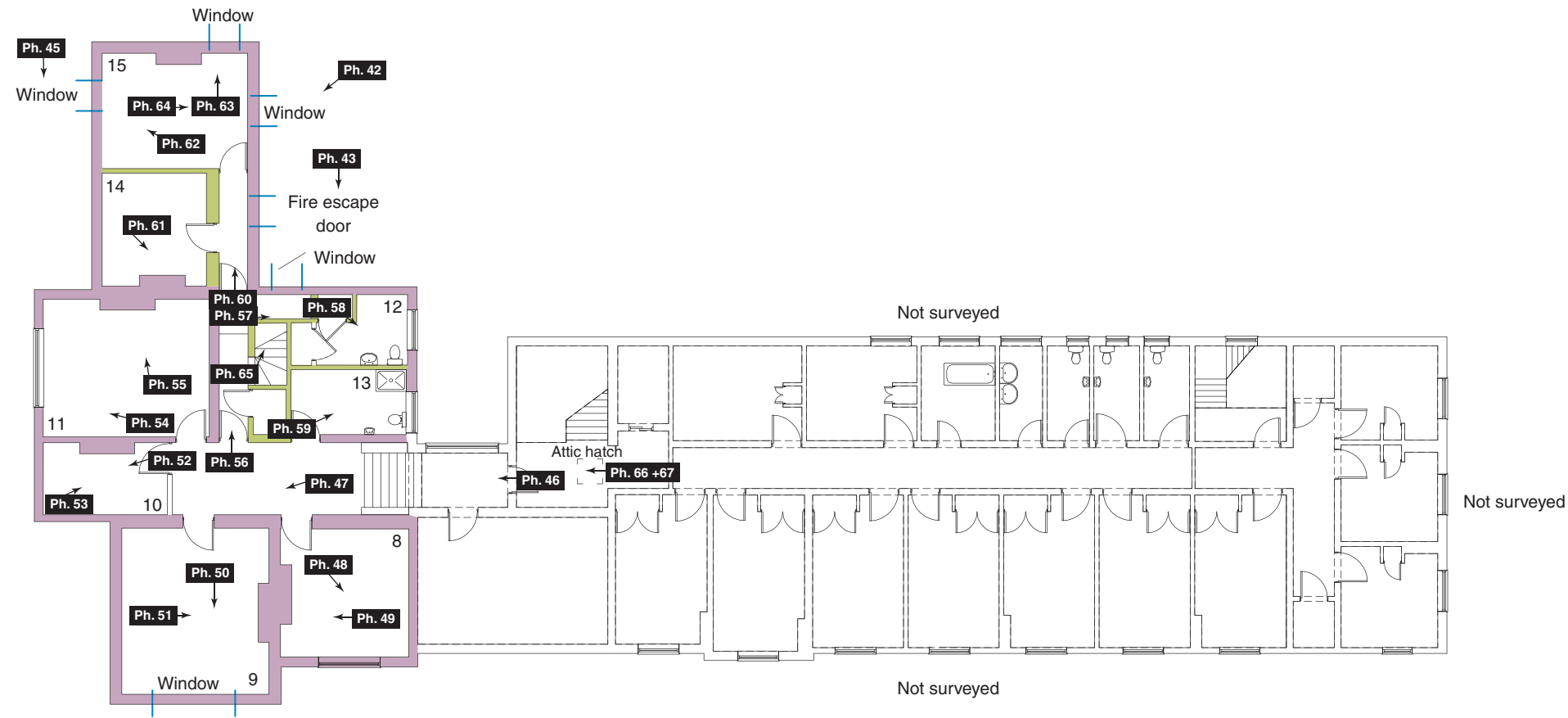
**PROJECT TITLE**  
**Catherine Dalley House, Melton Mowbray, Leicestershire**

**FIGURE TITLE**  
**Ground floor phase plan of Catherine Dalley House**

DRAWN BY	EC	PROJECT NO.	MK0090	FIGURE NO.
CHECKED BY	AO	DATE	08/08/19	<b>2</b>
APPROVED BY	DJ	SCALE@A3	Not to scale	

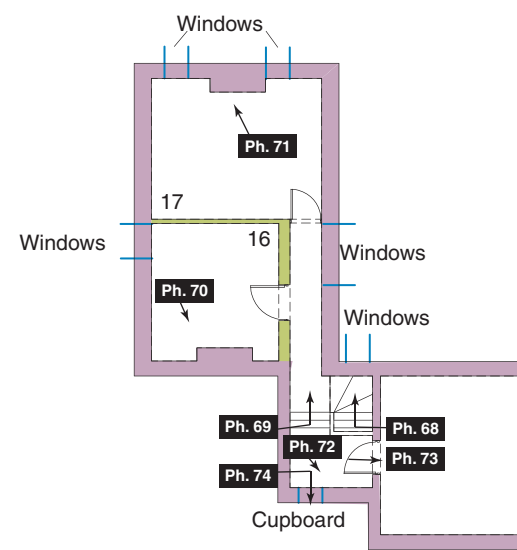


Catherine Dalley First Floor



- Original 19th century fabric
- Mid-late 20th century extensions and alterations
- Features recorded during survey
- 1 Room numbers referenced in the text

Catherine Dalley Second Floor



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PROJECT TITLE  
**Catherine Dalley House, Melton Mowbray, Leicestershire**

FIGURE TITLE  
**First and second floor phase plans of Catherine Dalley House**

DRAWN BY	EC	PROJECT NO.	MK0090	FIGURE NO.
CHECKED BY	AO	DATE	08/08/19	<b>3</b>
APPROVED BY	DJ	SCALE@A3	Not to scale	



**Photo 2: South elevation of the House east aspect**



**Photo 3: South elevation of the House interface with 20th century east aspect extension**

- 4.3. The south elevation has a prominent bay extension (Photo 4 and 5) that would appear to be a replacement for the earlier more modest bay arrangement indicated on the historic cartographic sources. The south elevation features a lean to extension at its west aspect (Photo 6) and employs the same Neo-Gothic character which suggests it was constructed as part of the original plan form or not long after.



**Photo 4: South elevation of the House looking west at the 20th century porch extension**



**Photo 5: South elevation of the House looking east at the 20th century porch extension**





**Photo 6: South elevation of the House west aspect looking north**

- 4.4. The western elevation (Photo 7), is asymmetric and formed of five bays. It contains a decorative parapet feature and turret/weather vane arrangement at its south aspect (Photo 8). The original form of the House has been obscured through the construction of the single-storey flat roofed extension to the north eastern extent of the elevation during the later 20th century (Photo 9, 10 and 11). It is likely that historically the main entrance into the House would have been from this western elevation, as it is the principal elevation approached via the driveway at the north west of the Site. The entrance would probably have been via the segmental gauged brick opening, beneath the turret feature leading into the ground floor east-west orientated corridor (Fig 2). The original entrance door has been replaced with a modern uPVC insertion. The lean-to roof structure is evident at the south-western extent of the building.



**Photo 07: West elevation of the house south aspect**



**Photo 08: West elevation of the House parapet and turret detail**



**Photo 09: West elevation of the House looking north to the 20th century extension**



**Photo 10: West elevation of the House at the north aspect above the 20th century extension**



**Photo 11: West elevation of the House at the north aspect looking south**

- 4.5. The north elevation of the House is completely obscured by the late 20th century extension (Photo 12) at ground floor level. The elevation is of red brick and contains two small one-over-one horned sash windows below a gable chimney stack.



**Photo 12: North elevation of the House**

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4.6. The east elevation of the House is obscured and compromised by the late 20th century extensions. The elevation has been altered during the later 20th century, when the House was converted to its most recent use, with the construction of a single-storey flat roofed kitchen range to the northern gable end (Photo 13). It comprises a projecting twin-gabled range of approximately 5 bays with a linear three storey gable ended northern wing (Photo 14). A large two storey range, constructed in the later 20th century abuts and obscures the south gable end, the north gable end evidences the decorative brick courses/arches and stonework common throughout the elevations (Photo 15).



**Photo 13: East elevation of the House at the north aspect**



**Photo 14: East elevation of the House at the south aspect**



**Photo 15: East elevation gable of the House at the south aspect detail**

- 4.7. The principal elevations of the House all employ detailing characteristic of Victorian Neo-Gothic architecture including pointed segmental stone arches, brick dentillation, yellow stone string courses, floral ventilation openings and decorative stone mouldings at the apex of the gable ends.

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*The House: ground floor (Fig. 2)*

- 4.8. The main entrance to the ground floor of the House is via a doorway in the 20th-century east aspect wing extension (Photo 16).



**Photo 16: Entrance to the House at ground floor from the 20th century extension at the east elevation**

- 4.9. The original layout of the interior of the House is unclear, but is likely to have comprised a series of rooms set out around a principal entrance. The internal layouts of such buildings varied considerably, but the most prominent spaces would have been the principal reception rooms often designed with inter-connection in mind to create larger spaces for entertaining.
- 4.10. Immediately to the left of the entrance is room 1 (Fig 2, Photo 17 and 18), a large room with a south facing window and evidence of a former fireplace and chimney. The room has Victorian period decorative features such as the detailed cornice profile and wide, profiled skirting.



**Photo 17: Ground floor room 1 looking south**



**Photo 18: Ground floor room 1 looking west**

- 4.11. The east west orientated corridor (Photo 19) that runs through the ground floor of the house gives access to the central area of the ground floor and a modern fire exit below a modern suspended ceiling.





**Photo 19: Ground floor east/west corridor of the House looking west**

- 4.12. Room 2 (Fig 2) is the principal room at the south aspect of the ground floor of the House and has a modern projecting bay facing south through a large window (Photo 20). This modern bay would have replaced the more modest bay arrangement indicated on the historic cartographic sources. The room contains the reverse of the fireplace/chimney arrangement evidenced in room 1 (Photo 21).



**Photo 20: Ground floor room 2 of the House looking south**



**Photo 21: Ground floor room 2 of the House looking east**

- 4.13. The ground floor room 3 of the house is now used as a modern disabled toilet facility. What sets this room apart from the other rooms at the House is the ornate decorated door and door surround (Photo 22 and 23) with Gothic arch, features not found elsewhere in the House. Fig. 2 indicates a void space behind the modern toilet area, with the ceiling cornice stopping abruptly before the toilet facing unit (Photo 24). The reason for the decorative entrance to this room is unclear, but the ornate features of the entrance, if original, would suggest that the room had some special significance.



**Photo 22: Ornate door at entrance to room 3**



**Photo 23: Ornate door at entrance to room 3 arch detail**



**Photo 24: Room 3 at ground floor of the House**

- 4.14. Room 4 of the ground floor of the House is accessed from the east/west orientated ground floor corridor and is at the west aspect of the House. The room has a modern uPVC window facing east into the grounds (Photo 25). The room contains a chimney breast, now disused (Photo 26) and a blind arch arrangement (Photo 27) that would have presumably led into a central ground floor crossing place. This would suggest that the current door access in room 4 is a 20th century intrusion.



**Photo 25: Room 4 at ground floor of the House looking west**



**Photo 26: Room 4 at ground floor of the House looking north**



**Photo 27: Room 4 at ground floor of the House looking east toward blind arch feature**

- 4.15. At the central area of the original House footprint is a north/south orientated corridor (Photo 28) that faces into what is depicted as a small exposed courtyard area on the historic cartographic sources. There are two rooms (room 5 and 6), currently accessed at the east aspect of this corridor; a second ground floor disabled toilet (Photo 29) and a kitchen utility room (Photo 30) with a modern stud type partition wall inserted between them. The partition and evidence of works to the aperture leading into the adjacent kitchen area (Photo 31), suggests extensive remodelling of the area. The historic cartographic sources indicate that the remodelled aperture may have led into a narrow north/south section of the House that has now been removed and replaced with a late 20th-century extension.



**Photo 28: Ground floor north/south corridor looking north**



**Photo 29: Room 5 at ground floor of the House**



**Photo 30: Room 6 at ground floor of the House**



**Photo 31: Aperture into adjacent 20th century room from room 6 at ground floor of the House**

4.16. At the north aspect of the north/south orientated corridor is a late 20th-century entrance into room 7 of the House (Photo 32). Room 7 has been extensively



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modified; at its south aspect partition boxing has been used in an area that may have been the reverse of the fireplace/chimney arrangement evidenced in room 4 (Photo 33). Columns now span the width of the room orientated north/south (Photo 34) with a chimney breast and now hidden, fireplace arrangement reflecting the stack at the north elevation of the House. The internal wall at the east aspect of the room (Photo 35) is indicated as an exterior wall on the historic cartographic sources.



**Photo 32: Entrance to ground floor room 7 of the House**



**Photo 33: Looking into ground floor room 7 of the house from the west elevation**



**Photo 34: Looking north in ground floor room 7 of the House**



**Photo 35: Looking east in ground floor room 7 of the House**

***The House: cellar/basement area (Fig. 2)***

- 4.17. The cellar/basement area of the House is accessed by a set of stairs housed behind a brick enclosure and a set of louvered doors (Fig. 2). This arrangement appears contemporary with the late 20th-century extensions at the east aspect of the House. The entrance into the cellar/basement area reveals a distinct change in brickwork in the north aspect wall (Photo 36), that is suggestive of a former doorway that may have provided an entrance into the cellar/basement area from within the original footprint of the House. The cellar/basement area appears orientated east/west at the rear range of the original House footprint (Fig. 2), and is of a red brick construction (Photo 37), that appears contemporary with the House.



**Photo 36: Entrance to the basement/cellar of the House**



**Photo 37: Basement/cellar of the House looking south**

- 4.18. The cellar/basement area now houses plant, machinery and ducting associated with the 20th-century modifications to the House (Photo 38). The modern intrusions restrict access to interesting features such as an apparent stair arrangement (Photo 39), giving access into an area of the cellar/basement not marked on the plans. Other intrusions have been inserted into the floor of the cellar (Photo 40). The

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cellar/basement area at its west aspect evidences a brick vaulted ceiling and potentially an arch feature partially obscured by the modern intrusions (Photo 41).



**Photo 38: Basement/cellar of the House looking west at north aspect**



**Photo 39: Basement/cellar of the House looking north**



**Photo 40: Basement/cellar of the House looking south**



**Photo 41: Basement/cellar of the House looking west at south aspect**

***The House: first floor (Fig. 3)***

- 4.19. The late 20th-century single storey extension at the east elevation of the House, allows views of the exterior first and second floor of the House. Looking south from

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the first floor extension (Photo 42 and 43), illustrates a fire escape intruded into the east elevation. The modified arch above the door suggests that this may have once been a window.



**Photo 42: East elevation of the House from the flat roof of the north east 20th century extension**



**Photo 43: North elevation of the House at the east aspect from the north-east 20th century extension**

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4.20. The north elevation of the House at the first floor reveals a third one-over-one sash window (Photo 44). Looking south at the west elevation of the House at first floor level illustrates chamfered bricks at the external window reveal (Photo 45).



**Photo 44: North elevation of the House at the north aspect from the north-east 20th century extension**



**Photo 45: North elevation of the House at the west aspect from the north east 20th century extension**



- 
- 4.21. The main entrance to the first floor of the House today is via a doorway in the 20th-century east aspect wing extension (Fig 3, Photo 46), that leads into a short east/west orientated corridor arrangement (Photo 47).



**Photo 46: Entrance to the house at the first floor from the east aspect 20th century extension**



**Photo 47: First floor east/west corridor of the House looking west**

- 4.22. Room 8 (Fig. 3) is accessed from the short east/west orientated corridor and contains a south facing modern uPVC window (Photo 48) and the chimney breast

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(Photo 49), carried from room 1 at the ground floor of the House. The room has a detailed cornice profile throughout and has been used as a resident's room.



**Photo 48: First floor room 8 of the House looking south**



**Photo 49: First floor room 8 of the House looking west**

4.23. Room 9 also accessed from the short east/west orientated corridor and has been used as a resident's room. The room has a detailed cornice profile throughout and

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contains a south-facing modern uPVC window unit (Photo 50) and the reverse of the chimney breast from room 8 (Photo 51), the ventilation grill suggests a void that would have in all probability have been the location of a fireplace.



**Photo 50: First floor room 9 of the House looking south**

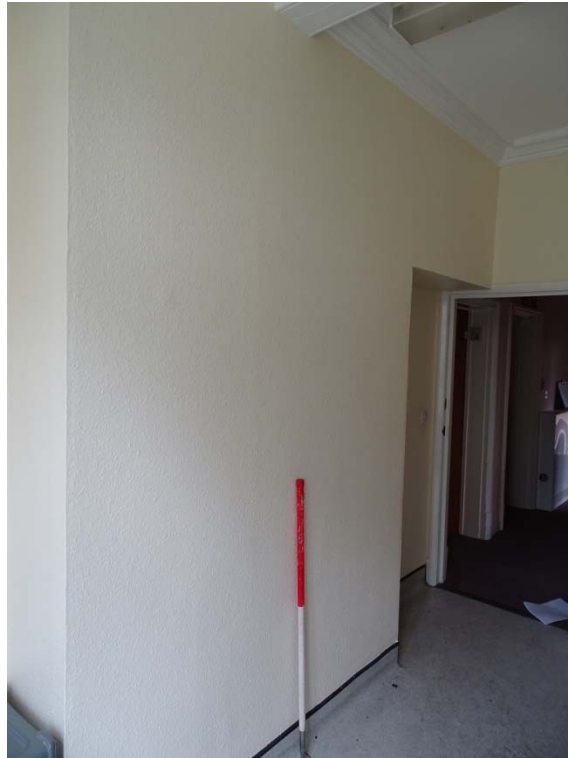


**Photo 51: First floor room 9 of the House looking east**

- 
- 4.24. Room 10 has been converted into a modern disabled toilet unit with a west-facing uPVC window arrangement (Photo 52). The room has a detailed cornice profile throughout and contains a chimney breast (Photo 53) that reflects that found in the east/west orientated corridor at ground level (Fig. 2).



**Photo 52: First floor room 10 of the House looking west**



**Photo 53: First floor room 10 of the House looking north**

- 4.25. Room 11 is the largest extant room at first floor level; it has a modern west-facing uPVC window unit (Photo 54). The north aspect wall has the now disused chimney breast (Photo 55) that is reflected in room 4 at ground level (Fig 2), and has the same detailed cornice profile as that found in rooms 8, 9 and 10.



**Photo 54: First floor room 11 of the House looking west**



**Photo 55: First floor room 11 of the House looking north**

- 4.26. At right angles to the short east/west orientated corridor a north/south orientated corridor (Photo 56) leads into what would have been the central area of the original House. This area contains a short east corridor (Photo 57) that leads into room 12, a plain toilet/bathroom room (Photo 58), that shares a partition wall with room 13; a plain disabled toilet/shower room (Photo 59).



**Photo 56: First floor north/south corridor of the House at south aspect looking north**



**Photo 57: Short east/west orientated corridor at north aspect of the House looking west**



**Photo 58: First floor room 12 of the House looking south east**



**Photo 59: First floor room 13 of the House looking east**

- 4.27. The north/south corridor extends north into the rear range of the first floor (Photo 60), giving access to room 14 and 15. The corridor contains the fire exit that leads out onto the flat roof of the east aspect extension to the House.



**Photo 60: First floor north/south corridor of the House at north aspect looking north**



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- 4.28. Room 14 and 15 and the north/south corridor extension originally formed a single large room, with fireplaces at both the north and south aspect, at the rear range of the House, modern partitions have been introduced to divide the original room into three separate spaces. Room 14 is plain bedroom space that contains a chimney breast (Photo 61). Room 15 also contains a chimney breast (Photo 62) that reflects the single stack at the north elevation. The room contains a one-over-one timber horned sash window (Photo 63) facing north, and a timber casement window facing east over the 20th-century single storey extension (Photo 64).



**Photo 61: First floor room 14 of the House looking south east**



**Photo 62: First floor room 15 of the House looking north west**

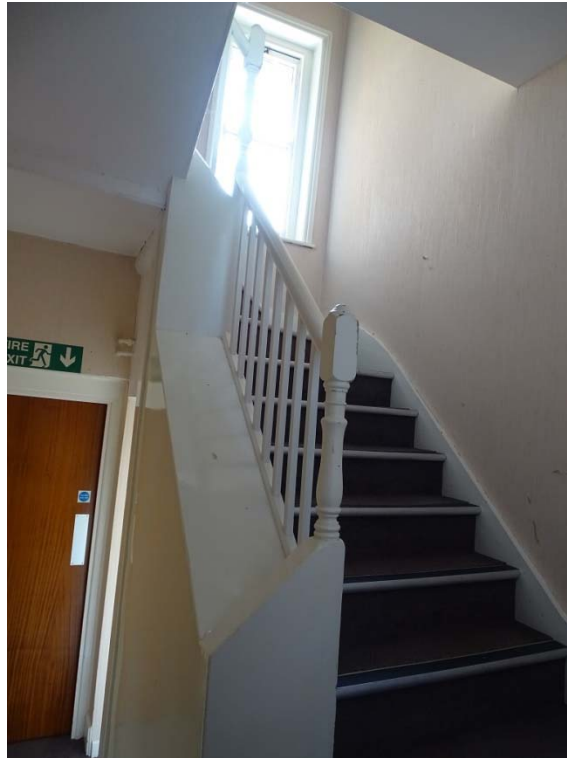


**Photo 63: First floor room 15 of the House looking north**



**Photo 64: First floor room 15 of the house looking east**

- 4.29. The staircase providing access to the second floor of the House is located in the central first floor area of the house (Photo 65). The newel post of the staircase balustrade is of a simple Victorian style with plain spindles. There is no connecting staircase to the first floor extant in the area.



**Photo 65: First floor to second floor stair at first floor of the House**

***The House: second floor (Fig. 3)***

- 4.30. An attic access hatch in the first floor east aspect extension provides a view onto a section of the original second floor east elevation. The view (Photo 66 and 67), provides evidence of the clumsy execution of the extension and the crude nature of the intrusion of services into the original House.



**Photo 66: Looking west in attic space of 20th-century extension towards east elevation of the House**



**Photo 67: Looking west in attic space of 20th-century extension towards east elevation of the House detail**

4.31. The second-floor staircase has a north-facing one-over-one timber horned sash window at its return (Photo 68). The stair leads onto a short north/south orientated corridor (Photo 69), that gives access to two attic rooms 16 and 17 (Fig 3). These

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rooms were originally a single space, with fireplaces at both the north and south aspect, and are now divided by modern partition walls.



**Photo 68: First to second floor staircase looking north**



**Photo 69: Second floor corridor in the House looking north**

- 
- 4.32. Room 16 has a chimney breast (Photo 70), that reflects that in the first floor room 14 and is flanked by two cupboard spaces. Room 17 has a chimney breast that reflects the north gable stack that is flanked by a pair of one-over-one timber sash windows (Photo 71).



**Photo 70: Second floor room 16 in the House looking south**



**Photo 71: Second floor room 17 in the House looking north**

- 
- 4.33. The south aspect of the second floor (Photo 72) has a door that leads into an attic space with a substantial purlin arrangement (Photo 73), that contains modern pipe work and water tanks. There is a small 'cupboard' type door that leads into a second attic space that is not marked on the plans (Photo 74); the attic space also contains substantial purlins and a roof truss for the attic space roof structure.



**Photo 72: Second floor landing in the House looking south**



**Photo 73: Second floor attic space 1**





**Photo 74: Second floor attic space 2**

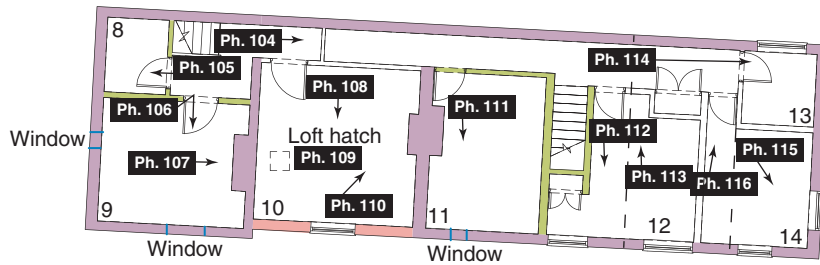
***The Cottages: exterior elevations***

- 4.34. The Cottages form a linear east/west orientated set of buildings at the north aspect of the Site (Fig. 4). The principal elevation facing into the Site is the south elevation (Photo 75). The range is divided across five bays, with an extruded gable at the west aspect that the historic cartographic sources indicate was once a separate dwelling (Photo 76). At the east aspect (Photo 77) there is a gabled dormer arrangement.

The Cottages Ground Floor



The Cottages First Floor



- Original 19th century fabric
- Early 20th century alterations
- Mid-late 20th Century extensions and alterations
- Features recorded during survey
- 1 Room numbers referenced in the text
- Full span timber beam



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PROJECT TITLE

**Catherine Dalley House, Melton Mowbray, Leicestershire**

FIGURE TITLE

**Ground and first floor phase plans of The Cottages**

DRAWN BY	EC	PROJECT NO.	MK0090	FIGURE NO.
CHECKED BY	AO	DATE	08/08/19	
APPROVED BY	DJ	SCALE@A4	Not to scale	<b>4</b>



**Photo 75: The Cottages south elevation**



**Photo 76: The Cottages south elevation west aspect**



**Photo 77: The Cottages south elevation east aspect**

- 4.35. The east aspect (Photo 78) abuts the chimney stack modern boiler house building and has a date stone inscribed '1880' (Photo 79). The east elevation of the Cottages contains an interesting dovecote feature (Photo 80).



**Photo 78: The Cottages south elevation intersection with 20th century extension**



**Photo 79: The Cottages date stone at south elevation**



**Photo 80: The Cottages east elevation**

- 4.36. At the west elevation of the Cottages are the outbuildings that first appear on the 1904 25-inch OS map. These are two separate small single storey structures, the first of which represents a simple outbuilding (Photo 81). The second structure has a relieving arch (Photo 82) set over a modified area of brickwork that would suggest some form of aperture once existed. The interior of the structure (Photo 83),

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contains evidence to suggest that it had been used as an outside toilet at some time in its history.



**Photo 81: The Cottages outbuilding 1 at west elevation**



**Photo 82: The Cottages outbuilding 2 at west elevation wall detail**



**Photo 83: The Cottages outbuilding 2 interior detail**

***The Cottages: ground floor area (Fig. 4)***

- 4.37. The entrance to the ground floor of the Cottages at the west aspect is via a small patterned blue brick courtyard arrangement (Photo 84), that leads, via a modern uPVC door, into a ground floor kitchen space (room 1, Photo 85). Looking east from this kitchen space (Photo 86) affords views of the staircase leading to the first floor and the entrances to the ground floor room 2 and room 3.



**Photo 84: Entrance to Cottages at the west elevation**



**Photo 85: Room 1 of the Cottages looking east**





**Photo 86: Cottages ground floor looking east to ground floor staircase at the west aspect**

- 4.38. Room 2 has a south-facing bay window arrangement (Photo 87), a modern UPVC unit. The room is boarded beneath the carpet suggesting a suspended timber floor. The room contains a chimney breast, fireplace and cupboard arrangement (Photo 88), from which the fireplace surround has been removed.



**Photo 87: Cottages ground floor room 2 looking south**



**Photo 88: Cottages ground floor room 2 fireplace detail**

- 4.39. Room 3 is a small space behind room 2 and is partially under the ground to floor staircase. The partitioning at the staircase is of a lath and plaster type (Photo 89), the lath appears saw cut rather than hand riven. The partition between room 2 and 3 is of an interesting batten and plank arrangement (Photo 90).



**Photo 89: Cottages ground floor room 3 lath and plaster partition detail**



**Photo 90: Cottages ground floor room 3 timber partition arrangement**

- 4.40. Room 4 forms the second bay from the west, fronted by a set of double garage doors at the ground floor (Photo 75), and has at its entrance a blue brick border with a cobbled floor surface (Photo 91). The doors are held with thick steel brackets and hinges (Photo 92) set against chamfered brick edging (Photo 93). The interior space is a painted brick rectangle (Photo 94), the historic cartographic sources suggest that the rear wall and door arrangement (Photo 95), were inserted in the early 20th century when the separate buildings were joined.



**Photo 91: Cottages ground floor room 4 floor detail**



**Photo 92: Cottages ground floor room 4 door detail east aspect**



**Photo 93: Cottages ground floor room 4 door detail west aspect**



**Photo 94: Cottages ground floor room 4 looking north**



**Photo 95: Cottages ground floor room 4 looking south**

- 4.41. The east aspect of the Cottages is accessed via a 20th-century porch arrangement that was locked on the day of the survey (Photo 96). The porch provides an entrance into room 5. Room 5 has a modern screed floor and a uPVC window arrangement looking north (Photo 97). The room also contains a chimney breast (Photo 98), that reflects the stack arrangement in the roof structure (Photo 75).



**Photo 96: Cottages ground floor porch arrangement**



**Photo 97: Cottages ground floor room 5 looking south**



**Photo 98: Cottages ground floor room 5 fireplace area**

- 4.42. Room 6 at the ground floor of the Cottages is accessed to the right of the porch entrance and has a modern uPVC window arrangement facing north (Photo 99), and is carpeted over a screed floor. The room contains an under stairs cupboard arrangement (Photo 100). The modern looking timbers used in the staircase construction and differences in the brickwork revealed, suggest that the staircase and brick partition is a modern intrusion that is potentially commensurate with the modern porch arrangement. The room contains the reverse of the chimney breast in room 5 (Photo 101), the chimney breast contains a ventilation slot suggesting a fireplace behind.





**Photo 99: Cottages ground floor room 6 looking north**



**Photo 100: Cottages ground floor room 6 under stairs cupboard area**



**Photo 101: Cottages ground floor room 6 fireplace area**

- 4.43. Room 7 of the ground floor of the Cottages is accessed via an internal door from room 6. The room is a kitchen space with two cupboards at its north aspect (Photo 102), below a modern suspended ceiling. The south aspect of the room has a modern uPVC door and window arrangement (Photo 103), the door being locked on the day of the survey.



**Photo 102: Cottages ground floor room 7 looking north**



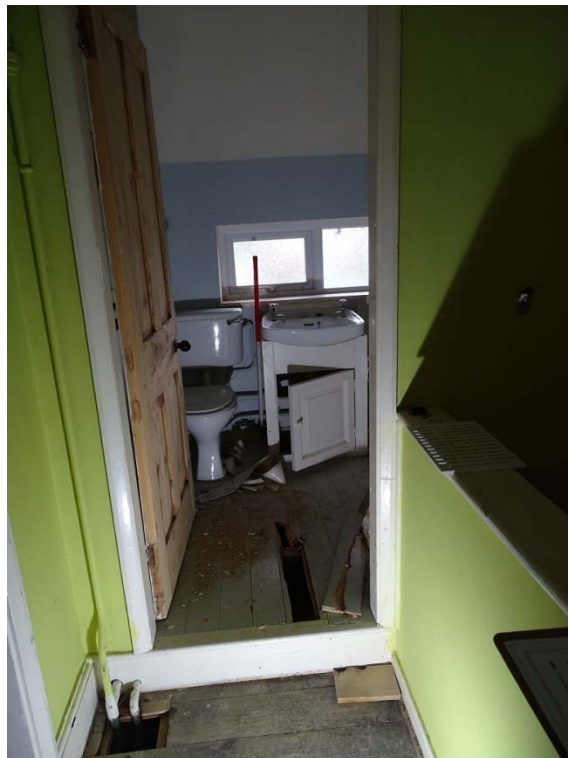
**Photo 103: Cottages ground floor room 7 looking south**

***The Cottages: first floor area (Fig. 4)***

- 4.44. The first floor of the Cottages has an east/west orientated corridor (Photo 104) that allows access to rooms 8-14. Rooms 8 and 9 represent the first floor of the original west aspect cottage of the range. Room 8 has been converted to a modern small bathroom and toilet space (Photo 105). Room 9 (Photo 106) has been used as a bedroom and contains a chimney breast with a ventilation slot (Photo 107) that reflects the chimney stack arrangement in evidence at the exterior of the Cottages (Photo 75).



**Photo 104: Cottages first floor east/west corridor looking east**



**Photo 105: Cottages first floor room 8 looking west**



**Photo 106: Cottages first floor entrance to room 9**



**Photo 107: Cottages first floor room 9 fireplace area**

4.45. Room 10 has been created above the void space represented by room 4, potentially during the early 20th century remodelling of the range. The room contains a south-facing modern uPVC window (Photo 108), and has been used as

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a bedroom. The room has an open loft hatch that allows a view of the brick corbelling (Photo 109), to what would have been the external chimney stack at the east elevation of the once separate dwelling. The room also contains a chimney breast at its east aspect (Photo 110). The intrusive asbestos survey has revealed the lath and plaster composition of the north aspect partition wall, the ceiling is similarly revealed as modern gypsum boarding.



**Photo 108: Cottages first floor room 10 looking south**



**Photo 109: View into loft hatch in room 10**



**Photo 110: Cottages first floor room 10 looking north**

- 4.46. Room 11 appears to have been used as a living space and contains a modern uPVC window unit facing south and the reverse of the chimney breast found in room 10 (Photo 111).



**Photo 111: Cottages first floor room 11 looking south**

- 
- 4.47. Room 12, with the exception of its north and south external walls has been created using modern partition walls. It appears to have been used as a self-contained living space (Photo 112). There is a full span timber roof beam that has a bolt at centre span that would suggest a steel King Rod above (Photo 113).



**Photo 112: Cottages first floor room 12 looking south**

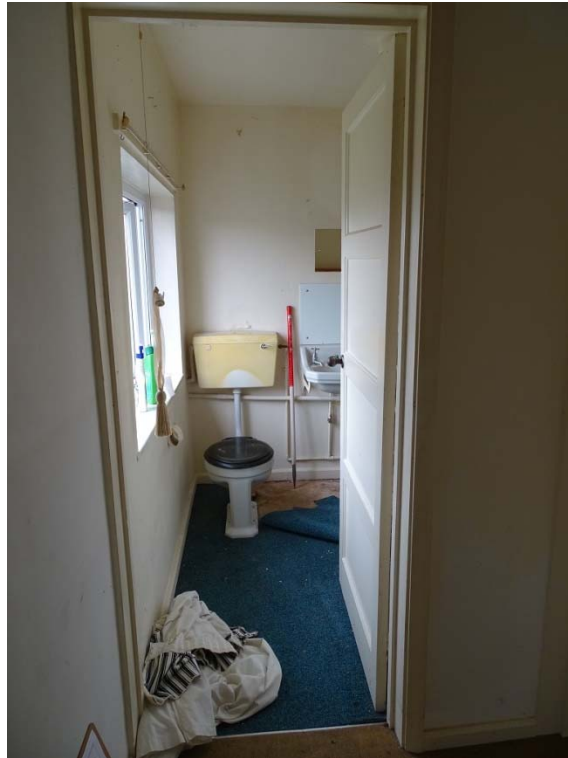


**Photo 113: Cottages first floor room 12 full span timber beam**



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4.48. The east/west orientated corridor of the Cottages first floor terminates at its west aspect in a bathroom, room 13 (Photo 114), and an access into room 14. Room 14 contains modern uPVC window units (Photo 115), and a second full span timber roof beam with a bolt at centre span (Photo 116).



**Photo 114: Cottages first floor room 13 looking east**



**Photo 115: Cottages first floor room 14 looking south**

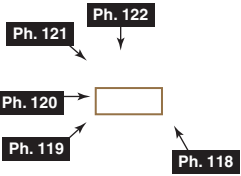
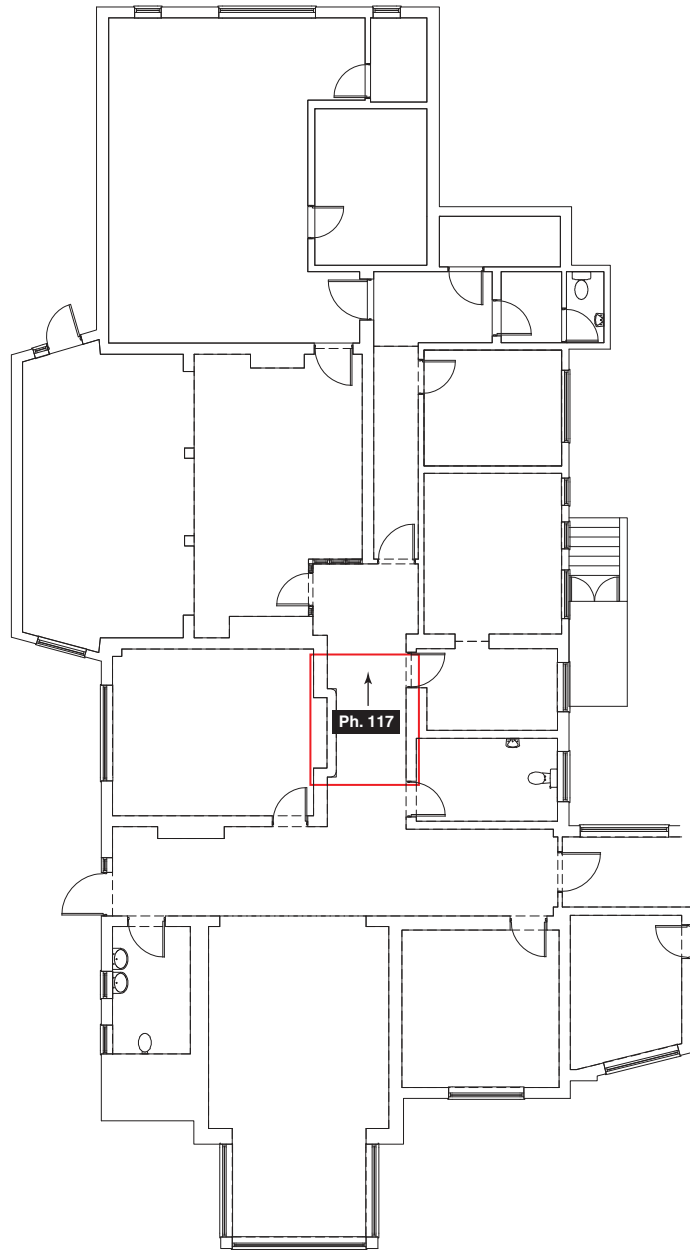


**Photo 116: Cottages first floor room 14 full span timber beam**

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## 5. DISCUSSION

- 5.1. The substantial villas and detached house of the Victorian period were the homes of self-made men of considerable wealth, as the country house ideal became more attainable to the aspirational middle classes (Historic England, 2017), and ranged from Italianate villas to Neo-gothic detached houses. The original footprint of the ground floor of the House retains its characteristically Victorian layout comprising a set of rooms grouped around a central interconnecting space, as well as features such as the Neo-Gothic pointed arch door opening at the west aspect of the ground floor. This is unusually ornate and suggests that the room may have had some special significance.
- 5.2. The ground floor of the house appears to have undergone alteration and modification in the later 20th century following the change of use of the building. This includes the opening up of the former western external wall of the northern wing (now demarcated by a series of pillars), along with the construction of a single storey extension at the north-western extent of the building to form a large open lounge and dining area. The northern most wall of the principal room at the southern extent of the ground floor has been opened up into the central corridor and the Victorian bay window has been replaced with a 20th-century bay projection to the southern elevation. A large single-storey extension to the north was added in the 20th century to provide a kitchen, and an opening was made within the eastern elevation to provide access from the late 20th century two-storey eastern range.
- 5.3. The central space of the original House, at the intersection of the corridor arrangement would have been the most likely location for the ground to first floor connecting staircase. Missing panels from the modern suspended ceiling in this area (Fig. 5), reveal the evidence for the staircase having once existed in this area (Photo 117).



- Ground floor staircase location
- Garden feature location



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*PROJECT TITLE*

**Catherine Dalley House, Melton Mowbray, Leicestershire**

*FIGURE TITLE*

**Catherine Dalley House – Ground Floor Staircase Location and Garden Feature**

<i>DRAWN BY</i> EC	<i>PROJECT NO.</i> MK0090	<i>FIGURE NO.</i>
<i>CHECKED BY</i> AO	<i>DATE</i> 08/08/19	<b>5</b>
<i>APPROVED BY</i> DJ	<i>SCALE@A4</i> Not to scale	



**Photo 117: Staircase behind suspended ceiling in the ground floor of the House**

- 5.4. The first floor comprises of six rooms grouped around the central staircase conforming to the Victorian house form and reflecting the chimney stack arrangement. A number of rooms retain Victorian features including the skirting and detailed cornicing. An opening has been made within the eastern elevation of the Victorian House to provide access to the second floor of the eastern extension.
- 5.5. The second floor is accessed via a stairwell from the north-eastern extent of the first floor. The second floor comprises what were originally two rooms, the largest of which contained a fireplace at both its north and south aspect. The smaller of the rooms is now an attic space that contains modern water tanks and pipework. A second attic space, not marked on the plans, is revealed behind a small cupboard door arrangement. The attic spaces contain substantial angled purlins and the second attic space contains an unusual roof truss arrangement.

### *The Cottages*

- 5.6. The Cottages situated at the northern extent of the Site are of a late 19th-century date and are constructed of red brick of similar bonding and in a similar architectural style, following the same characteristics as the House. These features include stone segmental arches and brick dentillation. The Cottages comprise a two-storey gable ended rectangular range, once a separate structure with features suggestive of a dwelling; and a formerly separate gable ended, wing to the west.

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- 5.7. The Cottage range is divided into 5 bays, the second bay from the west occupied by a set of double garage doors to the ground floor, historic cartographic sources suggest that this bay was an open space in the late 19th century, creating two separate structures.
- 5.8. The separate structures were linked into a single range by a large open room at ground floor level, accessed externally by a set of double doors. This space was recently in use as a garage/workshop and the room created above used as a living space. The historic cartographic sources from the early 20th century indicate that this was when the bay was enclosed and the two cottages were conjoined into a single structure. The small single storey extensions to the western elevation were also added in the early 20th century. These alterations are likely to be associated with the ownership of Northfield House by Mr Foxall Keene who used the house as a hunting lodge.
- 5.9. A relieving arch, situated just above ground floor level, to the southern elevation of the western most extension is unusual and could mark the position of a former small opening suggesting that this structure may have been used as a kennel for hunting dogs. It is possible that the space enclosed between the cottages (room 4) may have been used as a stable.
- 5.10. Prior to this conversion, the west aspect separate structure is likely to have been used as servant accommodation associated with the domestic use of Northfield House as a building and an estate deliberately designed to project the desired wealth and status of its occupiers.
- 5.11. The east aspect of the Cottage range was the second of the originally separate structures. The majority of the rooms in this east section appear to have been modernised in the later 20th century, and leave relatively few fixtures and fittings relating to its 19th-century construction. Exceptions are the chimney breasts and blocked fireplaces that reflect the existing chimney stack arrangement, the timber dividing wall at the ground floor and the lath and plaster partitions.
- 5.12. The modern staircase arrangement in rooms 6 and 12 and the full span beams containing the tie rod bolts at mid span, would suggest that the east aspect of the Cottage range may have been a single storey structure, used as a workshop and

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storage area. All of the first floor partitions at this east aspect are of a modern composition and would have been created when the second floor was inserted.

- 5.13. The eastern gable end of the Cottage range contains a dovecote, comprised of a series of 10 nesting holes, set out in a triangular form and with ledges for perching. This feature is likely to relate to a dove or pigeon loft and is indicative of the traditional estate activities undertaken in the 19th century. This gable end of the Cottages has been altered with the addition of a single storey extension, used as a boiler room. A coal store is situated to the immediate south-west of the cottages and is believed to have been present since the mid-20th century.
- 5.14. The grounds at the west aspect of the House contain an interesting mound feature (Fig. 5). Anecdotal evidence suggests that the mound feature may represent a burial site of a favoured horse, associated with the fox hunting tradition of the House. The arrangement of stones and trees on the mound is intriguing (Photo 118 – 122).



**Photo 118: Garden feature at the west elevation of the House looking west**



**Photo 119: Garden feature at the west elevation of the House looking north**



**Photo 120: Garden feature at the west elevation of the House looking east**





**Photo 121: Garden feature at the west elevation of the House looking south east**



**Photo 122: Garden feature at the west elevation of the House looking south**

- 5.15. The practice of burying a favoured horse in the grounds of hunting lodges is not without precedent. The nearby Salford Country House Hotel, built at the beginning of the 20th century was used as a weekend hunting lodge. The house was purchased in the 1930s by Colonel Colman of the Colman's mustard family, Colonel

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Colman is reputed to have buried his favourite horse in the grounds of the house, a burial plot that remains today (Photo 123).



**Photo 123: Burial mound in the grounds of the Scalford House Hotel**

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## 6. STATEMENT OF SIGNIFICANCE

- 6.1. The historic elements of the Site at Catherine Dalley House are composed of the House and the Cottages. The Site is located on the western side of the Scalford Road leading out of Melton Mowbray and is accessed from a driveway at the south of the Site. None of the buildings at the site are statutorily Listed and neither do they have a Local Listing status.
- 6.2. The historic development of the Site can be traced from the late 19th century, where the current Catherine Dalley House was known as Northfield House, the home of local merchant Warren Sharman. His small estate included a Cottage, a potential workshop and a small outbuilding located to the north of the main house. The House subsequently became a hunting lodge and the buildings at the north of the site were joined to form a single range, the Cottages.
- 6.3. The Site retained its basic layout and the main house continued in use as a hunting lodge into the mid-20th century, at this point the House was converted for use as a residential care home. These modifications to the Site, taking the form of the alterations and extensions to Catherine Dalley House, the addition of the Silverdale Hostel unit and the addition of the modern boiler-house/coal store arrangement at the east gable end of the Cottages all date from the latter half of the 20th century.

### *The House*

- 6.4. Catherine Dalley House has significance that derives from its evidential value as a late Victorian suburban/country house constructed across three storeys in red brick and slate. It has an aesthetic appeal and value as a good example of Gothic Revival architecture, including its gable and turret roof construction and its decorative stonework. This aesthetic has been compromised by the clumsy late 20th-century alterations to its basic form and layout. The clumsy nature of these extensions and alterations appear to have left the historic core of the House largely intact.
- 6.5. Catherine Dalley House has historic value in its representation of the upper middle class of the late 19th century's aspirations to emulate the aristocracy in their style and practises, with a small country estate and its hunting theme. Melton Mowbray is historically considered to be the birthplace of the modern practise of the 'sport' of fox hunting, the House has a clear historic association with this practice, and by extension Melton Mowbray itself. Some additional historic value for the House is

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provided by its association with one of Britain's great equine artists through his grand-daughter, Mrs Norman who bought the house in 1910.

- 6.6. The communal value of Catherine Dalley House can be thought of as principally stemming from its mid-20th century use as a residential care home; some further communal value for the house can be attributed to the House as a place of employment for residents of the Town of Melton Mowbray.

### *The Cottages*

- 6.7. The Cottage range to the north of Catherine Dalley House, now conjoined into a single block, has significance that derives from their evidential value as examples of late Victorian cottage and ancillary building construction in red brick and slate. Its aesthetic value lies in its reflection of the design style of the main house, essentially in a miniature form, an aesthetic that has been compromised by the addition of the late 20th-century boiler house/coal store at their east elevation. Although, as with the House, the essentially clumsy almost 'bolt-on' nature of the extensions have left the essential aesthetic of the Cottages relatively untouched.
- 6.8. The historic value of the cottages is provided by its illustration of social history and the relationship between the function of the main house and the individuals who served its needs, this relationship continued to be illustrated into recent times with the chef for the residential care home having quarters in the Cottage range. The communal value of the Cottages lie in its shared use by those who provided services to meet the needs of the main house.

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## 7. REFERENCES

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