

HISTORIC BUILDING PHOTOGRAPHIC SURVEY

**No. 12, Holts Lane, Donington le Heath,
Coalville, Leicestershire**

[Grid Reference: SK41921256]

Report Date: October 2011

Accession No. X.A142.2011

Written and Researched by: Stephen Bradwell MA RTPI IHBC
Commissioning Client: Mr James Woodward



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Summary

A photographic survey was carried out by Trigpoint Conservation & Planning on behalf of Mr James Woodward in October 2011 in advance of works to alter and extend the existing dwellinghouse at no. 12, Holts Lane, Donington le Heath, Coalville.

The existing property is a two-storey, '2-up. 2-down', end of terrace with a single storey side extension along with a single storey outshot to the front elevation that is shared with the neighbouring property.

The historic mapping evidence suggests that the property dates to the mid-19th century and it is constructed of brick with a roughcast render finish and a slate roof with a chimney stack in the gable wall.

The archive will be deposited with the Leicestershire Museums, Arts and Records Service under accession no. X.A142.2011.

1. Introduction and Scope of the Survey

- 1.1 This survey has been prepared by Stephen Bradwell on behalf of Mr James Woodward, the owner of the property, to comply with conditions attached to the grant of planning permission issued by North West Leicestershire District Council relating to the alteration and extension of the existing dwellinghouse at no. 12, Holts Lane, Donington le Heath, Coalville (ref. 11/00246/FUL).
- 1.2 The site and photographic survey was carried out on 15th October 2011, the weather was bright and sunny. The photographic survey was carried out using a 35mm SLR camera, with HP5 Ilford monochrome film, and a digital camera. The digital images were taken as RAW image files and subsequently converted to TIFFs and transferred to a CD-rom for deposition in the archive.
- 1.3 The objective of the survey is to create a photographic record of the internal and external features of the building and its general setting to allow the future interpretation and understanding of the building.
- 1.4 The survey comprises three parts:
 - a photographic record: providing 35mm black and white prints and colour digital images of the main features of the buildings and their immediate surroundings;
 - a written record: providing factual information;
 - a drawn record: providing site location plans and plans indicating the position and orientation of the photographs.

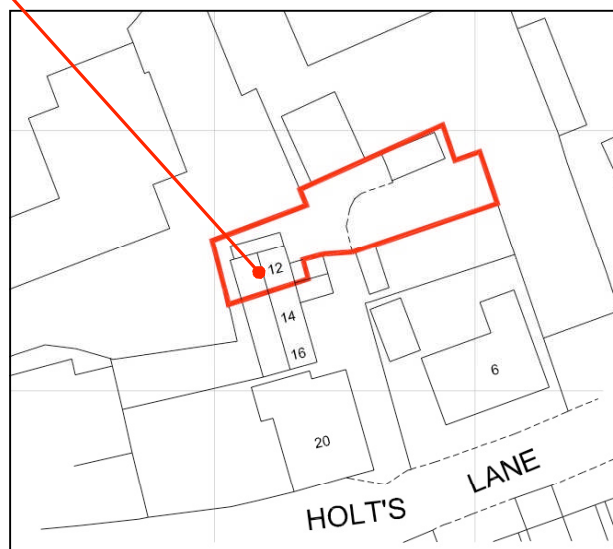
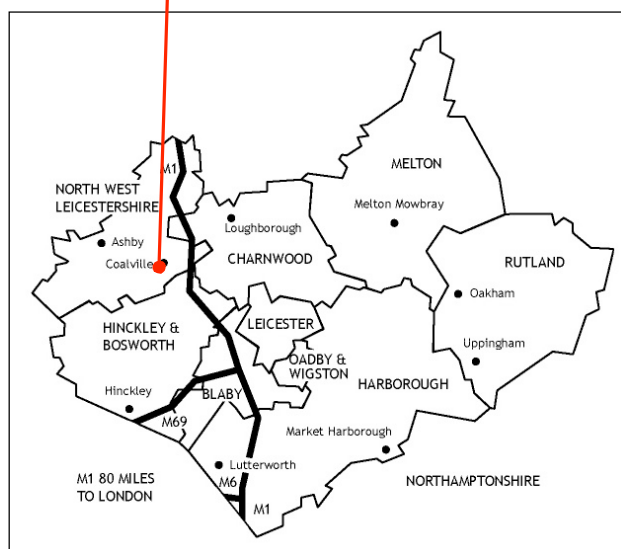
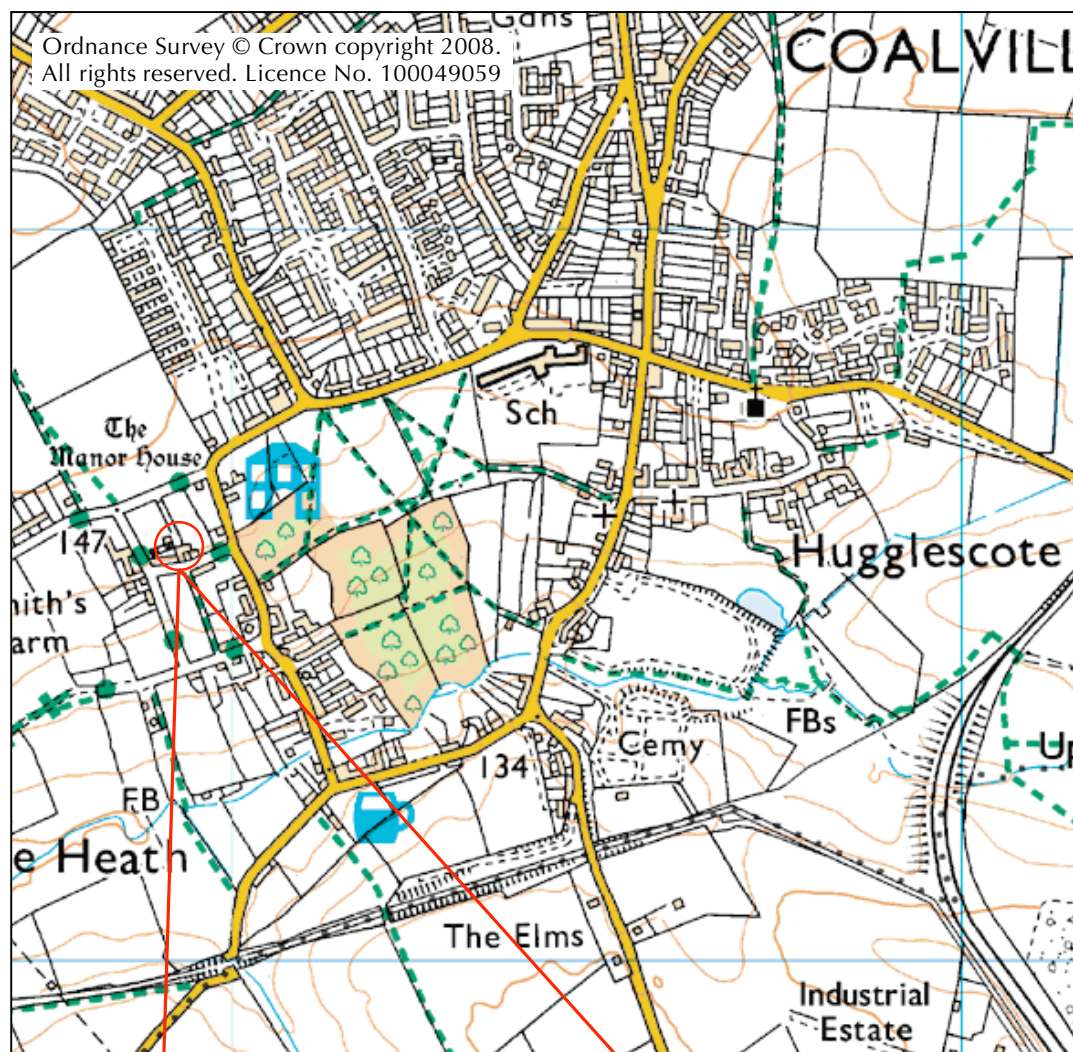
2. Statutory Designations

- 2.1 Although not statutorily listed the property is within the designated Donington le Heath Conservation Area and is identified as an 'unlisted building of merit'.

3. Previous Archaeological and Survey Work

- 3.1 No known archaeological work has previously been carried out on the property and there are no specific records on the Leicestershire & Rutland Historic Environment Record (HER).

Figure 1: Site Location Plans



4. General Setting & Location

- 4.1 The site is located within the former hamlet of Donington le Heath on the northern slopes of the River Sence valley, about 2km south, south-west of Coalville town centre [NGR SK41921256] (see Figure 1).
- 4.2 The published Conservation Area Appraisal provides a description of the historical development of Donington le Heath as an agricultural settlement situated on the edge of the then cultivated landscape and centred on a rectilinear network of small lanes to the west of the manor house complex.

5. Historical Development

- 5.1 There is no evidence of this property on early maps. John Prior's map of 1777 (Map 1) shows the early development of Donington le Heath along Manor Road and the early extensions westwards of Holts Lane and Townsend Lane but no buildings are shown on this site. The 1830's Tithe Map (Map 2) shows the hamlet and its buildings in more detail, and in particular an L-shaped building on the north side of Holts Lane abutting a widened section of the lane that appears to be the present no. 20, Holts Lane fronting onto Holts Lane (Plate 1). This property has local granite rubble walls with a relatively narrow span and steep pitched roof typical of an early vernacular (possibly agricultural) building.
- 5.2 By the time of the 1885 Ordnance Survey (OS) map (Map 3) a small complex of buildings had been built on the north side of Holts Lane including the present no. 12, Holts Lane. This map shows no. 12 at the northern end of the terrace with a recognisable single storey extension attached to its northern gable along with the eastwards projecting single storey outshot that it shares with its neighbour.
- 5.3 The 1930 OS map shows a similar form of development although it lacks the level of detail of the earlier OS map (Map 4).

6. Summary of the Building's Type, Plan Form and Materials

- 6.1 The existing property is a small two-storey, '2-up, 2-down,' end of terrace house with a single storey side extension attached to its north facing gable (Plate 3). The property also shares a single storey outshot that is attached to the front elevation of the building with the neighbouring property (Plates 1, 2 & 3).
- 6.2 The property is constructed of brick with a roughcast render finish and a slate roof with a chimney stack in the end gable wall (Plate 3).
- 6.3 The house appears to have originally been built with two rooms on the ground floor, although the central dividing wall has now been largely removed (Plate 7). Whilst the front room was unheated there is a fireplace in the rear living room (Plates 5 & 6). The first floor is divided into two bedrooms (Plates 10, 11 & 12) accessed by a narrow flight of stairs (Plates 7, 8 & 9) and only the rear bedroom was heated (Plate 11).
- 6.4 The bathroom is currently located in the ground floor side extension and has no features of interest.
- 6.5 The existing staircase (Plates 7, 8 & 9) is the only surviving original architectural fixture and there is no obvious dating evidence for the building.

7. Archive Deposition

- 7.1 A copy of this survey has been deposited with the local planning authority, the County Council's Senior Planning Archaeologist and English Heritage National Monuments Record in Swindon.
- 7.2. The photographic and digital archive along with a copy of this report and plans have been deposited with the Leicestershire Museums Service (Accession Number: X.A142.2011). The deposited archive consists of:
1. Copy of the submitted report;
 2. Copy of the written scheme of investigation;
 3. Set of black & white prints with negatives and a contact sheet;
 4. CD-rom with colour digital images in TIFF format and a contact sheet;
 5. Photographic Index Sheet and Register.
- 7.3 In addition, a summary of the project has also been submitted to the 'Transactions of the Leicestershire Archaeological and Historical Society' and a record of the project made on the OASIS scheme.

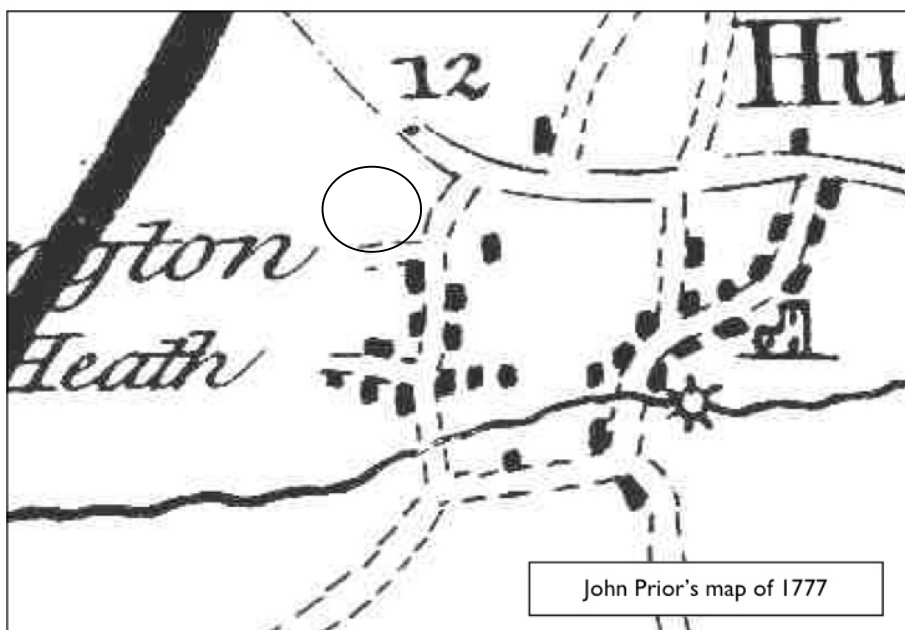
Stephen Bradwell, MA RTPI IHBC

October 10, 2011

Appendix 1: Map Regression Series

Map 1*:

Extract from John Prior's
Map of 1777



Map 2*:

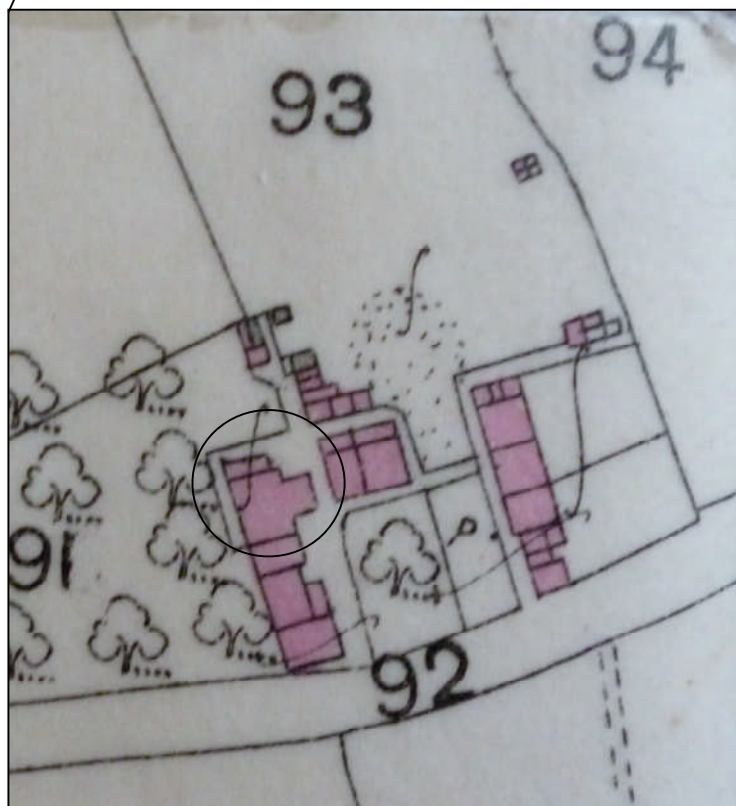
Extract from 1830's Tithe
Map



*Map extracts taken from the Donington le Heath Conservation Area Appraisal published by North West Leicestershire District Council

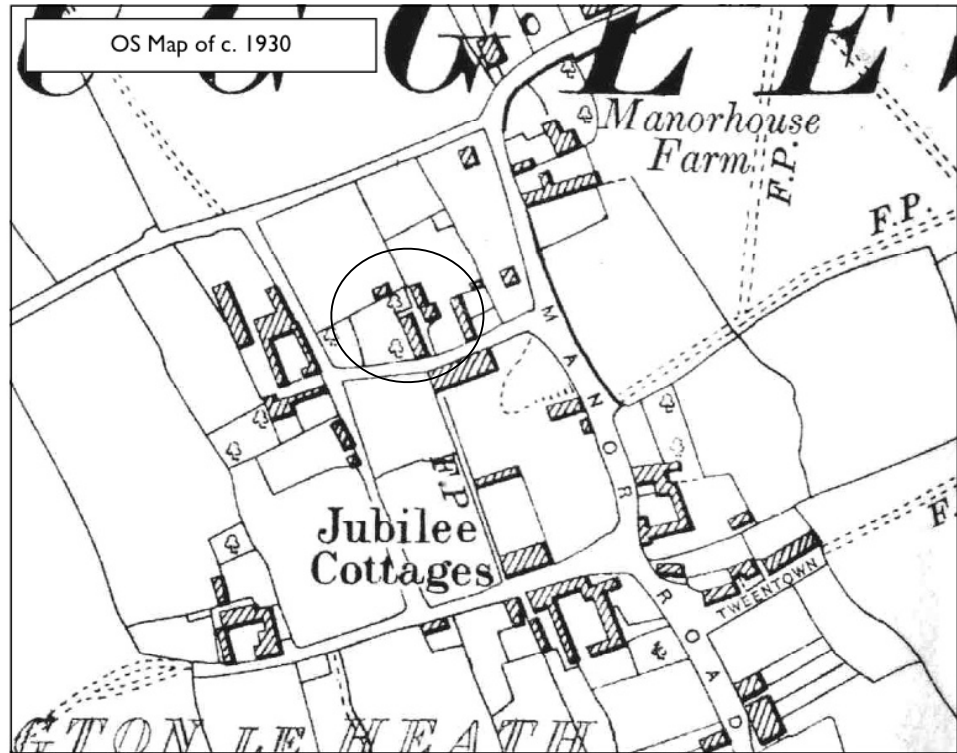
Map 3:

Extract from 1885
Ordnance Survey
map



Map 4*:

Extract from 1930
Ordnance Survey
map



*Map extracts taken from the Donington le Heath Conservation Area Appraisal published by North West Leicestershire District Council

Appendix 2: Selection of Digital Images

Plate 1:

View looking north east from Holts Lane with the early 19th century building in the foreground



Plate 2:

View looking north east of the existing terrace



Plate 3:

View looking south west towards Holts Lane showing front elevation of no. 12, Holts Lane





Plate 4:
View looking south across the rear elevation of
no. 12, Holts Lane

Plate 5:
View across the main living room
towards the rear wall



Plate 6: View of chimney breast
with modern fireplace in the main
living room



Plate 7:

View across the main living room towards the front wall with the entrance to the stairs in the corner of the room



Plate 8:

View of the staircase from the ground floor



Plate 9:

View of the staircase from the first floor

Plate 10:

View across first floor (front) bedroom towards the staircase



Plate 11:

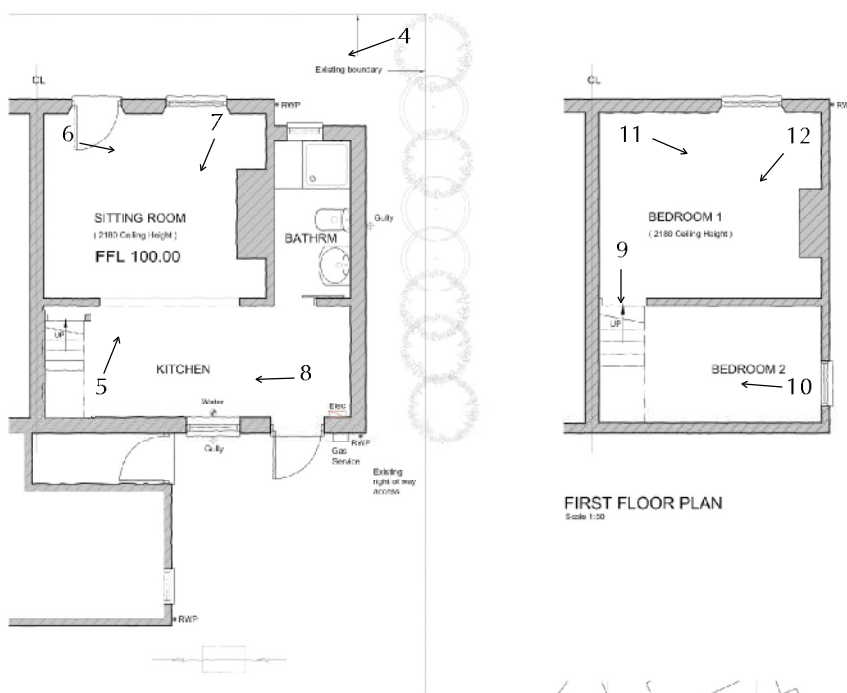
View of chimney breast in the first floor (rear) bedroom



Plate 12:

View of the entrance into the first floor (rear) bedroom from the narrow landing

Appendix 3: Key to the Plates



GROUND FLOOR PLAN
Scale 1:50



LOCATION PLAN
Scale 1:500



EXISTING BLOCK PLAN
Scale 1:500