

HISTORIC DEVELOPMENT OF COLEORTON HALL 2: THE PADDOCK AND ITS ENVIRONS

**DRAFT
SEPTEMBER 2024**

1. Context

- 1.1. Coleorton Hall is in NW Leicestershire; the parish is Coleorton. The hall is about 15 miles south of Derby and about 16 miles NW of Leicester. The hall is about 1 mile west of the village's former Post Office¹.
- 1.2. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises the paddock as an area of countryside, i.e. land that does not form part of a settlement hierarchy. Policy S3 *Countryside* specifies forms of development that may be supported in the countryside.
- 1.3. For statistical purposes England is divided into Lower Super Output Areas (LSOAs). Coleorton Hall is in 'NW Leicestershire 5D'. It is among the 40% least deprived LSOAs in England².
- 1.4. The grounds to Coleorton Hall are situated on the Helsby sandstone formation. To the west the bedrock is overlain by superficial deposits; to the east the bedrock is exposed and it has been quarried. The paddock – the “park-like grassland” to the east of the grounds – is situated on the Pennine Middle Coal Measures formation. Prior's map (1777) indicates coal pits on the paddock.
- 1.5. Coleorton Hall is situated on the eastern ridge of a plateau at about 160m AOD. The ground slopes away steeply to the north, east and south. To the north of the hall the edge of Rough Park is at about 135m AOD. To the east of the hall Rempstone Road is at about 140m AOD. The boundary between the paddock and the village is at about 110m AOD.

2. Historic development

Sources

- 2.1. Section 5 contains a bibliography. In addition, the following sources have been consulted:
 - The tithe map (1843) held at Leicestershire Record Office (TI/76/1).
 - Ordnance Survey 1:2500 maps of 1882 and 1923.
 - Vertical aerial photographs taken in 1948.
 - Kelly's Directories of Leicestershire and Rutland, 1891 to 1941.
 - NW Leicestershire District Council's planning registers, 1974 to present.
 - The amended entry for Coleorton Hall on the Register of Parks and Gardens (1999).

Manorial and administrative history

- 2.2. In 1426 the manor of Overton Quartermarsh was “brought in marriage to Sir Thomas Beaumont”. Nichols (1804) record that Sir George Howland Beaumont, seventh baronet, “is now the owner of this lordship”.

¹ Coleorton is a 'scattered' settlement. The amended NW Leicestershire Local Plan (2021) identifies a sustainable 'village' on Lower Moor Road. The 'village' was transferred from Thringstone to Coleorton in 1885 (Kelly, 1891). It was known as Rotten Row until the 1960s (Leicester Daily Mail, 26 August 1966).

² There are 32844 LSOAs in England. These are ranked by deprivation with 1 being the most deprived and 16422 being the national median. NW Leicestershire 5D is ranked 21997.

- 2.3. In 1891 the hall was occupied by Sir George Howland William Beaumont, tenth baronet (Kelly). Between 1892 and 1900 the hall was tenanted by Alfred Russell Donisthorpe (Wright, 1892; Kelly, 1900)³. In 1904 the hall was tenanted by Francis Abel Smith (d.1908) and from 1908 to 1925 it was tenanted by his widow (Kelly).
- 2.4. From 1928 to 1932 the hall was occupied by Major Sir George Arthur Hamilton Beaumont, eleventh baronet (d.1933) and in 1936 the hall was unoccupied (Kelly). In 1941 the hall was tenanted by John Stanleigh Turner (Kelly). In 1948 the hall and its grounds were acquired by the National Coal Board (NCB) “for use as a divisional headquarters” (NWLDC, 2001).
- 2.5. Coleorton was administered from 1894 to 1974 by Ashby Rural District Council. It has been administered since that date by NW Leicestershire District Council.

Development before c.1700

- 2.6. Coleorton appears in the Domesday Book of 1086 as *Overtone*. The parish church has a fourteenth century west tower and spire⁴. The register entry describes a hall “built in the late seventeenth century incorporating an older stone turret”.
- 2.7. The register entry says that the medieval deer park “lay in the area of Rough Park, immediately NW of the registered area”. Hartley (1984) identifies “at least three large sections of park bank” in that area, including a curving section that extends westwards from Keeper’s Cottage⁵.

3. Development c.1700 to c.1948

The ‘old road’ and the new

- 3.1. A turnpike road between Coleorton and Rempstone was laid out c.1761-62 (Cossons, 2003). Prior’s map (1777) indicates the alignment of that road. The register entry asserts that the earlier alignment of the road “probably crossed the upper lawn area east of the hall”⁶.
- 3.2. Canterbury Lodge was erected c.1849. The approach to the hall from Canterbury Lodge reflects the alignment of the ‘old road’. Map 1 indicates the turnpike road [1], the lodge [2] and the approach to the hall from the lodge [3].

‘Canterbury Park’

- 3.3. The register entry says that the approach from Canterbury Lodge ran “across grassland called Canterbury Park”⁷. The tithe map (1843) calls the grassland ‘Rough Park’. This document will use the term ‘Canterbury Park’ to avoid confusion with the woodland at Rough Park.

³ Alfred Russell Donisthorpe of Donisthorpe & Son, wool and worsted spinners, Friar’s Mill, Leicester.

⁴ “Before work commenced on the A512 bypass”, an archaeological excavation gave “substance to the belief that Coleorton was once the site of a medieval village” (Coalville Mail, 10 December 1992).

⁵ The tithe map (1843) indicates nine fields with a name ending ‘park’ between the woodland at Rough Park and the Worthington parish boundary. Field names include “Joshua’s Park” and “Smith’s Park”.

⁶ Prior’s map (1777) contradicts the register entry’s assertion that “the road was probably moved c1812”.

⁷ Hence it is not true that the turnpike road cuts across “the park-like grassland known as the paddock”.

- 3.4. *West of the approach*: Map regression indicates that field boundaries were removed c.1815-43 (i.e. that the grassland to the west of the approach [4] is contemporary with the quarry garden to the north of the hall). Keeper's Cottage [5] was erected in 1847⁸.
- 3.5. *East of the approach*: Stevens' map (1815) indicates a single parcel of land between the approach and the turnpike road. It indicates belts of tree planting abutting the west side of the turnpike road (similar tree planting appears on the OS 1882 map).
- 3.6. The OS 1882 map delineates two separate areas to the east of the approach: A large informal area to the north [6] and a small formal area to the south [7] studded with pine trees⁹.

'The paddock'

- 3.7. The register entry refers to a "park-like grassland known as the paddock". Stevens' map (1815) indicates a single large parcel of land. It indicates belts of tree planting abutting the east side of the turnpike road (similar tree planting does not appear on the OS 1882 map).
- 3.8. The OS 1882 map delineates two separate areas: A large area to the north [8] criss-crossed by footpaths and a smaller area to the south [9] containing few footpaths. The OS 1882 map indicates circular copses of trees, including one that survives [10]. The tithe map (1843) indicates belts of tree planting abutting the north side of Ashby Road [11 and 12].
- 3.9. The paddock was used for recreational activities in the second half of the nineteenth century. The Leicester Journal (14 September 1849) refers to festivities¹⁰ at the hall, including "the sports in the paddock". The Leicester Journal (13 June 1851) refers to a cricket match in the paddock.

The fishpond

- 3.10. Stevens' map (1815) indicates a pond surrounded by tree planting [13 and 14]; the OS 1882 map indicates a "fishpond". The bridge over the fishpond was erected in the early nineteenth century¹¹.

Other landscape elements

- 3.11. The registered area includes land to the east of a watercourse [15]. At the north end of this land parcel, Hartley (1984) identifies the earthwork remains of a dam and pond (MLE4533).
- 3.12. The registered area includes land to the north of the paddock [16 and 17]. Map regression indicates that field boundaries were removed at some time between 1815 and 1882. The land was physically separate from the paddock; it was in the lordship and parish of Worthington. The OS 1882 map indicates a regular copse of trees [18].
- 3.13. The OS 1882 map indicates mixed tree planting in the garden at Ginn Stables [19].

Settlement elements

- 3.14. Stevens' map (1815) indicates scattered settlement around the almshouses¹² [20], on the north side of Ashby Road [21 and 22], at 'Paddock Cottage' [23] and at 'Lark Cottage' [24].

⁸ 'Domestic extensions' were erected in 1976 (our reference 76/0755/P).

⁹ This area is "retained by a high stone wall"; hence the turnpike road is "set in a cutting ... and traffic is largely invisible from the hall" (register entry).

¹⁰ The festivities were to celebrate the majority of George Howland Beaumont, the ninth baronet (1828-82).

¹¹ The bridge was widened c.1938-39. Leicester Daily Mercury (25 August 1939).

¹² The almshouses were erected in 1867 for the ninth baronet. The tithe map (1843) indicates a "hospital, schoolhouse etc" on land to the east of the almshouses.

4. Redevelopment c.1948 to present

- 4.1. *Canterbury Park west*: The grassland has been subdivided; some parkland trees survive. Some land is in arable use [a], while some appears to have reverted to scrub [b]. Land was transferred to the pleasure grounds c.1965¹³ [c]. An enclosure has been made to the east of Keeper's Cottage [d].
- 4.2. *Canterbury Park east*: Land has been used for motocross¹⁴ since 1983 [e]. The motocross site encroaches onto the approach to the hall from Canterbury Lodge.
- 4.3. *The paddock*: The paddock has been subdivided; some land appears to have reverted to scrub [f]. Since 1948 parkland trees have been felled; belts of tree planting abutting Ashby Road have been felled [g and h].
- 4.4. *Road improvements*: The A512 Coleorton bypass¹⁵ was constructed c.1992-93. The bypass cuts across the south part of the paddock and the north part of the fishpond [i]. Land between the bypass and the fishpond appears to have reverted to scrub [j]. The turnpike road has been 'improved' near to Canterbury Lodge [k].
- 4.5. *Ginn Stables*: Mixed tree planting to the south-east of Ginn Stables does not survive [l]. A dwelling was erected c.2012 [m] within the registered area (our reference 12/00357/FUL).
- 4.6. *Settlement elements*: 'Paddock Cottage'¹⁶ was demolished c.1956 [n]. Settlement on the north side of Ashby Road has been demolished since 1923 [o]. In 1994 we granted planning permission to demolish 'Lark Cottage' [p] and to erect a new dwelling (94/0951/P).

5. Bibliography

Cossons A (2003) *The turnpike roads of Leicestershire and Rutland*

Hartley R (1984) *Medieval earthworks of NW Leicestershire*

Nichols J (1804) *History and antiquities of the county of Leicestershire* (volume 3 part 2)

NW Leicestershire District Council (2001) *Coleorton Hall conservation area appraisal and study*

NW Leicestershire District Council (2021) *NW Leicestershire Local Plan*

Stevens H (1815) *Ordnance Survey drawing: Leicester and Loughborough*

Welding J (1985) *Leicestershire in 1777: An edition of Prior's map of Leicestershire*

¹³ Land Registry title number LT342694 refers to a deed of exchange dated 14 April 1965.

¹⁴ *Council silences moto-crossers*. "If the racing does go ahead, it will be the first meeting on the new track". Leicester Daily Mercury (1 April 1983). *Anger over go-ahead for village motocross*. Leicester Daily Mercury (31 March 1984).

¹⁵ In 1991 the bypass was "not likely to be started" until February 1992 (Loughborough Echo, 23 August). The bypass opened without fanfare in June 1993 (Ashby Mail, 24 June).

¹⁶ Information submitted in support of an application for planning permission 01/01252/OUT.