

**HISTORIC DEVELOPMENT  
OF HEMINGTON**

**DRAFT  
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## 1. Context

- 1.1. Hemington is a village in NW Leicestershire. The parish is Lockington cum Hemington<sup>1</sup>. Hemington is about 10 miles SE of Derby and about 12 miles SE of Nottingham. It is about 1 mile west of Lockington.
- 1.2. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Hemington as a ‘small village’, i.e. a settlement “with very limited services and where development will be restricted to the conversion of existing buildings and the redevelopment of previously developed land” and for the delivery of “rural exception sites for affordable housing”.
- 1.3. For statistical purposes England is divided into Lower Super Output Areas (LSOAs). Hemington is in ‘NW Leicestershire 1B’. The level of deprivation in this LSOA is similar to the national median<sup>2</sup>.
- 1.4. The settlement core is situated below 35m AOD on superficial deposits of sand, silt and gravel. Hemington Hill rises steeply; the junction with Diseworth Lane is at 45m AOD. The terrace 3 to 9 Hemington Hill is at 55m AOD on the Helsby sandstone formation<sup>3</sup>.
- 1.5. A water course runs northwards along the east side of Main Street.

## 2. Historic development to c.1921

### Sources

- 2.1. Section 5 contains a bibliography of sources. In addition, the following sources have been consulted:
  - The enclosure map (1789) held at Derbyshire Record Office (D769/B/12/19);
  - The ‘township map’ (1846) held at Derbyshire Record Office (D2375/E/M/3/8);
  - OS 1:2500 maps of 1885, 1903, 1921, 1963 and 1977;
  - Castle Donington Rural District Council’s planning registers, 1948 to 1974;
  - NW Leicestershire District Council’s planning registers, 1974 to present.

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<sup>1</sup> The ecclesiastical parishes were united before 1557. The parish registers commence at that date (Leicestershire Record Office DE575). The civil parishes were united c.1938-39. Records of Lockington cum Hemington Parish Council commence in 1939 (Leicestershire Record Office DE8674).

<sup>2</sup> 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 1B is ranked 17946.

<sup>3</sup> Fisher’s *Victoria history of Castle Donington* (2016) describes how the Helsby formation “runs almost due east-west” across Castle Donington and “falls away sharply to a low-lying plain”.

### **Manorial and administrative history**

2.2. In the sixteenth century the Harpur family of Swarkestone acquired the manor “from the family of Ferrers” (Kelly, 1916). Sir Richard Harpur’s widow Jane was “probably responsible” for rebuilding Hemington Hall and “appears to have made it her residence” (Rickman, 1978).



2.3. Sir Richard’s grandson Henry Harpur purchased Calke Abbey in 1622. Rickman (1978) says that Henry “probably” built the building “known today as the ‘nunnery’”. The family “departed” to Calke Abbey in 1697 (NWLDC, 2001). By the mid eighteenth century the hall was occupied by a tenant, Thomas Bentley.

2.4. The Harpur Crewe family maintained a substantial estate in and around Hemington until the later part of the twentieth century<sup>4</sup> (NWLDC, 2001). Charles Harpur Crewe died in 1981. When his brother Henry inherited the estate “capital transfer tax of £8m became payable” and “Calke Abbey was handed to the National Trust in 1985” (www.nationaltrust.org.uk)<sup>5</sup>.

2.5. Hemington was administered from 1894 to 1974 by the Castle Donington Rural District Council. It has been administered since that date by NW Leicestershire District Council.

### **Development to c.1846**

2.6. At Domesday “it appears that the resources of the village ... were listed under Shepshed” (NWLDC, 2001). Hemington Hall incorporates the remains of a late thirteenth or fourteenth century manor house erected for the Menil or Mesnil family (Rickman, 1978; Pevsner, 1984). The standing remains of the church date to the fourteenth century<sup>6</sup>.

2.7. Hemington Hall was rebuilt in the late sixteenth or early seventeenth century. The ‘nunnery’ is “contemporary with or slightly later than the hall alterations” (Pevsner, 1984).

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<sup>4</sup> In 1808 Sir Henry Harpur changed his family name from Harpur to Crewe, his great grandmother’s family name, “but was unsuccessful in his main petition (i.e. to become Lord Crewe)” (www.ticknalllife.co.uk).

<sup>5</sup> In May 1983 Hemington Hall was sold by auction (Derby Daily Telegraph 2 June 1983). By December 1983 “the entire estate [was] on the market except Calke Abbey”, its parkland, “the village of Ticknall and the home farms” (HC Deb 6 December 1983).

<sup>6</sup> The list entry says that “the thirteenth century tower collapsed completely in April 1986” (Leicester Daily Mercury 17 April 1986; Nottingham Evening Post 18 April 1986). Coaker (1989) says that “heavy rains caused it to collapse”.

2.8. Timber framing was the preferred construction technique before about 1700. In the conservation area two properties are known to contain in situ cruck trusses and three properties exhibit box framing externally<sup>7</sup>.



2.9. The enclosure map (1789) indicates development to the south of the village [1]. The land was deserted before c.1885.

2.10. Hemington's open fields were enclosed in 1789. Map 1 indicates the extent of the settlement at that date.

2.11. 28 to 46 Main Street were erected c.1789-1846, encroaching beyond the building line [2].

### **Development c.1846 to 1921**

2.12. Lockington Lane was opened formally in 1888 (Derby Daily Telegraph, 21 June 1888). In July 1897 the play area on Lockington Lane was given to the village [3]<sup>8</sup>.

2.13. William Flint Fritchley was tenant of Hemington Hall in the late nineteenth century<sup>9</sup>. At that time the hall was extended and "modernised extensively" (Rickman, 1978; Pevsner, 1984).

2.14. A shelter belt was planted c.1884-1903 to the rear of properties on the east side of Main Street [4]. In 1907 a portion of the estate of the late Hugo Harpur Crewe was "appropriated" for use as a public park (Derbyshire Advertiser, 26 April 1907). The 1921 OS map indicates parkland to the east of the settlement core with scattered trees<sup>10</sup> [5].

### **3. Redevelopment since c.1921**

#### **'Greenfield' development since c.1921**

3.1. Since c.1921 'greenfield' development has comprised (proceeding clockwise):

6. 2 to 6 Grange Farm Close: Five detached houses erected c.1990-97<sup>11</sup>.

7. 1 to 19 Station Road: Three short terraces erected c.1938.

8. 1 to 10 Balmoral Court: Ten houses erected c.2001 (01/01452/FUL).

9. 52 to 54 Main Street and 1 to 7 Lockington Lane: Three semi-detached pairs erected c.1948-49.

<sup>7</sup> 37 Main Street has an attached outbuilding erected in 1972 but containing a fifteenth or early sixteenth century cruck truss "salvaged from a building that occupied the same site" (Finn, 2018).

<sup>8</sup> Hugo Harpur Crewe gave a "piece of land, about half an acre in extent, immediately to the rear of the Board Schools ... for the use of the younger children of the village". Leicester Chronicle, 17 July 1897.

<sup>9</sup> William Flint of Hemington Hall died in July 1845; his son-in-law John Fritchley died in October 1846. In 1861 John's widow Georgiana was the head of the household. In 1871 her son William Flint Fritchley (b.1842) was the head of the household. He moved to Castle Donington c.1902-03.

<sup>10</sup> Derbyshire Record Office holds estate management records (D2375/E) relating to "the public park at Hemington" including statements of accounts and correspondence beginning c.1906-07.

<sup>11</sup> 2 Grange Farm Close (Meadow House) was erected c.1990 (90/0919/P). 3 to 6 Grange Farm Close were erected c.1997 (96/0638/P).

10. 9 to 27 Lockington Lane: A long terrace and semi-detached pairs erected c.1954-63<sup>12</sup>.
11. 27a to 33 Lockington Lane: Four detached houses erected c.1997 -2005<sup>13</sup>.
12. 6 to 16 Lockington Lane: Three semi-detached pairs erected c.1949.
13. Hemington House Farmhouse: In 2010 we permitted development including a “new access” (10/00119/FUL).

### **Demolition since c.1921**

- 3.2. Since c.1921 demolition within the settlement core has comprised the following (proceeding clockwise):
  - a. Roadside encroachment: A building was “pulled down in the 1930s” (Allsopp, 1999).
  - b. 23A and 23B Main Street: An outbuilding attached to the Jolly Sailor PH was demolished c.2001-02. Two detached dwellings were erected<sup>14</sup>.
  - c. 27 to 35 Main Street: Farm buildings were demolished c.1976 and replaced by five terraced houses (76/0761/R).
  - d. 10 Grange Farm Close and 47 to 49A Main Street: Farm buildings were demolished c.1997 and replaced by a detached house and three terraced houses (96/0638/P).
  - e. Countryside (iii): Since c.1921 the parkland has been subdivided and all trees have been felled.
  - f. 1 to 7 (cons) Hall Gardens: Farm buildings were demolished c.1967-77<sup>15</sup>. Seven detached houses were erected c.1999 (98/0546/P and 98/1140/P).
  - g. 2 and 4 Church Lane: Two houses were demolished c.1963-74 and replaced by a semi-detached pair<sup>16</sup>.



### **Infill since c.1963**

- 3.3. Since c.1963 infill development in the settlement core has comprised the following (proceeding clockwise):
  - h. 3A Main Street and ‘The Horseshoes’: Four detached houses erected c.1993 (93/0253/P and 93/1029/P).
  - i. 1 to 6 (cons) Hemington Court: Six dwellings erected c.1993 (93/0429/P).

<sup>12</sup> Permission was granted for ten houses (CDRDC reference 67/52); the application file does not survive. 13 to 23 Lockington Lane were erected c.1954. Numbers 9-11 and 25-27 were erected before c.1963.

<sup>13</sup> 29 to 33 Lockington Lane were erected c.1997 (97/0932/P). Number 27A was erected c.2005 (04/01494/FUL).

<sup>14</sup> In 2001 we permitted the demolition of an outbuilding (00/01003/CON) and the erection of two dwellings (00/01006/FUL). In 2002 we permitted the retention of 23B Main Street (02/01685/RET).

<sup>15</sup> In 1967 it was proposed to erect a “covered yard” to the north of the farm buildings. The development was not carried out. CDRDC reference 61/67.

<sup>16</sup> Permission was granted for two detached houses (CDRDC reference 287/67); the application file does not survive. “A large farmhouse opposite the church was pulled down in the 1970s” (Allsop, 1999).

- j. 39 to 45 Main Street: Two semi-detached pairs erected c.1964 (CDRDC reference 131/64).
- k. 51 to 73 Main Street: Blocks of flats erected c.1968-71<sup>17</sup>.
- l. 2 to 2D Main Street: Five houses erected c.1963-74<sup>18</sup>.

#### 4. Below ground remains

- 4.1. Map 3 indicates an archaeological alert area. Within this area, it is likely that evidence of medieval and post-medieval settlement will survive below ground.
- 4.2. Development at Hemington House Farm (11/00172/FUL) was preceded by a historic building survey (Clarke, 2010). The survey described eighteenth century farm buildings “arranged in a T-shaped plan form”. One building retains “a near complete cross frame and roof truss from a timber box framed structure, likely to date to the seventeenth century”.

#### 5. Bibliography

– (1916) *Kelly's Directory of Leicestershire & Rutland*

Allsopp (1999) *Hand-me-down hearsays of Lockington-cum-Hemington*

Clarke S (2010) *Level 2 historic building survey of buildings at Hemington House Farm*

Coaker (1989) *A short history of Lockington and Hemington*

Finn N (2018) *Historic building record: Cruck truss within garage at 37 Main Street*

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

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

Pevsner N (1984) *The buildings of England: Leicestershire and Rutland*

Rickman (1978) ‘Hemington Hall’. *Transactions of the Leicestershire Archaeological and Historical Society* 53

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<sup>17</sup> December 1968: Permission granted for the “erection of two-bed flats” (CDRDC reference 183/68).

<sup>18</sup> 2 Main Street (a box framed building) was demolished c.1921-63. Permission was granted for “three terraced cottages” (CDRDC reference 19/63); 2B to 2D Main Street do not reflect the approved drawings. 2 and 2A Main Street were permitted in 1964 (CDRDC reference 235/64).