

## House Hunting – Location of Row of Cottages in Hoton

by John Bairstow, Phil Denniff and Richard Ellison



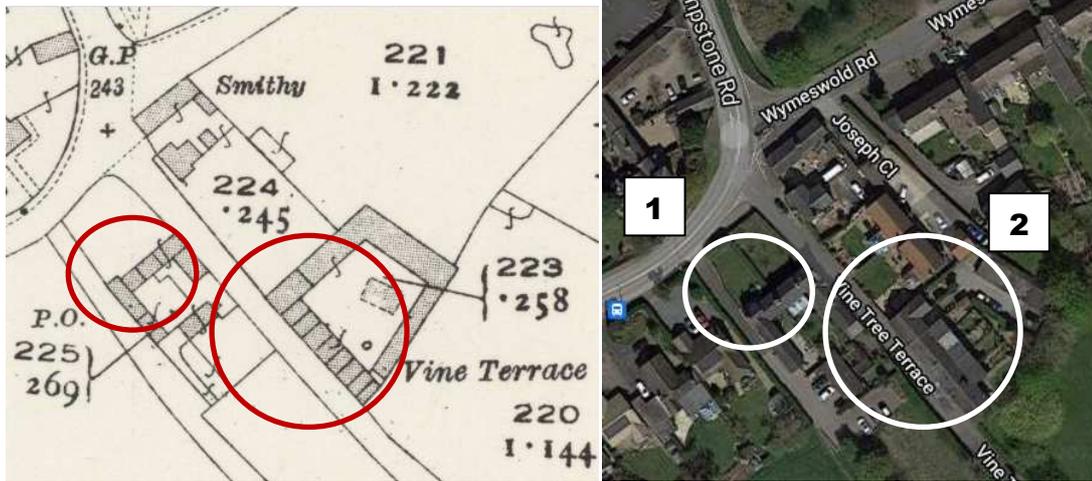
John Bairstow, a collector of local postcards over many decades, contacted the WHO requesting help with identifying the location of the row of terraced cottages in the above postcard photograph.

The photograph shows a row of four brick built terraced houses under a pantile roof. The front doors form pairs next to each other and there are three sets of chimneys, single stacks on the ends of the roof and a pair in the centre. There is a row of header bricks above doors and ground floor window with a slight bow, in the local style. The window frames are flush with the brickwork and there is no sill. One of the first floor middle windows is open, the other has been slid half open showing the windows to be 'Yorkshire' horizontal sliding sash type, again a local style. In front of the house there appears to be a path running left to right rather than a road with a low grass mound in the foreground. To the right of the terrace is undulating countryside dipping away with trees in the background. To the left there are trees close to the building. There are two down pipes to carry the roof rain water away into barrels that are asymmetric positioned, one on the far left and the other in the centre of the terrace.

The dimensions of the cottages were estimated from the height of the front door, which is assumed to be two meters high. The width of the row is about 15.4m, with each cottage having a width of 3.9m. The gutter height is 4.6m above the ground while the ridge height is 7.7m. The ground floor windows are estimated to be 1150x1150mm while the first floor windows are 970x970mm.

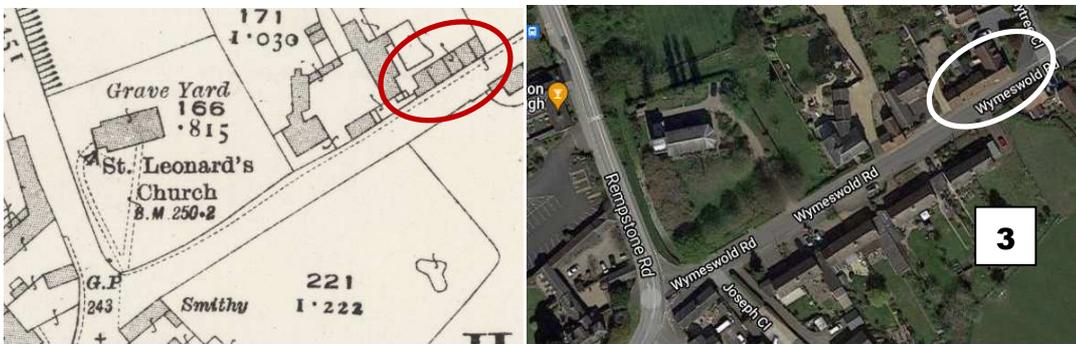
Independently of each other two of us went through an almost identical process, as described below, and came to the same conclusion. Examination of the 25 inch to the mile Ordnance Survey map of Hoton, revised 1899<sup>1</sup>, contains enough detail to show the boundaries between individual properties, with only a few rows of terraced dwellings being identified with in the parish of Hoton, at five locations all within the village. Each of these locations will be examined to assess their suitability as a match to the photograph.

1. Vine Terrace (OS grid reference SK574224) is shown divided into seven dwellings. The present day terrace still consists of 7 properties, all in the same style of white render with decorative features around the windows and door. These can be rejected.
2. A terrace of four properties (SK573224) on the corner of Vine Tree Terrace and Loughborough Road. The present day row has a decorative line of bricks between the ground and 1<sup>st</sup> floors. Also the chimney alignment does not fit the photograph. These can be rejected.

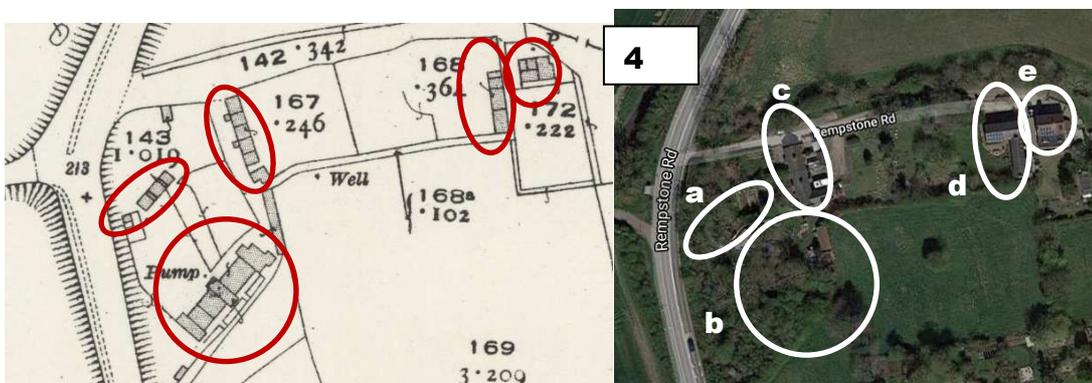


25 inch OS map surveyed 1883, revised 1919 & published 1921 and Google Aerial view of the same area.

3. A row of five terrace house (SK574226) on Wymeswold Road. The terrace is too long and the roof line is split. These can be rejected.

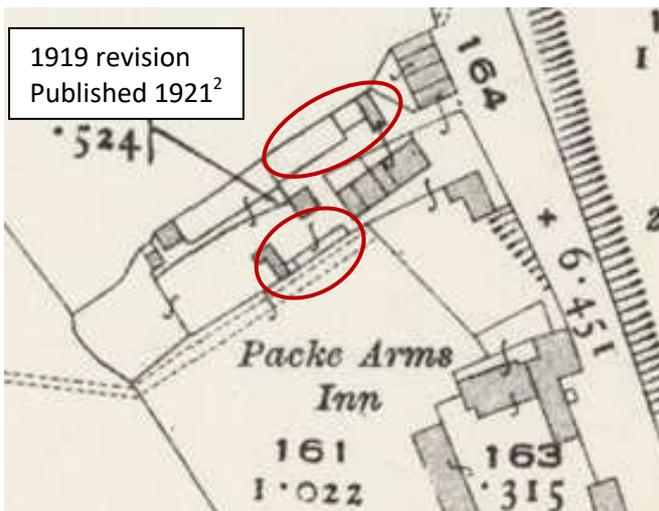
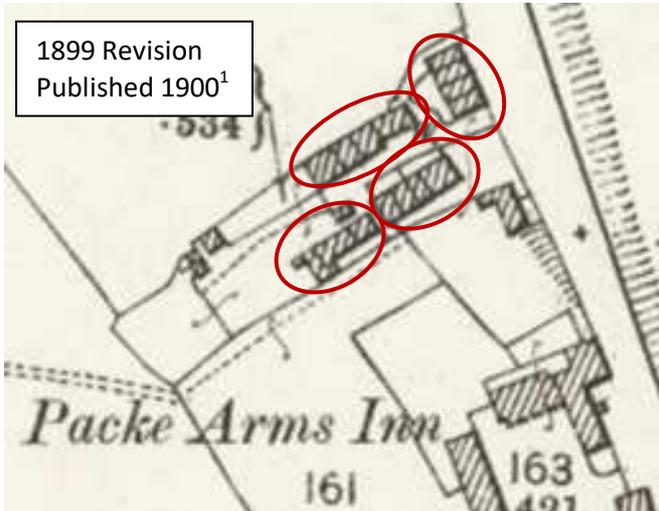


4. There are five groups on multiple buildings shown on Ordnance Survey maps in the small dell to the east of Rempstone Road at the northern edge of Hoton (SK573228). A western group comprises three, five and six building units. Of these the three building unit (4a) and six building unit (4b) are no longer standing and were probably farm outbuildings. The group of five buildings (4c) is a row of cottages, which today are rendered and divided into three with two pairs of chimneys that do not match the photograph. All three sites can be excluded. The other group consists of a liner (4d) and non linear (4e) blocks of four building each. The non liner group can be excluded on the grounds of shape and the liner group because the unit sizes are uneven with one being too small to be a dwelling. If either of these groups are still standing they have been highly modified.



5. The final group of terraced building identified with in Hoton parish consists of four groups each of four buildings (SK573226) on west of Rempstone Road just to the north of the Pack Arms. Two of the groups (5a and 5b) disappeared between the 1899 and 1919 revisions of the OS maps. Of the two 5a is a potential candidate for the row of terrace cottages, except that the building sizes are slightly uneven and the background would not match the photograph. If the photograph was taken from the north the other building would appear in the background, while if taken from the

south the background would be seen to be sloping away, while in reality it rises slightly. The group 5c can be rejected because of the varying sizes of the buildings, a split in the roof line and the cottage at the western end has three stories while the others are two. The group 5d are potential candidates as they are of uniform size. However a new detached house has since been built on the site, so a direct comparison with the photograph is not possible. If this is the group of four cottages, they would have faced the road and the photograph is likely to have been of the front of the cottages rather than the back. This present a problem in that a low grass bank can be seen in front of the cottages with a path running from left to right between the mound and the dwellings. However open field to the right of the new detached house and the general slope of the land are in agreement with the photograph, if the photograph were taken from the road. The bank could be accounted for, if as seems likely, the present day pavement did not exist.



The current occupants of the detached house confirmed that there was indeed a row of cottages on the site that was demolished in 1969 and kindly provided a photograph of them just prior to their demolition.



*View of cottages in 1969 just prior to demolition. Note Packer Arms in background*



*Current view (2022) of site for row of cottages (19, Rempstone Road, Hoton LE12 5SJ) looking south east.*

## Reference

1. OS map, 25 inch to mile, Nottinghamshire L.14, surveyed 1883, revised 1899, published 1900  
<https://maps.nls.uk/view/115393175>
2. OS map, 25 inch to mile, Leicestershire XI.14, surveyed 1883, revised 1919, published 1921  
<https://maps.nls.uk/view/114591984>