



Heritage Statement Addendum - Archaeology

The Old Rectory, Market Bosworth

September 2023



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1 Introduction

Aims of the assessment

- 1.1. This document is provided as an addendum to the Heritage Statement for the Old Rectory, Market Bosworth. The aim of the addendum is to provide additional analysis of the archaeological potential of the land at The Old Rectory, Rectory Lane, Market Bosworth, Leicestershire, CV13 0LS (national grid reference SK40740295).

Data sources

- 1.2. The following data sources were consulted in compiling this report:
 - Historic Environment Record for Leicestershire and Rutland;
 - The National Record of the Historic Environment (also known as PastScape), maintained by Historic England and viewed via the Heritage Gateway website; and
 - Archive data, aerial photography and historic Ordnance Survey mapping.

2 Assessment of archaeological potential

Historic background

- 2.1. Market Bosworth is at a height of approximately 125m above Ordnance Datum, on relatively high land forming a ridge above the valleys of the River Sence to the west and River Soar to the east. Its location above the river valleys appears to have been attractive to settlement from the prehistoric period, with Bronze Age and Iron Age finds reported from the area. A Roman villa was found to the north west of Bosworth Hall in the 1960s.
- 2.2. The place name 'Bosworth' is first recorded in the Domesday Survey (1086). The entry is split over two holdings, with part held by Count of Meulan and part by Hugh de Grandmesnil. The first entry notes that 'Saxi held it' indicating that there was a settlement present prior to the Norman conquest. The second entry notes a priest and deacon among the recorded inhabitants, indicating that the church at Market Bosworth was an early foundation. The name means 'enclosure of a man called Bosa', further demonstrating that this was the site of an early medieval settlement.
- 2.3. The Tithe Map for the parish of Market Bosworth (1848) shows the site of the Old Rectory as a plot of undeveloped land between the town to the west and Bosworth Park to the east. Sutton Lane, leading from Market Place is shown as developed (with houses, cakehouse, chandlers shop, carpenters shops, malt office, outbuildings and gardens, owned by Lady Noel Byron). Rectory Lane had no properties at that time. The site of the Old Rectory was in 1848 owned by the Rector of Market Bosworth (it is noted as Glebe land), with the occupier listed as William Beck and Joseph Argyle (in hand). The site is recorded as pasture and 'The Old Bowling Green'.

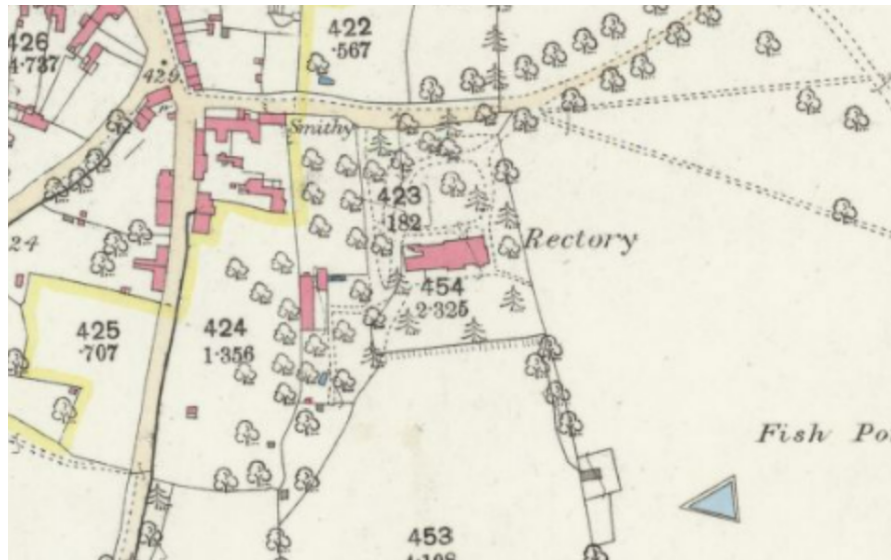


Figure 1: Ordnance Survey, 1885, 1:2,500

- 2.4. The rear garden of The Old Rectory has a terrace, shown on historic mapping but altered between 1885 and 1901. This was further altered following the construction of the indoor swimming pool on the west side of the house. Aerial photographs of Market Bosworth taken in the summer of 1990 show the house and garden prior to this alteration, also to be noted is the loss of tree coverage of the site from the 1990 aerial photograph to the 2006 Google Earth Images.



Figure 2: Ordnance Survey. 1901 1:1,2500



Figure 3: Aerial photograph of Market Bosworth summer of 1990. Hinckley past times (before swimming pool extension)



Figure 4: Google Earth Image 1999 (during swimming pool extension)



Figure 5: Google Earth Image 2006 (after swimming pool extension)

Non-designated heritage assets

- 2.5. The Leicestershire Historic Environment Record (HER) records The Old Rectory (reference MLE12151). The Old Rectory is within the recorded extent of Market Bosworth historic settlement core (reference MLE2935), although historic mapping and recent archaeological field work indicate that the town did not extend to include settlement along Rectory Lane until the mid to late 19th century.
- 2.6. Also recorded are the find spots of a Bronze Age cremation urn (MLE63540 and Roman coin (MLE7942), both were found in October 1849 during works in the grounds of the Rectory. Both were reported to have been found while grubbing up a hedge, presumably at the site of The Old Rectory, which was under construction at that time.

The archaeological potential of land at The Old Rectory

- 2.7. The Old Rectory is within land recorded as pasture and the 'Old Bowling Green' prior to the construction of The Old Rectory in 1849. The land was subsequently used as the gardens to The Old Rectory with terracing shown on historic mapping and the construction of the swimming pool extension likely to have resulted in a degree of disturbance.
- 2.8. The find of a Bronze Age cremation urn and Roman coin from the site are antiquarian references that relate to finds with no associated evidence recorded. It is therefore uncertain whether these finds relate to archaeological remains within the gardens of The Old Rectory. If, as the date of the finds being reported suggests, they were recovered during the construction of The Old Rectory, it is possible that any associated archaeological evidence has since been destroyed. The site has a low potential for archaeology dating from the prehistoric or Roman period.
- 2.9. The Old Rectory is recorded as being within the extent of Market Bosworth historic settlement core. Market Bosworth has been occupied from at least the 11th century, although the medieval settlement may not have extended as far east as The Old Rectory, certainly on mapping from the 19th century it is shown as land adjacent to the settlement extent. The site has a low potential for archaeology dating from the early medieval or medieval period.
- 2.10. The tithe apportionment reference to the 'Old Bowling Green' indicates that there could have been some use of the site other than agricultural during the post medieval period. The site has a low to moderate potential for archaeology dating from the post medieval period.
- 2.11. Any present archaeology is likely to have been impacted by the previous land use within the gardens and construction of the original house, terraces and swimming pool extension. It is anticipated that any archaeology present is likely to be locally significant and of low heritage value.

3 Impact assessment and justification

3.1. The following below ground works are proposed as part of the application:

- **External Classroom and Therapy Block** – the classroom and therapy spaces are located within the root protection zone and thus any below ground construction is limited. Traditional foundations will not be appropriate and existing levels will need to be adjusted to accommodate the slope (falling away from the house). As such, it is proposed that either existing levels will be built up using GeoCell and aggregate fill (or similar equivalent system) to create a level subbase to enable a ground bearing slab to be formed over or alternatively a series of ground screws could be utilised to allow typical construction on top of the existing ground levels. The maximum level of excavation / removal of topsoil from existing site levels would be c.100-150mm (this being subject to onsite conditions with tree roots).
- **MUGA** – the Muga will be located within the root protection zone therefore any below ground construction is limited. To create a level substrate upon which the MUGA space can be formed it is proposed to build up the levels using GeoCell and aggregate fill (or similar equivalent system) with hardstanding surface laid over. The maximum level of excavation / removal of topsoil from existing site levels would be c.100-150mm (this being subject to onsite conditions with tree roots).
- **Front Car Park** – the existing driveway will be adapted and expanded to create new car parking for the school at the front of the site. Again, because of root protection zones, the proposed new parking area will be constructed from Geocell and aggregate fill (or similar equivalent system) to create an appropriate road / parking system in the root protection zone. The maximum level of excavation / removal of topsoil from existing site levels would be c.100-150mm (this being subject to onsite conditions with tree roots).

3.2. There is some potential for archaeology to be present within the site, evidenced by the find of a Roman coin and Bronze Age urn reputedly found during the construction of the building, and also its recorded name on the tithe apportionment of 'Old Bowling Green'. However the works proposed do not need deep excavations. It is anticipated that the proposals would result in minor impacts to any archaeology that may be present within the gardens of The Old Rectory.

3.3. Any likely impact resulting from excavations to the depth of archaeological deposits could be mitigated through a proportionate programme of archaeological investigation and recording, secured as a condition of any forthcoming consent. This would be consistent with the NPPF at paragraphs 203 and 205.

Consultation

3.4. The recommended mitigation is subject to consultation with the Leicestershire and Rutland Archaeology Service.