
Archaeology & Built Heritage

Written Scheme of Investigation
for a Level 2 Historic Building Survey of
The Bull's Head Public House, 88 Main Street,
Nailstone, Leicestershire, CV13 0QB

NGR: SK 41610 07066

Client: AKW Property Consultants

Planning Authority: Hinckley & Bosworth Borough Council

Planning Application Number: 15/01202/FUL

1. Introduction

- 1.1 This document is a Written Scheme of Investigation (WSI) setting out details of a programme of historic building recording (Level 2 Survey) proposed in respect of the Bull's Head Public House, 88 Main Street, Nailstone, Leicestershire, CV13 0QB.
- 1.2 The WSI has been prepared by Neil Finn of Archaeology & Built Heritage, at the request of Mr Andrew Lloyd of AKW Property Consultants.
- 1.3 A planning application has been submitted to Hinckley & Bosworth Borough Council, the Local Planning Authority, for the redevelopment of this site, including alterations to the fabric of the Bull's Head Public House (Planning Application Ref: 15/01202/FUL).
- 1.4 The Senior Planning Archaeologist at Leicestershire County Council's Historic and Natural Environment Team was consulted on the application in her capacity as archaeological advisor to Hinckley & Bosworth Borough Council.
- 1.5 The planning archaeologist identified the potential for the development to affect the historic significance of the Bull's Head Public House through alterations to its fabric, and also to affect any buried archaeological remains that may exist within the

development site. It was therefore recommended that a programme of historic building recording and archaeological investigation should be required as a condition of any planning permission, in order to mitigate the impact of the development proposals on known and unknown heritage assets (Clarke 2015).

- 1.6 This WSI specifically addresses the requirement for historic building recording of the Bull's Head Public House. A separate WSI has been produced in respect of the evaluation of buried archaeological remains through a programme of trial trenching (Finn 2017).
- 1.7 The requirement for the implementation of a programme of historic building recording as a condition of planning approval for the development is in accordance with local planning policies and the *National Planning Policy Framework*, Section 12: Conserving and Enhancing the Historic Environment (NPPF). Paragraph 141 of the NPPF states that developers are required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact of development (DCLG 2012, para 141).
- 1.8 The appropriate level of historic building recording was specified by the Senior Planning Archaeologist as meeting Level 2 standard defined in the Historic England guidelines *Understanding Historic Buildings: a guide to good recording practice* (Lane 2016).
- 1.9 The detailed requirements of a Level 2 Survey are itemised in a subsequent section of this WSI.

2. Location and Context

- 2.1 Nailstone is a village and civil parish in the Hinckley & Bosworth district of Leicestershire, lying approximately 10 miles (16 km) west of Leicester and 3 miles (5 km) north-north-east of Market Bosworth (Figure 1).
- 2.2 The Bull's Head Public House is located on the north side of Main Street, towards the west end of the village, at National Grid Reference: SK 41610 07066 (Figure 2).
- 2.3 The principal range of building, on the Main Street frontage, is a two-storey brick structure with a gabled roof covered in plain clay tiles. There is a two-storey rear wing of similar construction and a series of later single-storey additions (Figure 3).

3. Historical Background

- 3.1 Nailstone village formed part of the Gopsall Estate from the mid-18th century until the estate was sold in 1927. Various buildings within the village, including the Bull's Head, share similar architectural characteristics typical of the Gopsall Estate, including low eyebrow dormers over the first floor windows.
- 3.2 The Bull's Head Public House (Leicestershire and Rutland Historic Environment Record ref: MLE21193) is identified in the Nailstone Conservation Area Appraisal and Management Plan as one of a number of 'Key Unlisted Buildings' that make a positive contribution to the character of the conservation area (para 4.8, no. 6). It is described as follows:

'The Bull's Head is a public house likely to have been constructed in the early 19th century, using red brick in an unusual bond. It features a clay tiled roof, eyebrow dormer windows, gable end stacks, metal rise and fall gutter brackets and some interesting outbuildings to the rear. Its modest scale reflects its social status as historically serving the working classes within the village and it continues to perform a key social function'.

4. Heritage Designation

- 4.1 The Bull's Head is not included on the statutory National List of Buildings of Special Architectural or Historic Interest maintained by the Secretary of State for the Department of Culture, Media and Sport.
- 4.2 The building is within Nailstone Conservation Area, designated in September 2015.

5. Research Aims and Objectives

- 5.1 Regional research aims are defined in *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands* (Knight, Vyner and Allen 2012), which builds on an earlier *Resource Assessment and Research Agenda for the East Midlands* (Cooper 2006).
- 5.2 The programme of historic building recording has the potential to contribute towards themes defined in section 6.8 of *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*, which provides a research agenda for the Post-Medieval period (1485-1750), specifically paragraph 8.2: *Landscapes of Display: Country Houses and Gardens*, item 5: Can we establish regional typologies of parklands, parkland structures and the

villages and cottages associated with estates? The survey also has the potential to contribute towards themes defined in paragraph 8.4: *Rural Settlement Patterns and Building Traditions* (Knight, Vyner and Allen 2012, 108).

- 5.3 The specific objective of the historic building recording exercise is to produce a permanent record of the building that meets nationally recognised standards as set out in the Historic England guidance document *Understanding Historic Buildings: A guide to good recording practice* (Lane 2016) for a Level 2 Survey.

6. Scope of the Survey

- 6.1 A Level 2 survey is a descriptive record, including drawn, photographic and written elements, the scope of which is defined within the Historic England guidelines *Understanding Historic Buildings: A guide to good recording practice* (Lane 2016, 26).

- 6.2 Typically a Level 2 survey will consist of:

Drawn Record: *Item 2, sometimes one or more of 3-7* (Lane 2016, 14, para. 4.3.3)

Item 2: Measured plans (to scale or full-dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

Item 3: Measured drawings recording the form or location of other significant structural detail (for example timber or metal framing).

Item 4: Measured cross-sections or long-sections to illustrate the vertical relationships within a building (for example floor and ceiling heights, the form of roof trusses).

Item 5: Measured drawings to show the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions and cornices) or small-scale functional detail not easily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.

Item 6: Measured elevations, where these are necessary to an understanding of the building's design, development or function.

Item 7: A site plan relating the building to other structures and to any related topographical and landscape features.

Photographic Record: *Items 1, 2 & 4* (Lane 2016, 19, para. 4.4.8)

Item 1: A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).

Item 2: The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.

Item 4: The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.

Written Record: *Items 1-3 & 6* (Lane 2016, 22, para. 4.5.2)

Item 1: The precise location of the building as an address and in the form of a National Grid Reference.

Item 2: A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.

Item 3: The date when the record was made, and the name(s) of the recorder(s) and the location of any archive material.

Item 6: A longer summary statement. An alternative to 4. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary. Alternatively it may serve as an introduction to the more detailed body of a record that may follow, for users who may need a summary of the report's findings.

- 6.3 Existing architectural survey drawings prepared as part of the planning process will form the basis of the drawn component of the Level 2 survey. These will be verified on site for accuracy and supplemented as necessary (Lane 2016, 13, para. 4.3.2).
- 6.4 The photographic record will be in digital format and made using a Pentax K30 digital SLR camera. Digital photography will comply with the Historic England guidelines *Digital Image Capture and File Storage: Guidelines for Best Practice* (2015).

7. Report and Archive

- 7.1 A synthetic report on the results of the survey will be prepared following completion of the fieldwork.
- 7.2 Copies of the report will be issued to the client and/or their agent, the Local Planning Authority, the County Planning Archaeologist and the Historic Environment Record.
- 7.3 The finalised report will be uploaded onto the on-line OASIS database: <http://ads.ahds.ac.uk/project/oasis>.
- 7.4 The project archive will be deposited with Leicestershire Museums Service in accordance with their *Transfer of Archaeological Archives to Leicestershire Museums, Arts and Records Service* normally within six months of the completion of analysis.

8. Publication

- 8.1 A report on the results of the investigation will be submitted for publication in a suitable regional or national archaeological journal within one year of completion of fieldwork. The length and content of the report will reflect the significance of the findings of the survey.

9. Operational Matters

- 9.1 The client's agent has indicated that appropriate resources have been allocated for the completion of all stages of the survey as set out above.
- 9.2 The historic building survey will be undertaken in accordance with the provisions of this Written Scheme of Investigation, subject to its approval by the Senior Planning Archaeologist on behalf of the Local Planning Authority. The minimum 7 days notification period of the intention to undertake the work is hereby given.
- 9.3 The survey will be undertaken by Neil Finn, a professional archaeologist and historic building surveyor with over 25 years' experience working in Leicestershire and the East Midlands.
- 9.4 All work will be carried out in accordance with Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland*.
- 9.5 In addition, the following guidelines will be adhered to:

- Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1996, revised 2014);
- Historic England's *Understanding Historic Buildings: A guide to good recording practice* (Lane 2016).

10. Health and safety

- 10.1 All work will be conducted in compliance with the *Health and Safety at Work etc Act* 1974. The guidance set out in *Health and Safety in Field Archaeology* (SCAUM 1997) will also be followed.
- 10.2 A risk assessment will be made prior to the commencement of work on site and will be updated as necessary during the course of the fieldwork. Safe methods of working will be employed taking due account of all potential risks and hazards.

11. Bibliography

CIfA, 2014. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. Chartered Institute for Archaeologists.

Clarke, S., 2015. Planning advice letter addressed to Sarah Fryer, Planning Officer at HBBC, dated 10.12.2015.

Cooper, N., 2006. *The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda*. Leicestershire Archaeology Monograph 13.

DCLG, 2012. *National Planning Policy Framework*. Department of Communities and Local Government.

Finn, N., 2017. *Written Scheme of Investigation for Archaeological Trial Trench Evaluation at the Bulls Head Public House, 88 Main Street, Nailstone, Leicestershire, CV13 0QB*. Archaeology & Built Heritage, dated 15.01.2017.

Knight, D., Vyner, B. and Allen, C., 2012. *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*. University of Nottingham and York Archaeological Trust.

Lane, R., 2016. *Understanding Historic Buildings: A guide to good recording practice*. Historic England, publication ref: HEAG099.

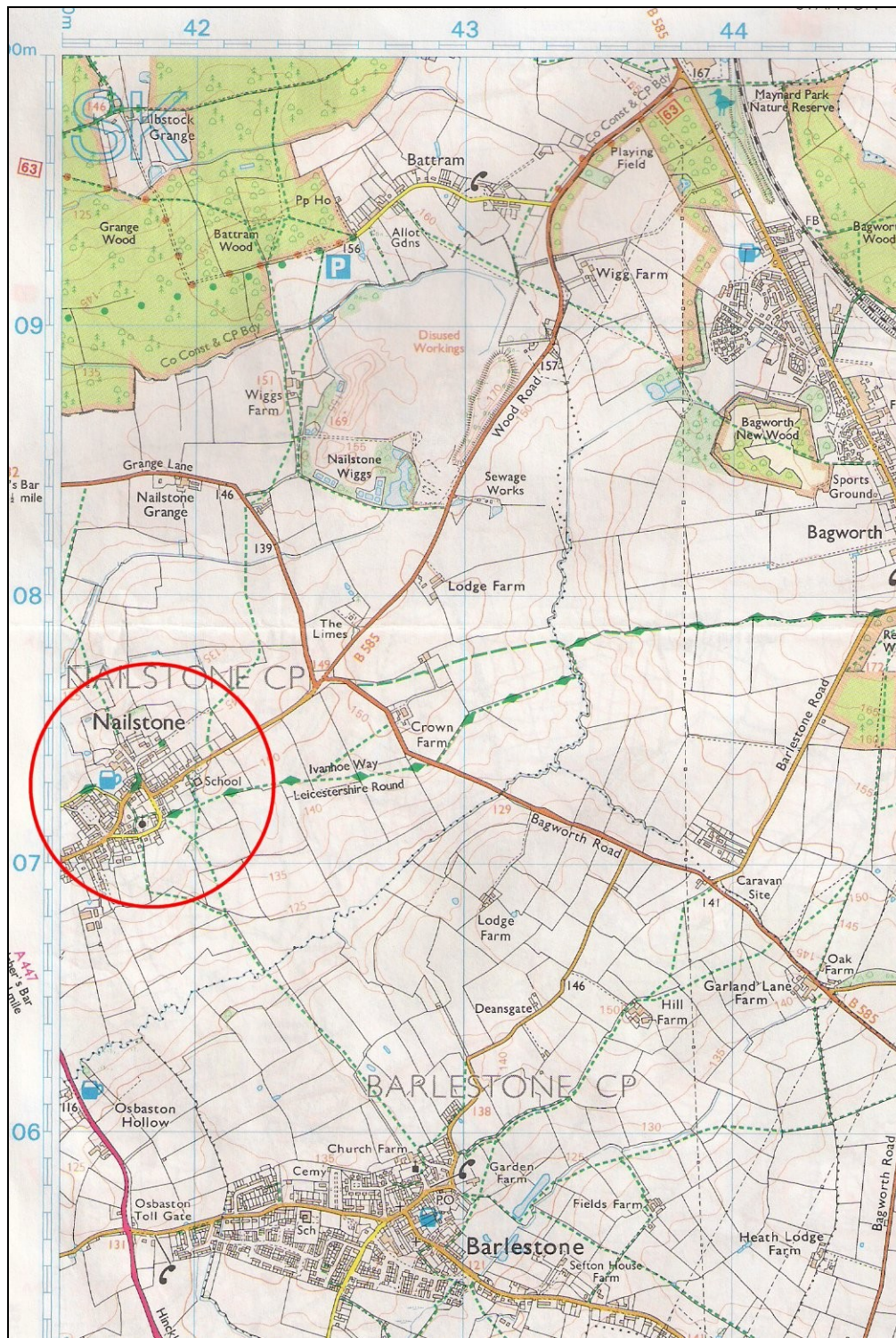


Figure 1. General Location Plan. Nailstone village circled in red. Grid = 1km squares.

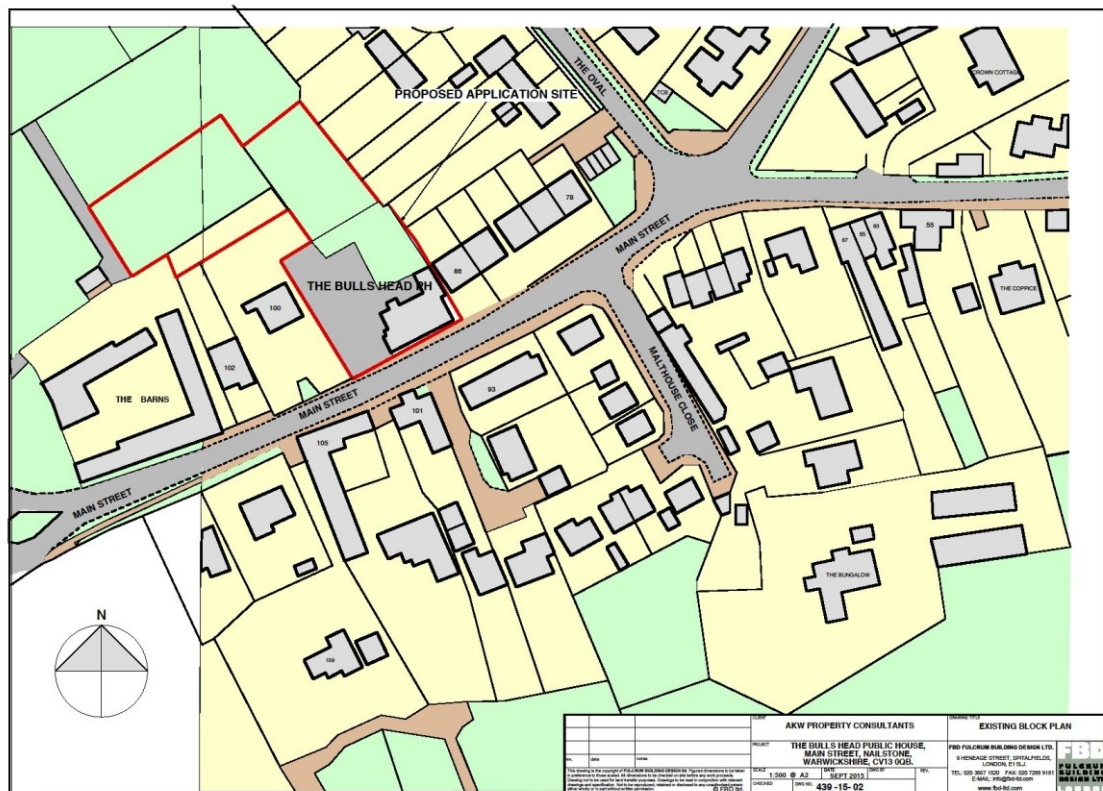


Figure 2. Site Location Plan. Application Site outlined in red. Plan supplied by Client.

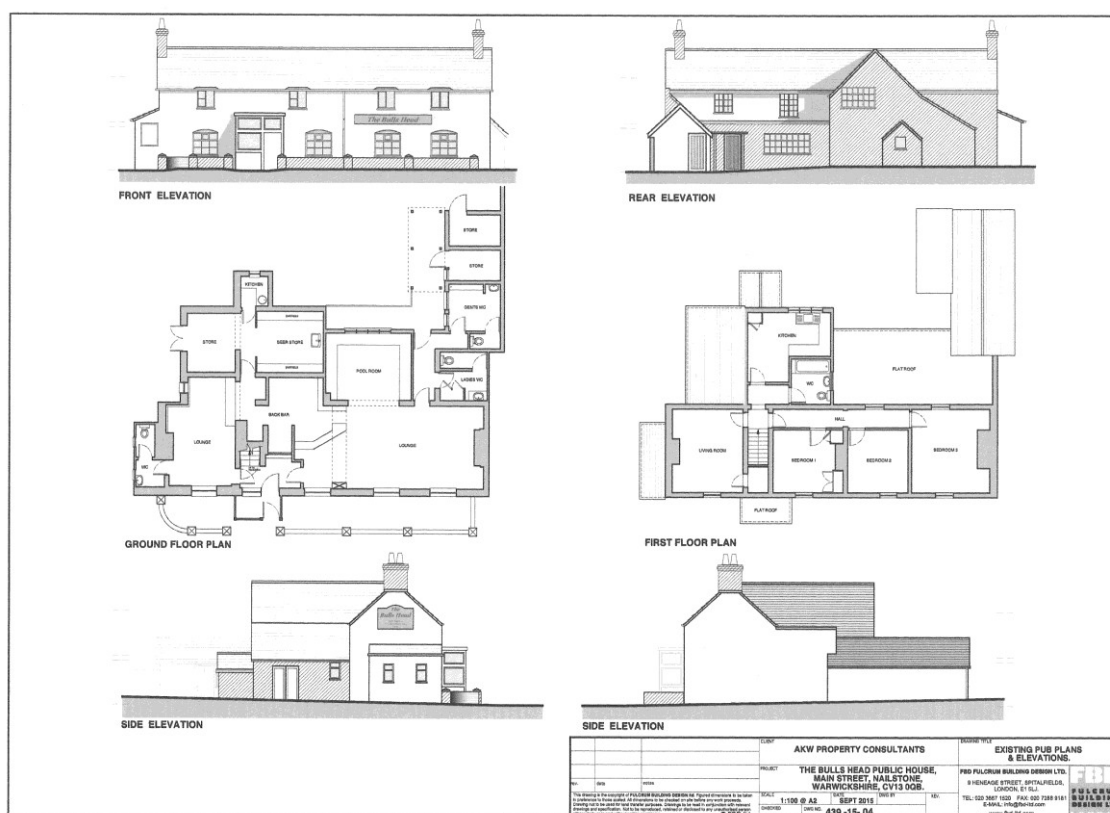


Figure 3. Existing Floor Plans and Elevations of the Bull's Head. Supplied by Client.