

**Written Scheme of Investigation for a
Level 3, Historic Building Survey**

Site: Little India 7 Main Street, Peckleton, Leicester, Leicestershire, LE9 7RE

NGR: SK 46801 01021

Client: Utopia

Planning Authority: Hinckley & Bosworth Borough Council

Planning Ref: 21/00364/FUL

ULAS Job No: 23-354

Accession No: X.A70.2023

22_xxx_HBR_L2_Leics_WSI_V2

Filename/Version	Checked/Amended by	Date	Notes
23-354_LittleIndiaPeckleton_HBR_L3_WSI_Draft	Vicki Score	18/07/2023	Draft to client
23-354_LittleIndiaPeckleton_HBR_L3_WSI_DraftV2	A Hyam	24/07/2023	Amended following Planning Archaeologist comments

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1. Introduction

Definition and scope of the project

- 1.1 This document is a Written Scheme of Investigation (WSI) for a programme at Little India 7 Main Street, Peckleton, Leicester, Leicestershire, LE9 7RE in accordance with National Planning Policy Framework (NPPF): Section 16 Enhancing and Conserving the Historic Environment (MHCLG 2021) and will be submitted to the Planning Archaeologist for approval prior to any archaeological work taking place.
- 1.2 This WSI was commissioned by Utopia. The fieldwork specified below is intended to provide a record of the building in mitigation of the impact of the proposed development and addresses the requirements placed on the planning permission for a scheme of work equating with a Level 3 'Analytical Survey', as specified in Historic England's Understanding Historic Buildings. A Guide to Good Recording Practice (Historic England 2016). This WSI outlines the work for the Level 3 Historic Building Report. There is also a requirement for a separate archaeological watching brief which will be detailed in an additional WSI.
- 1.4 The result of the project will be a permanent record of the parts of the building to be affected by the proposals, prepared to standards set out in the guidelines (Historic England 2016).

2. Background

Context of the Project

- 2.1 Little India, at 7 Main Street lies on the western edge of the village of Peckleton on the junction of Kirkby Lane, Main Street and Manor Lane. It is within the Historic Settlement Core of Peckleton village. No. 7 is an unlisted building but appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the building is, or has the potential to constitute a heritage asset (or assets) with a significant archaeological and heritage interest.
- 2.2 Planning permission (21/00364/FUL) has been granted for the partial demolition and conversion of the former Brown Horse public house to form a new dwelling, the construction of three new dwellings and associated groundworks and infrastructure.
- 2.3 The Planning Authority have granted Planning Permission subject to an archaeological condition (Condition 11) for a mitigation strategy comprising a Level 3 Historic Building Survey ('Analytical Survey') of the exterior and interior of the existing dwelling building in order to ensure satisfactory and proportionate investigation and recording of the significance of any heritage assets impacted upon by the development proposal prior to its loss, in accordance with local and national planning policy and to make the archaeological evidence and any archive generated publicly accessible.

Historical and Archaeological background

- 2.4 The proposed site lies close to known heritage assets with an archaeological interest. The Leicestershire and Rutland Historic Environment Record (HER) records that 330m to the south is the medieval moated site of the manor house (HER refs: MLE13083 and MLE3042). The site lies within the historic settlement core of the village (MLE16887). Earthworks associated with the shrunken medieval village of Peckleton have been recorded approximately 340m to the south and south-west of the site (MLE3008) and

330m to the east (MLE3009). To the west of the Manor House, the earthworks include a hollow way flanked by traces of former buildings. There is documentary evidence for a prehistoric tumulus or mound believed to be located approximately 350m to the south of the site (MLE3030). This was reported in 1907 that a mound or tumulus stood near the Manor House, there is no trace of a mound and nothing is marked on OS mapping. A scatter of rare Anglo-Saxon finds located nearby is a strong indication of associated settlement in this location (MLE24147).

Prehistoric and Roman

- 2.5 There is limited evidence for prehistoric activity in the vicinity, along with the prehistoric tumulus (MLE3030), there is an isolated find of Bronze Age flint 840m to the south-east (MLE6360). Main Street itself follows the course of the Roman Mancetter Road (MLE3019) and 500m to the south-east is a Roman site with a possible kiln (MLE16849).

Medieval - Modern

- 2.5 Peckleton is recorded in the Domesday survey of 1086 as a small settlement of four households with Hugh of Grandmesnil as Tenant-in-chief. The village has recorded evidence of medieval activity, with the site being situated within the Peckleton historic settlement core (MLE16887), and amongst recorded medieval earthworks (MLE3008, MLE3009).
- 2.6 There are also several listed buildings in the vicinity of the site (Manor House - LB1074203, and Gatepiers - LB1074204, LB1361323, Peckleton Hall - LB1187985, Church of St Mary Magdalene - LB1074235 and Elms Farmhouse - LB1188009).
- 2.7 Little India, at 7 Main Street seems to have been used as a public house since the end of the 19th century and appears to pre-date the first edition Ordnance Survey map of 1885.

3. Aims and Objectives

- 3.1 The main aim of the investigation is to record and advance understanding of the significance of the affected heritage asset. The work will not be a comprehensive record of the building in its entirety but will focus on the areas to be affected by the proposed works. The proposal of the work is to retain the existing frontage of the present pub building and demolish the remaining structures presently on site. The remaining portions of the present building will undergo some modification in order to make it suitable for use as a domestic property.
- 3.2 The objectives of the Historic Building Recording programme Level 3 are an analytical record:
- To provide a photographic, written and drawn record of all the affected parts of the historic fabric prior to the commencement of works.
 - To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

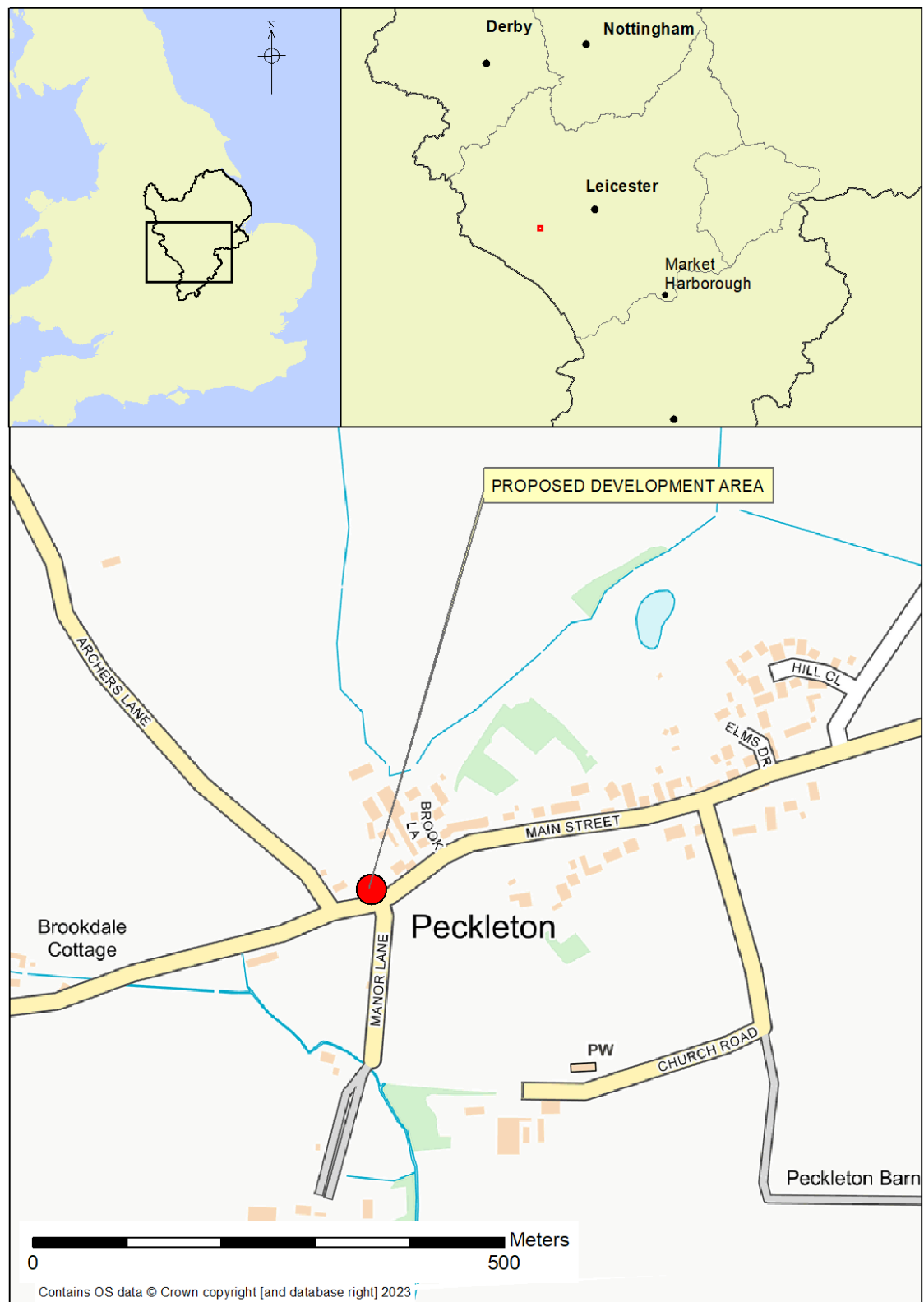


Figure 1. Site Location (national, regional, local).

Research Objectives

- 3.3 The site has the potential to add to research objectives, identified within The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda, Leicester Archaeology Monograph 13, (ed. Cooper 2006), and East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands (ed. Knight et al 2012), and updated here: <https://archaeologydataservice.ac.uk/researchframeworks/eastmidlands/wiki/>:
- 3.4 The following specific research agenda topics have been identified as relevant to this work

8. Post-medieval (1485-1750)

8.1 Urbanism: morphology, functions and buildings

- 8.1.6 How can we advance studies of building plans and standing remains, especially where hidden inside later buildings and cellars?

9. Modern (1750-present)

9.2. Buildings in town and countryside.

- 9.2.1 Can we establish a typology of modern buildings?

- 9.2.2 How have building types changed and what has been the impact of building regulations?

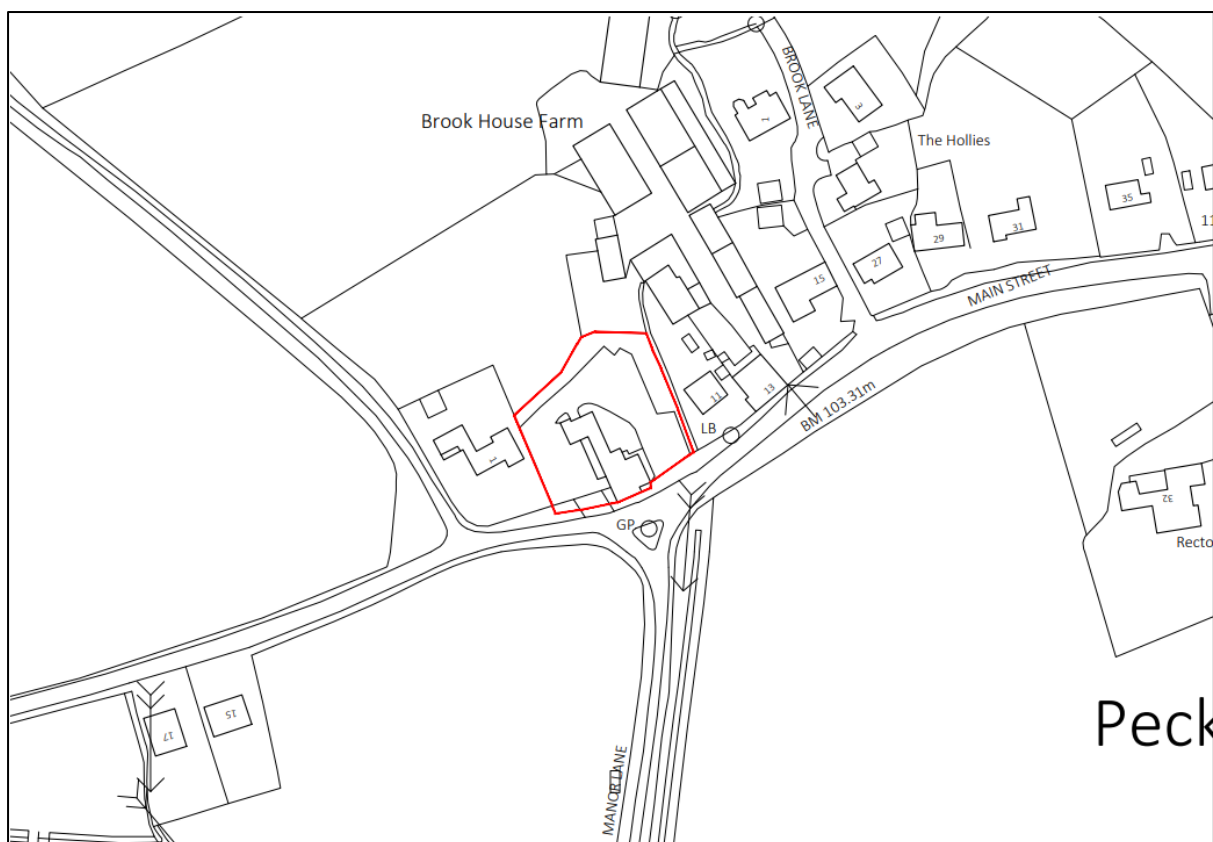


Figure 2. Detail of site location (provided by client).

4. General Methodology

- 4.1 All work will be carried out in accordance with the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020) and *Code of Conduct* (2021).
- 4.2 Any significant variations to the proposed methodology set out below will be discussed and agreed with the planning archaeologist and client in advance of implementation.
- 4.3 Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016) has been used as a basis for defining levels of recording. The Historic Building Record undertaken for this project will be a Level 3 survey.
- 4.4 The site-based element of the Historic Building Recording programme will involve the validation and, if necessary, correction of existing survey drawings and the compilation of photographic and written records. A summary report suitably illustrated and incorporating relevant background research to place the building into context will be prepared. An ordered archive will be compiled for deposition with an appropriate body and an Online Access to the Index of Archaeological Investigations (OASIS) record completed.

5 Specific Methodology

- 5.1 The Historic Building Survey will comprise an introductory description followed by a brief account of the building's origins, development and use. Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and digital photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The Historic Building Survey will involve the preparation of written, drawn and digital photographic records, as follows:

The Written Account

- 5.2 The written account will comprise the following:
 - HE 1. The precise location of the building as an address and in the form of a National Grid reference.
 - HE 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.
 - HE 3 The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
 - HE 4 A summary statement (when no more detailed account is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.
 - HE 5 A contents list; a list of illustrations or figures.
 - HE 6 A summary statement describing the building's form, function, date and sequence of development. Its purpose is to describe the building when no fuller record is necessary.

- HE 7 An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.
- HE 8 Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.
- HE 9 A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- HE 10 An expansion of 9, drawing additionally on a range of primary documentary sources.
- HE 11 An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- HE 12 An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose. In an industrial building, a sequential account of the way in which materials or processes were handled.
- HE 13 Any evidence for the former existence of demolished structures or removed plant associated with the building.
- HE 17 A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials, status or historical associations.
- HE 21 Relevant information from owners, builders, architects or others who may be acquainted with the building, including oral history. The sources of the information must be given and it is important that the particular strengths and weaknesses of different types of information are weighed.
- HE 23 Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the full web address and the date on which the site was consulted should be noted.

Drawing

5.3 Drawings will comprise the following:

- HE 1 Sketched plan, section, elevation or detail drawings (when no more thorough drawn record is made). Sketches may be roughly dimensioned. Any existing drawings will be included where necessary but no new drawings will be created.
- HE 2 Measured plans (to scale or fully 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. Existing plans, elevations and cross sections prepared by the architect will be verified on site and will form the basis of the drawn record.

- HE 3 Measured drawings recording the form or location of other significant structural detail (for example timber or metal framing).
- HE 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).
- HE 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.
- HE 6 Measured elevations, where these are necessary, to aid an understanding of the building's design, development or function.
- HE 7 A site plan relating the building to other structures and to any related topographical and landscape structures.
- HE 8 A plan or plans identifying the location and direction of accompanying photographs.
- HE 9 Copies of earlier drawings throwing light on the building's history.

Photography

5.4 Photography will comprise the following:

- HE 1 A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).
- HE 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.
- HE 3 Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
- HE 4 The overall appearance of the principal (affected) rooms and circulation areas. The approach will be similar to that outlined in 2.
- HE 5 Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
- HE 6 Any machinery or other plant, or evidence for its former existence.

- HE 7 Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
- HE 8 Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).
- HE 9 Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

Contingency Provisions

- 5.5 While ULAS attempts to foresee and make allowances for all possible site specific constraints, there may on occasion be unusual circumstances which have not been included in the programme or quote, which may entail additional costs and/or time for the client. These could include: unavoidable delays due to bad weather, vandalism, poor ground conditions, areas requiring shoring or stepping, unknown contamination or services, further work required by the Planning Archaeologist (e.g. extensions to trenches, extra trenches or changes to excavation sample sizes) or significant archaeological deposits that may require specialist input.
- 5.6 In the event of potentially significant features being found or further work being required for which the resources allocated are not sufficient or which are of sufficient significance to merit an alternative approach the archaeologist will inform the client, the planning archaeologist and the planning authority in order for detailed discussion between all relevant parties to take place. Following assessment of the archaeological remains ULAS shall, if required, implement an amended scheme of investigation on behalf of the client as appropriate.

Monitoring

- 5.7 Notification of the start of the site works will be made to the Planning Archaeologist prior to commencement of the recording work in order that monitoring arrangements can be made. All monitoring shall be carried out in accordance with *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020)
- 5.8 Internal monitoring procedures will be undertaken including visits to the site by the project manager. These will ensure that project targets are met and professional standards are maintained. Provision will be made for external monitoring meetings with the Planning Archaeologist, Planning Authority and the Client, if required, subject to the health and safety requirements of the site.

6 Timetable and Personnel

- 6.1 An exact date for the work has yet to be fixed. The recording will be done following approval of this WSI followed by post-excavation and reporting.
- 6.2 This project will be under the management of Vicki Score (MCIfA). Day to day responsibility will rest with the Buildings Archaeologist who carry out the fieldwork and reporting.

7. Archive

- 7.1 The accession number X.A70.2023 will be used and used to label all records.

- 7.2 The archive shall consist of the full written and photographic record (i.e. including working drawings, notes and any digital records, etc.). It shall be quantified, ordered, indexed, internally consistent, and prepared in line with appropriate professional guidelines.
- 7.3 The indexed, site archive will be prepared and deposited with the agreed museum in accordance with the relevant museum guidelines.

8. Report

- 8.1 A draft digital version of the report will be provided for the client, the Planning Archaeologist and the Local Planning Authority for approval. Once approved the final report will be deposited with the Historic Environment Record on the understanding that it will become a public document after an appropriate period of time.
- 8.2 For the purposes of the report, high quality digital images are acceptable (with no more than 4 and more usually 2 images per page) at a scale that allows a proper appreciation of their content.
- 8.3 The final version of the written report, detailing all stages of the survey shall be prepared and deposited in PDF/A format along with a hard copy with the Leicestershire HER and with the client and his/her agent.

Publication and dissemination of results

- 8.4 The copyright of all original finished documents shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations.
- 8.5 Arrangements will be made for an appropriate level of academic publication of the results. As a minimum, a brief site summary in text format will be provided for the local archaeological journal. Where wider dissemination is appropriate and the significance of the results warrant, a full copy of the report in an appropriate format shall be submitted for publication in relevant academic journals.
- 8.6 ULAS supports the Online Access to the Index of Archaeological Investigations (OASIS) project. An online OASIS form will be completed detailing the results of the project. Once a report has become a public document following its incorporation into the HER it will be uploaded onto the web-site.

9. Public Engagement and Publicity

- 9.1 The work is small scale and not anticipated to be suitable for public involvement or participation during the course of the fieldwork. However, the results will be made available via the ADS website, publication and if significant information is identified, talks and presentations to the local population can be provided.
- 9.2 ULAS shall acknowledge the contribution of the Client in any displays, broadcasts or publications relating to the site or in which the report may be included.

10. Health and Safety

- 10.1 All work will be conducted in accordance with the Health and Safety at Work Act 1974 and all subsequent Health and Safety legislation, University of Leicester Statement Of Safety Policy Health and Safety and Environmental policies as well as any Principal Contractor's policies or procedures. A site specific Risk Assessment and Method

Statement will be formulated prior to commencement of fieldwork. This will be monitored on site and updated as necessary.

- 10.2 The safety of ULAS staff will take priority over the desire to record archaeological deposits.

11. Insurance

- 1.1 All ULAS work is covered by the University of Leicester's Public Liability, Professional Indemnity and Employers Liability Insurance as documented in the RAMS.

12. Quality Assurance

- 12.1 ULAS is a Registered Organisation (RO) with the Chartered Institute for Archaeologists and endorses the Code of Conduct (CIfA 2021). All ULAS Project Managers hold either full Member or Associate status within the CIfA and all ULAS Projects are overseen by the Project Manager who is responsible for the quality of the project.

13. Staff Training and CPD

- 13.1 All ULAS staff are subject to University of Leicester's Personal Development Discussion (PDD) strategy which reviews personal performance, identifies targets and areas for improvement and identified the need for appropriate. All members of staff are required to maintain a Personal Development Plan.

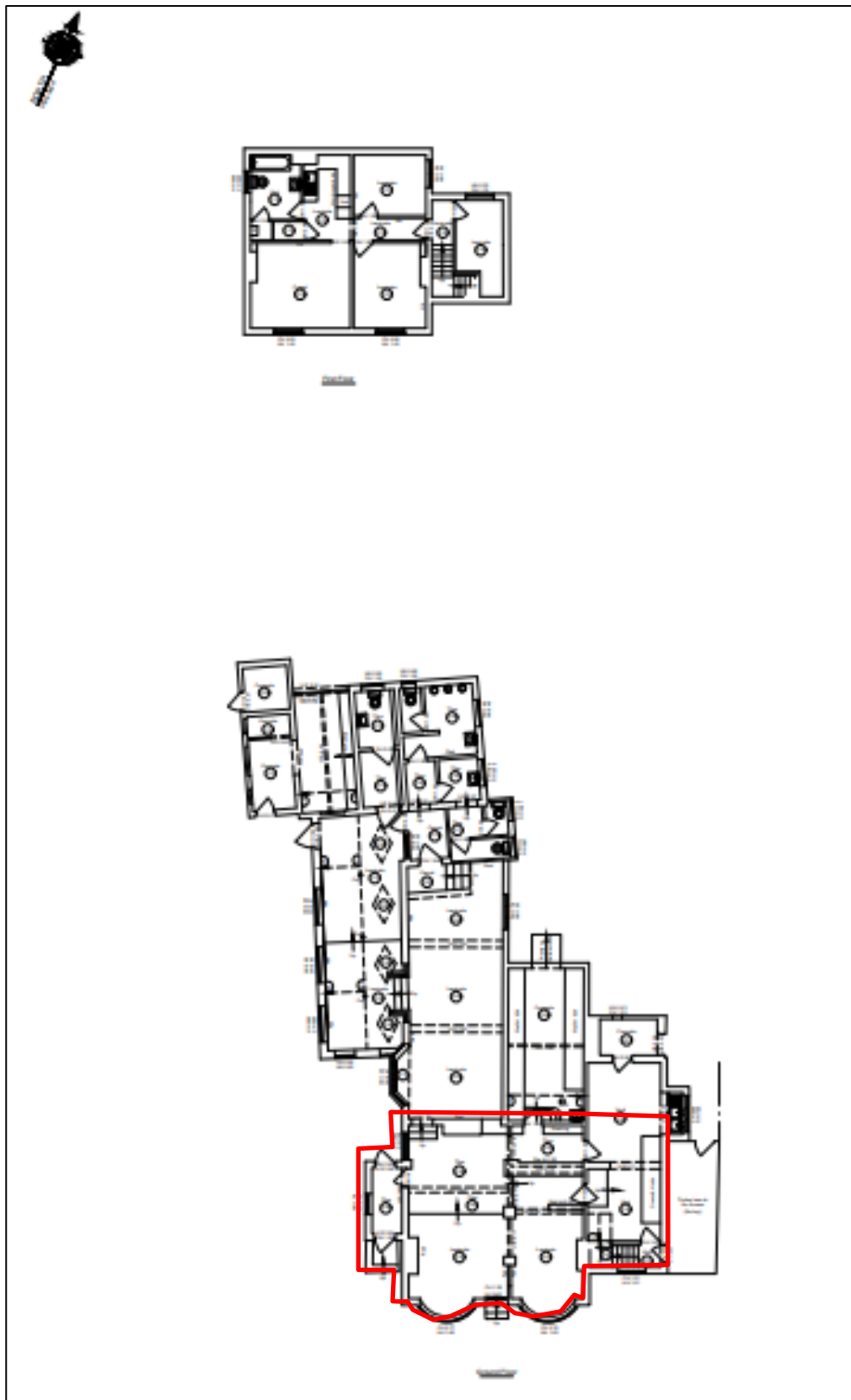


Figure 3. Existing floor plans

The red outline indicates the area of the building to be retained.

Plan provided by client

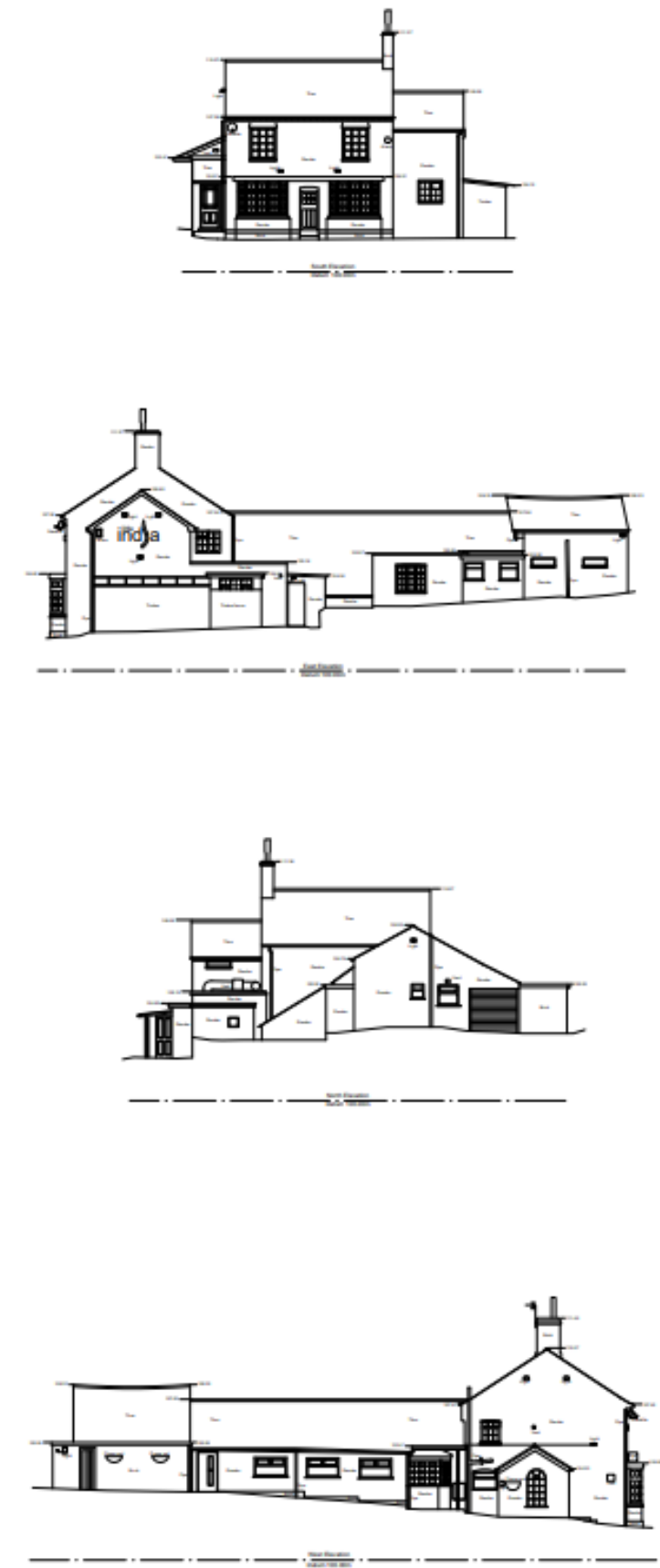


Figure 4. Existing elevations

See previous figure showing proposed retained portions. Provided by client



Figure 5. Proposed Development – Plot Locations
Plot 4 (highlighted) will be created using the frontage and other elements of the existing structure
Plots 1 to 3 will be new builds. Plan provided by client

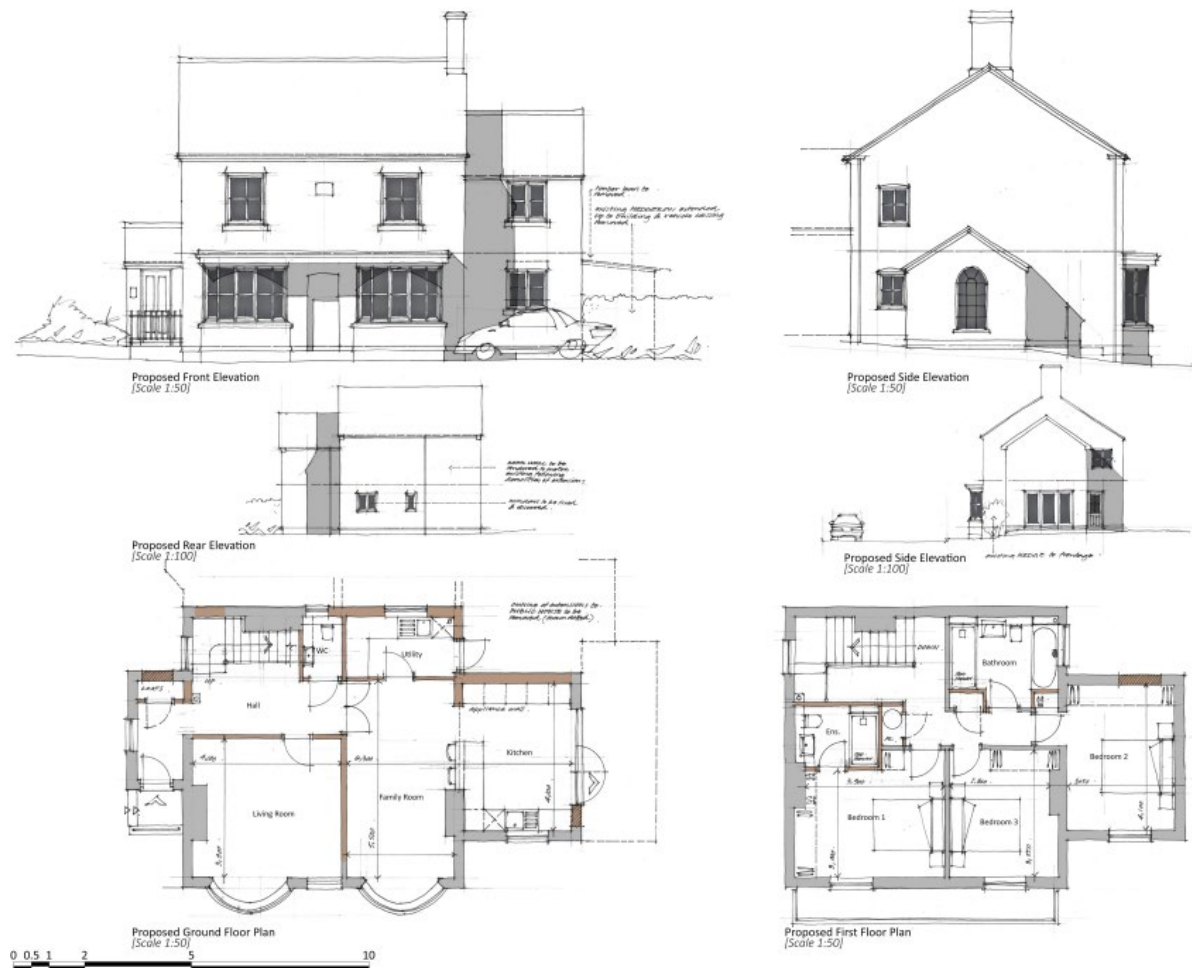


Figure 6. Proposed floor plans and elevations of Plot 4
This plot contains elements of the original building frontage. Provided by Client

14. Bibliography

- Archaeology Data Service <https://archaeologydataservice.ac.uk/advice/Downloads.xhtml>
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