

**An Archaeological Heritage Assessment
Manor House
Church Street
Burbage
Leicestershire
(NGR SP 44423 92720)**

On Behalf of Ms C.S Bennett



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Archaeological Building Recording Services (ABRS)

2-3 Lower Grove
New Radnor
Presteigne
Powys
LD8 2SS
Tel 07423813638

email: gerwyn.richards@archbuildservices.co.uk

An Archaeological Heritage Assessment of Manor House (curtilage land only), Church Street, Burbage, Leicestershire (NGR SP 44423 92720).

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Summary

This document is an archaeological heritage assessment of Manor House (curtilage land only), Church Street, Burbage, Leicestershire (NGR SP 44423 92720), commissioned from Archaeological Building Recording Services (ABRS) by Ms C.S. Bennett in advance of a proposed residential development.

This heritage assessment has confirmed that the proposed development area is located within an area of some archaeological potential. There is a potential medieval fishpond, however it is possible that it is a flooded brick pit, as a result it is difficult to predict the preservation of archaeological remains. It is likely that further archaeological work may be required.

The proposed development area is located within the curtilage of the Grade II listed Manor House and adjacent to the listed Burbage Hall. The proposed building has been sympathetically designed to be subservient to the listed buildings and discreetly located as to not be seen by or to overlook these buildings. The subdivision of the garden will alter the current relationship between the Manor House and its garden but the overall boundaries will remain, so this alteration will not result in substantial harm to the setting of the listed building.

The proposed development area is located within the Burbage Conservation Area (CA). The special interest derives from its largely unaltered grouping of historic buildings, street plan and important trees. The proposed development will have no impact upon these features.

1. Introduction

In accordance with the National Planning Policy Framework (NPPF), this document is an archaeological heritage assessment of Manor House (curtilage land only), Church Street, Burbage, Leicestershire (NGR SP 44423 92720).

This assessment has been commissioned from Archaeological Building Recording Services (ABRS) by Ms C.S. Bennett in advance of a proposed residential development.

The proposed development area is located within the historic settlement core of the village of Burbage. The proposed development area is domestic curtilage.

The proposed development area itself is within the curtilage of the Grade II listed Manor House and within the Burbage Conservation Area.

2. Aims and Methodology

The aim of the heritage assessment is to present information on the extent, character, date, integrity and state of preservation of historic assets present and potentially affected by the proposed development. The assessment will describe the character of these historic assets

and their contribution within the wider historic landscape. The assessment will compare the proposals with identified historic assets and state why these will not be detrimentally affected. For those historic assets identified as being at risk from the proposed development, a suitable mitigation strategy will be suggested to minimise that risk. The assessment should, once the above information has been gathered, assist in providing an informed planning decision as to whether further stages of work are necessary.



Figure 1
Site Location

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All work follows the Chartered Institute for Archaeologist's (CIfA) *Code of Conduct* and adheres to their *Standard and guidance for historic environment desk-based assessment* (2020) and follows Historic England's guidance document *The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3* (2017).

All work has been carried out based upon plans supplied by the client or their agent.

The archaeological resource is by its nature an incomplete record. Where there are significant alluvial or colluvial deposits, made ground or lack of archaeological investigation, archaeological remains can remain undetected.



Figure 2
Proposed Development Area (in Red).
(1:1250, Provided by client)

The following sources have been consulted to assess previous land use and archaeological potential:

- Archaeological records (Leicestershire Historic Environment Record (HER)).
- Previous Ordnance Survey and other maps of the area (Record Office for Leicestershire, Leicester & Rutland (ROLLR)).
- Geological Maps (online resources).
- Historical background material (ABRS Reference Library and ROLLR).

A site visit was also undertaken in order to assess the current state of the proposed development area.

3. Site Location, Geology & Topography

The proposed development area is located at the eastern edge of the historic settlement core of the village of Burbage, which today is effectively a suburb of Hinckley (*Figure 1*). The proposed development area lies within the historic parish of St Catherine's.

The proposed development area is gardens within the domestic curtilage of Manor House (*Figure 2*). The boundaries are established property boundaries marked by domestic fencing including brick built walls.

The Ordnance Survey Geological Survey of Great Britain indicates that the underlying geology is likely to consist of Dunsmore Gravel - Sands & Gravels overlaying Mercia Mudstone Group - Mudstone and the proposed development area lies at approximately 128m OD.

4. Historical & Archaeological Background

4.1 Historical Background

The placename Burbage derives from the Old English *Burhbeca*, meaning ridge by a fortified place *burh* + *bæc* (Mills 1998). Prior to the Conquest Burbage was held by Coventry Abbey who had been granted the manor by *Leofric*, Earl of Mercia in 1043. By the time of Domesday it was valued at £4, there were 1½ hides of land with two ploughs. Twenty villagers held two smallholdings, with two slaves and eight ploughs, there was also a meadow, measuring a furlong in length and width and woodland half a league by four furlongs. In 1095 the Abbot died and before another could be elected the Bishop of Chester took illegal possession of the Abbey and its manors, during the resulting lawsuit, help was given to the Bishop of Coventry by the knight Robert de Flamville and he was rewarded in 1100 by the award of the three adjacent manors and the title Lord of Hastings. Robert de Flamville died without issue and his heir was his niece who married into the Hastings family.

During the reign of Edward I, Burbage was the inheritance of John Hastings who held it by “*the service of half a knight’s fee*”; in 1307 Edward II, in the first year of his reign, granted the lordship of Burbage to John Hastings. The direct line of the Hastings family died out in 1374, but the title was revived in 1416 in favour of Robert de Grey, who held the Manor at Burbage. It later passed by descent to Lord Grey of Ruthin from whom descended Earl Antony Grey of Kent who was also Rector of Burbage in 1590. The Grey family remained Lords of the Manor until the abolition of manorial rights in 1935.

In 1564 the diocesan returns show a population of just 57 families, 49 in Burbage and six at Sketchley. Burbage remained a small farming community, the census of 1801 returned only 1098 inhabitants. During the late 18th and 19th centuries the village began expanding as a satellite of nearby Hinckley and stocking-making emerged as a predominant industry, during 1844 there were as many as 450 stocking frames operating in the village and church records show that there were a large number of framework knitters. By 1900 the population exceeded 2000, served by a National School opened in 1825, a Wesleyan Chapel opened in 1815 and a Primitive Methodist Chapel in 1843. In 1842, St. Catherine’s Church which had late 13th and early 14th century origins was re-built.

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Burbage thus:

BURBAGE, or Burbage, a chapelry and a subdistrict in Hinckley district, Leicester. The chapelry is in Aston-Flamville parish; lies on the verge of the county, at Watling-street, 1½ mile SE of Hinckley r. station; and has a post office under Hinckley. Acres, 3,170. Real property, £7,725. Pop., 1,865. Houses, 416. The property is much subdivided. Many of the inhabitants are stocking-makers. The living is a p. curacy, annexed to the rectory of Aston-Flamville, in the diocese of Peterborough. The church is old but good, and has a tower and spire. There are chapels for Independents, Wesleyans, and Primitive Methodists, and a national school. The subdistrict contains five parishes. Acres, 11,210. Pop., 5,137. Houses, 1,158.

4.2 Archaeological Background

A search of the Leicestershire Historic Environment Record (HER) covering a radius of 500m centred on the proposed development areas was carried out as part of this assessment on January 3rd 2023 (Appendix).

Prehistoric

As yet no finds or sites known to date from the Prehistoric period are recorded by the HER within the search area.

Roman & Romano British

There is limited evidence of Roman and Romano British settlement activity in Burbage. Most immediate to the proposed development is the unconfirmed report of a “Roman mosaic of some considerable quality” being found in the Horsepool area, some 310m south west of the proposed development area (HER Ref MLE7936).

Anglo Saxon – Early Medieval

It is likely that the settlement of Burbage has Saxon origins (HER Ref MLE2848). Possible evidence of this was recorded by archaeological work to the rear to 32 Windsor Street, some 430m south west of the proposed development area which recorded a ditch containing a sherd of early to mid Saxon pottery (HER Ref MLE27152).

Medieval

The HER records a number of archaeological features dating to the medieval period. The historic settlement core of Burbage (HER Ref MLE2848) has been established using historic mapping, the proposed development area is located on the eastern fringe of this core. In 1991 a very fine late 15th century inscribed gold posy ring was found at 54 The Meadows (HER Ref MLE9871), some 300m north of the proposed development area. Some 340m west – south west of the proposed development area, archaeological work in 2011 (Event ID ELE7712) at Moat House recovered three sherds of possible 12th century pottery and various medieval roof tiles (HER Ref MLE19843).

Archaeological work carried out south west of Cedar Lawn in 2017 (Event ID ELE10544) recorded two pits, one of which contained 2 sherds of medieval pottery, the other 1 sherd of medieval and 1 of post-medieval pottery (HER Ref MLE23506). The pits may be related to formal gardens that existed on the site, as shown on the late 19th century Ordnance Survey.

Archaeological works in 2022 (Event ID ELE11913) on Windsor Street, some 440m south west of the proposed development area recorded the remains of two 11th or 12th century structures (HER Ref MLE27153).

Some 500m north west of the proposed development area, in the grounds of Hastings High School is a linear hollow (HER Ref MLE2831), probably on the old course of the road from Burbage to Hinckley.

Within the boundaries of the proposed development area is a possible medieval fishpond (HER Ref MLE2843). Due to its proximity to the Hall, the HER surmises it may have originally belonged to the Hall and not to the Manor House. The pond itself, however is steep sided and irregular in shape and may, in fact be a flooded brick pit.

Post Medieval & Modern

The HER records a number of features of historic significance dating to the post medieval and modern periods within the search area. The main road through Burbage follows the alignment of the Hinckley to Lutterworth Turnpike (HER Ref MLE20924), north of Burbage the road meets the Burbage to Narborough Turnpike (HER Ref MLE21284). To the west of the road, some 220m west – north west of the proposed development area is the site of the James Hearth & Co hosiery factory dating to the early 20th century (HER Ref MLE24267).

Some 340m west – south west of the proposed development area, post medieval garden features were recorded at Moat House (HER Ref MLE2832). The site is the recorded location of Moat House, a late post medieval vicarage (HER Ref MLE19842). Archaeological works in 2022 (Event ID ELE11913) on Windsor Street, some 440m south west of the proposed development area recorded a 17th century pit (HER Ref MLE27154).

More immediate to the proposed development area, archaeological work at Burbage Hall, which has a shared boundary with the site recorded walls of an outbuilding associated with the Hall (HER Ref MLE10568) and a ditch containing animal bone (HER Ref MLE25771).

5. Standing Buildings

There are eleven listed buildings and structures within the search area. The listed buildings are all, with the exception of the Grade II* listed Church of St. Catherine and the Old Grange listed at Grade II.

The proposed development area itself is within the curtilage of the Grade II listed Manor House (NHLE 1178080, HER Ref MLE13029). The listed building description describes it as... “*House. C17, clad in C19. Red brick cladding with moulded brick eaves cornice to plain tile roof with some Swithland slates at eaves. Shallow projecting hipped wing to left. Large brick stack to left and brick end stack to right. 2 storeys. Irregular 4 window front including single casements on end of wing; 3-light casements, in segmental-headed surrounds on ground floor. Large iron framed casements with lozenge glazing. Pair of hipped-roof square bays on ground floor flanking raised panelled door in timber weather-porch with hipped roof. 2-storey C19 block projecting forward at left continuing to become head of carriage archway (to farmyard behind) at far left, with tall boarded doors*

”.

Some 20m south of the proposed development area, with a shared boundary is Burbage Hall (NHLE 1074253, HER Ref MLE13024), it is described as... “*House. Early C18. Red brick with moulded wooden eaves cornice with modillions to bell cast hipped plain tile roof. Brick stacks to right on ridge, behind ridge to left, and to left of lefthand projecting wing. L-shaped plan, main house facing south-west with service wing to the rear behind left hand wing. 2 storeys and attics; 2:1:2:1 window rhythm. All segmental-headed, the pair to the left wider 4-pane sashes, the rest boxed glazing bar sashes; 3 hipped dormers to the right, one on end of left wing and one in re-entrant angle. Half-glazed door in re-entrant angle of left wing with window flanking to left. Wide 2-storey early C20 canted bay at end of right hand wing*

”.

with cornice carried over it. Interior: 2 early C18 staircases with turned balusters and re-used C17 panelling in 2 rooms. B.O.E. p. 117”.

Some 70m south west of the proposed development area is the Grade II* listed Old Grange (NHLE 1178068, HER Ref MLE13027), it is described as... “*House. C16 or early C17 house with kitchen wing to rear dated 1697. Restored in the C19 and C20. Timber framed with painted plaster infill panels; plain tile roofs with tall central gable; very large painted brick end chimney breast to left with paired C19 tall brick stacks above; red brick paired and shafted stacks to right of centre. 2 storeys with attic in gable: framing of 3 square panels to eaves level and straight braces. Irregular fenestration with 5-light centre oriel bay under apex of gable and a similar window below on first floor with gabled hood over. Both have ovolو-moulded mullions, stand on heavy brackets and would appear to be original. Triple casement windows on both floors to right; 8-light ovolو-moulded mullion and transom bay oriel to left with shallow pentice hood over, and 3-light square bay oriel with shallow pentice hood over to left of centre. Square lattice windows throughout. Half-glazed doors under small pentice hoods on brackets to left and right. Long C19 red brick stable range to the right. The rear wing is also brick, with chequer and diaper patterns. Interior: Cross-passage plan. The Hall has a floor tile dated 1673, and the parlour has a fireplace dated 1608. Hall, parlour and best room on first floor are panelled. A staircase with turned balusters leads to the first floor and attic. B.O.E. pp. 117 – 8”.*

The Grade II* listed St. Catherine’s Church (NHLE 1295212, HER Ref MLE13031) lies some 130m west – north west of the proposed development area. The church has a Decorated west tower and the chancel arch is late 13th or early 14th century, the rest of the church was rebuilt in 1842, although the south door is dated 1633 inside.

Further listed buildings on Church Street are 28-30 (NHLE 1295191, HER Ref MLE13032), a pair of late 19th century cottages, No. 64, the Constitutional Club (NHLE 1074254, HER Ref MLE13034), No. 66 (NHLE 1074255, HER Ref MLE13035), and No. 78 (NHLE 1295198, HER Ref MLE13025). All are 19th century domestic or former domestic dwellings. On the east side of Church Street are Archer Cottage (NHLE 1361309, HER Ref MLE13030) and no. 129 (NHLE 1178077, HER Ref MLE13028). In the centre of Church Street is the Burbage War Memorial (NHLE 1464981, HER Ref MLE22596),

Unlisted Buildings

The HER records a further eleven buildings and structures of local historical interest. During modernisation work to 23-25 Church Street revealed a 16th or 17th century timber and wattle wall (HER Ref MLE2830). No. 70 Church Street is an early 19th century example of back-to-back housing, retaining a number of original features (HER Ref MLE16814). Also on Church Street is an outbuilding to the south of No. 78 (HER Ref MLE24131), mid to late 19th century stables and carriage sheds and the Burbage Congregational Chapel (HER Ref MLE26144), a late 19th century chapel.

On Windsor Road, some 470m west – south west of the proposed development area is the Methodist Church and day school (HER Refs. MLE18023 & MLE18024). There is a further chapel, a Primitive Methodist Chapel in Chapel Yard (HER Ref MLE25562). Also on Windsor Road is the former Bulls Head (HER Ref MLE25729), a former public house containing remnant timber framing and the Red Lion (HER Ref MLE26407), a 19th century public house.

Some 450m west – south west of the proposed development area is Grove House (HER Ref MLE26382), a substantial double fronted inter-war brick built house, identified as a non designated local heritage asset in the Burbage Parish Neighbourhood Plan. On Love Lane, some 300m west – south west of the proposed development area are three 19th century or earlier cottages (HER Ref MLE26385).

6. Conservation Area



Figure 3
Burbage Conservation Area, in Red, Proposed Development Area in Black.
(Hinckley & Bosworth Borough Council).

The Burbage Conservation Area (CA) was designated in 1973 (Figure 3). CAs, including Burbage, identify “*areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*”. The CA is focused on St Catherine’s Church, some 130m north west of the proposed development area, which with its hilltop location dominates distant views. The character and special interest of the CA is defined by the distinctive contrast between narrow and open spaces in the street scene, the long lengths of primarily flat fronted terraced housing sat on or close to the highway enhance this characteristic. The juxtaposition of scales adds diversity to the street scene as does the varied roofscape, providing interesting views in and out of, and within the CA.

The significance of the CA is as part of the mid 18th to early 20th century development of the Borough. The group value of surviving buildings and spaces as well as the local details that collectively and individually give the CA its distinctive identity.

Within the CA are a number of fine specimen trees and groups of trees which act as focal points as well as providing a softening to the built fabric. These are either in public spaces or

private gardens, both of which are described as equally important. The trees reinforce the semi rural appearance of the village centre.

The townscape has been divided to assess the character and identity, the proposed development area is located within Area A, “*the Church and its immediate vicinity*”. The part of Church Street most immediate to the Church has retained much of the character of the old village area and there are occasional views of the church spire, it is, however the mature trees and dressed stone boundary wall of the churchyard which have the greatest impact. These have created a low key atmosphere which is reinforced by the fine trees in private gardens and within the street itself. The area itself forms a well defined square lined by some of the most important buildings in the CA.

Along the western side of Hinckley Road, north west of the proposed development area is a variety of two and three storey buildings of which the cottages at the northern end are very distinctive. Those on the corner of Grove Road, in particular restricts the width of Grove Road and creates a sense of enclosure. The shop fronts, where they exist are generally in keeping with the domestic character of the properties with the exception of the large facade and extensive windows of the Co-operative Store.

To the south of the churchyard Church Street becomes much wider and forms a square before it bends to the southwest, the proposed development area lies to the east of this square. This area, to a high degree defines the character of the CA it is flanked by several important listed buildings some of which are timber framed. The buildings are linked with other buildings to tightly define the edges of the space providing a variety of heights, roof details and elevation features which add significantly to the interest of the area. Within the square are some mature trees which act as a focal point. The quality of the area is further enhanced by many traditional surface finishes including cobbles, setts, grass and granite kerbs.

There are, however a number of inappropriate changes which have impacted upon the traditional qualities of the CA’s character, such as the addition of bow windows, roof dormers and modern block paving surfacing.

There is a predominance of original frontage features and the use red brick and Swithland slate on traditional properties. The important buildings, such as the Congregational Church and the Co-Operative store have brick decorative features and detailing including a pediment and arched window heads. The more modest properties usually have some eaves detailing, brick window and door heads and decorative chimneys.

St Catherine’s Church is a key local landmark and is prominent in several views, in and out of and within the CA, these views are generally framed by a green backcloth of trees. The Congregational Chapel and the War Memorial also act as the focal points for key views. The gaps between buildings are equally important in providing opportunities for creating glimpsed views out of the space and interrupting the continuity of the built elements

There are significant tree groups around Moat House, Cedar Lawns, The Horsepool and within the churchyard which provide significant greenery within the CA.

In summary, the significance of the CA is its linear form, reinforced by the meandering route and gradual descent of Church Street which has a mix of uses, mainly commercial and residential with a small but significant proportion of institutional and religious buildings.

There is a mix of scales, ranging from very small two storey cottages through to grand three storey non residential buildings such as Cedar Lawns and the Constitutional Club. There is a strong sense of enclosure with buildings lining the footpaths, gaps in the built form such as the churchyard are closed by mature planting.

7. Cartographic Sources

All maps reproduced with north to top of page, following Ordnance Survey standard unless indicated otherwise with appropriate north arrow and key.

The Record Office for Leicestershire, Leicester and Rutland (ROLLR) was visited on January 25th 2023 as part of this assessment to view historic maps of the proposed development area.



Figure 4
John Prior's of Leicestershire, 1777.

One of the earliest available maps of Burbage is John Prior's Map of Leicestershire published in 1777 (Figure 4). The map records the village as a number of buildings fronting the principal thoroughfares and clearly distinct to Hinckley to the north west. It is unclear whether the buildings are a true representation of the village and its lay out or merely indicative. There is a roadway following the alignment of what is currently Hinckley Road, Church Street and Lutterworth Road and there are buildings recorded fronting this roadway within the vicinity of the proposed development area, one of which could conceivably be the Manor House.

The next available map of the proposed development area is a tithe map of 1841 (ROLLR Ref PP451/14 (Figure 5)). The proposed development area occupies the easternmost extent of an irregular shaped parcel of land east of the Manor House and is, at the time undeveloped. The accompanying apportionment identifies the house as No. 116, “*House, outbuildings, yards & garden*”, this would indicate that at the time the house was part of a working farm,



most likely Manor Farm, which is now a modern farmhouse to the east of the traditional farm buildings north of Manor House. The proposed development area itself, No. 119 is identified as “*Plantation*”. The flooded feature is apparently mapped in outline, but not identified.

The first edition Ordnance Survey of the area was published in 1888; it is the first modern map to record the proposed development area in significant detail (ROLLR Ref XLII.12 (*Figure 6*)). The Manor House is now identified as such and as an historic site, but appears still to be part of Manor Farm, the proposed development area itself is again recorded as undeveloped, but does include standing trees, supporting the plantation description of the Tithe Map. The flooded feature is clearly recorded.

The remainder of the early 20th century Ordnance Survey maps show no alterations to the proposed development area itself and only minor alterations to the Manor House and as such are not reproduced for the purpose of this assessment.

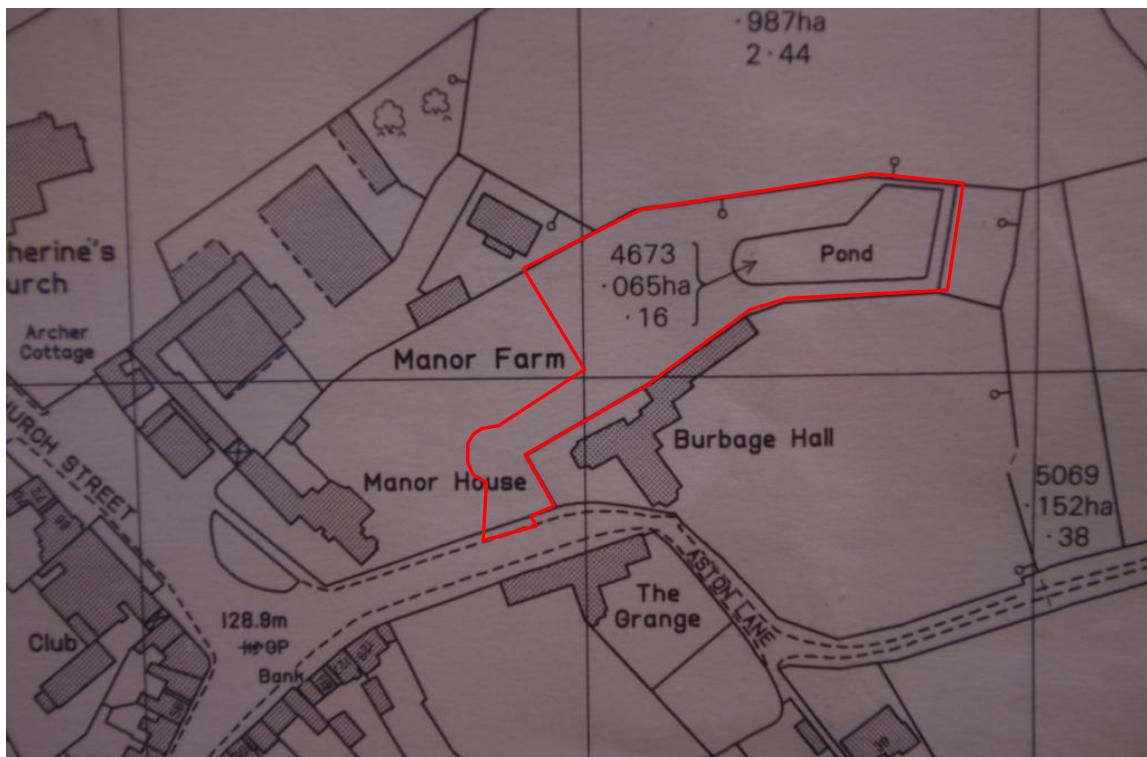


Figure 7
1988 Ordnance Survey.
(SP4592)

The 1988 edition Ordnance Survey (ROLLR Ref SP4492 (*Figure 7*)) shows a largely identical arrangement within the proposed development area as previous maps, the only notable alteration being changes to the outline of the flooded feature which is clearly smaller, probably as the result of infilling. Manor House and Manor Farm are now identified as separate entities, indicating the two are now under separate ownership.

7. Site Walkover

The proposed development area was visited on January 25th 2023 in order to assess the present state of the site and the wider context of the proposed development area within the landscape. As part of this assessment publically accessible areas of the Conservation Area were also visited. The proposed development area is domestic garden to the east of Manor House, which lies on the east of Church Street. The boundaries are established property boundaries marked by a mix of domestic hedgerows, sections of modern domestic fencing and standing walls and buildings. The proposed development area itself is currently a lawn area and mixed borders and flower beds (*Figures 8, 9, 10 & 11*).

There is a significant slope of approximately 4m between the garden and the water level of the flooded feature (*Figure 12*). The north, south and east banks of the flooded feature are very steep and nearly vertical in the north east corner.

The site visit did not reveal any clear evidence for the presence of archaeological remains, beyond the flooded feature, or clear evidence of significant ground disturbance, again beyond the flooded feature which will have impacted upon below ground archaeological remains, if any.

8. Appraisal of the Development Impact

Description of the Proposed Development

The proposed development consists of the construction of a new residential unit and associated infrastructure and landscaping within the curtilage Manor House (*Figures 21 & 22*).

Physical Impact

Archaeology

This heritage assessment has confirmed that the proposed development area is located within an area of some archaeological potential. The Leicestershire Historic Environment Record (HER) indicates that the proposed development area is located within the historic settlement core of Burbage. The overburden strip and excavation of the footings for the development, associated infrastructure and services will have a detrimental effect on any earthfast archaeological remains that might be contained within the proposed development area.

The site visit carried out as part of this assessment indicated that the proposed development area is domestic garden and cartographic sources indicate that the proposed development area has remained undeveloped. At the eastern end of the proposed development area is a large water filled feature, this is interpreted by the HER as a medieval or post medieval fishpond, however its irregular shape and steep sides suggests it may be a flooded brick pit (*Figure 13*). If the feature is a brick pit, then the extraction and associated processing is likely to have had a detrimental impact upon archaeological remains, if any. Cartographic sources also suggest changes to the outline of the flooded feature during the modern era, this too may have impacted upon archaeological remains, if any.

The archaeological potential of the proposed development area is, therefore difficult predict. Nevertheless, it is likely that further archaeological work will be required; this should be confirmed in conjunction with Historic & Natural Environment Team, Leicestershire County Council.

The archaeological potential could be investigated through a programme of archaeological attendance, the extent and scope of this can be confirmed in conjunction with the Planning Control Archaeologist, Leicestershire County Council.

Standing Buildings

The proposed development area is located within the curtilage of the Grade II listed Manor House. There will be no direct physical impact upon the listed building or any of its curtilage structures. Access from Aston Lane is already in place (PA No 15/00552/FUL & 15/00553/LBC).

Due to the proximity of listed buildings and structures, a safe system of work, in particular vehicle movement and access should be devised and implemented, including barriers to prevent any accidental damage to these structures from the proposed development.

Conservation Area

The proposed development is located within an existing residential curtilage. The proposed development area is a residential dwelling.

The proposed development will consist of a two storey residential dwelling, the dwelling has been sympathetically designed to be concealed within the existing curtilage so there will be no alteration to the current roofscape. There will be no alteration to the existing boundaries and the minimal impact drive of Geogrid pressed into the ground surface will preserve the existing trees so no vegetation of note will be removed. Again a safe system of work should be devised and implemented to prevent accidental damage to the trees during construction work.

Impact on Setting

Historic England define setting as: “the surroundings in which an asset is experienced” (Historic England 2017). Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. They recommend the following staged approach to assessing impacts to setting.

- Step 1: identify the heritage assets affected and their settings
- Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Step 3: assessing the effect of the proposed development on the significance of the asset(s)
- Step 4: maximising enhancement and minimising harm
- Step 5: making and documenting the decision and monitor outcomes.

This assessment has carried out steps 1 to 3, and has not identified any significant harm. Design features including maintaining existing boundaries, sympathetic design, and retaining tree screening/cover will further minimise any impact.

Archaeology

The proposed development is located adjacent to a non designated heritage asset, a potentially medieval or post medieval fishpond (HER Ref MLE2843).

The proposed development will therefore have an impact upon the setting of this non designated heritage asset, which is currently characterised as a flooded feature within a domestic setting. The construction of a new domestic dwelling within in this setting cannot be seen as a significant impact upon this setting.

Standing Buildings

The proposed development area is located within the curtilage of a Grade II listed building and has a shared boundary with another listed building, also Grade II listed. The Manor House is listed by merit of its special architectural and historic interest, it is a large, predominantly two storey 17th century house clad in 19th century red brick. The special interest of the Manor House will not be directly affected by the construction of a subservient low impact dwelling within its curtilage.

The heritage significance of the building is established; however it is likely that the name is somewhat misleading. The 19th century tithe map indicates that the house was formerly a farmstead and it can be assumed, therefore that it was originally the Manor Farm, rather than the Manor House which in all likelihood was located on a former moated site to the south west. It is possible that it occupied the status as the Manor House following the abandonment of the moated site, it is unlikely to have been the actual Manor House. The present Manor Farmhouse dates to the 1950s, so it is likely that it was around this time that the Manor House and Manor Farm were separated.

The proposed development will alter the current undeveloped character of the site, the garden has a functional relationship to Manor House which makes a moderate positive contribution to the significance of the building as a heritage asset. The proposed development will alter this relationship, however the overall boundaries of the plot will remain unaltered and understandable and the proposed development area itself is located within an area both historically and currently detached from Manor House and its immediate gardens which was identified in the 19th century as a plantation and therefore not domestic. The present garden is largely informal with a number of mature trees which largely isolate the proposed development area from Manor House (*Figures 14 & 15*).

The proposed development will have an impact upon the setting of Manor House; however this impact is less than substantial.

The characteristics of the adjacent Burbage Hall are largely the same as those of Manor House, it however is a somewhat grander building with considerable architectural embellishment that reflects the period of its construction and with associated grounds, which lie largely to the south east, away from the proposed development area. Added to these characteristics are the extensive range of outbuildings which, although clearly visible from within the proposed development area form a strong physical and visual barrier between the Hall and the proposed development area (*Figure 16*). The construction of a clearly subservient dwelling, which has been sympathetically designed to be largely invisible to the Hall will have a limited, but less than substantial impact upon its setting.

The proposed development will have no impact upon the remainder of the listed buildings within the search area.

Conservation Area

The proposed development area is located within the Burbage Conservation Area (CA). The interest of the area surrounding the proposed development area is its group value of surviving buildings and spaces, the spatial pattern of which has remained almost unchanged, as well as the number of fine specimen trees and groups of trees. The proposed development will not impact upon this interest. There will be no impact upon the existing pattern, the proposed development is discreetly located and has been sympathetically designed to be unobtrusive within the CA.

The CA appraisal map identifies the Manor House grounds as being a key space within the CA. This has clearly been done in plan as on the ground within the CA the area is completely invisible; the extent of the grounds is contained visually and only appreciated from within the grounds themselves. Whilst it is clear that the garden associated with Manor House is a large garden within the CA, it is private and invisible from within the CA (*Figures 17, 18, 19 & 20*), and from publically accessible areas outside the CA, the proposed development, therefore will also be invisible from within the CA and have no impact upon the CA.

The dwelling has been sympathetically designed to be concealed by the existing boundary treatments and no vegetation of note will be removed as part of the proposals. The proposed dwelling itself is contemporary and sustainable in design using natural materials which is an intentional contrast to the traditional buildings in the immediate vicinity. The proposed development will, therefore have no impact upon the setting of the CA.

9. Conclusion

This assessment has been carried out following Historic England guidance document *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3* (2017) and followed Chartered Institute for Archaeologist's (CIIfA) *Standard and guidance for historic environment desk-based assessment* and the Leicestershire Historic Environment Record (HER).

The assessment has confirmed that the proposed development area is located within the curtilage of a known and designated heritage asset; the Grade II listed Manor House.

The Historic Environment Record for Leicestershire records archaeological evidence within the vicinity of the proposed development area. Within the proposed development area itself is a potential medieval or post medieval fishpond, identified as a non designated heritage asset, however this assessment suggests it may be a flooded brick pit. Although still of interest, a brick pit is potentially of lesser significance than medieval remains. If the feature is a brick pit, then the extraction and associated processing is likely to have had a detrimental impact upon archaeological remains, if any within the proposed development area. Nevertheless further archaeological work may be required; the full extent of this archaeological work should be confirmed by the client from Historic & Natural Environment Team, Leicestershire County Council.

The proposed development area is within a sensitive location, within the curtilage of a Grade II listed building and with other known and designated heritage assets in the immediate vicinity. The proposed building has been sympathetically designed to be clearly subservient to the adjacent listed buildings and discreetly located as to not be seen by or to overlook these buildings. The subdivision of the existing garden will alter the current relationship between Manor House and its garden, the overall boundaries, however will remain, so this alteration will not result in substantial harm to the setting of the listed building.

The proposed development area is located within the Burbage Conservation Area (CA). The CA is focused on St Catherine's church and its special interest derives from its largely unaltered spatial grouping of historic buildings, street plan and important trees. The proposed development, due to its discreet location will have no impact upon these features. The proposed development area itself, along with the curtilage of Burbage Hall is identified as "Key Space" on the CA appraisal, the site visit carried out as part of this assessment would suggest that although identified as such, the proposed development area should not be identified as Key Space due to its enclosed and discreet location which renders it invisible within the CA.

10. References & Sources

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11. Colour Plates



Figure 8
Proposed Development Area (Looking East).



Figure 9
Proposed Development Area (Looking South East).



Figure 10
Proposed Development Area (Looking East).



Figure 11
Proposed Development Area (Looking West – South West).



Figure 12

Proposed Development Area, Slope Between Manor House (Left) and Flooded Feature (Right).
(Looking North West)



Figure 13

Proposed Development Area, Flooded Feature (Looking North East).



Figure 14
View East – North East from Manor House Towards Proposed Development Area.



Figure 15
View West – South West from Proposed Development Area Towards Manor House.



Figure 16

Proposed Development Area Showing Outbuildings of Burbage Hall forming Strong Physical and Visual Barrier (Looking South East).



Figure 17

Proposed Development Area (Arrowed) from Junction of Church Street & New Road.
(Looking East – North East)



Figure 18

Proposed Development Area (Arrowed) from Junction of Church Street & Aston Lane.
(Looking East – North East)



Figure 19

Proposed Development Area (Arrowed) from St Catherine's Church (Looking South East).



Figure 20
Manor House Frontage from Church Street (Looking East – North East).

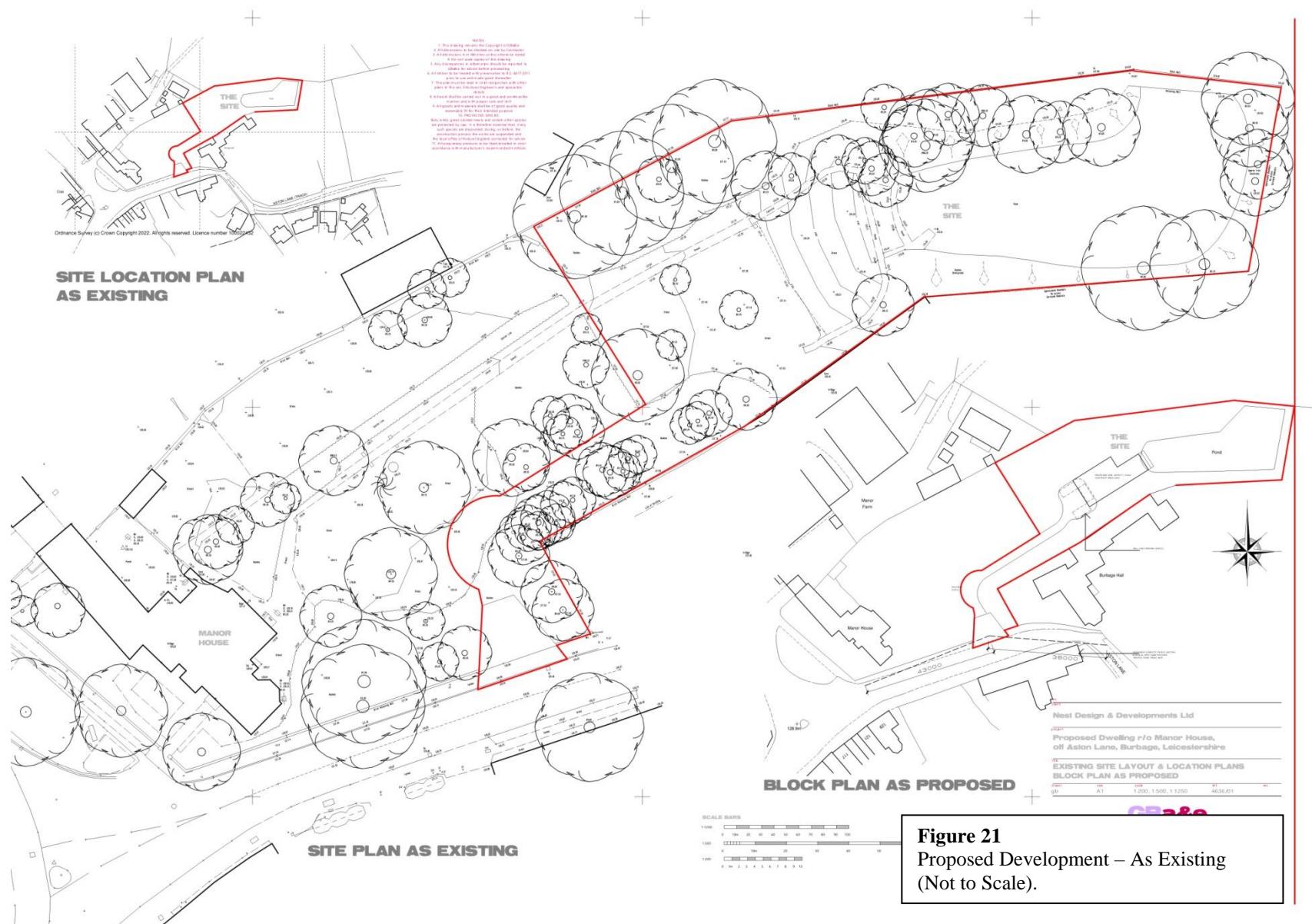


Figure 21
Proposed Development – As Existing
(Not to Scale).

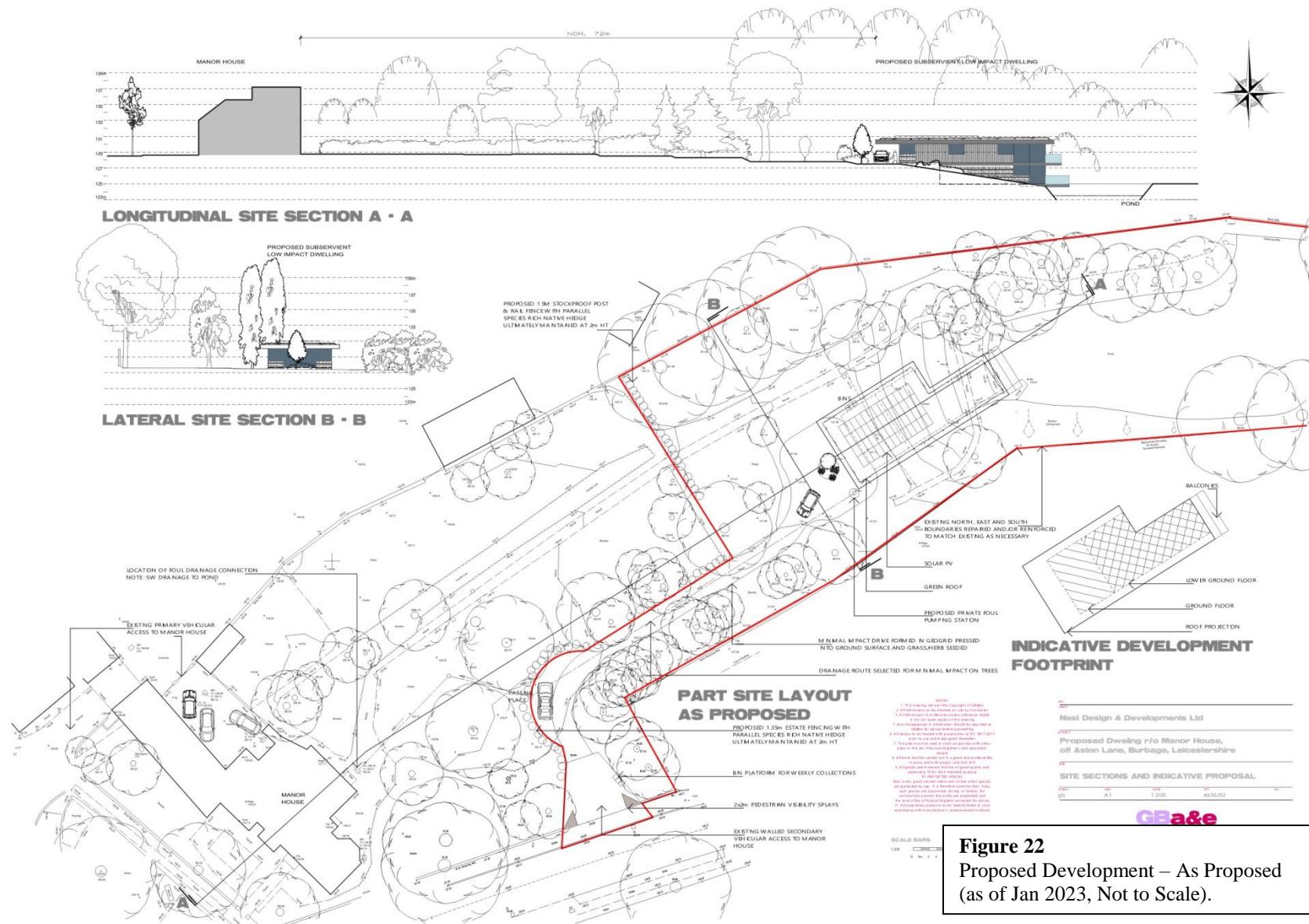
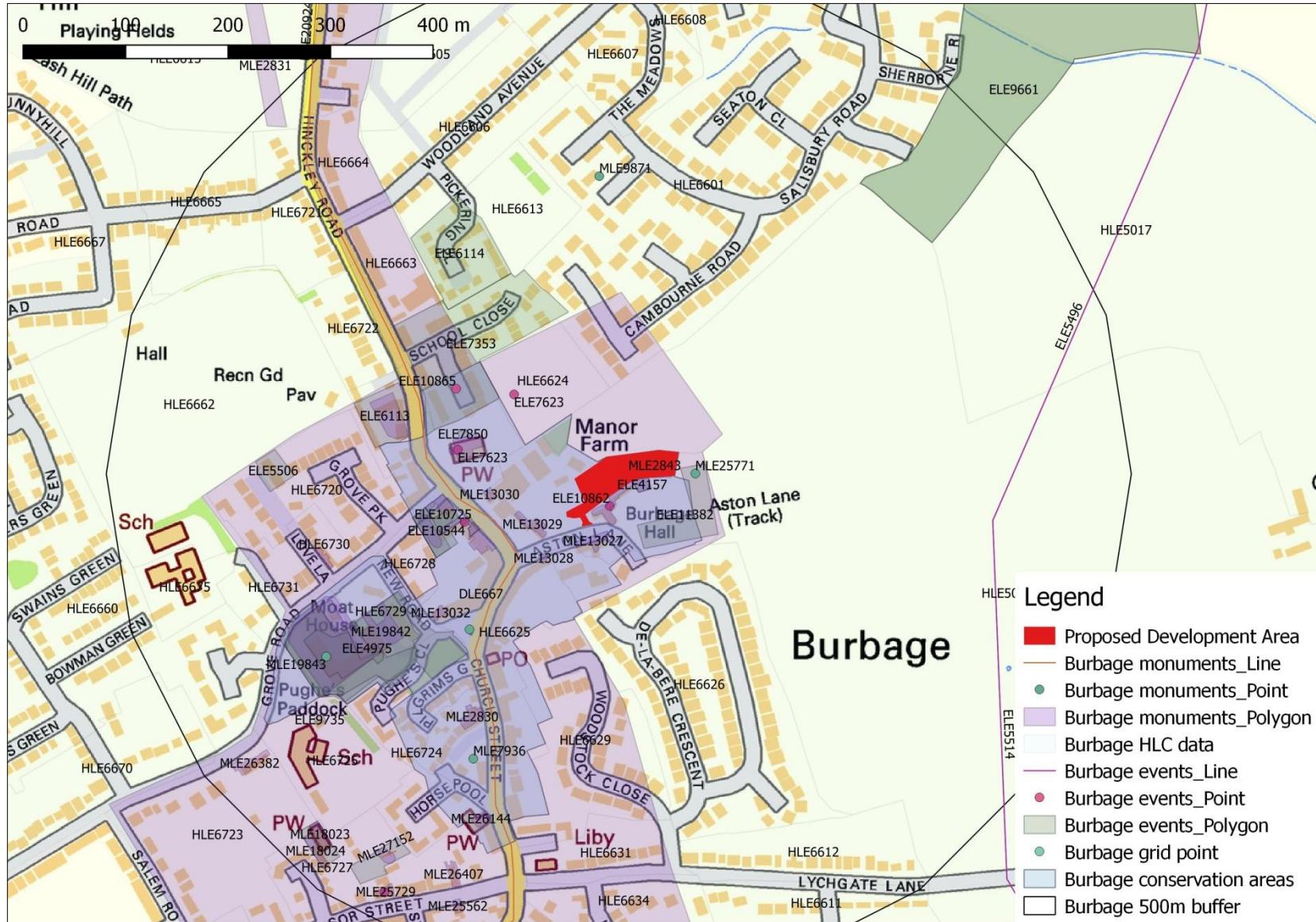


Figure 22
Proposed Development – As Proposed
(as of Jan 2023, Not to Scale).

Appendix Archaeological Remains & Standing Buildings within 500m of the Proposed Development Area



Pref Ref	Name	Mon Types	Record	
			Type	Period
MLE20924	Turnpike Road, Hinckley to Lutterworth to Welford Field	Toll Road	MON	Late Post-medieval
MLE27152	Anglo-Saxon ditch to rear of 32, Windsor Street, Burbage	Ditch	MON	Early Anglo Saxon to Middle Anglo Saxon
MLE7936	Possible Roman mosaic, Horsepool, Burbage	Findspot?	FS	Roman
MLE9871	Medieval ring from rear of 54 The Meadows, Burbage	Findspot	FS	Late Medieval
MLE19843	Medieval finds, Moat House, New Road, Burbage	Findspot	FS	Early Medieval to Late Medieval
	Post-medieval ditch containing animal horns, Burbage Hall, Aston Lane, Burbage			Early Post-medieval to Late Post-medieval
MLE25771	Post-medieval remains, Burbage Hall, Burbage	Ditch	MON	
MLE10568	Site of Moat House, New Road, Burbage	Outbuilding; Boundary Wall; Drain	MON	Late Post-medieval to Modern
MLE19842	Medieval/post-medieval pits, west/south-west of Cedar Lawn, Burbage	Vicarage	MON	Late Post-medieval to Modern
MLE23506		Pit	MON	Late Medieval to Early Post-medieval
MLE24267	Site of hosiery factory, Hinckley Road, Burbage	Hosiery Factory	MON	Modern
MLE27153	Medieval structures to the rear of 32, Windsor Street, Burbage	Structure; Structure	MON	Late Anglo Saxon to Early Medieval
MLE27154	C17th pit to the rear of 32, Windsor Street, Burbage	Pit	MON	Early Post-medieval to Late Post-medieval
MLE2831	Former road, south-east of Hastings High School, Burbage	Hollow Way	MON	Medieval
MLE2832	Post-medieval gardens, Rectory Garden, Burbage	Formal Garden; Pond	MON	Late Post-medieval
MLE2843	Fishpond, Manor House, Burbage	Fishpond	MON	Early Medieval to Late Post-medieval
MLE2848	Historic settlement core of Burbage	Village; Windmill?	MON	Late Anglo Saxon to Late Post-medieval
MLE16814	70, Church Street, Burbage	Back To Back House	BLD	Late Post-medieval to Modern
MLE18023	Methodist Church, Windsor Street, Burbage	Wesleyan Methodist Chapel	BLD	Late Post-medieval to Modern
MLE18024	Wesleyan Day School, Windsor Street, Burbage	School	BLD	Late Post-medieval to Modern
MLE24131	Outbuilding south of Cedar Lawns, 78, Church Street, Burbage	Outbuilding; Air Raid Shelter	BLD	Late Post-medieval to Modern
MLE25562	Primitive Methodist Chapel, Chapel Yard, Burbage	Primitive Methodist Chapel	BLD	Late Post-medieval to Modern
MLE25729	Bull's Head, 34, Windsor Street, Burbage	Timber Framed Building; Public House	BLD	Early Post-medieval to Modern
MLE26144	Burbage Congregational Church, Church Street, Burbage	Congregational Chapel	BLD	Late Post-medieval to Modern
MLE26382	Grove House, Grove Road, Burbage	House	BLD	Modern

MLE26385	4 & 6, Love Lane, Burbage	House	BLD	Late Post-medieval to Modern
MLE26407	The Red Lion (Public House), Windsor Street, Burbage	Public House	BLD	Late Post-medieval to Modern
MLE2830	The Croft, 23-25, Church Street, Burbage	Timber Framed House?	BLD	Early Post-medieval to Modern
MLE13024	Burbage Hall, Aston Lane (North Side), Burbage	House	BLD	Late Medieval to Modern
MLE13025	Cedar Lawn, 78, Church Street (West Side), Burbage	House	BLD	Late Post-medieval to Modern
MLE13027	Old Grange And Stables, Aston Lane (South Side), Burbage	Timber Framed House	BLD	Early Post-medieval to Modern
MLE13028	129 Church Street (East Side), Burbage	Cruck House	BLD	Late Medieval to Modern
MLE13029	Manor House And Yard, Church Street (East Side), Burbage	House	BLD	Early Post-medieval to Modern
MLE13030	Archer Cottage, Church Street (East Side), Burbage	Timber Framed House	BLD	Early Post-medieval to Modern
MLE13031	Church Of St. Catherine, Church Street (East Side), Burbage	Church	BLD	Early Medieval to Modern
MLE13032	28 & 30 Church Street (West Side), Burbage	House	BLD	Late Post-medieval to Modern
MLE13034	The Constitutional Club, 64, Church Street (West Side), Burbage	House	BLD	Late Post-medieval to Modern
MLE13035	66 Church Street (West Side), Burbage	Timber Framed House	BLD	Early Post-medieval to Modern
MLE22596	Burbage War Memorial	War Memorial	BLD	Modern

Archaeological Building Recording Services (ABRS)

2-3 Lower Grove
New Radnor
Presteigne
Powys
LD8 2SS
Tel 07423813638

email: gerwyn.richards@archbuildservices.co.uk