

Archaeological Building Recording Services

An Archaeological Standing Building Survey The Greyhound Inn Main Street Botcheston Leicestershire

(NGR SK 48032 05036)

On Behalf of The Greyhound (Botcheston) Ltd



ABRS Report No 2023-GHBL

An Archaeological Standing Building Survey

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Main Street

Botcheston

Leicestershire

(NGR SK 48032 05036)

On Behalf of The Greyhound (Botcheston) Ltd

ABRS Project No 2022-GHBL

Planning Permission 21/01377/FUL

**Leicestershire Museums &
Archaeology Collections Accession No:
X.A29.2023**

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An Archaeological Standing Building Survey, The Greyhound Inn, Main Street, Botcheston, Leicestershire (SK 48032 05036).

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Botcheston, Leicestershire (SK 48032 05036).**

Summary

This document is an archaeological standing building survey of The Greyhound Inn, Main Street, Botcheston, Leicestershire (SK 48032 05036), commissioned from Archaeological Building Recording Services (ABRS) by The Greyhound (Botcheston) Ltd in advance of the proposed remodelling and extension to the building as part of the wider redevelopment of the site.

The Greyhound Inn has been a designated a local heritage asset. The building is likely to date to the 18th century, but could potentially be 17th century in date. Cartographic and documentary sources indicate the building was in use as a pub from at least the mid 19th century. The pub changed hands a number of times during the 19th and 20th century and has recently been sold as a going concern and will remain a pub.

There is significant evidence to indicate that the building originated as lobby entrance house with back to back fireplaces on the rear wall. There is also clear evidence that the westernmost bay is timber framed, with very tentative evidence of a cruck, although this is far from certain. The easternmost bay is 19th century.

The games room is potentially an early 20th century timber building. It retains nothing of historic or architectural significance.

The archive will be held by Leicestershire County Council Museums Service, under the accession number X.A29.2023.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by The Greyhound (Botcheston) Ltd to undertake an archaeological standing building survey of The Greyhound Inn, Main Street, Botcheston, Leicestershire (SK 48032 05036 (*Figures 1 & 8*)). Planning Permission has been granted for remodelling and extending of the building as part of the wider redevelopment of the site. The building is a traditionally built public house, known to date to the mid 19th century, but with potentially earlier fabric. The Senior Planning Archaeologist, Leicestershire County Council, as advisor to Hinckley and Bosworth Borough Council has recommended that an archaeological standing building survey to Historic England Level 2 as defined in “*Understanding Historic Buildings: A guide to good recording practice*” (Historic England 2016) be carried out prior to any proposed works being carried out.

A Brief for a programme of archaeological building recording was not issued. The Senior Planning Archaeologist, Leicestershire County Council has been consulted and the project addresses the requirements detailed by the Archaeologist in emailed correspondence and followed the approved Written Scheme of Investigation for Historic Building Inspection & Recording (2023-GHBL_WSI) and follows the Chartered Institute for Archaeologists (CIfA)

Code of Conduct, and adheres to their Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures (2019).

The building is not listed, but is recorded by the Leicestershire HER (MLE26584) and is recorded as a Local Heritage Asset. The building is not within a designated Conservation Area.

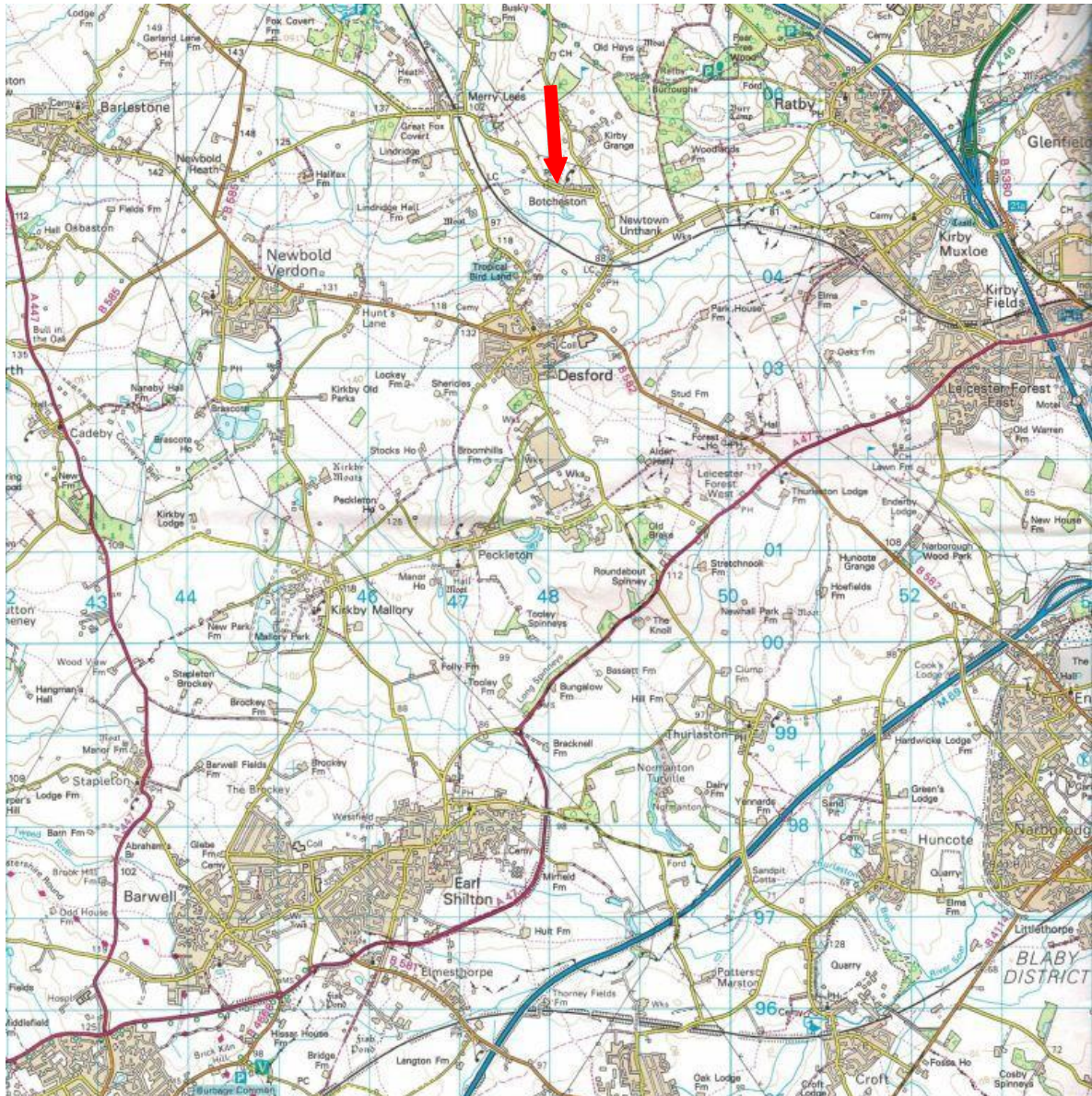


Figure 1
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.
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2. Historical Background

The hamlet of Botcheston is located within the parish of Desford, it was formerly within the parish of Ratby until 1936. The hamlet is not mentioned in the Domesday Book. It is likely that by the 13th century Botcheston was, along with Shepshed, Markfield, *Whitenton* (Whittington), *Neuton* (i.e. Newtown Unthank), Ratby, and the township of Whitwick part of

Whitwick Manor owned by Roger de Quincy, which following his death in 1264 was divided between his three daughters. Whitwick Manor passed to his second daughter, Elizabeth de Quincy, who had married Alexander Comyn, earl of Buchan. 1312 sees the earliest documentary reference to Botcheston when a dispute arose between the Comyn Family and Lord Ferrers. By the mid 14th century Whitwick Manor had passed to Henry de Beaumont and Botcheston was recorded as consisting of 14 Villeins with a rent of £6. The Beaumont's allegiance to the House of Lancaster resulted in the seizure of Whitwick Manor and its granting to Edward IV's favourite, William, Lord Hastings in 1464.

The earliest, currently available map of the proposed development area is the Ordnance Survey Drawing Leicester, City of Leicester (*Figure 2*) drawn in 1815. The map was published at a small scale, 2 inches to the mile, the equivalent of 1:31,680; nevertheless it is possible to accurately locate the proposed development area and identify a rectangular building fronting the highway which could potentially be identified as the Greyhound Inn. The hamlet never expanded greatly and in 1846 the population was just 37 people. By the middle of the 19th century the Earl of Stamford was lord of the manor.



Figure 2
Ordnance Survey Drawings: Leicester, City of Leicester (1815).
(OSD 263)

In 1847 “*A Plan of Newtown Unthank and Newtown Botcheston in the Parish of Ratby*” (ROLLR Ref Ti/260/3 (*Figure 3*)) was drawn for the purpose of church tithes. The map records a linear building divided into two principal bays, potentially two houses with large roadside gardens and lesser buildings to the rear. The easternmost bay may be divided into two unequal bays. The accompanying apportionment lists the plot as two houses and gardens occupied by John Kent and owned by Trustees of Bardon Chapel.

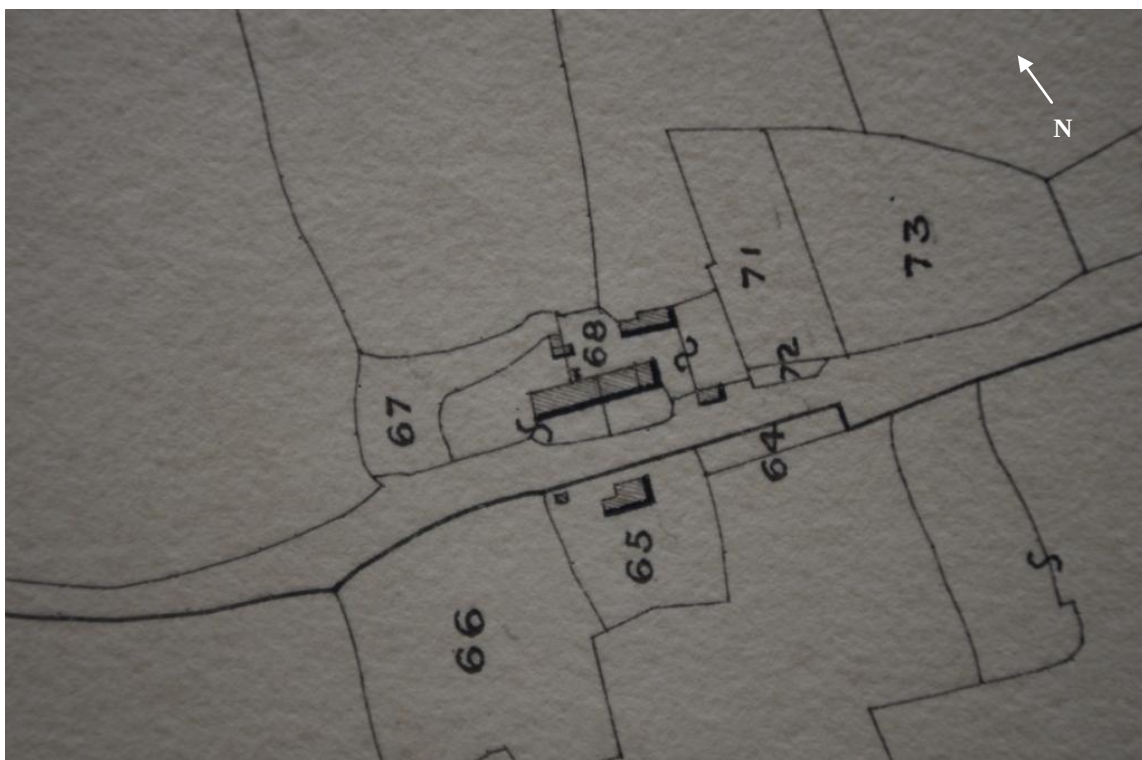


Figure 3
A Plan of Newtown Unthank and Newtown Botcheston in the Parish of Ratby (1847).

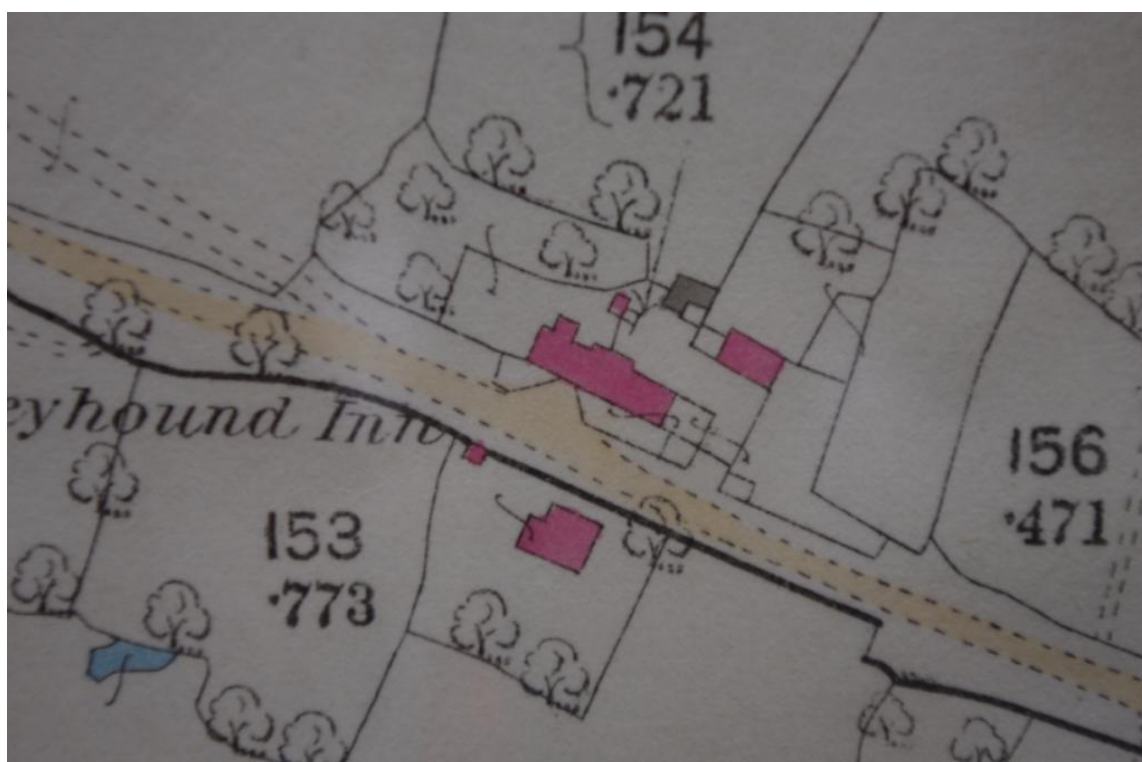


Figure 4
First Edition Ordnance Survey (1886).

Bardon Chapel is located some 7.5km north of Botcheston and was constructed as a nonconformist meeting house by John Hood of Bardon Hall in 1694 near the southern gate of the Estate following the 1689 Act of Toleration, making it an early example of a purpose built nonconformist meeting house. John Hood also registered Bardon Hall as a place of worship. In 1765 the then head of the Hood family vested the Bardon Park Chapel in trustees. This, along with the tithe apportionment may suggest that the Hood Family may have owned the building which later became The Greyhound Inn. The Bardon Meetinghouse continued and thrived during the 18th century, being strongly supported by local landowners and gentry. From 1820 there was a Sabbath school on the site and later, from about 1846, a day school.

Hagar & Co.'s Directory of the County of Leicester published in 1849 confirms the Tithe and lists John Kent, a cottager – a labourer. White's History and Gazetteer of Leicestershire and Rutland published in 1863 lists John Parker, vict. (victualler, a formal term for publican or innkeeper) at the Greyhound Inn. The first confirmed documentary reference to the Inn. Although the Desford & District Heritage Society states the Greyhound Inn originated in 1856 (<https://www.desfordheritage.org/the-greyhound-botcheston>). Parker remained at the Inn until at least 1882, when Wright's Directory lists Thomas Beck.

The first edition Ordnance Survey (ROLLR Ref XXX.10 (*Figure 4*)) published in 1886 is the first available large scale modern representation of Botcheston and the proposed development area. The map records the Greyhound Inn by name and records a similar footprint to that recorded by the Tithe Map. The Greyhound is recorded as a single bay building with two small outshots on the rear elevation and again there are a number of lesser buildings to the rear.



Figure 5
1916 Edition Ordnance Survey.

Beck was again listed at the Greyhound by Kelly's Directory in 1900 and the second edition Ordnance Survey published in 1903 shows no alteration to the building itself. In 1908 Kelly's Directory lists George Lewin at the Greyhound.

A "Map Showing Provision Of Electricity Supply To The Ratby, Groby, Desford, Botcheston, Kirby Muxloe And Leicester Forest East Area" (ROLLR Ref DE5877 (Figure 5)) drawn sometime in the 1930s, but based on the 1916 Ordnance Survey records the Greyhound similarly to the first edition, but shows the building as consisting of two unequal bays, the easternmost being the smaller of the two. The map records the Greyhound as being owned/occupied by F. Cave, this is confirmed by Kelly's Directory of 1928 which lists Fredrick Albert Cave at the Greyhound.

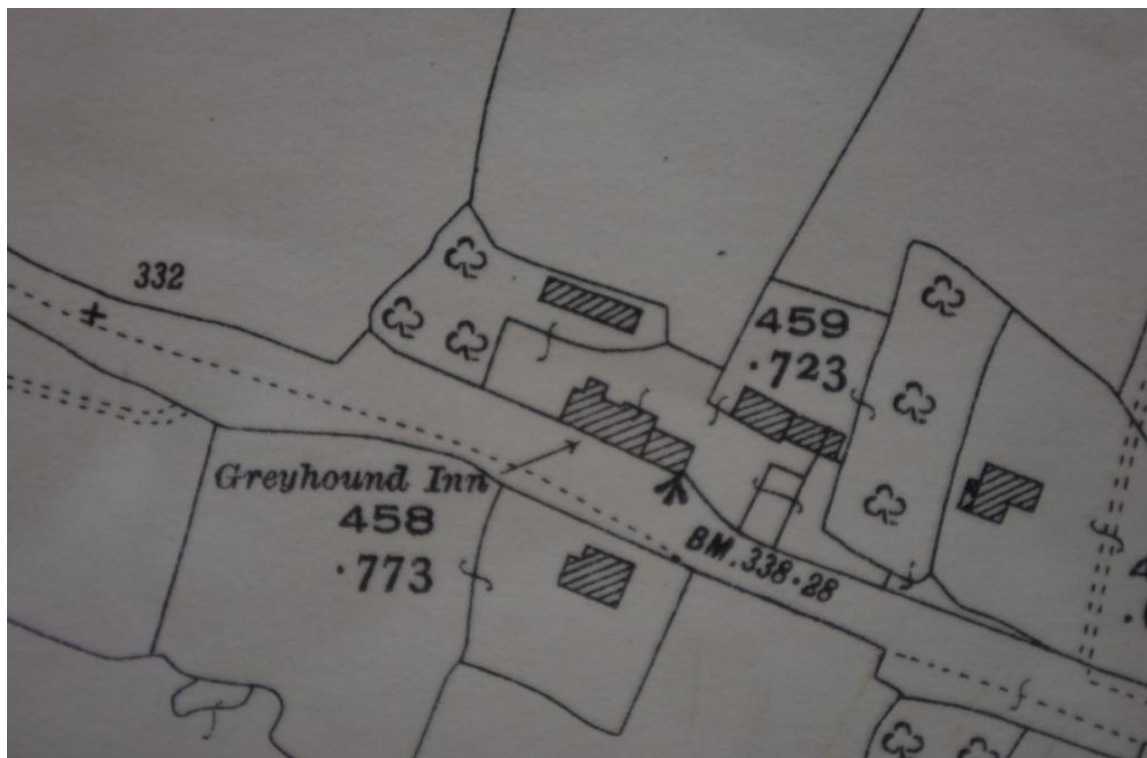


Figure 6
1930 Edition Ordnance Survey.

The 1930 edition Ordnance Survey (ROLLR Ref XXX.10 (Figure 6)) records the Greyhound as it was recorded by the 1916 edition, but with the addition of a linear building to the rear. Kelly's Directory of 1936 lists Jason Fredrick Ford at the Inn.

The Greyhound remained a public house throughout the remainder of the 20th century and became part of the Marston's estate prior to its purchase by Robert and Hannah Beaumont in 2018. Post war mapping shows some alterations to the Greyhound with the 1954 edition (ROLLR Ref SK4805 (Figure 7)) showing changes to the rear elevation, most likely extensions, including a puzzling long narrow outshot, potentially a skittle alley. This remained until at least 1992 when again mapped by the Ordnance Survey.

The current floor-plan (Figure 8) again shows alterations, including the loss of the long narrow range and further alterations to the rear range.

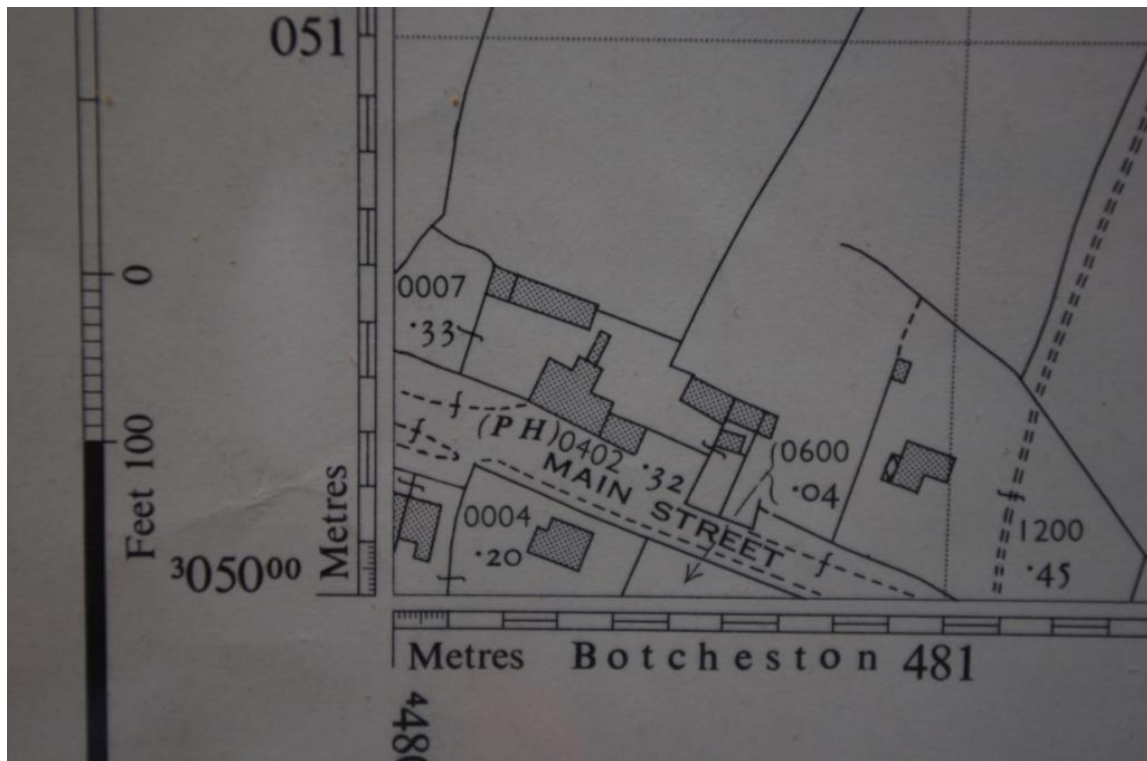


Figure 7
1954 Edition Ordnance Survey.

3. Aims and Methodology

The specific objectives of the standing building survey were as follows:

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local, regional or national importance.
- The project report will provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.
- The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building(s) in their current form prior to conversion and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including Leicestershire Historic Environment Record (HER) & Record Office for Leicester, Leicestershire & Rutland (ROLLR).

The Historic Building Recording verified existing measured survey drawings (supplied by client) and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2. An ordered archive has been compiled and will be deposited with Leicestershire County Council Museum Collections. An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.

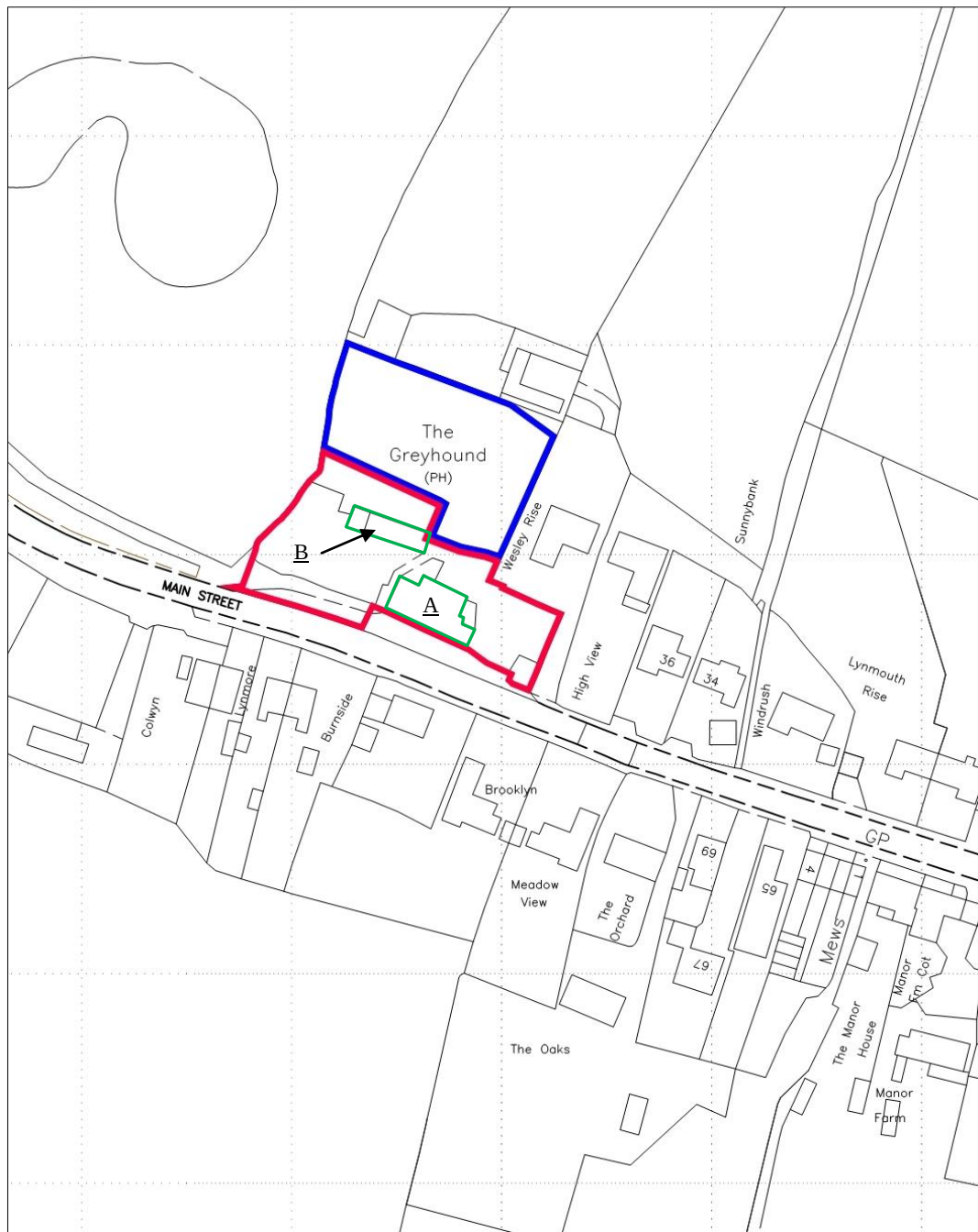


Figure 8
Plan of the Proposed Development Area, Recorded Buildings in Green.
(1:1250 (Provided by client))

Orientation: The buildings subject to this historic building recording are approximately rectangular in plan, the long axis is aligned west-north west – east-south east (*Figure 8*); for ease of description this is taken hereafter to be east – west; the principal elevation being that facing south. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to the principal elevations as viewed from Main Street. For the purposes of this historic building recording, a letter identification has been added to the buildings and number suffix have been added for significant partitions where required.

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

As far as is known, no previous historic building recording has been undertaken of the building.

The site visit was carried out by Gerwyn Richards on April 26th 2023.

4. Description of the Buildings

4.1 Building A – The Greyhound Inn

The Greyhound Inn is linear building fronting Main Street; the two storey, predominately brick built roughcast rendered building under a pitched Welsh slate roof with brick ridge stacks (*Figure 10*). The central stack being lateral and set back from the ridge is reminiscent of a lobby entrance house; although there is no evidence of a corresponding doorway, but this may be as a result of later alterations to the principal elevation. A late 19th century photograph of the pub (*Figure 9*) does suggest there was originally a door here, which is supported by the boundary treatments recorded on the frontage by late 19th and early 20th century mapping. This would suggest a possible broad 17th to 18th century date for the building, although the easternmost ground floor window under its segmental arch head, if original may suggest an early 18th century date. It is possible that the first floor window in front of the stack, which is tall and narrow, may have originated as a stair window to light a staircase here, again supporting a potential lobby entrance plan.

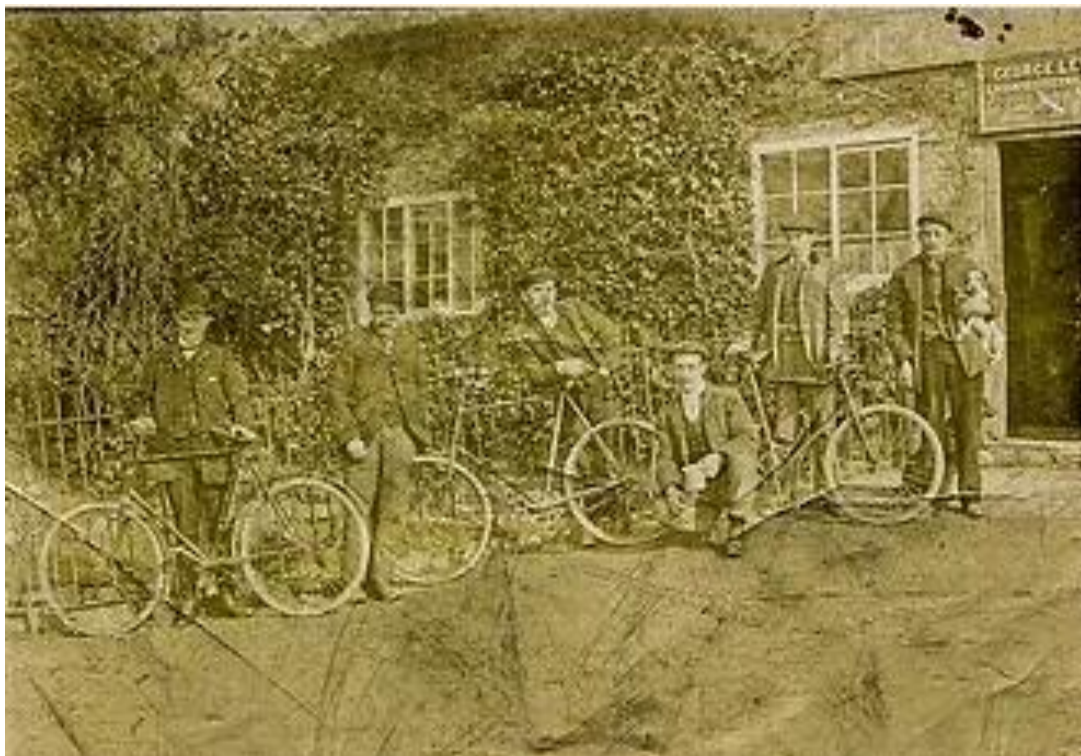


Figure 9
Late 19th Century Photograph Showing Possible Doorway.
(www.desfordheritage.org)

There is evidence of a plinth largely concealed by render on the western bay. This may suggest a sleeper wall, which may hint at a timber frame. The wall is irregularly finished, which may also indicate concealed framing.

There is a clear and significant change in height visible on the principal elevation, with the easternmost bay being higher; this supports cartographic sources which indicated this easternmost bay was later. This easternmost bay is clearly 19th century in dimensions and appearance.

Both gables are largely empty (*Figure 11*). However, the western gable (*Figure 12*) shows evidence of a change to the roofline and changes in the render which may again, like the principal elevation suggest concealed framing, in the north west corner there is even a hint of a cruck blade (*Figure 13*). This is, however is far from certain.

The rear elevation is a confused collection of later extensions (*Figure 14*). The use of metric bricks for the two principal extensions indicates that these are post 1965 in date. To the west is a clearly earlier extension under a catslide roof and towards the centre is a large chimney. The chimney bricks are clearly 19th century in date which suggest another earlier extension here, which has been largely subsumed by the post 1965 flat roofed extension (*Figure 15*).

The interior of the building, as expected from a public house is much altered with extensive 20th and 21st century décor. The building consists of two principal bays with modern extensions to the rear (north) housing toilets and storage rooms (*Figure 24*). The easternmost bay, (5) houses a modern kitchen and beyond a chimney breast on the west cross wall retains nothing of historic or architectural significance.

The westernmost bay is largely a single bay which now houses the servery against the front wall, but was clearly originally two separate bays. Against the rear wall at the centre of the bay is a large, much altered chimney breast (*Figure 16*) which confirms the building originated as a lobby entrance house, clearly a two unit plan with back to back fireplaces. The westernmost fireplace is finished with a chamfered and stopped timber overmantle. The scroll stop (*Figure 17*) is potentially early 17th century in date. The moulded mantlesheaf could, potentially be original as there are dated 17th century examples recorded, but modern paint prevents detailed examination. The easternmost fireplace has much rougher bressummer with open mortice, which is again chamfered and stopped, however, later damage has removed the stop (*Figure 18*). This may reflect the different status of the rooms, the westernmost being the parlour and the easternmost being the living kitchen.

The ceiling in (2) is carried on a heavy chamfered and stopped bridging beam; the beam has an almost identical scroll stop to the overmantle indicating the two are contemporary. The joists are hand finished and are also likely to be contemporary and some have evidence of reuse.

Interestingly, the beam in (1) is chamfered and stopped at its eastern end (*Figure 19*), this would suggest that the short section of wall between (1) and (2) could potentially be original. If so it may indicate that this western bay was originally two bays.

There is clear evidence of timber framing in the rear wall of (1) consisting of a post and rail (*Figure 20*). To the east is an angled projection in the wall which may again be remnant

framing. Both the gable and the front wall are unevenly finished suggesting further timber framing maybe concealed here also. The gable fireplace is modern brick.

To the north of (1) is a small sunken barrel store with brick thralls on three sides, on the west gable is a double door. Externally, it is clear that this is a later extension.

To the north of (2) is (3), an apparently modern extension, however the chimney breast against the east wall, along with the chimney observed externally suggests there was an earlier room here. It is understood that historically this room was known as the Gun Room.

Access to the first floor is via a straight flight stair against the east gable, there is also an external, steel stair on the west gable. The first floor consists of the three principal bays (*Figure 25*), the easternmost being the 19th century extension. The first floor retains very little of historic or architectural significance beyond the historic plan-form. There is a large chimney breast between (7) and (8) (*Figure 21*).

There was no access to the roof space over the westernmost bays and only limited access to that over the easternmost bay. Here the roof structure is deal confirming this part of the building as 19th century.

4.2 Building B – The Games Room

The Games Room is located some 8 metres north of the Greyhound. The timber built building is linear in plan under a pitched felt clad roof (*Figure 22*). Abutting the west gable is a lean to extension. There are modern windows on the south facing elevation, along with a single door to the west. On the east facing gable is a double door, the rear elevation is blank.

Internally the building consists of a single bay (*Figure 24*) with a servery in the north west corner and a skittle alley against the rear wall. The interior is all modern with no visible evidence to indicate a construction date (*Figure 23*). Cartographic sources suggest the building could be as early as the 1920s; there was no visible evidence to confirm or refute this.

5. Conclusion

The Greyhound Inn has been designated a local heritage asset as a good example of a village public house. This historic building recording has made a permanent visual (photographic & drawn) record, analysis of historic plan and fabric and historical background of the building in its current state.

Cartographic sources can only confirm a likely pre 19th century construction date and documentary sources indicate the building was in use as a pub from at least the mid 19th century, having been recorded as a one or two domestic houses by the 1847 tithe map, interestingly owned by trustees of the Bardon Chapel. The inn changed hands on a number of occasions during the 20th century before becoming part of the Marstons Estate. The inn has recently been sold as a going concern and will remain a public house.

Internally, as expected from a public house there is only limited evidence of the building's early history. However, in this instance the evidence is substantial and includes physical and plan-form evidence that the building originated as a 17th or 18th century lobby entrance

house consisting of two bays with back to back fireplaces against the rear wall. There is evidence which may suggest an earlier, 17th century date.

There is also evidence to indicate that the westernmost bay is timber framed and includes very tentative evidence, in the form of discolouration to the render of a possible cruck blade in the north west corner. The easternmost bay is a 19th century extension.

6. Archive & Publication

The site archive consists of

- 1 A3 permatrace sheet containing floorplans & notes
- 2 A2 paper sheets containing floorplans & elevations
- 2 DVDs containing 65 digital images
- 65 B&W negatives & contact sheets
- 3 A4 photo contact sheets
- 3 A4 photo record sheets
- 1 A4 paper sheet of notes
- 1 Unbound copy of this report

The archive will be held by Leicestershire County Council under the Accession Number X.A29. 2023.

A version of the summary (above) will be submitted to the editor of the local journal Transactions of Leicestershire Archaeological and Historical Society for inclusion in the next edition.

6.1 OASIS Record Summary

INFORMATION REQUIRED	UPLOADED AS
OASIS No	archaeol30-512919
Project Name	Moore's Arms (former), Orton Lane, Norton Juxta Twycross, Leicestershire.
Site Co-ordinates	SK 32238 06985
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	No/No
Current Land Use	In Use As Building
Development Type	Residential
Prompt	NPPF/LBC
Archive Recipient	Leicestershire Museums

7. References & Sources

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8. Colour Plates



Figure 10
Building A, Principal Elevation (Looking North – North East).



Figure 11
Building A, East – South East Facing Elevation (Looking West – North West).



Figure 12
Building A, West – North West Facing Gable (Looking East).



Figure 13
Building A, West – North West Facing
Gable, Possible Crack (Enhanced) in
North West Corner
(Looking South East).



Figure 14
Building A, Rear Elevation (Looking South).



Figure 15
Building A, Rear Elevation at West End (Looking South – South East).



Figure 16
A(2), Fireplace (Looking East – South East).



Figure 17
A(2), Scroll Stopped Overmantle (Looking South – South East).



Figure 18
A(4), Fireplace Bressummer (Looking West – North West).



Figure 19
A(1), Chamfered & Stopped Bridging Beam (Looking North East).



Figure 20
B(1), Framing Visible in Rear Wall (Looking North – North East).



Figure 21
B(8), Chimney Breast (Looking West – North West).

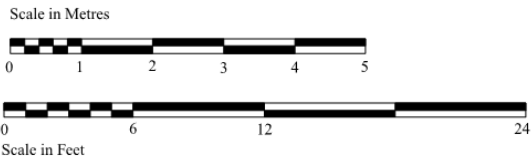


Figure 22
Building B, South – South East Facing Elevation (Looking North – North East).

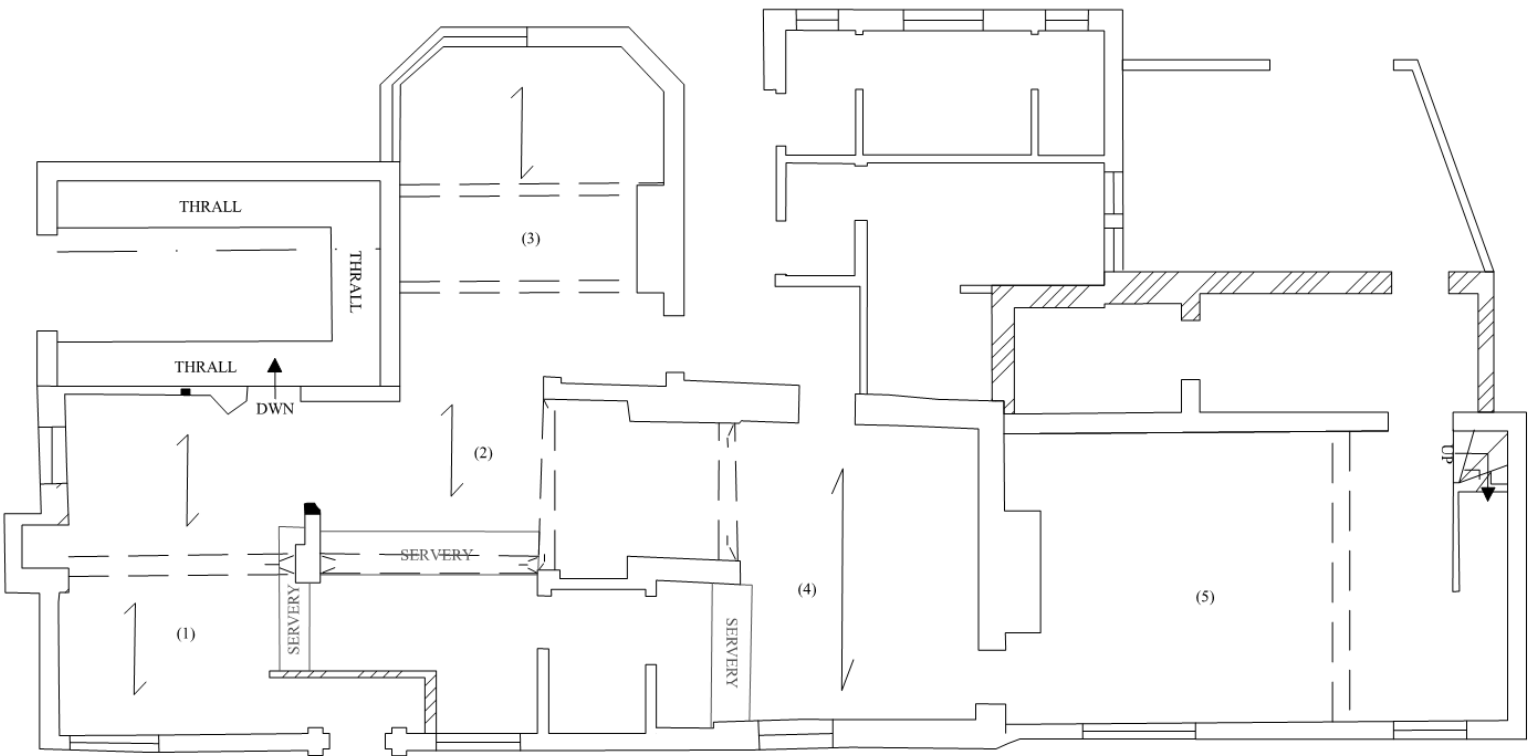


Figure 23
Building B, General View, Internal (Looking West – North West).

Figure 24
Buildings A & B Ground Floor Plan.

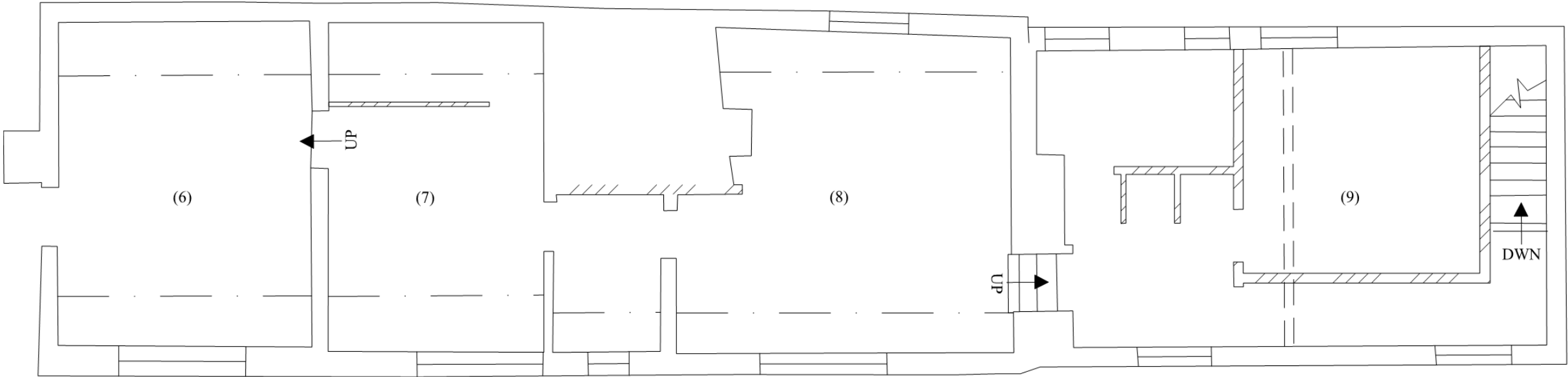
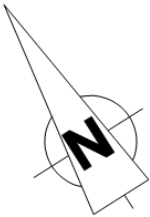


 CONFIRMED MODERN MATERIAL

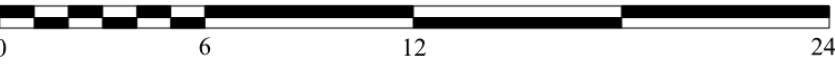


A

Figure 25
Building A First Floor Plan.



Scale in Metres



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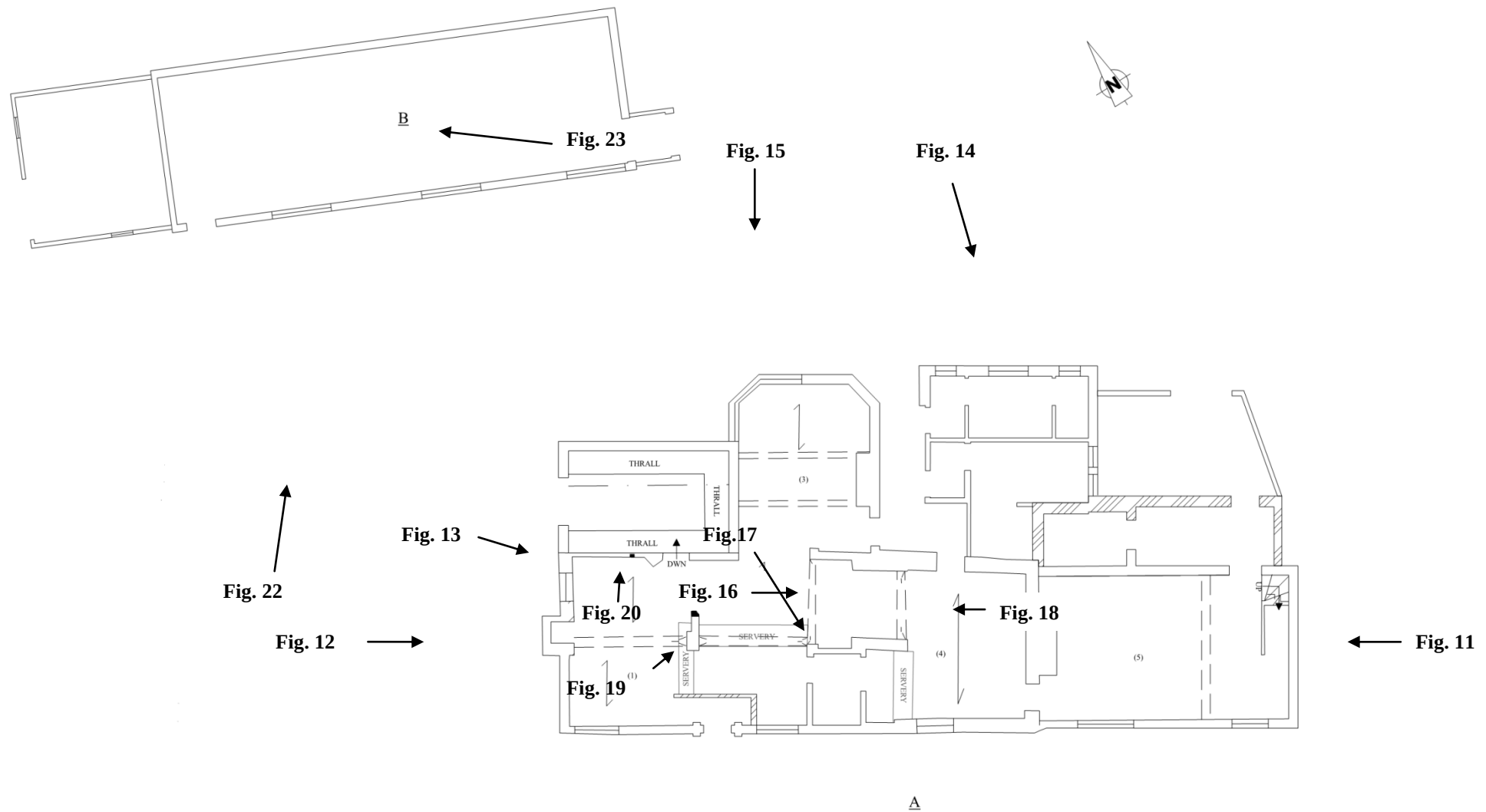


Figure 26
Buildings A & B Locations of Photographs
Included in Report – Ground Floor.

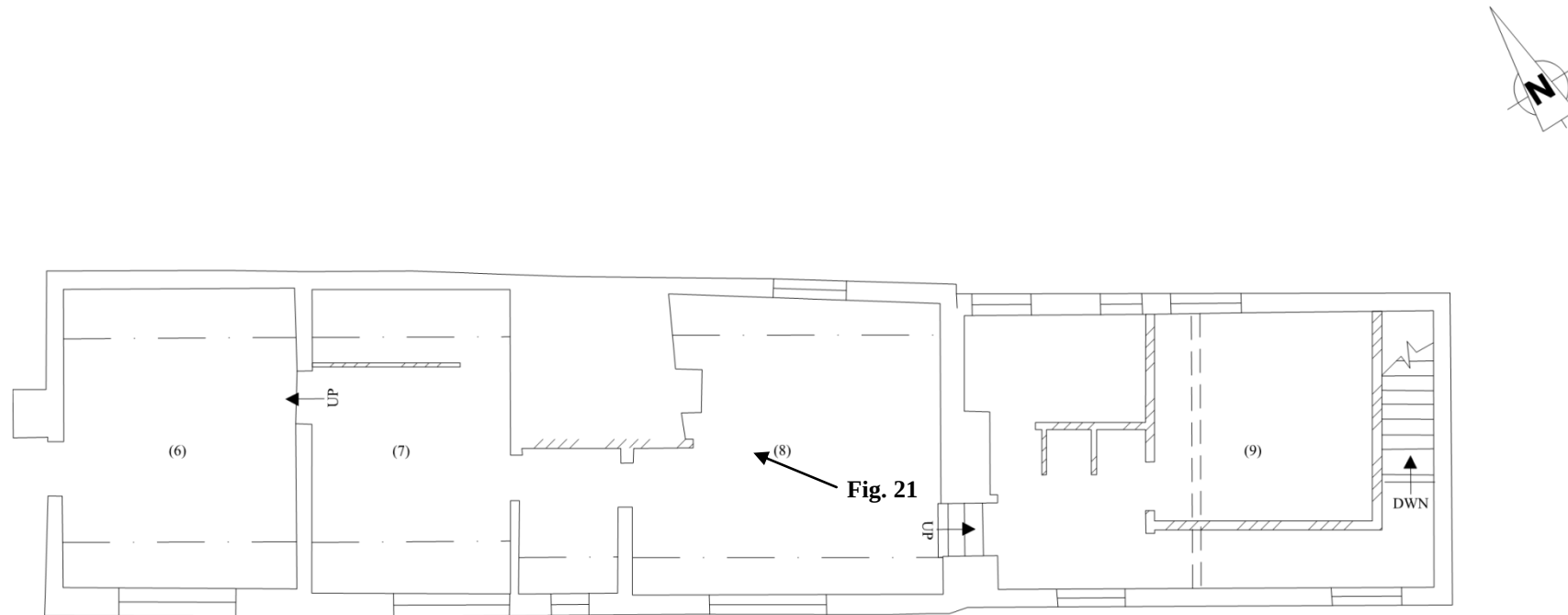


Figure 27
Building A Locations of Photographs Included in
Report – First Floor.

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