

Archaeological Desk Based Assessment

Land at The Blue Bell Inn (39 High Street) comprising its associated car park, and No's 37 High Street and 2A Main Street, Desford, Leicester, LE9 9JF

For:	Marrons
On Behalf of:	Everards Brewery Ltd and the Central England Cooperative
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2 EXECUTIVE SUMMARY

Land at The Blue Bell Inn (39 High Street) comprising its associated car park, and No's 37 High Street and 2A Main Street, Desford, Leicester, LE9 9JF has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, this desk-based assessment has been undertaken to clarify the archaeological potential of the proposed development area (PDA) and to consider possible impacts on surrounding heritage assets.

In terms of relevant designated heritage assets, no nationally designated Listed Buildings, Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lies within the PDA. There are Listed Buildings within the 1km study area. The closest is a Grade II listed building named Old Manor House and attached barn and service block (1074078), which is located on the opposite side of High Street, to the south of the PDA. The PDA also lies within the Desford Conservation Area.*

The PDA does not lie within a specific 'Archaeological Area'. This being a classification which some LPA's use to draw attention to land within a certain polygon/area. However, regardless of that, the land is considered to be in an area with a heightened archaeological potential. This is due to the PDA being situated within the historic core of Desford. The site is located c.50m south of the Medieval Church of St. Martin, and c.25m south of its adjacent churchyard. The church would have been a focal point around which settlement and associated activity took place during the Medieval and Post-Medieval periods.

This assessment considers the PDA to have a low to high archaeological potential for archaeological remains. This varies by period. These remains are considered likely to have a low to medium importance; again depending upon period.

This assessment also comments on what importance archaeological remains on the site may have in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities.

<i>Period/Topic</i>	<i>Likelihood of remains being present (Low, Medium, High)</i>	<i>Importance (Low, Medium, High, Very High – See Table 2)</i>
<i>Early – Middle Prehistoric (Palaeolithic – Mesolithic)</i>	<i>Low</i>	<i>Low</i>
<i>Late Prehistoric (Neolithic, Bronze Age, Iron Age)</i>	<i>Low</i>	<i>Low</i>
<i>Roman</i>	<i>Medium</i>	<i>Medium</i>
<i>Early-Medieval</i>	<i>Medium</i>	<i>Medium</i>
<i>Medieval</i>	<i>High</i>	<i>Medium</i>
<i>Post-Medieval</i>	<i>High</i>	<i>Low-Medium</i>
<i>Modern</i>	<i>High</i>	<i>Low</i>
<i>Geoarchaeological</i>	<i>-</i>	<i>-</i>

The PDA comprises a broadly square piece of land. The southern edge and much of the central part of the land is flat with a tarmac surface. On the western boundary are located two buildings. 37 High Street is a domestic building and 2a Main Street abuts this building on its northern edge. This is currently in

use as a café. There is a garden to the immediate north of 2a Main Street and this separates it from 2 Main Street which lies beyond the PDA. The garden is within the red line.

The northern edge of the PDA has a hedge running alongside it and the eastern boundary is formed of a solid boundary to neighbouring properties in the northern half. The southern half is formed of a garage and The Blue Bell Inn.

By combining our own experience working on soils in this area with the data gleaned from nearby archaeological investigations (Section 5.3), we would assume the depth of overburden at this site to be in the region of c. 200-800mm.

Remains of Roman settlement activity and/or Medieval to Post-Medieval buildings and their associated yard areas, may exist in this location. The southern boundary, to the immediate east of 37 High Street, is perhaps the most likely part of the site to contain the sub-surface remains of Post-Medieval buildings (Plate 9).

The proposal for Land at The Blue Bell Inn (39 High Street) comprising its associated car park, and No's 37 High Street and 2A Main Street, Desford, Leicester, LE9 9JF is for:

Change of Use from Café (Class E) and Residential (Class C3) to Convenience Foodstore (Class E), alongside demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house. Erection of two-storey side extension to 37 High Street/2A Main Street, alongside two-storey rear and single-storey rear extensions. Improvements to existing car park and associated landscaping.

The existing configuration of buildings on the land is shown in Appendix 4 and the proposed changes are in Appendix 5. Such developments involve the alteration of standing structures and the breaking of ground for the creation of the new access roads and driveways, the excavation of slit trenches for foundations and for new utility connections. Such groundworks have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth.

The Local Planning Authority (LPA), which is Hinckley and Bosworth Borough Council, will decide whether a condition (related to archaeology) would be appropriate. This they will do so on the basis of advice from the Planning Archaeologist, Leicestershire County Council (who provides advice to this LPA). This assessment will form a part of the information under consideration.

On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology. The Local Planning Authority (LPA) will decide whether a condition (related to archaeology) would be appropriate.

3 INTRODUCTION AND SCOPE OF ASSESSMENT

3.1 BACKGROUND

3.1.1 This archaeological desk-based assessment has been prepared by Joe Abrams of Abrams Archaeology. The document was produced for Marrons, working on behalf of Everards Brewery Limited and the Central England Cooperative. Research, graphics production and drafting of text has been completed by Joe Abrams.

3.1.2 The proposal for *Land at The Blue Bell Inn (39 High Street) comprising its associated car park, and No's 37 High Street and 2A Main Street, Desford, Leicester, LE9 9JF* is for:

Change of Use from Café (Class E) and Residential (Class C3) to Convenience Foodstore (Class E), alongside demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house. Erection of two-storey side extension to 37 High Street/2A Main Street, alongside two-storey rear and single-storey rear extensions. Improvements to existing car park and associated landscaping.

3.1.3 The existing and proposed plans and elevations are shown at Appendix 4 and 5 respectively.

3.1.4 The land is centred at NGR SK 47891 03372 and, by way of introduction, it is a broadly square shape in plan. It is located to the immediate north of High Street and to the immediate east of Main Street. To the north and east are commercial buildings and the yards associated with these. On southwest corner of the PDA is a roundabout which forms the junction between High Street, Main Street, Manor Road and Kirby Road. The PDA lies at a central point within what was the historic core of Desford,.

3.1.5 This can be most easily understood by reviewing the 1885 Ordnance Survey map within Appendix 6. The modern settlement has a different configuration. The land is hereafter referred to as the Proposed Development Area (PDA) and/or the Site.

3.1.6 The report considers heritage assets of archaeological interest, including finds/findspots of artefactual (e.g. flint tools and pottery) and ecofactual material (e.g. plant remains and bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.

3.1.7 This data has been collected for an area comprising a 1km radius of the PDA boundary. This study area has been selected on the basis of professional judgment, and through consultation with the Leicestershire and Rutland, Historic Environment Record (HER), Leicestershire County Council. It has been

decided that this is sufficient to determine the archaeological potential of the Site. This determination took into account its location, topography, and character.

- 3.1.8 In terms of relevant designated heritage assets, no nationally designated Listed Buildings, Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lies within the PDA.
- 3.1.9 There are Listed Buildings within the 1km study area. The closest is a Grade II* listed building named Old Manor House and attached barn and service block (1074078), which is located on the opposite side of High Street, to the south of the PDA. The PDA also lies within the Desford Conservation Area.
- 3.1.10 Built heritage issues are not a subject of this report. They are covered in detail in a separate document¹. Therefore, the impact of the proposed development on any designated built heritage assets is not considered here. Where the existence of an historic building may help to inform the archaeological potential of the PDA, the building will be referred to. Likewise, if a nearby Conservation Area appraisal was considered to be a useful indicator of archaeological potential, it would be referred to.
- 3.1.11 The PDA does not lie within a specific 'Archaeological Area'. This being a classification which some LPA's use to draw attention to land within a certain polygon/area. However, regardless of that, the land is considered to be in an area with a heightened archaeological potential. This is due to the PDA being situated within the historic core of Desford. The site is located south of and close to the Medieval Church of St. Martin, and its associated churchyard. The church would have been a focal point around which settlement and associated activity took place during the Medieval and Post-Medieval periods.
- 3.1.12 There are various non-designated Heritage Assets shown in the Study Area (Figures 4-8). These may be of archaeological interest and they form the core of the assessment of archaeological potential within the PDA.
- 3.1.13 This archaeological desk-based assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the PDA, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

3.2 GEOLOGY

- 3.2.1 The British Geological Survey² identifies the underlying solid geology across the PDA as Edwalton Member - Mudstone. Sedimentary bedrock formed between 237 and 228.4 million years ago during the Triassic period. Superficial deposits are described as Glaciofluvial Deposits, Mid Pleistocene - Sand and gravel.

¹ Cogent Heritage. 2022. Heritage Statement. Land at The Blue Bell, 37 High Street, Desford, Leicester LE9 9JF. Ref 0480

² <https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> - accessed 11-05-2023

Sedimentary superficial deposit formed between 860 and 116 thousand years ago during the Quaternary period. We note (Figure 2) that the historic core of Desford lies mainly on these sand and gravel deposits. This may suggest that the geological conditions/associated soils were favourable for settlement.

- 3.2.2 A nearby investigation (51 Main Street³) recorded topsoil depths of between 100mm and 440mm and subsoil depths of between 100mm and 400mm. This investigation took place c. 170m to the northwest of the PDA on land which has a similar location within the historic core of Desford.
- 3.2.3 Together, the topsoil and subsoil layers represent what is termed *overburden*. These deposits would, in this area, overlie the upper surface of geological deposits and/or cut archaeological features, the latter cut into the geological deposits.
- 3.2.4 A nearby borehole⁴ (c.200m north of the PDA) gave a similar indication of depth with topsoil recorded as being 700mm deep, below which was silty clay.
- 3.2.5 By combining our own experience working on soils in this area with the above data, we would assume the depth of overburden at this site to be in the region of c. 200-800mm.

3.3 TOPOGRAPHY AND HYDROLOGY

- 3.3.1 The topography of the PDA and surrounding land is key to considering both its function in the past (in terms of land use) and its archaeological potential. The southern end of PDA lies at 130m OD, this taken from a benchmark to the immediate south of the PDA. The plot is broadly level.
- 3.3.2 Land beyond the PDA rises slightly northwards towards St Martins Church, which is c. 2m higher than the PDA. Most of the historic core of Desford is at this c. 130m height and land drops gradually beyond the historic core. To the north and east land continues to drop down towards the Rothley Brook (85m OD). Land to the south and west of the settlement remains high with the settlements of Newbold Verdon and Kirkby Mallory sharing a similar topography to Desford.
- 3.3.3 The Rothley Brook is the closest watercourse and it runs in a broadly northwest-southeast curve c. 1km northeast of Desford. The proximity of freshwater is noteworthy in an archaeological sense. Apparently minor springs and associated watercourses would have been known to, and used by, local inhabitants across many of the chronological periods referred to in this assessment. The qualities of local soils, determined by geology and topography, would have affected local plant resources and are also relevant for human settlement patterns and landuse.

³ Coward, J. (2020). An Archaeological Strip, Map, and Sample over Land at 51 Main Street, Desford, Leicestershire. Leicester: University of Leicester Archaeological Services. <https://doi.org/10.5284/1083563>.

⁴ Borehole Ref – BGS ID: 216404. British Geological Survey Geoindex Onshore – accessed 11-05-2023

3.4 SITE CONDITIONS

- 3.4.1 The photographs inserted below were taken on a site visit on 15 May 2023. They record different parts of the PDA in order to aid the reader in understanding the land better. Specifically, to understand where archaeological potential exists and where it may have been reduced by existing landuse.
- 3.4.2 The land is currently mainly under tarmac (car parking) with small areas of seating associated with The Blue Bell Inn. There are two buildings on the western edge of the PDA. These comprise 2a Main Road and 37 High Street. A garage associated with The Blue Bell Inn is located on the eastern boundary of the PDA.
- 3.4.3 The site slopes upwards from its southern boundary, on High Street, this is clearest on Plate 4. This trend continues north of the PDA, with land rising towards St Martins Church, which is c. 2m higher than the PDA.



Plate 1: The Blue Bell Inn viewed from High Street. Entrance to PDA visible



Plate 2: Facing west along High Street. Blue Bell Inn on right hand side of image. Entrance to PDA visible



Plate 3: The PDA is accessed off High Street, this access is visible in the centre of this image. No 37 High Street is the white building in the left hand side of this image. This is within the PDA.



Plate 4: The PDA slopes upwards towards the north. This photograph is taken from its southern end, on High Street



Plate 5: Facing west across the southern part of the PDA. The rear of No 37 High Street and No 2a Main Street are visible in the centre of this image



Plate 6: Facing east across the PDA on its northern boundary. This is the highest part of the PDA, which slopes to the south



Plate 7: Facing southwest across the PDA. The Manor House (Grade II*, 1074078) is visible in the left hand side of the image. This is on the opposite side of High Street to The Blue Bell Inn



Plate 8: Number 2a and Number 37 High Street are visible in this image. Both are within the PDA

4 METHODOLOGY

4.1 THE SOURCES

4.1.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- The Leicestershire and Rutland, Historic Environment Record (HER) for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the Study Area).
- Cooper. N. (Ed.) (2006). The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda. Leicester Archaeological Monographs No. 13. University of Leicester Archaeological Services: Leicester.
- Maps purchased via Groundsure and online sources (British Library and National Library of Scotland).
- The National Heritage List for England (Historic England).
- Air photographs held by online repositories
- The Domesday Survey (<http://www.domesdaybook.co.uk/>)
- Victoria County History (<https://www.history.ac.uk/research/victoria-county-history>)

4.1.2 The information gathered from the above sources has been verified and augmented, as far as possible, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

4.2 ASSESSMENT

4.2.1 The assessment seeks to understand and define the significance of (archaeological) heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest (as appropriate).

4.2.2 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 2).

- 4.2.3 The assessment also considers change to the setting and significance of heritage assets, where appropriate.

4.3 TABLE 1: CRITERIA FOR ASSESSING THE IMPORTANCE OF HERITAGE ASSETS

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

4.4 ARCHAEOLOGICAL POTENTIAL

4.4.1 The report concludes with

- (1) an assessment of the potential for archaeological remains to have been present, and for them to have been preserved to the present day. These are distinct factors, which both contribute to the site's archaeological potential.
- (2) an assessment on the relative importance of archaeological remains on the PDA. This considers them in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The PDA is considered to have the potential to have remains important in these ways.
- (3) we consider those activities and conditions (we know of) on the site which have either truncated, compacted or removed remains and those which may have sealed and/or otherwise preserved remains and
- (4) an assessment of the likely effects of the proposed development on heritage assets, in terms of physical impact.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 WHAT IS KNOWN?

- 5.1.1 This Section reviews the available archaeological evidence for the PDA and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the PDA.
- 5.1.2 The PDA is situated within an area of archaeological interest as identified within the HER (Figures 4-8). The site is located within the historic core of Desford, south of the Medieval Church of St. Martin, and its associated churchyard. The church would have been a focal point around which settlement and associated activity took place during the Medieval and Post-Medieval periods.
- 5.1.3 Desford was a settlement in Domesday Book, in the hundred of Guthlaxton and the county of Leicestershire. It had a recorded population of 1 household in 1086, putting it in the smallest 20% of settlements recorded in Domesday⁵. The name Dersford (*Deresford*⁶) is thought to have an early Medieval origin and this matches with its appearance in the Domesday Survey.
- 5.1.4 The Church of St Martin has late 13th C elements within it and, as with many parish churches, this building is likely to have replaced an earlier version. Often a relatively small, nucleated settlement would have been located around such an Early Medieval church.
- 5.1.5 Land within the PDA is located immediately east of Main Street and immediately north of High Street. These streets are highly likely to be, broadly, on the same lines as the Post-Medieval and Medieval routeways through the settlement. The configuration of the settlement and the routes through it flows from the position of the church and the position of nearby settlements outside Desford. Land tenure fits around such routeways and typically rectangular plots of land run perpendicular to important routeways such as Main Street and High Street.
- 5.1.6 We would anticipate that the PDA would have been likely to have buildings on it. These buildings would have had associated yards. They may have had a domestic or industrial function and this may have shifted over time.
- 5.1.7 There are cartographic, and photographic, sources which record buildings of likely Post-Medieval and possibly Medieval date on the PDA. The earliest mapping we have produced within the assessment is a map dated 1814 (Plate 10). This shows the simple configuration of Desford at that time. A square shaped street plan forms the core and within that the Church occupies the northern end. The PDA forms the southwest corner of the same square and buildings are shown within it.

⁵ Open Domesday. <https://opendomesday.org/place/SK4703/desford/> accessed 11-05-2023

⁶ Page 185. In : Watts, V. The Cambridge Dictionary of English Place-Names.

- 5.1.8 An early 20th C photo (Plate 9) shows the southern boundary of the PDA on High Street and we can see some of the thatched buildings (cottages) which had sat on that boundary prior to their demolition. The location of these houses is now the tarmac entrance to the car park of The Blue Bell Inn.
- 5.1.9 We would expect there to have been buildings on the PDA since the Medieval period and possibly earlier. Buildings certainly existed within the Post-Medieval and modern periods.

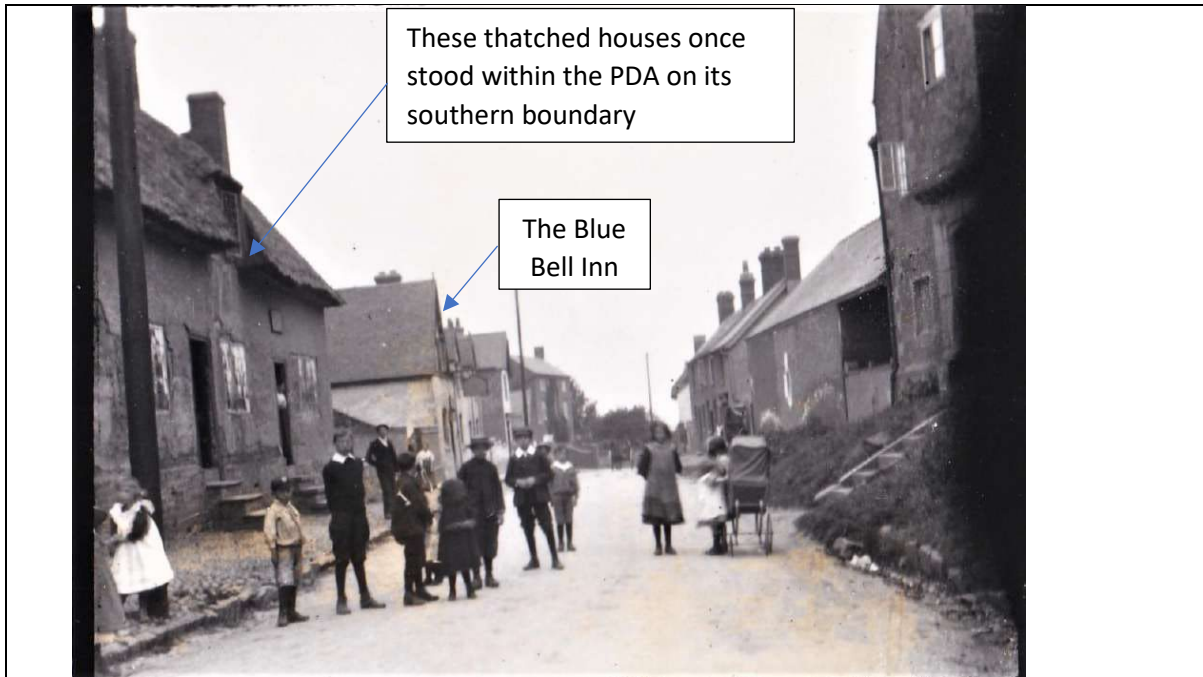


Plate 9: This image is understood to be early 20th C in date. It shows High Street with the Blue Bell Inn visible on the left hand side. The thatched cottages which are visible on the image had been removed by the time the 1950 OS Map was created (Appendix 6). They are visible on the earlier OS Maps

Image from Cogent Heritage 2022. *Heritage Statement. Land at The Blue Bell, 37 High Street, Desford, Leicester LE9 9JF.* Ref 04804

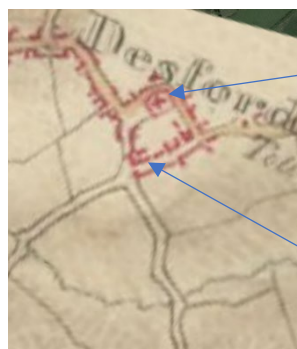


Plate 10: Selected portion of the Hinckley Map (Steves, Henry) dated 1814.

This shows buildings on the southern boundary of the land that would become the PDA.

This map was viewed via The British Library Georeferencer (<https://britishlibrary.oldmapsonline.org/compare> accessed 11-5-2023)

5.2 TABLE 2: TIMESCALES USED IN THIS REPORT

<i>Period (Early-Middle Prehistoric)</i>	<i>From</i>	<i>To</i>
Palaeolithic	900,000BC	12,000BC
Mesolithic	12,000BC	4000BC
Neolithic	4000BC	2500BC
<i>Period (Later Prehistoric)</i>	<i>From</i>	<i>To</i>
Bronze Age	2500BC	800BC
Iron Age	800BC	AD43
<i>Period (Historic)</i>	<i>From</i>	<i>To</i>
Roman	AD43	AD410
Early Medieval	AD410	AD1066
Medieval	AD1066	AD1485
Post Medieval	AD1486	AD1799
Modern (may be split e.g. where important remains of Industrialisation or Cold War military remains, for example, are present)	AD1800	Present

5.3 PREVIOUS ARCHAEOLOGICAL WORK

- 5.3.1 The PDA has not previously been subject to modern archaeological investigation. However, there have been various archaeological investigations relatively close by and these are recorded as Events on the HER (Figures 7 and 8). We have created Figure 8 to focus on the Events in closest proximity to the PDA.
- 5.3.2 The most relevant in terms of understanding potential at the PDA was that which took place at 51 Main Street⁷. This investigation (ELE11318, ELE11279 Figure 8) took place c. 150m to the northwest of the PDA on land which has a similar location within the historic core of Desford. There were two phases of investigation comprising trial trenching and strip, map and sample. The trial trenching stage revealed a pit containing medieval pottery and a separate post-hole, such remains can indicate settlement activity, especially in a location such as this, and so a further stage of mitigation work ensued and this *“revealed evidence for similar archaeological activity in the area. Aside from the two*

⁷ Coward, J. (2020). An Archaeological Strip, Map, and Sample over Land at 51 Main Street, Desford, Leicestershire. Leicester: University of Leicester Archaeological Services. <https://doi.org/10.5284/1083563>.

probably post-medieval carcass burials little can be detailed about functionality or purpose. No features nor finds were revealed for any period before the medieval, and the most plausible scenario is that the features represent back yard medieval activity at the extreme rear of a burgage plot associated with properties fronting onto Main Street c.65m to the east”.

- 5.3.3 Therefore, while the mitigation area was close to buildings, it was interpreted as being outside them, in the plots associated with them. The project was useful in terms of understanding the likely date range of activity (Medieval being the earliest). It was also useful in understanding the likely depth of overburden sealing remains. Based on the depth to which the mitigation site was stripped (up to 1m in parts) we may anticipate a similar depth on the PDA. We should note that trial trenches on the 51 Main Street site revealed archaeological features were sealed by 200-800mm of topsoil and subsoil overburden. Of course, the PDA has been used differently and may have been stripped prior to the creation of the tarmac car park which now covers most of it.
- 5.3.4 By combining our own experience working on soils in this area with the above data, we would assume the depth of overburden at this site to be in the region of c. 200-800mm. We also note the likelihood of Medieval, Post-Medieval and modern activity within the PDA. This is explored further below.
- 5.3.5 We also note the location of another key investigation for Desford, Event (ELE5632, Figure 8) refers to land located c. 100m southeast of the PDA, this revealed the remains of settlement activity dating to the Iron Age/Roman, remains and is noteworthy for that reason. This may be evidence of an earlier settlement either on/near what became Medieval Desford.
- 5.3.6 Interestingly, the land was overlain by Medieval ridge and furrow field systems. Below these, and partly truncated by them, were the remains of Iron Age/Roman settlement activity. The report on this excavation describes the remains as follows:

As predicted from the evaluation, the archaeological remains had been heavily affected by medieval ridge and furrow. This had resulted in overall truncation of much of the archaeology and the potential that some evidence had been lost completely. Despite this, enough evidence was recovered to enable broad periods of activity to be discerned. Much of the remains dated to the transitional period between the late Iron Age and early Romano-British period. Part of a substantial, squared, 'v' shaped ditched enclosure, thought to date to the 1st century BC/AD, was revealed on the western part of the site, around which the rest of the activity was focussed. A single pit was revealed within the enclosure, which remained undated. The features surrounding the enclosure included scattered postholes indicating the vestiges of un-interpretable structures, pits and gullies which provided evidence for localised, domestic activity on the site. A broad later period of activity (2nd -4th century AD) was also represented in which the enclosure

ditch went out of use and the focus of settlement shifted. Small scale activity continued on the site with evidence for metalworking and possibly, stone buildings in the near vicinity indicated by a collection of roofing tile. Perhaps the final evidence of activity on the site came from a well, which was inserted into the back-filled enclosure ditch. This remained undated but is likely to date from the later Roman period.⁸

- 5.3.7 Clearly, the excavations covered by Event Record ELE5632 are of interest in that they show the limits of the Medieval village (as this location was within fields) and this location matches our understanding gained through maps and described above (Section 5.3, Plates 9-11). This investigation also revealed an earlier period of settlement close to, but not on the same location as, the Medieval settlement of Desford.
- 5.3.8 The St Martins Church, Desford is located c. 50m to the north of the PDA, its churchyard stretches south to within c. 25m of the northern edge of the PDA. Record ELE10276 records a photographic survey of the church.
- 5.3.9 ELE8554 records the location of a trial trench evaluation. This recorded *“a sequence of layers, deposits and features that were not originally anticipated. It comprised Mid Pleistocene Sand and Gravel in all trenches at an elevation between 135.39 and 137.62m OD. At the surface of these in Trench 1 a gully was recorded which is interpreted as medieval in date. The gully was sealed by an extensive deposit of quartz pebble rich silty material of post-medieval date. A single posthole and pit of medieval date were encountered within Trench 2. Both these features were sealed beneath a compact quartz pebble rich silty soil of medieval date. Two late 18th-19th century pits in Trench 3 were sealed beneath the foundations and floor of a late 19th century stable that relates to an ancillary structure within the 'Yard' which is shown in this location on maps of the later 19th century. Finally the sequences within Trenches 1, 2 and 3 were associated with the hard standing for the haulage yard, constructed in the 1960s”* (Appendix 1, ELE8554). The investigation was located c. 75m northwest of the PDA.
- 5.3.10 There has also been an investigation to the immediate southeast of the PDA (ELE11769) at the Strict Baptist Chapel. The *“archaeological investigation served to establish the exact location and size of the Strict Baptist Chapel. Portions of the brick-built north-west (front) and south-west walls of the chapel were exposed in the ground and it was also confirmed that a section of the north-east boundary wall to the site is an upstanding remnant of the north-east wall of the chapel. A compact layer of mortar may have been a bedding layer for a floor surface within the chapel. No human remains were encountered during the groundwork and no grave cuts were exposed. It seems likely that the gravestones present on the site are in their original locations and that graves within the open area in front of the chapel were aligned north-east to south-*

⁸ Thomas, J. (2000). Archaeological Excavation on Land off Leicester Lane, Desford, Leicester. Leicester: University of Leicester Archaeological Services. <https://doi.org/10.5284/1023668>

west, either side of a central path that led from the gateway on High Street to the door of the chapel. The new ramp with steps follows the line of this path, between the burials on either side. All of the finds recovered during the archaeological investigation came from the topsoil and are likely to be 18th or 19th century in date.” (Appendix 1, ELE11769).

- 5.3.11 A historic building survey was carried out at Manor Farm, on the opposite side of High Street (ELE9551) and a separate historic building survey was carried out at 21 High Street, Desford, a short distance to the southwest of the PDA.
- 5.3.12 The above investigations will be discussed further, where relevant, in sections below. Other investigations will be referred to where they contribute to our understanding of potential within the PDA.

5.4 EARLY TO MIDDLE PREHISTORIC - PALAEOLITHIC AND MESOLITHIC

- 5.4.1 No records of specifically palaeolithic material are recorded on the HER. There is one record (MLE9263) which records the location, c. 1km south of the PDA, at which a possible Mesolithic/Neolithic arrowhead was recorded during fieldwalking.
- 5.4.2 Surface level finds of these kinds do not necessarily indicate the presence of contemporary cut archaeological features below the ground. On the basis of the available evidence, the archaeological potential of the PDA for the Palaeolithic and Mesolithic periods is considered to be low.

5.5 LATER PREHISTORIC – NEOLITHIC, BRONZE AGE AND IRON AGE

- 5.5.1 There are two records which refer to finds of Neolithic/Bronze Age date. MLE9289, refers to the location, under 100m to the south of the PDA, at which trial trenching recorded remains of various dates. Amongst the artefactual finds were two flint artefacts of Neolithic/Bronze Age date.
- 5.5.2 Finds of late Iron Age date are discussed below (Section 5.6) as these periods are somewhat overlapping. No finds of Early-Middle Iron Age date are recorded on the HER.
- 5.5.3 On the basis of the available evidence, the archaeological potential of the PDA for the Neolithic, Bronze Age and Iron Age periods is considered to be low.

5.6 ROMAN

- 5.6.1 MLE9267 refers to land investigated in several stages (ELE5632, Figure 8). The land is located c. 100m southeast of the PDA, this revealed the remains of settlement activity dating to the Iron Age/Roman, remains and is noteworthy for that reason. This may be evidence of an earlier settlement either on/near what became Medieval Desford.

- 5.6.2 Interestingly, the land was overlain by Medieval ridge and furrow field systems. Below these, and partly truncated by them, were the remains of Iron Age/Roman settlement activity).
- 5.6.3 Approximately 100m to the northwest of the PDA, on Main Street, two Roman pottery kilns were revealed and destroyed during construction work. This taking place prior to the requirements (via the planning system) to adequately evaluate and mitigate such remains. The kilns were destroyed with little record having been made. The relevance to this assessment being that such kilns are often associated with settlements. Firing pottery is a potentially dangerous and smoky industrial activity and so the kilns do not necessarily need to be within a settlement but are often located close to one.
- 5.6.4 The existence of the above two records means that the PDA lies between two nodes of Roman settlement activity. That to the south may have been late Iron Age/Roman and that to the north may have been Roman in date. The possibility that related activity stretched across the PDA and across where the early Medieval church would be established is a reasonable suggestion.
- 5.6.5 On the basis of the available evidence, the archaeological potential of the PDA for the Roman period is considered to be Medium.

5.7 EARLY MEDIEVAL - MEDIEVAL

- 5.7.1 The PDA has potential to contain remains of these periods. This is relatively straightforward to predict given the location of most of the PDA within the core of the early Medieval/Medieval village of Desford, which has been well documented. The HER has a polygon on it named historic settlement core of Desford. This describes the Medieval origins of the settlement (MLE2743). The PDA lies within this polygon.
- 5.7.2 The question, then, is not so much is there potential for Medieval remains as, what kind of remains does the PDA have the potential to contain? The early Medieval and Medieval villages would have had open space within them as well as structures. Cut features such as pits, land boundaries, wells and ponds are all possible within the PDA. Earthwork remnants of tracks (or holloways) are also possible.
- 5.7.3 Consequently, the potential for remains of the early Medieval period is considered Medium; this because remains of this date are relatively ephemeral and are less likely to have been recognised in the past even if present compared with those of Medieval date. The potential for remains datable to the Medieval period is considered High.

5.8 POST MEDIEVAL

- 5.8.1 The HER records more records of Post-Medieval date than for any other period. This is often the case (Appendix 1 and Figures 4-8). This reflects the fact that

many Post-Medieval buildings and landscape features are still extant within the village and its surroundings.

- 5.8.2 A number of buildings in the village (Figure 10) date to this period. There is cartographic, and photographic, sources which record buildings of likely Post-Medieval and possibly Medieval date on the PDA. The earliest mapping we have produced within the assessment is a map dated 1814 (Plate 10). This shows the simple configuration of Desford at that time. A square shaped street plan forms the core and within that the Church occupies the northern end. The PDA forms the southwest corner of the same square and buildings are shown within it. Plate 11 (1845) (below) also shows the square shaped street plan containing the PDA and the Church.



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Plate 11: Tithe Map (1845). Township of Desford (IR 29/19/46)

Apportionment (closest plot to site)

Plot 92. Landowner: James Edmondson. Occupier: Thomas Thornclow. Name of Plot: Edmondsons Croft. Use: Gardened

5.9 MAP REGRESSION COVERING THE MODERN PERIOD

- 5.9.1 Subsequent Ordnance Survey Maps, starting in the 1880s show the 20th C expansion of Desford, which shows significant change. The road layout of the village is more conservative and Main Street and High Street are relatively static.
- 5.9.2 The PDA did see change with more buildings present on it during the 19th C than in the 20th C. Its current, rather clear state, reflects the 20th C relationship with the car and the need for an Inn to make adequate allowance in space for car parking. Earlier land use had been more intensively geared towards buildings/houses.

- 5.9.3 The 19th C mapping records buildings which are no longer present on site. Most clearly, these can be seen along the southern boundary. A comparison of the 1885 OS Map and the 1950 OS Map (Appendix 4), will help the reader to understand the level of change. Plate 9 shows the southern edge of the PDA when these buildings were standing. Clearly, the sub-surface remains of such structures are likely to exist on that street frontage. They are likely to be Post-Medieval in date.
- 5.9.4 We note that the Historic Landscape Character of the land within which the PDA lies is described as HLE5313 – Historic Settlement Core. This description is mirrored by the inclusion of this land within the Conservation Area (Figure 3) and the quantity of listed buildings it contains (Figure 10). It also matches the quantity of archaeological records associated with it (Figures 4-10).

6 ASSESSMENT OF SIGNIFICANCE

6.1 ASSESSMENT OF SIGNIFICANCE (DESIGNATED ASSETS)

Designated heritage assets present within the PDA and within study area are tabulated in Appendix 1 and illustrated on Figure 10. The designated assets are tabulated in Appendix 1 as they may indicate archaeological potential. There are no designated assets within the PDA. This document does not cover Heritage Setting and there is nothing further to assess within the context of this document.

6.2 ASSESSMENT OF SIGNIFICANCE (NON-DESIGNATED ASSETS)

- 6.2.1 Existing national policy guidance for archaeology (the NPPF as referenced in Section 5) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 6.2.2 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below. HER and heritage asset information is shown on Figures 4-8.
- 6.2.3 The archaeological potential of remains that may be present on the PDA has been assessed as having Low-Medium importance within this assessment. The terms Low, Medium and High have a specific meaning and that is explained in Table 1, Section 4.3. Such remains have a local and/or regional interest in research terms. Archaeological research interest is determined by Regional Research Agenda. In this case The Archaeology of the East Midlands⁹.

Period	Research Objective	Additional detail
Roman	The Late Iron Age landscape and the strategy and consequences of conquest	The PDA has the potential to contribute towards the research aims associated with <i>the Late Iron Age landscape and the strategy and consequences of conquest</i> . These are set out on Pages 154-155 (Roman) of Cooper. N. (Ed.) (2006). <i>The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda</i> . Leicester Archaeological Monographs No. 13. University of Leicester Archaeological Services: Leicester.
Medieval	Rural Settlement	The PDA has the potential to contribute towards the research aims associated with Nucleated Villages. These are set out on Pages 211-212 (Medieval) of

⁹ COOPER. N. (Ed.) (2006). *THE ARCHAEOLOGY OF THE EAST MIDLANDS: AN ARCHAEOLOGICAL RESOURCE ASSESSMENT AND RESEARCH AGENDA*. LEICESTER ARCHAEOLOGICAL MONOGRAPHS NO. 13. UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES: LEICESTER.

Period	Research Objective	Additional detail
		Cooper. N. (Ed.) (2006). The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda. Leicester Archaeological Monographs No. 13. University of Leicester Archaeological Services: Leicester.
Post-Medieval	Agricultural landscapes, vernacular architecture and commons	The PDA has the potential to add information on the built heritage of the Post-Medieval period. This is identified as a research aim for the region on Page233 (Post-Medieval) of Cooper. N. (Ed.) (2006). The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda. Leicester Archaeological Monographs No. 13. University of Leicester Archaeological Services: Leicester.

- 6.2.4 We have assessed this site as having potential to contain non-designated remains of Low-Medium importance. Such remains are routinely investigated and recorded as a result of developer-led work in many parts of the UK.

TABLE 3: LIKELY POTENTIAL AND SIGNIFICANCE OF NON-DESIGNATED ASSETS

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 2)
Early – Middle Prehistoric (Palaeolithic – Mesolithic)	Low	Low
Late Prehistoric (Neolithic, Bronze Age, Iron Age)	Low	Low
Roman	Medium	Medium
Early-Medieval	Medium	Medium
Medieval	High	Medium
Post-Medieval	High	Low-Medium
Modern	High	Low
Geoarchaeological	-	-

7 SITE CONDITIONS AND POTENTIAL IMPACTS

7.1 PRESERVATION AND DESTRUCTION

- 7.1.1 This Section first considers how previous land use on the PDA has both created archaeological potential and reduced it. It then goes on to consider the proposals and how they may impact upon those potential remains (if any).

7.2 FACTORS AFFECTING ARCHAEOLOGICAL SURVIVAL

- 7.2.1 Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 7.2.2 The subject of archaeological preservation has been covered comprehensively elsewhere¹⁰, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.

7.3 URBAN LOCATIONS

- 7.3.1 Certain long-lived urban centres (e.g. York, London) can have very deep layers of archaeological deposits. These can extend to several metres. It is worth noting that destructive activities (for archaeological remains) have frequently added their own phase of activity to such urban centres. Therefore, archaeological remains can be encountered directly below the modern surface (e.g. tarmac or concrete) often at a depth of 500-1000mm below the existing ground surface.
- 7.3.2 The creation of cities inevitably involves the destruction of archaeological remains even as new phases of activity (archaeology) are created. Also, there are many instances of survival in what superficially seem to be destructive scenarios. For example, islands of archaeological deposits can survive within a building constructed using piles and including a basement car park. Tall buildings do compact archaeological remains and their foundations do remove them; yet archaeological deposits can survive in between and beneath the foundations.

¹⁰ Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

Factors which enhance preservation	Factors which increase destruction
Preservation beneath buildings and roads which once constructed provide a relatively stable environment.	Piling (can affect Hydrology) which can alter the conditions in which waterlogged remains may survive.
	Cutting of foundation trenches, utility trenches, lift pits and other 'groundworks. These activities can remove deposits (only where the specific groundworks are taking place of course – therefore deposits either side of a lift shaft, for example, will be relatively unchanged).

7.4 SPECIFIC SITE CONDITIONS

- 7.4.1 The PDA comprises a broadly square piece of land. The southern edge and much of the central part of the land is flat with a tarmac surface. On the western boundary are located two buildings. 37 High Street is a domestic building and 2a Main Street abuts this building on its northern edge. This is currently in use as a café. There is a garden to the immediate north of 2a Main Street and this separates it from 2 Main Street which lies beyond the PDA. from 2a. The garden is within the red line.
- 7.4.2 The northern edge of the PDA has a hedge running alongside it and the eastern boundary is formed of a solid boundary to neighbouring properties in the northern half. The southern half is formed of a garage and The Blue Bell Inn.
- 7.4.3 By combining our own experience working on soils in this area with the data gleaned from nearby archaeological investigations (Section 5.3), we would assume the depth of overburden at this site to be in the region of c. 200-800mm.
- 7.4.4 It is likely that the remains of Roman settlement activity and/or Medieval to Post-Medieval buildings and their associated yard areas, may exist in this location. The southern boundary, to the immediate east of 37 High Street, is perhaps the most likely part of the site to contain the sub-surface remains of Post-Medieval buildings (Plate 9).

7.5 PROPOSED DEVELOPMENT

- 7.5.1 The proposal for *Land at The Blue Bell Inn (39 High Street) comprising its associated car park, and No's 37 High Street and 2A Main Street, Desford, Leicester, LE9 9JF* is for:

Change of Use from Café (Class E) and Residential (Class C3) to Convenience

Foodstore (Class E), alongside demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house. Erection of two-storey side extension to 37 High Street/2A Main Street, alongside two-storey rear and single-storey rear extensions. Improvements to existing car park and associated landscaping.

- 7.5.2 The existing configuration of buildings on the land is shown in Appendix 4 and the proposed changes are in Appendix 5. Such developments involve the alteration of standing structures and the breaking of ground for the creation of the new access roads and driveways, the excavation of slit trenches for foundations and for new utility connections. Such groundworks have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth.
- 7.5.3 This development would also see landscaping improvements. Impacts here would be much lighter comprising of the creation of a path/s and planting of shrubs/trees.

7.6 REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

- 7.6.1 The proposed development will not directly impact on any designated archaeological heritage assets.
- 7.6.2 This assessment considers the PDA to have a low to high potential for archaeological remains. This varies by period (Section 6.2, Table 3). These remains are considered to have a low or medium importance (defined in Table 1).
- 7.6.3 Past development impacts are anticipated to have comprised levelling/demolition of buildings. This is likely to have resulted in the removal of most of the buildings being demolished. It is likely that parts of the below ground foundations, and any associated, infilled cellars have been left behind as this is often the case.
- 7.6.4 We note that there are to be changes made to 2a Main Road and 37 High Street if the proposals are implemented. These buildings may require historic building recording as part of that change.
- 7.6.5 If there are other, as yet unknown, archaeological remains on the scheme, then these would also be subject to impact by groundworks associated with a development of this type.

8 CONCLUSIONS

8.1 SUMMARY

- 8.1.1 Land at The Blue Bell Inn (39 High Street) comprising its associated car park, and No's 37 High Street and 2a Main Street, Desford, Leicester, LE9 9JF has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the proposed development area (PDA) and to consider possible impacts on surrounding heritage assets.

- 8.1.2 In terms of relevant designated heritage assets, no nationally designated Listed Buildings, Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites lies within the PDA. There are Listed Buildings within the 1km study area. The closest is a Grade II* listed building named Old Manor House and attached barn and service block (1074078), which is located on the opposite side of High Street, to the south of the PDA. The PDA also lies within the Desford Conservation Area.

- 8.1.3 The PDA does not lie within a specific 'Archaeological Area'. This being a classification which some LPA's use to draw attention to land within a certain polygon/area. However, regardless of that, the land is considered to be in an area with a heightened archaeological potential. This is due to the PDA being situated within the historic core of Desford. The site is located south of the Medieval Church of St. Martin, and its associated churchyard. The church would have been a focal point around which settlement and associated activity took place during the Medieval and Post-Medieval periods.

- 8.1.4 This assessment considers the PDA to have a low to high archaeological potential for archaeological remains. This varies by period. These remains are considered likely to have a low to medium importance; again depending upon period.

- 8.1.5 This assessment also comments on what importance archaeological remains on the site may have in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities.

- 8.1.6 The PDA comprises a broadly square piece of land. The southern edge and much of the central part of the land is flat with a tarmac surface. On the western boundary are located two buildings. 37 High Street is a domestic building and 2a Main Street abuts this building on its northern edge. This is currently in use as a café. There is a garden to the immediate north of 2a Main Street and this separates it from 2 Main Street which lies beyond the PDA. from 2a. The garden is within the red line. The northern edge of the PDA has a hedge running alongside it and the eastern boundary is formed of a solid

boundary to neighbouring properties in the northern half. The southern half is formed of a garage and The Blue Bell Inn.

8.1.7 It is likely that the remains of Roman settlement activity and/or Medieval to Post-Medieval buildings and their associated yard areas, may exist in this location. The southern boundary, to the immediate east of 37 High Street, is perhaps the most likely part of the site to contain the sub-surface remains of Post-Medieval buildings (Plate 9).

8.1.8 The proposal for Land at The Blue Bell Inn (39 High Street) comprising its associated car park, and No's 37 High Street and 2A Main Street, Desford, Leicester, LE9 9JF is for:

Change of Use from Café (Class E) and Residential (Class C3) to Convenience Foodstore (Class E), alongside demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house. Erection of two-storey side extension to 37 High Street/2A Main Street, alongside two-storey rear and single-storey rear extensions. Improvements to existing car park and associated landscaping.

8.1.9 The existing configuration of buildings on the land is shown in Appendix 4 and the proposed changes are in Appendix 5. Such developments involve the alteration of standing structures and the breaking of ground for the creation of the new access roads and driveways, the excavation of slit trenches for foundations and for new utility connections. Such groundworks have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth.

8.1.10 The Local Planning Authority (LPA), which is Hinckley and Bosworth Borough Council, will decide whether a condition (related to archaeology) would be appropriate. This they will do so on the basis of advice from the Planning Archaeologist, Leicestershire County Council (who provides advice to this LPA). This assessment will form a part of the information under consideration.

8.1.11 On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology. The Local Planning Authority (LPA) will decide whether a condition (related to archaeology) would be appropriate.

9 APPENDIX 1 – TABULAR DATA SUPPORTING THE ASSESSMENT

9.1 LISTED BUILDINGS

Listing No	Name	Grade
1361382	2 NEWBOLD ROAD (NORTH SIDE)	Grade II*
1074079	50 MAIN STREET (EAST SIDE)	Grade II
1116099	DESFORD SCHOOL	Grade II
1116107	10 NEWBOLD ROAD (NORTH SIDE)	Grade II
1074080	MALTHOUSE COTTAGES	Grade II
1074074	THE GRANGE	Grade II
1074078	OLD MANOR HOUSE, 32, HIGH STREET, ATTACHED BARN AND SERVICE BLOCK	Grade II*
1454788	DESFORD WAR MEMORIAL	Grade II
1361378	Church of St Martin	Grade II*
1361381	Desford Post Office	Grade II
1074076	Manor Farmhouse	Grade II
1361380	16 High Street (South Side)	Grade II
1116124	PIGEONCOTE AT NO. 32	Grade II
1442423	3B SERIES NO. 2 BY BERNARD SCHOTTLANDER	Grade II
1074077	Ivy House	Grade II

9.2 MONUMENTS (HER)

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
MLE2733	Post-medieval windmill west of Debdale, Desford	A windmill is marked on OS 1st edition 1" (1840s) and 6" (1884), NOT on Prior (1779), King (1806), OS 2" (1814), Greenwood (1826), 6" (1931) or on Enclosure Map (1761). In 1794 John Bailey built a windmill on land on Great Long Hedge Close (which is probably this one). (PL 02/06/87) <1>	Late Post-medieval	WINDMILL	9502	Monument	1794	1899	SK 475 029
MLE2734	Cropmarks of two possible enclosures north of Forest View, Desford	In 1984 Jim Pickering photographed faint cropmarks of 2 possible enclosures and a linear feature but may be modern drainage. (PL 02/06/87)	Unknown	ENCLOSURE?; DITCH?	16160	Monument			SK 485 025
MLE2736	Possible castle site, Castle Hill, Desford	MH notes the name 'Castle Hill' and has checked the area for earthworks with no result. (PL 02/06/87)	Unknown	CASTLE?	9503	Monument			SK 478 036
MLE2742	Roman pottery kilns, Main Street, Desford	Location of kilns reconstructed from JAD's sketches and photos. Kiln 1 SK 47775 03456; Kiln 2 SK 47784 03410. 35m apart. (AG 20/10/89) 1 sherd of Roman pottery found when nos. 32 & 34 (?) Manor Road being built c.1960. (SK 4766 0338/7). (AG 20/10/89) Quern reported (undated, unlocated), may reflect occupation associated with kilns. (SK 477 037) (AG 20/10/89) The only obvious bungalow along Main Street is no. 35 - SK 477 034. (HW 25/09/19) In October 1960 a Roman kiln was found - and destroyed - during building work (construction of a new bungalow). It had a clay floor and many firebars. It was c.2'6" in diameter with a stokehole at the NE c.2' long. It was making coarse greyware in the C2nd.	Early Roman	POTTERY KILN	14776	Monument	43	249	SK 477 034

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		Later in the year a second kiln was found 50 yards to the south-west and was already 'wrecked' when seen by JAD. The stokehole was to the SW. There were many firebars. A 15' deep stone well lay near to Kiln I but may be medieval. <1> The employment training scheme were involved in a short geophysical survey at nearby Desford Grange. One area of topsoil contained some C12th-C15th pottery but there was no sign of Roman kilns. <2> Trial trenching in 2013 found three sherds of Roman pottery but no kiln features. The pottery consisted of a piece of mortarium and two pieces of greyware (one overfired kiln waste and one blistered). <3> The 2013 trial trenching was reported in Transactions. <4>							
MLE2743	Well, Main Street, Desford	"P" marked at no. 35 on the late C19th OS map, could be the well..? (HW 25/09/19) During construction of a new bungalow in 1960 a 15' stone well was found near to some Roman pottery kilns - it may be medieval. (PL 02/06/87) <1>	Medieval	WELL	9504	Monument	1067	1539	SK 477 034
MLE2751	Historic settlement core of Desford	Known as Diresford/Deresford in 1086 (Domesday Book). Deor (OS male personal name) + OE ford 'ford'. 'The ford associated with Deor'. Deor probably held the land where the ford lay. <1>	Late Anglo Saxon to Late Post-medieval	VILLAGE	9508	Monument	850	1899	SK 476 035
MLE7927	Roman pottery from Manor Road, Desford	Roman pottery is reported as coming from a site on Manor Road. (RPJ Oct 89)	Roman	FINDSPOT	9506	Find Spot	43	409	SK 476 033
MLE8292	Undated quern at Sunbreak, Little Lane, Desford	MH records that a quern was in the possession of the former owner of "Sunbreak". (RPJ Oct 89)	Unknown	FINDSPOT	609	Find Spot			SK 477 037
MLE9263	Undated features north-west of the Caterpillar Works, Desford	Evaluation preceded by fieldwalking and geophysical survey located a series of shallow, undated features including ditches and pits. The fieldwalking located an arrowhead of possible Neolithic date and a Mesolithic retouched blade-like-flake (see MLE9264). <1>	Unknown	PIT; DITCH	1046	Monument			SK 476 023
MLE9265	Undated features recorded south of Bambrooke Close, Desford	11 trial trenches excavated by ULAS in February 2000 revealed limited archaeological remains. These were a gully and a probable pit found in two trenches. Only a flake and a fragment of perforated fired clay object were found which could give a date to the feature. The perforated clay fragment was tentatively dated as a loomweight. (RK 30/05/00) <1> A watching brief undertaken by ULAS in July 2000 during topsoil and subsoil stripping before the construction of a housing development observed no significant archaeological features apart from ridge and furrow remnants of a medieval strip field system. (CJW 06/06/01) <2>	Unknown	GULLY; PIT	1048	Monument			SK 480 029
MLE9266	Bronze Age flint from Leicester Road, near Old Manor Farm, Desford	Geophysical survey was carried out in 1999. The majority of the site was magnetically quiet. There was a large, confused area, possibly representing a rubble surface, with well defined edges. Other anomalies reflected two possible ditches and a back-filled pond. (MC 01/04/99) <1> Trial trenching by ULAS in 1999 proved that most of the anomalies were post-medieval. However a small group of trenches near the top of the site (SK 480 033)	Early Bronze Age	FINDSPOT	1049	Find Spot	-2350	-1501	SK 480 032

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		produced evidence of Bronze Age, Iron Age and Roman activity. Finds included early Bronze flint such as a thumbnail scraper and a piercer. <2>							
MLE9267	Iron Age/Roman site, Leicester Road, near Old Manor Farm, Desford	Geophysical survey was carried out in 1999. The majority of the site was magnetically quiet. There was a large, confused area, possibly representing a rubble surface, with well defined edges. Other anomalies reflected two possible ditches and a back-filled pond. (MC 01/04/99) <1> Trial trenching in 1999 recorded evidence of Iron Age/Roman activity. Pits, ditches and structural activity were represented by a dense scatter of intercutting features. Finds included several sherds of 1st BC/AD pottery. Most of the features were Romano British including a possible corn drying oven with good organic preservation. A substantial ditch, which may enclose most of the features, was located. It had at least two phases. Environmental sampling from the Roman corndrier included barley, goosefoot, knotweed and persicaria. Another sample found a fragment of hazelnut shell and some bone fragments. <2> Later in 1999, 13 more trenches were excavated. This was followed by area excavation. This showed further evidence of late Iron Age and early Roman occupation. The large enclosure was squared with a V-shaped ditch and is thought to date from the C1st BC/AD. A single pit was revealed within the enclosure, which remained undated. The features surrounding the enclosure included scattered postholes indicating the vestiges of uninterpretable structures, pits and gullies that provided evidence of localised domestic activity. Later activity (C2nd-C4th) on a smaller scale continued after the enclosure went out of use. Evidence of metalworking was found and a collection of roofing tile suggests stone building nearby. A well was inserted into the backfilled enclosure ditch, probably in the late Roman period. <3>	Late Iron Age to Late Roman	DITCH; ENCLOSURE; PIT; BUILDING?; METAL WORKING SITE?; CORN DRYING OVEN; SITE; WELL	9507	Monument	-100	409	SK 480 033
MLE11217	DESFORD SCHOOL, 54, MAIN STREET, DESFORD	Listed building description: School. 1876. Red brick with blue brick and ashlar dressings. Slate roofs with decorative terracotta ridge tiles and a moulded brick stack. Chamfered blue brick plinth and blue brick cill band plus bracketed eaves. Single storey. Street front has off-centre former entrance, with partially blocked pointed arched doorway with C20 casement; to the left, a large pointed arched window of 4 lights, flanked by 3-light cross casements with chamfered ashlar lintels. To the right, a projecting gabled wing with a single large 4-light pointed arched window, beyond a set back doorway with C20 glazed door. The north and south fronts each have a single large 4-light pointed arched window. All the pointed arched windows have red and blue brick voussoirs. Year of construction: 1876	Late Post-medieval to Modern	SCHOOL	6349	Building	1876	2050	SK 477 035
MLE11219	CHURCH OF ST. MARTIN, CHURCH LANE (SOUTH SIDE), DESFORD	Listed building description: Parish Church. Late C13, C14, restored and extended in 1884 by Stockdale Harrison. Randomly coursed Mountsorrel rubble, ashlar dressings, slate roofs with decorative tile ridges. Western tower and spire, nave, south aisle, porch, chancel with C19 vestry on north side. 3 stage tower with diagonal buttresses, chamfered string courses, embattled parapet, set back crocketed octagonal spire with 2 sets of lucarnes in the principal directions. In the tower west wall, a 2-light C14 window with cusped heads to the lights in pointed moulded surround and hood mould. To the belfry stage are similar smaller windows to each direction. The north side of the nave has lancet windows and a further lancet has been reset in the north wall	Early Medieval to Modern	CHURCH	6347	Building	1267	2050	SK 478 034

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		of the vestry. The C19 east windows of the chancel and south aisle are of five lights with intersecting tracery. C19 gabled south porch and pointed 3-light west window of south aisle with intersecting tracery. Interior: late C13 south nave arcade, with short octagonal piers on high square bases, with moulded octagonal capitals, one with nailhead decoration and double chamfered arches. C19 chancel arch and roofs. Plain 3 arched sedilia and piscina in south wall of chancel. Low tomb or Easter sepulchre arched recess in north wall with slight ogee crown and aumbry to east. Font: possible C11 circular bowl with one band of beads, on C19 base. Monument: Elizabeth Muxloe, died 1723. Slate mural tablet carved as an open book with inscription below an angel's head with spread wings. "Perp embattled W tower. Recessed spire with crockets and two tiers of lucarnes in the cardinal directions. S aisle and chancel medieval, of mixed, rather rubbly masonry. Chancel with two 'low-side' lancets (one now reset in the vestry and organ chamber added in 1966). The Y and intersected tracery (renewed) in the S aisle goes with the mid/late C13 three-bay arcade. Short octagonal piers on very high bases, no doubt remnants of the former S wall of the nave. Nave N wall and windows of Stockdale Harrison's 1884 restoration. - FONT. Norman, circular, crude, with one band of beads. - MONUMENT. Elizabeth Muxloe d. 1723. Of slate, a large open book carrying the inscription. Below, a large angel's head and spread wings." <1>							
MLE11220	THE GRANGE, 17, CHURCH LANE (NORTH SIDE), DESFORD	Listed building description: House. 1799 with some C19 and C20 alterations. Red brick in Flemish bond, with stucco dressings and slate roof, single brick wall stack. 3 storey plus cellar, 3 bay front having plinth, cill bands and medallion cornice to parapet. Central doorway, now restored with matching materials, has traceried fanlight and pedimented doorcase. Flanked by single full height canted bay windows, the upper ones with divided sashes to each side. First floor has a central sash window with moulded architrave and plain cornice. To the second floor is a smaller plain sash with moulded architrave. All the bay windows have rusticated splayed stucco lintels with keyblocks. At the rear is a lead rainwater hopper with the initials PC and the date 1799. Year of construction: 1799	Late Post-medieval to Modern	HOUSE	6351	Building	1799	2050	SK 478 035
MLE11222	DESFORD POST OFFICE, 19, 21, 23, HIGH STREET (NORTH SIDE), DESFORD	Listed building description: Cottage, house and shop. Late C18, early C19 and mid C19. No. 19: red brick with C20 concrete tile roof and single gable stack. 2 storey. Segment-headed doorway with unusual, patterned door; to right, a 2-light sliding sash with glazing bars, under a slightly larger segment head. Above, a 2-light window. No. 21: red brick in Flemish bond with burnt headers. Thatch roof with raised brick coped gables with a single gable and a single ridge stack. Swithland stone plinth. Single storey plus attics. 3 bay front with off-centre half-glazed door in reeded wooden surround flanked by single tripartite plain casements. To first floor are 2 glazing bar through-eaves eyebrow dormers. No. 23: red brick, also in Flemish bond, with pale headers. C20 concrete tile roof and a single gable stack. Half-glazed 4-panel door and to left, a 2-light cross casement, both with segment-headed wedge lintels. Below to left, a post box. Above, a single 3-light sliding sash with glazing bars and to right, a blind window. Beyond to right, a slightly lower mid C19 addition, red brick with a slate roof and chamfered plinth. Ground floor has 2-pane shop	Late Post-medieval to Modern	HOUSE	6352	Building	1767	2050	SK 478 033

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		window and above, a 3-light sliding sash with glazing bars. N.B. The lean-to out the back and the access to it may have been constructed to house the Postman's bike and the mail. Building survey work was carried out on the outbuildings prior to their demolition. They consisted of a wash-house, store and WCs. The wash-house still contained the base of a wash-boiler and a shallow Swithland slate sink. The floor was paved with red quarry tiles. Re-used timbers were apparent in the roof structure, one with VIII carved onto it - this timber was probably C17th in date - and others with peg holes etc. suggesting they were from a timber framed building. <1>							
MLE11741	MANOR FARMHOUSE, 53, HIGH STREET (NORTH SIDE), DESFORD	Listed building description: House. Late C18 with C20 alterations. Red brick in Flemish bond with rubbed brick dressings, brick modillioned cornice and slate roof with reduced gable stacks. L-plan. 3 storey, 3 bay front with centre arched recess through three storeys. Central 6-panelled door with traceried radial fanlight in semicircular headed opening, flanked by single C20 3-light casements. To first floor, a similar 2-light casement is flanked by matching 3-light ones. To second floor, a central lunette with intersecting glazing bars is flanked by smaller 3-light glazing bar casements. Lower 2 storey rear wing at right-angles to the main house. "Manor Farm, High Street. Late C18, brick, three storeys, with a blind arch recess enclosing the central bay." <1>	Late Post-medieval to Modern	HOUSE	6353	Building	1767	2050	SK 479 034
MLE11742	16 HIGH STREET (SOUTH SIDE), DESFORD	Listed building description: House. c.1600, altered C20. Timber framed with square panels and curved braces, brick nogging. Swithland stone plinth, Swithland slate roof with single brick gable stack. Single storey plus attics, single bay front, with 4 bays of timber framing. C20 3-light window to ground floor with single smaller similar window above with slate eyebrow. To the right, a very small, fixed light. In the gable end, a C20 planked entrance door and 3-light casement, all to ground floor.	Early Post-medieval to Modern	TIMBER FRAMED HOUSE	6354	Building	1601	2050	SK 478 032
MLE11743	IVY HOUSE, 26, HIGH STREET (SOUTH SIDE), DESFORD	Listed building description: House. Late C18, some C19 alterations. Red brick in Flemish bond, Welsh slate roof, 2 gable and single ridge stacks with dentillated tops. 2 storey, 4 bay front having off-centre 6-panelled door with traceried overlight in a plain pilastered surround with open dentillated cornice. To left is a single and to right a pair of tall 3-light leaded casements with segmental brick arched heads. To first floor are 4 similar smaller windows to eaves.	Late Post-medieval to Modern	HOUSE	6355	Building	1767	2050	SK 478 033
MLE11744	OLD MANOR HOUSE & SERVICE BLOCK, 32, HIGH STREET (SOUTH SIDE), DESFORD	Listed building description: Farmhouse and attached barn. Early C17, altered C19. Red brick in English bond, sandstone ashlar quoins and dressings, Swithland slate roof having raised stone coped gables and 2 square ridge stacks with strapwork decorations. Timber frame. T-plan. 2 storey plus attics, irregular 4 bay front having chamfered plinth and 3 main coped gables with kneelers. The second bay from the right is narrower and comprises a 2 storey projecting porch, also gabled. The lower part is in ashlar with a 4-centred arched doorway. The porch covers a plain planked door and is flanked by single 3-light windows, with beyond to the left, a further 2-light window. At first floor level the porch is jettied out on all three sides on timber joists with shaped ends; it is built of brick with ashlar quoins. It contains a 2-light timber sliding sash and is flanked by single 3-light windows and a further similar window to the left. The windows are stone mullioned with square leaded casements and have	Early Post-medieval to Modern	HOUSE	17377	Building	1601	2050	SK 478 033

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		rectangular ashlar surrounds. In the gables are blocked 2-light oak mullioned windows. To the rear is a projecting service wing also with some contemporary windows. To the left is an attached brick barn with a C17 timber framed wall of square panels. To the right, forward of the house, is an attached early C18 service block in Flemish bond with burnt headers and an asbestos roof. Interior not inspected but reputed to retain C17 staircase with splat balusters, and some panelling. 1 curtilage building. It is a listed building as Manor Farmhouse and was built c.1600-40. <1> "Old Hall Farm, High Street. Of c.1630-40, brick with stone dressings and quoins. L-shaped, with a projecting wing at the back. Two-storeys plus attics with three coped gables on keelers along the front. Between the second and third gables a gabled two storey porch, stone below, with a four-centred entrance, jettied above. Mostly three-light stone mullioned windows and remains of blocked timber mullioned ones in the gable. Lobby entrance plan. Staircase with splat balusters. The interior otherwise altered. Attached timber-framed BARN along the street frontage and C18 DOVECOTE in the farmyard." <2> A Level 2 building survey was carried out by a student in 1996. <3>							
MLE11745	BARN ATTACHED TO OLD MANOR HOUSE, HIGH STREET (SOUTH SIDE), DESFORD	Listed building description: Farmhouse and attached barn. Early C17, altered C19. Red brick in English bond, sandstone ashlar quoins and dressings, Swithland slate roof having raised stone coped gables and 2 square ridge stacks with strapwork decorations. Timber frame. T - plan. 2 storey plus attics irregular 4 bay front having chamfered plinth and 3 main coped gables with kneelers The second bay from the right is narrower and comprises a 2 storey projecting porch, also gabled, The lower part is in ashlar with a four centred arched doorway, The porch covers a plain planked door and is flanked by single 3 light windows with beyond to the left a further 2 light window. At first floor level the porch is jettied out on all three sides on timber joists with shaped ends, it is built of brick with ashlar quoins, It contains a 2 light timber sliding sash and is flanked by single 3 light windows and a further similar window to the left. The windows are stone mullioned with square leaded casements and have rectangular ashlar surrounds. In the gables are blocked 2 light oak mullioned windows. To the rear is a projecting service wing also with some contemporary windows. To the left is an attached brick barn with a C17 timber framed wall of square panels. To the right, forward of the house is an attached early C18 service block in Flemish bond with burnt headers and an asbestos roof. Interior not inspected but reputed to retain C17 staircase with splat balusters and some panelling.	Early Post-medieval to Modern	TIMBER FRAMED BARN	17378	Building	1601	2050	SK 47922 03347
MLE11746	PIGEONCOTE AT NO. 32, HIGH STREET (SOUTH SIDE), DESFORD	Listed building description: Pigeoncote. C17 with C19 alterations. Red brick in Flemish bond with burnt headers, Swithland slate plinth, Swithland slate roof. Square plan with 4 gables. 3 storey, 2 bay front with first floor string course. To ground floor is a planked door and a planked opening. Above, is a further single door and a fixed 2-light window in the gable. All openings have segmental brick heads. The upper floors have continuous rows of nesting boxes on the inner wall with brick perches supported on dogtoothed corbels. C19 softwood roof.	Early Post-medieval to Modern	DOVECOTE	6346	Building	1667	2050	SK 479 033

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		C18 dovecote in the farmyard. <1> A dovecote built c.1700 with the interior retaining the nesting holes. <2>							
MLE11747	2 NEWBOLD ROAD (NORTH SIDE), DESFORD	Listed building description: House. C17, altered C20. Timber framed, underbuilt in brick and rendered, thatched roof having a single brick axial stack. To each end are single storey outshuts with slate roofs and tall wall stacks. Single storey plus attics, 5 bay front with off-centre half-glazed door and C19 gabled wooden open porch, with to left a pair of 3-light glazing bar casements, and to right, a pair of 2-light glazing bar casements. In the roof are 3 through-eaves thatched eyebrow dormers with C20 2-light casements.	Early Post-medieval to Modern	TIMBER FRAMED HOUSE	6356	Building	1601	2050	SK 476 036
MLE11748	10 NEWBOLD ROAD (NORTH SIDE), DESFORD	Listed building description: Cottage. Early C19 with some C20 alterations. Red brick in Flemish bond, slate roof with 2 brick gable stacks. 2 storey, 3 bay front having central planked door flanked by single glazing bar sliding sashes with segmental brick heads. To first floor are 2 similar windows to eaves.	Late Post-medieval to Modern	HOUSE	6357	Building	1801	2050	SK 476 036
MLE11749	MALTHOUSE COTTAGES, 40 - 42, NEWBOLD ROAD (NORTH SIDE), DESFORD	Listed building description: Formerly 3 cottages, now house. C15, altered C18, C19 and C20. Originally timber framed with jowled posts and box framing, now largely underbuilt in brick in Flemish bond with burnt headers. Plain tiled roof with, at each end, massive external gable stacks with stone bases and facettted diamond-set brick stacks, single ridge stack. 2 storey irregular 7 bay front with central and end gables in C20 brickwork, but retaining box framing. Central planked door covered by C20 gabled open timber porch with to left, a pair of 2-light and a single 3-light window and to right, single, 2-, 3- and 4-light windows. To first floor are four 2-light windows and single 3- and 4-light windows. All windows are C20 leaded casements. Watching brief during garage extension in Feb 1997 revealed no structures but 2 sherds of early medieval pottery. (PL 18/11/99) In May 1996 LAS carried out an archaeological appraisal at The Malt House Cottages. The Malt House is a Grade II listed building and is described as a C15th timber-framed building which was formerly three cottages. Investigations confirmed that the structure was originally a single building, whose three main elements were broadly contemporary. No firm conclusions were reached as to the date of the building, though the floor joists, hinges and fireplace mouldings suggest a moderately high status residence of the C16th	Late Medieval to Modern	TIMBER FRAMED HOUSE	6348	Building	1401	2050	SK 475 036
MLE11750	50 MAIN STREET (EAST SIDE), DESFORD	Listed building description: Former schoolmaster's house, now dental surgery. 1876 with C20 alterations. Red brick with blue brick and ashlar dressings. Slate roofs with decorative terracotta ridge tiles, and 2 moulded brick stacks. Chamfered plinth and blue brick first floor cill band. Bracketed eaves. 2 storey. Off-centre projecting 2 storey gabled porch, with pointed arched doorway with 4-panel door and overlight; to the left, a small plain sash pointed arched surround. Above, a single glazing bar sash in pointed arched surround. To left, set back, a small glazing bar sash with chamfered ashlar lintel, on ground floor. To the right, a projecting 2 storey canted bay window with a double central sash, all with pointed arched surround. All these pointed arched windows have red and blue brick voussoirs. Above, central double glazing bar sash	Late Post-medieval to Modern	TEACHERS HOUSE	6358	Building	1876	2050	SK 477 035

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		with above, wooden gable, and either side, blue brick decorated panels. Year of construction: 1876							
MLE15323	DESFORD WAR MEMORIAL, DESFORD	Listed building description: SUMMARY OF BUILDING: First World War memorial with Second World War addition. DETAILS: First World War memorial with Second World War addition. DESCRIPTION: Desford War Memorial is located on a roadside corner at the junction of Main Street with Church Lane. It is in close proximity to the Church of St Martin (Grade II*-listed). The memorial is of rough-hewn, grey granite and takes the form of a tall Latin cross, with an inverted metal sword attached to the south face. The cross shaft terminates in a tapering foot and rises from a four-sided tapering plinth, which in turn surmounts a two-stepped base. The principal inscription and First World War names are to the south face of the plinth within a smooth, recessed panel. The inscription includes the phrase THEY DIED THAT/ WE MIGHT LIVE written between the dates 1914 and 1919. Recorded below are the 15 names of those who died. Positioned on the bottom step of the base, against the south face of the upper step, is a later wedge-shaped granite tablet with the Second World War dedication, 1939 – 1945/ (9 NAMES). All lettering is incised, painted black. SUBSIDIARY FEATURES: The memorial stands on a small, semi-circular platform of regular-coursed stone with rough-hewn stone kerbs. It is enclosed to the rear by decorative metal railings, painted black, with gold painted urn finials. Noted on site visit 4/11/2002.	Modern	WAR MEMORIAL	6359	Building	1920	2050	SK 478 034
MLE15965	Desford Airfield, Desford/Peckleton	Reid & Sigrist built their own planes, modified/repairs planes during the war and converted planes for civilian use after the war. Their final design was the RS.3 Desford, which now rests in storage at Snibston. Today a few hangars survive incorporated into the Caterpillar factory, but everything else has been destroyed (the site was always a grass airfield and did not have concrete runways). There is more information in 'Leicestershire & Rutland Airfields'. <1> There is an aerial photograph of the site in WW2 in 'Birds Eye Wartime'. <2> "A landing ground bearing this name [Peckleton] was established on J H Cart's farm, near to the village of Desford, in mid-1916. Brought into use as a night landing ground the site is believed to have been little used and by the middle of 1917 it had been downgraded as suitable for day use only. During 1918 the RFC vacated the field and it once again became farm land. This area of land reverted to aviation once more in 1929 when it became part of Desford Aerodrome." <3> Desford was a small grass airfield that opened in 1935 as a civilian-manned Elementary and Reserve Training School. At the outbreak of the Second World War it became the home of No. 7 EFTS, equipped with Tiger Moths. After the war the station became No. 7 Reserve Flying School. In 1953 the airfield closed. <4>	World War I to Modern	MILITARY AIRFIELD; AIRFIELD; MILITARY AIRFIELD; HANGAR	3046	Monument	1916	2050	SK 480 019

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
MLE16048	18, High Street (South side), Desford	Apparently, an early post-medieval cruck-framed building, reported to comprise three bay with access to one provided by a loft ladder.	Early Post-medieval to Modern	CRUCK HOUSE?	9248	Building	1540	2050	SK 478 033
MLE16056	Leicester to Swannington Railway/Midland Railway, Leicester & Burton Branch line	The construction of the railway was motivated by the desire to make the exploitation of the north-west Leicestershire coalfield cost effective and to supply coal cheaply to Leicester and the surrounding region. Prior to the construction of the railway, following the failure of the Charnwood Forest Canal, Leicestershire coalminers had been out-competed by the Nottinghamshire industry, who could supply Leicestershire via the Erewash Canal and the Soar Navigation far more cheaply. In 1794 the situation was worsened by the extension of the Navigation to Leicester. In 1828 William Stenson, having visited George Stephenson's Stockton & Darlington Railway, approached a range of potential sponsors, including John Ellis of Beaumont Leys, a prominent local landowner, with a view to the construction of a railway linking Leicester with the coal fields around Long Lane, Whitwick. Ellis approached Stephenson, who recognised the viability of the project. The first meeting to discuss the line was held at the Bell Inn in Leicester, where subscriptions amounting to £58,250 were raised. The remainder of the £90,000 was raised through Stephenson's financial contacts in Liverpool. The line obtained Royal Assent on Saturday 29 May 1830 under the title 'Leicester and Swannington Railway Company', authorising the construction within five years of a railway: 'for the passage of wagons and other Carriages, to be drawn, propelled, or moved thereon by stationary and other locomotive Steam Engines, Horses or other adequate Power'. It was to run from West Bridge, Leicester to a termination 'at the public turnpike Road from Hinckley to Melbourne Common', with four branches, to North Bridge, Leicester and to collieries at Bagworth, Ibstock and Whitwick. The first part of the line was opened in 1832. The line was only the fifth such line to be authorised, opening six years before the London and Birmingham, and required techniques, particularly for the tunnel, that were then virtually untried. <1> The original railway included two inclines (Bagworth and Swannington) and the Glenfield tunnel. When the track became part of the Midland Railway in 1846 two parts were bypassed - the Bagworth incline and the Glenfield tunnel (it was impractical to double the track). <2> The line closed to passenger traffic in 1928. The Desford to West Bridge section of the track closed to goods traffic in 1966, but the remainder of the line to Coalville is still used for goods traffic. <3> The line opened between Leicester and Bagworth in 1832, and through to Swannington in 1833. Sections north and south of Bagworth were linked by an incline. In 1846 the Leicester & Swannington Railway Co. was purchased by Midland Railway Co., and they bypassed the incline. Bardon Hill station closed in 1952, Bagworth and Ellistown station closed in 1965. After the collieries closed, the line was used almost exclusively to transport aggregates from Bardon Hill quarries. <5>	Late Post-medieval to Modern	RAILWAY	15749	Monument	1833	2050	SK 50 08
MLE17057	Barrons/Desford/Barns Park, medieval park, Desford	Barn Park, Barrons Park and Desford Park appear to be one and the same. Barn Park may have existed in the C12th when according to Fox and Russell it was enclosed out of Leicester Chase. It certainly existed in the 1530s when it was visited by Leland. Saxton shows it on his 1576 map and according to Burton it was in use in 1641. According to Fox and Russell it was located on the NE edge of	Early Medieval to Early Post-medieval	DEER PARK	5277	Monument	1101	1650	SK 501 036

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		Desford Manor. (RPJ June 87) Desford Park belonged to the earl of Lancaster in 1297 with whom it remained throughout the C14th. By 1419 it had passed with the Duchy of Lancaster lands into the hands of the Crown. By the beginning of the C17th it is described as having been 'long since disparked'. (RPJ June 87) <1> "The Park was probably created by one of the Earls of Leicester during the 12th century on the western fringes of Leicester Forest. It is mentioned in 1297 and in 1419 when it was part of the Duchy of Lancaster estates. It certainly existed in the 1530s when Leland visited it. At that time the Keeper of Barn Park was one of the forest officers managing the area for the Crown. It inclosed an area of approximately 250 acres (Fox & Russell, 1948, p26). According to Burton it was still in use in 1641 (Cantor LM, TLAHS, Vol 46, p18). However by the early 17th century it had long since fallen into disuse (ibid, p20). There was still a distinct estate of Barrons Park which appears on 19th century maps (ROLLR 3D42/Mii/1 "Survey of Barrons Park Estate of the late JE Carter Esq, 1813", Ti/89/2 De76, "Barrons Park", 1849, and Dg19/Ma/89/1 "Plan of the Township of Barrons Park", 1849). Park House appears on the 1834 OS map." <2> Barn Park (Barron's Park) is first recorded in 128 in the IPM of Edmund of Lancaster, Earl of Leicester and brother of King Edward I and there are numerous references in the 14th and 15th centuries. The boundaries of the early park can be readily followed today.							
MLE17058	Earthworks at Barons Park, Desford	n/a	Medieval	EARTHWORK; DITCH	5278	Monument	1067	1539	SK 493 037
MLE18378	Linear feature west of St Martin's Drive, Desford	Geophysical survey in 2010 did not record any trace of the feature. Report is in ADS Library: 10.5284/1022069 - http://dx.doi.org/10.5284/1022069 <1> The 2010 geophysical survey was reported in Transactions. <2> Trial trenching in 2012 did not record any below-ground features relating to this. Report is in ADS Library: doi:10.5284/1034904 - https://doi.org/10.5284/1034904. <3>	Unknown	LINEAR FEATURE	10094	Monument			SK 471 033
MLE18744	Possible enclosure, Hunts Lane, Desford	Three possible ditches and a pit were located during geophysical survey work in 2010. It was thought that they could form the sides of a wide sub-rectangular enclosure. Trial trenching in 2012 did not record any features that appeared to relate to an enclosure, though two furrows were recorded that could explain two of the 'sides'. Report is in ADS Library: 10.5284/1022069 - http://dx.doi.org/10.5284/1022069 <1> The 2010 geophysical survey was reported in Transactions. <2> Report is in ADS Library: doi:10.5284/1034904 - https://doi.org/10.5284/1034904. <3>	Unknown	ENCLOSURE?	11970	Monument			SK 471 033
MLE20307	Medieval cauldron foot from near Bosworth College, Desford	In 1983 several finds were handed in to the Museums Service for identification. One was a medieval copper alloy cauldron foot found somewhere near Bosworth College.	Late Medieval	FINDSPOT	16158	Find Spot	1350	1539	SK 485 032
MLE20694	Medieval remains, 23, Main Street, Desford	Trial trenching in 2013 recorded a medieval gully, pit and post hole, all sealed by a later medieval layer. 47 sherds of early medieval pottery (including some possibly late Saxon pottery) were recovered from these features. Only 5 sherds of late	Early Medieval	GULLY; PIT; POST HOLE; LAYER	14974	Monument	1100	1539	SK 4777 0342

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		medieval pottery were found, all from the later cultivation soil layer. Description: The 2013 trial trenching was reported in Transactions. <2>	to Late Medieval						
MLE20695	Post-medieval remains, 23, Main Street, Desford	Trial trenching in 2013 recorded two post-medieval pits and wall/floor sections belonging to former stables. 17 sherds of post-medieval pottery were found and a piece of clay tobacco pipe. Description: The 2013 trial trenching was reported in Transactions. <2>	Late Post-medieval to Modern	PIT; STABLE	14975	Monument	1700	1960	SK 4780 0343
MLE21277	Turnpike Road, Foston Lane to Osbaston	Road running from Foston Lane on the Leicester to Welford Road, via Desford, to Osbaston on the Hinckley to Melbourne Road (later became the B582). Description: 1787-8 Act of 1st Authorisation. To expire 1874. <1>	Late Post-medieval	TOLL ROAD	16398	Monument	1787	1874	SK 5159 0042
MLE21346	Bosworth Academy, Leicester Lane, Desford	An initial assessment for listing was completed in January 2017. The school was built in 1967-70, designed by Gollins Melvin Ward and Partners, and extended by the county architect. Steel-framed construction with steel pilotis (piers), with red brick walls in local Leicestershire brick. The plans were not completed as initially intended. When built the school consisted of a main assembly and physical education block; greenhouse and aviary; science wing; practical studies wing; arts and crafts wing; and youth wing. The various wings each have a large open-plan area for group teaching, apart from the science wing which is mostly occupied by individual classrooms served by a long central corridor (this wing also has a library). The north block's piers were infilled with classrooms c.1980. A gymnasium was constructed to the east of the glasshouse c.1975, extended c.1980. To the south of the science block a detached workshop was constructed c.2000 and a detached vocational centre was built c.2010. A detached single-storey nursery was constructed north-east of the school c.2007 and a large, detached sports centre south-east of the school c.2010. Permission was granted in 2014 for the replacement of the single-glazed aluminium windows with double-glazed units. There are various sculptures of interest including 3B Series No. 2 by Bernard Schottlander (see MLE22725), Avila by Bryan Kneale (see MLE22724), Core by Dame Barbara Hepworth and Four Rings by Austin Wright. In September 2017 it was decided not to list the school. Bosworth Academy was not felt to be a key work of Gollins, Melvin, Ward and Partners, and the plan form and materials were much altered from the original concept prior to construction. The school has been considerably altered and extended from about 1980, compromising its architectural quality. Core by Barbara Hepworth, outside the main reception area, to the right of the entrance. Designed 1955-56; 1959-60. (Information from the PMSA National Recording Project database, 'http://www.pmsa.org.uk/pmsa-database/2119/', accessed 03/01/2017.)	Modern	SECONDARY SCHOOL; FURTHER EDUCATION COLLEGE	19131	Building	1970	2050	SK 4843 0333
MLE21811	St Martin's Church burial ground, Church Lane, Desford	Burial ground of the parish church of Desford.	Early Medieval to Modern	CHURCHYARD	17379	Monument	1267	2050	SK 4786 0345
MLE22523	35, Newbold Road, Desford	Photographs taken in 1989 show this building had a cobblestone plinth and earlier roof timbers embedded in the east gable wall, indicating that it was originally a single storey dwelling. It appears to have been almost completely rebuilt (as on Streetview 2009).	Late Post-medieval to Modern	HOUSE	18752	Building	1701	2050	SK 4753 0360

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
MLE22724	C20th Avila sculpture, Bosworth Academy, Leicester Lane, Desford	Abstract sculpture in painted steel, by Bryan Kneale, designed 1975 and unveiled in 1976. Comprises a circular ring and several linear components. Description: Avila by Bryan Kneale, stands outside the Youth Wing of the college. Designed 1975 and unveiled 1976. (Information from the PMSA National Recording Project database, 'http://www.pmsa.org.uk/pmsa-database/2118/', accessed 03/01/2017.) 'Avila' by Bryan Kneale (1975). Steel sculpture embedded into an asphalt surface (originally paved), in front of the youth wing. <1>	Modern	SCULPTURE	19132	Building	1976	2050	SK 4834 0334
MLE22725	C20th 3B Series No. 2 sculpture, Bosworth Academy, Leicester Lane, Desford	3B Series No 2, a welded steel sculpture of 1968 by Bernard Schottlander (1924–19 99), is sited in the quadrangle of Bosworth Academy, Desford. This geometrical sculpture of welded mild steel is painted black, and measures approximately 3.4m in height, 8.1m in width and 3.3m in depth. It comprises four arched sections, varying in height, projecting at right angles from a central bench. The two tallest arched sections support a ring. The sculpture has no plinth and stands directly on a concrete base, within a grassed quadrangle. A consultation report was issued in January 2017 due to proposals to list the sculpture. "3B Series No.2, a welded steel sculpture of 1968 by Bernard Schottlander (1924–99), is sited in the quadrangle of Bosworth Academy, Desford. This geometrical sculpture of welded mild steel is painted black and measures approximately 3.4m in height, 8.1m in width and 3.3m in depth. It comprises four arched sections, varying in height, projecting at right angles from a central bench. The two tallest arched sections support a ring. The sculpture has no plinth and stands directly on a concrete base, within a grassed quadrangle." The sculpture was listed on 3rd October 2017. 3B Series No. 2 by Bernard Schottlander, stands in a courtyard at the college. Designed 1968 and unveiled 1969. (Information from the PMSA National Recording Project database, 'http://www.pmsa.org.uk/pmsa-database/2121/', accessed 03/01/2017.)	Modern	SCULPTURE	19133	Building	1969	2050	SK 4839 0334
MLE23191	Desford County Primary School, Kirkby Road, Desford	Includes several sculptures... 'Slip' by Bryan Kneale (1965), outside reception. Steel sculpture, painted black, largely engulfed by a cotoneaster shrub when viewed in 1999; 'Child and Bird' by Ron Florenz (1983), in a small yard within the school buildings. A bronze and steel sculpture of a girl reaching up to release a dove. Three long curved legs descend from her swirling skirts. The idea was the three arching legs would give enough space for children to play underneath but not make the sculpture too high to see the child and bird from indoors. The child's head was modelled on a pupil from the school (Alison Peasgood). <1>	Modern	PRIMARY SCHOOL	19725	Building	1965	2050	SK 4746 0294
MLE23883	Site of cruck house, Drapers Shop, Main Street, Desford	Cruck house noted somewhere here (a four figure grid reference is given in the Vernacular Architecture Group cruck database). Description: Building use: D (domestic) Number of cruck trusses: 0 Cruck type: C (true cruck) Personal information source: VRW (VR Webster) Year added: 2004 (Information from VAG Cruck Database, 'https://doi.org/10.5284/1047565', accessed 15/10/2018.) <1>	Post-medieval	CRUCK HOUSE	20682	Monument	1540	1899	SK 4800 0300

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
MLE24308	72 Main Street, Desford	Possible former farmhouse in Desford, with covered entrance void from Main Street, leading to a rear yard. The entrance seems to go through the centre of a single storey barn building, now converted to residential. The three-storeyed farmhouse (right of the barn). Curiously, almost all of the original nine window opening on the main façade are blocked. Description: Farm evident. <1>	Late Post-medieval to Modern	BUILDING; LINEAR PLAN	22174	Building	1700	2050	SK 4771 0360
MLE25372	Medieval/post-medieval remains, rear of 35, Main Street, Desford	Trial trenching in 2019 recorded two pits and a post hole, probably representing back yard medieval activity associated with properties fronting onto the main street. A few sherds of medieval pottery and fragments of animal bone were recovered. Further pits/postholes were recorded during excavation in 2020, and two probable post-medieval animal burials. Description: Trial trenching in 2019 recorded two pits and a post hole, probably representing back yard medieval activity associated with properties fronting onto the main street. A few sherds of medieval pottery and fragments of animal bone were recovered. Report is in ADS Library: doi:10.5284/1083706 - http://dx.doi.org/10.5284/1083706 <1> The 2019 trenching was noted in Transactions. <2> Excavation in 2020 recorded pits and postholes, a pig burial and another animal burial (the burials were probably post-medieval). Only six sherds of pottery were recovered, C13th onwards in date. Report is in ADS Library: doi:10.5284/1083563 - https://doi.org/10.5284/1083563 <3>	Early Medieval to Late Post-medieval	PIT; POST HOLE; ANIMAL BURIAL	24369	Monument	1067	1899	SK 4771 0346
MLE25389	Medieval features, north-east of Woodside, Little Lane, Desford	Trial trenching in 2020 recorded a shallow medieval pit. Its fill contained five sherds of very abraded medieval (Potters Marston) cooking pot. Report is in ADS Library: doi:10.5284/1090107 - https://doi.org/10.5284/1090107 <1> Excavation in 2020 centred on the pit revealed three further features, consisting of a gully containing medieval pottery, a large shallow ditch containing late C18th-C19th pottery, and an undated pit, most likely representing a tree throw. The original pit was also fully excavated. Two sherds of C12th/C13th Potters Marston pottery were recovered; one was a further sherd of the pot found in the original pit. Report is in ADS Library: doi:10.5284/1090112 - https://doi.org/10.5284/1090112 <2> The trial trenching and excavation were noted in Transactions. <3>	Early Medieval	PIT; GULLY	24387	Monument	1101	1300	SK 4776 0368
MLE25694	Possible prehistoric pit, east of Barns Way, Desford	A small pit was recorded during trial trenching in 2019 (0.5m-0.6m diameter). The pit's fill contained a sherd of very abraded Neolithic to Bronze Age pottery. Report is in ADS Library: doi:10.5284/1088893 - https://doi.org/10.5284/1088893 <1> The 2019 trial trenching was noted in Transactions. <2>	Early Neolithic to Late Bronze Age	PIT	24717	Monument	-4000	-801	SK 4854 0365

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		Excavation in 2020 did not record any further archaeological features, only tree throws/burrows. <3>							
MLE26151	Site of Baptist Chapel, 44, High Street, Desford	A watching brief was carried out on new ramp/steps into the graveyard in 2021. During the work the front wall of the chapel was recorded. A small sondage established the precise location of the south-west wall of the chapel. A section of the wall forming the north-eastern boundary to the site is an upstanding remnant of the chapel, apparently reduced in height to c.1.3m when the chapel was demolished. Broken bricks at either end of the wall indicate the original front and rear corners of the building. The chapel was 9.75m x 6.65m externally. <1>	Late Post-medieval to Modern	BAPTIST CHAPEL	25215	Monument	1804	1950	SK 4795 0336
MLE26152	General Baptist Chapel, now Free Church, Chapel Lane, Desford	Chapel shown on the late C19th OS map. Polychrome brick, metal arched windows, rear section of the building rendered. Description: General Baptists are listed in the village in 1855. The chapel apparently has a date stone on an extension with the date 1896. A 'General Baptist' chapel was built or rebuilt in 1904, but its location is not clear. (Information from 'Leicestershire History' website, 'https://leicestershirehistory.co.uk/?page_id=3299', accessed 03/09/2021.)	Late Post-medieval to Modern	GENERAL BAPTIST CHAPEL	25216	Building	1850	2050	SK 4767 0354
MLE26624	1, Kirkby Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A pair of Edwardian dwellings constructed with Arts and Crafts and Domestic Revival style influences. The dwellings are illustrative of the social, economic and cultural development of Desford as it expanded in size and higher status dwellings were constructed in large plots on the rural-urban fringe. Each individual builder and plot owner could represent the latest or prevalent architectural styles, in this case good quality representations of the Arts and Crafts and Domestic Revival styles were chosen with interest in their unorthodox plan form, varying wall finishes including red brick, render and hung clay tiles, steeply pitched roofs, projecting gables, and varying window sizes with cottage style windows. Despite some modern alterations the buildings retain a sense of completeness and have group value as a pair with a clear aesthetic association due to their deliberate design. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Modern	HOUSE	26717	Building	1900	2050	SK 4774 0325
MLE26625	3, Kirkby Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A pair of Edwardian dwellings constructed with Arts and Crafts and Domestic Revival style influences. The dwellings are illustrative of the social, economic and cultural development of Desford as it expanded in size and higher status dwellings were constructed in large plots on the rural-urban fringe. Each individual builder and plot owner could represent the latest or prevalent architectural styles, in this case good quality representations of the Arts and Crafts and Domestic Revival styles were chosen with interest in their unorthodox plan form, varying wall finishes including red brick, render and hung clay tiles, steeply pitched roofs, projecting gables, and varying window sizes with cottage style windows. Despite some modern alterations the buildings retain a sense of completeness and have	Modern	HOUSE	26718	Building	1900	2050	SK 4772 0324

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		group value as a pair with a clear aesthetic association due to their deliberate design. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>							
MLE26626	Mine wheel, Lindridge Lane, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A former winding wheel the nearby Desford Colliery which was sunk in 1900 and closed in 1984. The wheel is illustrative of a local industry which shaped the social, economic and cultural development of the area through the 20th century. It provides a sense of identity and a physical reminder of past interactions between the area and the industry which contributes to the collective memory of the place. The wheel is one of the only remaining physical structures relating to the colliery and is highly recognisable and visible landmark within the street scene. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Modern	QUARRY HOIST	26719	Monument	1900	2050	SK 4759 0367
MLE26627	Village Hall and No.12, Lindridge Lane, Desford	Identified as a non-designated local heritage assets in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A former Wesleyan Methodist Chapel, now in use as a dwelling and the village hall. Records indicate the Methodist Chapel was established in the village by 1849. For a period during the mid-20th century the building was used as the Miners Institute serving the workers of the nearby Desford Colliery until being part converted into a separate dwelling and village hall by the end of the 20th century. It is illustrative of the social, economic and cultural development of Desford providing a range of functions typical of an expanding village, firstly non-conformist religion, secondly a social use for a local industry, and most recently a critical communal function as the village hall. The building was constructed in a Gothic revival style and despite alterations and additions some architectural interest remains including Flemish bond brickwork, an axial chimney stack, a pointed yellow brick arch over the door to no.12, decorative corbelling to the eaves and verges, and lancet windows to the village hall. The building has been a source of identity and social interest for nearly 200 years. The building has a visual prominence at the back edge of the road and can be singled out as a landmark within the local street scene. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Late Post-medieval to Modern	METHODIST CHAPEL; COLLIERY INSTITUTE; VILLAGE HALL	26720	Building	1849	2050	SK 4762 0367
MLE26637	Linwood Cottage, Lindridge Lane, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: The former chauffeurs cottage for the Lindridge House Estate, now converted into residential use. The House was likely a small manorial seat with likely associations with a scheduled medieval moated site, although it was largely demolished by the	Modern	HOUSE	26734	Building	1906	2050	SK 4770 0413

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		early 20th century. The cottage is located to the south of the estate lodge house on Lindridge Lane and is a good illustrative example of a functional building serving a small estate. The garage fronting the road remains. Architectural interest includes gable end chimney stacks, timber sash windows, overhanging eaves, exposed purlins and verge bargeboards. There is a name/date stone "Linwood Cottage 1906". Despite some alterations and extensions the integrity of the original construction remains. The cottage is located directly on Lindridge Lane so has a visual prominence ensuring it can be singled out as a landmark within the local street scene and it has a clear historic relationship and association with the complex of former Lindridge Estate buildings. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>							
MLE26639	55 & 57, Newbold Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A good example of a pair of mid-Victorian workers cottages. They are illustrative of the social, economic and cultural development of Desford as it expanded in size during this period and functional housing was required to house workers. Architectural interest includes Flemish bond brickwork, a Welsh slate roof covering, shared ridge chimney stack, segmental brick arches, canted blue brick cills, dog tooth eaves course, and a panelled door to no.55. The cottages have a visual prominence at the back edge of the pavement and can be singled out as a landmark within the local street scene. Through the piecemeal development of the area the group of properties numbered 55, 57, 59 & 61 Newbold Road provide a good example of the predominant historical styles of residential properties from the mid-19th century to the mid-20th century. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Late Post-medieval to Modern	HOUSE	26736	Building	1850	2050	SK 4745 0356
MLE26640	59, Newbold Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A good example of single dwelling constructed to a typical Council house style. It is illustrative of the social, economic and cultural development of Desford as it expanded in size during the post-WWI period and functional housing was required. It was a Victory Garden during WWII so was the only house in the village allowed to keep the iron railings along the front and side boundary, the railings survive as something that was once quite common and provide some artistic interest. Due to the openness of the site frontage the building does have a visual prominence and can be singled out as a landmark within the local street scene. Through the piecemeal development of the area the group of properties numbered 55, 57, 59 & 61 Newbold Road provide a good example of the predominant historical styles of residential properties from the mid-19th century to the mid-20th century. A list identifying non-designated local heritage assets. <1>	Modern	HOUSE	26737	Building	1930	2050	SK 4744 0355

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		Appendix H1 includes a description & photographs. <2>							
MLE26641	61, Newbold Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A good example of late-Victorian villa. The building is illustrative of the social, economic and cultural development of Desford as it expanded in size during this period and higher status dwellings were constructed in large plots on the rural-urban fringe. Architectural interest includes Flemish bond brickwork, large ridge chimney stacks, decorative stone/concrete lintels, dog tooth course and corbelling to the eaves, verge bargeboards and terracotta ridge tiles. There is name/date stone "Moorwood House 1886". Despite some modern alterations the building retains a sense of completeness. Due to its scale the building has a visual prominence and can be singled out as a landmark within the local street scene. Through the piecemeal development of the area the group of properties numbered 55, 57, 59 & 61 Newbold Road provide a good example of the predominant historical styles of residential properties from the mid-19th century to the mid-20th century. For a period the house was used by St. Dunstan's home for the blind so the building may have some community value. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Late Post-medieval to Modern	HOUSE	26738	Building	1886	2050	SK 4744 0354
MLE26643	Former Roebuck Inn, Newbold Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A good example of a former village public house, now converted into residential use. It has a largely late-19th century appearance but the earliest reference of a public house on the site is from 1825. The number of bays suggests the building could have originally formed a number of cottages before the change of use and subsequent late-19th century alterations. It is illustrative of the social, economic and cultural development of Desford providing a typical function of an expanding village. Architecturally the building was constructed with a range of styles and influences, interest remains in the Welsh slate roof covering, gabled half dormers with finials and bargeboards, terracotta ridge tiles, canted brick and decorative cills, projecting headers, decorative door surrounds, metal rainwater goods, and gable chimney stacks. Artistic interest includes the carved name panel and space for further signage above the entrance door which communicates the former use and history of the building. The building provided a communal function and despite its closure as a public house in 2010 it remains a source of identity that contributes to the collective memory of the village. Due to the width of the frontage the building has a visual prominence and can be singled out as a landmark within the local street scene. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Late Post-medieval to Modern	PUBLIC HOUSE; HOUSE	26740	Building	1800	2050	SK 4734 0353

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
MLE26644	Gables Farm, Newbold Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A small farm complex comprising a linear farm house with attached wing forming a U-plan courtyard. Former stables have been converted into residential use. Further detached buildings to the north and west comprising separate dwellings and a livery and equestrian business located on a small holding on enclosed land to the north. The current farm house likely dates from the mid-19th century but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement. There is some timber framing evident in the western gable end. It is illustrative of the social, economic and cultural development of Desford as a predominantly agricultural village. Architectural interest includes overhanging eaves, large ridge chimney stacks, diamonds set within gabled half dormers, canted brick cills. Some original openings have been adapted for the stable conversion and its clay tile roof covering remains. The historic farmstead plan set around a loose courtyard remains discernible. Due to the width of the farm house frontage the building has a visual prominence and can be singled out as a landmark within the local street scene. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Late Post-medieval to Modern	FARMSTEAD; LOOSE COURTYARD PLAN (FOUR SIDED)	26741	Building	1800	2050	SK 4739 0356
MLE26645	Debdale (now Topsham Nursery), Peckleton Lane, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A good example of an Edwardian villa, now adapted into a nursery with more recent alterations. The building is illustrative of the social, economic and cultural development of Desford as it expanded in size and higher status dwellings were constructed in large plots on the rural-urban fringe. Architectural interest includes decorate brick bond, a Welsh slate roof covering, gable chimney stack, canted bay windows, and decorate lintels and eaves course. Despite some modern alterations the building retains a sense of completeness. Due to its scale the building has a visual prominence back within its plot and can be singled out as a landmark within the local street scene. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Modern	HOUSE	26742	Building	1900	2050	SK 4783 0298
MLE26646	20 & 22, Station Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A semi-detached pair of dwellings constructed in an Arts and Crafts style. The dwellings are illustrative of the social, economic and cultural development of Desford as it expanded in size during the post-WWI period and new housing was required. During this period ribbon development took place along Station Road and each individual builder and plot owner could represent the latest or prevalent architectural styles, in this case a high quality representation of the Arts and Crafts style was chosen with interest in the typical linear plan form of the dwellings, the	Modern	HOUSE	26743	Building	1920	2050	SK 4822 0346

MonUID	Name	Description	_Period	MonTypes	MI_PRINX	_MonRecord	_YearMin	_YearMax	_GridRef
		steeply pitched hipped roof with clay tiles and tall central ridge chimney stack. Despite some minor alterations and extensions the plan form and integrity of the original construction remains. The dwellings have an open frontage and due to the width of the linear plan form they have a visual prominence ensuring they can be singled out as a landmark within the local street scene. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>							
MLE26647	Lancaster Arms, Station Road, Desford	Identified as a non-designated local heritage asset in the Desford Neighbourhood Plan. The Appendix H1 entry reads: A good example of a village public house. Originally constructed as a private dwelling by/for Joseph Dymock c.1860 it was in use as a public house by 1870. Dymock also offered carting from Desford to the nearby railway station. It is illustrative of the social, economic and cultural development of Desford providing a typical function of a village expanding in size due to the development of the nearby Leicester to Swannington Railway. The public house name is associated with the title Duchy of Lancaster who were pre-enclosure landowners in Desford on behalf of the Crown. Architecturally the building was constructed with a range of styles and influences, interest remains in the steep pitched roof with predominantly clay tile covering and projecting gables, overhanging eaves and exposed purlins, tall chimney stacks, brick turret, and timber sash windows with large cills and stone heads. Artistic interest includes the Lancaster crest and hanging sign which communicates the use and history of the building and area. It provides a communal function for the village and is a source of identity and social interaction. Despite some modern alterations including decoration to the external walls the building retains a sense of completeness. The building has a visual prominence at the back edge of the road and can be singled out as a landmark within the local street scene. A list identifying non-designated local heritage assets. <1> Appendix H1 includes a description & photographs. <2>	Late Post-medieval to Modern	HOUSE; PUBLIC HOUSE	26744	Building	1860	2050	SK 4862 0402
MLE27003	C19th burial ground, Strict Baptist Chapel, High Street, Desford	There are 12 intact gravestones on the site, plus one that has been broken off just above ground level. They range in date from 1828 to 1908. Description: A watching brief was carried out on a new ramp/steps in 2021. 11 sherds of pottery, a clay pipe fragment and a piece of modern green-glazed tile were recovered from the topsoil; all finds are likely to be C18th or C19th in date. 12 intact gravestones were noted on site, plus one that had been broken off just above ground level. All were within the area to the front of the chapel, either side of the path (and therefore not disturbed by the works). The earliest gravestone commemorated Ann, wife of William Dalby, d. 23/12/1828. The latest commemorated Anna Berry, d. 18/09/1908. <1>	Late Post-medieval to Modern	BAPTIST BURIAL GROUND	27147	Monument	1828	1908	SK 4795 0337

9.3 EVENTS (HER)

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
ELE873	1960 salvage recording, bungalow south of the Manor House Garage, Desford	Work on the foundations of a new bungalow to the S. of the Manor House Garage revealed a stone-lined well some 15 ft. deep and nearby some fragments of fired clay, which were kindly brought to the Museum by Mrs. K. Emmerson, the village Recorder for the Women's Institute. They were firebars from a Roman pottery kiln and thanks to this prompt information the Department were able to examine the site. The greater part of the kiln had been destroyed by the N. wall of the foundation, but it seemed to be of the usual updraught type, with a clay floor and a large quantity of firebars. The entire floor had collapsed, but it was possible to calculate that it had been about 2 ft. 6 in. in diameter and that there was a stokehole to the N.E. about 2 ft. long. It was making coarse grey ware of about the 2nd cent. A.D. Later in the year another kiln was found further to the W. but it was not possible to obtain the plan. Photos. and notes in Leic. Mus. also photos. of the Georgian house formerly on the site, with the assistance of Mrs. E. M. Dickson, member.		1960	EVT	12332		SK 477 034
ELE1895	1996 archaeological appraisal, The Malt House, Newbold Road, Desford	An archaeological appraisal was carried out at The Malt House which established that the property, also known as Malt House Cottages, was a single building of broadly contemporary construction comprising a central range with west and east cross-wings. It is concluded that the proposal to extend the east cross-wing would have a minimal impact on the medieval fabric of the building if the existing frame is left in place and a sympathetic design scheme for attaching the extension is carried out. There is a potential impact on below-ground archaeology which might be mitigated with an archaeological watching brief.	The Malt House, Newbold Road, Desford	May-96	EVS	830	Lindsey Archaeological Services	SK 4754 0363
ELE5001	1999 desk-based assessment for Land East of Peckleton Lane, Desford, Leicestershire (SK 4800 0295)	The desk-based archaeological assessment for the area of development of land east of Peckleton Lane, Desford, Leicestershire has confirmed that it is close to known archaeological sites and therefore has some archaeological potential. Further field trials are suggested to establish whether archaeological deposits are present within the development area.	Peckleton Lane Desford, Leicestershire	Jul-99	EVP	6858	University of Leicester Archaeological Services	SK 47991 02965
ELE5002	1999 desk-based assessment for land off Leicester Lane, Desford, Leicestershire (SK 480 019)	The desk-based archaeological assessment for the area of development for land off Leicester Lane Desford, Leicestershire has confirmed that the land is within an area of archaeological potential, being close to Grade II listed building and situated within the historic core of Desford.	Leicester Lane, Desford Leicestershire	Jan-99	EVP	3776	University of Leicester Archaeological Services	SK 4810 0324
ELE5003	1997 desk-based assessment for land at Old Manor Farm, High Street, Desford, Leicestershire	The Desk-based archaeological assessment for the area of development for land at Old Manor farm, High Street, Desford, Leicestershire has confirmed that there is a known site in the development area and it is in an area of high archaeological potential. Further work in the form of field trials is required before determination. Only then can a consideration of the likely impact be made and mitigation measures suggested.	Old Manor Farm High Street Desford, Leicestershire	Jun-97	EVP	3777	University of Leicester Archaeological Services	SK 48108 03246
ELE5005	2000 desk-based assessment of land to rear of Manor Farm, Desford, Leicestershire	A desk-based assessment at the Crown and Thistle, 3 The Mount, Dunton Bassett, Leicestershire, has shown that the northern half of the site has formed part of the frontage of the Mount since at least the later post-medieval period. The southern half of the site comprised part of another land plot to the side of a track providing access to enclosed fields. Although the plots were possibly established in the later medieval	Manor Farm Desford, Leicestershire	Feb-00	EVP	3780	John Samuels Archaeology	SK 47940 03232

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
		or the post-medieval period, there is no direct evidence to suggest the presence of archaeological remains on the site.						
ELE5458	2008 building survey of an outbuilding group situated within the curtilage of 21, High Street Desford	A historic building survey was undertaken of the outbuildings prior to their demolition. They consisted of a wash-house, a store and WCs. Parts of the wash-house's roof timbers were re-used; one had roman numerals on it and was probably C17th in date. The wash-house had a brick wash-boiler base, a Swithland slate sink and the floor was paved with red quarry tiles. It appeared that the wash-house and store were C19th in date, with the WC cubicles added in the early C20th. The outbuildings were in poor condition.	21, High Street, Desford	Aug-08	EVS	4139	TR Projects	SK 47826 03329
ELE5632	1999 excavation on land off Leicester Lane, Desford, Leicestershire	Following evaluation by two phases of geophysical survey and two phases of trial trenching, an area was opened for excavation in advance of housing development on land off Leicester Lane, Desford, Leicestershire. As predicted from the evaluation, the archaeological remains had been heavily affected by medieval ridge and furrow. This had resulted in overall truncation of much of the archaeology and the potential that some evidence had been lost completely. Despite this, enough evidence was recovered to enable broad periods of activity to be discerned. Much of the remains dated to the transitional period between the late Iron Age and early Romano-British period. Part of a substantial, squared, v shaped ditched enclosure, thought to date to the 1st century BC/AD, was revealed on the western part of the site, around which the rest of the activity was focussed. A single pit was revealed within the enclosure, which remained undated. The features surrounding the enclosure included scattered postholes indicating the vestiges of un-interpretable structures, pits and gullies which provided evidence for localised, domestic activity on the site. A broad later period of activity (2nd-4th century AD) was also represented in which the enclosure ditch went out of use and the focus of settlement shifted. Small scale activity continued on the site with evidence for metalworking and possibly, stone buildings in the near vicinity indicated by a collection of roofing tile. Perhaps the final evidence of activity on the same site came from a well which was inserted into the back-filled enclosure ditch. This remained undated but it is likely to date from the later Roman period.	Leicester Lane, Desford, Leicestershire	September/October 1999	EVT	6863	University of Leicester Archaeological Services	SK 48064 03311

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
ELE5633	1999 trial trenching on land off Leicester Lane, Desford, Leicestershire	Archaeological field evaluation in the form of trial trenching took place on land off Leicester Lane, Desford, Leicestershire and consisted of twelve trenches. An initial desk based assessment had highlighted the archaeological potential of the site and subsequent geophysical survey revealed anomalies which were consistent with archaeological remains. The trial trenching proved that the anomalies, on the whole, were of post-medieval or later date. The majority of the trenches also held evidence for ridge and furrow agriculture. A small group of trenches however, situated near the top of the slope at the western end of the site, produced evidence for activity from the Bronze Age, Iron Age and Romano-British periods. The evidence included a dense scatter of intercutting features, possibly reflecting pits, ditches and structural activity. Two areas of very leached soil were recorded, one of which produced worked flint of possibly early Bronze Age date. Several sherds of late Iron Age/transitional pottery were also recovered hinting at 1st Century BC/AD occupation. The majority of the features appeared to be of Romano-British date, predominantly 2nd-4th century AD. Of those excavated the most interesting were the remains of a possible corn drying oven with good preservation of organic remains. A substantial ditch with at least two phases of use was revealed which may enclose the majority of the archaeological activity.	Leicester Lane, Desford, Leicestershire	02/06/1999	EVT	4278	University of Leicester Archaeological Services	SK 48113 03249
ELE5650	2000 trial trenching on land east of Peckleton Lane, Desford, Leicestershire	An archaeological evaluation in the form of trial trenching, took place on land east of Peckleton Lane, Desford. It follows an archaeological desk-based assessment, which concluded that there was potential for archaeological remains on the site. Eleven trenches were excavated by machine. Archaeological activity, consisting of a gully and a possible ditch or pit, was identified in two of the trenches. The remainder were empty except for evidence of medieval ridge and furrow agriculture. Finds from the features were few and were not sufficient to reliably date the activity. However a tentative prehistoric date is suggested for the gully. <1>	Peckleton Lane Desford, Leicester	14/03/2000	EVT	6857	University of Leicester Archaeological Services	SK 47992 02965
ELE5652	2000 trial trenching on land to the rear of 26 High Street, Desford, Leicestershire	Two trial trenches were excavated to cover a proportionate sample of the land proposed for development to the rear of Manor Farm Desford. The aim of the evaluation was to identify any evidence of Romano- British or Medieval settlement and the degree to which it would be affected by any development. No evidence of any archaeological features was recovered in either of the evaluation trenches. A record of identified stratigraphy was made.	26 High Street, Desford, Leicestershire	15/12/2000	EVT	4296	Birmingham University Field Archaeology Unit	
ELE5655	2000 watching brief of land east of Peckleton Lane, Desford, Leicestershire	An archaeological watching brief was carried out during topsoil and subsoil stripping before the construction of a housing development on Peckleton Lane, Desford, Leicestershire. No significant archaeological features were observed, apart from ridge and furrow which are the remains of a medieval strip field system.	Peckleton Lane, Desford, Leicestershire	30/03/2001	EVT	6856	University of Leicester Archaeological Services	SK 47991 02964
ELE5666	1999 desk-based assessment for Project Delta Phase 11 Caterpillar (UK) Desford, Leicestershire	The desk-based archaeological assessment for proposed developments at Caterpillar (UK) Desford Leicestershire, has confirmed that it is within an area of archaeological potential. The reason it is an area of archaeological potential is due to the probable prehistoric ditch cropmarks situated to the south of the development and further prehistoric sites to the east, southeast and north. Roman activity is represented by a road to the south, possible occupation in the east and a settlement as Desford to the north. The scope of this potential is unknown at present and further field trials may be required. A suggested scheme of archaeological work might comprise of	Project Delta Phase 11 Caterpillar (UK) Desford	11/11/1999	EVP	6852	University of Leicester Archaeological Services	SK 47801 02333

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
		archaeological field evaluation by geophysical survey and trial trenching to be undertaken with subsequent excavation if appropriate.						
ELE5669	2000 trial trenching at Desford Caterpillar Leicestershire, Delta Phase 11	An archaeological evaluation was carried out by ULAS in advance of construction work (Delta Phase 11). The desk-based assessment indicated that the site lay within an area of archaeological potential, and archaeological evaluations including fieldwalking, geophysical survey and trial trenching were carried out during January 2000. The evaluations revealed the foundations of recent buildings in two areas of the site and several shallow undated features in the south end of the site.	Desford Caterpillar, Leicestershire Delta Phase 11	29/02/2000	EVT	6851	University of Leicester Archaeological Services	SK 47801 02333
ELE5672	1999 watching brief during groundworks at Caterpillar (UK) Peckleton Lane Desford, Leicestershire	An archaeological watching brief was carried out during groundworks at Caterpillar prior to the construction of a new access road, test area and temporary car park. No archaeological deposits or structures were revealed during this work.	Caterpillar (UK) Peckleton Lane Desford, Leicestershire	02/06/1999	EVT	6737	University of Leicester Archaeological Services	SK 47913 01928
ELE5673	1999 watching brief during groundworks at caterpillar (UK) Peckleton Lane Desford, Leicestershire	An archaeological watching brief was carried out during groundworks at Caterpillar prior to the construction of phase 1 storage. No archaeological structures or deposits were revealed during the work.	Caterpillar (UK) Peckleton Lane, Desford, Leicestershire	16/11/1999	EVT	4312	University of Leicester Archaeological Services	SK 47998 02116
ELE5674	2001 watching brief during groundworks at Caterpillar (UK) Ltd. Peckleton Lane, Desford, Leicestershire	An archaeological watching brief was carried out during groundworks at Caterpillar. The work took place during the construction of a new bridleway and temporary haul road close to Old Desford Lane. A sub-circular pit was revealed during the topsoil strip. It was packed with large burnt pebbles and occasional quartzite stones. No firm dating evidence was recovered, although a crushed cattle molar was retrieved from the fill of the pit. Similar features at sites such as Eye Kettleby and Husbands Bosworth are thought to date from the Saxon period and Iron Age respectively. The function of the pit is unclear but the stones may have been heated during cooking or craft activities. No other features or deposits were identified.	Caterpillar (UK) Ltd Peckleton Lane Desford	09/07/2001	EVT	9093	University of Leicester Archaeological Services	SK 47559 02341
ELE5677	1999 geophysical survey of land off Leicester Lane, Desford, Leicestershire	A geophysical survey was carried out over c3HA of land off Leicester Lane Desford, Leicestershire. Several anomalies were detected including a possible large rubble surface, two ditches and a backfilled pond.	Leicester Lane, Desford. Leicestershire	23/02/2009	EVS	4316	University of Leicester Archaeological Services	SK 48100 03244
ELE7272	2010 desk-based assessment, land at Hunts Lane, Desford	A desk-based assessment was carried out due to proposals for housing on site. Few archaeological remains have been noted in the vicinity. During the medieval/post-medieval period the land has been farmed. There is, therefore, a low potential for archaeological remains from most periods. The exception is the Late Iron Age/Roman period, for which there is a moderate potential (based on geology - sand and gravel). A site inspection was carried out on 3rd September; no archaeological features were noted.	Hunts Lane, Desford	Sep-10	EVP	6016	RPS (Consulting UK & Ireland) (Newark)	SK 471 032

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
ELE7387	2010 geophysical survey on land at Hunts Lane, Desford, Leicestershire	Northamptonshire Archaeology was commissioned to carry out magnetometer survey on approximately 8.5ha of land in two fields to the south of Hunts Lane, Desford, Leicestershire. Survey located up to four ditches and a pit that could form part of a wide sub-rectangular enclosure. A ferrous pipeline crosses the north of the site and anomalies indicative of former and current utility installations were located within the northern field.	Hunts Lane, Desford	Nov/Dec 2010	EVS	6149	Northamptonshire Archaeology	SK 471 032
ELE7856	1998 desk-based assessment for Caterpillar (UK) Ltd site, Desford	The desk based archaeological assessment for the proposed developments at Caterpillar (UK) Ltd site, Desford has confirmed that it is within an area of archaeological potential. The scope of this potential is unknown at present and further field trails will be required.	Caterpillar (UK) Ltd site, Desford	Nov-98	EVP	6697	University of Leicester Archaeological Services	SK 479 018
ELE8297	1989 geophysical survey, north-west of The Rectory	A team of 8 trainees was assembled supervised by trainers from Leicestershire County Council Community Archaeology Project. Equipment was loaned by the University of Leicester Archaeology Dept. Two geophysical techniques were adopted for the survey, using a soil resistivity meter and a fluxgate gradiometer. The relatively undisturbed areas of the site, comprising of six 20 x 20m squares, were investigated. Several anomalies were noted but investigations showed that the areas of variation were caused either by relatively modern features or by natural geological variations.	North-west of The Rectory	Nov-89	EVS	7649	Leicestershire Archaeological Unit	SK 478 035
ELE8553	2012 trial trenching, Hunts Lane, Desford	Wessex Archaeology was commissioned by CgMs Consulting Ltd to undertake an archaeological field evaluation at land off Hunts Lane, Desford, Leicestershire. The site, centred on grid reference SK 471 032, is situated to the west of Desford village on the southern side of the B582 (Hunts Lane). The evaluation was required to inform proposals for residential development, for which outline planning permission (11/00029/OUT) has been granted. A programme of archaeological trial trenching was undertaken, from 8th-11th May 2012, primarily targeting anomalies identified by previous geophysical survey. No evidence of a cropmark enclosure identified on aerial photographs (CgMs 2010) or a possible enclosure identified by geophysical survey (Northamptonshire Archaeology 2010) was identified during the evaluation. However, two features identified as furrows, in Trenches 6 and 7, roughly correlated with the location of two of the linear geophysical anomalies postulated as forming part of an enclosure. Evidence of ridge and furrow cultivation, not evident at ground level, was observed across the site. Desford is known to have medieval origins and the ridge and furrow most likely relates to the open field system which would have surrounded the village during this time. A very small number of finds were recovered during the evaluation. These comprised three sherds of 19th-20th pottery from topsoil, and a single abraded sherd of Romano-British pottery and an abraded fragment of ceramic building material (daub) from furrows. The abraded finds from the furrows are most likely residual in later contexts.	Hunts Lane, Desford	May-12	EVT	8648	Wessex Archaeology	SK 4712 0322

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
ELE8554	2013 trial trenching, 23, Main Street, Desford	This report details the working methods and results of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd on land at 23, Main Street, Desford. The evaluation was conducted between 30th and 31st January 2013 and was commissioned by Irene and Ron Smith of Frank Smith Transport. The fieldwork consists of three trenches in accordance with an approved Project Design and Method Statement (PCA 2013), although their proposed locations and size had to be slightly modified from an existing drawing supplied by Mass Architecture in accordance with site conditions and consultation with the Senior Planning Archaeologist of Leicestershire County Council. The evaluation recorded a sequence of layers, deposits and features that were not originally anticipated. It comprised Mid Pleistocene Sand and Gravel in all trenches at an elevation between 135.39 and 137.62m OD. At the surface of these in Trench 1 a gully was recorded which is interpreted as medieval in date. The gully was sealed by an extensive deposit of quartz pebble rich silty material of post-medieval date. A single posthole and pit of medieval date were encountered within Trench 2. Both these features were sealed beneath a compact quartz pebble rich silty soil of medieval date. Two late 18th-19th century pits in Trench 3 were sealed beneath the foundations and floor of a late 19th century stable that relates to an ancillary structure within the 'Yard' which is shown in this location on maps of the later 19th century. Finally the sequences within Trenches 1, 2 and 3 were associated with the hard standing for the haulage yard, constructed in the 1960s.	23, Main Street, Desford	Jan-13	EVT	8053	Pre-Construct Archaeology Ltd	SK 4778 0342
ELE9144	2014 desk-based assessment, land off Kirkby Road, Desford	This archaeological desk-based assessment considers approximately 5.5 hectares of land off Kirkby Road, Desford, Leicestershire. The assessment provides a description of heritage assets potentially affected by the development of the site and addresses the information requirements of Government's National Planning Policy Framework and the Hinckley and Bosworth Borough Local Plan Policy BE13. The assessment establishes that there are no designated heritage assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Battlefields, Registered Historic Parks and Gardens or Conservation Areas) or recorded non-designated heritage assets within the study site. The Conservation Area of Desford and the listed buildings contained therein are not sensitive to development within the study site as they are screened by intervening buildings. Archaeological and historical information from the surrounding area indicates an unknown potential for Iron Age evidence and a low/negligible potential for significant evidence of all other periods. Given the potential of the study site, in accordance with Hinckley and Bosworth Borough Council Local Plan Policy BE14, the Planning Archaeologist is likely to recommend the need for an archaeological evaluation of the site. This could be secured through an appropriately worded condition attached to any planning permission granted.	Land off Kirkby Road, Desford	Aug-14	EVP	8851	RPS (Consulting UK & Ireland) (Newark)	SK 4716 0284
ELE9146	2014 geophysical survey, Kirkby Lane, Desford	A fluxgate gradiometer survey was undertaken on an area to the west of Kirkby Road, Desford, in October 2014. The survey detected a small number of anomalies. The only potential archaeological features are four linears, which could equally have a modern drainage function. The archaeological significance of the site is deemed to be low.	Kirkby Lane, Desford	Oct-14	EVS	8883	Geophiz.biz	SK 4716 0284

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
ELE9551	1996 historic buildings survey of Manor Farm, Desford	A Level 2 building survey was carried out in 1996. The building is L-shaped. The main building, which accommodates the principal rooms of the house, is of an open hall type and originally had a through passage. It has a limestone plinth but is brick built with a slate roof.		1996	EVS	9422		SK 4789 0334
ELE9808	2015 trial trenching at Kirkby Road, Desford	MOLA was commissioned by CgMs Consulting Ltd to undertake an archaeological trial trench evaluation at Kirkby Road, Desford in January 2015. The survey area lies in an area of low archaeological potential with scant archaeological remains found in the immediate vicinity. A geophysical survey indicated a few possible linear anomalies. Eleven trenches were excavated across the site; the trial trench evaluation encountered four undated linear features, two of which could tentatively be related to former field boundaries. Landscaping in the 1980s had disturbed the geology in the northern field.	Land around Ashfield Farm, Kirkby Road, Desford	Jan-15	EVT	9742	Museum of London Archaeology (Northampton)	SK 4716 0284
ELE10097	2016 trial trenching on land to the east of 2, Newbold Road, Desford, Leicestershire	An archaeological trial trench evaluation was carried out by University of Leicester Archaeological Services (ULAS) on the 19th of December 2016 on land to the east of No. 2 Newbold Road, Desford, Leicestershire (SK47717 03684). The work was commissioned by Invicta Universal Ltd. as part of a pre-determination planning application in advance of the construction of two new dwellings. Three trenches with a total length of 44 metres were excavated within the proposed development area. The presence of a large number of trees, earlier ground disturbance and the sloping nature of the site prevented any further trenching. No archaeological features or deposits were observed during the work. The archive for the work will be deposited with Leicestershire Museums with the accession number X.A145.2016	Little Lane, east of 2, Newbold Road, Desford	Dec-16	EVT	10111	University of Leicester Archaeological Services	SK 4771 0368
ELE10147	2016 trial trenching on land south of Hunts Lane, Desford, Leicestershire	An archaeological trial trench evaluation was carried out by University of Leicester Archaeological Services (ULAS) on land south of Hunts Lane, Desford, Leicestershire (SK 47022 03085). The work was commissioned by Bellway Homes East Midlands Ltd advance of the development of the site for new housing. A geophysical survey has been undertaken (Butler 2010) which appeared inconclusive and an evaluation by trial trenching by Wessex Archaeology of the field to the north-east located strip field system furrows, a sherd of Roman pottery and a fragment of daub. Five trenches were placed within the proposed development area; however none of the trenches revealed any archaeological deposits. The archive for the work will be deposited with Leicestershire Museums with the accession number X.A130.2016	Land south of Hunts Lane, Desford	Nov-16	EVT	10172	University of Leicester Archaeological Services	SK 4707 0305
ELE10276	Project Gargoyle, Church of St. Martin, Church Lane, Desford	42 pictures were taken in April 2013 as part of Project Gargoyle. They were taken by Iain Loveridge.	Church of St. Martin, Church Lane, Desford	Apr-13	EVS	10475	Project Gargoyle	SK 4786 0346
ELE10931	1997 watching brief, The Malt House, Desford	Watching brief during garage extension in Feb 1997 revealed no structures but 2 sherds of early medieval pottery. (PL 18/11/99)		Feb-97	EVT	12333	Leicestershire Museums Archaeological Survey Team	SK 4753 0363

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
ELE11234	2020 excavation, Barns Way, Desford, Leicestershire	An archaeological excavation was carried out by University of Leicester Archaeological Services (ULAS) on land at Barns Way, Desford, Leicestershire (SK 48396 03506) in advance of a residential development of up to 80 house and associated works by Miller Homes Ltd (19/00149/OUT). The excavation was carried out in February 2020. The proposed development area is currently arable fields, of c.3.4ha, on the eastern edge of Desford. It is bounded by Barns Way to the west and Leicester Lane to the south; further fields lie to the north and east. A trial trench evaluation (by Cotswold Archaeology) had highlighted the presence of prehistoric remains in the north-east corner of the site. A 30m x 30m area was subsequently stripped centred on a pit recorded during trial trenching. A further five features were identified, all representing tree throws and/or burrow features. Ceramic field drains were also recorded running south-east to north-west. No further archaeological deposits were identified. The archive for the site will be deposited with Leicestershire County Museums with accession number		Feb-20	EVT	12759	University of Leicester Archaeological Services	SK 4853 0365
ELE11237	2019 geophysical survey, land at Barns Way, Desford, Leicestershire	Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 3.4ha area of land at Barns Way, Desford, Leicestershire. The work took place on 14th March 2019; a fluxgate magnetometer survey was successfully completed, and no anomalies of probable or possible archaeological origin were identified. The majority of the anomalies detected are representative of the site's current and historic use as agricultural land, and include an extant farm track, drainage, historic ploughing trends and probable tractor tramlines.		Mar-19	EVS	12762	Magnitude Surveys	SK 4848 0357
ELE11279	2019 trial trenching, 51, Main Street, Desford, Leicestershire	In October 2019 trial trenching was carried out by University of Leicester Archaeological Services (ULAS) at 51 Main Street, Desford, Leicestershire (SK 47730 03549) in advance of residential development. The development site consists of an area of gardens to the rear of several properties on the south east side of Main Street, Desford. A total of four trenches were opened across the gardens, intended to traverse the footprints of the proposed buildings although the locations were flexible to avoid mature vegetation, boundaries and protected trees. The evaluation revealed evidence for archaeological activity in the form of pits and postholes of possibly medieval date to the south of the proposed development area. After direction from Leicestershire County Council planning department one trench was expanded to determine the extent of these remains. The archive for the site will be deposited with Leicestershire Museums with accession number X.A92.2019.		Oct-19	EVT	12805	University of Leicester Archaeological Services	SK 4770 0347
ELE11304	2020 excavation on land east of Little Lane, Desford, Leicestershire	This document is a fieldwork report for an archaeological excavation, carried out by University of Leicester Archaeological Services (ULAS) on land east of Little Lane, Desford, Leicestershire (SK 447797 303652) in advance of a residential dwelling (18/00976/FUL). The work took place in June 2020. The proposed development area comprises a former orchard, of 0.25ha, on the edge of the village 200m north-west of the historic village core. The south-west and north-east boundaries border existing residential properties. Land to the west and east of the site is predominantly pastoral farmland. A trial trench evaluation (by ULAS) had highlighted the presence of a medieval pit within the development area. Further excavation centred on the pit recorded during trial trenching revealed three further features. These consisted of a small gully containing medieval pottery, a large shallow ditch feature containing late 18th-19th century pottery, and an undated pit, most likely representing a tree throw.		Jun-20	EVT	12832	University of Leicester Archaeological Services	SK 4776 0368

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
		The archive for the site will be deposited with Leicestershire County Museums with accession number X.A39.2020.						
ELE11305	2020 trial trenching on land east of Little Lane, Desford, Leicestershire	University of Leicester Archaeological Services (ULAS) carried out an archaeological evaluation on land east of Little Lane, Desford, Leicestershire, on behalf of Mrs Kirkham. Three trenches, totalling 55m ² of the site, were excavated to evaluate an area in advance of a proposed housing development. The archaeological work was carried out on the 29th of April 2020. Evidence for medieval activity in the form of a single shallow pit containing early medieval pottery was recorded in one trench. The remaining trenches contained no archaeological features or finds. The site archive will be held by Leicestershire Museums under the Accession Number X.A39.2020.		Apr-20	EVT	12833	University of Leicester Archaeological Services	SK 4776 0368
ELE11318	2020 excavation, 51, Main Street, Desford, Leicestershire	This document is a fieldwork report for An Archaeological Strip, Map, and Sample at 51 Main Street, Desford, Leicestershire (SK 47730 03549), carried out by University of Leicester Archaeological Services (ULAS) in advance of residential development. The development site consists of an area of gardens to the rear of several properties on the south-west side of Main Street, Desford. Previous evaluation had revealed the presence of archaeological deposits within the footprint of the southernmost proposed dwelling (ULAS report 2029-140). After direction from Leicestershire County Council planning department an area was opened around the archaeology within the proposed footprint. This excavation was carried out in January 2020. The work revealed pits and postholes including two probable post-medieval carcass burials (a pig and a collection of bone thought to be another burial). Finds were scarce - only 6 sherds of pottery were recovered. The archive for the site will be deposited with Leicestershire Museums with accession number X.A12.2020.		Jan-20	EVT	12847	University of Leicester Archaeological Services	SK 4771 0346
ELE11346	2019 trial trenching, Barn's Way, Desford, Leicestershire	An archaeological evaluation was undertaken by Cotswold Archaeology in November 2019 at Land at Barn's Way, Desford, Leicestershire. Thirteen trenches were excavated. Of these, four revealed limited evidence of archaeological activity. This comprised the remains of three ditches, one small pit and one furrow. No evidence of archaeological activity was recorded in the other nine trenches. The pottery retrieved from pit 403 indicates possibly ephemeral prehistoric activity within or near the site, which could date to the Late Neolithic period. The heavily abraded condition of the sherd and its lack of association with other remains could indicate long term exposure to the elements, and movement over time, perhaps through the agency of agricultural activity, around the site prior to infilling as part of the pit fill. It may on that basis be residual within the pit. However, one cannot, unfortunately, draw a more meaningful conclusion on the basis of this single very abraded sherd. Otherwise, the results of the evaluation broadly confirm the expectations discussed in the preceding desk-based assessment and indicated in the results of the geophysical survey. In summary, no evidence of occupation was identified within the site and the remains of ditches are likely to represent infilled elements of former field boundaries		Nov-19	EVT	12882	Cotswold Archaeology	SK 4848 0357

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
		suggesting that the principal use of the site through time has been for agricultural purposes.						
ELE11769	2021 watching brief, Strict Baptist Chapel, between 44 & 50, High Street, Desford, Leicestershire	In September 2021, Archaeology & Built Heritage conducted an archaeological watching brief on the site of the former Strict Baptist Chapel and Graveyard, located between nos. 44 & 50 High Street, Desford, Leicestershire, LE9 9JF. The chapel was built in 1804 and demolished in the 1940s. The site, which includes a number of gravestones, is now in the care of Desford Parish Council and is maintained as a public open space. The watching brief monitored groundwork for the installation of a new access ramp with steps, designed to improve access to the site. The archaeological investigation served to establish the exact location and size of the Strict Baptist Chapel. Portions of the brick-built north-west (front) and south-west walls of the chapel were exposed in the ground and it was also confirmed that a section of the north-east boundary wall to the site is an upstanding remnant of the north-east wall of the chapel. A compact layer of mortar may have been a bedding layer for a floor surface within the chapel. No human remains were encountered during the groundwork and no grave cuts were exposed. It seems likely that the gravestones present on the site are in their original locations and that graves within the open area in front of the chapel were aligned north-east to south-west, either side of a central path that led from the gateway on High Street to the door of the chapel. The new ramp with steps follows the line of this path, between the burials on either side. All of the finds recovered during the archaeological investigation came from the topsoil and are likely to be 18th or 19th century in date. The project archive will be deposited with Leicestershire Museums Service under the Accession Code: X.A3.2022.		Sep-21	EVT	15371	Archaeology & Built Heritage	SK 4795 0336

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
ELE11847	2019 desk-based assessment, land south of Hunts Lane, Desford	This below ground archaeological desk-based assessment has been prepared by RPS Consulting Ltd for Jelson Ltd. The site, also known as the study site, is located to the south of Hunts Lane, Desford. SK470033, and comprises a triangular field of c.3.5ha. There are no designated heritage assets on the proposed development site, and no designated heritage assets will be impacted by the proposed development. A single non-designated asset located within the study site is recorded on the HER. This is an east west linear mapped from a cropmark across the northern half of the site and into the adjacent easterly field. The field to the east has been the subject of geophysical survey and trial trenching, neither of which found the linear feature. The feature corresponds with a natural hollow which was visible during the Site visit and it is likely that the cropmark feature is natural in origin. The general pattern as outlined by the HER data seems to suggest that settlement of Roman and Medieval date was located on the eastern edge and within the centre of the historic core of Desford (c.850m to the east). The study site lies outside of this and within the probable agricultural hinterland. The hedgerows along the site's perimeter are shown on the Inclosure award and as such are considered Important Hedgerows, as per criterion 5(a) of the Hedgerow Regulations 1997. The southern part of the western boundary is no longer present. The archaeological potential of the site is considered to be low/negligible for all periods. However, evaluation techniques have not been undertaken on study site and a geophysical survey should be undertaken to comply with DM11 and DM13 of the local plan to test the theoretical potential for archaeological remains. However, it is highly unlikely that if any remains do survive within the study site, that they would be of more than local importance. The site is also inaccessible for survey in its present form given the mature Maize crop. As such any geophysical survey could be secured by condition placed on the planning permission.		Sep-19	EVT	16123	RPS Group	SK 4701 0332
ELE11851	2021 trial trenching, Bosworth Academy, Desford, Leicestershire	An archaeological evaluation was carried out by University of Leicester Archaeological Services on land at Bosworth Academy, Desford, Leicestershire (SK 48580 03330), to provide preliminary indications of any heritage assets and the impact the development might have on them. The work took place on 28th/29th April 2021. The eight trenches excavated did not reveal any archaeological features, but provided evidence for landscaping across the site. The archive for the work will be deposited with Leicestershire Museums with accession number X.A42.2020.		Apr-21	EVT	16127	University of Leicester Archaeological Services	SK 4858 0332

EvUID	Name	Description	Location	DispDate	RecordType	MI_PRINX	_Organisat	_GridRef
ELE11930	2019 desk-based assessment, land at Barns Way, Desford, Leicestershire	This archaeological desk-based assessment considers land at Barns Way, Desford. The study site is proposed for residential development with associated infrastructure and access. In accordance with government policy (National Planning Policy Framework; revised July 2018), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site. A review of the available evidence indicates that the study site has a low potential to contain buried remains from all periods, save for potential remnants of agricultural activity from the Post-Medieval period. This conclusion is supported by the results of the geophysical survey of the study site (MS 2019). On this basis it is considered that the potential for the study site to contain buried archaeological remains of archaeological interest is limited. Furthermore, the study site has been in arable use throughout much of the 20th and early 21st centuries, which would have degraded any remains which may be present. On this basis, it is considered that any buried archaeological remains that may survive within the study site are likely to be of limited value. The construction of the proposed development would remove any archaeological remains which may be present. However, it has been shown that any remains that are likely to be present would have a low archaeological value. As such the proposed development would not result in the loss of any buried remains of significance. Therefore, this assessment has determined the likely significance of any buried remains within the study site, which is low, and the scale of the effect to their significance, which would be their removal by the construction of the proposed development, as is required by paragraph 189 of the NPPF. As such no further information is required to inform a planning decision in relation to the study site.		Mar-19	EVP	16213	Orion Heritage	SK 4848 0357
ELE11996	2019 geophysical survey, land south of Hunts Lane, Desford, Leicestershire	Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 9.5ha area of land south of Hunts Lane, Desford, Leicestershire. A fluxgate gradiometer survey was successfully completed across the site. The survey took place from 31st October 2019 to 2nd November 2019. The geophysical results are characterised by anomalies relating to historical agricultural use with mapped and unmapped historic field boundaries being identified. No anomalies suggestive of significant archaeological features were identified. Natural anomalies have been detected, comprising variations in the superficial geology of the survey area. The impact of modern activity on the results is limited to a service bisecting the area and magnetic disturbance from the survey area boundaries and overhead power cables.		October/November 2019	EVS	16436	Magnitude Surveys	SK 4687 0325

9.4 HISTORIC LANDSCAPE CHARACTERISATION (HLC)

HLCUID	BroadTypeD	BroadTypeC	HLCTypeDes	HLCTypeCod	Confidence	MI_PRINX	xgGeometry	MI_STYLE
HLE4804	Water and Valley Floor	WVF	Miscellaneous Floodplain Fields	76	Certain	4562	3	Pen (2, 2, 255) Brush (53, 255)
HLE4812	Fields and Enclosed Land	FIE	Re-organised Piecemeal Enclosure	11	Probable	16976	3	Pen (2, 2, 255) Brush (53, 255)
HLE4816	Fields and Enclosed Land	FIE	Very Large Post-War Fields	18	Certain	4549	3	Pen (2, 2, 255) Brush (53, 255)
HLE4817	Fields and Enclosed Land	FIE	Piecemeal Enclosure	10	Certain	4146	3	Pen (2, 2, 255) Brush (53, 255)
HLE4818	Orchards and Allotments	ORC	Post War Allotments	22	Certain	4143	3	Pen (2, 2, 255) Brush (53, 255)
HLE4819	Ornamental, Parkland and Recreational	OPR	Cemeteries	58	Certain	4144	3	Pen (2, 2, 255) Brush (53, 255)
HLE5152	Fields and Enclosed Land	FIE	Planned Enclosure	13	Certain	17923	6	Pen (2, 2, 255) Brush (53, 255)

HLCUID	BroadTypeD	BroadTypeC	HLTypeDes	HLTypeCod	Confidence	MI_PRINX	xgGeometry	MI_STYLE
HLE5157	Industrial	IND	Post-1880s Industrial Complex	34	Certain	4429	3	Pen (2, 2, 255) Brush (53, 255)
HLE5162	Fields and Enclosed Land	FIE	Piecemeal Enclosure	10	Certain	4432	3	Pen (2, 2, 255) Brush (53, 255)
HLE5164	Fields and Enclosed Land	FIE	Planned Enclosure	13	Certain	17905	3	Pen (2, 2, 255) Brush (53, 255)
HLE5175	Fields and Enclosed Land	FIE	Very Large Post-War Fields	18	Certain	4443	3	Pen (2, 2, 255) Brush (53, 255)
HLE5176	Fields and Enclosed Land	FIE	Piecemeal Enclosure	10	Certain	4444	6	Pen (2, 2, 255) Brush (53, 255)
HLE5294	Fields and Enclosed Land	FIE	Very Large Post-War Fields	18	Certain	4537	3	Pen (2, 2, 255) Brush (53, 255)
HLE5297	Fields and Enclosed Land	FIE	Planned Enclosure	13	Certain	5691	3	Pen (2, 2, 255) Brush (53, 255)
HLE5298	Woodland	WDL	Other Plantation	33	Certain	4538	3	Pen (2, 2, 255) Brush (53, 255)
HLE5305	Fields and Enclosed Land	FIE	Other Large Rectilinear Fields	16	Certain	4561	6	Pen (2, 2, 255) Brush (53, 255)
HLE5306	Woodland	WDL	Other Plantation	33	Certain	4542	3	Pen (2, 2, 255) Brush (53, 255)
HLE5307	Ornamental, Parkland and Recreational	OPR	Sports Fields	56	Certain	4543	3	Pen (2, 2, 255) Brush (53, 255)
HLE5308	Civic and Commercial	CAM	Educational	67	Certain	4544	3	Pen (2, 2, 255) Brush (53, 255)
HLE5309	Settlement	SET	Post 1970s Residential Development	118	Certain	4545	3	Pen (2, 2, 255) Brush (53, 255)
HLE5310	Settlement	SET	Settlement Pre-1970s Semi Detached	88	Certain	4546	3	Pen (2, 2, 255) Brush (53, 255)
HLE5311	Settlement	SET	Post 1970s Residential Development	118	Certain	4547	3	Pen (2, 2, 255) Brush (53, 255)
HLE5312	Settlement	SET	Settlement Pre-1970s Semi Detached	88	Certain	4548	3	Pen (2, 2, 255) Brush (53, 255)
HLE5313	Settlement	SET	Historic Settlement Core	59	Certain	4550	3	Pen (2, 2, 255) Brush (53, 255)
HLE5314	Ornamental, Parkland and Recreational	OPR	Sports Fields	56	Certain	4551	3	Pen (2, 2, 255) Brush (53, 255)
HLE5315	Civic and Commercial	CAM	Educational	67	Certain	4552	3	Pen (2, 2, 255) Brush (53, 255)
HLE5316	Ornamental, Parkland and Recreational	OPR	Sports Fields	56	Certain	16454	3	Pen (2, 2, 255) Brush (53, 255)
HLE5317	Settlement	SET	Post 1970s Residential Development	118	Certain	4553	3	Pen (2, 2, 255) Brush (53, 255)
HLE5318	Settlement	SET	Post 1970s Residential Development	118	Certain	4554	3	Pen (2, 2, 255) Brush (53, 255)
HLE5319	Settlement	SET	Settlement 2nd-3rd ed Semi Detached	81	Certain	4555	3	Pen (2, 2, 255) Brush (53, 255)
HLE5320	Settlement	SET	Settlement Pre-1970s Detached	89	Certain	4558	3	Pen (2, 2, 255) Brush (53, 255)
HLE5321	Transportation	TRA	Train Stations/Sidings/Cuttings	71	Certain	4557	3	Pen (2, 2, 255) Brush (53, 255)
HLE5322	Settlement	SET	Settlement Pre-1970s Detached	89	Certain	4559	3	Pen (2, 2, 255) Brush (53, 255)
HLE5325	Fields and Enclosed Land	FIE	Piecemeal Enclosure	10	Certain	4570	3	Pen (2, 2, 255) Brush (53, 255)
HLE5326	Fields and Enclosed Land	FIE	Small Assarts	6	Possible	4563	3	Pen (2, 2, 255) Brush (53, 255)
HLE5327	Woodland	WDL	Other Woods with Sinuous Boundaries	29	Certain	4564	3	Pen (2, 2, 255) Brush (53, 255)
HLE5328	Woodland	WDL	Other Woods with Sinuous Boundaries	29	Certain	4565	3	Pen (2, 2, 255) Brush (53, 255)
HLE5329	Industrial	IND	Post-1880s Industrial Complex	34	Certain	4566	3	Pen (2, 2, 255) Brush (53, 255)
HLE5330	Fields and Enclosed Land	FIE	Other Small Rectilinear Fields	15	Certain	4567	6	Pen (2, 2, 255) Brush (53, 255)
HLE5331	Settlement	SET	Settlement Pre-1970s Detached	89	Certain	4568	3	Pen (2, 2, 255) Brush (53, 255)
HLE5332	Settlement	SET	Post 1970s Residential Development	118	Certain	4569	3	Pen (2, 2, 255) Brush (53, 255)
HLE5333	Settlement	SET	Post 1970s Residential Development	118	Certain	4571	3	Pen (2, 2, 255) Brush (53, 255)
HLE5334	Fields and Enclosed Land	FIE	Other Small Rectilinear Fields	15	Certain	4572	3	Pen (2, 2, 255) Brush (53, 255)

10 APPENDIX 2 – PLANNING FRAMEWORK

10.1 NATIONAL PLANNING POLICY FRAMEWORK

- 10.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2021 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF (Glossary) as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a 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.”

- 10.1.2 Historic England advocates in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Revised December 2017) that a stepped approach should be taken to the assessment of impacts on setting and significance. This guidance, which was originally issued by English Heritage in 2011, is generally known as GPA3. It should be noted that the advice states in paragraph 1 that it does not constitute a prescriptive methodology.
- 10.1.3 The most recent authority relating to the concept of the setting of heritage assets is to be found in the case known as *Catesby Estates*¹¹, which in essence confirms that the setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it.
- 10.1.4 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.
- 10.1.5 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described in paragraphs 199 to 202 of that document. Paragraph 199 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

¹¹ *Catesby Estates Limited v Steer* [2018] EWCA Civ. 1697.

10.1.6 Paragraph 200 of the NPPF then states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

10.1.7 Paragraph 201 of the NPPF then goes on to describe the balancing exercise in cases where there is less than substantial harm as follows:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

10.1.8 Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

10.1.9 Footnote 68 of the NPPF, which is attached to paragraph 200, states that “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that “Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”, and paragraph 041 which in full reads as follows:

“What are non-designated heritage assets of archaeological interest and how important are they?”

10.1.10 The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

10.1.11 (1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote

63). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

10.1.12 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.

10.1.13 (2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion, the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

10.1.14 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

10.1.15 Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.

10.1.16 Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

10.1.17 Paragraphs 206 and 207 of the NPPF advise on development affecting conservation areas and World Heritage Sites.

10.2 LEGISLATION

10.2.1 Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the

designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.

- 10.2.2 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building¹². For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm¹³. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.
- 10.2.3 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of those objectives¹⁴. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm¹⁵. There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption can be overcome in certain circumstances.
- 10.2.4 The decision maker is required by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building¹⁶. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm¹⁷. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances. In this instance, Heritage Setting is covered by a separate document and is not commented upon further here.

¹² Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

¹³ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

¹⁴ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

¹⁵ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

¹⁶ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

¹⁷ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

11 APPENDIX 3 - HEDGEROW REGULATIONS 1997

11.1 THE HEDGEROWS REGULATIONS

- 11.1.1 Are intended to protect important countryside hedges from destruction or damage. The Regulations define what a hedgerow is in terms of the regulations and set out the criteria for determining what an 'important' hedgerow is. The existence of hedgerows can be important in archaeological terms, as they can be an indicator of ancient land use patterns and systems of tenure. In planning terms an early awareness of their existence can help to guide ways of integrating ecologically and archaeologically landscape elements into a masterplan.

Hedgerow Regulations¹⁸

The regulations define a hedgerow as being;

'any hedgerow growing in, or adjacent to, any common land, protected land, or land used for agriculture, forestry or the breeding or keeping of horses, ponies or donkeys, if—

it has a continuous length of, or exceeding, 20 metres; or

it has a continuous length of less than 20 metres and, at each end, meets (whether by intersection or junction) another hedgerow'.

In terms of the criteria for determining what an 'important' hedgerow is, for the purposes of this assessment these will be limited to those criteria within the Regulations which define a hedgerow which is considered 'important' in terms of archaeology and history. These are as follows:

'1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.

2. The hedgerow incorporates an archaeological feature which is—

included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or

recorded at the relevant date in a Sites and Monuments Record.

3. The hedgerow—

is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and is associated with any monument or feature on that site.

¹⁸ <http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>

4. *The hedgerow—*

marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or

is visibly related to any building or other feature of such an estate or manor.

5. *The hedgerow—*

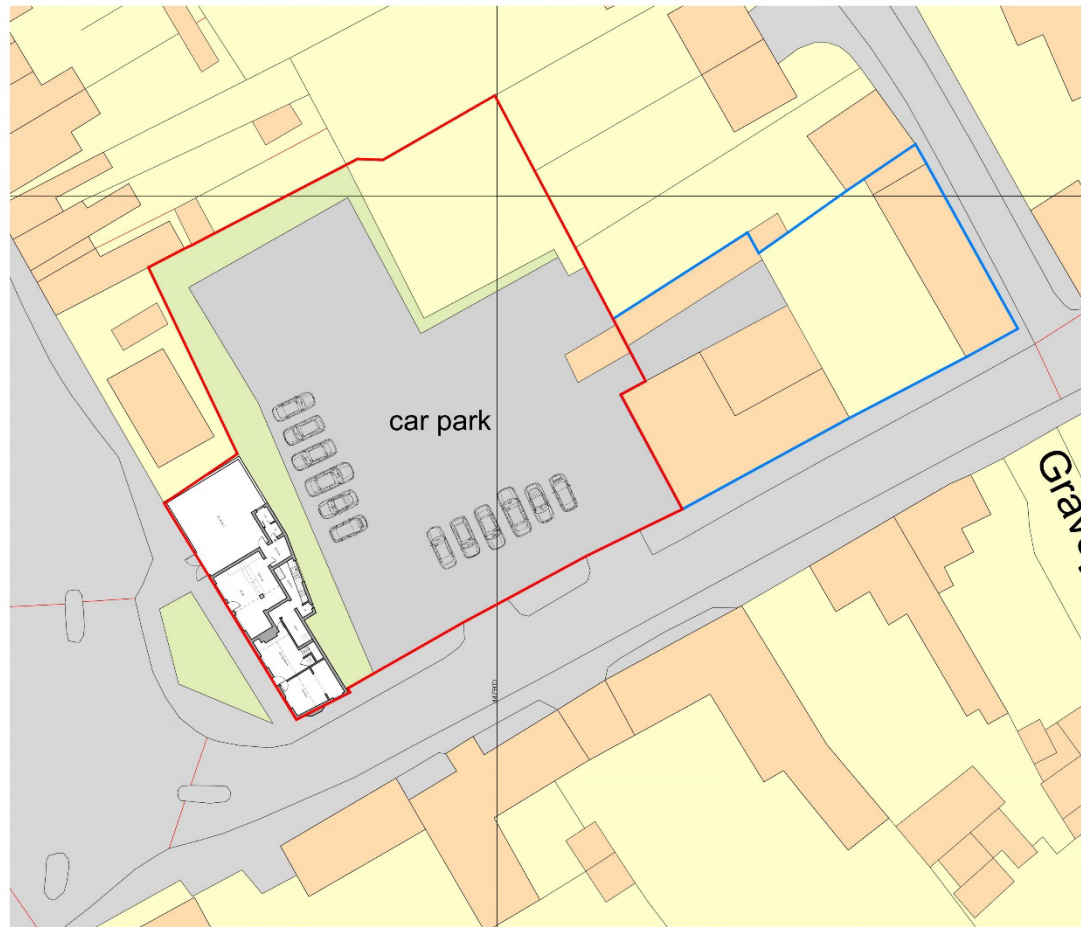
is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or

is part of, or visibly related to, any building or other feature associated with such a system, and that system—

is substantially complete; or

is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic.'

12 APPENDIX 4 – EXISTING (PLANS AND ELEVATIONS)



Existing Site Plan

1:200

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Notes:

Revision Log	Rev	Description	By	Date
1	1	Corporate Architecture Limited	10/04/22	

Project:
Proposed Mixed Use Development -
Co-operative Store & Residential Accommodation
High Street,
Dorchester,
Dorset DT1 1JF

Client:
Everards Brewery c/o APB

Scale:
1:200

Drawn by:	Checked:	Date:	Paper Size:
CES	MVFA	10/04/22	A1

Drawing Title:
Existing Site Plan

Drawing Status:
PLANNING ISSUE

Drawing Number	Revision Number
5166/JP/21/002	P1


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ISO 9001 RIBA

13 APPENDIX 5 – PROPOSED (PLANS AND ELEVATIONS)



Proposed Site Plan

1:200

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Notes:

Revision Log:	By:	Description:	Date:
01	Overalls boundary and landscaping	08	15.04.19

Project:
Proposed Mixed Use Development -
Co-operative Store & Residential Accommodation
High Street,
Devonport
Lancaster LA9 7JP

Client:
Everards Brewery c/o APB

Scale:	Drawn by:	Checked:	Date:	Paper Size:
1:200	CES	MVFA	Feb '22	A1

Drawing Title:
Proposed Site Plan

Drawing Status:
PLANNING ISSUE

Drawing Number:	Revision Number:
5166/JP/21/005	P2



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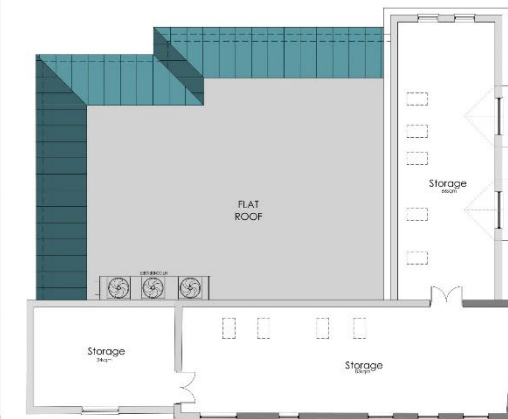


Proposed Ground Floor (in Context)

1:100



Proposed Roof Plan



Proposed First Floor

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Notes:

ACCOMMODATION SCHEDULE
 Rate: 276v / 2970sqm
 Bed of house: 116v / 1250sqm
 Bed house average: 176v / 1860sqm

Revision Log:

Rev	Description	By	Date
1	Issued for planning	AB	21/10/23

Project:
 Proposed Mixed Use Development -
 Cooperative Store & Residential Accommodation
 High Street,
 Darnley,
 Leicestershire LE19 7JP

Client:
 Everards Brewery c/o APB

Scale:
 1:100

Drawn by:	Checked:	Date:	Paper Size:
CES	MVFA	Feb '22	A1

Drawing Title:
 Proposed Floor Plans

Drawing Status:
 PLANNING ISSUE

Drawing Number:	Revision Number:
S166/JP/21/006	P2

Corporate Architecture Limited
 CHARTERED ARCHITECTS

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 Fax: 01533 487474

MEMBER OF THE ASSOCIATION OF ARCHITECTS

MEMBER OF THE ASSOCIATION OF ARCHITECTS



South West Elevation

1:100



South East Elevation



North East Elevation



North West Elevation

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North point

Players

ECV

- ① Stone
- ② Brick (French Bonding)
- ③ Brick (Recessed Detail)
- ④ Brick (Architectural Detail)
- ⑤ Brick (Bonding Detail)
- ⑥ Brick (Diamond Pattern Detail)
- ⑦ Timber Siding Barn Door
- ⑧ Timber Unit
- ⑨ Timber Door
- ⑩ Stoughton Barn Fire
- ⑪ Stoughton as per Paving

Revision Log:

P2	Abstract presentation (abstract)	OR	02.07.2019
P1	Planning team	OR	21.06.2019

Proposed Mixed Use Development -
Co-operative Store & Residential Accommodation

Leicester, LE7 7JF



Drawn by: CES	Checked: MVFA	Date: Aug '22	Paper Size: A1
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Drawing Title: Proposed Elevations

Drawing Status: PLANNING ISSUE

Drawing Number:	Revision Number:
5166/JP/21/007	P2



**CORPORATE ARCHITECTURE LIMITED
CHARTERED ARCHITECTS**

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office@topsolidarchitecture.co.uk
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RIBA 40

14 APPENDIX 6 – HISTORIC MAPS

Site Details:

Client Ref: CMAPS-BW1-1102804-1297430-57218-100523
Report Ref: CMAPS-BW1-1102804-1297430-57218-100523HI
Grid Ref: 447893, 303375

Map Name: County Series

Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1885
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1885
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Client Ref: CMAPS-BW1-1102804-1297430-57218-100523
Report Ref: CMAPS-BW1-1102804-1297430-57218-100523HI
Grid Ref: 447893, 303375

Map Name: County Series

Map date: 1886

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1886
Edition N/A
Copyright N/A
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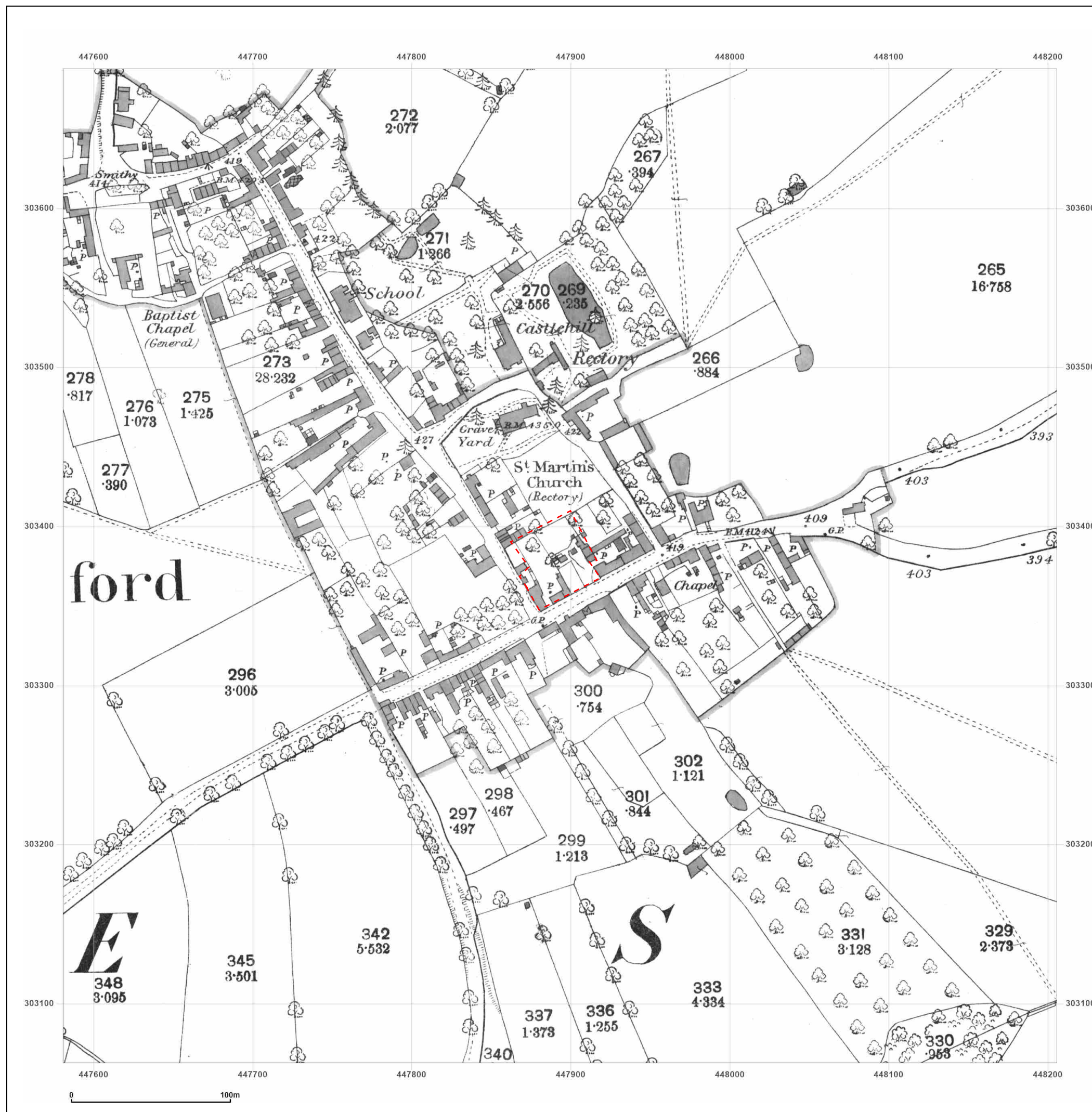


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Production date: 10 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Client Ref: CMAPS-BW1-1102804-1297430-57218-100523
Report Ref: CMAPS-BW1-1102804-1297430-57218-100523HI
Grid Ref: 447893, 303375

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1903
 Revised 1903
 Edition N/A
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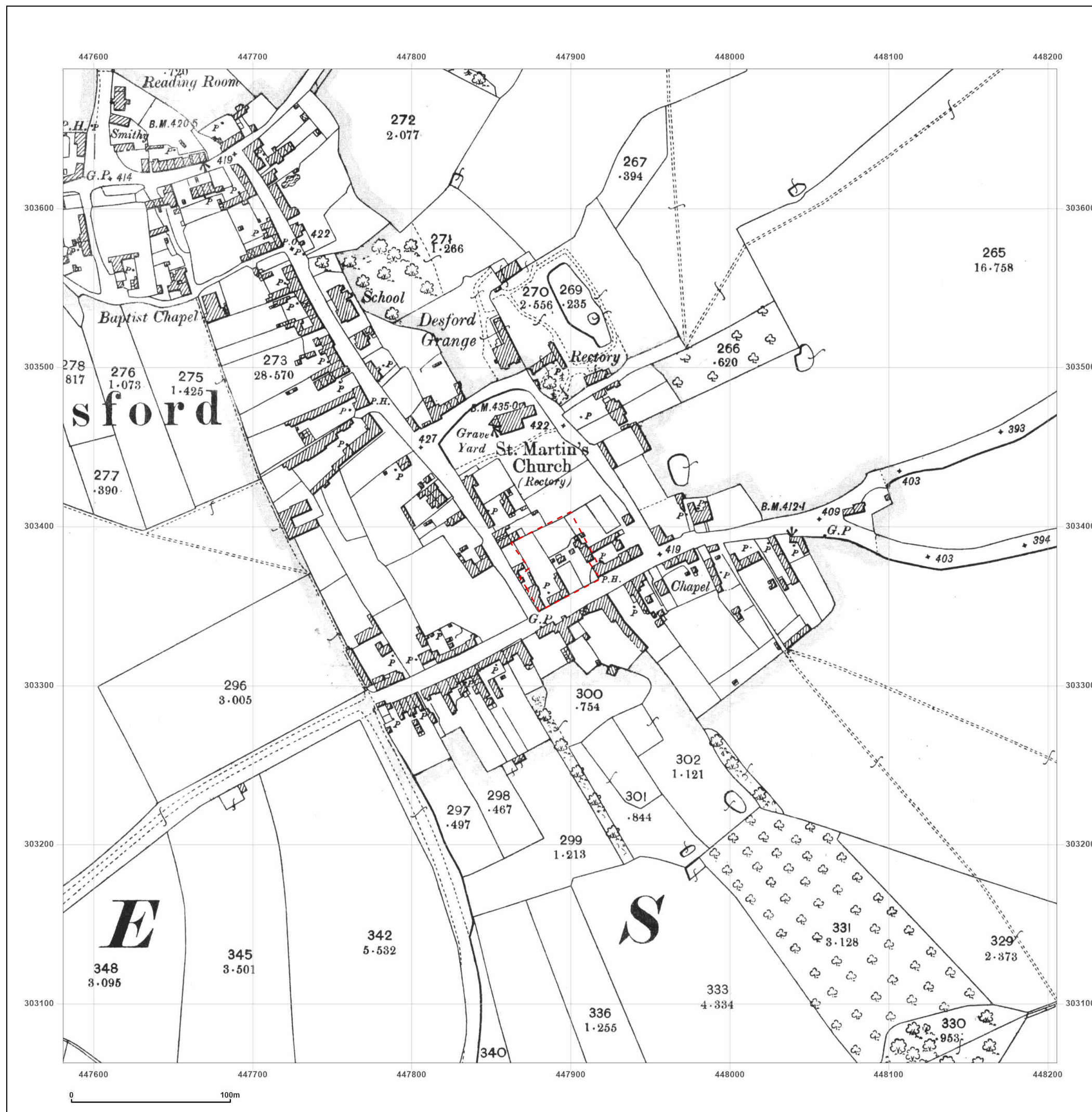


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Site Details:

Client Ref: CMAPS-BW1-1102804-1297430-57218-100523
Report Ref: CMAPS-BW1-1102804-1297430-57218-100523HI
Grid Ref: 447893, 303375

Map Name: County Series

Map date: 1914-1919

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
 Revised 1919
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1886
 Revised 1914
 Edition N/A
 Copyright N/A
 Levelled N/A



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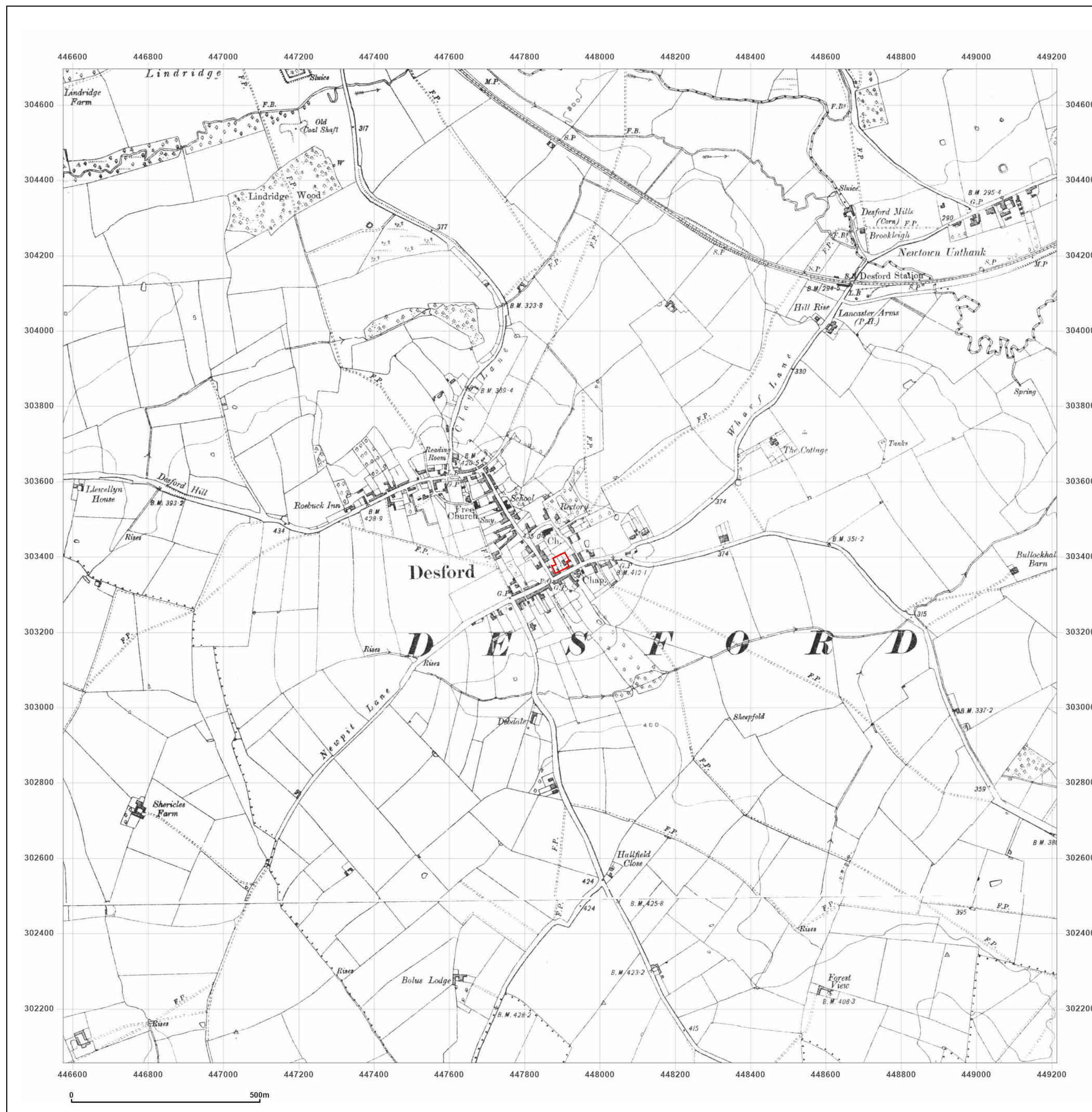


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Site Details:

Client Ref: CMAPS-BW1-1102804-1297430-57218-100523
Report Ref: CMAPS-BW1-1102804-1297430-57218-100523HI
Grid Ref: 447893, 303375

Map Name: County Series

Map date: 1916

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1916
 Revised 1916
 Edition N/A
 Copyright N/A
 Levelled N/A



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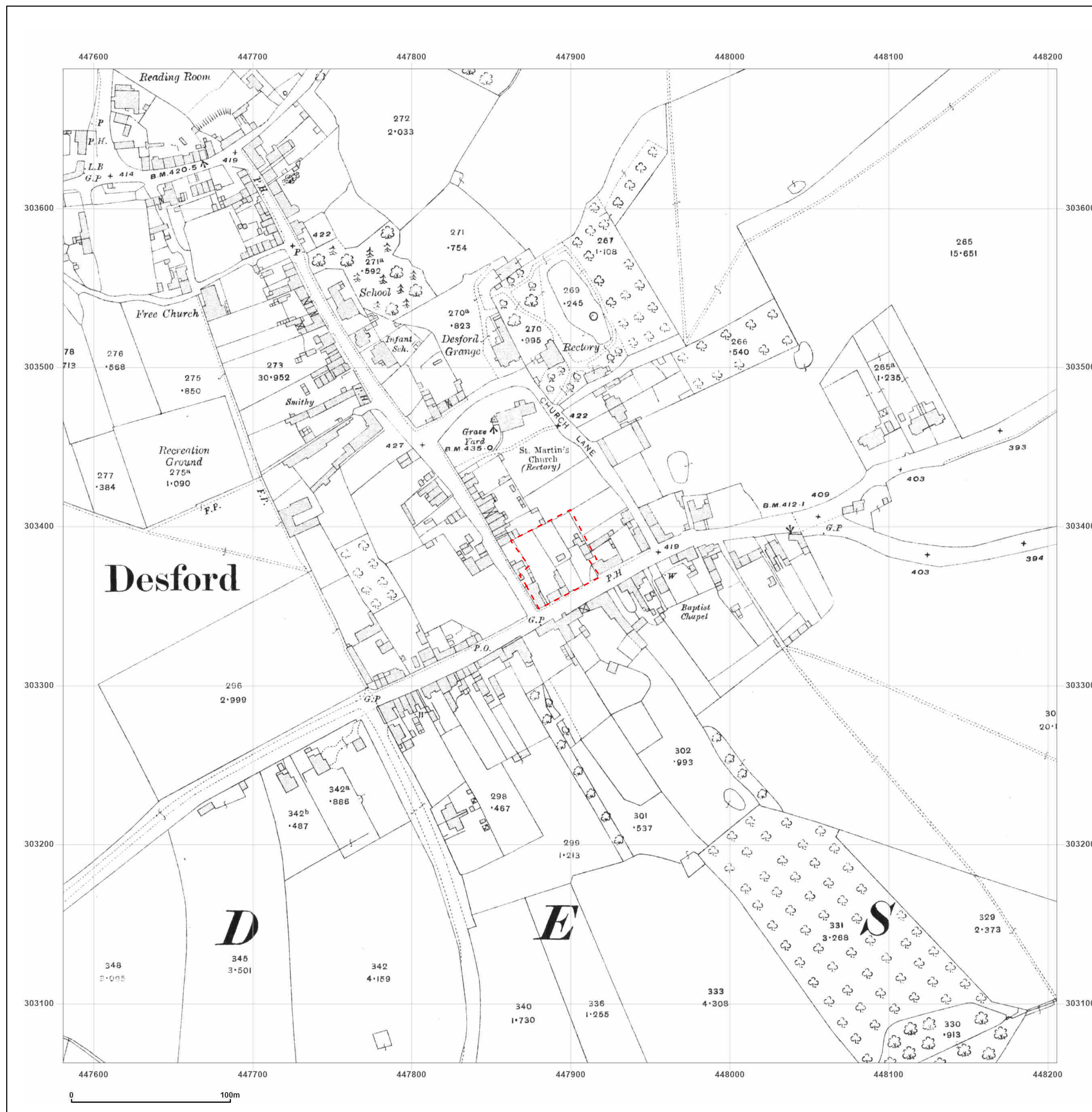


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Site Details:

Client Ref: CMAPS-BW1-1102804-1297430-57218-100523
Report Ref: CMAPS-BW1-1102804-1297430-57218-100523HI
Grid Ref: 447893, 303375

Map Name: County Series

Map date: 1930

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1930
 Revised 1930
 Edition N/A
 Copyright N/A
 Levelled N/A



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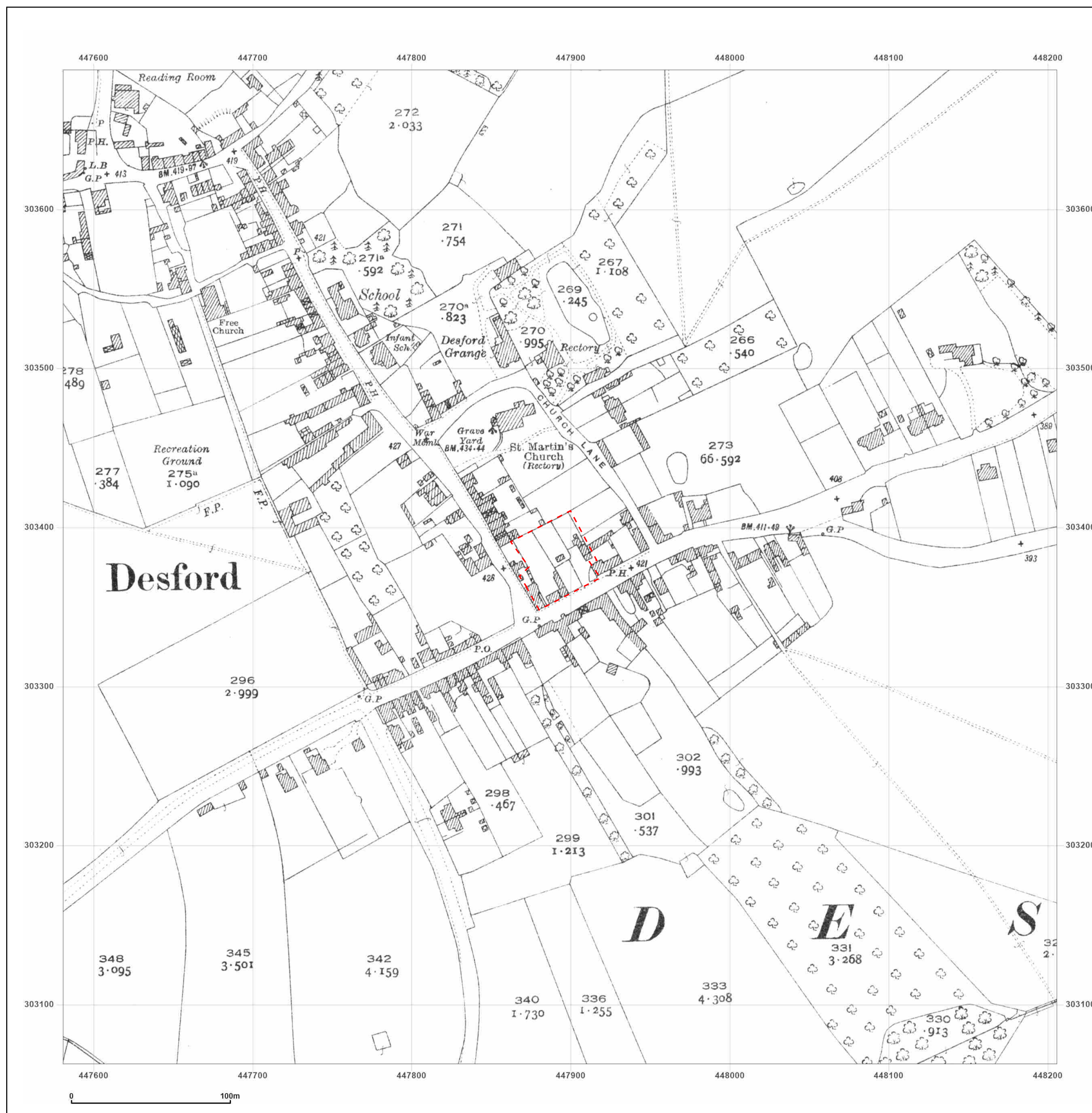


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Site Details:

Client Ref: CMAPS-BW1-1102804-1297430-57218-100523
Report Ref: CMAPS-BW1-1102804-1297430-57218-100523HI
Grid Ref: 447893, 303375

Map Name: County Series

Map date: 1931

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1931
Edition N/A
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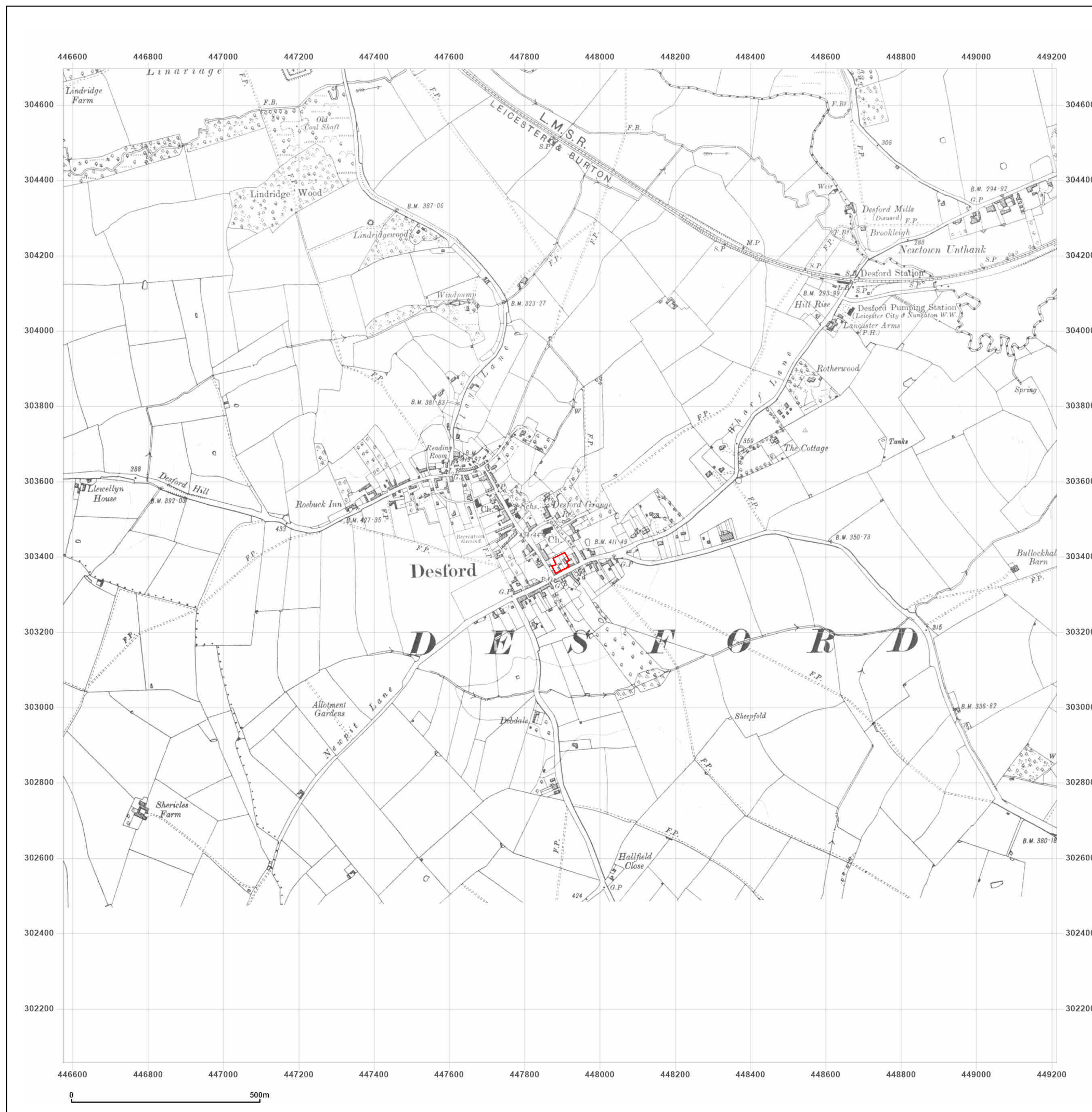


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Site Details:

Client Ref: CMAPS-BW1-1102804-1297430-57218-100523
Report Ref: CMAPS-BW1-1102804-1297430-57218-100523HI
Grid Ref: 447893, 303375

Map Name: Provisional

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1950
Revised 1950
Edition N/A
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