

Level 2 Historic Building Record

The Old Rectory, Rectory Lane, Market Bosworth, Leicestershire



January 2024

Client	The Witherslack Group	
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Summary

The Old Rectory, Market Bosworth, is a grade II listed building that was purpose built as a rectory in 1849. It had close links to the Dixie family, baronets of Market Bosworth.

Planning permission has been granted for the change of use of the Old Rectory from a dwelling to a Specialist Education Needs (SEN) School (Planning reference: 23/00667/FUL). The development includes the erection of two single story classrooms, a Multi-Use Gaming Area (MUGA) and a revised parking layout with electric charging points, widening of access, replacement perimeter fencing, external landscaping, works to trees and other works.

Heritage Archaeology Ltd was appointed by The Witherslack Group to provide a Level 2 Historic Building Record for the Old Rectory prior to any works being undertaken on the site in line with condition 3 of the planning permission.

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1 Introduction

- 1.1. Heritage Archaeology Ltd was appointed by The Witherslack Group to provide a Level 2 Historic Building Recording for the Old Rectory, Market Bosworth, Leicestershire. The work was undertaken to provide a record and advance understanding of the building prior to any development taking place on the site.
- 1.2. Planning permission has been granted for the change of use of the Old Rectory, from a dwellinghouse to a Specialist Education Needs (SEN) School (Planning reference: 23/00667/FUL). The development includes minor alterations to the building, the erection of two single story classrooms, a Multi-Use Gaming Area (MUGA) and a revised parking layout with electric charging points, widening of access, replacement perimeter fencing, external landscaping, works to trees and other works. The following condition has been applied to the planning permission,

“No demolition/development shall take place/commence until a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the Local Planning Authority in writing. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

 - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
 - The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- 1.3. Leicestershire County Council’s (LCC) Senior Planning Archaeologist (Heritage) was consulted on the application. The officer advised that the following work be secured as a condition of any forthcoming planning consent:
- 1.4. A Level 2 historic building survey in line with the guidance set out in Section 5.2 of *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016), to include in particular the details contained within the structure to include, the door and window openings, blocked apertures, any indications of building phasing and roof details, trusses, purlins and the relationship to the wall plate, all to be scaled
- 1.5. This report provides the results of the Level 2 Historic Building Record.

Site location

- 1.6. The site is situated in Market Bosworth, to the southeast of the main town. It is located at The Old Rectory, Rectory Lane, Market Bosworth, Leicestershire, CV13 0LS (national grid reference SK40740295).

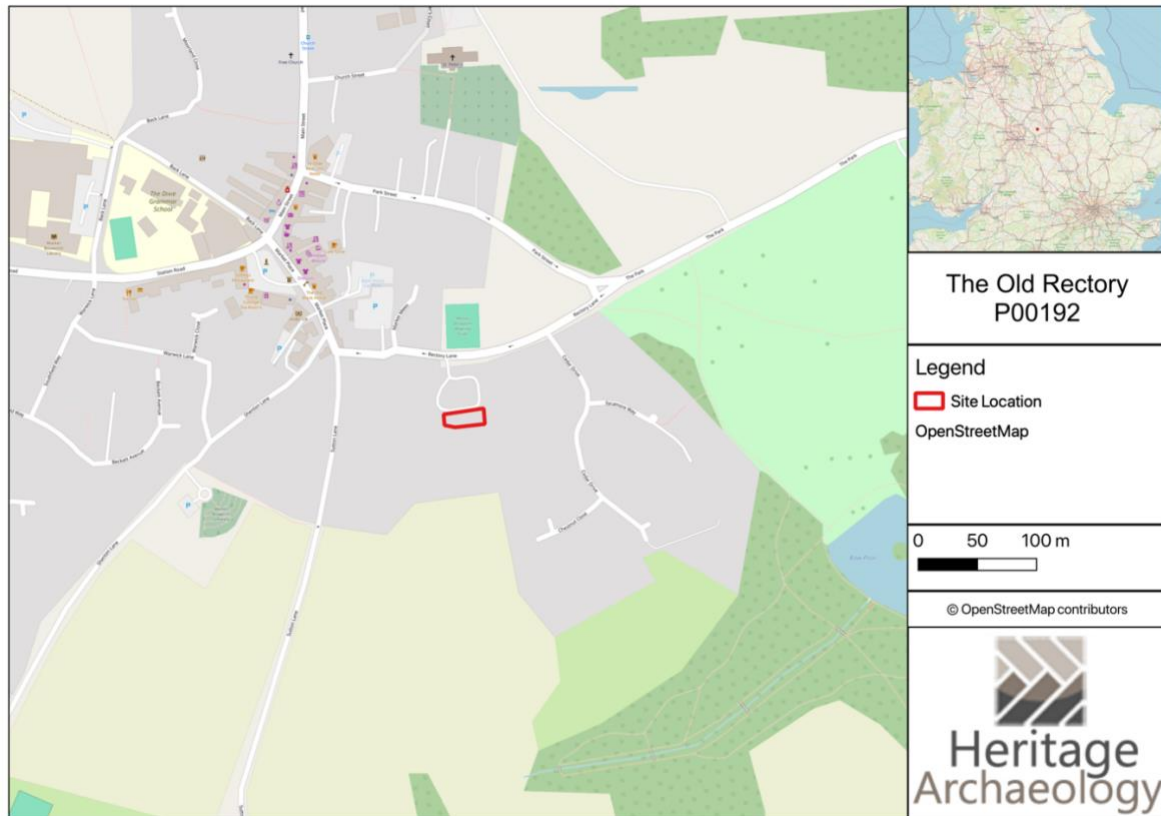


Figure 1: Site location

Planning context

The National Planning Policy Framework (NPPF), December 2023

- 1.7. The National Planning Policy Framework December 2023 (NPPF) sets out the Government's planning policies for England and how should be applied. The NPPF includes three overarching objectives for the planning system (section 2, paragraph 8), including "*c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment...*".
- 1.8. Paragraph 211 states that "*local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*". The condition attached to planning consent, and this subsequent historic building record, align with this policy provision of the NPPF.

Best practice and guidance

1.9. The following guidance documents have been referenced in preparing this report;

- Historic England, 2016, Understanding Historic Buildings: A guide to good recording practice
- Chartered Institute for Archaeologists, 2020, Standard and Guidance for the archaeological investigation and recording of standing buildings or structures; and
- Historic Environment Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, Historic England, 2015.

2 Method of assessment

Building recording

The Level 2 Historic Building Record was undertaken in line with a Written Scheme of Investigation produced by Heritage Archaeology in December 2023 (Appendix 1). The programme of work specifically aims to make a record of the historic building on site prior to its conversion. This approach is consistent with paragraph 199 of the National Planning Policy Framework.

- 2.1. The Level 2 Historic Building Record was undertaken in accordance with guidance in the Historic England document Understanding Historic Buildings: A Guide to Good Recording Practice and the CIfA guidance for the investigation and recording of standing structures.
- 2.2. The site survey was carried out in January 2024, using a 16mp digital camera and involved a photographic survey of the exterior and interior of the structure. Elements of architectural or historic interest were photographed in detail. A selection of photographs has been reproduced in this report to illustrate the text. A full photographic archive has been produced, which is presented as Appendices 4). Each photograph is numbered and described in a photo register and all images are included. The locations of the images are noted on photo location plans. The floor plans and elevations that form part of this record have been produced by the client at a scale of 1:100 at A1. Copies of the plans and elevations have been appended to this report as a separate document (Appendix 3).

Date of record

- 2.3. The record was made on the 30th of January 2024.

Accession number

- 2.4. An accession number has been obtained for the historic building record from Leicestershire County Council's Museum Services. The accession number is **X.A11.2024**

3 Archaeological and historic context

- 3.1. Market Bosworth is at a height of approximately 125m above Ordnance Datum, on relatively high land forming a ridge above the valleys of the River Sence to the west and River Soar to the east. Its location above the river valleys appears to have been attractive to settlement from the prehistoric period, with Bronze Age and Iron Age finds reported from the area. A Roman villa was found to the north west of Bosworth Hall in the 1960s.
- 3.2. The place name 'Bosworth' is first recorded in the Domesday Survey (1086). The entry is split over two holdings, with part held by Count of Meulan and part by Hugh de Grandmesnil. The first entry notes that 'Saxi held it' indicating that there was a settlement present prior to the Norman conquest. The second entry notes a priest and deacon among the recorded inhabitants, indicating that the church at Market Bosworth was an early foundation. The name means 'enclosure of a man called Bosa', further demonstrating that this was the site of an early medieval settlement.
- 3.3. A Market Charter was granted to Bosworth by Edward I (a date of 1285 is cited in the CAA). The market place is still at the centre of the town, and Market Place, Park Street, Main Street and Church Street represent the core of the medieval settlement. The parish Church of St Peter includes 14th century architecture and is one of the only surviving medieval buildings in the town. Archaeological work in the town (Transactions of the Leicestershire Archaeological and Historical Society, Volume 92, 2018, pages 268-270) as part of community test pit excavations identified archaeological material from the Bronze Age to present, but significantly Anglo-Saxon pottery was found near to the Roman villa site suggesting that the original early medieval settlement was originally to the north of the medieval town. The current town appears to have developed from the 10th century with the earliest activity concentrated along Park Street south of the church and north of the Market Place. By the 12th century the town was well established with activity spreading along the southern side of Park Street, then by the 13th century also along Main Street. However by the 15th century this appears to have contracted back to the Market Place. The 14th century was a period of population decline following years of poor agricultural production and plague. The archaeological evidence indicated that by the end of the 16th century the town had re-established itself again in the area occupied during the 13th century. The affix 'Market' is used from the 16th century, primarily to distinguish Market Bosworth from Husbands Bosworth (a predominantly agricultural settlement) in the south of the county.
- 3.4. The Conservation Area Appraisal (CAA) notes that the manor was held by the Harcourts of Stanton and Bosworth during the medieval period. The development of Market Bosworth is closely associated with Bosworth Hall, and the estate at Bosworth is documented as part of the holdings of the Harcourts from the early 13th century. Two medieval parks are believed to have been present in Market Bosworth during the medieval period, Old Park and Southwood Park. It is possible that these related to the two original holdings in Domesday and were united when the Harcourts acquired the estate. Southwood Park is documented in 1232 and 1293 and is probably the site of Bosworth Park, which is marked as a Deer Park on historic mapping. The

Bosworth estate was purchased by Sir Wolstan Dixie in 1585. The Dixie family resided at Bosworth Hall with the present hall having been built for them in the late 17th century.

- 3.5. The Battle of Bosworth was fought on land to the south of the town in 1485. The registered battlefield includes the site of the battle, where Richard III was killed ending the Wars of the Roses. Speed's Map of Leicestershire, 1627, shows Market Bosworth as a compact, nucleated settlement around its marketplace, with 'King Richards Field' to the south. The market and cattle market were important aspects of the town's economy during the medieval and post medieval periods. During the later 18th and 19th centuries, as with many towns throughout Leicestershire, Market Bosworth also had a thriving framework knitting industry.
- 3.6. Records suggest that the Market Bosworth Grammar School, now the Dixie Grammar School on the market square in Market Bosworth, dates from the early 14th century, but it was re-founded by Sir Wolstan Dixie in 1601 and the main building of the current school dates to 1828. The Reverend Small (the Rector of Market Bosworth during the second half of the 19th century and original occupier of The Old Rectory) was also a trustee of the school.

The Old Rectory

- 3.7. The Tithe Map for the parish of Market Bosworth (1848) shows the site of the Old Rectory as a plot of undeveloped land between the town to the west and Bosworth Park to the east. Sutton Lane, leading from Market Place is shown as developed (with houses, cakehouse, chandlers shop, carpenters shops, malt office, outbuildings and gardens, owned by Lady Noel Byron). Rectory Lane had no properties at that time. The site of the Old Rectory was in 1848 owned by the Rector of Market Bosworth (it is noted as Glebe land), with the occupier listed as William Beck and Joseph Argyle (in hand). The site is recorded as pasture and 'The Old Bowling Green'. The Rector at Market Bosworth was Beaumont Dixie in 1842, succeeded by Nathaniel Small in 1847. Nathaniel Small is still recorded as the Rector of Market Bosworth in the 1881 census, by then he was 76 and living with his wife Bridget and a number of servants. The land adjacent to the site of The Old Rectory is recorded on the Tithe Map as The Park, owned and occupied by Sir WW Dixie Baronet. Sir WW Dixie is recorded in the Topographic Dictionary of England written in 1848 as the patron of the living at Market Bosworth. There were clearly close links between the Dixie family and the church at Market Bosworth, and early Ordnance Survey maps show the Old Rectory as connected by paths to Bosworth Park.
- 3.8. An undated map of Church Street held by the Market Bosworth Society records the previous Rectory House on land immediately to the south of the church, although the depiction is not of a building and indicates that it was a ruin at the time the map was drawn. The site is plot 161 on the Tithe Map, recorded in the Tithe apportionment as 'site of Old Rectory', it was owned by Sir WW Dixie.



Figure 2: Ordnance Survey, 1885, 1:2,500

- 3.9. An historical account held by the previous owners of The Old Rectory notes that the original rectory was built in 1534 and renovated in 1690. That building was demolished in 1845-49 and some of the building materials reused in the current property. From 1851, the census records the address of Reverend Small as Rectory House, Market Bosworth.
- 3.10. The Old Rectory dates then to 1849, having been built by the Reverend Nathaniel Pomfret Small M.A. (Rector from 1847 until his death at 79 in 1885). Nathaniel Pomfret Small's parents were Henry Alexander Small and Dorothy Dixie, and he was a close relation to the Dixies of Bosworth Hall.
- 3.11. Many existing rectories were rebuilt around the 1840s under the influence of the Oxford Movement, which (among other ideas) placed emphasis on the dignity of worship and of the clergy. The new rectories were typically close to the church but where there was the opportunity the new house would typically be a generous detached house set in pleasure grounds with a coach house, stables and gardens, as at Market Bosworth.
- 3.12. The building is shown on historic mapping as being formed of three bays, with the service bay in the west end of the building. The arrangement of the chimneys indicates that the building may originally have had two bays, with the third (service bay) added after the original construction. However, a sales brochure from 1985 notes that "the house was originally constructed as one dwelling in two parts, the principal part being the Rectory house and the second part being the adjoining servants' quarters".
- 3.13. There have been significant alterations and extensions to the building, after 1990, comprising the demolition of part of the service bay and attached outbuildings, and construction of a two-

storey extension with swimming pool, as well as internal alterations to the layout at first and ground floor levels. An invoice of works for repairs to the building dates from 1891, the work included plastering and work to the hearths and drains. A receipt dated 1965 is held in the parish records and records the replacement of fireplaces in the house. Sales particulars from 1985 and 1990 show the house prior to listing and before any of the renovations or extensions completed by the current owners. The building was owned by David Wilson Homes Ltd between 1985 and 1990 and purchased in a derelict state by the current owners in 1990.



Figure 3: GoogleEarth aerial image, 1999



Figure 4: Image of rear of house from sales brochure, 1985

4 Description of the building

- 4.1. This section contains images to illustrate the text. The images are referred to by the photograph number (the order in which they appear in the full photographic archive), which is written here after the figure number. The full photographic archive, a record of the photo numbers and locations, a description of each image and photo location plans are appended to this report. The report should be reviewed in conjunction with the full photographic archive.

The wider site and boundaries

- 4.2. The rear garden has a terrace, shown on historic mapping but altered between 1885 and 1901. To the front the carriage turn is modified but still extant (the main entrance was moved, presumably coinciding with the sale of part of The Park and development of Cedar Drive). The entrance onto Rectory Lane has modern brick gates and gate piers. The balustrade wall and stairs from the terrace to lawn to the south of the house are modern. There are mature trees in the gardens which are subject to a separate arboriculture assessment. Although separated from the house, the adjacent stables are considered curtilage listed structures to The Old Rectory.

Materials and plan form

- 4.3. The structure is of red brick construction, with stone dressings and slate roof with stone coped gables and brick chimney stacks. Chimneys are both axial and to the gable ends. Windows are timber, as are both front and rear entrances. The building is double depth in plan, with a central entrance hall accessed from the main entrance in the north elevation. The building rises to two storeys and is of six bays with later single storey extension to the west. The house is divided into two wings- that to the east would have historically contained the principal rooms and accommodation for the family, and that to the west contained the service rooms. Most recently, the ground floor has contained the living space (reception rooms, kitchen, cloakroom and utility etc) . The first floor of the former east wing contains the bedrooms, and to the west wing is a self-contained apartment with bedroom, lounge, kitchen and bathroom. The service wing to the west rises to a slightly lower level than the wing to the east. To the west side of the Old Rectory is a swimming pool complex that was added to the site after 1990, replacing the service wing. The layout of the original house was altered to accommodate access to the new pool annex.

The exterior

- 4.4. The north elevation of the old rectory is of red brick with stone dressings to the windows and doorways, coping stones to the gables and quoins to the projecting bays. It is of six bays in a 3:3 arrangement with projecting gabled bay to the centre of each set of three bays. Windows to the ground and first floors of the east wing are timber cross mullion windows with margin glazing bars. The exception is the window to the central projecting bay, which is a three light stone mullion and transom window of a shallow oriel style. To the west (service) wing the windows are similar in style, just slightly smaller cross mullion windows with glazing bars. The main entrance to the projecting gabled bay to the west wing is set back under a four centred stone arch with hoodmould. To the projecting gabled bay to the west wing is a doorway, which

was reconfigured in the 20th century when a window was moved and a new doorway was inserted.



Figure 5: Ph (1). The north elevation



Figure 6: Ph (19). Detail of door to north elevation



Figure 7: Ph (16). West end of the north elevation



Figure 8: Ph (15). The north elevation

- 4.5. To the east, the elevation is of red brick with stone detailing and presents two gabled bays; the bay to the south projects slightly. There are windows to ground and first floor levels to the northern bay, both of which are cross mullion windows with glazing bars. To the southern bay is a brick chimney which terminates at first floor level with three rows of corbelling.



Figure 9: Ph (4). The east elevation



Figure 10: Ph (14). Windows to the east elevation

- 4.6. The south elevation is the rear of the property, overlooking the gardens. This elevation does not mirror the design of the northern elevation but is instead asymmetrical in character. Just to the left of the centre is a projecting, gabled bay which divides the east and west wings. To the west of the projecting bay are two bays of the service wing with two windows to ground and first floor levels. These are mullion transom windows to the ground floor and smaller 2-light sashes above, all have glazing bars. The projecting gabled bay has a shallow bay window to the ground floor containing a 4-light mullion transom window, above this at first floor level is a 3-light window underneath a nowy-headed hoodmould. To the east of this, the entrance bay which is recessed slightly, contains the doorway at ground floor level with blocked fanlight. Above the doorway is an oriel window. To the eastern bay is a 2-storey canted bay window.



Figure 11: Ph (2). South elevation



Figure 12: Ph (8). East end of the south elevation



Figure 13: Ph (5). Bay window to the south elevation



Figure 14: Ph (6). Doorway with
blocked fanlight, south
elevation

The Interior Ground Floor

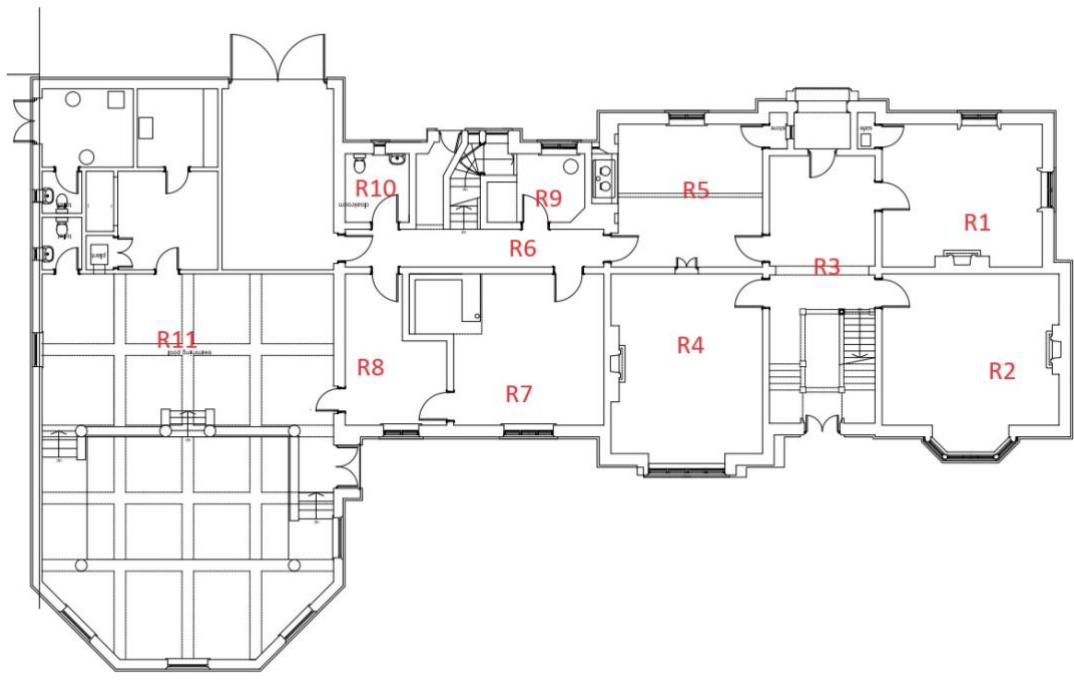


Figure 15: Plan of the ground floor with rooms numbered

Room 1 The Study

- 4.7. Room 1 is situated to the northeast corner of the ground floor. The room is roughly square in plan, accessed via a doorway in the west wall which provides access from the entrance hall. This room was most recently used as a study and would have historically been one of the principal rooms of the house. The room is plastered and painted, with decorative plaster cornice and ceiling rose. The plaster work is thought to be a later addition. The deep timber skirting board and panelled door in timber surround may be original features. The floor is laid with modern carpet. Windows to the north and east walls retain the original timber frames. The fireplace and surround are 20th century additions. To the west wall is a cast iron door to a safe, indicating this may have been a private study or library, as opposed to a room used for entertaining.



Figure 16: Ph (21). Room 1 facing northeast



Figure 17: Ph (23). Room 1 facing west



Figure 18: Ph (24). Fireplace to room 1



Figure 19: Ph (22). Ceiling rose to room 1

Room 2 The Drawing Room

- 4.8. Room 2 is situated to the southeast corner of the ground floor, accessed via a doorway in the west wall that leads to the entrance hall. It was most recently used as the drawing room, and it would have historically been one of the principal reception rooms of the house. The room is plastered and painted, with decorative plasterwork including a dentilated cornice with a swag design below and ceiling rose. The plaster work is thought to be a later addition. The deep timber skirting board and panelled door in timber surround may be original features. The floor is laid with modern carpet. Windows to the south and east walls retain the original timber frames. The fireplace surround and stove are 20th century additions.



Figure 20: Ph (25). Room 2 facing southeast



Figure 21: Ph (26). Window to room 2



Figure 22: Ph (27). Room 2 facing west



Figure 23: Ph (28). Plasterwork to room 2

Room 3 Entrance Hall

- 4.9. Room 3 is the main entrance hall to the centre of the east wing of the house. It is accessed from the main entrance to the north elevation. This forms the central spine of the living accommodation, providing access to the principal rooms of the ground floor and the main stair to the first-floor bedrooms. The walls are decorated with 20th century wallpaper with dado rail. The deep timber skirting board and panelled front door are original features. There is a deep plaster cornice and decorative ceiling rose to the north end of the hallway, which may be later additions, but the moulded plaster arch is an original feature. The floor is the original stone flag floor. The staircase with twisted balusters, panelled newels with ogee finials and pendants is an original feature; however, this has undergone some alteration. There is evidence of replica sections being added and some areas of repair, indicating the stair may have been moved.



Figure 24: Ph (30). Room 3 facing south



Figure 25: Ph (31). Room 3 facing north



Figure 26: Ph (33). The stair to room 3



Figure 27: Ph (35). Stair and landing to room 3

Room 4 The Dining Room

- 4.10. Room 4 is situated to the southwest corner of the ground floor, accessed from the entrance hall to the east via a doorway in the east wall. The room was most recently used as a dining room, and may also have historically been used for this purpose, or would have been one of the other principal rooms of the ground floor. It is rectangular in plan, with shallow bay window to the south wall and fireplace to the west. The room is plastered and decorated with modern wallpaper. There is decorative plasterwork including a dentilated cornice, painted mahogany brown, and a ceiling rose. The plaster work is thought to be a later addition. The deep timber skirting board and panelled door in timber surround may be original features. The floor is laid with modern carpet. The window to the south wall retains the original timber frame.



Figure 28: Ph (40). Room 4 facing north



Figure 29: Ph (41). Room 4 facing southwest

Room 5 The Kitchen

4.11. Room 5 is situated to the northwest corner of the ground floor, accessed from the entrance hall to the east via a doorway in the east wall. The room was most recently used as a kitchen; however, the original kitchen would have presumably been in the service wing to the west. This is likely to have originally been one of the other principal reception rooms of the ground floor. It is square in plan, with window to the north wall and large modern range set within an arched brick opening to the west wall. The fireplace is to the west. The room is plastered but only partially painted, with timber picture rail and modern decorative timber beams to the ceiling. The timber skirting board has been removed, but the panelled timber doors in timber surrounds remain and may be original features. The floor is laid with modern quarry tile. The window to the north wall retains the original timber frame. A serving hatch has been added to the southern wall, providing access to the current dining room.



Figure 30: Ph (46). Room 5 facing west



Figure 31: Ph (47). Room 5 facing east

Room 6 The Hallway

4.12. Room 6 is the hallway situated to the northern side of the service wing and extends on an east-west alignment. It provides access to the ground floor rooms of the former service wing, as well as the modern swimming pool annex to the west. The room is plastered and painted, with decorative plasterwork including a dentilated cornice. The plaster work is thought to be a later

addition. The deep timber skirting board and panelled door in timber surround may be original features. The floor was recently laid with modern carpet, but this has now been removed.



Figure 32: Ph (50). Room 6 facing west



Figure 33: Ph (51). Room 6 facing east

Room 7 The Games Room

4.13. Room 7 is situated to the southern side of the former service wing, accessed from the hallway to the north. The room was most recently used as a games room; however, it would have originally been one of the service rooms. It appears that the plan form has been altered, the space being subdivided to form the office to the west. The room is plastered and painted, with decorative modern plasterwork including a dentilated cornice and a ceiling rose. There is also a wooden public house sign hanging from the ceiling, attached to a decorative timber beam. The deep timber skirting board and panelled door in timber surround to the north wall may be original features. The floor is laid with modern carpet. The window to the south wall retains the original timber frame. A modern timber bar has been built to the northwest corner of the room.



Figure 34: Ph (52). Room 7 facing northeast



Figure 35: Ph (54). Room 7 facing west

Room 8 The Office

- 4.14. Room 8 is situated to the southwest side of the service wing, to the west of the games room, accessed from the hallway to the north and games room to the east. The room was most recently used as an office space/ home gym. However, it would have originally been one of the service rooms. It is possible that it was formerly part of the room to the east, but was subdivided at some point to form a separate space. The room is plastered and painted, with decorative modern plasterwork including a dentilated cornice and a ceiling rose. The floor is laid with modern carpet. The window to the south wall retains the original timber frame.



Figure 36: Ph (56). Room 8 facing south



Figure 37: Ph (58). Room 8 facing north

Room 9 The Utility

- 4.15. Room 9 is situated to the northeast side of the service wing, to the east of the service stair and service entrance. It is accessed from the hallway to the south. The room was most recently used as a utility area; however, it would have originally been one of the service rooms. To the west side of the room is a stair leading down to the cellar and a deep alcove to the south of this. The room is plastered and painted, with decorative modern plasterwork including a dentilated

cornice. The floor is laid with modern quarry tiles. The window to the north wall retains the original timber frame.



Figure 38: Ph (59). Room 9 facing north



Figure 39: Ph (60). Room 9 facing west

Room 10 The Cloakroom

4.16. Room 10 is situated to the northwest corner of the service wing, to the west of the service stair and service entrance. It is accessed from the hallway to the south. The room was most recently used as a small cloakroom; however, it would have originally been one of the service rooms. The room is decorated with modern tiling, and a modern sanitary items to the north wall. The window to the north wall retains the original timber frame.



Figure 40: Ph (61). Room 10 facing north



Figure 41: Ph (62). Room 10 facing north

Room 11 The Pool, Changing Room and Toilet

4.17. Room 11 is the modern pool annex, with pool to the southern side of the area and changing room, shower, toilets and sauna to the northwest side with a 20th century garage to the northeast. This is a modern construction added to the site after 1990 and as such presents no features of historic significance.



Figure 42: Ph (65). Room 11 facing north



Figure 43: Ph (63). Room 11 facing west

The Interior First Floor

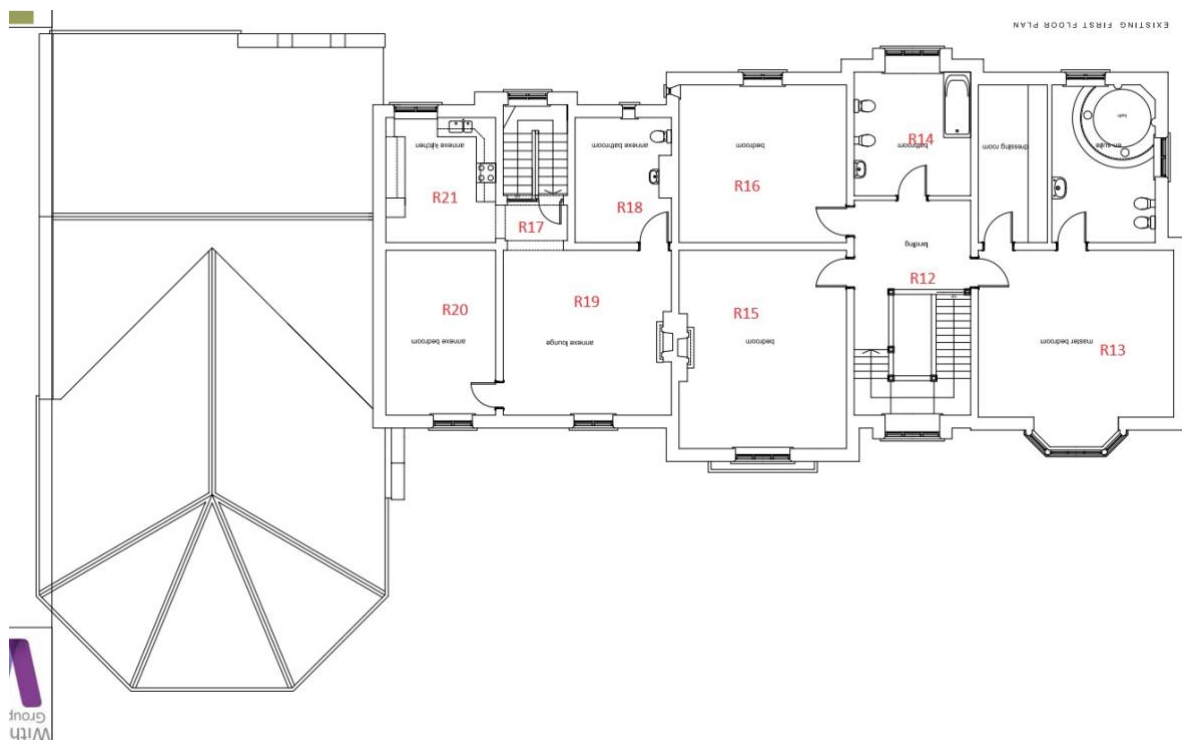


Figure 44: Plan of the first floor with rooms numbered

Room 12 The Landing

- 4.18. Room 12 is the first-floor landing, situated to the centre of the east wing. It provides access to all bedrooms and bathrooms at first floor level. The stair is situated to the southern side of the space, with landing banister of twisted balusters and panelled newels with ogee finials. The scheme of decoration continues from the entrance hall below, with modern wallpaper and decorative plaster work including a deep plaster cornice and decorative ceiling rose, which may be later additions. The deep timber skirting board and panelled doors in timber surrounds may be original features. The floor is laid with modern carpet. The window to the south wall retains the original timber frame.

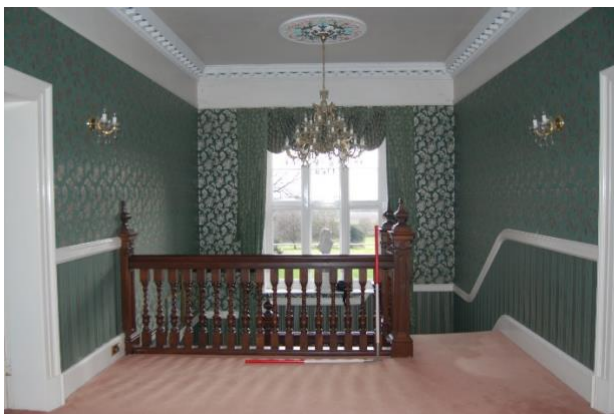


Figure 45: Ph (70). Room 12 facing south



Figure 46: Ph (71). Room 12 facing north

Room 13 The Master Bedroom

- 4.19. Room 13 is situated to the southeast corner of the first floor, accessed via a doorway in the west wall that leads to the first-floor landing. It was most recently used as the master bedroom, amalgamated with the room to the north to provide an ensuite and dressing room. This room would have historically been the master bedroom, or at least one of the principal bedrooms of the house. The bedroom is plastered and painted, with decorative plasterwork including a moulded cornice with a swag design below and ceiling rose. The plaster work is thought to be a later addition. The deep timber skirting board and panelled doors in timber surround may be original features. The floor is laid with modern carpet. The window to the south retains the original timber frame. To the north of the bedroom, a former bedroom has been subdivided to form a dressing room and en-suite bathroom. To form access to the new areas, doorways were inserted in the dividing wall and the fireplace removed. The original door to this former bedroom from the landing was removed.



Figure 47: Ph (73). Room 13 facing south



Figure 48: Ph (72). Room 13 facing northeast



Figure 49: Ph (74). Ensuite facing north



Figure 50: Ph (76). Dressing room facing north

Room 14 Bathroom

4.20. Room 14 is situated to the north side of the landing to the east wing. It was most recently used as the main bathroom. This room would have originally formed part of the landing, or could have also been a further bedroom. Its conversion to a bathroom is likely to have taken place at some point after the 1860s, when such facilities started to be added to the first floors of houses such as this. The room is decorated with modern tiling and modern sanitary goods. The window to the north retains the original timber frame.



Figure 51: Ph (78). Room 14 facing north

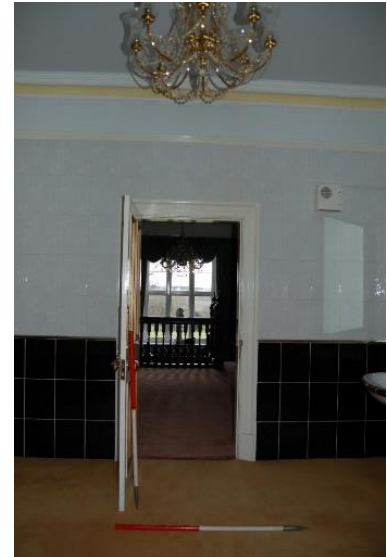


Figure 52: Ph (79). Room 14 facing south

Room 15 Bedroom

4.21. Room 15 is situated to the southwest corner of the first floor of the east wing, accessed via a doorway in the east wall that leads to the first-floor landing. It was most recently used as a bedroom and would also have historically been used for this purpose. The bedroom is decorated with modern wallpaper and has decorative plasterwork, including a dentilated cornice and a ceiling rose. The plaster work is thought to be a later addition. The deep timber skirting board and panelled door in timber surround may be an original feature. The chimney breast to the west wall remains, but the fireplace is no longer in use. The floor is laid with modern carpet. The window to the south retains the original timber frame.



Figure 53: Ph (80). Room 15 facing south



Figure 54: Ph (82). Room 15 facing north

Room 16 Bedroom

- 4.22. Room 16 is situated to the northwest corner of the first floor of the east wing, accessed via a doorway in the east wall that leads to the first-floor landing. It was most recently used as a bedroom and would also have historically been used for this purpose. The bedroom is plastered and painted and has decorative plasterwork including a dentilated cornice and a ceiling rose. The plaster work is thought to be a later addition. The deep timber skirting board and panelled door in timber surround may be an original feature. The chimney breast has been removed. The window to the north retains the original timber frame. The floor is laid with modern carpet.



Figure 55: Ph (83). Room 16 facing southeast



Figure 56: Ph (84). Room 16 facing northwest

Room 17 Service Stair

- 4.23. Room 17 is the service stair to the north side of the west wing. It provides access to the first-floor rooms of the west wing, which now form a self-contained apartment/ annex. The room is plastered and painted and contains a simple staircase, the treads of which have been carpeted. The landing has a modern moulded plaster arch with glass panelled door set within. To the ceiling is a modern, moulded plaster cornice.



Figure 57: Ph (85). Room 17 facing north



Figure 58: Ph (86). Room 17 facing south

Room 18 The Annex Bathroom

- 4.24. Room 18 is situated to the northeast corner of the west wing, accessed via a doorway in the south wall that leads to lounge area. It was most recently used as the bathroom and would also have historically been used for sleeping accommodation for the house staff or sometimes for the children. The room is tiled with modern tiles and there is modern decorative plaster cornice to the ceiling. The room also contains modern sanitary ware including a corner bath to the northwest corner of the room. The floor is laid with modern carpet. The window to the north retains the original timber frame.



Figure 59: Ph (87). Room 18 facing south



Figure 60: Ph (88). Room 18 facing north

Room 19 The Annex Lounge

- 4.25. Room 19 is situated to the southeast corner of the first floor of the west wing, accessed via an arched opening to the north wall that leads to the first-floor landing. It was most recently used as lounge for the self-contained annex, and would also have historically been used for sleeping accommodation for the house staff or perhaps as a nursery for the children of the house. The room is plastered and painted and has decorative plasterwork including a dentilated cornice and a ceiling rose. The plaster work is later addition. The floor is laid with modern carpet. The window to the north retains the original timber frame.



Figure 61: Ph (90). Room 19 facing southeast



Figure 62: Ph (89). Room 19 facing west

Room 20 Bedroom

- 4.26. Room 20 is situated to the southwest corner of the first floor of the of the west wing, accessed via a doorway to the east wall that leads to the lounge area. It was most recently used as a bedroom for the self-contained annex, and would also have historically been used for sleeping accommodation for the house staff. The room is plastered and painted and has decorative plasterwork including a dentilated cornice and a ceiling rose. The plaster work is later addition. The floor is laid with modern carpet. The window to the north retains the original timber frame.



Figure 63: Ph (91).Room 20 facing south



Figure 64: Ph (92). Room 20 facing north

Room 21 The Annex Kitchen

4.27. Room 21 is situated in the northwest corner of the west wing, accessed via a plaster arched opening in the east wall, which leads to the first-floor landing. It was most recently used as the kitchen for the self-contained annex and would have historically been used for sleeping accommodation for the house staff. The room is decorated with modern tiles and a decorative plaster cornice. The chimney breast has been removed. The floor is laid with modern vinyl flooring.



Figure 65: Ph (93). Room 21 facing north



Figure 66: Ph (94). Room 21 facing south

5 Discussion

- 5.1. The Old Rectory, Market Bosworth, is a grade II listed building that was purpose built as a rectory in 1849. It had close links to the Dixie family, baronets of Market Bosworth.
- 5.2. The building retains some of its external historic character and appearance but has been significantly altered through the removal of part of the service wing and outbuildings and the construction of a large extension during the late 20th century.
- 5.3. The building has also undergone extensive changes to the internal layout¹, fixtures and decorative schemes. The on-site inspection noted that internally the layout has been altered to accommodate connections into the swimming pool annex. There have been changes to the mouldings in a number of the rooms, with modern plasterwork evident in most rooms, especially to the service wing to the west, which would not have originally featured decorative plasterwork. The moulded plaster arch across the hall is an original feature. The moulded string staircase is present but altered (it contains modern replica sections and blocks the fanlight of the garden door). Some original joinery survives throughout. The fireplaces and surrounds appear to be mostly replacements or, in some cases, have been blocked up. The large safe with iron door built into the wall in Room 1 is an original feature. The passage on the first floor is understood to have been moved from its original location, and the spaces reconfigured. Historic photographic evidence shows that there were some alterations to the north elevation of the west wing. A window was moved, and the current doorway was inserted. The door to the garden on the south facing elevation is shown on photographs from 1985 with its fanlight, which was subsequently blocked. The staircase includes modern sections and may have been moved. A chimney stack shown on historic photographs between the two gables in the eastern bay is no longer extant.

Conclusion

- 5.4. The Old Rectory has aesthetic heritage value, as a building with architectural detailing dating from the mid-19th century. It is also a building that has illustrative historic interest, demonstrating the development of Market Bosworth, and having been built by an incumbent rector at the height of the Oxford Movement's influence over the design of clergy accommodation. It also has associative historic interest through its close association with the Dixie family. The Old Rectory has a degree of communal historic value as the former home of the local rector. The building has however been extensively altered and this historic building record provides a proportionate record of the structure and understanding of the history and significance of the building in relation to the current proposed changes and in line with the conditions applied to the planning consent.

¹ The Institute for Historic Building Conservation reported on the works undertaken in the 1990s, noting that substantial works had been undertaken involving the removal of some 60 tons of masonry, a number of chimneybreasts, fireplaces, staircases and walls and the construction of new walls, ceilings, floors, raised platforms and the in-filling of windows and doorways. (IHBC Listed Buildings Prosecutions Database Commentary, Compiled by B Kindred, January 2017)

6 Archive and references

- 6.1. The site archive consists of digital report inclusive of a full photographic archive appended to the report. This archive will be deposited with the Archaeology Data Services (ADS) ADSEasy archive facility within 12 months.
- 6.2. A copy of this report will be provided to Hinkley and Bosworth District Council. A copy will also be provided to the Leicestershire and Rutland Archaeology Service. The report will be added to the Archaeological Data Service Online Access to the Index of Archaeological Investigations (OASIS) database within 12 months.

Acknowledgements

- 6.3. Heritage Archaeology would like to thank the Witherslack Group for commissioning and supporting the project.
- 6.4. The historical building investigation was carried out by Joseph Pole and Kate Spencer who also wrote and illustrated the report. The drawn plans were provided by the Witherslack Group. This report was edited by Joseph Pole, who was also responsible for project management. It was reviewed by Helena Kelly, MCIFA.

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Leicestershire Record Office

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7 Appendices

Appendix 1: Oasis Summary Report

OASIS Summary for heritage7-522390

OASIS ID (UID)	heritage7-522390
Project Name	Descriptive Buildings Record (Level 2) at The Old Rectory 8 Rectory Lane Market Bosworth, Leicestershire, United Kingdom
Sitename	Market Bosworth, Leicestershire, United Kingdom
Sitecode	
Project Identifier(s)	P00192.02.01
Activity type	Descriptive Buildings Record (Level 2)
Planning Id	23/00667/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Heritage Archaeology
Project Dates	24-Jan-2024 - 31-Jan-2024
Location	Market Bosworth, Leicestershire, United Kingdom NGR : SK 40590 03082 LL : 52.62399100097275, -1.401813961565494 12 Fig : 440590,303082
Administrative Areas	Country : England County/Local Authority : Leicestershire Local Authority District : Hinckley and Bosworth Parish : Market Bosworth
Project Methodology	Heritage Archaeology was commissioned by the Witherslack Group Ltd to undertake a Level 2 Historic building record in relation to an application for planning and listed building consent for changes to The Old Rectory, Market Bosworth, a grade II listed building (listed building reference 1361308). The site is also within the Market Bosworth Conservation Area. The statutory listed building address is The Old Rectory, Rectory Lane.
Project Results	
Keywords	
Funder	Private or public corporation Witherslack Group Ltd
HER	Leicestershire HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	HER Event No - X.A11.2024
Archives	

Report generated on: 24 Jan 2024, 12:30

Appendix 2: Written Scheme of Investigation (separate document)

Appendix 3: Measured survey plans (separate document)

Appendix 4: Photographic Archive (separate document)

END OF REPORT