

**Written Scheme of Investigation for a
Programme of Archaeological Work
(Level 2 Building Record)**

**The Old Rectory, Market Bosworth,
Leicestershire**



December 2023

Client	Witherslack Group Ltd	
Site name	The Old Rectory, Market Bosworth, Leicestershire	
Report type	Written Scheme of Investigation	
Report reference	P000192.01.01	
Report date	December 2023	
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Revision history	V1.0	Client draft/ LCC for comment
	V1.1	Client reviewed
		
Summary 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.		

Contents

1	Introduction.....	1
	Site location	1
	Planning background	1
	Aims of the assessment	2
2	Operational matters	3
	Regulatory requirements.....	3
	Best practice and guidance.....	3
	Monitoring	3
	Programme	3
	Organisation and Key Personnel.....	4
	Health and Safety.....	4
	Outreach	4
3	Archaeological and historic context.....	5
4	The programme of archaeological work.....	7
5	Reporting.....	8
	Publication	8
6	Archive.....	9
7	Glossary and abbreviations.....	10
8	References.....	10

1 Introduction

- 1.1. Planning permission has been granted for the planning application (Planning reference: 23/00667/FUL), for the proposed change to the Old Rectory, from a dwellinghouse to a Specialist Education Needs (SEN) School. The proposed development would include 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 at Rectory Lane, Market Bosworth, Nuneaton, Leicestershire, CV13 0LS.
- 1.2. The site is located at The Old Rectory, Rectory Lane, Market Bosworth, Leicestershire, CV13 0LS (national grid reference SK40740295).

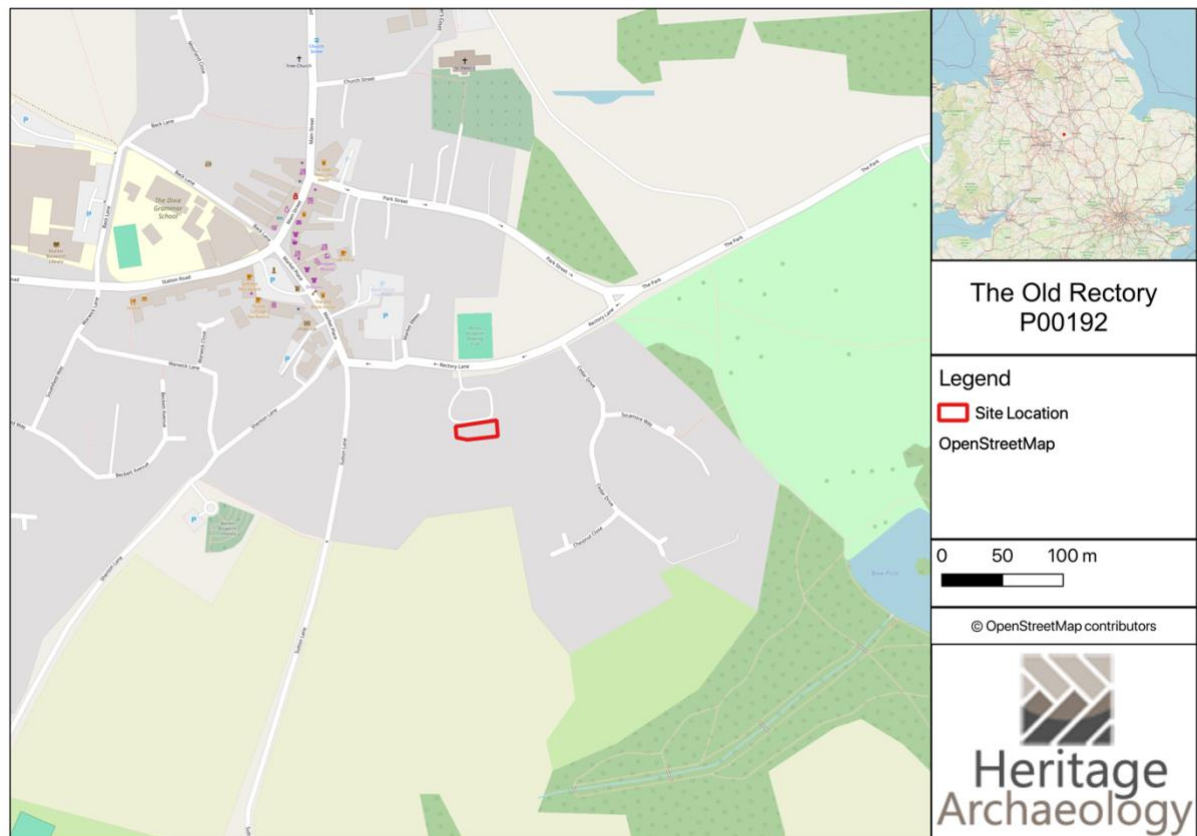


Figure 1; site location

Planning background

- 1.3. A planning application (Planning reference: 23/00667/FUL) was submitted to Hinckley & Bosworth Borough Council. That application was subsequently approved in 2023. The decision notice includes conditions which state that:

1.4. Condition 3 – Archaeology

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.

Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Section 16 of the National Planning Policy Framework (2023).

1.5. 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:

- i. 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

Aims of the assessment

- 1.6. The following programme has been designed to address the consultation advice provided by LCC by setting out a method for the Level 2 historic building recording, and reporting and archiving.
- 1.7. The programme of work specifically aims to make a record of the historic building on site prior to their conversion.
- 1.8. This approach is consistent with paragraph 199 of the National Planning Policy Framework.
- 1.9. Any additional research objectives will be determined by what, if any, archaeological remains are present within the development footprint. However, subsequent assessment and analysis will be in accordance with the research objectives outlined in the Archaeological Research Framework of the East Midlands.

2 Operational matters

Regulatory requirements

The National Planning Policy Framework (NPPF), 2019

- 2.1. Paragraph 199 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 corresponding WSI, conform with this policy provision of the NPPF.

Best practice and guidance

- 2.2. The guidance most relevant to this WSI is provided in:
- Historic England, 2016 *Understanding Historic Buildings: A guide to good recording practice*
 - Chartered Institute for Archaeologists, 2014, Standard and Guidance for the archaeological investigation and recording of standing buildings or structures;
 - Historic England, 2015 Management of Research Projects in the Historic Environment (MoRPHE); and
 - Historic Environment Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, Historic England, 2015;
- 2.3. Historic England, in GPA2 (pages 11-13), provides advice on the content of Written Schemes of Investigation, archaeological conditions, reporting, publication and archiving, and unexpected discoveries during work.

Monitoring

- 2.4. The implementation of the works outlined in this WSI will be monitored by LCC on behalf of Hinckley & Bosworth Borough Council. LCC will be kept up to date with progress during all phases of the archaeological works.
- 2.5. All archaeological fieldwork will be undertaken by a suitably qualified organisation, working under the direction of a full Member of the Chartered Institute for Archaeologists, or equivalently qualified project director.

Programme

- 2.6. It is anticipated that the works will happen in accordance with the following programme:
- December 2023 - submit WSI for approval by LCC/BHBC

- December 2023 – building recording (1-2 days on site, plus report and updated consultation with LCC to confirm that this stage is complete and conversions works can continue)
- +4 weeks – off site reporting

Organisation and Key Personnel

- 2.7. The archaeological works will be undertaken by a suitably qualified archaeological contractor and will be managed by Helena Kelly BSc MCIfA.

Health and Safety

- 2.8. All work on site would be undertaken strictly in accordance with the project health and safety plan and task specific risk assessments. All companies working on the project will adhere to the client's required quality, health, safety and environment controls.
- 2.9. Access routes to working areas would be specified by the client and access would only be permitted to those routes and the area of the fieldwork.
- 2.10. All site staff, including subcontractors and visitors, will prove that they have attended a site induction and have the necessary competencies (e.g. CITB training for machine operators) and any other necessary health and safety qualifications.
- 2.11. A dynamic site-specific risk assessment will be undertaken. It is noted that the buildings are in a derelict condition and internal recording will only be undertaken where it is deemed safe to do so.

Outreach

- 2.12. If required the results of the recording can be made publicly available, through post excavation popular publication or community engagement, as appropriate and required, and proportionate to the level of local interest and results obtained.
- 2.13. The results will be made available via the historic environment record for use in ongoing research associated with the East Midlands regional research framework.

3 Archaeological and historic context

- 3.1. The heritage statement provided by Heritage Archaeology (2023) states that any present archaeology is likely to have been impacted by the previous land use within the gardens and construction of the original house, terraces and swimming pool extension.

3.2. Prehistoric and Roman

- 3.3. The location of Market Bosworth above the River Sence and River Soar valleys was an attractive location for settlement in the prehistoric period.
- 3.4. A Bronze Age cremation urn and Roman coin were reported in antiquarian references. It is uncertain whether these finds relate to archaeological remains within the gardens of The Old Rectory. The dates of the finds correlate to the date of the construction of the Old Rectory, suggesting that any associated archaeological evidence may have been demolished.
- 3.5. A Roman villa was found to the northwest of Bosworth Hall in the 1960s.

3.6. Medieval

- 3.7. The Domesday Survey (1086) records the name 'Bosworth', with the ownership split between Count of Meulan and Hugh de Grandmesnil. The entry mentions a settlement before the Norman conquest. It also mentions an early medieval church at Market Bosworth, possibly indicating that the current church may have an earlier phase.
- 3.8. The name of Bosworth, meaning 'enclosure of a man called Bosa', also indicates an early medieval settlement.

3.9. Post medieval – Present

- 3.10. The Old Rectory, built in 1849, was originally pasture and the 'Old Bowling Green', suggesting that the site may have been used for other purposes during the post-medieval period.
- 3.11. It later became gardens with terracing. This and the construction of a swimming pool on the grounds may have caused disturbance to any underground remains.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1361308

Date first listed: 29-Jan-1991

List Entry Name: THE OLD RECTORY

Statutory Address 1: THE OLD RECTORY, RECTORY LANE

Location

Statutory Address:

THE OLD RECTORY, RECTORY LANE

The building or site itself may lie within the boundary of more than one authority.

County: Leicestershire

District: Hinckley and Bosworth (District Authority)

Parish: Market Bosworth

National Grid Reference: SK 40757 02951

Details

The following building shall be added:- MARKET BOSWORTH RECTORY LANE SK 40

SW5/128 The Old Rectory

II

Rectory. 1849. Red brick with stone dressings. Slate roof with stone coped gable ends: Brick axial and gable end stacks.

Double depth plan of 2 parallel ranges with central entrance hall and with service wing to right (west).

Tudor style.

2 storeys. 3:3 bay north front. Symmetrical 3-bay main range to left, the centre in -gabled projection with moulded stone 4-centred arch doorway with hoodmould and shallow oriel above with 3-light mullion transom window. Cross-mullion transom windows to left and right with margin glazing bars. Service wing set back on right, similarly gabled at centre and with smaller cross mullion transom windows with glazing bars. Rear garden front (south), centre of main range recessed slightly at centre with oriel over doorway. 2-storey canted bay window to right, and gabled projection to left with shallow bay window on ground floor with large 4-light mullion transom window, and 3-light window above with nowy-headed hood- mould. Service wing set back slightly to left with 2 mullion transom windows on ground floor and smaller 2-light sashes on first floor, all with glazing bars.

Interior: Moulded plaster arch across hall which has large open well, moulded string staircase at back with twisted balusters and panelled newels with ogee finials and pendants. Most of the original joinery survives including panelled doors and there are some marble chimneypieces. The north east ground floor room has large safe with iron door built into the wall.

Listing NGR: SK4075702951

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

188127

Legacy System:

LBS

4 The programme of archaeological work

- 4.1. A Level 2 Build record will be undertaken, in accordance with the method provided by Historic England, in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) and *Generic Brief for Historic Building Photographic Survey, Leicestershire County Council, 2019*.
- 4.2. A Level 2 build record records the exterior and interior of the building (described and photographed) and the examination of the building will produce an analysis of its development and use.
- 4.3. Following the brief provided by LCC, it is proposed that the photographic record comprises:
 - Written account: location of the building, note of designation, details of when and by whom the record was made, a summary of the building type, purpose, materials and possible dates, a gazetteer of the photographs taken;
 - Drawn record: Site location plan and a plan indicating the position and orientation of the photographs included in the report; and
 - Photographic record: General photographs on the interior, exterior and setting of the building (with scale as appropriate); a record of the building's internal and external appearance (oblique views, as far as it is safe to do so, showing overall appearance); a record (with scale) of any architectural features, machinery, inscriptions, building contents or any other features that reflect the original use of the building or illustrate the architectural details and/ or the historic development of the building.
- 4.4. Photography will be taken using a Nikon high-resolution DSLR. A scale rod and north arrow will be included in photographs, as required.
- 4.5. The above will provide a narrative and accurate record of the buildings' architectural and historic value.
- 4.6. An accession number will be obtained from the Curator of Archaeology, Leicestershire Museums Service before the project commences.

5 Reporting

- 5.1. A report on the photographic record will be provided. The report will include;
- an introduction to include the NGR, and HER reference number
 - a concise, non-technical summary of the results,
 - the circumstances of the project and the dates on which the fieldwork was undertaken,
 - description of the methodology, including the building,
 - written, drawn and photographic record,
 - the report will also include a complete bibliography of sources from which data has been derived, and a list of any further sources identified but not consulted,
 - a site location plan related to the national grid, and
 - plan showing the positions of where the survey photographs were taken.

Publication

- 5.2. If appropriate, the results of fieldwork will also be published in a relevant and appropriate journal, or other publicly disseminated publication.

6 Archive

- 6.1. A copy of the report provided as a PDF on disk, and three hard copies, will be submitted to the client, and to Leicestershire Historic Environment Record within six months of the completion of the report.
- 6.2. An archive of the results of the archaeological work will be produced, in accordance with current English Heritage guidelines (Management of Archaeological Projects, Appendix 3, 2nd edition, 1991) and Chartered Institute for Archaeologists Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (CIfA 2014).
- 6.3. Details of the work will be entered on the OASIS database at <http://ads.ahds.ac.uk/projects/oasis>. The report will be entered on to OASIS within 12 months of the completion of the project.

7 Glossary and abbreviations

Time periods used are as follows:

- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

Abbreviations used are as follows:

- LCC – Leicestershire County Council
- HER – Historic Environment Record
- NDHA – Non-designated heritage asset
- NGR – National Grid Reference
- NPPF – National Planning Policy Framework

8 References

Anthony Poulton-Smith, 2011, Leicestershire and Rutland Place-names, The History Press,

CIfA, 2017, Code of Conduct. Chartered Institute for Archaeologists

CIfA, 2014, Standard and Guidance for Archaeological Field Evaluation Chartered Institute for Archaeologists

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Websites

<https://magic.defra.gov.uk/MagicMap.aspx>

www.pastscape.co.uk

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<http://www.british-history.ac.uk>