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Archaeological Services

**An archaeological desk-based
assessment for Old Hayes Farm,
Burroughs Road, Ratby,
Leicestershire, LE6 0XZ
(SK 49046 06485)**

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Site Name: Old Hayes Farm, Burroughs Road, Ratby, Leicestershire,
LE6 0XZ

Grid Ref: SK 49046 06485

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Client: JD Utopia

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Cover photo: The moat and property at Old Hayes Farmhouse from the far side of the north-western corner of the moat. Looking south-east

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CONTENTS

Summary	1
Introduction.....	2
Planning background	4
Aims.....	5
Methodology	5
Significance of Heritage Assets.....	6
Setting.....	8
Benefits.....	8
Site Location, Geology and Topography	8
Historical and Archaeological Background.....	9
Previous Archaeological Work.....	9
Designated Heritage Assets.....	11
Non-Designated Heritage Assets.....	14
Historic Landscape Character.....	22
Historic Hedgerows	24
LiDAR Data.....	24
Cartographic Evidence.....	26
Aerial Photography	29
Site Visit.....	35
Appraisal of Development Impact.....	45
Designated Assets.....	47
Non Designated Assets.....	48
Conclusion	48
References and Sources	51
Appendix I: Archaeology ‘events’ recorded on the Historic Environment Record for Leicestershire and Rutland within a 1km radius of the PDA.....	53
Appendix II: Designated heritage assets recorded on the Historic Environment Record for Leicestershire and Rutland within a 1km radius of the PDA.....	53
Appendix III: Non-designated heritage assets recorded on the Historic Environment Record for Leicestershire and Rutland within a 1km radius of the PDA	54

FIGURES

Figure 1: Site Location.....	3
Figure 2: Plan of proposed site (red line).....	9
Figure 3: Plan of known events within a 1km radius of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.....	11
Figure 4: Plan of designated heritage assets within a 1km radius of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.	14
Figure 5: Earthwork survey of Old Hays, after Hartley 2008 (Fig 37), showing proposed development area, and area of Scheduled Monument in pink. 3 and 5 are noted as levelled terraces, with the site of a small building at 4.....	19
Figure 6: Plan of known non-designated heritage assets within a 1km of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.....	21
Figure 7: The Historic Landscape Characterisation (HLC) for the area. Data provided by Leicestershire County Council.....	23
Figure 8: Digital Terrain Model (with buildings and trees removed) of 1m aerial LiDAR data recorded in 2022, with overlay of Principle Component Analysis.	25
Figure 9: Detail of first edition Ordnance Survey map (1886), Sheet Leicestershire XXX.6, with PDA highlighted. Scale 25 inch to 1 mile.....	26
Figure 10: Detail of second edition Ordnance Survey map (1903), Sheet Leicestershire XXX.6, with PDA highlighted. Scale 25 inch to 1 mile	27
Figure 11: Detail of 1915 edition Ordnance Survey map, Sheet Leicestershire XXX.6, with PDA highlighted. Scale 25 inch to 1 mile	27
Figure 12: Detail of 1930 edition Ordnance Survey map, Sheet Leicestershire XXX.6, with PDA highlighted. Scale 25 inch to 1 mile	28
Figure 13: Detail of 1955 edition Ordnance Survey map, sheet SK 40 NE with PDA highlighted. Scale 6 inch to 1 mile.....	28
Figure 14: Detail of 1968 edition Ordnance Survey map, sheet SK 40 NE with PDA highlighted. Scale 6 inch to 1 mile.....	29
Figure 15: 1999 Google Earth image of the PDA.....	30
Figure 16: 2006 Google Earth image of the PDA.....	31
Figure 17: Historic England oblique photograph, looking north-west. Photograph 26499_032 https://historicengland.org.uk	32
Figure 18: Historic England oblique photograph, looking south-east. Photograph 26499_027 https://historicengland.org.uk	32
Figure 19: 2010 Google Earth image of the PDA.....	33
Figure 20: 2018 Google Earth image of the PDA.....	34
Figure 21: 2023 Google Earth image of the PDA.....	35
Figure 22: Location and direction of Photos A-J.....	36
Figure 23: Photo A. Entrance to the gatehouse, looking north.....	37
Figure 24: View of the moat from the bridge. Looking west. (Photo B).....	38
Figure 25: South face of Old Hays Farmhouse, looking north.....	39
Figure 26: South-west corner of farm-house (Photo D)	40
Figure 27: Northern extent of Old Hays Farmhouse showing location of proposed swimming pool development.(Photo E)	41
Figure 28: South face of the wash house located to the north east of the main farmhouse building, Looking north. (Photo F)	41
Figure 29: East facing wing of Old Hays Farmhouse. Likely the earliest part of the building, looking west. (Photo G).....	42

Figure 30: The moat and property at Old Hays Farmhouse from the far side of the north-western corner of the moat. Looking south east. (Photo H).....	43
Figure 31: View of earthworks northern extent of field to the north of Old Hays Farmhouse. Looking north-east. (Photo I).....	44
Figure 32: View of earthworks, looking east. (Photo J)	44
Figure 33: The existing plan of the house within the moated site. Provided by client	45
Figure 34: Proposed extensions to the farm house with Historic Environment information.....	46
Figure 35: Sketch north-facing section of proposed development. Provided by client	46

TABLES

Table 1: Assessing significance (value).....	7
Table 2: Assessing magnitude of impact	7
Table 3: Assessing the Overall Effect.....	7
Table 4: Summary of impacts	50

An archaeological desk-based assessment for Old Hayes Farm, Burroughs Road, Ratby, Leicestershire, LE6 0XZ (SK 49046 06485)

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Summary

An archaeological desk-based assessment has been undertaken by University of Leicester Archaeological Services (ULAS) for Old Hayes Farm, Burroughs Road, Leicestershire (SK 49046 06485).

The work was commissioned by JD Utopia on behalf of Ms Claire Swain, in advance of the proposed construction of a dining room/snug on the east of the extant building and an indoor swimming pool with associated WC and shower room to the north-west.

The proposed development area (PDA) lies within the scheduled monument of Old Hays, a medieval manorial moated site. The monument contains the Old Hays Farmhouse, a Grade II listed building and the subject of the proposed development. The gatehouse into the site is also Grade II listed.

The historic environment record for Leicestershire and Rutland records several known archaeological sites in the area, including the moated site and its associated buildings.

*An excavation in 2005 to the west of the PDA revealed an Iron Age site. A well preserved rectangular enclosure 'Bury Camp' of probable Iron Age, a scheduled monument, lies 900m south-east of the PDA. Therefore, there is **Low-Moderate** potential for prehistoric archaeology within the PDA.*

*A Roman road lies 950m north-east of the PDA and there are a few known findspots for Roman artefacts in the area. Therefore, there is **Low** potential for Roman remains within the PDA.*

*Due to the PDA lying within the medieval moated site and containing a post-medieval building, which replaced the medieval manor house, there is **Very High** potential for medieval and post-medieval archaeology within the PDA.*

*There will be a direct partial loss of monument due to excavations for the extensions and these will have a **Moderate-Large** effect on the monument from the new development. The effect on the setting of the monument will be **Moderate**.*

*The Old Hays farmhouse itself is a Grade II listed building. The effect on its setting from the new development will be **Moderate**.*

*There will be a **Neutral-Slight** effect on the setting of the Old Hays gatehouse but no effect on the setting of Bury Camp scheduled monument.*

There will be no effect on the historic landscape character of the PDA.

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document is an archaeological desk-based assessment for Old Hays Farm, Burroughs Road, Leicestershire, LE6 0XZ (NGR: SK 49046 06485).

University of Leicester Archaeological Services (ULAS) have been commissioned by JD Utopia on behalf of Ms Claire Swain, in advance of the proposed construction of a dining room/snug on the east of the extant building and an indoor swimming pool with associated WC and shower room to the north-west.

Ratby is a civil parish in the Hinckley and Bosworth district of Leicestershire. It is situated to the west of Leicester, just south of the M1 (Figure 1).

The proposed development area (PDA) is located 1.5 miles west of the centre of Ratby and can be accessed through Burroughs Road from Main Street (Figure 1). The PDA currently comprises the extant Old Hays Farmhouse with associated outhouse alongside land within the medieval moated enclosure.

The historic environment record (HER) for Leicestershire and Rutland records archaeological remains in the area from the Neolithic through to the modern period.

The PDA lies within the scheduled area of a moated enclosure of probable medieval date, and the Old Hays Farmhouse is a listed building.

Note on spelling: this current name of the property is spelt 'Hayes' but most of the historic records refer to 'Hays'. , although 'Hayes' is a common alternative spelling.



Figure 1: Site Location

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Planning background

This desk-based assessment has been prepared to inform on the proposed extension of Old Hays Farm with a kitchen/snug to the east and a swimming pool with associated WC to the north-west of the extant buildings. It provides information on the significance of the historic environment, to fulfil the requirement of NPPF paragraph 194 which requires applicants:

‘to describe the significance of any heritage assets affected, including any contribution made by their setting.’

This is the first stage of investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979, provides statutory protection for monuments of national importance (Scheduled Monuments or SMs). It was amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

The principal legislation affecting historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for buildings on a list compiled by the Secretary of State. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.

The National Planning Policy Framework (NPPF) was published in 2012 and last updated July 2021. It is supported by National Planning Practice Guidance (updated 2019). Additionally there are three Good Practice Advice (GPA) documents published by Historic England.

Section 16 of the NPPF ‘Conserving and enhancing the Historic Environment’ provides guidance on the conservation and investigation of heritage assets. Paragraphs of particular relevance are:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

199. 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.

200. 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*

Aims

The aim of this desk-based assessment is to present information on the significance, extent, character, date, integrity, state of preservation and of cultural heritage assets present within the study area. It will assess the significance of heritage assets that the proposed development might have an impact on and the level of any harm caused. This assessment considers archaeology, built heritage (buildings) and landscapes.

The assessment takes into account all previous land uses and attempts to establish what impact future development will have on the archaeological remains. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision or ascertain whether further stages of work are necessary.

Methodology

This report has been prepared based upon information current and available as of 18/09/2023. Future archaeological work and changes to current standards, guidance and legislation may cause changes to the conclusions and any recommendations given. Any future reliance on the results of this report should take this into account.

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

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England;
- Archaeological records(Historic Environment Record(HER) for Leicestershire and Rutland, Leicestershire County Council and Portable Antiquities Scheme (PAS) for Leicestershire and Rutland and Historic Environment Record (HER) for Leicester, Leicester City Council;
- Previous Ordnance Survey and other maps of the area National Library of Scotland database and Edina Digimap Website (digimap.edina.ac.uk) and Records Office for Leicestershire, Leicester and Rutland, Wigston Magna, Leicestershire;
- Geological maps (British Geological Survey website and Edina Digimap Website);
- Environment Agency LiDAR data where available;
- Historic England Archives digital data from Historic England;
- Online digital sources e.g. Heritage Gateway, Pastscape, MAGIC, Defence of Britain Database, British History Online, British Geological Survey, OASIS, Conservation Area Appraisals; and

- Historical background material (ULAS Archives and various on-line facilities).

A site visit was undertaken on 11/09/2023 in order to examine the area. Particular attention was paid to the current land use of all parts of the proposed development site and any likely impact on the condition of the extant building or any buried archaeological remains.

The proposed development site comprises roughly 0.300 hectares of land associated with the current property at Old Hays Farm. Data was gathered for all heritage assets within the proposed development site boundary and a 1km radius (the study area). The impact on the setting of Designated Assets were also considered within a wider area.

All work follows the Chartered Institute for Archaeologist's (CIfA) Code of Conduct (rev. 2021) and adheres to their Standard and Guidance for Archaeological Desk-based Assessments (rev. 2020). Guidance on significance and setting is provided by Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* (2015; GPA2) and *Historic Environment Good Practice and Advice in Planning, Note 3: The Setting of Heritage Assets* (2017; GPA3).

Significance of Heritage Assets

Within NPPF guidance, heritage significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (Annex 2).

Para 195 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Heritage assets can be assigned a value ranging from Negligible to Very High according to the scale below (Table 1).

The likely magnitude of the impact of the proposed development is determined by taking the baseline conditions of the site and the heritage resource identified by the assessment and assessing the level of change caused by from the proposed development. This impact can be either adverse (negative) or beneficial (positive) and can be ranked according to the scale of High, Medium, Low and negligible. Where it is not possible to confirm the magnitude of impact (e.g., due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied (Table 2).

The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development. The Effect takes into account any mitigation strategies

proposed and the scale runs from Neutral, Slight, Moderate, Large and Very Large. A matrix is used as a check to identify the effect on the heritage asset (Table 3).

Table 1: Assessing significance (value)

Very High	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
High	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
Medium	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
Low	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
Negligible	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).

Table 2: Assessing magnitude of impact

Major	Total loss or major alteration of the asset or change in its setting leading to the total loss or major reduction in the significance. The relationship between the asset and its setting is no longer readily appreciable.
Moderate	The partial loss or alteration of the asset from the baseline conditions or change in its setting leading to the partial loss or reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting.
Minor	A change from baseline conditions to the asset, or change in its setting leading to the slight loss or reduction in the significance of the asset. Characteristics of the setting can still be appreciated - the changes do not conflict with the character of the heritage asset.
Negligible	Barely distinguishable change from baseline conditions or change in its setting resulting in no reduction in the significance of the asset

Table 3: Assessing the Overall Effect

Significance (value)	Magnitude of Impact (Adverse or Beneficial)			
	Negligible	Minor	Moderate	Major
Very High	Slight	Moderate	Large	Very large
High	Slight	Slight - Moderate	Moderate - large	Large
Medium	Neutral - Slight	Slight	Moderate	Moderate - large
Low	Neutral - Slight	Neutral - Slight	Slight	Slight - Moderate
Negligible	Neutral	Neutral - Slight	Neutral - Slight	Slight

Setting

Setting is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve (Historic England 2017, 3). 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 (NPPF Annex 2). The ability to understand, experience and appreciate a heritage asset can be harmed or lost through any development that affects its setting. The value of a heritage asset can therefore be harmed or lost through alteration within or destruction of its setting.

Setting is mostly experienced visually and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

The assessment of harm to the significance of a heritage asset through changes to setting comprises a staged process:

- 1: Identify heritage assets and their settings.
- 2: Assess whether how and to what degree these settings make a contribution to the significance of the heritage assets. *The Setting of Heritage Assets* suggests consideration should be given to the physical surroundings of the asset including its relationship with other heritage assets, the assets intangible associations with its surroundings and patterns of use, the contribution made by noises, smells etc. to significance and the way views allow the significance of the asset to be appreciated.
- 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance. *The Setting of Heritage Assets* suggests that the assessment should address the attributes of the proposed development in terms of its location and siting, form and appearance, wider effects and permanence.

Following the assessment stage are step 4 – maximising enhancement and minimising harm and step 5 Making and documenting the decision and monitoring outcomes, usually undertaken during consultation with the local planning authority following submission.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

Site Location, Geology and Topography

The PDA lies 1.5 miles west of the centre of Ratby within the civil parish of Hinckley and Bosworth (Figure 1).

The PDA currently comprises the extant Old Hays Farmhouse with associated outhouse alongside land within a moated enclosure of probable medieval date. The PDA is accessed from the south by Burroughs Road which begins at Main Street in Ratby and becomes the access drive for this property and its neighbouring properties which were converted from farm buildings associated with Old Hays in the early 21st century

(Figure 2). The extant Old Hays Farm and associated outbuilding are situated within the medieval moated enclosure and accessed via a gatehouse and bridge which pass over the moat and face the front of the property. To the north and west of the property were further earthworks associated with the medieval manorial site including two terraced areas and three hollows.

Figure 2: Plan of proposed site (red line).

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The PDA covers around 0.3 hectares (0.75 acres) and lies roughly flat at a height of around 133.2m aOD across the site above the east and south facing slopes of a stream valley flowing east to join the Rothley Brook at Ratby (Figure 1).

The British Geological Survey website records the underlying bedrock geology to comprise Edwalton Member, a Sedimentary Mudstone bedrock formed between 237 and 228.4 million years ago during the Triassic period. No superficial deposits are recorded in the area.

The Soilscape website indicates that the soils, where surviving, will be slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Soilscape **18**, <https://www.landis.org.uk/soilscales/>).

Historical and Archaeological Background

Previous Archaeological Work

A summary of the known archaeological events recorded on the Historic Environment Record (HER) for Leicestershire within a 1km radius is provided below. The HER event numbers are shown in bold in the text (**ELE**). There are three record types for surveys and assessments (**EVS**), photographic survey (**EVP**) and fieldwork (**EVT**).

The HER event numbers are shown in bold in the text. The full list of known archaeological work within a 1km radius of the PDA is shown in Appendix I. The locations of known archaeological events is shown on Figure 3.

A desk-based assessment, historic building impact assessment and an assessment of proposed works to existing farm buildings were carried out between 2000-2002 at the PDA at the Old Hays, Ratby (**ELE6781**; **ELE6787** & **ELE6788**).

This work concluded that the PDA has considerable archaeological potential. The farm buildings are adjacent to the medieval moated site of Old Hays, a Scheduled Monument, which has associated manorial earthworks west and north of the moated enclosure. It is possible that buried archaeological remains relating to the site survive within the proposed development area.

The farm buildings at The Old Hays were surveyed in 2006 during conversion of the buildings. A pigeon house and barn were the earliest buildings identified, dating to 1725-1735 (**ELE4325**).

A DBA was undertaken for the Forest Hill Golf Course, 195m west of the PDA in 2005. This concluded that the area may contain ponds, garden evidence etc. associated with the moated site, as well as having a potential for prehistoric and Roman remains

(**ELE4179**). A geophysical survey was undertaken the same year. Faint linear features were recorded and were mainly attributed to agricultural activity (**ELE4240**).

A subsequent evaluation and excavation at Forest Hill Golf Club recorded an Iron Age farmstead with two roundhouses and an associated field system. Some flints were also found, suggesting that there had been occupation in the vicinity before the farmstead was constructed (**ELE4544**).

LIDAR analysis was undertaken for the M1 Junction 21-30 widening in 2007, 550m north-east of the PDA.

The proposed scheme extended for a distance of c.80km, with the study area covering a total land area of approximately 12860ha within Derbyshire, Leicestershire and Nottinghamshire. Examination of the Lidar data identified 312 features of possible archaeological significance within the study area. The archaeological remains identified through the analysis ranged from prehistoric ring ditches and round barrows through to post-medieval mining remains. Medieval ridge and furrow formed the most common form of archaeological evidence identified, both in the form of isolated patches of earthworks and as extensive areas of intact, integrated medieval field systems (**ELE7150**).

A small trial trench evaluation was undertaken at the Dovecote, Ratby just outside and to the south of the DBA in 2011. No significant remains or deposits were found. The only features recorded were modern. There was a striking absence of pottery of any period (**ELE7665**).



Figure 3: Plan of known events within a 1km radius of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.

Contains © OpenStreetMap mapping.

Designated Heritage Assets

There are no World Heritage Sites, Registered Parks and Gardens or battlefields located within 1km of the PDA.

Scheduled Monuments

There are two scheduled monuments within the 1km radius of the PDA including on within the PDA itself. As scheduled monuments they are of **High** importance as heritage assets.

The Old Hays Moated site and associated manorial earthworks, lie within the PDA (SM **1017584**).

The Old Hays is a well-preserved example of a Leicestershire moated enclosure which is unusual for the depth of the surrounding moat. The significance of the site is greatly increased by the range of historical documentation relating to the manorial complex and its association with Leicester Abbey.

The following summary is from the Historic England official listing:

The monument includes the remains of a medieval moated enclosure and its associated and its manorial earthworks. The moated enclosure is rectangular in shape measuring some 40m by 50m in maximum external dimensions inclusive of the 10m wide moat. The partially dry moat has been infilled along part of the south and east arms, elsewhere it varies in depth between 3m and 4m with its inner edge faced with masonry. The moated island is level with the surrounding land and contains the upstanding remains of Old Hays farmhouse and an outhouse building. The farmhouse was built in 1733 and is a grade II listed building. The upstanding remains of these buildings are excluded from the scheduling although their below-ground remains are included as they are considered to preserve the remains of earlier buildings and features. Entrance to the site is via a covered bridge building (the upstanding remains of which are similarly excluded from the scheduling). Immediately to the north and west of the moated enclosure are the well-defined earthwork remains of two rectangular enclosures and a series of small rectangular hollows, comprising a related manorial complex. The enclosures each measure some 90m by 40m and have been constructed to form terraces adjacent to the moat. The enclosures are defined by low banks, scarps and ditches. Between the enclosures are a series of at least three hollows measuring about 8m by 6m, considered to mark the sites of contemporary peasant cots. The hollows are located along a slight scarp slight which joins a 40m long length of ditch running south-east dividing the two enclosures. Two low banks west of the moat define a further small enclosure.

Bury Camp Scheduled Monument is located approximately 900m south-east of the PDA (SM **1005079**).

Bury Camp is recorded as a rectangular univallate hillfort with a c.5m high bank and a ditch. Only one of the gaps is an original entrance. The site was originally thought to be Roman but is now considered to be an Iron Age hillfort, although no controlled excavation has taken place.

Conservation Area

The PDA does not lie within a conservation area. The nearest is the Ratby Conservation Area lies 2.1km to the east of the PDA and is centred around the intersection of the roads from Markfield, Groby, Desford and Kirby Muxloe.

Listed Buildings

Three Listed Buildings are located within the 1km search area of the PDA, including two within the PDA itself (Figure 4), all of which are Grade II Listed. They are therefore of **Medium** significance as heritage assets.

Old Hays Farmhouse is the subject of the proposed development concerned in this report. It is listed as an early 17th Century farmhouse that was altered and refronted in 1756 and then again in the 20th Century. It is built of rendered red brick and stone with a Swithland slate roof and two brick gable stacks. It is U-shaped in plan (LB **1074092**).

The gatehouse to Old Hays Farmhouse lies within the proposed development area and, is listed as a gatehouse and bridge over the moat dating to the mid-18th Century. It is constructed in red brick in Flemish bond with a hipped slate roof. Semi-circular-headed archways are located at the front and back of the structure, which give access to the pathway. The sides are open above the bridge parapet and screened by turned balusters. (LB **1115717/MLE11706**).

The third listed building in the area lies 920m south-west of the PDA. This is the War Memorial North of Polebrook House (LB **1385703 MLE1385703**).

This is a tall and narrow rough-hewn piece of stone with a smooth carved surface facing down an avenue of trees dating to c.1920. The face is inscribed 'avenue of trees is planted to the memory of 36 old boys of this school who fell in the Great War 1914-1919 and below follows a list of the names of those who are commemorated here'.

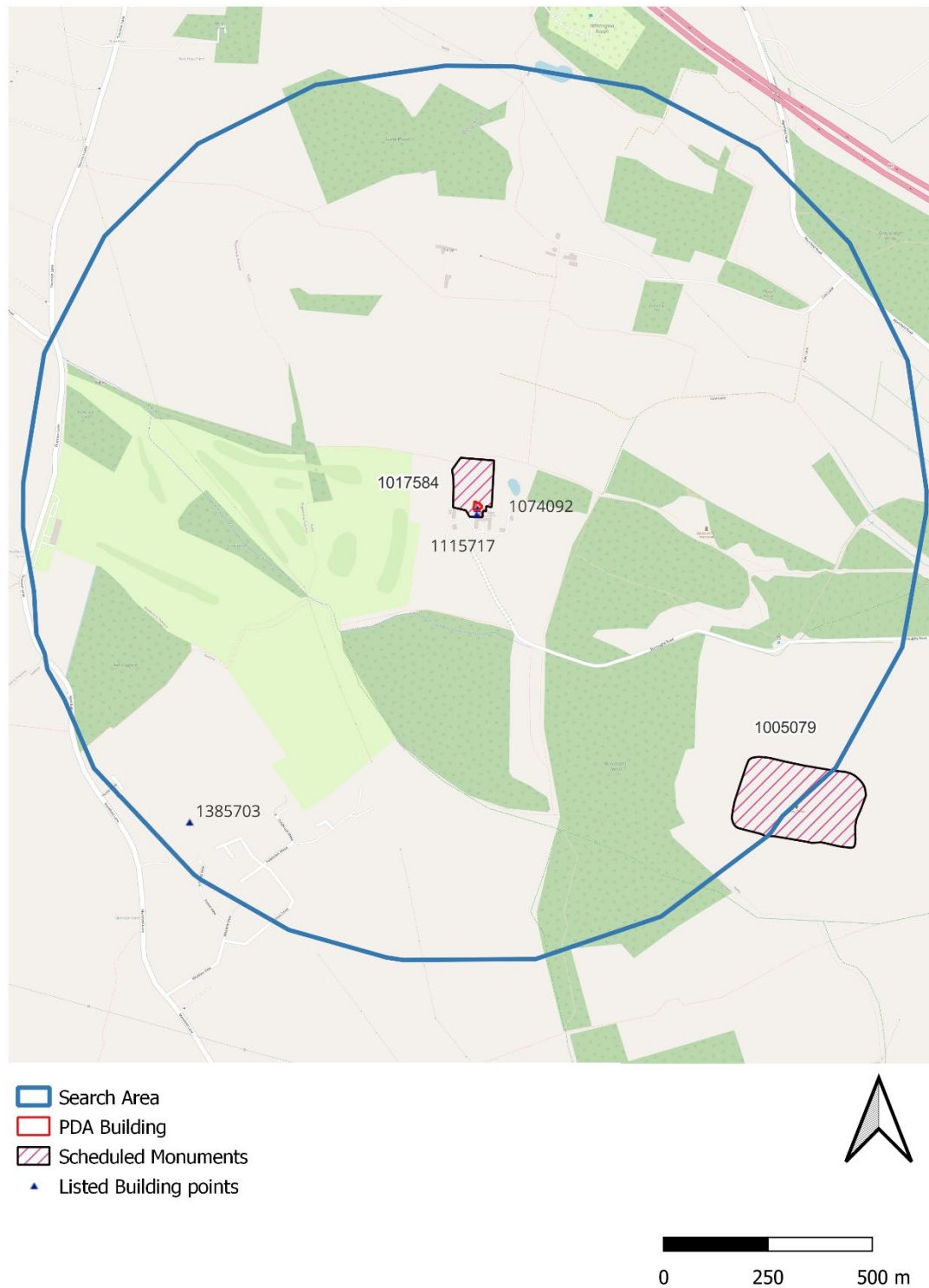


Figure 4: Plan of designated heritage assets within a 1km radius of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.

Contains © OpenStreetMap mapping.

Non-Designated Heritage Assets

The Historic Environment Record (HER) for Leicestershire and Rutland records twenty non-designated heritage assets within the 1km radius of the PDA. The full list is shown

in Appendix II and illustrated on Figure 6. The HER reference numbers are shown in bold in the text.

The Portable Antiquities Scheme (PAS) for Leicestershire was also consulted for information on finds recovered by the general public in the vicinity. The PAS reference numbers are also shown in bold in the text.

Prehistoric

There are seven non-designated heritage assets dating to between the Mesolithic and Iron Age periods.

Two flint microliths were found on a site 650m south-east of the PDA in 1929 (**MLE7062**). A Neolithic axe was found nearby (**MLE7245**).

In 1990 a flint knife of 'scale-flaked type' probably dating to the later Neolithic or early Bronze Age was found 455m south-east of the PDA (**MLE7246**).

A sherd of late Bronze Age pottery was recovered from the south-west corner of Ratby camp, 900m south-east of the PDA (**MLE6361**). In 2000 a corroded copper alloy bar with a broken loop at each end was recovered via metal detecting 900m south-east of the PDA. It looks like a bridle bit segment from a snaffle type bit. It could be Iron Age but equally a Roman (or post medieval) date is possible (**MLE9392**).

The Iron Age hillfort of Bury Camp lies 900m south-east of the PDA (**MLE3100**). This is a rectangular univallate hillfort with a c.5m high bank and a ditch. Only one of the gaps is an original entrance. The camp was originally thought to be Roman based on its broad form but there is no supporting evidence for this.

The PAS for the area records an Iron Age gold coin (**LEIC-7256C7**) and a Bronze Age palstave (**LEIC-2BBB6A**), within 1km of the PDA.

An Iron Age settlement was discovered around 250m west of the PDA at Forest Hill Golf Club (**MLE16162**) in 2005. Two roundhouses with internal features including a hearth and a beamslot that may have been for a loom, were recorded. Large quantities of Iron Age pottery were found alongside two loom weights. An associated field system was also identified.

Roman

There are four non-designated heritage assets dating to the Roman period within 1 km radius of the PDA.

Around 950m north-east of the PDA lies the line of the 'Via Devana' Roman road (**MLE4345**) evidenced in various cropmark photographs. The line of the road is clearly visible on a 1999 photograph of the area. A section of the road was dug in 1955 and it was shown that the track was heavily metalled with two prominent ruts. Further excavations in different stretches of the road also confirmed its presence. A gradiometer survey undertaken in 2012 detected anomalies that may indicate road-side ditches.

In the 1980s a hollow way was located running from a straight stretch of road alongside a small wood (**MLE3096**). Stone was revealed by the plough along the edge of the field, which could well be road metalling. It may be related to the Via Devana Roman road.

In the 1980's a sherd of Roman greyware was found near Bondman Hays, 460m north-west of the PDA and may date to the 2nd Century (**MLE7950**). A mortarium sherd was found at Bury Camp in 1938 and described by Kenyon (**MLE7951**).

The PAS records a Roman brooch within 1km of PDA (**LEIC-B798B6**).

Medieval

At Domesday (1066) the land at Ratby was recorded as being owned by Ulf, however by 1086 it belonged to Hugh de Grandmesnil, who was later succeeded by the Earls of Leicester. After the death of the 4th Earl of Leicester, Robert Fitzparnel, his estates were divided between his two sisters with the manors of Groby, Shepshed and Whitwick passing to his younger sister Margaret who had married Saer de Qunicy. The PDA was part of the Manor of Whitwick at this time and, in 1235 it was inherited by her son, Roger de Quincy (Squires and Humphrey, 1986).

The moated site of Old Hays within the PDA is of medieval origin and is probably the site of a medieval grange (**MLE3102**). The site includes a well-preserved moat and formed part of the defence of the medieval manor house within. The moat now surrounds the later 17th century house (**MLE3103**).

The word 'hay' means 'hedged enclosure', and the earliest recorded use of the name 'Oulde Hays' was when the property was left to William Cave in 1592 (Harwood 2017). Prior to this, the site was called 'Laundeshey' or some variation thereof. The earliest reference to this name dates to before 1265 and speaks of a 'Lundershay' in a description of boundaries of the manors of Shepshed and Whitwick (Squires and Humphrey, 1986).

Moated sites in England comprise wide ditches, often filled with water and either partly or completely enclosing an area of dry ground on which often stood religious or domestic buildings. These sites were built throughout the medieval period, but mostly between 1250 and 1350 (Marsden and Courtney 2001). Unlike other individual farmsteads which were typically established inside a village system for security and support in line with tradition, Old Hays is located beyond the boundary of Ratby. Hoskins describes Old Hays as 'the best surviving example in the county of an isolated farmstead, which belonged to no village system' (Hoskins 1957 p16).

In 1250 Burgh Park was created as a deer park on the south-eastern extent of the Manor of Whitwick (**MLE3097**). It is possible that the moated farm of Old Hays was created to provide security and economic subsistence for the parker. Including Burgh Park and Old Hays, five of the medieval deer parks of Charnwood Forest (Bardon, Beaumanor, Bradgate and Quorn) had moated farms either within or adjacent to the parkland (Squires and Humphrey 1986). Excavations at the comparative moated site in Bradgate park (Thomas et al 2019) revealed a central three-bay hall approximately 8m long and defined by larger padstones and thicker walls. A later fireplace with an external stone chimneystack was inserted into the northern wall however no archaeological evidence of an earlier central hearth was identified. The presence of a ground-floor wall fireplace in a hall is noted as exceptional prior to 1450 and is indicative of status in this structure.

A park pale survives along parts of the west and northern peripheries, 220m east of the PDA (**MLE3098**). This part may have originally been created within the existing earthwork ramparts of Bury Camp. The park seems to have originated in the early 13th century, perhaps under the ownership of Saer de Qunicy, and then was probably

enlarged for Roger de Qunicy (1219-1264) or Anthony Beck (c.1284-1310). It is mentioned as part of the property in the Manor of Whitwick in 1270. The Park seems to have been based on Old Hays, and in its later years filled the area between the open fields of Ratby on the east, and the enclosures of Old Hays and Bondman Hays on the west. The estate and house of Old Hays were granted to Leicester Abbey c.1310, but there is no further mention of the park and it may have become defunct at this time or shortly after.

Walter Fynchefeld held Loundreshay after Roger de Quincy, after which it came into the ownership of Anthony Bek, Bishop of Durham. Fynchefeld was 'a goldsmith and citizen of London. He was a member of the Jewish community there at a time when it played an important role in money lending at a time when these practices were not permitted by the Catholic Church and, it is thought that Old Hays was conveyed from Quincy to Fynchefeld to settle a debt (Squires and Humphrey, 1986). He managed to sell the property to Bek prior to being forced out of the country when the Jews were expelled from England in 1290.

Leicester Abbey's Charyte Rentale dating to 1313 states that the building, land and fields of 'Loundres-hay' were given by Bek, to Leicester Abbey following his death in 1311. It is described as a new assart comprising 120 acres and 42 acres of reclaimed land situated between the meadow called Borwpark (Burgh Park) and Thorntonwode (Thornton Wood). It had pastures in the forest of Charnwood, with free entrance and exit for our cattle in the same Forest by roads, paths and pastures (Nichols, 1811). During its time under the ownership of Leicester Abbey Old Hays was occupied by tenant farmers however, by the 15th century it is unclear whether it was held by the Church or the Crown.

In 2001 a Venetian Soldino dating to c.1400-1413 was recovered via metal detecting, 880m east of the PDA, within the former park area. It is a silver coin, probably minted in by Doge Michele Steno (MLE9238). A coin recorded on the PAS as LEIC-587433 is probably the same artefact.

Post-medieval

As part of the dissolution of the monasteries the Abbey of St Mary in Leicester was dissolved and its land holdings, including the Old Hays were transferred to the Crown Estates. It was then sold to John Reynolds of Leicester, who later sold it to Francis Cave in May 1552. It was sold to John Kayes of Smalley, Derbyshire in 1600/1601, in trust to Henry Sacheverell, also of Derbyshire (Harwood 2017).

Henry Sachaverell moved to Old Hays in 1603 to live with his mistress Keyes and their children. Prior to their taking up residence, Old Hays was described as a modest dwelling, however they 'bestowed much cost in repairing the house and adding new buildings thereto' (Nichols, 1811). It is argued that the north-east wing of the extant property is the oldest part of the building and is likely located on, or incorporates the 13th century deer park warden's hall. The original structure may have comprised a timber-framed, single-storey hall house with a central open fire divided into two rooms, which would be comparative to that excavated at Bradgate Park (Thomas et al 2019). Harwood suggests that prior to occupying the property, Sacheverell may have rebuilt the cottage using local Charnwood stone, evidenced by an interior north facing wall. It is also likely that it was at this time that the two-storey south-facing frontage and west-facing wing were added to the house, also in local Charnwood stone. A stone wall

surviving on the north facing wall of the north-west wing may be part of the early 17th Century structure.

Old Hays stayed in the Sachaverell family until 1673 when it was left by a Ferdinando Sachaverell 'to my blood cousin, Henry Mucklow' (Harwood 2017). He died in 1713 and left Old Hays to his brother William, who later willed the property to John Zachary of Areley in Worcestershire. When William died, the property was instead inherited by John Mucklow, who died without children and by 1753 Old Hays was inherited by Daniel Zachary, the great great grandson of Henry Sacheverell through his daughter Frances. It was later inherited by his son, John, prior to 1780 (Haywood). During this time Zachary valued the property at £115 per annum, stating that a large amount of money had been spent on the house and buildings to improve them. It is thought that the main rebuilding during this time took place in 1733 (Pevsner, 1984). These improvements included a new front wall of brick to replace the original stone, the raising of the roof on the north, south and west facing sides of the house to create a third floor and, a distinctive semi-circular hood constructed over the front door. It seems that at this time the stone walls built in 1603 following the initial conversion of the park keeper's hall house were also replaced in brick and a dairy was added to the northern gable of the north-east wing in the 18th century. This was also the time that a new bridge was constructed over the moat and the gatehouse was built, alongside the farm buildings to the south of the moat earthworks. It is likely that this followed the construction of a new private road from Ratby for the owners of Old Hays as part of the 1770 Ratby Enclosure Act (Harwood 2017). In 1780 John Zachary was granted a right to quarter the coat of arms for Sachaverell of Old Hays (Nichols, 1811) and, on the 15th of December 1800 John Zachary claimed the title of Lord of the Manor of Old Hays.

The farm complex at Old Hays has buildings including a threshing barn and pigeon house dating back to 1725-35 (**MLE11705**) when alterations were made to the farmhouse. The threshing barn may be on the location of an earlier building. The other buildings in the complex appear to date to the early 19th century (**MLE15818**). The pigeon house contained 530 nest boxes when surveyed in 2001. The threshing barn was on a stone footing that appears to be evidence of an earlier building on the same site. Many of the barns retained original features although by the time the final record was made many of these had been removed and replaced.

In 1789 the 5th Earl of Stamford bought Old Hays from Daniel Zachary and it stayed in the Grey family until 1925 when it was sold to Thomas Neal. In 1960 it was sold again to Geoff Chambers, who held the farm until 1999 when it was bought by the Benn family. The Benn family also purchased the adjacent farm buildings and surrounding fields and spent the following years converting the farm buildings into residential properties. Old Hays Farmhouse was sold in 2019 to the current owner.

Part of Groby deer park (**MLE2779**), a substantial early post-medieval park thought to have covered some 360 hectares lies to the north-east of the PDA. This park, an enlargement of another medieval deer park further to the north (**MLE2754**) was disparked by 1622 (**MLE2779**).

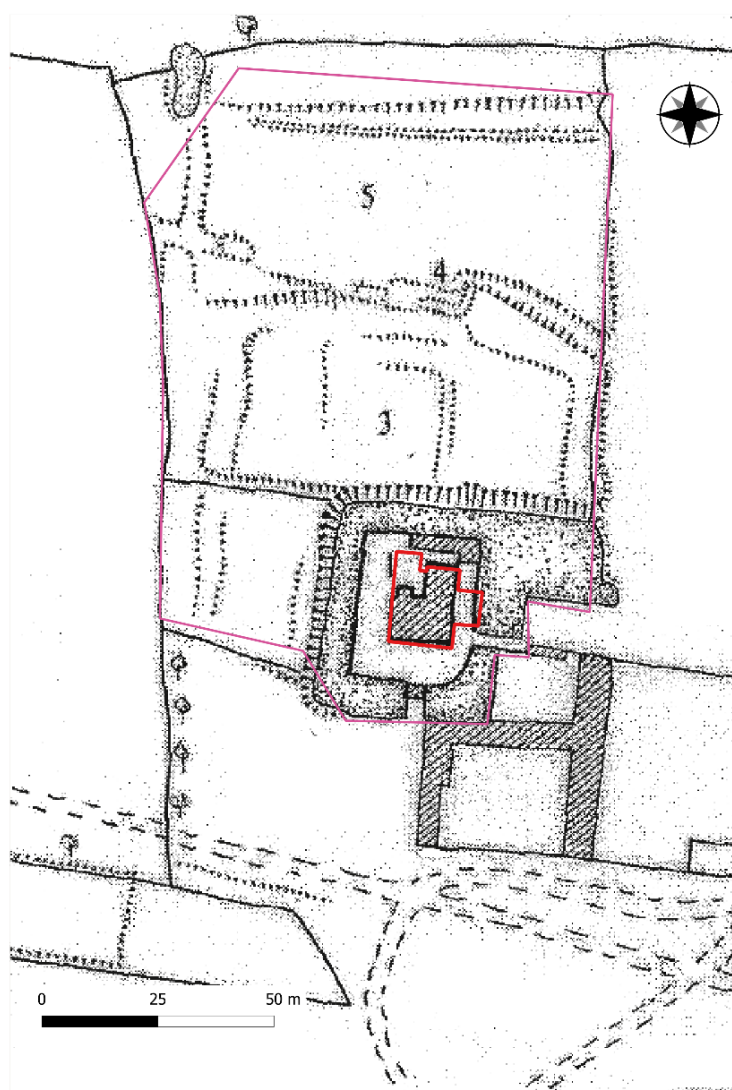


Figure 5: Earthwork survey of Old Hays, after Hartley 2008 (Fig 37), showing proposed development area, and area of Scheduled Monument in pink. 3 and 5 are noted as levelled terraces, with the site of a small building at 4.

In 1973 a two-bay timber box-framed house was recorded probably dating to the 17th century (**MLE3105**). It is unusual in that it is one of the few timber framed houses in Leicestershire in the fields beyond the village.

Around 990m south-west of the PDA lies the former Leicester Industrial School for Boys (**MLE21321**). The School opened in 1881 and closed in 1978. It was established to care for children who had committed minor offences or were at risk of crime. It was formerly certified to receive 200 boys, but pupils came from all over the country to receive industrial training. The building is illustrative of a key period of late 19th century social reformation which has made an important contribution to the identity and character of Botcheston and the wider area. There is a significant contemporary and historic written record associated with the building which provides an important resource for understanding and learning about the area's history including resident of the school. Architectural interest includes a number of brick towers with one massive tower having decorative banding, piers and corbelling, the use of circular Norman arches for openings including a bold entrance porch set within decorative brickwork, a clay tile roof, large chimney stacks, hipped dormer, the use of finials, and clock set

within a central gabled bay. It became an approved Boys School om 1933 and was known as Polebrook House from 1973 when it became a Community Home with Education, but it closed in 1978. It then became a care home with a surrounding retirement home complex. The majority of the building now lies vacant.

The PAS records several post-medieval finds in the area, including a powder measure **LEIC-C793A9**, a silver coin **LEIC-613213**, and a figurine **LEIC-5BACAA**.

Modern

In 2014 it was reported that there is an air raid shelter 970m south-west of the PDA (**MLE21322**). The shelter is adjacent to the Designated war memorial (**LB1385703/MLE11704**).

Unknown

Soil marks of a possible ploughed-out enclosure were noted just inside the northern boundary of Burgh Park in 1992, 780m east of the PDA (**MLE3106**).



Figure 6: Plan of known non-designated heritage assets within a 1km of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.

Contains © OpenStreetMap mapping.

Historic Landscape Character

The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Programme (HLC) was carried out between 2006 and 2009 and is available at: https://archaeologydataservice.ac.uk/archives/view/leicester_he_2019/).

The programme is “a method of identification and interpretation of the varying historic character within an area that looks beyond individual heritage assets” (Historic England HLC).

The HLC for the area indicates that the assessment area lies within areas designated Settlement: Farm Complex (**HLE2484**), and Fields and Enclosed Land (**HLE2485**) (Figure 7).

Farm Complexes defines areas covered by farmhouses and associated outbuildings. Many of the areas falling into this category are isolated farmsteads which in Leicestershire are likely to have been built as a response to enclosure. Some farm complexes remain within villages, but these are often hard to define and in many cases are likely to have been included within the Historic Settlement Core Type. This HLC type also includes modern farm complexes and more industrialised agricultural units such as poultry farms.

The archaeological potential is **Medium-High**. Historic farm buildings should be considered as a vital element in defining the character of the countryside and should be considered as a finite historical and archaeological asset.

The area to the west of the farm is designated Fields and Enclosed Land: Other Small Rectilinear Fields. These areas comprise small rectilinear fields which do not fall into one of the other character types. Included in this group will be small meadows and closes not occurring next to settlement boundaries. There is a fairly even distribution of this HLC Type across much of Leicestershire although a discernibly denser pattern can be seen in the north-western part of the county. In Rutland this field pattern appears to be less common. There also appears to be some correlation between the distribution of this HLC Type and areas defined as Historic Settlement Core.

The archaeological potential of this HLC type is also **Medium-High**. The potential for below ground archaeology is dependent upon previous land use and the agricultural regimes employed on the land since enclosure. Where fields have remained in permanent pasture for a significant period potential is likely to be higher. Any field or group of fields over 1ha will, where development is proposed, be considered to have an archaeological potential.

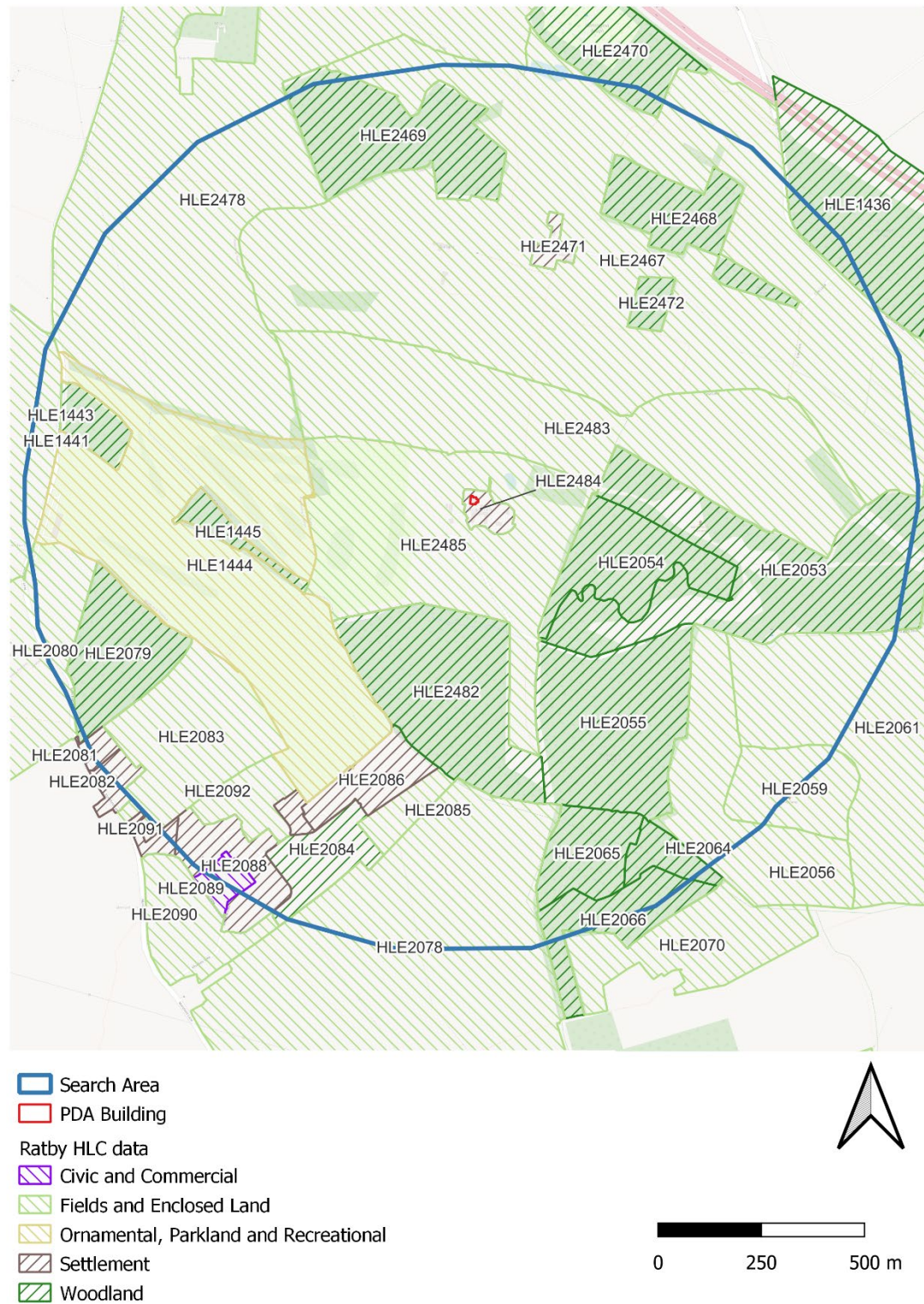


Figure 7: The Historic Landscape Characterisation (HLC) for the area. Data provided by Leicestershire County Council.

Contains © OpenStreetMap mapping.

Historic Hedgerows

Historic mapping has demonstrated that field boundaries, including hedgerows, within the 1km search radius of the proposed development site have been present for more than 30 years. Therefore, extant hedgerows have been assessed against the criteria in Schedule 1, Part II of the Hedgerow Regulations 1997. It has been concluded that:

- The hedgerows do not mark the boundary, or part of the boundary, of at least one historic parish or township.
- The hedgerows are incorporated in an archaeological feature which is recorded in a Sites and Monuments Record (Burgh Park Pale **MLE3098**, Burgh medieval deer park **MLE3097**).
- The hedgerows are situated wholly or partly within an archaeological site and are associated with that site (**1005079** Bury/Ratby Camp).
- The hedgerows mark the boundary of a pre-1600 AD estate or manor recorded in a Sites and Monuments Record (medieval boundary between Groby and Whitwick Manors).
- The hedgerows are recorded in a document at a Record Office as an integral part of a field system pre-dating the Enclosure Acts (Burgh medieval deer Park **MLE3097**, historic boundaries of Old Hays and Bondman Hays).

Analysis of the field boundaries present at the proposed development site at the time of this report shows that there are no hedgerows within the development site itself. The historic hedgerows are located within the 1km search radius of the site and comprise the historic boundaries of Burgh medieval deer park, the extant park pale, Bury/Ratby Camp, Old Hays, Bondman Hayes and, the medieval boundary between Groby and Whitwick Manors. They are associated with field systems and boundaries predating the Enclosure Acts, and some date to the early Medieval period. They are of **Low** (local) heritage significance.

LiDAR Data

There is 1m resolution Light Detection and Ranging Data (LiDAR) for the area available flown in 2022 (Figure 8). The LiDAR data was downloaded from the opendata portal, and processed using the Relief Visualisation Toolbox (Kokalj et al 2019, Zakšek 2011).

The shaded Digital Terrain Model data clearly shows the farm complex and various features, including the moat, with the northern and western arms particularly clear. There is a rectangular feature to the west of the moat and earthworks to the north. These earthworks represent the various terraces and enclosures associated with the manorial complex and shown by Hartley (Figure 5). An embankment lies to the south-east of the PDA and a pond to the north-east.

Some of the earthworks were observed during the site visit (below p35).

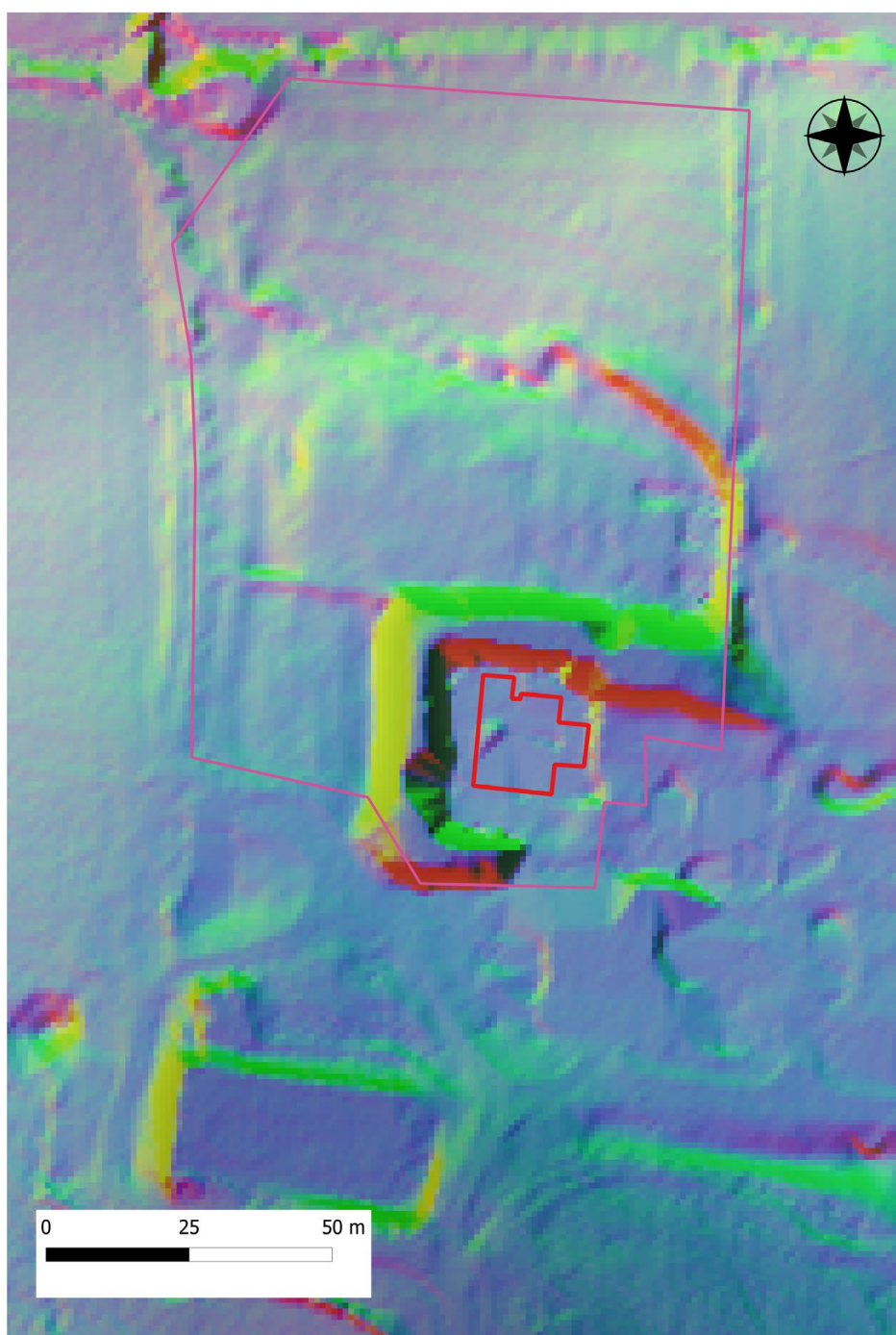


Figure 8: Digital Terrain Model (with buildings and trees removed) of 1m aerial LiDAR data recorded in 2022, with overlay of Principle Component Analysis.

Lidar source Environment Agency (2023)

Cartographic Evidence

There were no early maps (such as tithe or enclosure maps) available for the area at the time of writing. Therefore, the earliest map of the PDA is the first edition Ordnance Survey map of 1886 (Figure 9).

This shows the farm house and outbuilding to north within the full moated area, with the H-shaped farm buildings to the south-east.

The second edition (1903) is very similar with the addition of some new paths (Figure 10).

The 1915 edition shows a slight change in the shape of the moat in the north-east with an angular edge having become more curved, plus some small changes to field boundaries and two new buildings to the south and south-east of the farm house (Figure 11).

The 1930 edition of the OS map shows very little change except for some small changes to the buildings (Figure 12).

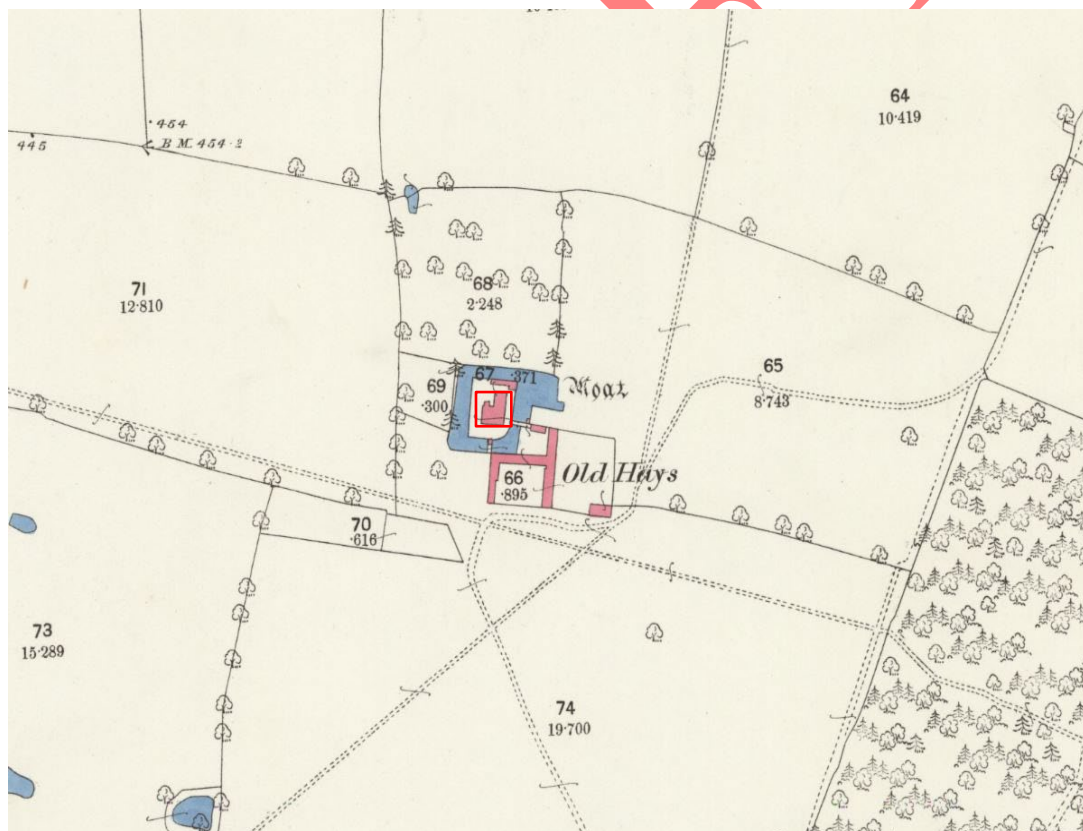


Figure 9: Detail of first edition Ordnance Survey map (1886), Sheet Leicestershire XXX.6, with PDA highlighted. Scale 25 inch to 1 mile



Figure 10: Detail of second edition Ordnance Survey map (1903), Sheet Leicestershire XXX.6, with PDA highlighted. Scale 25 inch to 1 mile



Figure 11: Detail of 1915 edition Ordnance Survey map, Sheet Leicestershire XXX.6, with PDA highlighted. Scale 25 inch to 1 mile

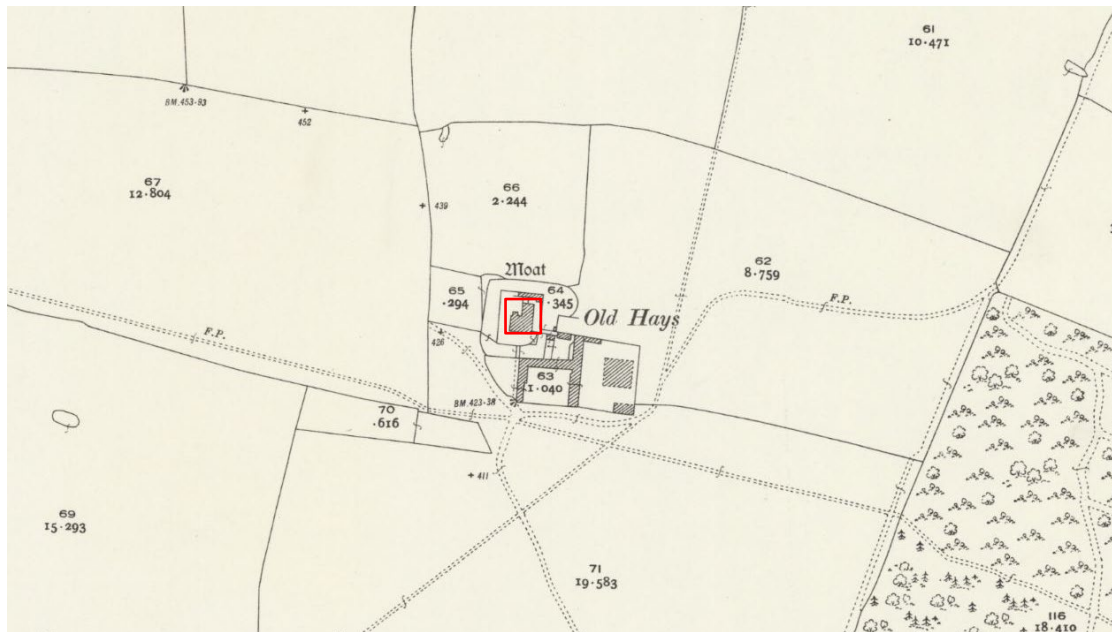


Figure 12: Detail of 1930 edition Ordnance Survey map, Sheet Leicestershire XXX.6, with PDA highlighted. Scale 25 inch to 1 mile



Figure 13: Detail of 1955 edition Ordnance Survey map, sheet SK 40 NE with PDA highlighted. Scale 6 inch to 1 mile

The smaller scale 6 inch map of 1955 shows an expanded farm building, although the larger scale map of 1958 (available online and not shown for copyright reasons) shows this area as a possible landscape feature rather than an extension. Otherwise the layout is similar (Figure 13).

The 1968 edition shows a similar scene, but the detail is poor (Figure 14). There were no further maps available for the area.

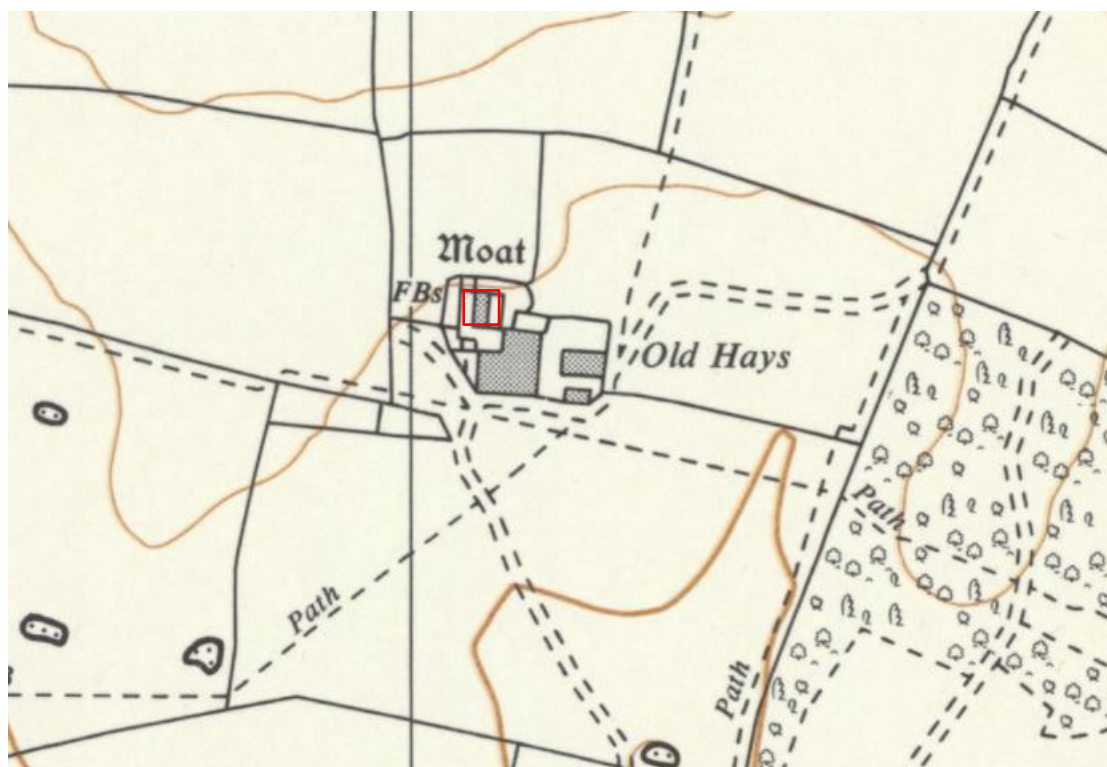


Figure 14: Detail of 1968 edition Ordnance Survey map, sheet SK 40 NE with PDA highlighted. Scale 6 inch to 1 mile

Aerial Photography

There is a RAF aerial photograph available from 1945, but this from a relatively high altitude and there is little detail to be seen on the image of the PDA. There are several Google images available for the area, the earliest of these is from 1999. There are also some other oblique photographs available from Historic England.

The 1999 Google image shows the main farmhouse, mainly surrounded by trees (the moat is obscured). The scheduled area to the north is mainly grass and scrubland, with cultivated areas to the east and west.

There are new barns and other structures within the area of the farm buildings (Figure 15).



Figure 15: 1999 Google Earth image of the PDA

Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2023



Figure 16: 2006 Google Earth image of the PDA

Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2023

The 2006 Google image shows that by this time the farm buildings have been converted and the modern barns have gone. There are also new roads and a pond to the north-east of the site (Figure 16).



Figure 17: Historic England oblique photograph, looking north-west. Photograph 26499_032 <https://historicengland.org.uk>

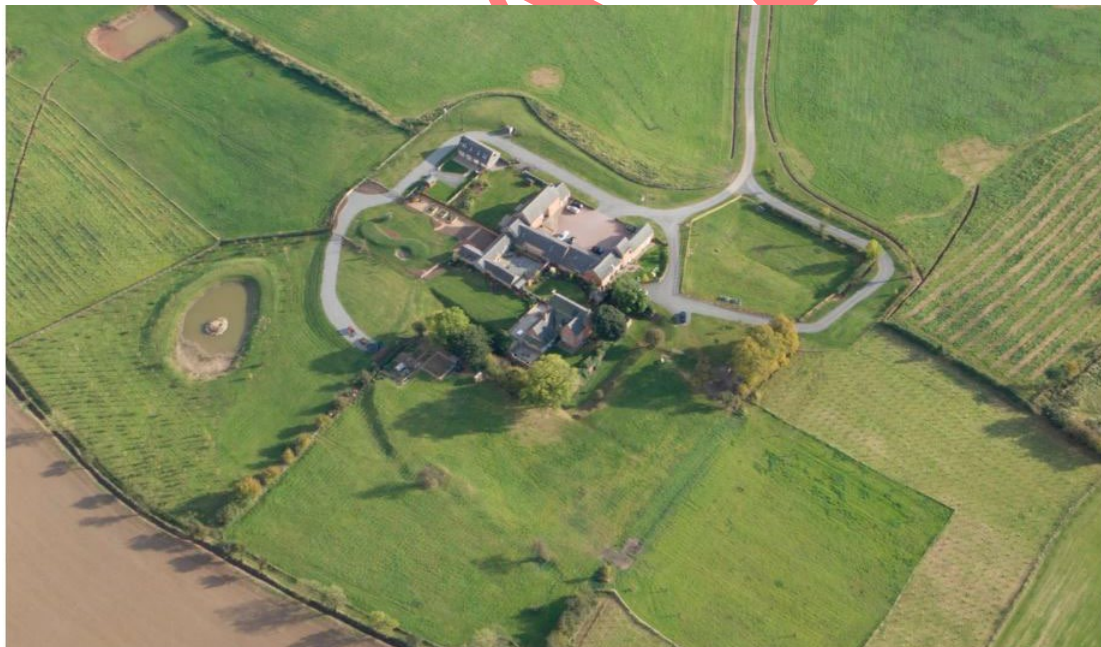


Figure 18: Historic England oblique photograph, looking south-east. Photograph 26499_027 <https://historicengland.org.uk>

The 2009 oblique shot looking north-west shows the farmhouse, with the moat obscured by trees on the northern and western sides. The area to the direct north (within the scheduled area) shows an earthwork crossing the land from east to west, with a few trees left to show its course (Figure 17).

The view from the north-west shows the western arm of the moat more clearly, although the northern arm is still quite obscured. Former hedge boundaries and earthwork

features can be seen within the area to the north. The oval pond lies to the north-east (Figure 18).

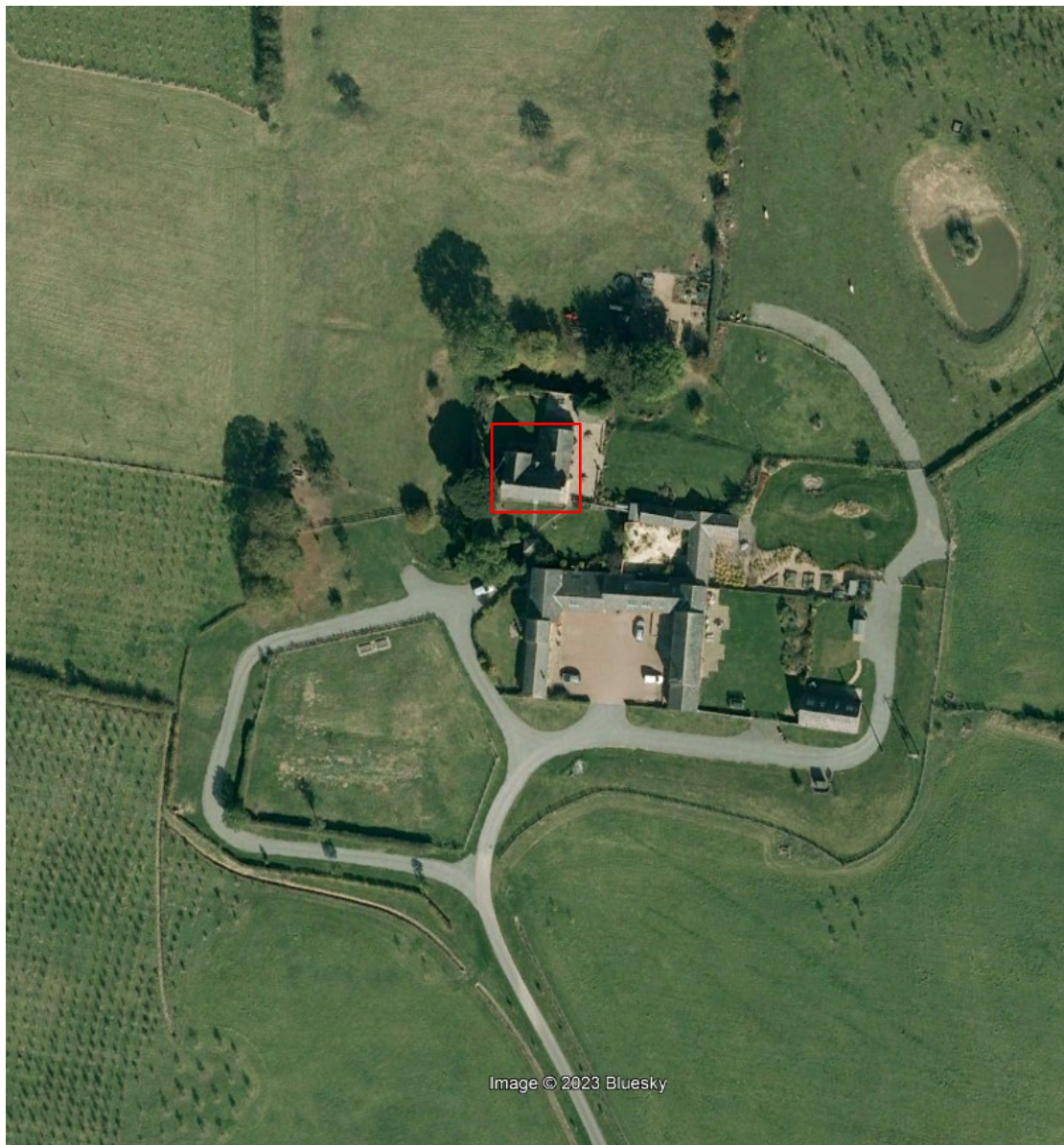


Figure 19: 2010 Google Earth image of the PDA Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2023

There are further new roads shown on the 2010 Google image (also identifiable on the 2009 obliques). Otherwise, the scene is relatively unchanged (Figure 19).

The 2016 image has further additional roads and landscaping. There are also two new buildings to the west and south-west of the farmhouse and a further landscaped area (allotment?) to the north-east within the scheduled area (Figure 20).



Figure 20: 2018 Google Earth image of the PDA

Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2023



Figure 21: 2023 Google Earth image of the PDA

Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2023

The recent 2023 shows the current layout of the site (Figure 21).

Site Visit

The site was visited by an archaeologist on 11/09/2023 in order to assess the present state of the proposed development area.

The PDA comprises the extant Old Hays farm building and associated land within the moated earthworks.

The PDA is accessed from the south via Burroughs Road which links Old Hays with Ratby. Old Hays Farmhouse is accessed by a bridge which passes over the moat from the south, adjacent to the associated farm buildings that have been renovated and are now residential properties.

On top of the bridge is the Grade II Listed Gatehouse (LB 1115717), constructed in the early to mid-1700's around the same time as renovations were made to Old Hays Farmhouse. At this time, earlier access across the moat from the east was replaced by accessed to the property from the south. The gatehouse is built of red brick in Flemish bond with a hipped slate roof and open sides above the bridge parapet screened by turned balusters (Figure 23).



Figure 22: Location and direction of Photos A-J



Figure 23: Photo A. Entrance to the gatehouse, looking north.

To the west of the gatehouse the extant moated earthworks are visible however, to the right they have been filled in and now form part of the garden associated with Old Hays farmhouse (LB 1074092) on land immediately behind the converted farm buildings. The moat is stone faced on its inner bank (Figure 24).



Figure 24: View of the moat from the bridge. Looking west. (Photo B)

Once you pass through the gatehouse and across the bridge you enter the land within the moated enclosure. The south face of Old Hays Farmhouse is located approximately 8m from the gatehouse with well-kept lawn between the two with a path leading to the front door and another to the eastern side of the property (Figure 25). The south facing wing of the property was initially constructed in local Charnwood stone in the early 17th Century. Brick was used to replace the stone facing during the 18th Century.



Figure 25: South face of Old Hays Farmhouse, looking north.

The garden wraps around the property on all sides, and comprises all land within the moated enclosure alongside land where part of the east and south arms have been infilled. The west side of the property is currently faced in brick and was constructed at the same time as the south face (Figure 26).



Figure 26: South-west corner of farm-house (Photo D)

The rear of the property shows the northern face of the extent of the property constructed during the 18th century. This face shows the only surviving external stone work from this phase of construction, the rest of which was later replaced with brick. The proposed development of this site includes the construction of a swimming pool room here in the area of garden that is left between this part of the building and the northern extent of the eastern wing (Figure 27).

The northernmost extent of the east wing of the building comprises a dairy which was added in the 18th century (Figure 27). To the rear of the property a wash house was also constructed at this time (Figure 28) which has recently been sympathetically restored by the current owners. Other works undertaken at this time include the re-facing of the east, south and west facing wings in brick and, the raising of the roof to incorporate a third story in the south and west facing wings.



Figure 27: Northern extent of Old Hays Farmhouse showing location of proposed swimming pool development.(Photo E)



Figure 28: South face of the wash house located to the north east of the main farmhouse building, Looking north. (Photo F)

The eastern wing of the property is thought to be the oldest part of the structure, either built on or incorporating the original 13th century Park Keeper's hall house. It was initially rebuilt in the early 17th century. At this time a second floor was added to this

part of the building and, the south and west facing wings were also added at a height of two-storeys. The land to the east of this part of the property is currently paved and raised to a height which is greater than the surrounding garden to the east (Figure 29).



Figure 29: East facing wing of Old Hays Farmhouse. Likely the earliest part of the building, looking west. (Photo G)

The surrounding garden extends to the eastern extent of the property boundary and is bordered by the extant moat earthworks which continues from the eastern boundary where it has been filled in and forms a gradual slope, around the north, west and south sides of the building before meeting the bridge where it is again filled in (Figure 30).



Figure 30: The moat and property at Old Hays Farmhouse from the far side of the north-western corner of the moat. Looking south east. (Photo H)

The scheduled monument (SM **1017584**) comprises the moated enclosure, any below ground remains within it and, an area of earthworks to the north that are understood to be the remains of two terraces and three hollows. These are described as being ‘associated with the moated manorial complex’ and the hollows are thought to be the remains of three peasant cots (Figure 31 & Figure 32).



Figure 31: View of earthworks northern extent of field to the north of Old Hays Farmhouse. Looking north-east. (Photo I)



Figure 32: View of earthworks, looking east. (Photo J)

Appraisal of Development Impact

The proposed development is for the present former farmhouse building within the moated site to be extended on its eastern and north-western sides, by a new dining area and indoor swimming pool respectively. To the east of the house the area is currently paved and to the north-west lies a lawn (Figure 33).

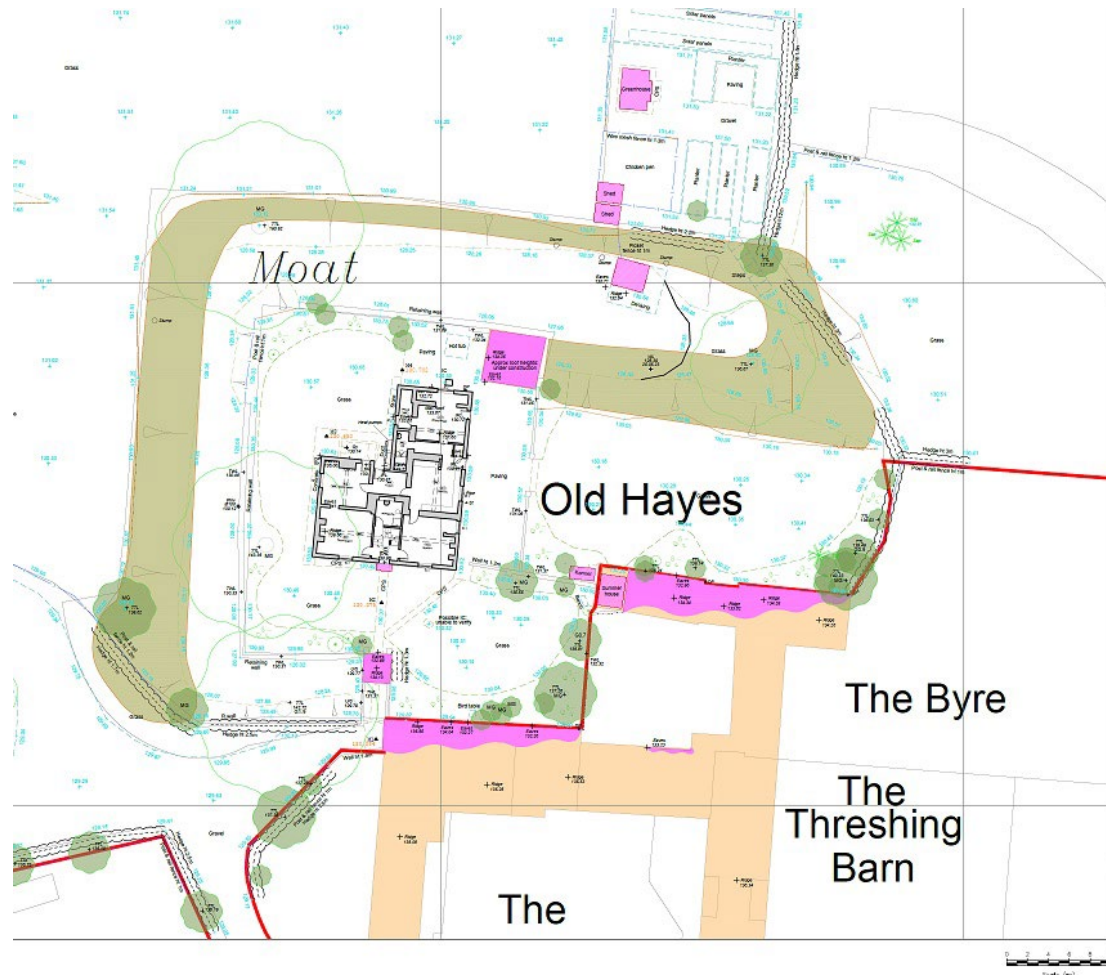


Figure 33: The existing plan of the house within the moated site. Provided by client

Both proposed extensions will be single-storey buildings, with the proposed swimming pool excavated below present ground level (Figure 34 & Figure 35). The proposed work will require ground-works that are likely to impact on any buried archaeological remains within the PDA. The ground-works will have a direct impact on the fabric of the listed building and the land within the scheduled monument.

Trenches for new services and landscaping can also have a negative effect on buried archaeological remains.

There have been recent developments to the west and south-west of the scheduled area and the farm buildings to the south-east have been converted into homes in recent years.

There is restricted access into the site at present- it is not clear how a machine would access the site for possible evaluation work.

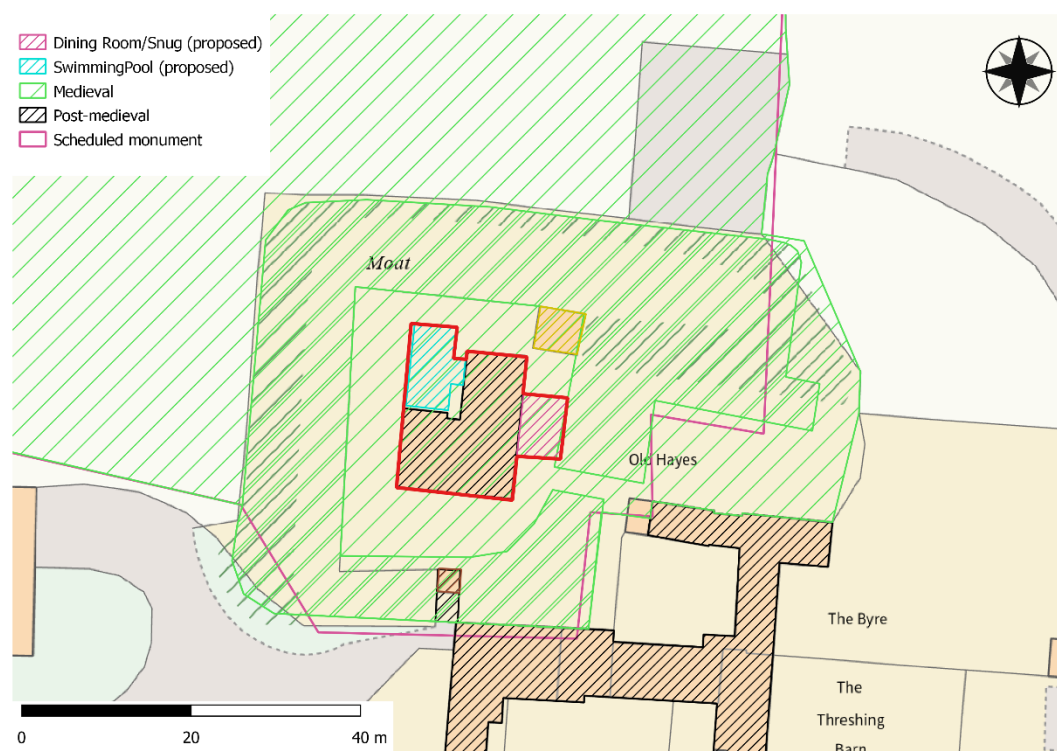


Figure 34: Proposed extensions to the farm house with Historic Environment information.

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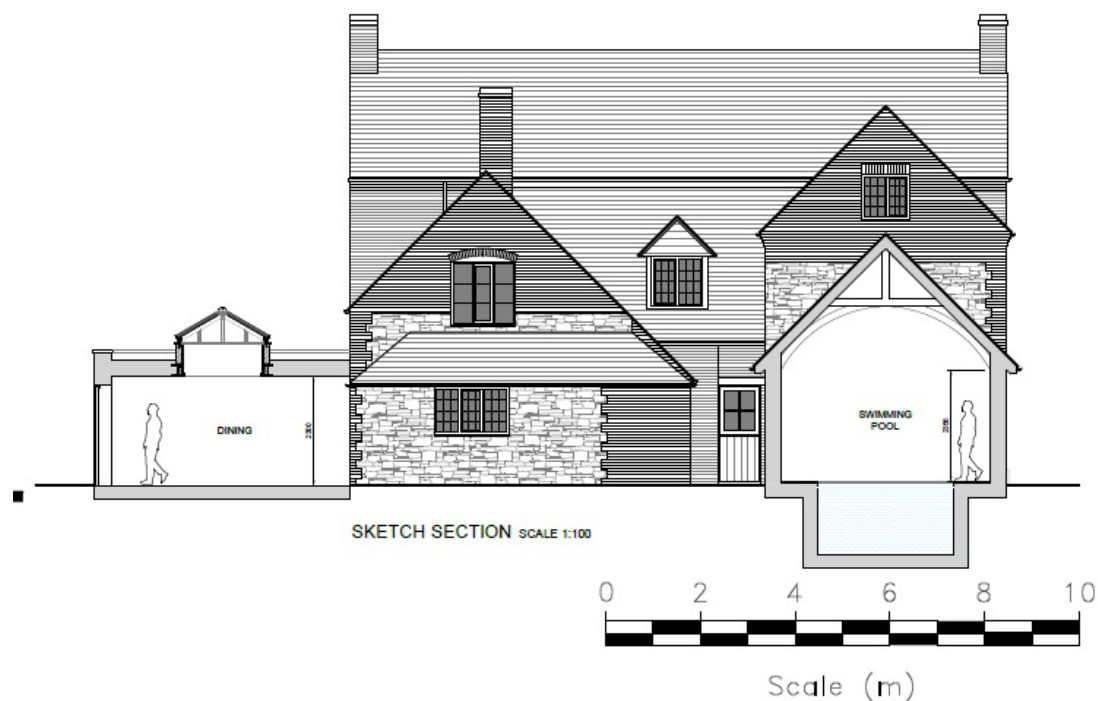


Figure 35: Sketch north-facing section of proposed development. Provided by client

Designated Assets

Scheduled Monument

The PDA lies within the scheduled area of the manorial moated site of The Old Hays, Ratby (SM **1017584**). The monument is of **High** significance as a heritage asset and is considered to be a well-preserved example of a Leicestershire moated enclosure, and is unusual for the depth of the surrounding moat. The significance of the site is greatly increased by the range of historical documentation relating to the manorial complex and its association with Leicester Abbey.

The proposed development will have a direct impact upon the fabric of the scheduled monument within the moated area of the site and there will be a direct partial loss of the monument. There will be a change from the baseline conditions to the asset and a change in its setting leading to loss or reduction in the significance of the asset. The impact will therefore be **Moderate** and the overall effect will be **Moderate-Large**.

Some **slight** mitigation to the harm could be in the form of controlled archaeological survey and excavation prior to development. No excavations have been previously undertaken within the scheduled area and therefore information from the site would benefit its understanding.

There will be no impact or effect on the scheduled Bury Camp hillfort that lies 900m south-east of the PDA (SM **1005079**).

Listed Buildings

The farmhouse building at the Old Hays is Grade II listed and dates from the 17th century, although there may be earlier medieval fabric within the structure of the building (LB **1074092**). As a Grade II listed building the farmhouse is of **Medium** significance as a heritage asset. The proposals will have a direct effect on the fabric of the building as the building is to be extended along its north-western and eastern sides. Both new extensions are single-storey and are designed to have a reduced impact possible on the mostly three storey existing structure.

Therefore, the impact on the building will be **Moderate** and the overall effect on its setting will be **Moderate**. There will be an alteration of the asset from the baseline conditions and therefore a change in its setting leading to the partial reduction in the significance.

Characteristics of the setting can still be appreciated, but new, unrelated elements will be introduced that distract from and compete with the baseline setting.

The undertaking of a full building survey of the farmhouse to better document and understand the building's development and to potentially identify the earliest parts would have a **slight beneficial** effect

The Grade II listed 18th century gatehouse to the farmhouse lies within the proposed development area (LB **1115717**). Although this is adjacent to the proposed constructions it will not be directly affected. Neither the swimming pool nor the dining room will be visible from the gatehouse.

As a Grade II listed asset, it is of **Medium** significance as a heritage asset. The proposed development will have a **Negligible** impact on the building and the effect on its setting

will be **Neutral-Slight**. There will be a barely distinguishable change from the baseline condition and no reduction in the significance of the asset.

Non Designated Assets

Archaeology

There will be no impact on archaeological remains outside the proposed development area. No archaeological work has been undertaken within the PDA and there is a risk of previously unknown archaeology to be present on the site.

The HER identifies several known archaeological sites in the vicinity from findspots for early prehistoric implements to the medieval and post-medieval features and buildings within the PDA itself.

There are two significant Iron Age sites in the area. Around 250m west of the PDA, within the Forest Hill Golf Club, evidence for Iron Age settlement has been revealed, including roundhouses and an associated field system. The site of a univallate hillfort lies 900m to the south-east of the PDA and is a scheduled monument.

The proximity of the hillfort and the Iron Age settlement to the west of the PDA suggests that there is **Low-Moderate** potential for prehistoric archaeology within the PDA, although the construction of the moated site in the medieval period and the subsequent replacement of the medieval manor house with the post-medieval farmhouse is likely to have had a detrimental effect on earlier archaeological remains.

The line of the Via Devana Roman road lies 950m north-east of the PDA. There are also a few findspots for Roman artefacts in the area. However, generally the evidence for Roman activity in the area is not significant. Therefore, there is **Low** potential for Roman activity within the PDA.

The PDA lies within the medieval manorial complex of the Old Hays. The PDA itself is therefore medieval in origin and is likely to contain medieval archaeological remains, particularly remains of the medieval manor house, replaced by the current post-medieval structure in the 17th century. There is therefore **Very High** potential for medieval and post-medieval archaeology within the PDA.

Historic Landscape Character

The historic character of the site is recorded mostly as 'Settlement: Farm Complex' with parts within 'Fields and Enclosed Land: Small Rectilinear Fields' and this will not change. Therefore, there will be no effect on the historic landscape character of the site.

Conclusion

This document provides an assessment of the heritage assets potentially affected by a proposed development at Old Hays Farm, Burroughs Road, Ratby, Leicestershire, LE6 0XZ, and describes the heritage assets potentially affected by the proposed development of the site in accordance with the Government's National Planning Policy Framework.

The proposed development area (PDA) is within a medieval moated site containing a post-medieval farmhouse and associated gatehouse. The proposed development lies within a Scheduled Monument that includes the farmland to the north of the moated

site and both the moated site, the land beneath and the area to the north are a scheduled monument of high significance as a well-persevered example of a Leicestershire manorial farm complex.

The proposed development consists of two extensions for a new dining room and a new swimming pool to be added to the extant 17th century farmhouse, which as well as lying within the scheduled monument, is also a Grade II listed building.

The gatehouse into the moated area lying to the south of the farmhouse is also Grade II listed.

The HER for Leicestershire and Rutland records archaeological remains within a 1km radius of the PDA. An Iron Age settlement lies 250m west of the PDA and an Iron Age hillfort lies 900m to the south-east (also a scheduled monument) and a number of finds of prehistoric artefacts have been made in the vicinity.

Therefore, there is **Low-Moderate** potential for prehistoric archaeology within the PDA, although this will be reduced slightly as the medieval remains may have impacted on any earlier material.

The line of a Roman road lies 950m north-east of the PDA and there are a few findspots for Roman artefacts recorded within a 1km radius of the PDA. Therefore, there is **Low** potential for Roman archaeology within the PDA.

The PDA lies within a medieval moated site and contains a post-medieval farmhouse. There is potential for the remains of the previous medieval manor house within the PDA and possibly earlier phases of the extant post-medieval structure. Therefore, there is **Very High** potential for medieval and post-medieval archaeology within the PDA.

The PDA lies within the scheduled monument of the Old Hays, a medieval moated site. The proposed development is for the extension of the existing building with an indoor swimming pool and a new dining room, both single storey buildings.

There will be a direct impact on the monument from the new development as there will be a direct loss, and also an impact on its setting. The overall effect on the setting of the monument will be **Moderate-Large**. There will be a change from the baseline conditions to the asset and a change in its setting.

The Old Hays farmhouse itself is a Grade II listed building. The effect on its setting from the new development will be **Moderate**. There will be an alteration of the asset from the baseline conditions and therefore a change in its setting leading to the partial reduction in the significance.

There will be a **Neutral-Slight** effect on the setting of the gatehouse but no effect on the setting of Bury Camp scheduled monument.

There will be no effect on the historic landscape character of the PDA.

Table 4: Summary of impacts

Heritage Asset	Significance (value)	Impact	Effect
Designated Assets			
The Old Hays Moated site and associated manorial earthworks (SM 1017584)	Scheduled Monument- High	Moderate	Moderate-Large There will be a direct partial loss of monument due to the constructions, and an impact on the setting of the monument. Some slight mitigation to the harm could come from controlled archaeological excavation the results of which would better the monument's understanding
Bury Camp (SM 1005079)	Scheduled Monument- High	Neutral	No Effect The SM lies 900m south-east of the PDA and cannot be seen or experienced from the PDA
The Old Hayes Farmhouse (LB 1074092)	Grade II - Medium	Moderate The proposed development will add two new structures to the listed building	Moderate There will be an alteration of the asset from the baseline conditions and therefore a change in its setting leading to the partial reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting A full building survey to document the building's development and to potentially identify the earliest parts would have a slight beneficial effect
Gatehouse to Old Hayes Farmhouse (LB 1115717)	Grade II - Medium	Negligible	Neutral-Slight There will be a barely distinguishable change from the baseline condition and no reduction in the significance of the asset
Non Designated Assets			
Archaeology in the vicinity of the proposed development area.	Low – Medium	No Change	NA - The proposed development will have no impact on archaeology outside the proposed area
Previously unknown archaeology within the proposed development area.	Unknown but potentially High There is Low-Moderate potential for prehistoric archaeology, and Low potential for Roman archaeology. There is Very High potential for medieval and post-medieval archaeology	Unknown	Unknown -There is potential for previously unknown archaeology within the site. Evaluation such as trial trenching within the affected areas would help to determine this and provide information upon which to base a mitigation strategy
Historic Landscape Character	Low	Negligible	Neutral There will be no change to the historic landscape character of the site

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Appendix I: Archaeology ‘events’ recorded on the Historic Environment Record for Leicestershire and Rutland within a 1km radius of the PDA

Event No	Name	Ref	Location	Organisation	Grid Ref
ELE4179	2005 desk-based assessment for the proposed extension of Forest Hill Golf Club, Markfield Lane, Botcheston	05/00411/FUL	Markfield Lane, Botcheston	University of Leicester Archaeological Services	SK 48076 06403
ELE4240	Geophysical Survey Report, Forest Hill Golf Course, Botcheston		Forest Hill Golf Course, Botcheston	Stratascan	SK 48443 06349
ELE4325	2006 building survey of farm buildings, Old Hayes Farm, Ratby	03/0832/4	Old Hayes Farm, Ratby	University of Leicester Archaeological Services	SK 49079 06447
ELE4544	2005 evaluation and excavation at Forest Hill Golf Club, Markfield Lane, Botcheston	05/0411/FUL	Forest Hill Golf Club, Markfield Lane, Botcheston	University of Leicester Archaeological Services	SK 48441 06350
ELE6781	2000 desk-based assessment for conversion and extension of farm buildings, Old Hays, Ratby, Leicestershire	00/01167/REM	Old Hays, Ratby	University of Leicester Archaeological Services	SK 4907 0643
ELE6787	2001 historic building impact assessment, Old Hays, Ratby	00/01167/REM	Old Hays, Ratby	University of Leicester Archaeological Services	SK 4907 0643
ELE6788	2002 assessment of proposed works to existing farm buildings, Old Hays, Ratby		Old Hays, Ratby	TR Projects	SK 4907 0643
ELE7150	2007 LIDAR analysis, M1 Junction 21-30 widening		Junctions 21-30, M1	Birmingham Archaeology	SK 4855 1517
ELE7665	2011 trial trenching, The Dovecott, Ratby		Old Hayes, Ratby	Trent & Peak Archaeology	SK 490 064

Appendix II: Designated heritage assets recorded on the Historic Environment Record for Leicestershire and Rutland within a 1km radius of the PDA

HER Ref	National No	Name	Grade	Ref
SCHEDULED MONUMENTS				
DLE14	1017584	OLD HAYS MOATED SITE AND ASSOCIATED MANORIAL EARTHWORKS, RATBY	SM	SK 4903 0652
DLE348	1005079	RATBY CAMP	SM	SK 4982 0578
LISTED BUILDINGS				
MLE11704	1385703	WAR MEMORIAL NORTH OF POLEBROOK HOUSE, BOTCHESTON	II	SK 483 056
MLE11705	1074092	OLD HAYS FARMHOUSE, BURROUGHS ROAD, RATBY	II	SK 490 064
MLE11706	1115717	GATEHOUSE AND BRIDGE TO OLD HAYS FARMHOUSE, BURROUGHS ROAD, RATBY	II	SK 490 064

Appendix III: Non-designated heritage assets recorded on the Historic Environment Record for Leicestershire and Rutland within a 1km radius of the PDA

HER Ref	Name	Types	Period	Grid Ref
PREHISTORIC				
MLE3100	Iron Age hillfort, Bury Camp, west of Ratby	HILLFORT	Iron Age	SK 498 057
MLE6361	Late Bronze Age pottery from Bury Camp, Ratby	FINDSPOT	Late Bronze Age	SK 496 057
MLE7062	Mesolithic flint from east of Ratby Burroughs Wood, Ratby	FINDSPOT	Mesolithic	SK 495 060
MLE7245	Neolithic axe from north of Bury Camp, Ratby	FINDSPOT	Neolithic	SK 498 059
MLE7246	Late prehistoric flint knife, Ratby Burroughs, Ratby	FINDSPOT	Late Neolithic	SK 494 062
MLE9392	Bridle bit from north of Bury Camp, Ratby	FINDSPOT	Iron Age	SK 499 061
MLE16162	Iron Age site at Forest Hill Golf Club, Ratby	SITE; ROUND HOUSE (DOMESTIC); FIELD SYSTEM	Late Iron Age	SK 487 064
ROMAN				
MLE3096	Long Lane?, west of Martinshaw Wood, Ratby	ROAD	Roman	SK 497 071
MLE4345	'Via Devana' Roman road	ROAD	Roman	SK 440 101
MLE7950	Roman pottery from north-west of Old Hays, Ratby	FINDSPOT	Roman	SK 487 069
MLE7951	Roman pottery from Bury Camp, Ratby	FINDSPOT	Roman	SK 498 057
MEDIEVAL				
MLE3097	Medieval deer park, The Burroughs/Burgh Park, Ratby	DEER PARK	Medieval	SK 49 06
MLE3098	Earthworks of the park pale, The Burroughs/Burgh Park, Ratby	PARK PALE	Medieval	SK 495 062
MLE3102	Medieval moated site, Old Hays, Ratby	GRANGE?; TERRACED GARDEN?; BUILDING	Medieval	SK 490 065
MLE3103	Medieval moat at Old Hays, Ratby	MOAT	Early Medieval to Modern	SK 490 064
MLE9238	Medieval coin from north of Bury Camp, Ratby	FINDSPOT	Late Medieval	SK 499 064
POST-MEDIEVAL				
MLE2779	Later extent of Groby Park, Groby	DEER PARK	Early Post-medieval	SK 50 08
MLE3105	Timber framed house, Bondman Hays, Ratby	BOX FRAME HOUSE	Early Post-medieval to Modern	SK 492 070
MLE11705	OLD HAYES FARMHOUSE, BURROUGHS ROAD, RATBY	FARMHOUSE	Early Post-medieval to Modern	SK 490 064
MLE11706	GATEHOUSE AND BRIDGE TO OLD HAYES FARMHOUSE, BURROUGHS ROAD, RATBY	GATEHOUSE; BRIDGE	Late Post-medieval to Modern	SK 490 064
MLE15818	Old Hayes Farm, Ratby	THRESHING BARN; DOVECOTE; FARMSTEAD; CART SHED; ANIMAL SHED; BARN	Late Post-medieval to Modern	SK 490 064
MLE21321	Leicester Industrial School for Boys, Markfield Lane, Botcheston	INDUSTRIAL SCHOOL	Late Post-medieval to Modern	SK 4848 0558
MODERN				

MLE21322	Air Raid Shelter, Leicester Industrial School, Botcheston	AIR RAID SHELTER	Modern	SK 4837 0572
UNDATED				
MLE3106	Undated subcircular enclosure, Cow Lane, Ratby	SUB CIRCULAR ENCLOSURE	Unknown	SK 498 066

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