



Former

East Lodge

163 The Park Market Bosworth Nuneaton Leicestershire

Former

East Lodge

163 The Park, Market Bosworth, Leicestershire, CV13 0LP.

Historic Building Recording (level 3).

NGR: *SK 41525 03352*

Site code: *MB22*

Accession number: *X.A12.2023*

OASIS ID: *110archa1-*

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Frontispiece The front, south elevation.

Summary

On 14th March 2023 historic building recording was carried out at the former East Lodge, 163 The Park, Market Bosworth, Nuneaton, Leicestershire, CV13 0LP. East Lodge to Bosworth Park ([mle12165](#)), and Grade II listed, is dated 1885, and constructed in a C17 neo-Dutch style. Square in plan, symmetrical about each axis, each elevation comprising a shapely Dutch gable, English-bond brickwork, stone dressings, and slate clad roof. The Bosworth estate was sold in 1885 and the new owner made numerous improvements to the building and added his initials to some of the iron guttering, which can be seen on the hoppers at the East Lodge. Vertical rows of small metal rings for wires to support ornamental climbing plants survive.

The front elevation provides a frame for the elaborate stone cartouche over the front-door: a heraldic device, flanked by scrolled volutes. The side elevations are similar, but without sculpture. The windows retain their original ironwork, and the pyramid roof has a central stack with terracotta panels, and stone decorative bands. Most of the doors survive, including two-panels with heavy mouldings for the front, hallway and backdoor. On the first floor there are two small original fireplaces, one retains its original iron grate. The cellar is lit by a stone casement-window at the far end, and there is slate cold-shelf, supported on brick walls. In the enclosed kitchen-yard the old WC was incorporated into a scheme of modernisation, but the coalhouse/woodshed was demolished, and the enclosing wall was reduced. The pump was located on the east side of the yard. The front gate post establishes NORTHAMPTON as the place of manufacture. A rectangular feature shown on the 1903 OS map along the former north boundary may be the site of a lost trap-house and stable, necessary at the end of the C19 to provide transport to and from an isolated dwelling.

Despite the loss of almost all the fireplaces and the coalhouse, the building has survived in a very good condition and its historic setting and context is enhanced by the presence of the finely wrought gate-piers, albeit relocated just a little way from their original siting. The construction is a testament to the skills of British craftsmanship of the latter part of the C19.



Fig. 1: site location circled in red.

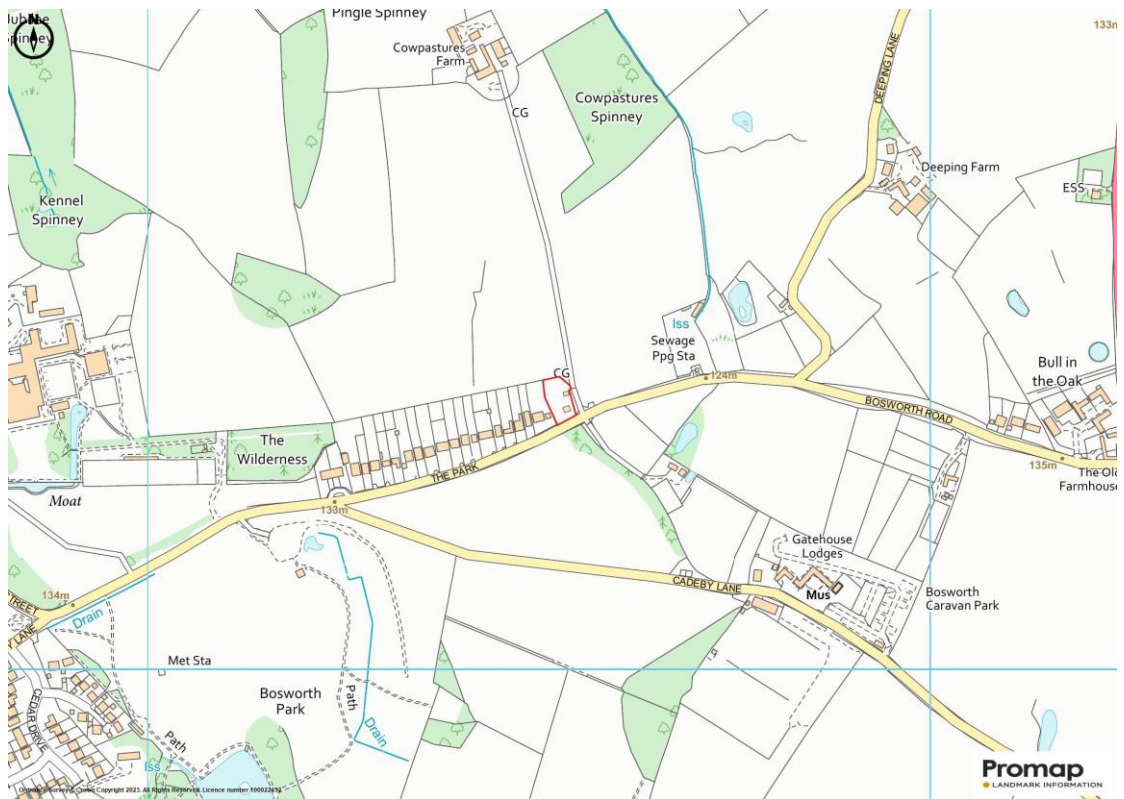


Fig. 2: area of study outlined in red.

INTRODUCTION

Location and scope of work

This document details the results of Historic Building Recording (*Level 3*) during 14th March at the former East Lodge, 163 The Park, Market Bosworth, Nuneaton, Leicestershire, CV13 0LP carried out on behalf of the owners Mr & Mrs Brown. Planning permission had been granted (*planning Ref: 22/00076/HOU*) for a single storey extension and alterations to the Grade II Listed Dwelling and historic building was required prior to the development. The footprint of the new extension was also the subject of a Strip, Map & Sample Excavation, the results of which are outlined in a separate report (Atherton & Cook, 2023b).

The Historic Environment Record (HER) shows us that the site is of archaeological importance. The building is located nearby the historic settlement core of Market Bosworth ([mle2935](#)), and on the park pale of Southwood Deer Park ([mle2931](#)).

Planning permission had been granted by Market Bosworth Borough Council conditional on a programme of approved archaeological work requiring the implementation of a programme of historic building recording (*level 3*) as set out by the Chartered Institute for Archaeologists (CIfA, 2014) to ensure that an appropriate archaeological record is made before development and the results can be published.

The development is within a *Grade II Listed dwelling* dated 1885 on the decorated hoppers, a former lodge to Bosworth Hall on the east side of the park and 2km (1.5ml) east of Market Bosworth. Building recording allows us to understand and document the form and function of this building, providing information on the dynamics of the settlement unit, and how the functions of the building interact with other elements within the town. The aim of the archaeological survey is to provide a descriptive account and interpretation of the building, its context, and setting as an integral and significant part of the town infrastructure.

Topography and Geology

Market Bosworth is a market town and civil parish in western Leicestershire. The application site lies on the north-eastern end of the town at a height of about 124m Above Ordnance Datum (AOD) and is represented by a roughly rectangular

shaped plot amounting to an area of about 1,700m²; the underlying geology comprises grey, brown clay with flint and chalk clasts (BGS, 2010).

ARCHAEOLOGICAL and HISTORICAL BACKGROUND

Historical Background

Market Bosworth is a ridge top settlement approached through woodland pasture and traditional parkland. Development is screened by substantial groups of mature native trees with only the church spire visible above the tree line. The domination of the extensive parkland and woods, together with a large area of glebe land, has preserved the character of Market Bosworth since the C17.

The development of Market Bosworth has been influenced by its location as a ridge top settlement, its agricultural economy and the strong manorial tradition based on Bosworth Hall within its parkland setting. In medieval times the manor was owned by the Harcourts of Stanton and Bosworth. In 1285 a royal charter was granted for a weekly market which is still held today. In 1585 the estate was purchased by Sir Wolstan Dixie. He commissioned a survey of the manor which describes the town much as it is today with a Market Place with arterial routes fanning out intersected by a series of cross alleys and paths. The present Bosworth Hall was built by the Dixie family at the end of C17 and in 1885 the ownership passed to Charles Tollemarche Scott who improved the estate, replanting woodland and rebuilding lodges and farms. In later years the Hall became a hospital and is currently a hotel. The framework knitting industry also had an impact on the settlement, where from 1751 the industry slowly expanded until by 1844 there were 80 frames installed in cottages in the village. Bosworth then had its own factory, a three-storey structure behind the King William IV former public house. It was owned by Thomas White; a hosier also owned the old cottages along Barton Road where his tenants worked at stocking frames. During this period stocking weavers occupied many houses both in the Market Place, Park Street, Station Road, and Barton Road.

Market Bosworth is most famously near to the site of the decisive final battle of the Wars of the Roses. Building work here and at other sites has revealed evidence of a settlement on the hill since the Bronze Age. Remains of a Roman villa have been found on the east side of Barton Road. Bosworth as an Anglo-Saxon village dates from the C8 and before the Norman Conquest (1066), there were two manors at Bosworth.

Following the Norman conquest, as recorded in the Domesday Book of 1086, both the Anglo-Saxon manors and the village were part of the lands awarded by William the Conqueror to the Count of Meulan from Normandy, Robert de Beaumont, 1st Earl of Leicester. Subsequently, the village passed by marriage dowry to the English branching of the French House of Harcourt. King Edward I gave a royal charter to Sir William Harcourt allowing a market to be held every Wednesday, the historic cattle market closed in 1996. When the village was established as a town in 1285, it took the name Market Bosworth. The two oldest buildings in Bosworth, St. Peter's Church, and the Red Lion pub, were built during the C14.

The Battle of Bosworth took place to south of the town in 1485 as the final significant battle in the Wars of the Roses between the House of Lancaster and the House of York, resulting in the death of King Richard III.

Bosworth Hall is a former stately home which belonged to the once wealthy Dixie family, whose strong connections with Market Bosworth date back to the C12. At the Restoration in 1660, the head of the family was created a baronet, of Bosworth, a title which became extinct with the death of Sir Wolstan Dixie, 13th and last Baronet, in 1975. The parkland of the present house was bought by Sir Wolstan Dixie, Lord Mayor of London, in 1589, and the main house was built during the reign of William III and Mary II by his brother's descendant Sir Beaumont Dixie, 2nd Baronet, who had inherited the estate in 1682. The Dixie family fortune was lost in the C19, and the house and estate were sold in the 1880s to pay gambling debts.

Archaeological Background

A HER search has been completed on a 500m radius of the site, centred on *SP 41525 03352* and a summary of the details are outlined below.

Southwood Park (*mle2931*) is mentioned in 1292/3 and is probably on the site of the modern Bosworth Park. Evidence that the parks to the north and south of the Hall were once organised in a much more formal pattern. The curving boundaries of this park are still apparently to the south of Market Bosworth, enclosing an area of woods and grassland, and including several fishponds. The park is mentioned in 1232 and 1293.

The East Lodge, 163 The Park is a detached, two storey Grade II listed dwelling, described by the HER as the lodge to Bosworth Park, built in 1885 in a

neo-Dutch style ([mle12165](#)) alongside the adjacent park gate piers, which mark the entrance to the Market Bosworth Country Park.

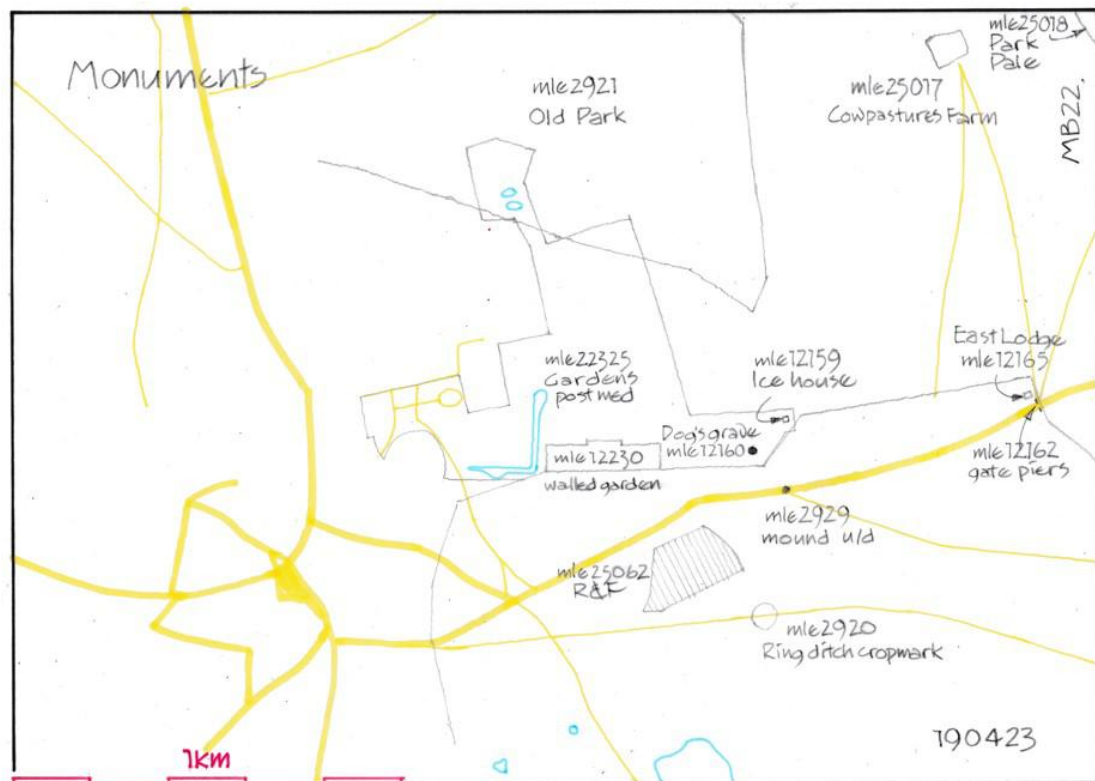


Fig 3: Sketch plan of historic environment showing Monuments.

These four piers constructed of rusticated limestone ashlar are also Grade II listed ([mle12162](#)), and in a C17 style but probably late C19. They were brought forward and relocated to the sides as part of a road widening scheme.

Former EAST LODGE

The Dwelling

East Lodge to Bosworth Park ([mle12165](#)), and Grade II listed, is dated 1885, and constructed in a C17 neo-Dutch style. The faultless English-bond brickwork uses Queen-closers at the quoins, stone dressings and the roof is slate clad. Square in plan, symmetrical about each axis, each elevation comprising an ornate Dutch gable flanked by the denticulated stone cornice supporting the lead-lined gutter. The Bosworth estate was purchased in 1885 by Charles Tollemache Scott, who made numerous improvements to the buildings and added his initials to some of the iron guttering, these features are also to be seen on the hoppers

Hand-drawn site plan of a building complex. The plan shows several rectangular buildings, some outlined in red and others in black. A central building is shaded in red and labeled "made in NORTHAMPTON". A dashed red line outlines a specific area within the complex. A curved dashed line with an arrow points to a building, labeled "21.". Another curved dashed line with an arrow points to a building, labeled "22.". A red line with an arrow points to a building, labeled "5.". A red line with an arrow points to a building, labeled "7.A". A red line with an arrow points to a building, labeled "25m". A red line with an arrow points to a building, labeled "130523". A red line with an arrow points to a building, labeled "MB22". A red line with an arrow points to a building, labeled "Site Plan & hbr3 photo locations".

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The front doorway has a bolection moulded architrave flanked by two-light stone mullion window with transom, and another at 1st floor, above a stone cartouche, with a finely executed heraldic device, flanked by scrolled and crocketed volutes. The side elevations each also contain single two-light mullion and transom windows, the upper floor of the rear elevation however has a pair of narrower windows of the same design. All the windows retain their original ironwork. The pyramid roof rises to central stack with terracotta panels, on the west and south only, and stone decorative bands, modelled like the gate-piers. All the doors survive, except the door from the kitchen-yard to the gardens beyond, this was probably a simple but stout boarded type with rails and braces. In the house the doors are of three kinds; two-panel with heavy mouldings for the front, hallway and backdoor, plain two-panels upstairs and four-panels, glazed at the top, between the kitchen and dining-room.

Fireplaces are replaced often to reflect changes in domestic comfort and there are no original fireplaces on the ground floor, in the dining-room there is a modern reproduction and in the former parlour the fireplace has been panelled over, replacing another modern reproduction. The site of the kitchen chimney can be seen with part of the flue in the corner boxed in well above head-height. On the first floor there are two small fireplaces; simple stone piers and lintel, ovolo-moulded with sloping flat-stops on the inner and outer arises, terminating in flat stops. One retains its original iron grate and the other, in the bathroom, has been converted for storage. In the front bedroom a triangular boxing-in above head-height suggests the former presence of a small corner fireplace.

The cellar is accessed from the front hallway through a heavily moulded door like the others here, to the parlour and to the dining-room, and there is a matching moulded panel above it. The stone casement-window at the far end, looking out to a light-well, has had its mullion removed to provide external access and a rude boarded door has been inserted. The central slab of slate-shelf, supported on brick walls, has been removed to provide access to the modern boiler set into an original recess. Both heads of recess and window rere-arch have segmental-heads.

When the utility room was added, the old WC was incorporated into the scheme and refitted completely, and the old back-gate was replaced by a new door, the lower parts and footings here were uncovered during excavation. The coalhouse/woodshed was demolished but the enclosing wall was just reduced, opening this prospect of the house, with a new entry being cut through the north wall for access. Both outhouses were under pent roofs, and concealed from view, presumably so as not to mar the splendour of the lodge with service buildings.

There is no evidence for the site of the pump that was located on the east side of the yard, however, the brick well that served the pump via a lead-pipe was uncovered during excavation of the area to the west of the kitchen -yard.

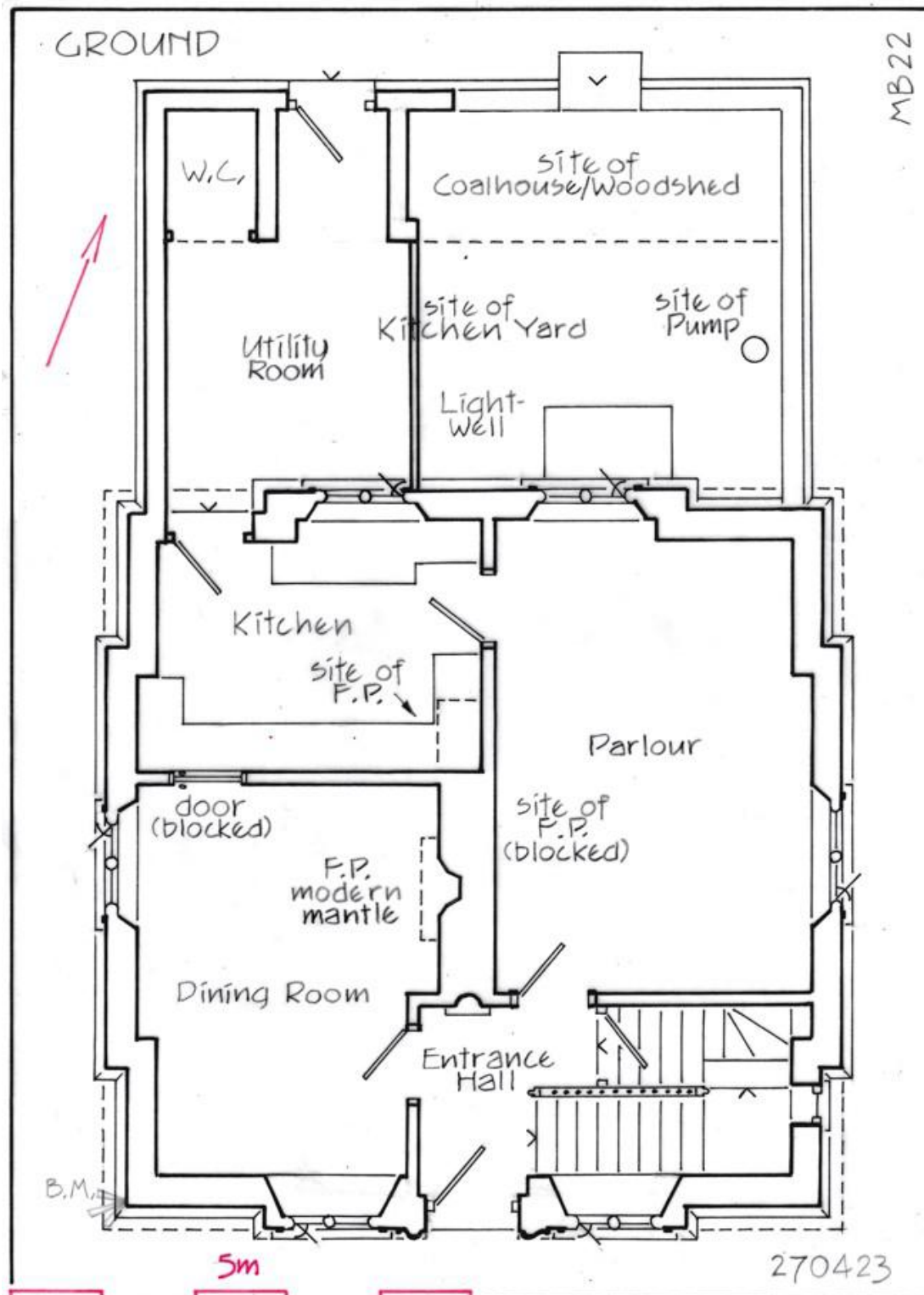


Fig 5: Ground floor plan of lodge.

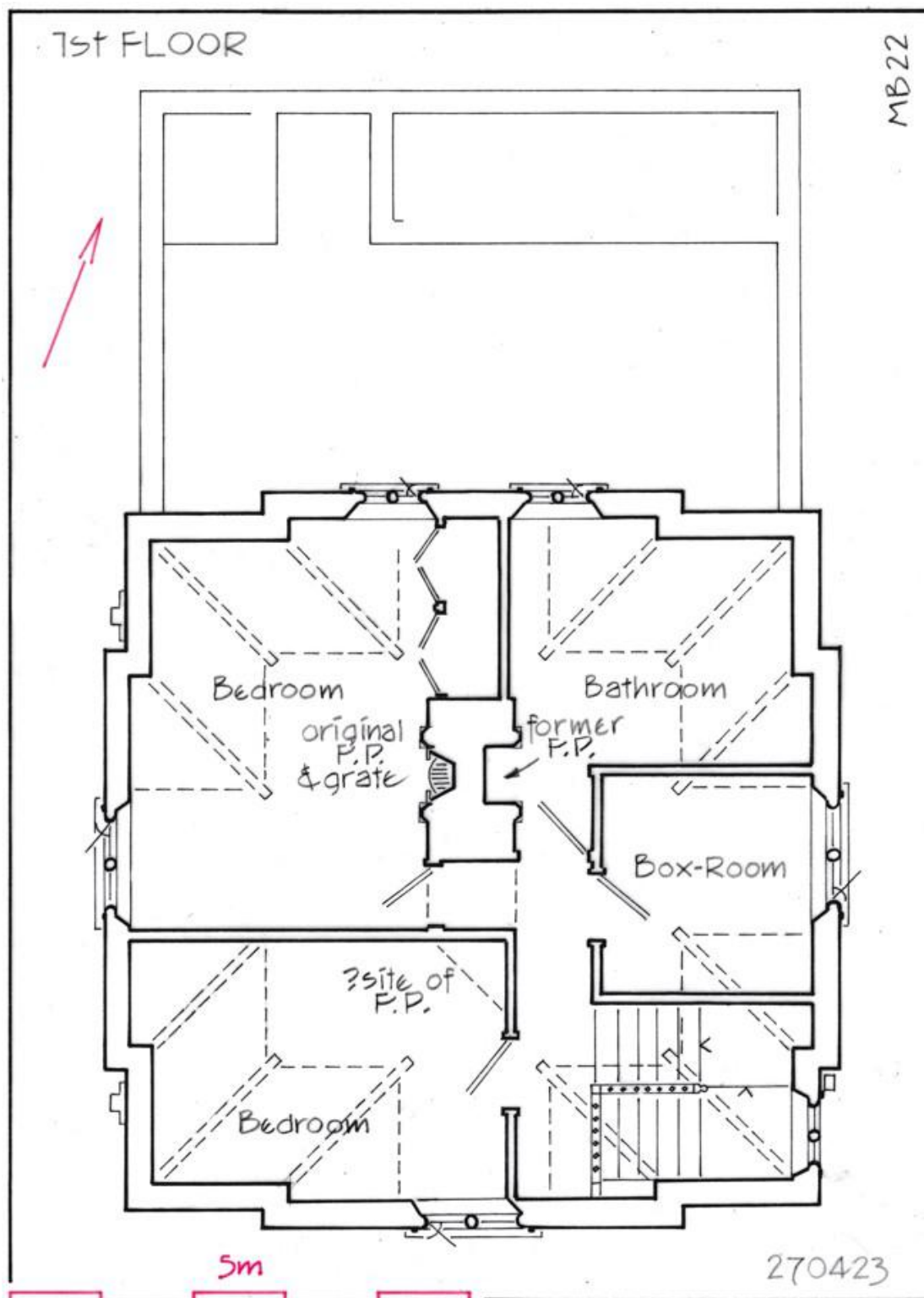


Fig 6: 1st floor plan of lodge.

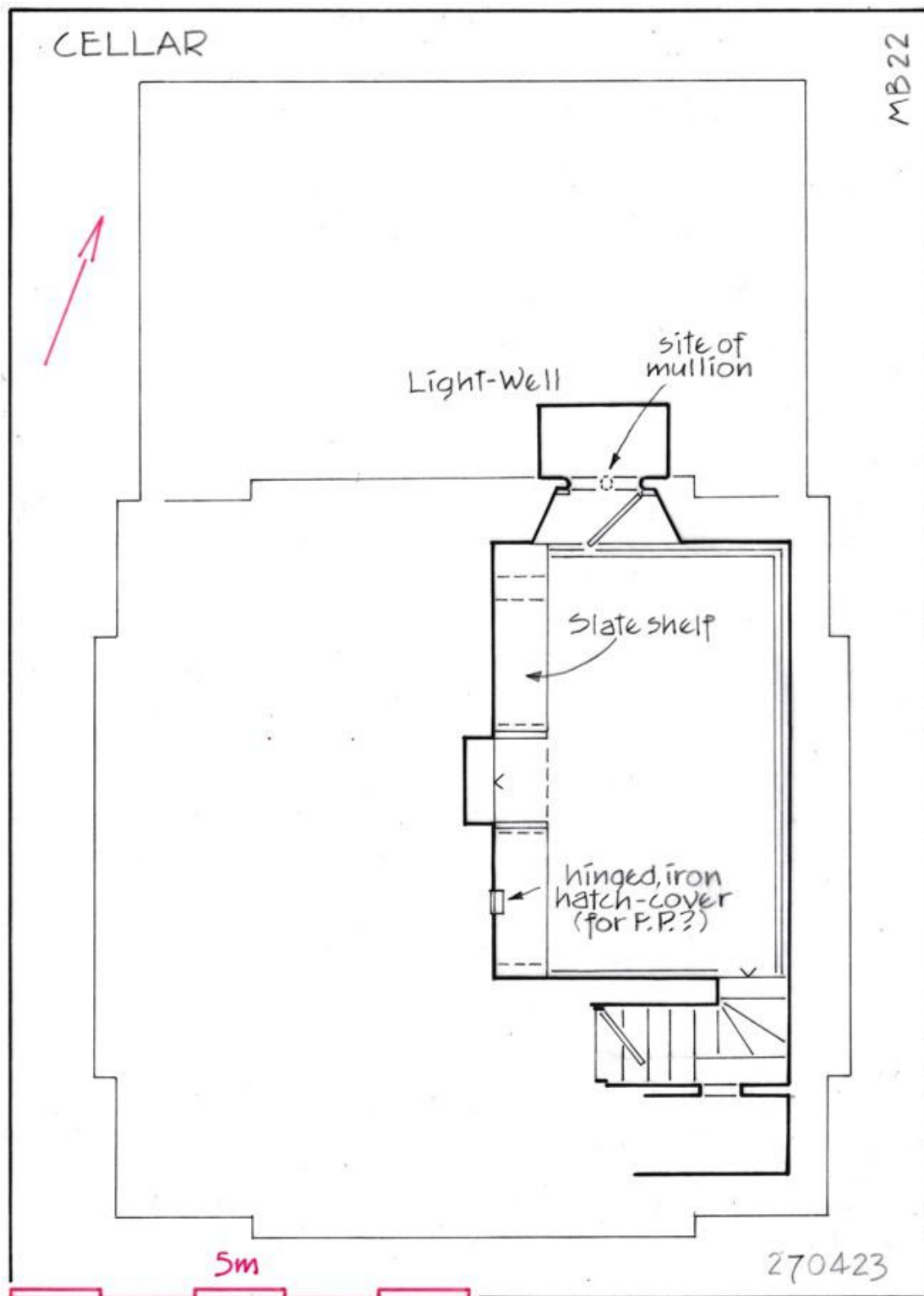


Fig 7: Cellar plan.

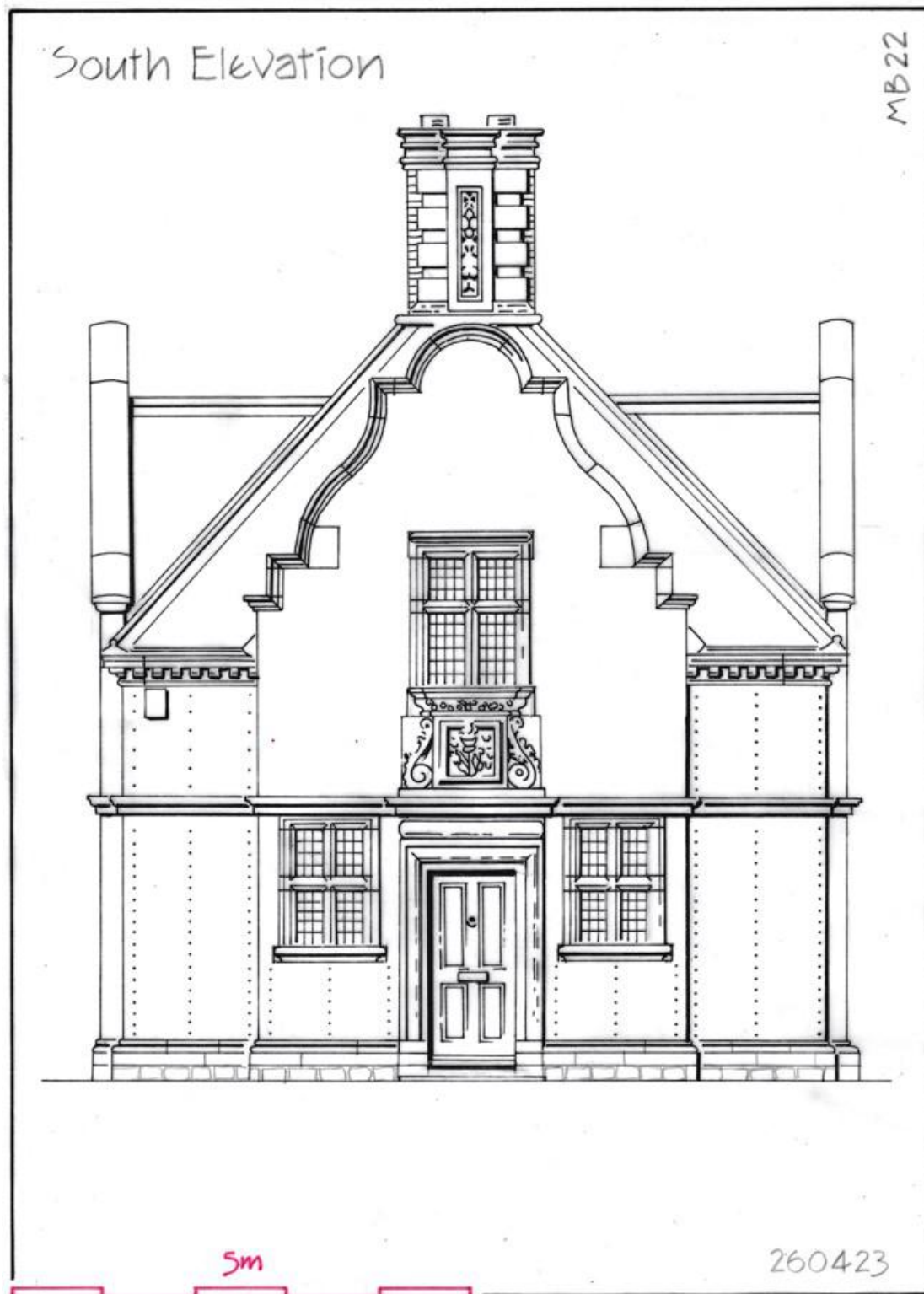


Fig 8: Front, south, elevation.

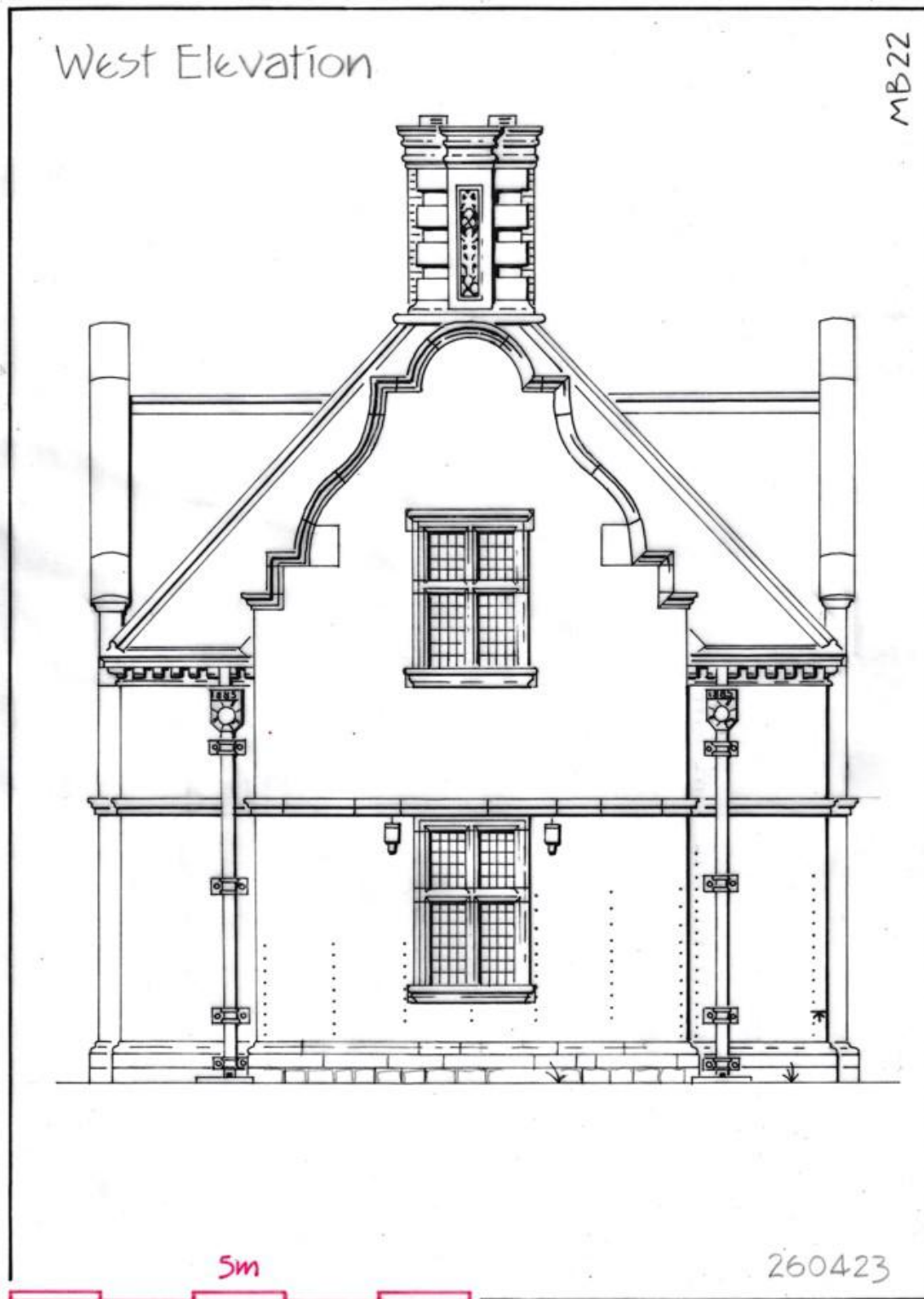


Fig 9: West elevation of lodge. Note the dated RWP hoppers, dated 1885.

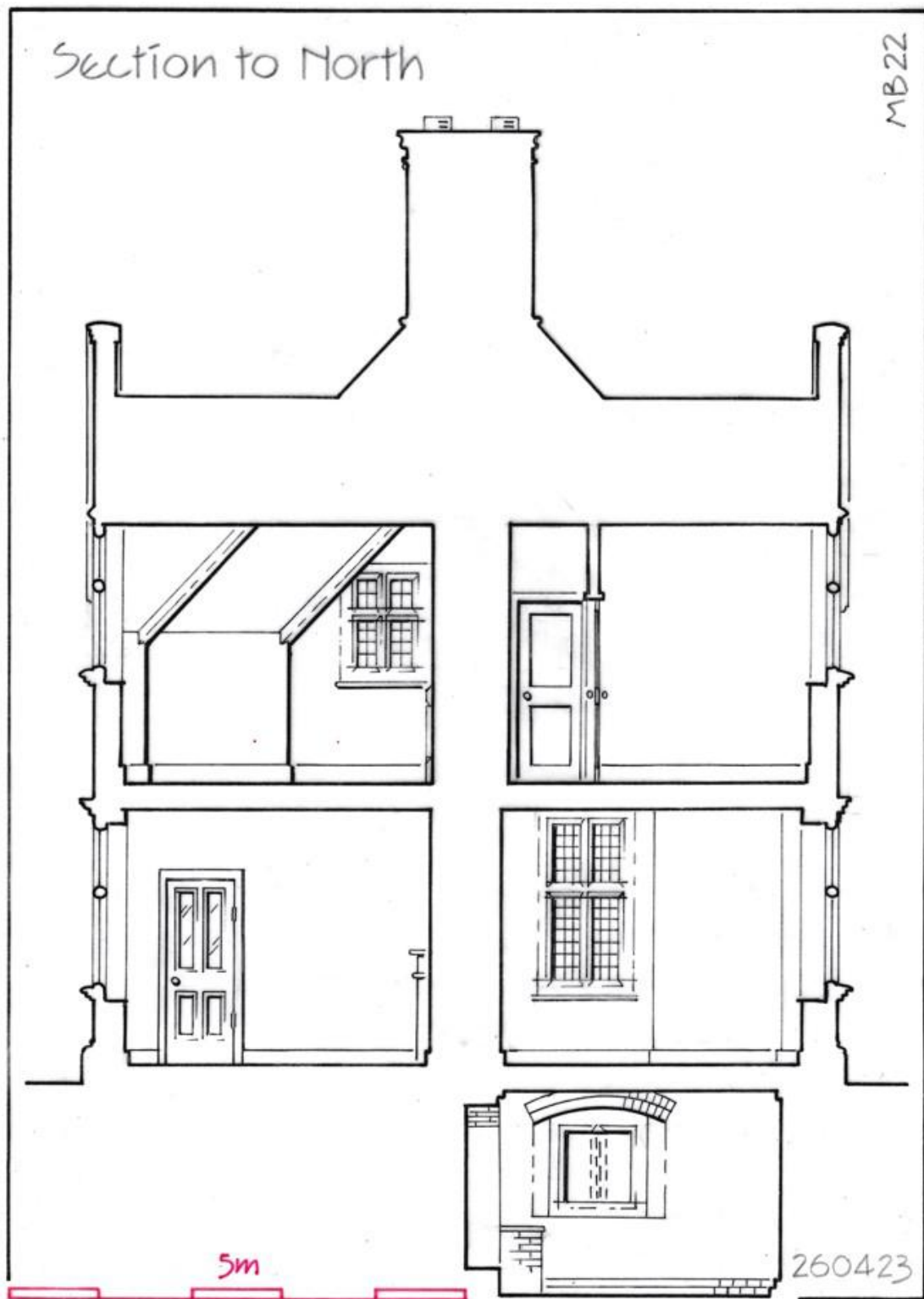


Fig 10: Section through the lodge, to north.

Discussion

Like much of the extant architectural heritage in the country the property has been well maintained as a home, but improvements and modernisations have inevitably removed the buildings original furniture and fittings, clues to the development of the building. Despite the loss of almost all the fireplaces and the coalhouse, the building has survived in a very good condition and its historic setting and context is enhanced by the presence of the finely wrought gate-piers, albeit relocated just a little way from their original siting. The construction is a testament to the skills of British craftsmanship in the latter part of the C19.

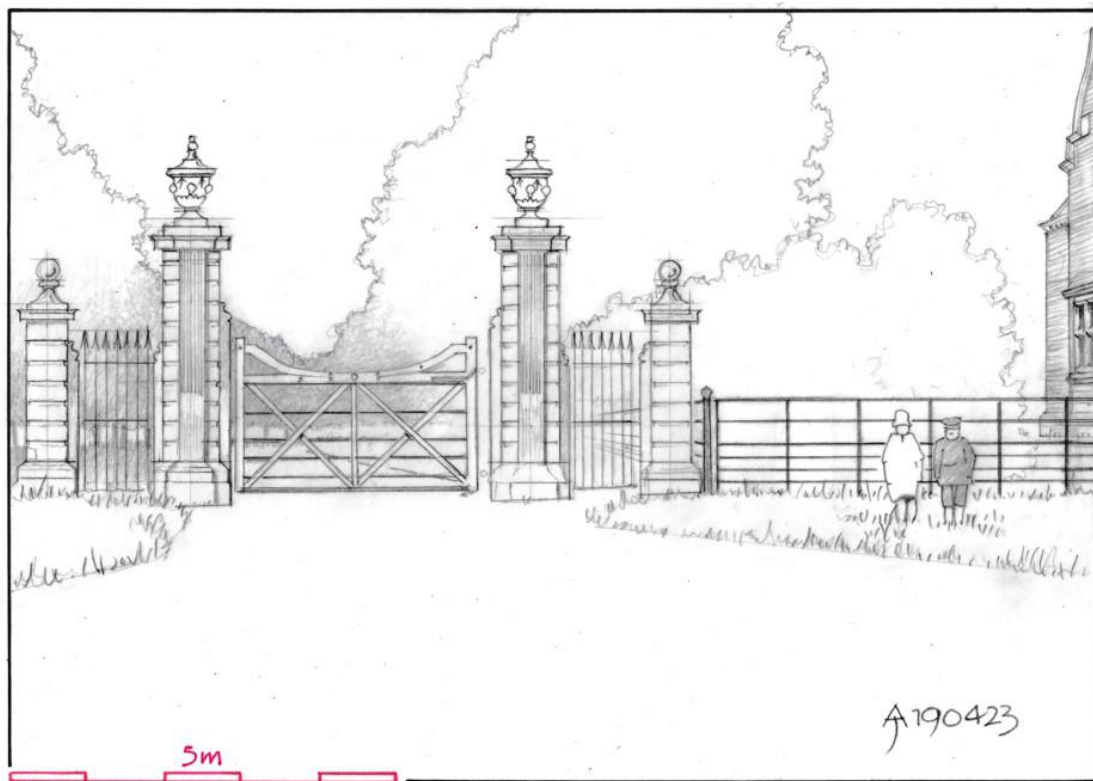


Fig 11: East elevation of the park gateway and avenue beyond, showing original positions of piers based on an old photograph.

The four piers forming the gateway ([mle12162](#)) to the park are constructed of rusticated limestone ashlar are Grade II listed and in a C17 style but probably late C19 construction (1885). The taller inner piers have fluted applied shafts with scrolled volutes on inner face with ramified capping urns above the cornice, the smaller outer piers are similarly detailed, but surmounted with ball finials. An old photograph shows the piers, with main gate and side

railings, in their original position. They were relocated further apart and forward as part of a road widening scheme. The side gates of iron and the central single iron gate and fittings are lost.

The iron fence along the south and east boundaries survives, the western end curving northward to meet the western boundary, hedge. The gate posts are octagonal with moulded caps and additional vertical pieces each side with empty sockets suggest an archway over. The lettering standing proud of the surface establishes the maker and place of manufacture, but only the latter, NORTHAMPTON, can be read. The gate is cross-braced and has a decorative scroll at each end of the top rail. There is a similar post at the southeast corner and at the northeast end where they are associated with another iron gate like the front gate but twice the width, double X bracing and supported on little iron wheels. The small unadorned gate nearby may not be in its original position. Similarities between features shown in the old photograph and the existing fence are most obviously the cross-bracing but also the spacing of the horizontal bars.

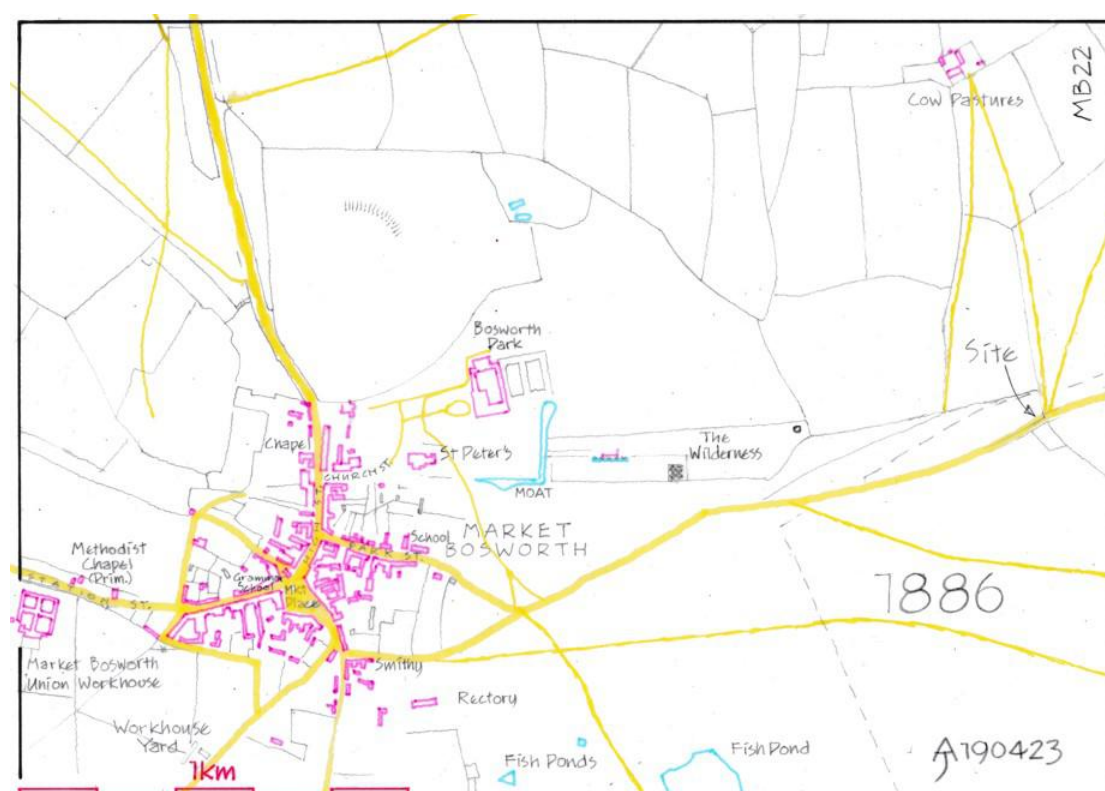


Fig 12: Historic Environment plan of Market Bosworth, after OS 1886.

The present north boundary of the site lies beyond that shown on the 1903 OS map and the former boundary continues westward toward the town and still marks the rear boundaries of the houses that have been built in the C20. In the middle of this old boundary at no. 163 a rectangular feature is shown with the

dimensions of a long and narrow shed, however the feature is not hatched, a convention used on 2nd Edition OS maps to fill the areas under a roof. There are examples elsewhere on the early OS maps where buildings shown (in pink) on the 1st Edition are clearly no longer or only partly roofed by the time of the 2nd Ed. map, at the lodge the construction began after the surveying for the 1st Edition, and the possible building may have had a short life. Its function is likely to have been a trap-house and stable, necessary at the end of the C19 to provide transport to and from an isolated dwelling.

Since the house first appears on the 2nd Edition 1903 OS it might be tempting to date the structure somewhere in the 1890s. However, the 1st Edition OS 1885 had been surveyed two years earlier and explains why it is not shown on the published map. The dated hoppers, 1885, are clearly an integral part of the design of the building and suggests that the whole building was just a part of an estate wide programme of improvements instigated by the new owner.

Methodology

The project was undertaken in compliance with the Chartered Institute for Archaeologists Standards and Guidance for Archaeological Building Recording (CIfA, 2014).

Aims and Objectives

The objective of the historic building recording was to obtain a detailed analysis and description of the history, character, and date, techniques of construction, phasing, and significance of the structure. Primary and secondary sources relating to the building were consulted and relevant information included in this report.

Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development, and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used, they are likely to be those which are most readily accessible, such as

historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of the building is under threat, but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.

A Level 3 record will typically consist of:

Drawings; 2-12

Photos; 1-9

Written account; 1-23

Documentary search, fieldwork & recording

The project was undertaken in compliance with the Chartered Institute for Archaeologists Standards and Guidance for Archaeological Building Recording (CIfA, 2014).

The Leicestershire Historic Environment Record (HER) was consulted with a search carried out over a 500m radius centred on the site and significant aspects of the data within the HER that is relevant to the site, including an analysis of historical mapping was used in this report.

The site survey comprised a systematic internal and external perambulation of the property, observing, discussing, and noting features including structural, functional, and chronological aspects, this was accompanied by the creation of a photographic and drawn record.

Archive Location

The digital archive arising from the work will be deposited with the Archaeology Data Service (ADS).

Digital archive:

Pdf report

X22 digital images

Bibliography

CIfA, 2014. *Standard and Guidance for Archaeological Investigation and Building Recording*, Chartered Institute for Archaeologists.

Historic England, 2016. *Understanding Historic Buildings-a guide to good recording practice*

OS maps; 1885, 1903.

Leicestershire County Historic Environment Service 2023. *Historic Environment Record*.

Plates

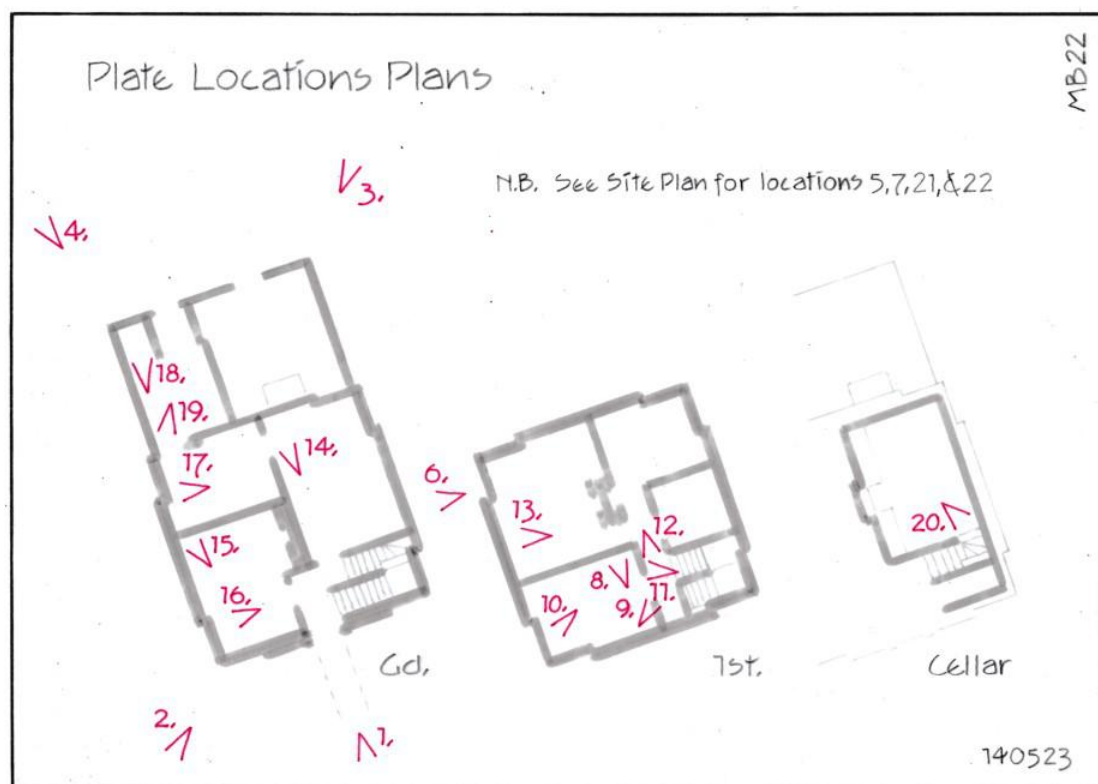


Fig 15: Plate-location plans.



Plate 1: Front elevation.



Plate 2: View from southwest.



Plate 3: View from northeast, note the repaired brickwork following the removal of kitchen-yard wall around northeast corner. The rendered wall is the surviving west wall of the coal-shed.



Plate 4: View from northwest.



Plate 5: View of northern gate piers from southeast.



Plate 6: View of hopper and rainwater pipe detail.



Plate 7: View of front gate from south.



Plate 8: A 1st floor at the front partially blocked by an internal wall but preserving the symmetry of the front elevation.



Plate 9: Detail of window's iron fittings and furnishings.



Plate 10: Possible evidence for a small corner fireplace removed during modernisation.



Plate 11: A view to the southeast at the landing, showing the simple balustrade and the small window which from the outside is the only compromise to the building's symmetry.



Plate 12: View along 1st floor corridor to the bathroom and the remains of an original fireplace.



Plate 13: 1st floor fireplace and door; both original features.



Plate 14: The former parlour, the dado-panelling and window shutters are modern features, and the fireplace which replaced the original, on the right, has been panelled over.



Plate 15: The dining room, showing a heavily moulded two-panel door, contrasting with the utilitarian doors on the 1st floor.



Plate 16: The entrance hall with numerous original details, the tiled floor however is modern as are the C19 style radiators throughout.



Plate 17: The kitchen showing an original utilitarian door and what appears to be the remains of a chimney flue over the site of a probable range.



Plate 18: The former backdoor, note the worn step. The part of the original kitchen-yard here was roofed over and incorporated the old WC in modern times to provide a laundry and utility room. The doorway from the yard to the garden beyond was retained in the scheme as the existing backdoor.



Plate 19: The utility room showing the modernised WC, the wall to the right of the backdoor is the west wall of the lost woodshed/coalhouse.



Plate 20: The cellar, showing the slate cold-shelf and the masonry of the casement window. The mullion was removed, a simple doorway added, and a short ladder inserted into the lightwell to provide external access.



Plate 21: View of rear gates from northeast.



Plate 22: view from east showing present location of gate-piers. Compare this with fig. 11 view.