



Morgan Ashurst

**St Winefride Road, Residential
Development**

**Archaeology and Cultural Heritage
Statement**

June 2010

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1.0 Introduction

This Archaeological and Cultural Heritage Statement has been prepared by Kirsten Holland, Senior Archaeologist, WYG on behalf of Morgan Ashurst to accompany a full planning application for the development of residential housing at St Winefride Road, Shepshed, Leicestershire.

2.0 Site and Development Description

The development site is located within an existing residential area adjacent to houses St Winefride Road. The site is centred on SK 47960 19200 (447960, 319200) and is at approximately 60m above Ordnance Datum. The new development site extends to an area of approximately 0.1 hectares. The site can currently be accessed directly from St Winefride Road. The development site is currently largely covered in hard standing and is used for small garages or sheds which are anticipated to serve the surrounding residential houses. These appear to be freestanding without foundations. There are mature leylandii and trees around the boundaries. Photographs of the site can be seen in Appendix A.

The development site application boundary and proposed layout for the development can be seen in Appendix B. The development is for the construction of residential housing comprising a terrace of three units with three bedrooms each with eleven parking spaces to the front and surrounding gardens.

3.0 Methodology

A study area of approximately 500m radius from the approximate centre of the site (SK 47960 19200) has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Leicestershire and Rutland Historic Environment Record (HER);
- National Monuments Record (NMR);
- English Heritage for designated sites;
- Historic Ordnance Survey maps



- Geotechnical Site Investigation results

4.0 Legislation and Planning Policy Context

Legislation and Planning Policy relevant to cultural heritage includes

National

- Ancient Monuments and Archaeological Areas Act 1979
- Listed Buildings and Conservation Areas Act 1990
- Planning Policy Statement 5: Planning for the Historic Environment, 2010

Regional

- The East Midlands Regional Plan– 2009
 - Policy 26 Protecting and Enhancing the Region’s Natural and Cultural Heritage
 - Policy 27 Regional Priorities for the Historic Environment

Local

- The Borough of Charnwood Local Plan “saved policies”- 2003
 - Policy EV/2 Nationally Important Archaeological Sites
 - Policy EV/8 Buildings of Local Historic or Architectural Interest
 - Policy EV/9 Historic Parks and Gardens

5.0 Consultation

Consultation was undertaken with the Leicestershire and Rutland Historic Environment Record and English Heritage for the provision of data for this report. Consultation will be undertaken with the Charnwood Assistant Conservation & Design Officer (Mark Fennell) in their role as advisor to the local planning authority following the completion of this report.



6.0 Baseline Data

6.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within the study area.

There are ten Listed Buildings within the study area and these are identified below. The sites are all located sufficiently distant from the development site that the intervening built environment means that their settings will not be affected.

Identifier	Grid Reference	Description	Grade
427036	SK 48003 19576	National Westminster Bank, 3 Bull Ring	II
427111	SK 47836 19414	37 Charnwood Road	II
427112	SK 48104 19693	Church Of St Botolph, Church Side	I
427120	SK 48256 19458	The Grange, Forest Street	II
427121	SK 48220 19460	77 Forest Street	II
427122	SK 48214 19536	The White House, Forest Street	II
427126	SK 48181 19142	Forest House, Leicester Road	II
427130	SK 48015 19648	32 Queen Street	II
427132	SK 48113 19204	34 Sullington Road	II
427131	SK 48027 19654	34 Queen Street	II

Shepshed Conservation Area is located within the north of the study area around Church of St Botolph but does not encompass the development site. The intervening built heritage means that the character of the area or the views into and out of the Conservation Area will not be affected.

6.2 Archaeological and Historic Background

The National Monuments Record holds details for seven sites within the study area and a further three sites are recorded on the Historic Environment Record.



Identifier	Grid Reference	Period	Description
MLE927	SK 476 192	Post-Medieval	Post-medieval windmill south of Glenmore Park. A windmill is shown on the enclosure map of c.1800 with a possible 2nd mill (disused) to the north at SK 476 193. It is on King's map of the area around Belvoir Castle (1806) and on the OS 1st edition 1" (1860) but not on Greenwood (1826).
MLE17000; NMR920561	SK 480 190	Post-Medieval	Shepshed Hosiery Company Factory, Sullington Road. Site of the former hosiery factory, whose first buildings were constructed c.1900. When surveyed in 2004 most of the buildings belonged to a 1960s rebuild, though there were a few remaining earlier fragments. The buildings have now been demolished.
MLE9194	SK 480 194	Post-Medieval	Framework knitters single storey workshop located to the rear of 11, Kirkhill.
MLE940	SK 479 197	Medieval / Post-Medieval	Historic medieval and post-medieval settlement core of Shepshed identified from landscape, historic maps and other documentary sources.
NMR920563	SK 4789 1939	Post-Medieval	Hosiery Manufactory identified from the second edition OS mapping.
NMR 920556	SK 4771 1902	Post-Medieval	Hosiery Manufactory identified from the first edition OS mapping.
NMR920558	SK 4776 1970	Post-Medieval	Gas Works shown on first edition mapping but demolished by 1980s.
NMR920560	SK 4751 1886	Post-Medieval	Hosiery Manufactory identified from the second edition OS mapping onwards.
NMR920559	SK 4770 1926	Post-Medieval	Hosiery Manufactory identified from the second edition OS mapping onwards.
NMR920562	SK 4795 1895	Post-Medieval	Lace manufactory identified from the second edition OS mapping onwards.

There are no recorded sites of prehistoric or Roman date within the study area and there is little evidence for archaeological occupation in the prehistoric and Roman periods from the surrounding area. A probable Iron Age enclosure is noted in Garendon Park to the east of the study area and M1 and there have been several find spots of isolated prehistoric flints, notably to the west of the urban area and also Roman pottery find spots. The region lay away from the major Roman routes from Littlechester and Leicester (Ordnance Survey, 1994).



St Winefride Road, Residential Development

The village itself is first recorded in the 1086AD Domesday Survey as *Scepeshefde* indicating that a settlement was present here in the early medieval period. It means sheep headland and is derived from Old English (Mills, 2003). . The medieval prosperity of the town appears to have been founded on the wool industry and there was a weekly market in the 14th century (www.leicestershirevillages.com/shepshed). Much of the land within the region of Shepshed is anticipated to have been farmed by outlying granges of Garendon Abbey until its dissolution in the mid 19th century (www.shepshed.org.uk).

The historic core of the medieval and post-medieval settlement has been identified as lying in the north of the study area focussed around St Botolph's Church which retains 13th and 15th century structural elements. The development site lies outside of this historic core and therefore it is anticipated to have formed part of the agricultural hinterland and therefore settlement sites are not anticipated. Although some enclosure had occurred in the 15th and 16th centuries the main period of enclosure of common land occurred in the late 18th century. The pattern of settlement continued into the post-medieval period and the historic mapping indicates that the development site was not developed until the 1920s.

All the recorded cultural heritage sites within the study area date from the post-medieval period and are almost exclusively associated with the hosiery and textile industry of the town continuing the economic base that was established in the preceding centuries. These recorded sites are all located at a sufficient distance from the development site that they will not be affected.

7.0 Historic Mapping Survey

Examination of historic mapping from online sources has indicated that the development site was in agricultural use from the date of the first edition OS mapping (1884). The brook to the east of the development site formed a linear feature from which the enclosed fields radiated outwards bounded by Leicester road and Charnwood Road.

There were few changes to the surrounding area until 1921 when expansion of Shepshed started to migrate south. Garendon Road to the north of the development site, including the residential plots that back onto the development site were established and depicted by this date, however the development site remained undeveloped. There are no alterations to the development site visible on the 1938 mapping.

The majority of the development in the area occurred during the post-war expansion period, however the development site was not shown as built on until the mid 1960s. Garages were constructed along the



northern boundary of the site and some on the southern boundary of the site. The number of garages within the south of the site increased in the 1970s before some were removed in the 1980s.

8.0 Archaeological Potential and Impact Assessment

There are no identified cultural heritage sites within the development site boundary. The development site is located within an area which has already been developed for residential housing in the 20th century and the construction works from the surrounding development caused some disturbance. Although the garages within the development site do not appear to have foundations and are free standing there were impacts when the hardstanding was laid. Three window samples were advanced within the development site for geotechnical site investigations. These recorded tarmac and gravel sub-base to a depth of 0.2m-0.6m below ground level. This overlies made ground of clays and silts containing brick and ash fragments to depths of 0.6m-1.2m below ground level. The made ground is underlain by natural alluvial clays and sands overlying mudstones (BSP, 2010).

The potential to discover previously unrecorded archaeological remains within the development site is considered to be negligible due to the previous disturbance, the lack of identified archaeological features in the vicinity and the location of the site away from the historic settlement core.

There are no designated heritage sites within the immediate vicinity of the development site. Due to the enclosed nature of the site surrounding the setting of the heritage assets within the study area are not considered to extend to the development site and therefore there is no impact upon their setting from the development.

9.0 Conclusions

There is considered to be a negligible potential for cultural heritage remains to be impacted by the proposed development. There will not be any conflicts with identified planning policies at a national, regional or local level.

No further archaeological assessment or mitigation is recommended.



10.0 References

BSP Consulting (2010) St Winefride Road, Shepshed, Combined Phase I Desk-Study and Phase II Exploratory Investigations. Unpublished client report.

Charnwood Borough Council (2003) Local Plan for Charnwood Borough

DCLG (2010) Planning Policy Statement 5: Planning for the Historic Environment

Government Office for the East Midlands (2009) The East Midlands Regional Plan.

HMSO (1979) Ancient Monuments and Archaeological Areas Act.

HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act.

Mills AD (2003) Oxford Dictionary of British Place names. Oxford: Oxford University Press

Multi Agency Geographical Information for the Countryside (www.magic.gov.uk). Accessed May 2010.

Ordnance Survey (1994) Roman Britain

www.shepshed.org. Accessed May 2010

www.leicestershirevillages.com/shepshed. Accessed May 2010

Historic Mapping

Ordnance Survey mapping 6" to 1 mile/1:10,560 1884, 1904, 1922, 1938

Ordnance Survey mapping 25" to 1mile/1:2500 1884, 1903, 1921, 1964, 1967, 1978, 1984, 1987, 1993, 1994, 1997

Ordnance Survey mapping 1:10,000 1955, 1966, 1983, 1993, 2000, 2006, 2009



Appendices



Appendix A – Site Photographs



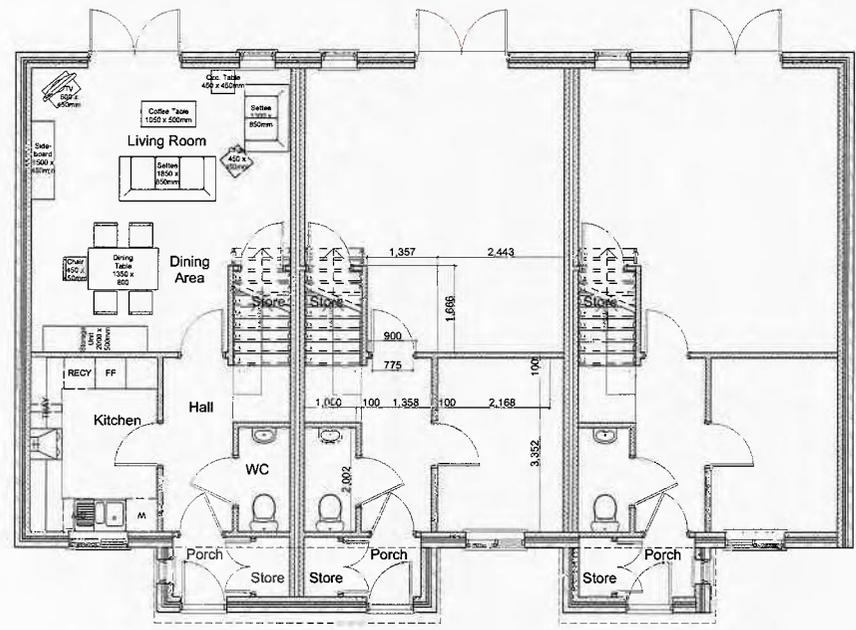
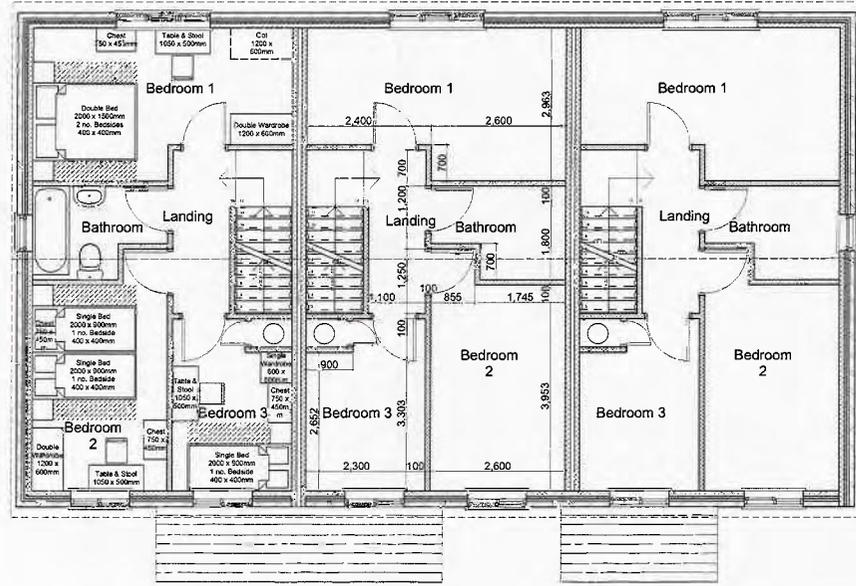
Photograph 1: View west across development site



Photograph 2: Free standing garages



Appendix B – Development Site Application Boundary & Proposals



Social Housing

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Revisions		By
A	21.10.09	Amended As Per Meeting RW

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Project Social Housing

Project

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By	RW
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Appendix C – Report Conditions



Cultural Heritage Statement, St Winefride Road, Residential Development, Shepshed, Leicestershire

This report is produced solely for the benefit of **Morgan Ashurst** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors

November 2008

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