

Witham Archaeology

A Report to Francis Jackson Homes
March 2016



LAND OFF MILL LANE, GILMORTON, LEICESTERSHIRE

Archaeological Desk-Based Assessment

V Mellor

LAND OFF MILL LANE, GILMORTON, LEICESTERSHIRE

Planning Application No.: 16/00115/OUT

Accession No.:X.A39.2016

NGR: 457401 287916

Archaeological Desk-Based Assessment

<i>Contents</i>	<i>Page</i>
SUMMARY	1
1.0 INTRODUCTION	1
2.0 SITE LOCATION, TOPOGRAPHY & GEOLOGY (see Figs 1 & 2)	1
3.0 PLANNING BACKGROUND	2
4.0 AIMS & OBJECTIVES	2
5.0 METHODOLOGY	3
6.0 RESULTS OF HISTORICAL AND ARCHAEOLOGICAL RESEARCH.....	3
7.0 DISCUSSION AND ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL.....	8
8.0 IMPACT ASSESSMENT	9
9.0 CONCLUSIONS.....	9
10.0 ACKNOWLEDGEMENTS	9
11.0 BIBLIOGRAPHY	10
12.0 PROJECT/ ARCHIVE DETAILS	11
12.1 Project Details	11
12.2 Archive Details.....	11

Plates

Plate 1	View southwards from gate at northwest corner of field
Plate 2	View to southeast from gate at northwest corner of field
Plate 3	View to east from gate at northwest corner of the field
Plate 4	View towards cottages on west side of Mill Lane from west boundary of site
Plate 5	View northwards from southwest corner of area fronting onto High Street
Plate 6	View to northeast from southwest corner of area fronting onto High Street
Plate 7	View to east along hedge at High Street frontage

- Plate 8 View towards rear of Maytree Cottage from southeast corner of area fronting onto High Street.
- Plate 9 View to northwest from southeast corner of area fronting onto High Street.
- Plate 10 View to southwest from southwest corner of area fronting onto High Street. Rear of Maytree cottage on right of frame. Church of All Saints in distance, centre right.
- Plate 11 View of ridge and furrow in adjacent field to the east from southeast corner of site
- Plate 12 View west from southeast corner of field towards rear of Maytree Cottage
- Plate 13 View to northwest from southeast corner of field
- Plate 14 View from northwest corner towards windmill on Mill Lane
- Plate 15 Maytree Cottage and adjacent building from southwest
- Plate 16 Maytree Cottage from west side of Mill Lane
- Plate 17 View of site from northwest from Mill Lane

Illustrations

- Fig. 1 Location Maps
- Fig. 2 Location of Area of Assessment Scale 1:10,000
- Fig. 3 Indicative plan of proposed development Scale 1:1000
- Fig. 4 Historic settlement core of Gilmorton as recorded by HER Scale 1:12500
- Fig. 5 HER Events in the Assessment Area Scale 1:5000
- Fig. 6 HER Monuments in the Assessment Area Scale 1:5000
- Fig. 7 Extract from 1885 Ordnance Survey First Edition 6" map Leicestershire XLIX.NW
- Fig. 8 Extract from 1888 Ordnance Survey First Edition 25" map Leicestershire XLIX.2
- Fig. 9 Extract from 1904 Ordnance Survey Second Edition 25" map Leicestershire XLIX.2
- Fig. 10 Extract from 1950 Ordnance Survey 6" map Leicestershire XLIX.NW
- Fig. 11 Extract from 1963 Ordnance Survey 1:2500 map
- Fig. 12 Viewpoints of walkover survey photographs (Plates 1 – 17)
- Fig. 13 First of two old photographs of Mill Lane from south
- Fig. 14 Second of two old photographs of Mill Lane from south
- Fig. 15 Map of ridge and furrow surrounding the site, based on survey by RF Hartley
- Fig 16 First series Ordnance Survey Map - 1835

APPENDIX A – ENTRIES IN THE LEICESTERSHIRE COUNTY COUNCIL HISTORIC ENVIRONMENT RECORD

APPENDIX B OASIS FORM

LAND OFF MILL LANE, GILMORTON, LEICESTERSHIRE

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SUMMARY

This report presents the results of research carried out by Witham Archaeology in relation to proposed residential development of land off Mill Lane, Gilmorton, Leicestershire. The report, commissioned by Francis Jackson Homes, will form part of a submission for planning permission for the development.

The area of the proposed development comprises an irregularly shaped area of land measuring one hectare in extent located at the eastern side of the village. The site lies east of the north-northeast to south-southwest aligned road Mill Lane, and to the north of Kimcote Road, which becomes Main Street as it passes through the centre of the village to the west. The site is located immediately beyond the edge of the modern settlement and just over 300m east of the medieval church of All Saints which defines the centre of the historic core of the village.

Cropmark ridge and furrow is recorded across the eastern half of the proposed development site, and it is possible that the western half of the site might have been a 'headland' used to turn the plough in the medieval period.

Buildings are recorded on nineteenth century Ordnance Survey maps along the east side of Mill Lane. Aside from an extant cottage, no above-ground traces of these remain. Photographs dating to between 1908 and 1914 suggest that the demolished buildings included at least two pre-19th century thatched cottages. The mapped former buildings lie immediately to the west of the development area, largely being located outside it, although these may be located in the position of an access road and drive.

1.0 INTRODUCTION

This report presents the results of documentary research on the site of proposed residential development on land off Mill Lane, Gilmorton, Leicestershire. The report was commissioned by Francis Jackson Homes.

The information in this document is presented with the proviso that further data may yet emerge. Witham Archaeology Ltd cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. The document has been prepared in accordance with the Code of Conduct of the Chartered Institute for Archaeologists.

2.0 SITE LOCATION, TOPOGRAPHY & GEOLOGY (see Figs 1 & 2)

Gilmorton village is located approximately 16km south of Leicester and 3km northeast of Lutterworth, in the county of Leicestershire (Fig. 1).

The proposed development site, centred on NGR 457401 287916, is located east of the north-northeast to south-southwest aligned road Mill Lane, and to the north of Kimcote Road, which becomes Main Street as it passes through the centre of the village further to the west. The site lies immediately beyond the eastern edge of the modern settlement, and just over 300m east of the medieval church of All Saints which defines the centre of the historic core of the village (Figs 1 & 2).

The site is bounded by open fields to the east and southeast, with further open fields beyond a track along the northern edge of the site. The opposite sides of both Mill Lane and Kimcote Lane are occupied by houses and gardens. A small area to the southwest of the site, at the corner of these two roads, is occupied by a residential property.

The general topography of the area comprises low rolling hills. The site lies on a gentle slope, at an elevation of around 147m OD to the north, sloping down to around 145.5m OD to the south.

The solid geology in the area is Blue Lias Formation and Charmouth Mudstone Formation (Undifferentiated), which is overlain by superficial deposits of mid Pleistocene Diamicton Till (BGS Online).

3.0 PLANNING BACKGROUND

An Archaeological Desk Based Assessment has been requested by Francis Jackson Homes, who have submitted a planning application to Harborough District Council for development of the site (16/00115/OUT).

Consultation with the Planning Archaeologist of the Leicestershire County Council Historic and Natural Environment Team led to the advice that a programme of Archaeological Desk-Based Assessment was required. Dependent on the results of this assessment, this advice indicated that a further programme of field evaluation might be required, perhaps including trial trenching, to identify and locate any archaeological remains of significance. The Desk Based Assessment will provide background information to assist the Planning Archaeologist in management of any archaeological and heritage assets which may be present on the site and the development of an appropriate strategy to mitigate the impact of the development on these.

Relevant National planning policies are set out in:
Department of Communities and Local Government *National Planning Policy Framework* (published March 2012)

The National Planning Policy Framework Section 12, Item 128 states that:
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 submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Annex 2 in NPPF defines a Heritage Asset as:
a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing).

Designated assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

Annex 2, NPPF defines Archaeological Interest as follows:
There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Relevant local policies include:

The Harborough District Local Development Framework Core Strategy 2006 – 2028 which states that *Heritage assets within the District, and their setting, will be protected, conserved and enhanced, ensuring that residents and visitors can appreciate and enjoy them through Safeguarding Scheduled Monuments and non-scheduled nationally important archaeological remains, and other areas of archaeological potential or importance and areas of historic landscape;*

4.0 AIMS & OBJECTIVES

The principal aims and objectives of the project were to:

- *collate information from documentary sources to place the site in its historical context*
- *record prevailing site circumstances.*
- *produce an assessment of the potential impact of development*
- *collate information sufficient to allow for the design of further archaeological investigation should this be required.*
- *produce a project archive for deposition with a designated museum.*

5.0 METHODOLOGY

The Leicestershire and Rutland Historic Environment Record (HER) was consulted for information on known archaeological sites and finds occurring within a radius of 1 km from a point near the centre of the investigation site. Searches were also carried out at the Record Office for Leicestershire, Leicester and Rutland for relevant cartographic and historic documentation.

A site visit was undertaken on 5th March 2016, to ascertain the nature of current land-use and general site circumstances, and to identify any salient features of potential archaeological significance. Photographs taken during the visit include general views of the area and specific views of potentially significant heritage assets.

Internet sources consulted as part of the research included:

- the National Heritage List
- online records on Heritage Gateway
- reports made available by the Archaeological Data Service
- British Library On-line Gallery (for Original Ordnance Survey Maps)

6.0 RESULTS OF HISTORICAL AND ARCHAEOLOGICAL RESEARCH

6.1 Historical Background

Gilmorton is recorded as ‘Mortone’ in the Domesday Book of 1086, the original name having been Morton, derived from *tun* (settlement) on the *moor* (Bourne 1977, 17). By 1249 it was Aurea Morton and in 1327 Gilden Morton (Ekwall 1980, 196). Bourne (2003, 47) notes the first record of *Gildenemorton* in 1303. ‘Gil’ derives from the Old English *Gylde* meaning literally golden (Bourne 1977, 17). It has been suggested that this may refer to a yellow-coloured plant such as broom (Bourne 2003), or that it refers to splendour or wealth and reflects the village’s development in the medieval period (Ekwall 1980, 196).

The manor, which lay in Guthlaxton Wapentake, was held by Robert of Vessey in the Domesday book (Morris 1979, 234). By the 13th century it was held by the Harcourt family and later the Ferrers family, and by the 15th century the manor passed into the possession of the Hazelrigg family (Bloxsom 1918, 192-3).

In 1564 there were 26 families in Gilmorton, and by 1801 Gilmorton contained 114 houses containing 119 families and 544 people, of whom 119 were employed in agriculture and 292 in trade, manufacture etc. (Bloxsom 1918, 193).

An Act was passed in 1777 for enclosing open and common fields in Gilmorton (Bloxsom 1918, 193).

During the walkover survey, copies of two early 20th century photographs showing ‘Mill Street, Gilmorton’ were kindly provided for photographic reproduction by the current occupants of the dwelling adjoining Maytree Cottage at the south end of Mill Lane. (Figs 13 & 14). The date of these photographs is uncertain, but it is known that the photographers were active from 1908 - 1914. They appear to show views of the road from the south end, and include cottages and buildings on both the west and east sides

of the road. 'Thatch Cottage' or 'Maytree Cottage' appears to be shown, in addition to a brick building, of possible mixed use, attached to its southern end. Both this brick building and the adjoining thatch building appear to correspond to the extant buildings at the south end of Mill Lane, albeit in a somewhat altered state. To the north of this are a series of buildings which have not survived, many of which appear to be located adjacent to the present investigation site. It appears that a further similar thatched cottage, is attached to the northern end of Thatch/Maytree Cottage. Beyond this a further, possibly brick-built, cottage of up to two storeys and another thatched cottage perhaps of 1 ½ storeys can be seen, with at least one smaller single storey building between these. Beyond these cottages are a series of at least four small single storey buildings along the road frontage and a further 1 ½ or two storey building of uncertain type beyond. Several of the brick cottages along the western side of the road appear to be the same as the extant cottages here. A wooden fence is visible in the background of one of the photographs, suggesting that 'Mill Street' may have been gated just beyond the buildings shown here.

6.2 Site Visit (Fig. 12 and Plates 1 – 17)

A walkover survey of land off Mill Lane, Gilmorton was undertaken on Saturday, 5th March 2016. Conditions were cold, windy and overcast with brief rainy and sunny spells. Grounds conditions were damp.

The proposed area of development is presently a pasture field supporting ankle length grass. At the northeast corner of the field there is a concrete water trough.

The site is open and clear of obstructions although there is an overhead telephone cable extending across the northwest corner of the area. Access to the field is via a gate located at the northwest corner of the site, south of the access road which extends along the north boundary. There is also an unused gate at the southeast corner of the area which fronts onto Kimcote Road

Much of the hedge along the west boundary appears to have been replaced, although the section adjacent to cottages is of some age and contains a number of grown out shrubs and trees. The hedge along the southern boundary at the road (Plate 7) frontage appears to be of some antiquity and has been layered at some point. Likewise, the boundary along the southeast corner of the field is defined by a mature hedge. The eastern and northern boundaries are defined by relatively recently planted hedges.

The topography of the site is generally level although there is a gentle slope downwards from north to south over the southern half of the area (Plate 10). There is also a short slope from the west boundary to the road on Mill Lane. There are ridge and furrow earthworks in the adjacent field to the east (Plate 11) The west boundary is noticeably set back from the Mill Lane road frontage but does narrow northwards, creating an extended wedge shape. Maytree Cottage (Plates 15 and 16), which lies at the southern end of Mill Lane, fits neatly into this set back boundary. There is building rubble on the verge on the east side of Mill Lane, midway along the west boundary of the site.

Photographs dating to between 1908 and 1914 provided by the current occupants of the dwelling adjoining Maytree Cottage show that these two dwellings were once part of a row extending northwards up Mill Lane (see also section 6.1). These were demolished during the twentieth century but the set back boundary along the west side of the site is a reflection of their former presence. The same residents also reported that the local history group have knowledge of an aerial photograph of the c. 1970s which shows an oval cropmark on the site. Further enquiries did not uncover this photograph.

6.3 Previous Archaeological Investigations

Seven 'Events' are recorded within the Assessment Area by the Leicestershire and Rutland Historic Environment Record (prefixed 'ELE') (Fig. 5). Two of these are Desk-Based Assessments, one of which, ELE5038, was carried out in 1995 and was centred on land off Church Drive. The second, ELE8621, was centred on land off Ashby Road and was conducted in 2013 (Trimble 2013).

Two Archaeological Watching Briefs are recorded within the Assessment Area. One of these, ELE4900, was carried out at Chandler C of E School in 2006, and no archaeological finds or features were recorded during this project (Leigh 2007). A Watching Brief, ELE8853, at Gilroy, Church Drive in 2013 also recorded negative results (Hyam 2014).

Archaeological Evaluation at Ivanhoe House, Main Street in 2003 recorded no archaeological finds or features (ELE6327) (Buckley and George 2004, 164). A programme of evaluation and artefact retrieval (metal detecting) at Mill Lane in 2008 found only modern artefacts (ELE5451) (Farnworth-Jones 2008).

Trial Trenching at Goodman's Farm, Ashby Road in 2014 recorded medieval deposits including a ditch and possibly a medieval plough furrow, in addition to a number of shallow linear features and possible post holes possibly indicating structures (ELE9296) (Trimble 2015). Subsequent excavation in 2015 identified ditches, pits and post holes from which numerous pottery sherds of medieval date were recovered. Two circular ring ditches identified during the excavations are likely to represent features associated with agriculture, possibly for drainage of hay rick stands.

6.4 Archaeological information including HER Data (see Appendix A)

The Historic Environment Record (HER) contains 39 records pertaining to archaeological remains located within the 1km radius Assessment Area.

In the following account, information collated from the Leicestershire and Rutland Historic Environment Record is presented by period. Sites are identified here, in Appendix A and in Figs 4-6, by their HER identification number, prefixed 'MLE'.

Some of the numbers relate to individual find spots and these are represented in the Figures by a coloured dot and by an adjacent number. Other sites of greater extent are represented by a coloured 'region' with a centrally placed number.

Prehistoric

A single prehistoric find is recorded within the Assessment Area, a Middle Bronze Age spearhead which was found in a field next to Farm View in the 1990s (MLE6441).

Roman

Roman remains are recorded from two sites within the Assessment Area, and include a Roman coin hoard from Bruntingthorpe Proving Ground (MLE16620). The hoard was discovered by metal detectorists in 2004, and subsequent investigation revealed about a dozen sherds of mixed Roman pottery interpreted as indicating an occupation site. In total 1254 Roman coins were retrieved ranging in date from 253-296 AD, and were found in association with a grey ware pot.

A single sherd of Roman grey ware pottery was retrieved during an evaluation at Goodman's Farm in 2014 (MLE21777).

Medieval

The historic settlement core of Gilmorton is recorded by the HER as MLE9865 (Fig 4). This refers to the medieval and post-medieval historic settlement core, and, given the Old English origin of the place-name, the settlement probably has its origins in at least the late Saxon period.

The Church of All Saints (MLE11803) lies within the historic core of the settlement. It is an early 14th century church with later alterations and additions, and is a Grade II* Listed Building. The churchyard of All Saints Church is recorded separately as MLE21778.

Gilmorton Castle (MLE1535) lies just to the west of the church, and comprises a prominent flat-topped circular mound, approximately 3m high, 38m in diameter at the base, and 25m at the top. It has a surrounding ditch, 8m wide and 1m deep, which is waterlogged on the south side and has been partly altered on the church side. A channel, water-filled at one end, and about 20m long, 7m wide and 1m deep, leads off the motte ditch on the western side. A rectangular moat (MLE1537) measuring 45m by 33m overall lies to the north-west of the motte. The moat ditch is shallow, but the southern and eastern arms contain water. The remainder of the moat has been largely filled in. A dry feeder channel leads off to the south but cannot be identified beyond the existing field boundary. A hollow way, 7m wide and 0.75m deep, leads south from the motte. Several house platforms are visible to the east of the hollow way (MLE1536). At the southern end of the hollow way are two rectangular fishponds (MLE1538) aligned

east-west. The western pond measures 12m by 9m and is 1m deep, and the eastern pond measures 8m by 25m and has a depth of 0.75m. This collection of earthworks is protected as a Scheduled Monument No. 1010495.

Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle. Gilmorton motte was either built within, or acted as a focus for, a later settlement. Although part of this settlement has continued in use to the present day, with consequent disturbance of the earlier remains, earthworks survive in the area around the motte. These belong to part of the earlier settlement which was deserted as the village either shrank or shifted its focus. These earthworks include house plots and fishponds and, importantly, the location of a prestigious residence surrounded by a moat. Together, the remains of the motte and the shrunken village provide important evidence of the changing patterns of settlement in the Leicestershire medieval rural landscape.

Further earthworks recorded to the northeast of the village (MLE1540) from aerial photographs may represent an enclosure.

A possibly medieval spoon was retrieved to the south-west of Farm View in 1998 (MLE6990).

Trial trenching in 2014 at Goodman's Farm recorded medieval and post-medieval deposits including a ditch and possibly a medieval plough furrow at the east and shallow linear features and post holes at the west (MLE21775).

Although not detailed in the HER search results, a plot of cropmarks showing ridge and furrow was made available during the research (Fig 15). This showed ridge and furrow in the majority of fields immediately surrounding the settlement. Approximately east-west aligned ridge and furrow is plotted in the fields to the east of the investigation site and extending across the eastern half of the site itself. The ridge and furrow is not recorded in the western half of the site, and it could be that cropmarks were not visible here or that this part of the area contained a headland where the plough was turned. The field to the west of Mill Lane has no plotted crop marks, and fields to the north and south have ridge and furrow on an approximate north-south alignment.

Post-Medieval

The majority of post-medieval remains recorded by the HER within the Assessment Area comprise post-medieval Grade II Listed Buildings. Of twenty-two of these, 8 are 17th century houses, 3 are 18th century houses and a further 3 are 19th century houses. One of these houses, Thatch Cottage (MLE11817), is located just beyond the southwest corner of the investigation site, close to the junction of Mill Lane and Kimcote Road. This appears to be the same dwelling referred to as 'Maytree Cottage' on modern Ordnance Survey mapping of the area. Thatch Cottage is described as an 18th century plastered cob cottage with a straw thatched roof and a 20th century extension to the right containing the door (Fig 6, Plates 15 & 16).

The remaining Grade II Listed Buildings in the Assessment Area comprise a stable wing, pub, mill, barn and stable, all of 19th century date, in addition to an 18th or 19th century wall, an 18th or 19th century hovel or wagon shed and a further barn.

A 19th century chapel (MLE21779) and buildings at Gilmorton Grange Farm (MLE20832) comprising a 20th century farmhouse and 19th century barns are also recorded within the Assessment Area but are not Listed buildings.

20th Century

Bruntingthorpe Airfield, recorded as MLE15962, was used from 1943 and was the site of Frank Whittle's first jet flight.

6.5 Cartographic Information

A search was made at the Record Office for Leicestershire, Leicester and Rutland for relevant cartographic material. The record office holds an enclosure map covering part of Gilmorton parish, but

the area depicted does not include the current site. For this reason the map was not reproduced in this report.

1835 First Series Ordnance Survey Map (Fig 16)

Although at too small a scale to show the site in detail this map does show two discrete buildings close to the road at the south end of Mill Lane. It is possible that the southernmost of these is Maytree Cottage which is presently extant at this location

1885 Ordnance Survey First Edition 6" map Leicestershire XLIX.NW (Fig. 7)

The earliest available map showing the site in detail was the First Edition Ordnance Survey map dated 1885. This shows the site in limited detail, but does show that at this time the area formed part of a field. Boundaries at the south and east as shown on this map closely match those of the present investigation site. The southern and northern boundaries are clearly shown and the eastern boundary is marked by a line of trees. The western edge of the site is bounded by a series of buildings fronting onto what is now Mill Lane. The western site boundary is located at the rear of these buildings, and these do not appear to be located within the site itself.

1888 Ordnance Survey First Edition 25" County map Leicestershire XLIX.2 (Fig.8)

The 1888 First Edition 25" map shows the site in considerably more detail than the slightly earlier 6" map. The 25" map shows the same general arrangement of boundaries and buildings. Again the western boundary of the investigation site closely matches the position of the rear of buildings along the road, with these all lying just outside the site.

At the southern end of the row of buildings it appears that the present Maytree Cottage and the adjacent dwelling is extant at this time. They are shown as two adjacent buildings connected by a narrow structure. At the northern end of these buildings is a further attached building, which has a smaller addition on its northern side before there is a break in the row. After the break, a further small addition is shown in the 1888 map linked to a row of four further buildings.

To the north of this block is an elongated building with three smaller buildings attached to its western side along the road. Yet further to the north are two more discrete buildings. To the north of these buildings, a line shown crossing the road coincides with a pink line, which seems to denote the extent of the village.

1904 Ordnance Survey Second Edition 25" map Leicestershire XLIX.2 (Fig. 9)

The 1904 25" map shows very little change from the 1888 map. Trees are no longer depicted along the eastern site boundary, although this may in part be due to changes in mapping conventions. Overall, the same arrangement of buildings is shown just beyond the western site boundary. The small addition at the northern end of the most southerly range of buildings appears to have been removed by this time. The range to the north of this is shown slightly differently on this map compared to the 1888 map, with an apparent gap in the middle, which could indicate the demolition of a building. A 'P' marked on Mill Lane just to the west of these buildings appears to indicate a water pump.

1950 Ordnance Survey 6" map Leicestershire XLIX.NW (Fig. 10)

On the 1950 6" map, the 'Maytree Cottage' range at the south of the road appears to be extant, but the range to the north appears to have been demolished. A rectangular area is shown in the position of one of the earlier buildings here, but as this is unshaded it presumably does not represent a standing building. Although unclear on this map, the additional buildings to the north of the road appear to be extant.

1963 Ordnance Survey 1:2500 map (Fig. 11)

By the time of the 1963 1:2500 map the majority of the buildings along the eastern side of the road are demolished. Two buildings appear to represent the Maytree Cottage range, and the far northern part of this range is now been demolished. Two small buildings are shown midway along the western boundary, but it is unclear whether these are part of one of the earlier buildings along this frontage or additions.

The boundaries of the investigation site appear to be unchanged compared to the earlier and again no features are mapped within the site itself. Mill Lane is named as such on the 1963 map.

7.0 DISCUSSION AND ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

This Desk Based Assessment has established that there are few known prehistoric or Roman sites in the vicinity of the site. Isolated finds of these periods do indicate some activity in the general area and the possibility of further chance finds of this date range. However, given the paucity of prehistoric and Roman deposits in the Assessment Area, potential for the discovery of deposits from these periods is considered low

Place-name evidence indicates that the settlement of Gilmorton has its origins in at least the late Saxon period. The site is thought to be located immediately beyond the eastern edge of the medieval and post-medieval historic core.

A plot of cropmarks visible on aerial photographs of the site indicates a typical open field system of ridge and furrow extending throughout the majority of the fields surrounding the settlement. Approximately east-west aligned cropmark ridge and furrow is also plotted across the eastern half of the proposed development site. Although earthwork ridge and furrow was observed in an adjacent field during the site visit, it was not visible on the site itself. However, depending on truncation from later ploughing of the site, it is likely that furrow bases are preserved below ground as cut features. The absence of cropmark ridge and furrow across the western half of the site might reflect cropmark visibility, but may well indicate that this area of the site served as a headland for turning the plough. Deeper soils tend to accumulate in such headlands, and it could be that furrows are more deeply buried and better preserved in this area. The presence of ridge and furrow across the eastern half of the site makes it unlikely that any medieval settlement would have extended into this area. If the western half of the site was a 'headland' this would mean the same was true for this part of the site, although the possibility that the periphery of the settlement fringed or encroached into the western edge of the site cannot be entirely discounted. The probable plough furrows are of limited archaeological significance, although identifying their extent and evidence for occupation might help in defining the eastern extent of the medieval settlement at Gilmorton.

One of the core objectives of the Desk Based Assessment was to determine whether cottages along the east side of Mill Lane, are those shown on the 1st Edition Ordnance Survey maps. Aside from the extant Listed Building, Thatch Cottage (Maytree Cottage), which lies just beyond the southwest corner of the site, no above-ground remains of the Mill Lane cottages were observed during the site visit. The First Series Ordnance Survey map of 1835 does show two discrete buildings on the east side of Mill Lane and it is possible that the southernmost of these is Maytree Cottage although the scale is too small to suggest this with any confidence.

One of the most useful sources located during the research was photographic evidence showing Mill Lane, taken between 1908 and 1914 (Bob Morris *pers comm*). These show buildings along the east side of Mill Lane in a similar arrangement to those depicted on the early Ordnance Survey maps examined.

Observations made during the site visit indicate that the thatched cottage and joining brick building are the same as those shown on the early 20th century photographs. The southern gable of the brick-built structure incorporates a wood-shuttered opening, which suggests that the building may have been of mixed use at the time of the photograph, perhaps partly serving as an agricultural building or a workshop of some sort.

The now-demolished buildings shown on the photographs include a second thatched cottage adjoining the northern end of Thatch Cottage, and a third thatched cottage to the north. Between these additional thatched buildings are a probable brick-built cottage and small ancillary buildings. A further substantial building, probably brick-built, is visible at the north of the row of buildings. It is not shown in sufficient detail to allow interpretation of function, but as no chimney is evident it seems unlikely that it was a dwelling. Immediately to the south of this is a range of at least four irregular small single-storey buildings which might be sheds, workshops or outside toilets.

Overall, it is not clear whether the layout of the buildings photographed to the east of Mill Lane

correspond entirely with those shown on any one of the early Ordnance Survey maps examined, as the photograph does appear to show some differences, such as a possible breaks in the row and possible staggering of the building frontages. The photographed thatched cottages appear to pre-date the 19th century. The majority of buildings along the east side of the road were demolished by the early 1960s.

Analysis of historic Ordnance Survey maps of the area indicates that the western boundary of the investigation site lies along the rear edge of these properties, and that the remains of any cottages here would substantially lie outside the area affected by the development.

8.0 IMPACT ASSESSMENT

There are no designated heritage assets within the site, although a single Grade II Listed Building is located just beyond the boundary.

Cropmark plots of the area indicate medieval ridge and furrow within the site itself. These are likely to be survive as below-ground features, at least across the eastern half of the site.

Buildings shown on late 19th century Ordnance Survey maps and photographs extending along the east side of Mill Lane, lie immediately west of the site. The photographs of these buildings indicate that they probably included pre-19th century cottages. The rear boundaries of these properties appear to lie along the western boundary of the proposed development site.

Groundworks for foundations, access road, buried services and topsoil and subsoil movement would all threaten buried archaeological deposits. The possible remains of buildings along Mill Lane would largely be unaffected as they would lie outside these areas of excavation and soil movement. However, the construction of a proposed new access road and driveway leading into the development from Mill Lane, and associated provision of buried services, might disturb any such remains (Fig 3).

At the time of the site visit the field was under grass and so unsuitable for fieldwalking, but a metal detecting survey could be undertaken. If required, geophysical survey could also be carried out on the site.

Trial trenching would probably be the most effective technique to characterise the nature of any buried remains which may survive at the site.

9.0 CONCLUSIONS

Assessment of the site has revealed few sites of prehistoric or Roman date in the vicinity.

Evidence for ridge and furrow agriculture is recorded across at least the eastern half of the proposed development site, and it is possible that the western half of the site was also under the plough in the medieval period. The western half of the site might have been a 'headland' where the plough was turned.

No above-ground traces remain of buildings shown on early Ordnance Survey maps extending along the east side of Mill Lane. Early 20th century photographs suggest that these buildings included at least two pre-19th century thatched cottages. The mapped former buildings lie immediately to the west of the development area, largely being located outside it, although these may be located in the position of an access road and drive.

10.0 ACKNOWLEDGEMENTS

Witham Archaeology would like to thank Francis Jackson Homes who commissioned the project. Thanks are also due to the residents of the dwelling adjoining Maytree cottage who provided the early twentieth century photographs of Mill Lane for reproduction.

11.0 BIBLIOGRAPHY

Bourne, Jill, 1977, *Place-Names of Leicestershire and Rutland*

Bourne, Jill, 2003, *Understanding Leicestershire and Rutland's Place Names*

Buckley, Richard and Sam George (eds), 2004, Archaeology in Leicestershire and Rutland 2003, pp 143-178, in *Transactions of the Leicestershire Archaeological and Historical Society Volume 78*

Chartered Institute for Archaeologists, 2014, *Standard and guidance for historic environment desk-based assessment*

Department for Communities and Local Government, 2012, National Planning Policy Framework

Ekwall, E., 1980, *The Concise Oxford Dictionary of English Place names.*

Farnworth-Jones, Greg, 2008, *An Archaeological Evaluation and Artefact Retrieval Survey at Mill Lane, Gilmorton, Leicestershire*, Unpublished University of Leicestershire Archaeological Services Report No. 2008-99

Hyam, A. R., 2014, *An Archaeological Attendance, Inspection and Recording (Watching Brief) at Gilroy, Church Drive, Gilmorton, Leicestershire*, Unpublished University of Leicestershire Archaeological Services Report No. 2013-085

Leigh, David J., 2007, *An Archaeological Watching Brief on Land at Gilmorton, Chandler, Church of England School, Church Lane, Gilmorton, Leicestershire*, Unpublished Northamptonshire Archaeology Report No. 07/114

Morris, John (ed), 1979, *Domesday Book: 22 Leicestershire*

Pevsner, Nikolaus, 1960, *The Buildings of England: Leicestershire and Rutland*

Trimble, Dale, 2015, *Land at Former Goodmans Farm, Ashby Road, Gilmorton, Leicestershire: Archaeological Trial Trench Evaluation*, Unpublished Witham Archaeology Report No. 73

Trimble, Gary, 2013, *Archaeological Desk-Based Assessment of Land off Ashby Road, Gilmorton, Leicestershire*, Unpublished Archaeological Project Services Report No. 30/13

12.0 PROJECT/ ARCHIVE DETAILS

12.1 Project Details

PLANNING APPLICATION NO.: 16/00115/OUT

FIELD OFFICER: D Trimble

NGR: 457401 287916

CIVIL PARISH: Gilmorton

DATE OF INTERVENTION: March 2016

TYPE OF INTERVENTION: Desk-Based Assessment

UNDERTAKEN FOR: Francis Jackson Homes Ltd.

12.2 Archive Details

PRESENT LOCATION: Witham Archaeology, 2 High Street, Ruskington, Sleaford, Lincolnshire NG34 9DT

DESIGNATED REPOSITORY: Leicestershire Museums

MUSEUM ACCESSION No.: X.A39.2016

PROPOSED ACCESSION DATE: TBC

The Site Archive Comprises:

Digital Photographs	17
Site Notes	1

It is intended that transfer of the archive in accordance with current published requirements will be undertaken following completion of this project.

COLOUR PLATES



Plate 1 View southwards from gate at northwest corner of field



Plate 2 View to southeast from gate at northwest corner of field

COLOUR PLATES (Cont.)



Plate 3 View to east from gate at northwest corner of the field



Plate 4 View towards cottages on west side of Mill Lane from west boundary of site

COLOUR PLATES (Cont.)



Plate 5 View northwards from southwest corner of area fronting onto High Street



Plate 6 View to northeast from southwest corner of area fronting onto High Street

COLOUR PLATES (Cont.)



Plate 7 View to east along hedge at High Street frontage



Plate 8 View towards rear of Maytree Cottage from southeast corner of area fronting onto High Street.

COLOUR PLATES (Cont.)



Plate 9 View to northwest from southeast corner of area fronting onto High Street.



Plate 10 View to southwest from southwest corner of area fronting onto High Street. Rear of Maytree cottage on right of frame. Church of All Saints in distance, centre right.

COLOUR PLATES (Cont.)



Plate 11 View of ridge and furrow in adjacent field to the east from southeast corner of site



Plate 12 View west from southeast corner of field towards rear of Maytree Cottage

COLOUR PLATES (Cont.)



Plate 13 View to northwest from southeast corner of field



Plate 14 View from northwest corner towards windmill on Mill Lane

COLOUR PLATES (Cont.)



Plate 15 Maytree Cottage and adjacent building from southwest

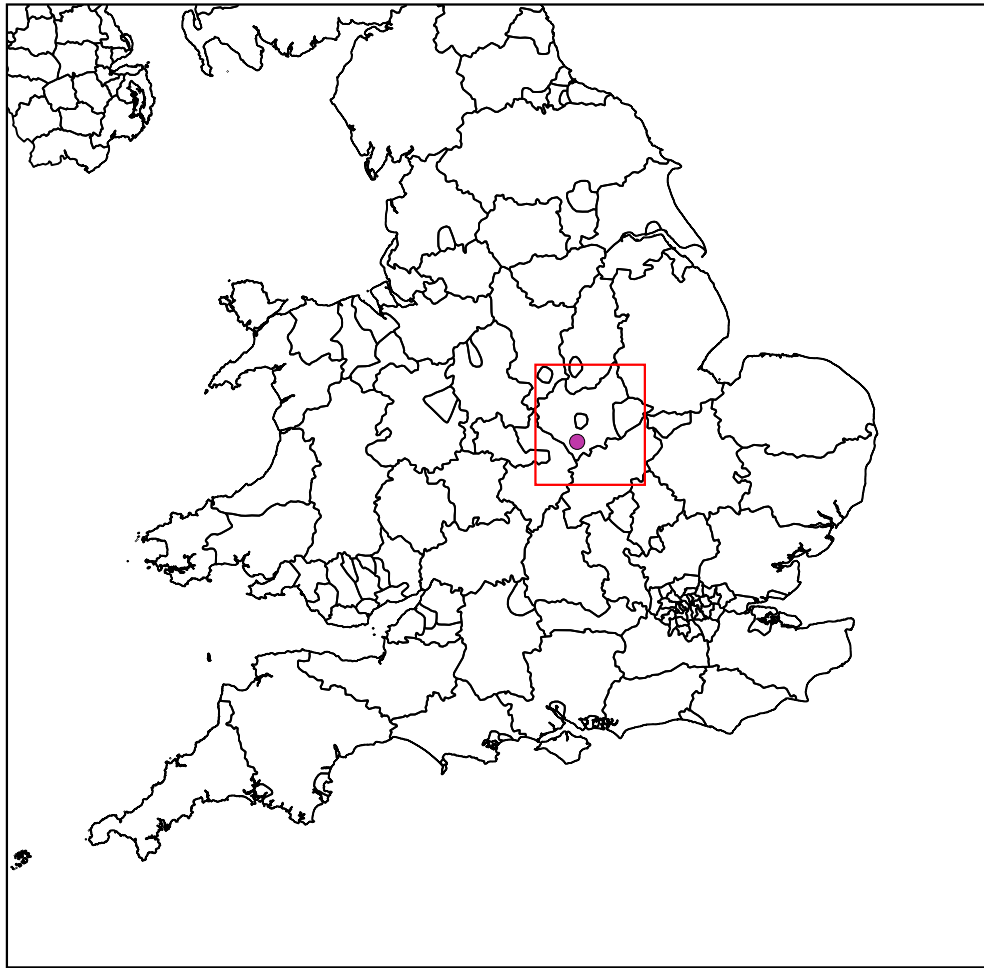


Plate 16 Maytree Cottage from west side of Mill Lane

COLOUR PLATES (Cont.)



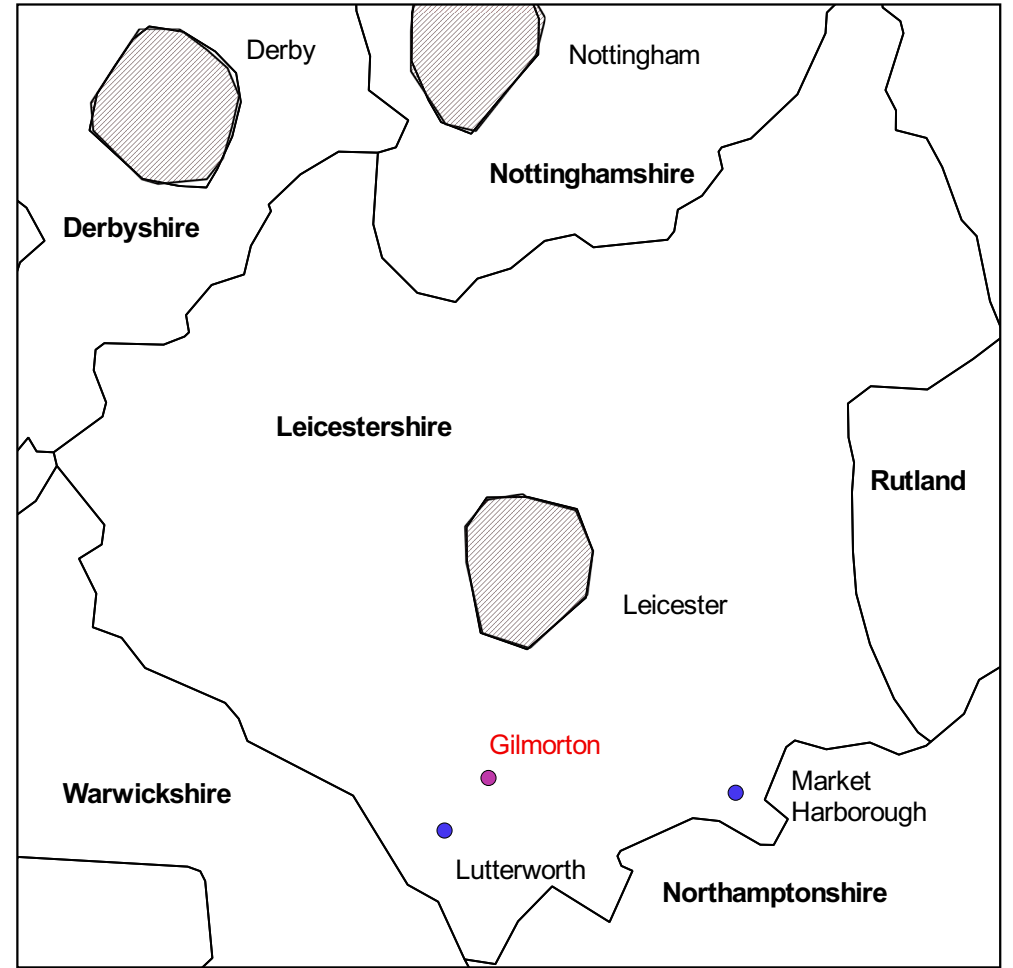
Plate 17 View of site from northwest from Mill Lane



0 100 200 km



Witham Archaeology

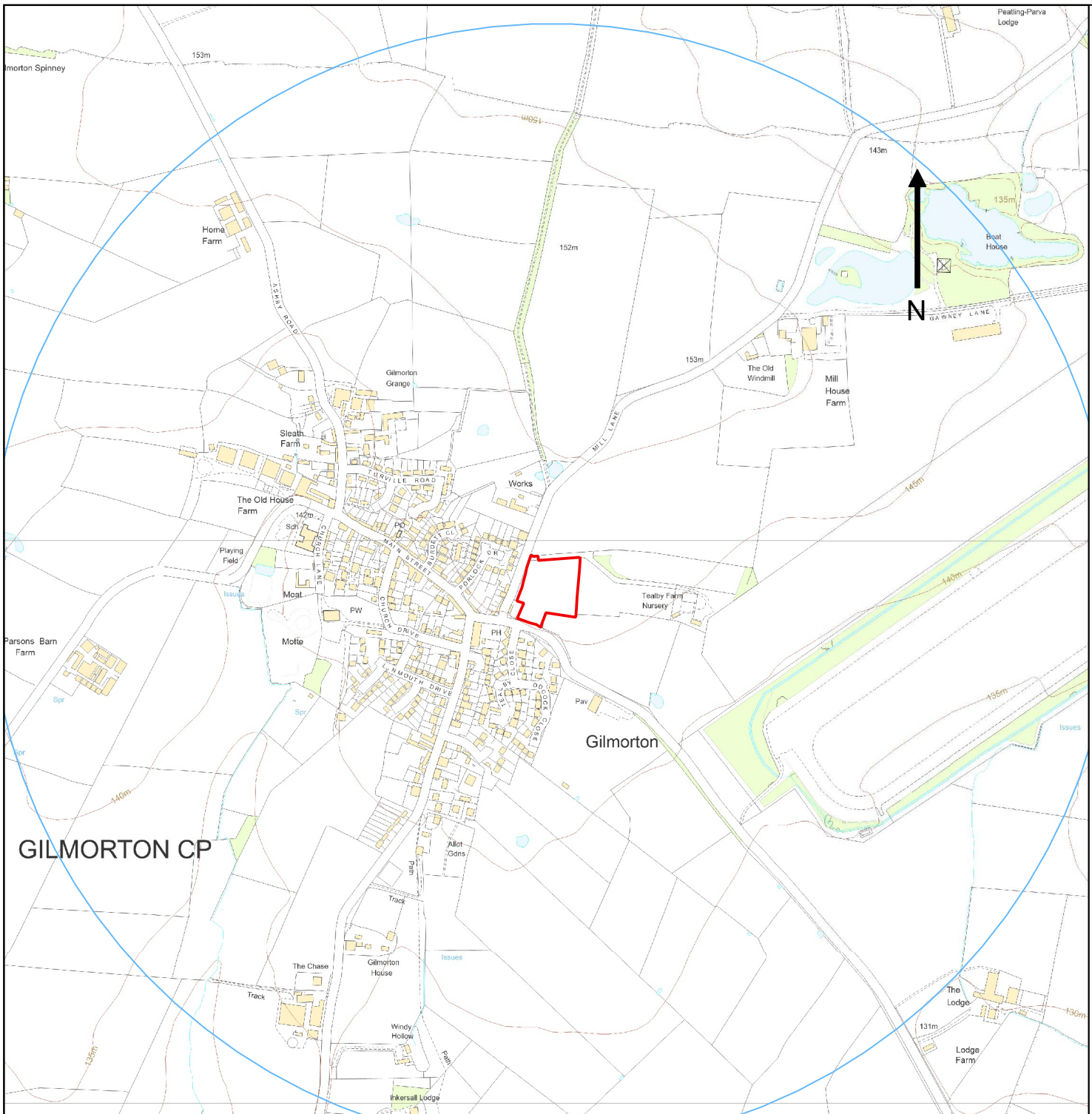


0 5 10 15 20 km



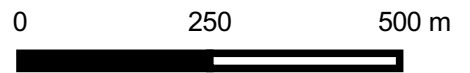
*Land off Mill Lane, Gilmorton, Leicestershire.
Archaeological Desk-Based Assessment.*

Figure 1. Location Maps



Map Key

- Site Area
- Assessment Area



Scale 1:10000

Crown copyright and database rights 2016
OS 100019980

Project: Land of Mill Lane, Gilmorton,
Leicestershire Archaeological Desk-Based
Assessment

Witham Archaeology

Figure 2. Location of Area Assessment

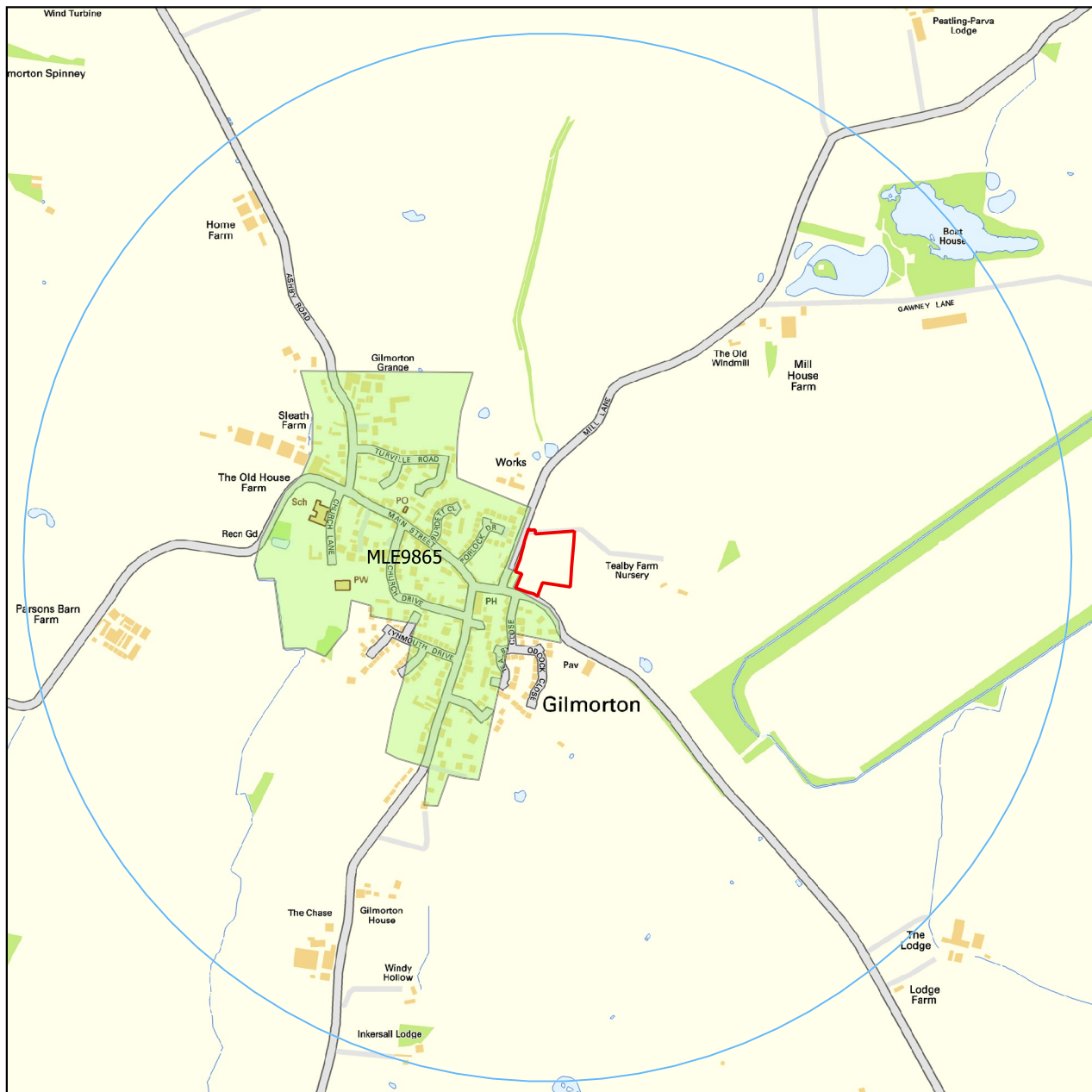


DRAWING No.
 FRA/213/PA/001A
 SCALE 1:500 @ A3

**PROPOSED RESIDENTIAL DEVELOPMENT AT
 LAND OFF MILL LANE, GILMORTON, LEICESTERSHIRE**

INDICATIVE SITE LAYOUT - JANUARY 2016

Drawing reproduced with permission of Francis Jackson Homes



Map Key

- Site Area
- Assessment Area

0 250 500 750 1000 m



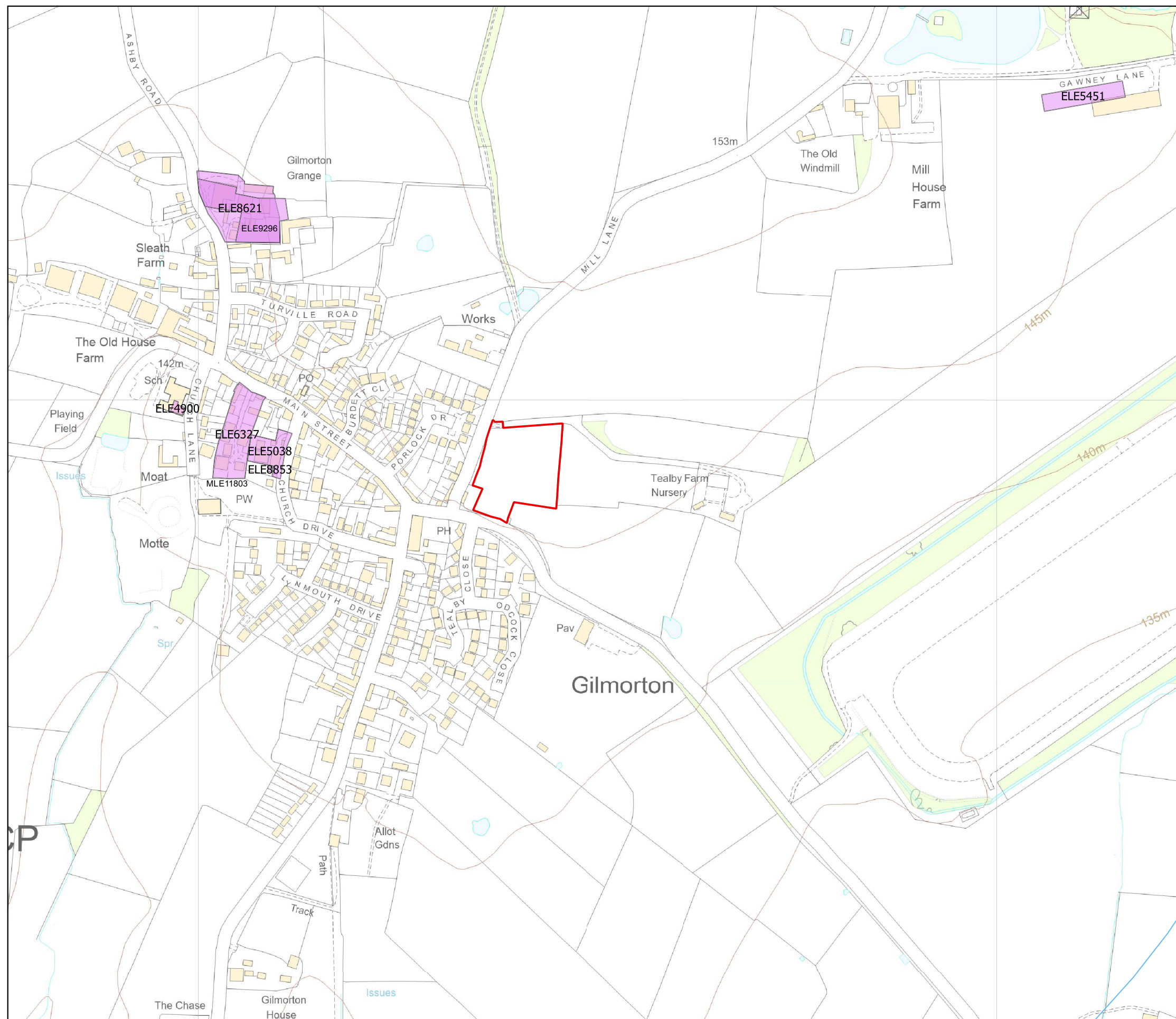
Scale 1:12500

Contains OS data © Crown copyright and database rights 2015

Project: Land of Mill Lane, Gilmorton
Leicestershire. Archaeological Desk
Based Assessment

Witham Archaeology

Figure 4. Historic settlement core of Gilmorton as recorded by HER



Map Key

- Site Area
- Monument point
- Monument region
- Assessment Area

Project: Land off Mill Lane Gilmorton, Leicestershire. Archaeological Desk-Based Assessment.

0 100 200 300 400 m



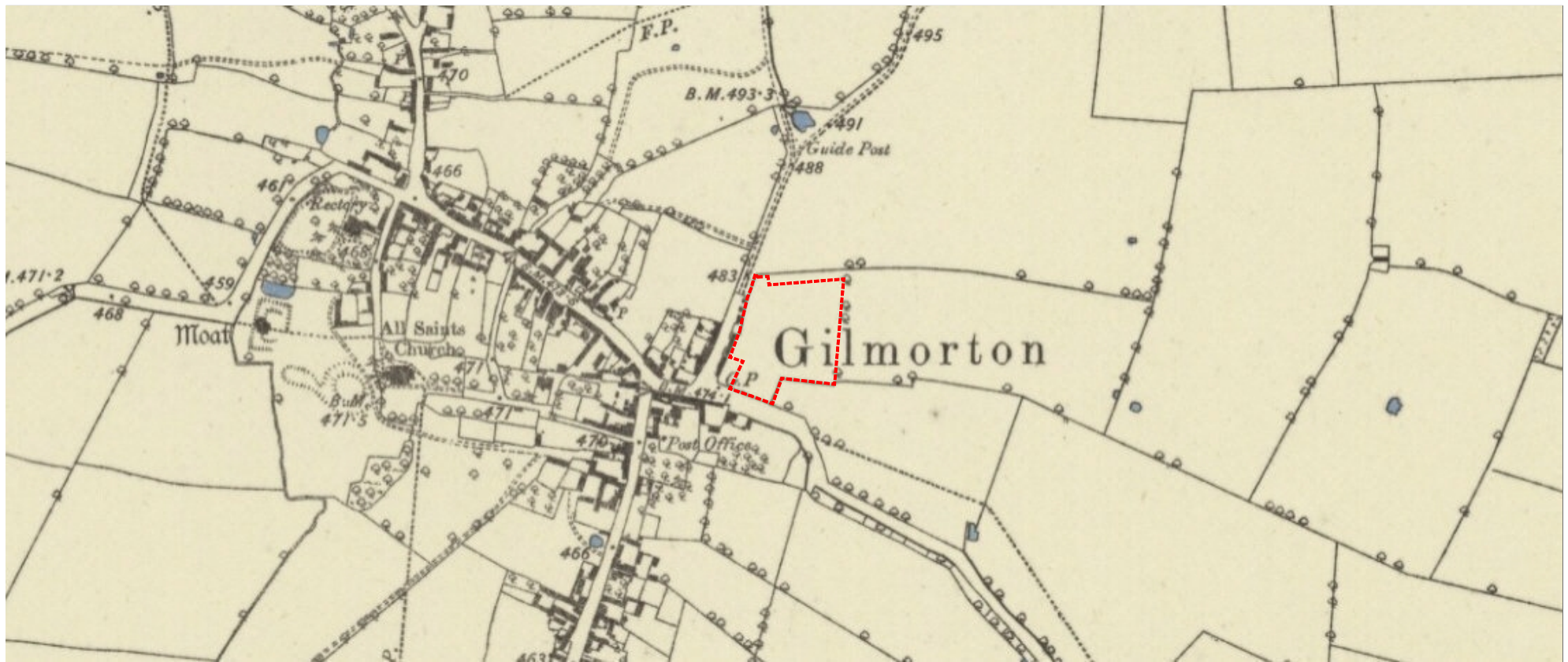
Scale 1:12500

Witham Archaeology


Figure 6. HER Monuments in the Assessment Area

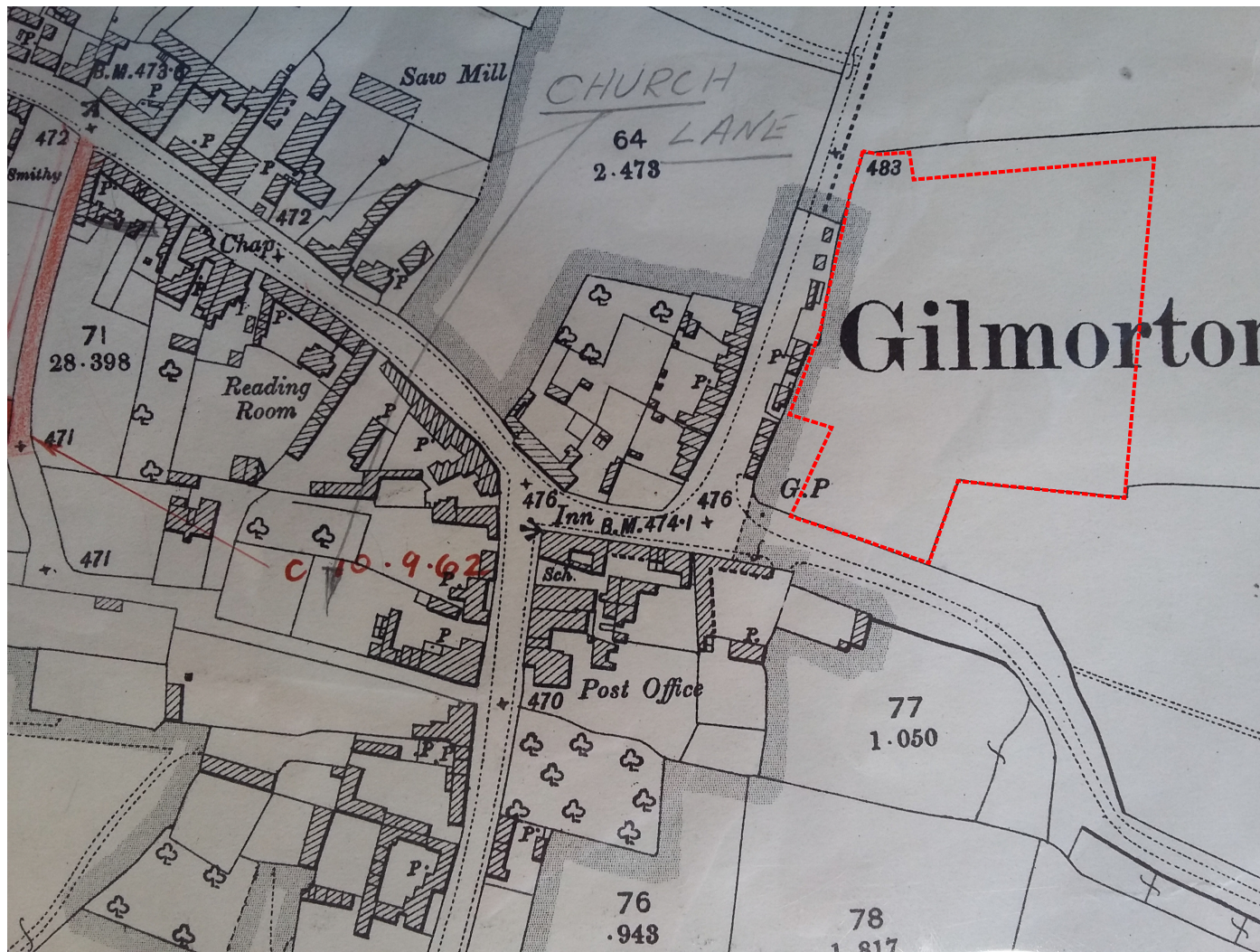



Approximate site location





 Approximate site location

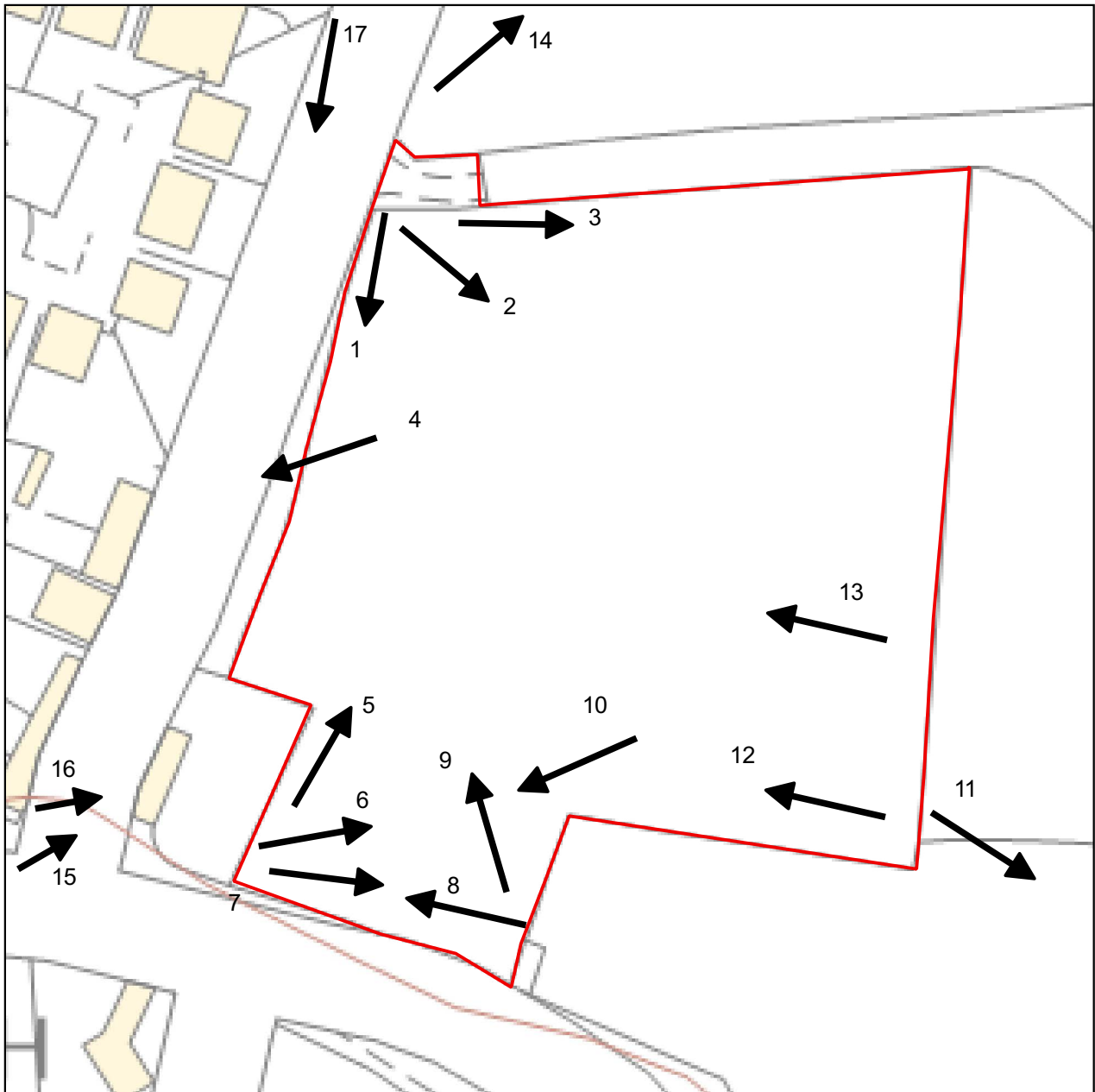


 Approximate site location



Approximate site location





Map Key

 Site Area

Scale 1:1000

0 10 20 30 40 50 m



Crown copyright and database rights
2016 OS 100019980

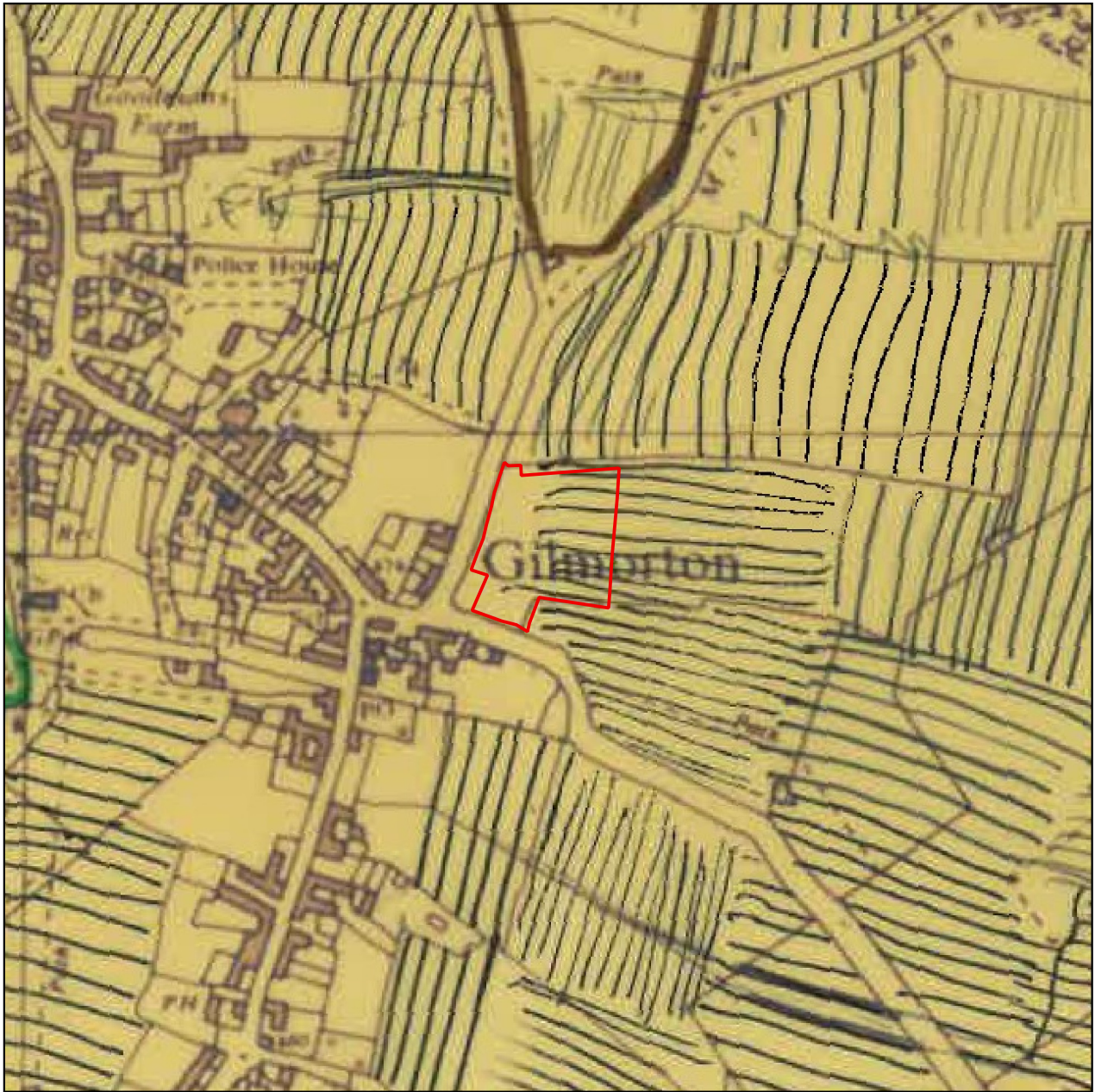
Project: Land off Mill Lane, Gilmorton,
Leicestershire. Archaeological Desk
Based Assessment

Witham Archaeology

Figure 12. Viewpoints of walkover survey photographs (Plates 1 – 17)







Map key

 Site Area

125 0 125 250 375 500 m



Scale 1:5000

Witham Archaeology

Project: Land off Mill Lane, Gilmorton,
Leicestershire. Archaeological Desk
Based Assessment

Figure 15. Map of ridge and furrow surrounding the site, based on survey by RF Hartley.



This work is based on data provided through www.VisionofBritain.org.uk and uses historical material which is copyright of the Great Britain Historical GIS Project and the University of Portsmouth

APPENDIX A – ENTRIES IN THE LEICESTERSHIRE AND RUTLAND HISTORIC ENVIRONMENT RECORD

Monuments

MonUID	Name	Type	MonTypes
MLE11800	GILMORTON MILL, MILL LANE (EAST SIDE)	BLD	TOWER MILL, HOUSE
MLE11803	CHURCH OF ALL SAINTS, CHURCH DRIVE (WEST SIDE), GILMORTON	BLD	CHURCH
MLE11794	CLAY WALLS, ASHBY ROAD	BLD	FARMHOUSE
MLE11798	THE GATEHOUSE, MAIN STREET (NORTH SIDE)	BLD	TIMBER FRAMED HOUSE
MLE11799	RED LION PUBLIC HOUSE, MAIN STREET (SOUTH SIDE)	BLD	PUBLIC HOUSE
MLE11804	WAGON SHED TO E. OF CHURCH, CHURCH DRIVE (SOUTH SIDE)	BLD	OUTBUILDING
MLE11805	GILMORTON FARMHOUSE & BARN TO SOUTH (FORMERLY LISTED AS GILMORTON HOUSE), LUTTERWORTH ROAD (WEST SIDE)	BLD	FARMHOUSE
MLE11806	BARN TO SOUTH OF GILMORTON FARMHOUSE, LUTTERWORTH ROAD (WEST SIDE)	BLD	BARN
MLE11807	THE BARN HOUSE, LUTTERWORTH ROAD (WEST SIDE)	BLD	BARN
MLE11808	STABLE TO BARN HOUSE, LUTTERWORTH ROAD (WEST SIDE)	BLD	STABLE
MLE11809	FORMER STABLE WING TO NORTH OF OLD HOMESTEAD, LUTTERWORTH ROAD (WEST SIDE)	BLD	STABLE
MLE11810	OLD COTTAGE, LUTTERWORTH ROAD (WEST SIDE)	BLD	TIMBER FRAMED HOUSE
MLE11811	OLD HOMESTEAD, LUTTERWORTH ROAD (WEST SIDE)	BLD	FARMHOUSE
MLE11812	WHITE HOUSE FARMHOUSE, LUTTERWORTH ROAD (WEST SIDE)	BLD	FARMHOUSE
MLE11813	HOME FARM HOUSE, MAIN STREET (NORTH SIDE)	BLD	HOUSE
MLE11814	HOUSE TO EAST OF HOME FARM HOUSE, MAIN STREET (NORTH SIDE)	BLD	HOUSE
MLE11815	OCTOBER COTTAGE, MAIN STREET (SOUTH SIDE)	BLD	TIMBER FRAMED HOUSE
MLE11816	TUDOR COTTAGE, MAIN STREET (NORTH SIDE)	BLD	TIMBER FRAMED HOUSE
MLE11817	THATCH COTTAGE, MILL LANE (EAST SIDE)	BLD	HOUSE
MLE1535	Gilmorton Castle, west of Gilmorton Church	MON	CASTLE, DITCH, MOTTE
MLE1536	Medieval village earthworks west of Gilmorton Church	MON	HOUSE PLATFORM
MLE1537	Medieval moat west of Gilmorton Church	MON	MOAT
MLE1538	Medieval fishponds west of Gilmorton Church	MON	FISHPOND

APPENDIX A – ENTRIES IN THE LEICESTERSHIRE AND RUTLAND HISTORIC ENVIRONMENT RECORD

MonUID	Name	Type	MonTypes
MLE1540	Medieval village earthworks north-east of Gilmorton	MON	ENCLOSURE?
MLE20832	Goodman's Farm	BLD	FARMSTEAD
MLE15962	Bruntingthorpe Airfield	MON	MILITARY AIRFIELD, CONTROL TOWER, PERIMETER TRACK, RUNWAY
MLE21775	Medieval remains, Goodman's Farm	MON	DITCH, POST HOLE?, PIT
MLE21776	Medieval/post-medieval remains, Goodman's Farm	MON	DITCH, DITCH, FEATURE
MLE21778	All Saints' Church burial ground, Church Drive	MON	CHURCHYARD
MLE9865	Historic settlement core of Gilmorton	MON	VILLAGE
MLE21779	Independent Chapel, Main Street	BLD	CONGREGATIONAL CHAPEL
MLE11795	WHEELWRIGHT'S COTTAGE, MAIN STREET (SOUTH SIDE)	BLD	TIMBER FRAMED HOUSE
MLE11797	TANSLEY'S THATCH, MAIN STREET (SOUTH SIDE)	BLD	TIMBER FRAMED HOUSE
MLE11796	FARMER'S THATCH, MAIN STREET (SOUTH SIDE)	BLD	TIMBER FRAMED HOUSE
MLE11802	STRETCH OF BRICK WALLING TO SOUTH SIDE OF CHURCH DRIVE, CHURCH DRIVE (SOUTH SIDE)	BLD	WALL
MLE6441	Bronze Age spearhead found south of Farm View	FS	FINDSPOT
MLE6990	Possible medieval spoon found south-west of Farm View	FS	FINDSPOT?
MLE16620	Roman coin hoard from Bruntingthorpe Proving Ground	FS	FINDSPOT
MLE21777	Roman pottery from Goodmans Farm	FS	FINDSPOT

Events

EvUID	Type	Name
ELE4900	EVT	An archaeological watching brief on land at Gilmorton, Chandler, Church of England School, Church Lane, Gilmorton
ELE5038	EVP	An archaeological desk-based assessment for land off Church Drive, Gilmorton, Leicestershire.
ELE5451	EVT	An archaeological evaluation and artefact retrieval survey at Mill Lane, Gilmorton
ELE6327	EVT	An archaeological evaluation at Ivanhoe House, Main Street, Gilmorton
ELE8853	EVT	2013 watching brief at Gilroy, Church Drive, Gilmorton
ELE8621	EVP	2013 desk-based assessment of land off Ashby Road, Gilmorton
ELE9296	EVT	2014 trial trenching, Goodmans Farm, Ashby Road, Gilmorton

APPENDIX A – ENTRIES IN THE LEICESTERSHIRE AND RUTLAND HISTORIC ENVIRONMENT RECORD

Scheduled Monument

DesigUID	PrefRef	Name	EH ID number	EH Suffix	EH Cap sca
DLE292	1010495	MOTTE, MOAT AND FISHPONDS WEST OF ALL SAINTS CHURCH	17045	1	10000

APPENDIX B – OASIS FORM

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Printable version

OASIS ID: withamar1-245694

Project details

Project name	Archaeological Desk Based Assessment of land off Mill Lane, Gilmorton Leicestershire
Short description of the project	An Archaeological Desk Assessment was undertaken in advance of proposed development on land off Mill Lane, Gilmorton, Leicestershire. The site is located on eastern edge of the village, approximately 300m east of the medieval parish church of All Saints. Cropmark ridge and furrow is recorded across the eastern half of the proposed development site, and it is possible that the western half of the site might have been used as a 'headland' used to turn the plough in the Medieval period. Buildings are recorded on old Ordnance Survey maps along the east side of Mill Lane. Aside from an extant cottage, no above-ground traces of these remain. Old photographs suggest that the demolished buildings included at least two pre-19th century thatched cottages. The mapped former buildings lie immediately to the west of the development area, largely being located outside it, although these may be located in the position of an access road and drive.
Project dates	Start: 05-03-2016 End: 16-03-2016
Previous/future work	Not known / Not known
Any associated project reference codes	GMML16 - Sitecode
Any associated project reference codes	X.A39.2016 - Museum accession ID
Any associated project reference codes	16/00115/OUT - Planning Application No.
Type of project	Desk based assessment
Site status	None
Current Land use	Cultivated Land 1 - Minimal cultivation
Monument type	RIDGE AND FURROW Medieval
Significant Finds	NONE None
Methods & techniques	"Documentary Search", "Visual Inspection"
Development type	Rural residential

Prompt National Planning Policy Framework - NPPF

Project location

Country England
 Site location LEICESTERSHIRE HARBOROUGH GILMORTON Land off Mill Lane
 Postcode LE17 5PB
 Study area 1 Hectares
 Site coordinates SP 57401 87916 52.485770290439 -1.154597214954 52 29 08 N 001 09 16 W
 Point

Project creators

Name of Organisation Witham Archaeology
 Project brief originator Local Authority Archaeologist and/or Planning Authority/advisory body
 Project design originator Dale Trimble
 Project director/manager Dale Trimble
 Project supervisor Vicky Mellor
 Type of sponsor/funding body Developer

Project archives

Physical Archive Exists? No
 Digital Archive recipient Leicestershire Museums
 Digital Archive ID X.A39.2016
 Digital Contents "Survey"
 Digital Media available "GIS","Images vector","Text"
 Paper Archive recipient Leicestershire Museums
 Paper Archive ID X.A39.2016
 Paper Contents "Survey"
 Paper Media available "Drawing","Map","Notebook - Excavation',' Research',' General Notes","Photograph","Report","Unpublished Text"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
 Title Land off Mill Lane, Gilmorton, Leicestershire
 Author(s)/Editor(s) Mellor, V.
 Other 132

bibliographic
details

Date	2016
Issuer or publisher	Witham Archaeology
Place of issue or publication	2 High Street, Ruskington, Sleaford, Lincolnshire
Description	A4 Comb Bound
Entered by	Dale Trimble (info@withamarchaeology.co.uk)
Entered on	15 March 2016

OASIS:

Please e-mail [Historic England](#) for OASIS help and advice

© ADS 1996-2012 Created by [Jo Gilham and Jen Mitcham](#), email Last modified Wednesday 9 May 2012

Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page

Witham Archaeology
2 High Street, Ruskington, Sleaford, Lincolnshire
NG34 9DT

Tel/Fax: (01529) 300890
Email: info@withamarchaeology.co.uk

© Witham Archaeology