

**HISTORIC BUILDING PHOTOGRAPHIC
SURVEY AND ARCHAEOLOGICAL
WATCHING BRIEF AT 9, SPRING LANE,
GLASTON, RUTLAND**



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**A report for
L. Burdett and G. Willson**

*by
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OS Grid Ref. SK 8604 0095 (centred)
TPA Project Code: GSW.1
November 2011

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SUMMARY

- Targeted building recording and a later archaeological watching brief were carried out by Trent & Peak Archaeology at 9 Spring Lane in Glaston, Rutland in 2011 in advance of and during preparation works for a new kitchen extension on the west side of the building. The proposed works covered by planning application APP/2010/1190 entailed partial rebuilding of an existing single storey addition and its further extension with new build to the west into the rear garden.
- The existing house is Grade II listed and is the south half of a former single building, described in its listing as a row of two early-mid 19th century houses. The north part, No. 11, is now under separate occupation. The row is within the historic settlement core of the village.
- Examination of the building, (together with window fragments from the garden) strongly suggest that 9 and 11 Spring Lane are now separated parts of a single domestic building of probable 17th – 18th century date, quite possibly used as a farmhouse. At some point, possibly in the 18th century, a single-storey bake-house may have been added at the south end (the presence of a bakery being suggested by documents and the tithe award of 1841). Probably in the mid-late 19th century the building was partly rebuilt, refaced and fully reroofed and turned into two separate dwellings.
- The building photographic recording was targeted on that part of the building that would be affected by the building works, the south gable wall. Although constrained by access problems to attic entry points only, this provided some evidence for at least one, possibly two fireplaces having been in place against the lower walling; one the internal domestic fireplace, the other an external oven, with flue penetrating into the gable wall.
- The watching brief found no features or debris dating from before the 17th century. The majority of the few pottery sherds and the clay pipe fragments from both the pit and the general area were of types most likely of 18th century date. No finds were made to confirm the former existence of a bakery at the south end of the building.

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1. Introduction

This report is the result of combined targeted building recording and an archaeological watching brief carried out by Trent & Peak Archaeology (TPA). It was commissioned by Peter Wilmot Architects on behalf of the owners of 9 Spring Lane in Glaston, Rutland in advance of and during preparation works for a new kitchen extension on the west side of the building. Glaston is a small village situated on the A47, the Leicester to Peterborough Road, east of Uppingham in Rutland (Fig. 1). The proposed works covered by planning application APP/2010/1190 entailed partial rebuilding of an existing single storey addition and its further extension with new build to the west into the rear garden. The existing house is Grade II listed and is the south half of a former single building, described in its listing as a row of two early-mid 19th century houses. The north part, No. 11, is now under separate occupation. The row is within the historic settlement core of the village as recognised in the Leicestershire and Rutland Historic Environment Record (HER).

The works were deemed likely to affect the south gable wall of the main part of the existing house where it is joined by the existing addition. As a result, the Planning Archaeologist recommended that an historic building photographic survey of the affected part of the existing structure be undertaken prior to any alterations. In addition to this, a watching brief should be carried out on ground works on that part of the garden where the new extension would be situated. The area affected by the development outside the building was approximately 7.5m square (Fig. 4). Although an application had also been made to construct a new garage further to the west (under application FUL/2010/0886 revised), the decision to proceed with this had been postponed.

The work was carried following the issuing of a brief by the Planning Archaeologist at the Historic and Natural Environment Team at Leicestershire County Council (acting on behalf of Rutland County Council) on 22nd March 2011, and the acceptance of a follow-up Written Scheme of Investigation (WSI) written by the contractor.

The targeted building recording was carried out on the 27th April and the watching brief on the 27th July 2011. This report covers both aspects of this undertaking. The TPA project code is GSW. The archive accession number provided by Rutland County Council is OAKRM: 2011.10. The archive consists of site records, artefacts, and digital photographs and black and white film negatives and prints, together with plans showing their viewpoints.

2. Brief historical background

At the time of the Domesday Book in 1086 Glaston was divided between two lords, the King and Countess Judith. Ownership changed many times over the following centuries, with no one family holding the manor for any extensive period. Today the oldest surviving building is the Church of St Andrew, parts of

which date from the 12th century. The Old Manor House was demolished in 1891 but a number of stone-built 17th – early 18th century buildings still remain in the village, including several farmhouses that are mentioned in Pevsner's *Buildings of England* volume for Leicestershire and Rutland (renewed edition 1984). Quarrying for sand in the village in the 1940s uncovered an Anglo-Saxon cemetery, Roman finds and several Bronze Age cremations. In 2000 archaeologists working on a farmyard in the historic core of the village uncovered beneath medieval remains animal bones dating back to the Palaeolithic period. They had found a temporary hunting camp dating back to about 30,000 BC. Today the village retains its character and has a population of about 220.

At the time of the tithe map in 1841 the row of 9, 11 Spring Lane was a single building occupied by John Buck. Documents and deeds within the Fineshade Estate Records collection at Northampton Record Office seen by the current owners of No. 9 strongly suggest that the house was partly used as a bakehouse in the first half of the 19th century. The building shown on the tithe map (Fig. 2) is approximately the same length as it is now, suggesting that a south extension then existed where the present one stands today - the latter now appears to be of more modern construction. This extension may have been the bakery. By the time of the First Edition Ordnance Survey large scale maps of the 1880s the extension is clearly distinguished, together with a subdivision of the main house into two parts (Fig. 3).

3. Building recording

The south part of the building was inspected, measured in part to check existing architect's plans (and to add some details of alterations). The south gable wall was photographed from the outside and from entry points into the attic above the main house and the extension (Plates 3-9). It was photographed in both black and white film and digital formats. The resulting archive has 15 external and 16 internal film negatives and prints and 16 external and 18 internal digital views. A number of the latter are used in the report to illustrate pertinent points in the text.

Brief Description

No 9 Spring Lane, Glaston is built largely from roughly coursed smallish oolitic limestone rubble on three sides and more regular coursed ashlar on its east side where it faces the road (cover photo). There is a little internal brickwork and a slate roof that may well have replaced an earlier thatched one of steeper pitch (Plate 1). There are dressed quoins, coped gables and both stone and brick chimney stacks. The single storey extension has a hipped roof and is composed on all three sides of coursed stone similar to that on the east side of the two storey building (Plate 2).

The main part of the building is 19m long (23.5m with the extension) and 5.7m wide, approximately 1:3 in ratio. It is three-cell in plan, two parts of which are

within No. 9 and the other in No. 11. The front entrances to both 9 and 11 are not original as the building originally had a through-passage between cells 1 and 2, with opposing doorways in the front and back walls, now blocked up – these are indicated on Figure 4. Another blocked doorway shows in the north gable wall, near the north-east corner (Plate 5) into cell 3; this part may originally have been a service room. The rear of No 11 is now largely obscured by a modern extension, although enough upper walling shows to prove that the building was one single entity.

The appearance of most of the exterior, together with interior features and the plan suggest that this building may date from the 17th century. Its overall size of and position close to junctions of several lanes in the centre of the village might further suggest that it was originally a farmhouse. Although all window openings now feature replacement fenestration, several pieces of earlier stone window surround have been recovered from the garden (Plate 11). At the time of the Hearth Tax of 1665 Glaston had 48 households, over a third of which were sizeable houses with two or more hearths (Bourne and Goode 1991, 13).

The refacing of the east side and possibly the present appearance of the south extension clearly belong to a major alteration. This probably included some rebuilding of the upper walling on the west side, and the re-roofing of the house on a broadened and heightened roof-line which shows in the two gable ends (Plates 3-5). This may all have occurred within the 19th century when the division of the building into two may have involved improvements that included the insertion of two new front entrances.

South gable wall

The lower wall of the south gable wall now has a wide internal opening between the sitting room and the kitchen within the existing extension and this has replaced any sign of any original entry point or former fireplace. Externally, the gable wall can be seen to have once been of a slightly lower and steeper pitch, although neither this or the north gable show signs of any former garret windows. The north gable rises to a chimney stack, the lower part of which may predate the roof change, and the south gable may have once have included a rise to a chimney too. Evidence for a former stack may show in the attic of the main building where a body of stone walling (edged on one side with bricks) extends out over 50cm from the main wall (Plate 8). Above this, the main wall has a slight depression for a flue (Plate 9). Viewed from the inside, evidence for the roof change is less clear but does show below the rafters from the mortar spread (far left in Plate 8).

At a lower level, the external face of the wall has been interfered with as there is an area of brick infill showing in the centre of the wall above the ceiling level of the existing extension (Plates 6, 7; Fig. 6). This might be evidence for a former fireplace / oven having been situated within the area of the extension. Its flue may have been cut through the end wall to join an existing one within it. This may conceivably have been a bread-oven built for or reused within a bakery.

4. Watching brief

The planned west extension to the building's single-storey south end involved the clearance and reduction of an area approximately 7.5m square, extending back to roughly where a higher garden terrace started (showing in the foreground of Plate 1). Initial machine clearance by contractors removed 10-15cm of imported gravel close to the house and 25cm of topsoil further back, with up to 20cm depth of subsoil beneath this. The latter was above natural sand (Plate 10), with some bedded stone evident. About 1.2m in from the sides of the cleared area foundation trenches were excavated down through the natural.

The clearance revealed a brick-lined water-tank with 9 inch (23cm) thick walls and two pipe inlets; water was still in situ at 1.65m depth. One of the pipes had cut through a small pit that showed below the gravel surface and had been cut through subsoil and natural (Plate 13). This went to a depth of 80cm from ground level and where cut by the pipe trench was 65cm wide. Its fill was very ashy and it contained an amount of animal bone. It also contained pieces of clay tobacco pipes, including four plain bowls with flat pedestal spurs and of a profile type of 18th century date (Ayto 1979). One stem piece had circle decoration.

No other features were seen. A number of stray finds from the initial clearance included a few pieces of bone, clay pipe, a nail and a few sherds of English stoneware, Staffordshire slip ware and yellow glazed pottery. The latter dated to no earlier than the 17th century but were too few in number to justify (at the time) a specialist pottery assessment for this project alone.

5. Conclusions

Examination of the building, (together with window fragments from the garden) strongly suggest that 9 and 11 Spring Lane are now separated parts of a single domestic building of probable 17th – 18th century date, quite possibly used as a farmhouse. At some point, possibly in the 18th century, a single-storey bake-house may have been added at the south end. Probably in the mid-late 19th century the building was partly rebuilt, refaced and fully reroofed and turned into two separate dwellings.

The building photographic recording was targeted on that part of the building that would be affected by the building works, the south gable wall. Although constrained by access problems to attic entry points only, this provided some evidence for at least one, possibly two fireplaces having been in place against the lower walling; one the internal domestic fireplace, the other an external oven, with flue penetrating into the gable wall.

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pit and the general area were of types most likely of 18th century date. No finds were made to confirm the former existence of a bakery at the south end of the building.

6. References and acknowledgements

References

Ayto, E. G., 1979. *Clay Tobacco Pipes*. Shire Publications Ltd.

Bourne, J., and Goode, A., 1991. *The Rutland Hearth Tax, 1665*. Rutland Record Society.

Acknowledgements

The author would like to thank Peter Wilmot Architects for initiating the project and for providing plans of the site, and also Lynn Burdett and Mr G. Willson for their hospitality and interest during the author's fieldwork attendances.

ILLUSTRATIONS

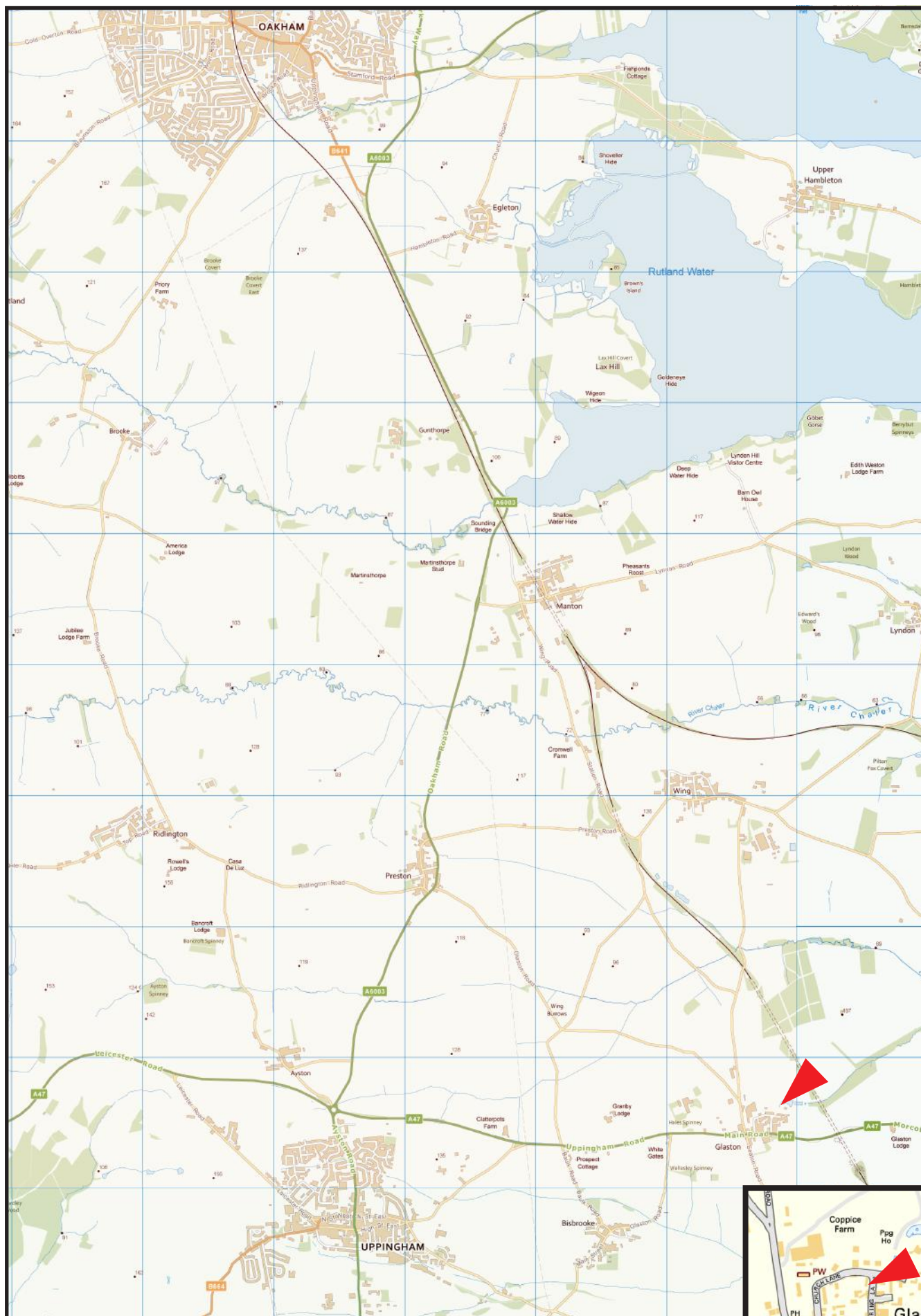


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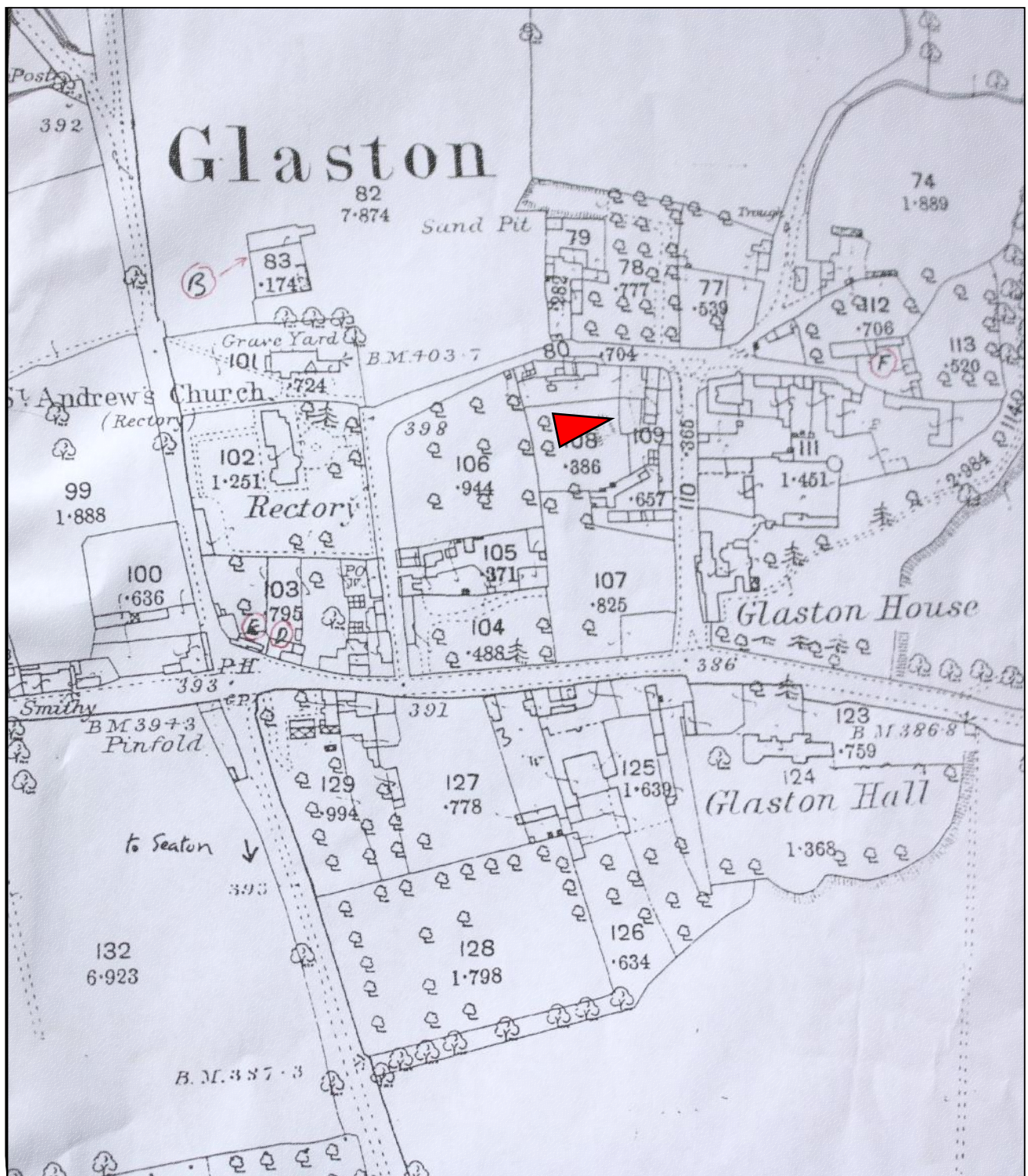


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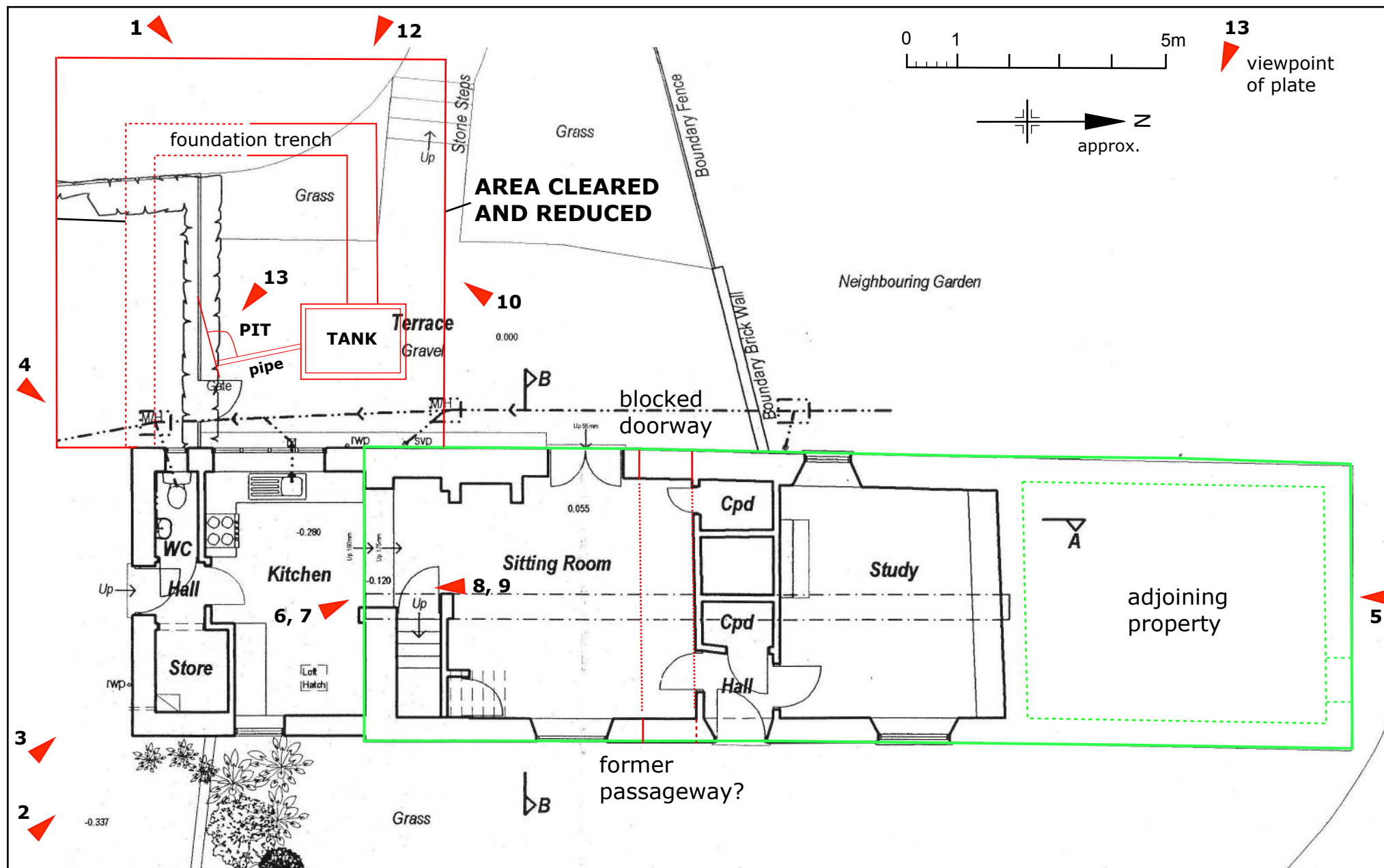


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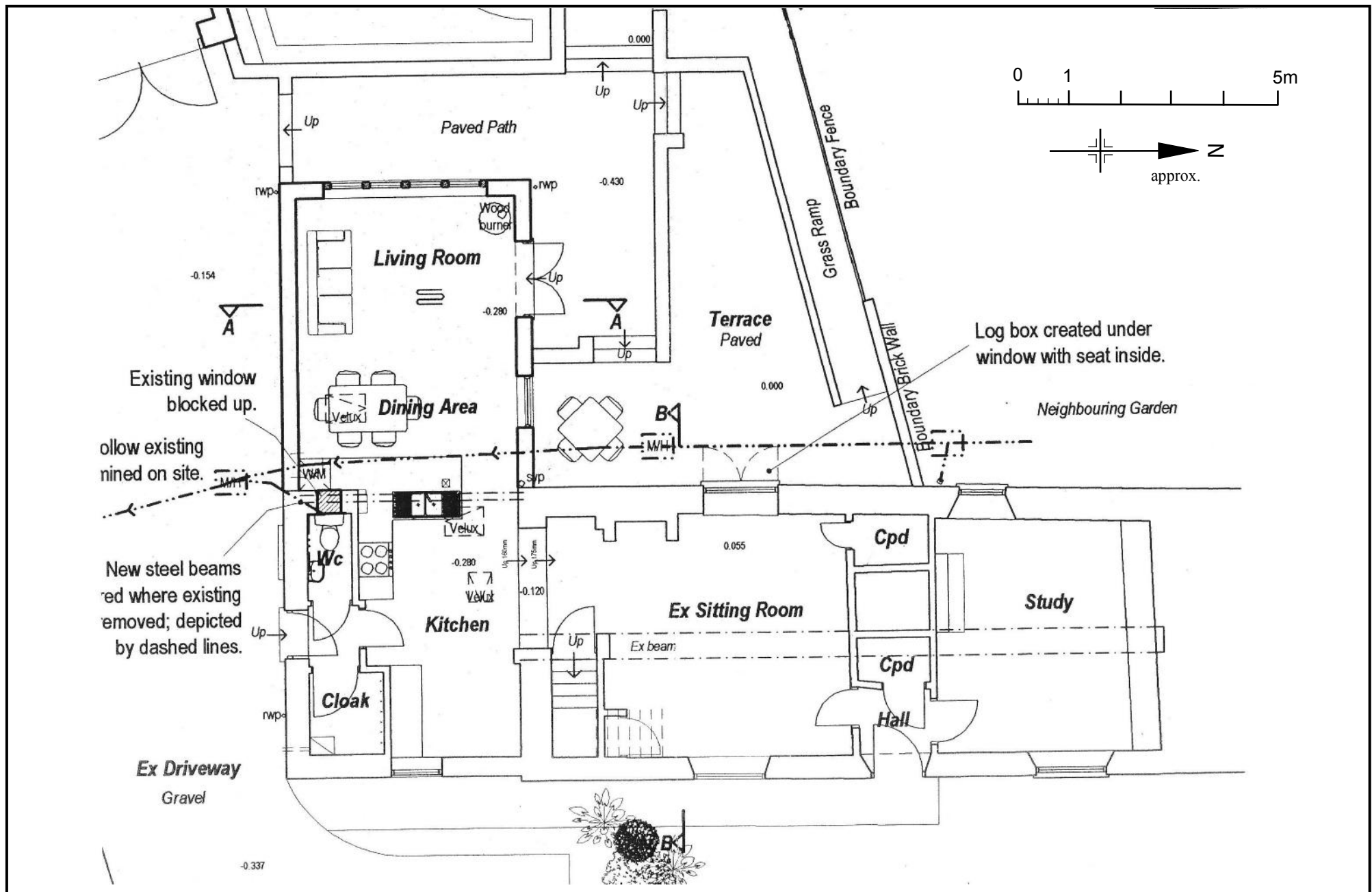


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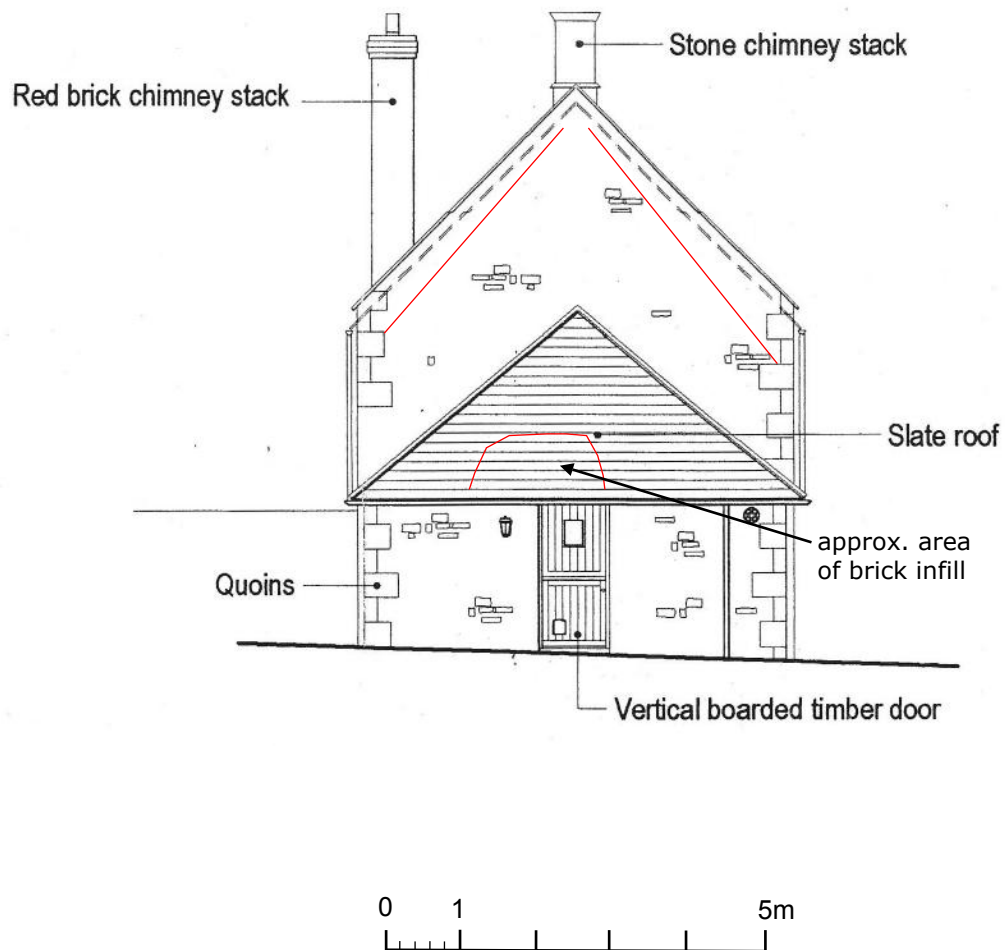


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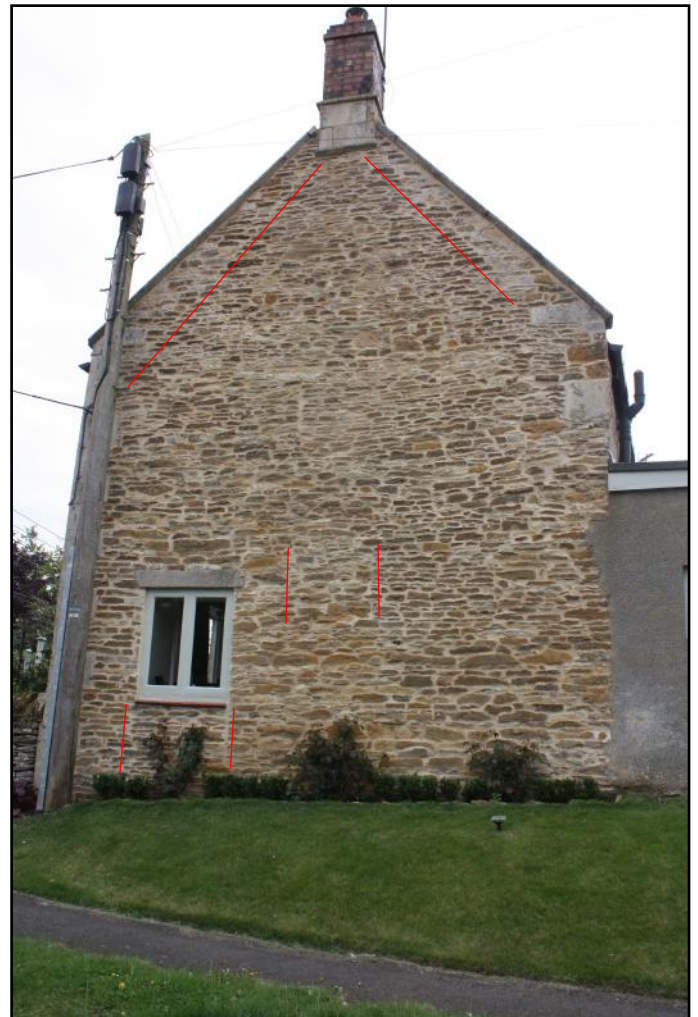
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Plates 3-5: External views of the gable walls of 9 Spring Lane, Glaston. 3 and 4 show south end; 5: north end, with straight joints and raised roof line highlighted by lines to the side.



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Plate 7: Closer view of the brick infill showing in the lower south gable wall (external side), seen from the attic of the extension.



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