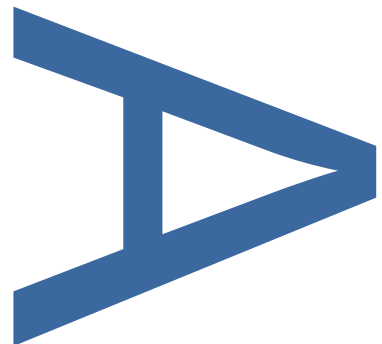
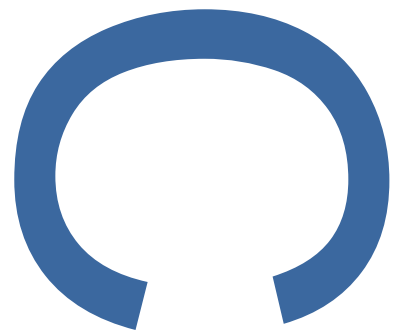


**HISTORIC BUILDING RECORDING
OF COSBY PHARMACY,
67 MAIN STREET,
COSBY,
LEICESTERSHIRE,
LE9 1UW**



PCA REPORT NO: R12715

**NOVEMBER 2016,
UPDATED DECEMBER 2016**

PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording of Cosby Pharmacy, 67 Main Street, Cosby,
Leicestershire, LE9 1UW**

Site Code: LMSC16

Central NGR: SP 54789 94896

Local Planning Authority: Blaby District Council

Planning Reference: 15/0923/FUL

Commissioning Client: Pharmacy Services Group

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DOCUMENT VERIFICATION

Site Name

Cosby Pharmacy,
No. 67 Main Street,
Cosby,
Leicestershire
LE9 1UW

Type of project

Historic Building Recording

Quality Control

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1 NON TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Pharmacy Services Group to carry out historic building recording of Cosby Pharmacy, no. 67 Main Street, Cosby, Leicestershire, LE9 1UW, which is centred on Ordnance Survey NGR SP 54789 94896. The building is located on the north-west side of Main Street within the Cosby Conservation Area. It is not a listed building. The recording was carried out at Historic England Level 1/2 as a condition of planning permission. The recording was carried out prior to and during alteration works, which involved changes to the current Pharmacy layout. The recording of the Pharmacy was initially undertaken on 13th October 2016 before works and then intermittently between the 21st November and the 6th December 2016 during works.
- 1.1.2 Cosby Pharmacy is a two storey red brick building with a slate roof. It is laid out as a shop on its south-west side and a house on its north-east side. The residential accommodation originally occupied the whole of the first floor. The building is late 19th century in appearance with horned sash windows and decorated terracotta lintels over the window openings. It is clearly shown on the 1904 Ordnance Survey map and appears to be depicted on the 1886 Ordnance Survey map. The building retains many of its original features including moulded four panelled doors, moulded architraves, skirting boards tiles floor and a couple of fireplaces.
- 1.1.3 In 2003 a late medieval or early post-medieval section of wall was identified between nos 67 and 69 Main Street. It appeared to be a wall with box framing belonging to an earlier building, which had survived preserved between the two buildings, forming the gable end of no. 69 Main Street. No. 69 Main Street is attached to the north-east side of the rear (north-west) elevation of no. 67 Main Street (Cosby Pharmacy). It appears that no 67 Main Street was rebuilt in the late 19th century on the site of an earlier timber-framed building. A building is shown in this location on the 1833 map. An uncoursed stone rubble plinth was observed during the building recording exercise running along the rear (north-west) elevation of no. 67 and rear (south-west) elevation of no. 69 Main Street (where it was visible within no. 67). Other earlier historic buildings in Cosby have similar stone rubble plinths including a timber-framed barn within the grounds of Cosby House. The plinth appears to be a survival of the earlier building.
- 1.1.4 During the alteration works, the cut off end of a timber in the round was found in the gable wall between nos 67 and 69 Main Street. The timber may have been from an earlier wall plate. Soft stripping of the plaster from a number of internal walls revealed that some of the bricks were covered with whitewash suggesting that the bricks may have been reused. The lower part of an internal partition wall was found to have been constructed from narrow bricks much narrower than the rest of the brickwork suggesting that it was built of reused earlier bricks.

2 INTRODUCTION

- 2.1.1 Pre-Construct Archaeology Limited (PCA) was commissioned by Pharmacy Services Group to carry out historic building recording of Cosby Pharmacy, 67 Main Street, Cosby, Leicestershire, LE9 1UW. Cosby Pharmacy lies on the north-west side of Main Street, and is centred on Ordnance Survey National Grid Reference SP 54789 94896 (**Figures 1 and 2**).
- 2.1.2 The two storey building is constructed of red brick with decorative lintels to the main window and door openings and is 19th century in appearance. A building is shown in this location on the 1833, 1886, 1904, 1939, 1967 and 1977-1990 maps (**Figures 3, 5 to 8**).
- 2.1.3 Planning permission (Ref. No: 15/0923/FUL) has been granted by Blaby District Council for 'Ground and first floor extensions with shop front alterations, internal alterations and the conversion of the first floor to independent accommodation. 67 Main Street Cosby Leicestershire LE9 1UW'.
- 2.1.4 Teresa Hawtin, Senior Planning Archaeologist at Leicestershire County Council, states in a planning advice letter dated 18 August 2015 for this application:

'The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site is situated within an area of archaeological interest, in the historic settlement of Cosby. In 2003 a late medieval or early post-medieval section of wall was identified between Nos. 67 and 69 Main Street. It appeared to be a wall with box framing belonging to an earlier building, which had survived preserved between the two probably 19th century buildings, forming the gable end of no. 69 Main Street. There is a possibility that further medieval and post-medieval structural remains survive within this building and may be revealed during the proposed works. Such remains would be worthy of recording by a Historic Buildings Archaeologist through a programme of monitoring of aspects of the proposed alterations that may reveal historic fabric.

In line with the National Planning Policy Framework (NPPF), Section 12, para. 129, the planning authority is required to consider the impact of the development upon any heritage asset, taking into account their particular archaeological and historic significance. This understanding should be used to avoid or minimise conflict between conservation of the historic environment and the archaeological impact of the proposals.

Para. 141 states that where loss of the whole or a material part of the heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the affected resource prior to its loss. The archaeological obligations of the developer, including publication of the results and deposition of the archive, must be proportionate to the impact of the proposals upon the significance of the historic environment.

Appraisal of the submitted details indicates that the proposed works may affect or expose significant archaeological information, including surviving historical fabric within the affected areas. As such we recommend, where possible, preservation *in situ* of significant early

elements of the structure or, where unachievable, their appropriate investigation and recording prior to truncation or loss’.

- 2.1.5 Two archaeological conditions (5 and 6) are attached to the decision notice. The wording of the conditions are as follows:

Condition 5:

‘No demolition/development shall take place/commence until a programme of archaeological work (Historic Building Inspection and Recording), including a Written Scheme of Investigation, has been submitted to and approved by the District Planning Authority in writing. The scheme shall include an assessment of the significance and research questions; and

- the programme and methodology of site investigation and recording;
- the programme for post investigation assessment;
- provision to be made for analysis of the site investigation and recording;
- provision to be made for publication and dissemination of the analysis and records of the site investigation;
- nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

REASON: To ensure a satisfactory archaeological investigation and recording.

Condition 6:

No demolition/development shall take place other than in accordance with the Written Scheme of investigation approved under condition 5.

REASON: To ensure a satisfactory archaeological investigation and recording’.

- 2.1.6 The historic building recording was undertaken as a condition of planning permission in accordance with a Written Scheme of Investigation (Matthews 2016). The survey works are in accordance with National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF) (2012) and Leicestershire County Council’s adopted policy towards built heritage and archaeology.
- 2.1.7 Pre-Construct Archaeology Limited is a Registered Archaeological Organisation with the Chartered Institute for Archaeologists.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012. The requirement for archaeological building recording is in accordance with NPPF Paragraph 141.

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation (Matthews, 2016) was to provide a record of Cosby Pharmacy prior to its alteration with a view to identifying the location of possible earlier fabric that may be exposed by the alteration works. This record was to be in accordance with that defined by Historic England's Level 1/2.
- 4.1.2 In addition, the aim was to carry out an Historic Building Recording watching brief targeted on any earlier historic fabric or architectural features exposed during the alterations to the building. The purpose was to record areas of earlier historic fabric that are exposed or removed during the alteration works. The objective was to record any earlier fabric currently hidden within the building and to clarify the historical development of the building. The objective was to produce a high quality, fully integrated archive suitable for long-term deposition. The aim was to provide a better understanding of the building, to compile a lasting record and to analyse and disseminate the results.

4.2 Documentary Research

- 4.2.1 A search of relevant primary sources was carried out at the Record Office for Leicestershire, Leicester and Rutland. The results of historical research are provided in Section 5 of this report.

4.3 On-Site Recording

- 4.3.1 The historic building recording was initially carried out on 13th October 2016 prior to the alteration. During the alteration works a watching brief was also undertaken intermittently between 17th November and 6th December 2016. Plans of the building were provided by the client, were checked on site for accuracy and amended where appropriate and used as a basis for the illustrations in this report.
- 4.3.2 A photographic survey comprising high resolution digital images was completed to record key features and interior spaces. A selection of photographs (**Plates 1 to 102**) has been included in this report. **Figures 8 to 11** show the location and direction of these photographs.

4.4 Project Archive

- 4.4.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code LMSC16. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the local museum. The report will be submitted to the Client, Blaby District Council, Leicestershire HER and the Senior Planning Archaeologist at Leicestershire County Council.

5 HISTORICAL BACKGROUND

- 5.1.1 The name Cosby derives from a combination of the Old Norse personal name Cossa or Kofsi and by the Old Norse for farmstead or village. The village name is recorded as Cossebi in the Domesday Book in 1086 with 40 families living in the village. The Church of St Michael and All Angels lies to the north of the Pharmacy on the west side of Main Street is thought to date from the 11th Century.
- 5.1.2 By the late 18th Century, the main industry in the village, like many in Leicestershire, was framework knitting and the village's had a population of 555 people in 1801. Cosby was described as a 'considerable village' in 1810 by the historian John Nichols. The Cosby Appointment Map of 1833 (**Figure 3**) shows the village strung out along Main Street. A building with an upside down and reverse L-shaped footprint is depicted on the site of the present Pharmacy. This building is detached and lies some distance from its neighbours to the north. The Church of St Michael and All Angels is also shown to the north.
- 5.1.3 The Tithe map of 1846 does not show a building in the location of the Pharmacy (**Figure 4**). William White's History, Gazetteer & Directory of Leicestershire & Rutland, produced in 1846 describes Cosby as a 'pleasant village, on both sides of a small brook... It has in its parish 779 souls and 2341 acres of freehold land ... Many of its inhabitants are framework knitters'. The knitting frame made it possible for workers to produce knitted goods approximately 100 times faster than by hand. In the late 19th century framework knitting gave way to shoe and boot making.
- 5.1.4 In 1870-72, John Marius Wilson in his '*Imperial Gazetteer of England and Wales*' described Cosby as:
'COSBY, a village and a parish in Blaby district, Leicestershire. The village stands on an affluent of the river Soar, near the Midland railway and the Fosse way, 1¼ mile NNE of Broughton-Astley station, and SSW of Leicester; and has a post office under Lutterworth. The parish includes also the hamlet of Little Thorpe... Pop., 974. Houses, 228... A number of the inhabitants are stocking-makers. The living is a vicarage in the diocese of Peterborough. The church is old but good. There are a Baptist chapel and charities...'
- 5.1.5 The 1886 Ordnance Survey map (**Figure 5**) shows the village in greater detail. A building with an upside down and reverse L-shaped footprint is again depicted on the site of the present Pharmacy. The building has a small rectangular extension on its south-west side. A pump 'P' (still extant; **Plates 14 to 17**) is shown on the north-west side of the building. A row of buildings is attached to the north-west projection of the building. A separate small building is shown to the north-east. Kelly's directory of Leicestershire & Rutland for 1899 states in its description of Cosby that 'several of the inhabitants are engaged in the boot and shoe trade'. By 1901, the population of the village had increased to 1351 people, more than doubling in a hundred years.
- 5.1.6 The 1904 Ordnance Survey map (**Figure 6**) shows a different although similar footprint for the building on the site of the present Pharmacy. The main L-shaped shown on the 1886 map is

shown on the 1904 as two similar sized buildings with the one to the north-east set back slightly from the road as at present, otherwise the footprint is the same as on the 1886 map.

- 5.1.7 The 1938 Ordnance Survey map (**Figure 7**) shows that although the footprint of the building on the site of the Pharmacy has not changed, the surrounding plot boundaries have. A new boundary divides the backyard from its neighbour to the south-west.
- 5.1.8 The 1963 Ordnance Survey map (not illustrated) shows the same arrangement of buildings with no. 67 Main Street labelled as a 'Surgery'. The 1977-1990 Ordnance Survey map (**Figure 8**) shows the same arrangement of buildings.

6 BUILDING DESCRIPTIONS

6.1 Introduction

- 6.1.1 Cosby Pharmacy lies on the north-west side of Main Street (**Figure 2**). The Brook divides Main Street in two and flows down the centre of the length of the street. The Brook with its green grassy banks and trees is fenced off (**Plates A, 1 to 3**).
- 6.1.2 The Pharmacy is orientated approximately north-east to south-west with its principal elevation facing south-east. The building comprises the main two storey building with gable ends, a single storey extension with gable ends on its south-west elevation and a single storey lean-to extension with a mono-pitched roof against its rear (north-west) elevation. The roofs are covered with grey slate tiles. The main building has decorative terracotta ridge tiles and the single storey extension has plain grey ridge tiles.

6.2 Front (South-East) Elevation

- 6.2.1 The front (south-east) elevation of the two storey main building is late 19th century in appearance. The map evidence is unclear possibly suggesting that the building was rebuilt on the site of an earlier building by 1886 (**Figure 5**). The main two storey building is constructed of red brick in Flemish bond with distinctive decorated terracotta lintels to the windows (**Plates 4 to 11**).
- 6.2.2 Although of one build, the front elevation of the main building is divided into two halves with the south-western half comprising the ground floor shop with its shop front door and shop window and the north-eastern half comprising the house (**Plate 5**). The first floor of the main building was also originally used as residential accommodation.
- 6.2.3 The shop is located directly on the street front, while the house is set back from the street frontage behind a low brick wall. The window openings have plain cement sills (**Plate 7**) and are slightly taller at ground floor level. The larger windows openings in the main building apart from the shop window have horned sash windows with flanking side lights (**Plate 6**). The front door of the house in the north-east (recessed) side of the elevation leads into the hall with the stairs (**Figure 10**). The first floor window opening above this front door has a horned sash window with coloured glass (**Plate 5**), which lights the landing. The shop window opening has a large fixed casement window with six panes with a slightly decorative architrave with a projecting lintel. The sill has rounded edges unlike the other window openings.
- 6.2.4 The front (south-east) elevation of the single storey extension at the south-west end of the building is also constructed of red brick in Flemish bond. The central window opening has a brick segmental arch formed of a course of stretcher voussoirs. The window has a central opening casement with fixed lights to the sides. The sill appears to be constructed from white painted engineering bricks. This extension is late 19th or early 20th century in appearance.

6.3 Side (North-East) Elevation

- 6.3.1 The north-east gable elevation was built blind (**Plate 9**) with a central chimneystack rising

through the ridge. The top of the chimneystack has two courses of blue engineering bricks and two terracotta chimney pots serving the north-east rooms at ground and first floor levels (**Plates 8, 20 and 21**).

6.4 Side (South-West) Elevation

6.4.1 The south-west gable elevation of the two storey main building is cement rendered and painted white (**Plates 11 to 13**). It was built blind with a central chimneystack rising through the ridge. The top of the chimneystack has two courses of blue engineering bricks and two terracotta chimney pots serving the south-west rooms at ground and first floor levels. The chimneybreast at ground floor level has been infilled.

6.4.2 The south-west gable elevation of the single storey extension was built blind and is also cement rendered and painted white (**Plate 12**).

6.5 Rear (North-West) Elevation

6.5.1 The north-west (rear) elevation of the main building has three first floor windows with two small bathroom casement windows to the north-east and a larger casement to the south-west (**Plates 13 to 16**). A single storey extension has been added to the rear elevation of the main building with a mono-pitched roof. The rear elevation of the extension has a back door and two windows. The walls of the rear elevation of the main building and the extension are covered with white painted cement render. The roofs are covered with grey slate tiles. The north-east half of the rear (north-west) elevation of the main building is mainly covered by the gable end of no. 69 Main Street. It is this gable end that earlier timber framing was exposed during alteration work. Beyond no. 69 Main Street, the very north-east end of the rear (north-west) elevation of the main building is visible between the surrounding building (**Plates 20 and 21**).

6.5.2 The side (south-west) elevation of the extension has a casement window with a cement sill (**Plate 19**). The rear (north-west) elevation of the south-west extension had French doors that open onto a small rear yard (**Figure 10; Plate 19**). The rear yard has an outbuilding (store) in its north corner, which is constructed of mid 20th century Fletton bricks (**Plates 17 and 18**).

6.6 Interior

Ground Floor

Sales Floor and Staff Area

6.6.1 The main entrance still retains its original softwood four panelled door with glazed upper lights and its original fixed pane shop window (**Figure 10; Plate 22**). The walls of the Sales Floor and Staff Area are covered with modern horizontal timber covering and shelves (**Plates 22 to 27**). A stub of an original south-west north-east wall is visible adjoining and at right angles to the south-west wall which presumably divided the now open plan Sales Floor/Staff Area into a front and back room (**Figure 10; Plates 24 and 25**). An infilled chimney breast may lie to the south-east of the wall stub against the south-west wall (**Figure 10; Plates 23 to 25**).

6.6.2 A doorway with a moulded architrave leads into the Consultation Room in the south-west

extension (**Figure 10; Plates 23 and 24**). Another doorway with a plainer architrave leads into the Dispensing Room in the south-west extension (**Figure 10; Plates 25 and 34**). The back door to the rear (north-west) extension is a fielded four panelled door with upper glazed panels (**Figure 10; Plates 35 and 36**). A four panel door with a moulded architrave leads into the Entrance Lobby (**Figure 10; Plates 26, 27, 45 and 46**). The floor of the Sales Floor/Staff Area is covered with modern linoleum however original geometric encaustic 19th century floor tiles are visible in the threshold of the doorway between the Sales Floor and the Entrance Lobby (**Plates 45 to 47**).

South-West Extension (Consultation Room/ Dispensing Room)

6.6.3 The walls of the Consultation Room in the south-west extension are also covered with modern horizontal timbers (**Figure 10; Plates 28 to 30**). There is no evidence that this room or the Dispensing Room was ever heated with a fireplace in a chimney breast.

6.6.4 The walls of the Dispensing Room in the south-west extension are covered with modern shelves (**Figure 10; Plates 28 to 30**) to the extent that the French doors to the rear yard are almost entirely covered (**Plate 31**).

North-West Extension (Lobby/Toilet/Med. Store)

6.6.5 The floor of the rooms in the north-west extension are covered with utilitarian red tiles (**Plates 36 to 44**). The north-west elevation of the main building was visible as white painted brickwork in the Lobby and the Med. Store (**Plates 37, 38 and 43**). This wall has an uncoursed rubble stone plinth at its base, which is clearly visible in **Plate 43** and just visible in **Plates 37 and 38**). The plinth continued at the base of the north-east wall in the Med. Store (**Plate 42**). Several historic buildings and walls in Cosby have similar uncoursed rubble stone plinths (**Plates 99 to 102**).

Entrance Lobby

6.6.6 The Entrance Lobby formed the hall of the house (residential accommodation) next to the shop (**Figure 10**). The original staircase with turned newel posts leads to the first floor (**Plates 46, 61 to 64**). The front door in the south-east wall is original and retains its patterned transom light (**Plates 49 and 50**). The side of the staircase is covered with original tongue and groove (**Plates 60 and 61**). An understairs cupboard had a four panel door (**Plates 51 and 52**) and internal shelves (**Plate 60**).

6.6.7 Following the soft strip and alterations, the original encaustic tiled hall floor was revealed (**Plate 48**). The occasional white washed brick within the mainly 19th century brickwork of the north-west wall suggests that some of the bricks were reused (**Plate 48**).

Staff/Store Room

6.6.8 The Staff/Store Room is located to the north-east of the staircase and was originally used as the sitting room in the house. It has original moulded timber door architraves, a four panel door, skirting boards, cornice and a picture rail (**Plates 53, 54, 57 and 59**). The fireplace sat centrally within a chimney breast in the north-east wall (**Plates 53 and 54**).

6.6.9 Alteration works to the room was conducted in two stages: initially the painted plaster and fireplace were removed (**Plate 55**) and then the chimney breast was demolished to provide

more floor space (**Plate 56**). Removal of plaster revealed a segmental brick arch above the fireplace formed of two courses of brick-on-edge (**Plate 55**). It is possible that this tall fireplace originally housed a range. The course of the flue became clearly visible following the removal of the chimney breast (**Plate 56**).

- 6.6.10 The window opening in the south-east wall still retains its original sash window which is flanked on each side by a narrow fixed sashes (**Plate 57 and 58**). The deep section timber first floor joists were aligned south-east to north-west (**Plate 56**). The ceiling was originally covered with lath and plaster (**Plate 56**).

First Floor

Landing

- 6.6.11 The staircase gives access to a half landing, which is one step lower than the rest of the floor level and is lit by a horned sash window with coloured glass (**Figure 11; Plates 62 and 64**). All the first floor rooms are accessible from the Landing.

Store Room

- 6.6.12 The Store Room lies at the front of the building, to the south-west of the Landing (**Figure 11**). A horned sash window which is flanked on each side by narrow fixed sashes in the south-east wall lights the room (**Plate 66**). The soft stripping revealed that the south-east to north-west ceiling joists had been covered with lath and plaster (**Plate 67**).
- 6.6.13 The corner of a chimney breast was visible in the west corner of the room suggesting that the north-west wall of the room was a later insertion (**Figure 11; Plates 68 to 70**). This was reinforced by the room's doorway, which did not have a west architrave due to its proximity to the partition wall (**Figure 11; Plates 71 and 72**).
- 6.6.14 The alteration works revealed that the partition wall between the store room and kitchen was constructed from late 19th or early 20th century timber studs covered by laths and plaster. This implies that the partition wall was added soon after the building was built (**Plates 70 and 72**).

Kitchen/Bathroom

- 6.6.15 The Kitchen and Bathroom are located at the rear in the west corner of the first floor. The two rooms have been created with modern timber studwork partition walls (**Figure 11; Plates 77, 78 and 81**).
- 6.6.16 An infilled chimney breast was visible in the south-west wall of the Kitchen, scarring showed that the fireplace had been off-centre like that in the first floor Staff Room to the north-east (**Figure 11; Plates 73 to 75**). The Kitchen is lit by a casement window in the north-west wall (**Plates 76 and 77**).
- 6.6.17 The bathroom is lit by two small matching casement windows set into the north-west wall (**Plates 79 to 82**) The bathroom door is plain four panel door. The shower cubicle sits above the staircase (**Figure 11**).
- 6.6.18 The skilling¹ of the roof is visible along the north-west wall under the lower eaves at the rear

¹ Skilling - The straight sloped part of a ceiling, such as on the underside of a pitched roof.

of the building in the Kitchen and Bathroom (**Plates 73, 76, 77, 80 and 82**).

Staff Room

- 6.6.19 The Staff Room occupies a former bedroom at the north-east end of the first floor (**Figure 11**). The room retains its original late 19th century fireplace which sits off centre in the central chimney breast in the north-east wall (**Plates 83 and 84**). It also retains its moulded door and window architraves and skirting boards (**Plate 87**).
- 6.6.20 The window opening in the south-east elevation has a horned sash window. The skilling of the roof is visible along the north-west wall under the lower eaves at the rear of the building in the Staff Room (**Plates 82, 83, 85, 87 and 88**).
- 6.6.21 Alteration works to the room were conducted in two stages: initially the painted plaster and fireplace were removed (**Plates 85 and 88**) and then the chimney breast was demolished to provide more floor space (**Plate 86**). This work revealed the flue construction within the chimney breast (**Plate 86**).
- 6.6.22 Stripping of plaster from the south-west wall of the room revealed that the lower part was constructed from narrow dark brown bricks, while the upper 11 courses of the wall were constructed from larger red 19th century brickwork as seen in the rest of the building. This wall was only one brick width wide. The wall may have been built from earlier narrow bricks that had been reused to construct this wall.
- 6.6.23 The removal of the south-west wall of the Staff Room revealed the cut end of a timber in the north-west wall where the south-west wall had been removed (**Plates 89 and 90**). This timber was partially in the round and may relate to the late medieval or early post-medieval section of timber-framing observed in 2003 forming the gable end of the adjacent no. 69 Main Street.

Attic space

- 6.6.24 The roof of the main building was constructed of machine-cut softwood common rafters meeting a thin ridge board (**Plate 91 to 98**). The rafters rest on timber purlins on both sides of the roof (**Plates 91 to 93**). The south-east purlin has been cut back at its north-east end to allow the construction of a modern timber platform to support the water tank (**Plates 93 to 97**). The brickwork of the south-west chimneystack was visible (**Figure 12; Plates 91 and 92**), although the north-east chimney was obscured by a water tank (**Plates 93 to 97**). The remains of the central dividing brick wall had been reduced in height in order to enable access through the attic space (**Plates 93 to 96**). The red brick south-east elevation of the main building was visible internally within the roof space (**Plate 96 and 97**).

7 DISCUSSION AND CONCLUSIONS

- 7.1 Cosby Pharmacy is late 19th century in appearance with its horned sash windows, decorated terracotta lintels over the window openings, red brick elevations and grey slate roof. It is clearly shown on the 1904 Ordnance Survey map and appears to be depicted on the 1886 Ordnance Survey map. The building retains many of its original features including moulded four panelled doors, moulded architraves, skirting boards and a couple of fireplaces.
- 7.2 In 2003 a late medieval or early post-medieval section of wall was identified between nos 67 and 69 Main Street. It appeared to be a wall with box framing belonging to an earlier building, which had survived preserved between the two buildings, forming the gable end of no. 69 Main Street. No. 69 Main Street is attached to the north-east side of the rear (north-west) elevation of no. 67 Main Street (Cosby Pharmacy).
- 7.3 It appears that no. 67 Main Street was rebuilt in the late 19th century on the site of an earlier timber-framed building. A building is shown in this location on the 1833 map. A stone rubble plinth was observed during the building recording exercise running along the rear (north-west) elevation of no. 67 Main Street (Cosby Pharmacy) and rear (south-west) elevation of no. 67 Main Street (where it continued to the north-west as no. 69). Other earlier historic buildings in Cosby have similar stone rubble plinths including a timber-framed barn within the grounds of Cosby House.
- 7.4 During the alteration works, the cut off end of a timber in the round was found in the gable wall between nos 67 and 69 Main Street. The timber may have been from an earlier wall plate. Soft stripping of the plaster from a number of internal walls revealed that some of the bricks were covered with whitewash suggesting that the bricks may have been reused. The lower part of an internal partition wall was found to have been constructed from narrow bricks much narrower than the rest of the brickwork suggesting that it was built of reused earlier bricks.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank Pharmacy Services Group for commissioning the project.
- 8.2 The project was managed by Charlotte Matthews for Pre-Construct Archaeology. The documentary research was undertaken by Donald Sutherland. The building recording was carried out by Kari Bower and Donald Sutherland. This report was written by Kari Bower and Charlotte Matthews. The illustrations were produced by Mark Roughley.

9 BIBLIOGRAPHY

Matthews, C. 2016 *Written Scheme of Investigation for Historic Building Recording of Cosby Pharmacy, 67 Main Street, Cosby, Leicestershire, LE9 1UW* Pre-Construct Archaeology Limited

APPENDIX: OASIS FORM

OASIS ID: preconst1-268727

Project details

Project name	Cosby Pharmacy, 67 Main Street, Leicestershire
Short description of the project	Pre-Construct Archaeology was commissioned by Pharmacy Services Group to carry out building recording of Cosby Pharmacy, no. 67 Main Street, Cosby, Leicestershire, which is centred on OS NGR SP 54789 94896. It is not a listed building and is located within the Cosby Conservation Area. The recording was carried out in 2016 prior to and during alteration at Historic England Level 1/2 as a condition of planning permission. The Pharmacy is a two storey red brick building with a slate roof. It is laid out as a shop on one side and a house on the other. The building is late 19th century in appearance with horned sash windows and decorated terracotta lintels. It is clearly shown on the 1904 OS map and appears to be depicted on the 1886 OS map. The building retains many of its original features. In 2003 an early post-medieval timber-framed section of wall was identified between nos 67 and 69 Main Street. No. 69 Main Street is attached to the rear elevation of no. 67. It appears that no 67 Main Street was rebuilt in the late 19th century on the site of an earlier timber-framed building. An uncoursed stone rubble plinth was observed running along the rear elevation of no. 67, which appears to be a survival of the earlier building. During the alteration works, a timber was found in the gable wall between nos 67 and 69 Main Street. Soft stripping of plaster from internal walls revealed that some bricks were reused.
Project dates	Start: 13-10-2016 End: 06-12-2016
Previous/future work	No / Yes
Any associated project reference codes	LMSC16 - Sitecode
Any associated project reference codes	X.A116.2016 - Museum accession ID
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Industry and Commerce 3 - Retailing
Monument type	PHARMACY Post Medieval
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch', 'Photographic Survey', 'Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	LEICESTERSHIRE BLABY COSBY Cosby Pharmacy, 67 Main Street, Cosby, Leicestershire
Postcode	LE9 1UW
Study area	27 Square metres
Site coordinates	SP 54789 94896 52.548789584216 -1.191912046108 52 32 55 N 001 11 30 W Point

Lat/Long Datum Unknown

Project creators

Name of Organisation	PCA
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Kari Bower
Type of sponsor/funding body	Pharmacy Services Group
Name of sponsor/funding body	Pharmacy Services Group

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Leicestershire Museums Service
Digital Archive ID	X.A116.2016
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography", "Survey", "Text"
Paper Archive recipient	Leicestershire Museums Service
Paper Archive ID	X.A116.2016
Paper Media available	"Drawing", "Map", "Photograph", "Plan", "Report", "Survey "

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of Cosby Pharmacy, 67 Main Street, Cosby, Leicestershire, LE9 1UW
Author(s)/Editor(s)	K. Bower, C. Matthews
Date	2016
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	A4 ring bound report

Entered by Charlotte Matthews (cmatthews@pre-construct.com)

Entered on 19 December 2016

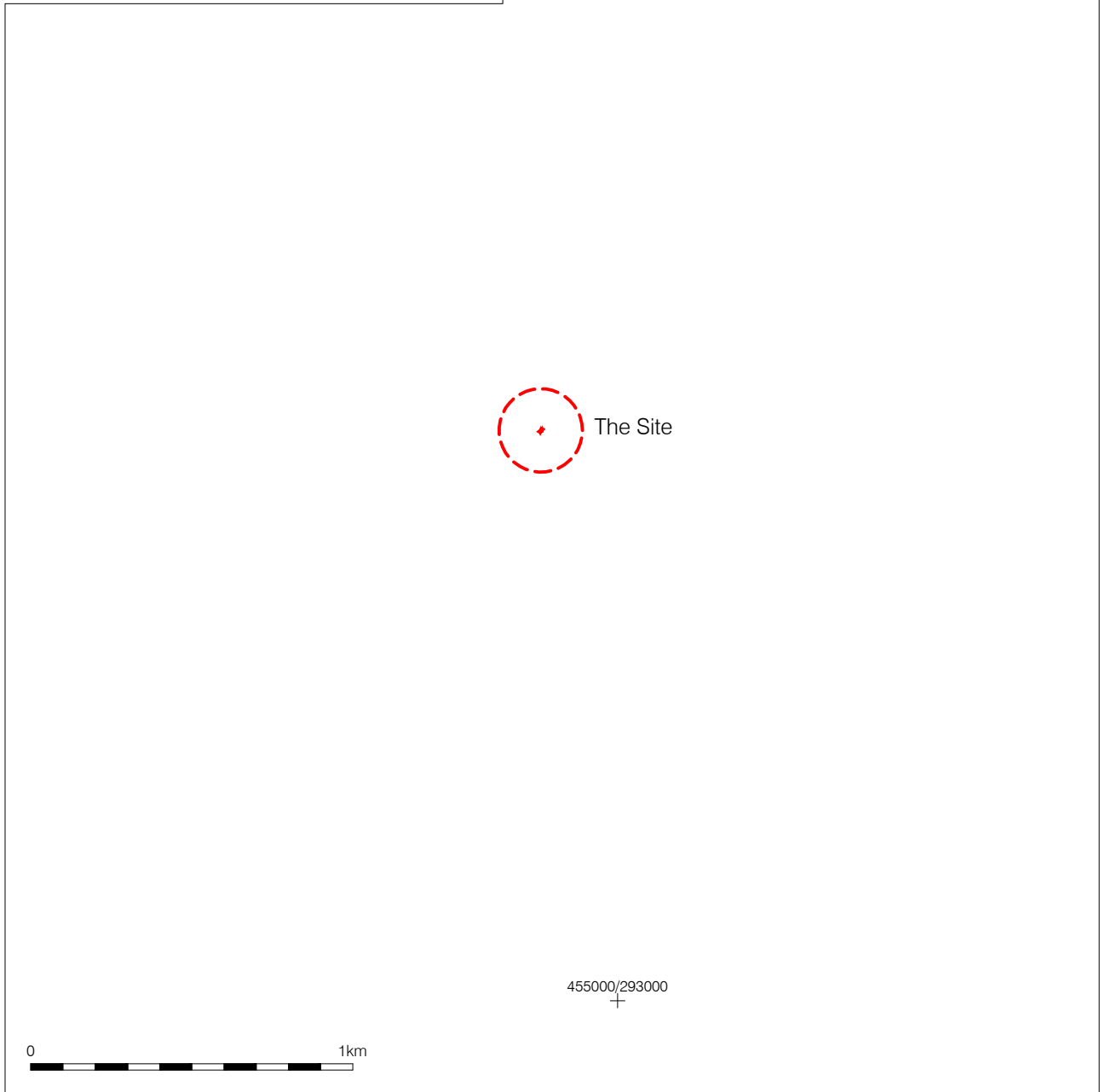
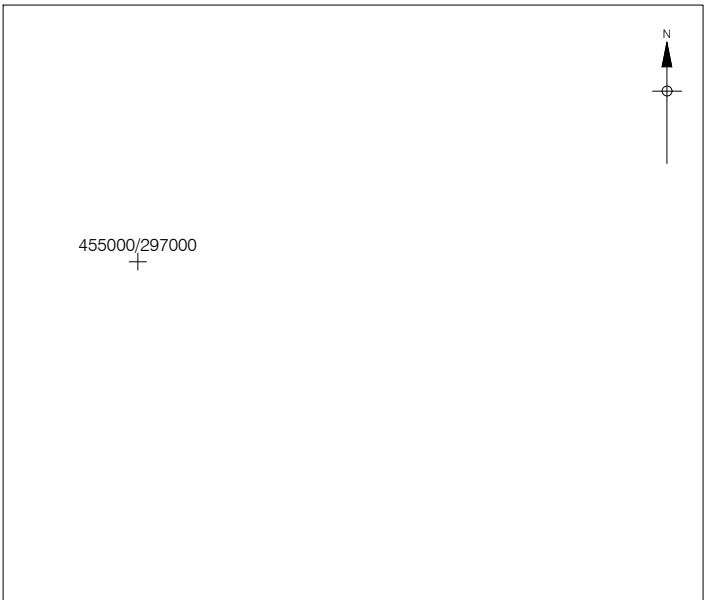
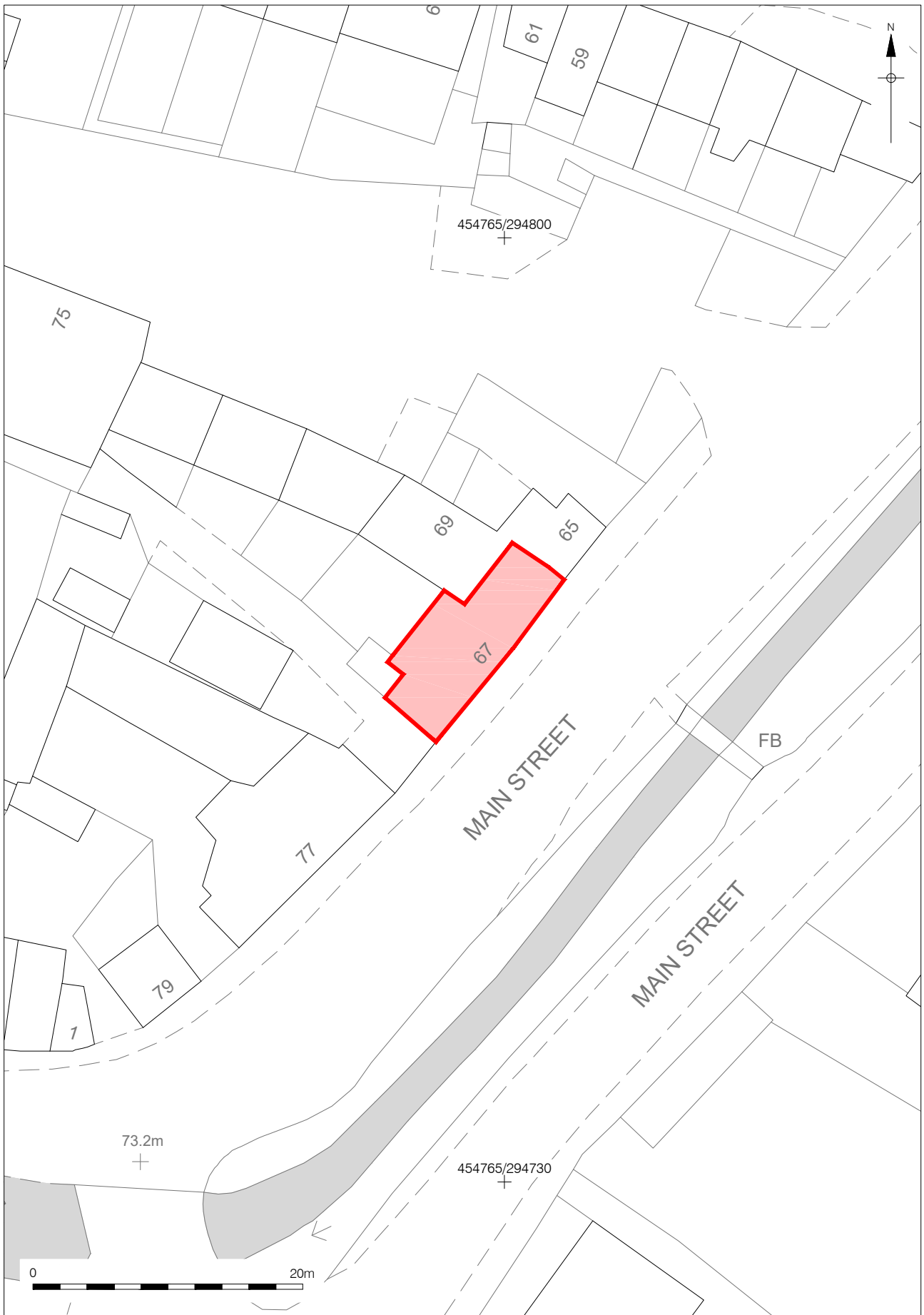
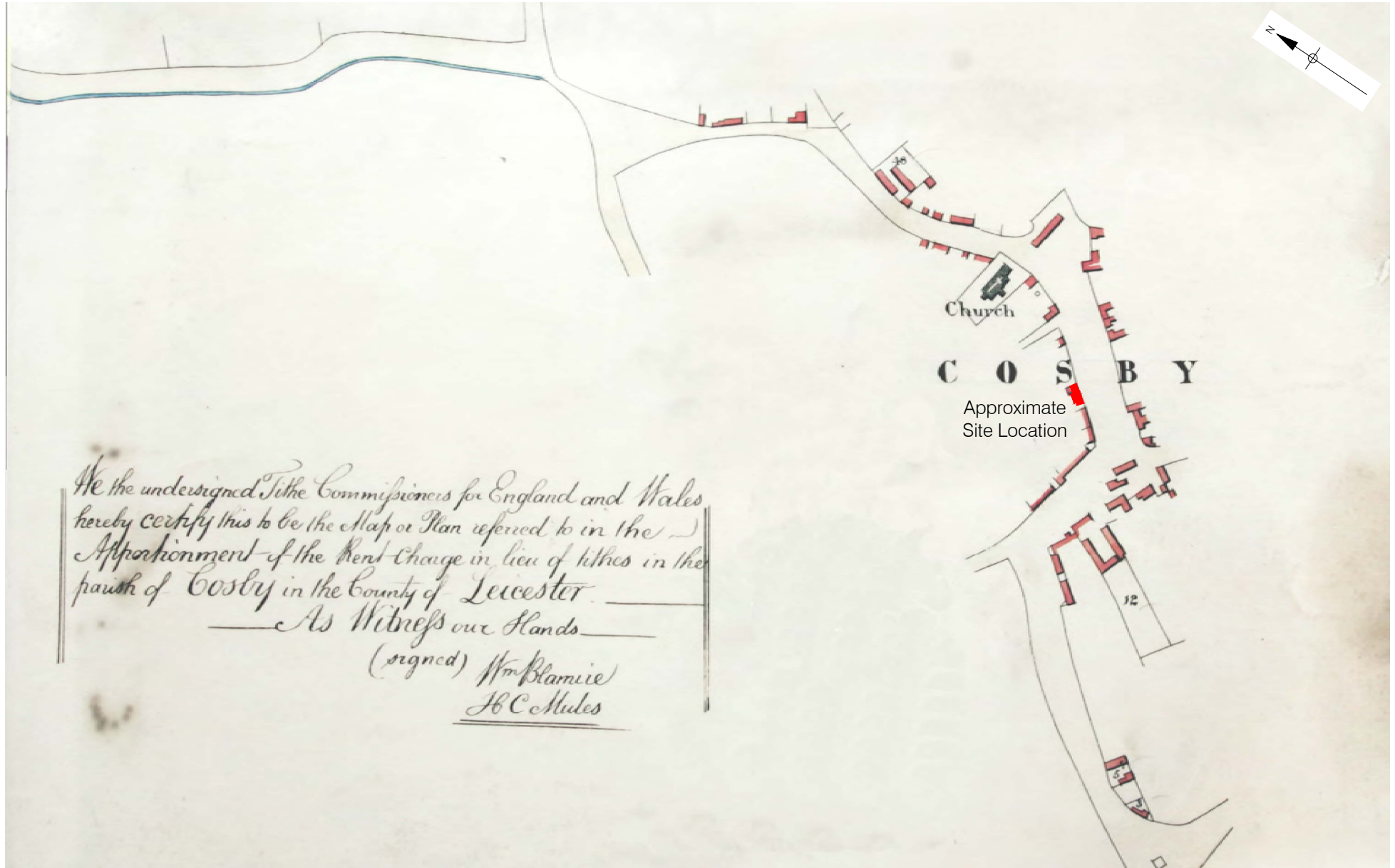


Figure 1
 Site Location
 1:2,000,000 & 1:20,000 at A4



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Figure 2
 Detailed Site Location
 1:400 at A4




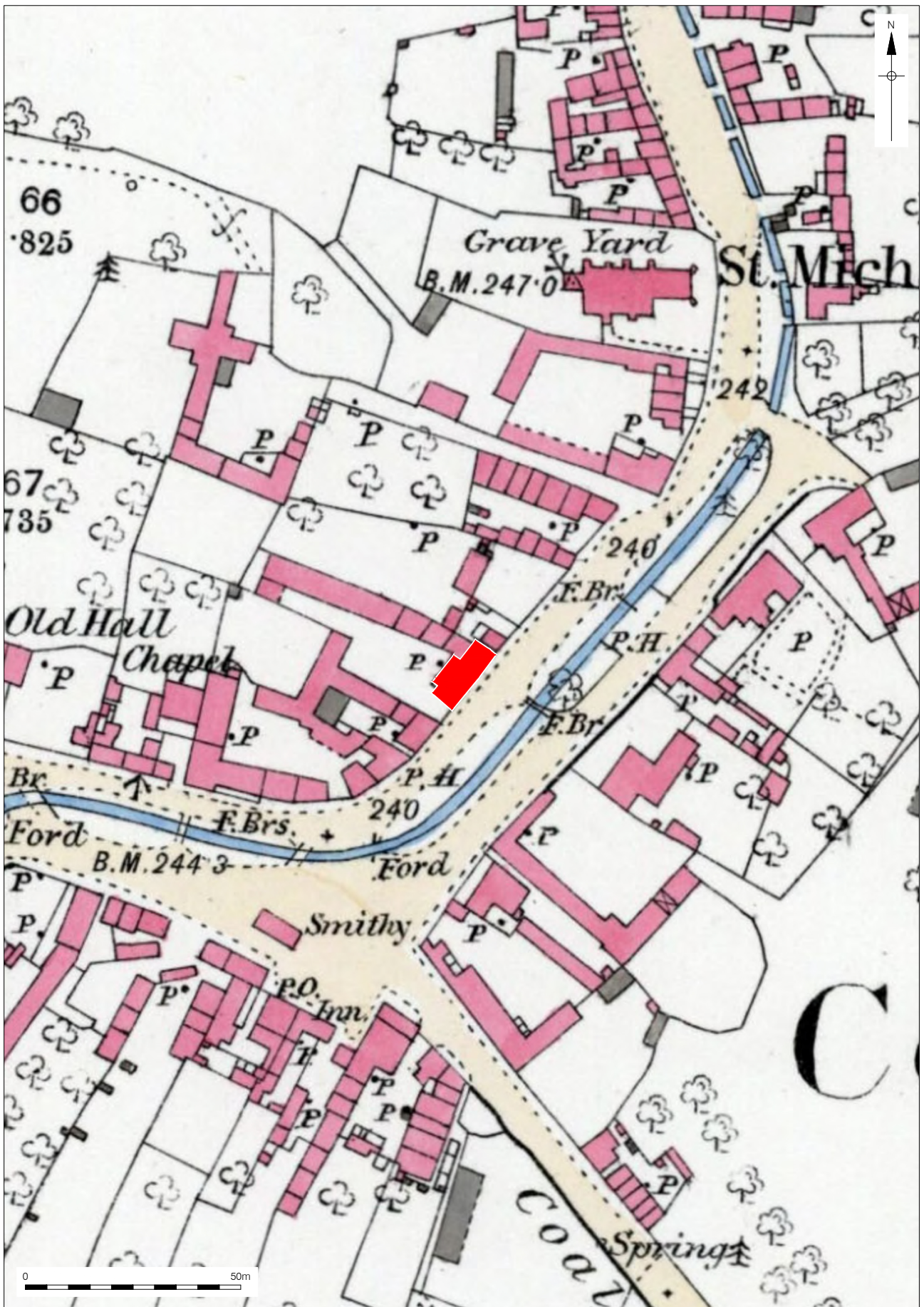
0 200m

Figure 3
Cosby Apportionment map, 1833
Approx. 1:4,000 at A4



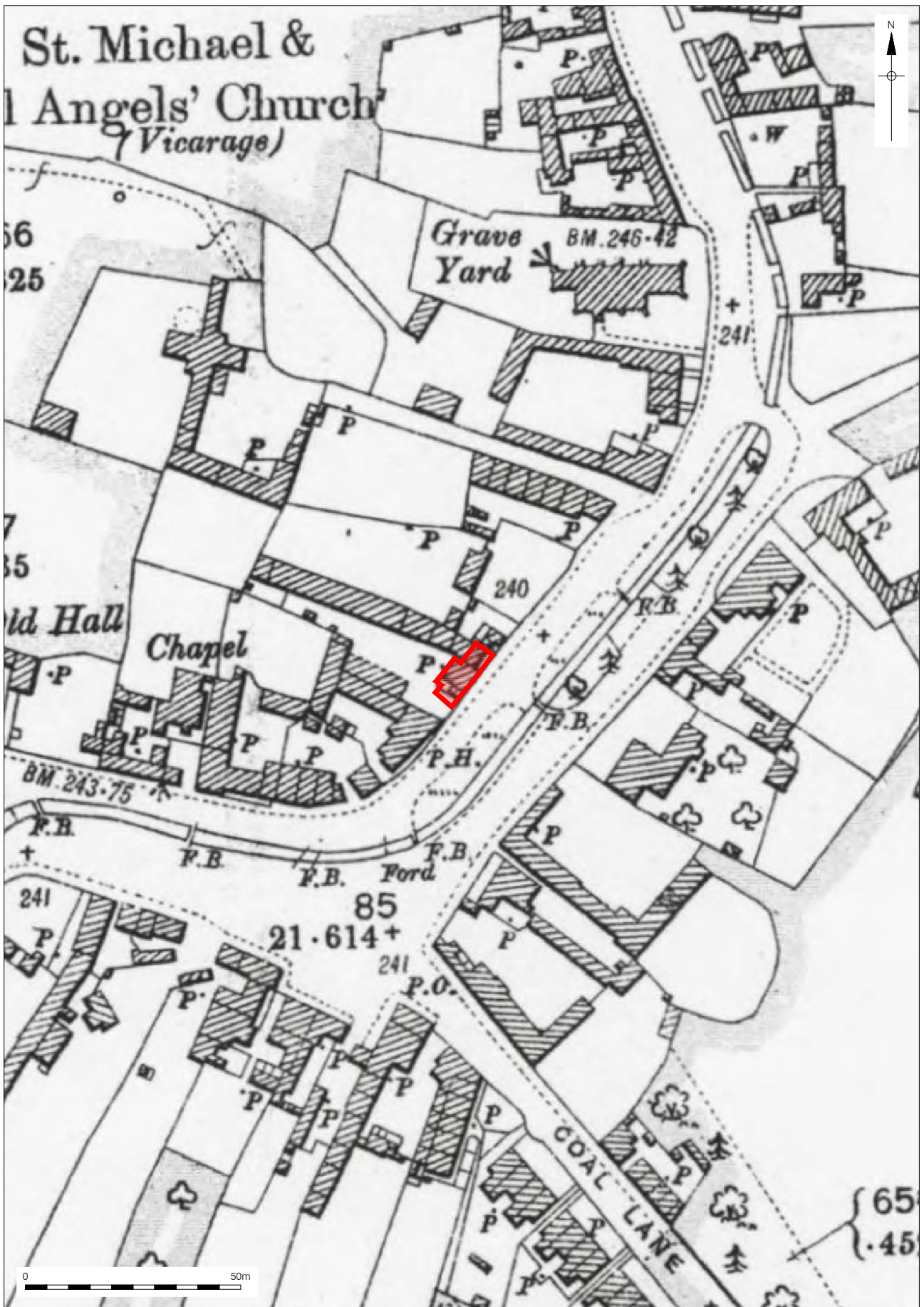
Approximate
Site Location

A red dashed circle is positioned to the right of the text 'Approximate Site Location'.



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Figure 5
Ordnance Survey map, 1886
1:1,250 at A4



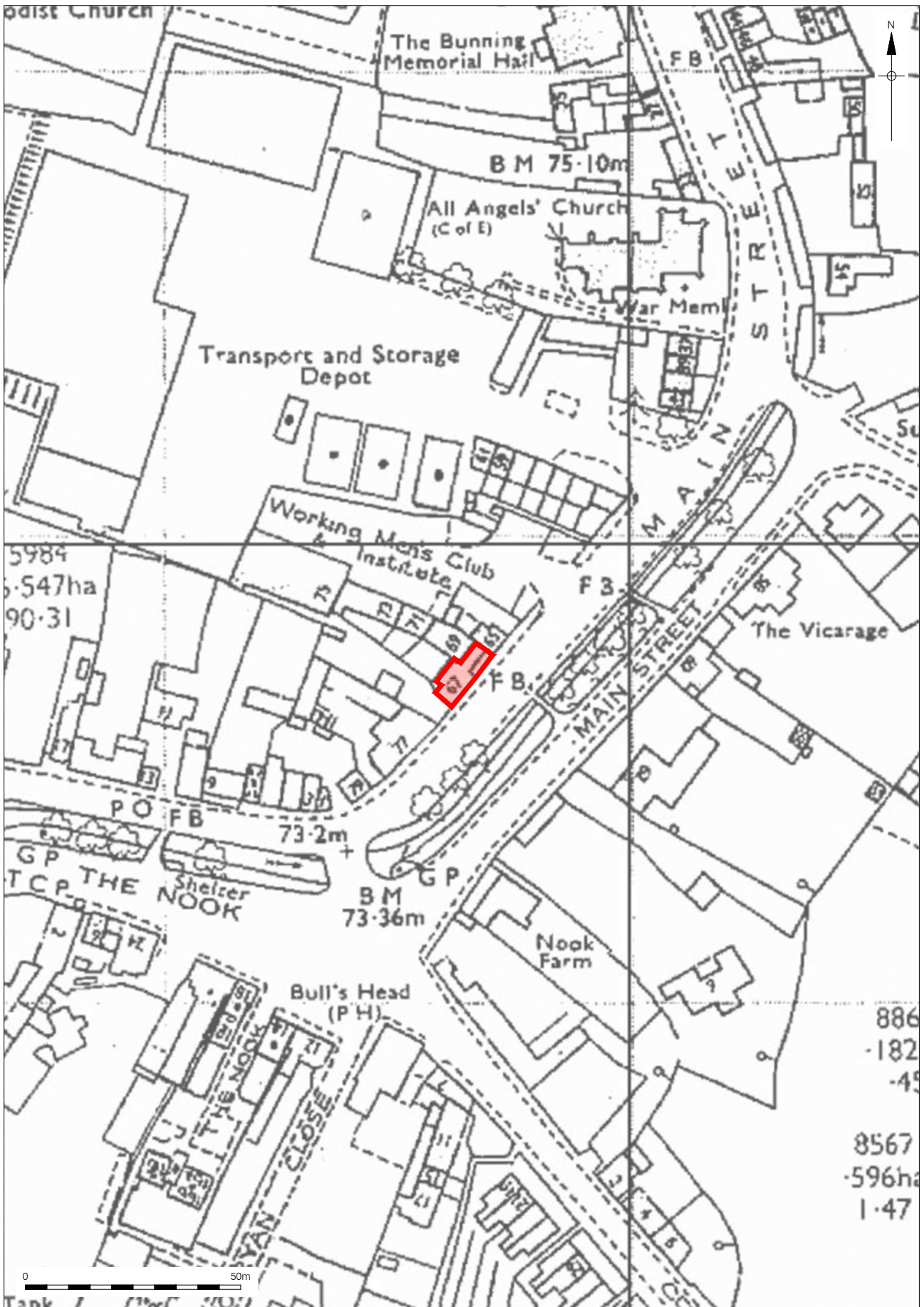
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Figure 6
 Ordnance Survey map, 1904
 1:1,250 at A4



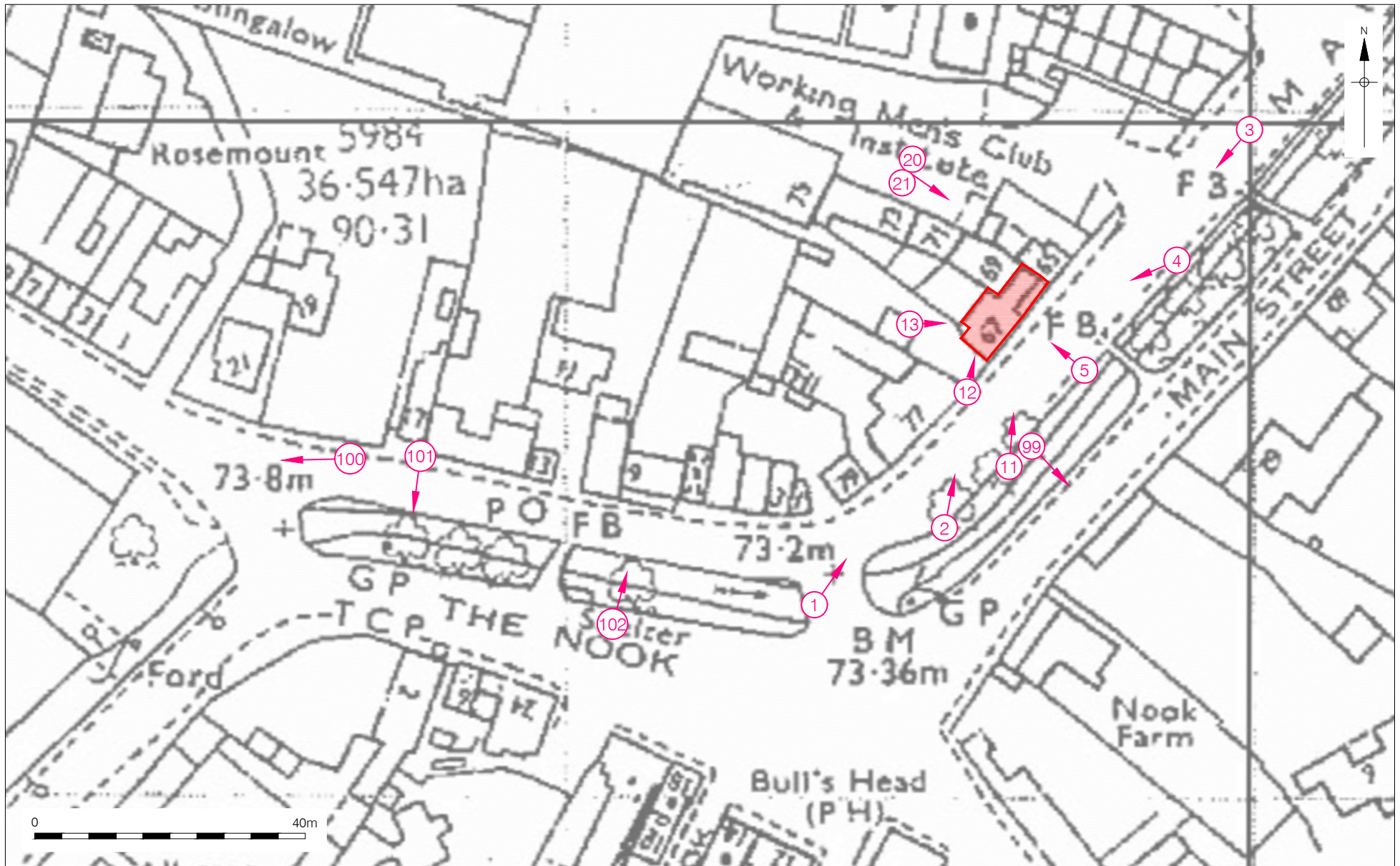
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Figure 7
Ordnance Survey map, 1939
1:1,250 at A4



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Figure 8
 Ordnance Survey map, 1977-1990
 1:1,250 at A4

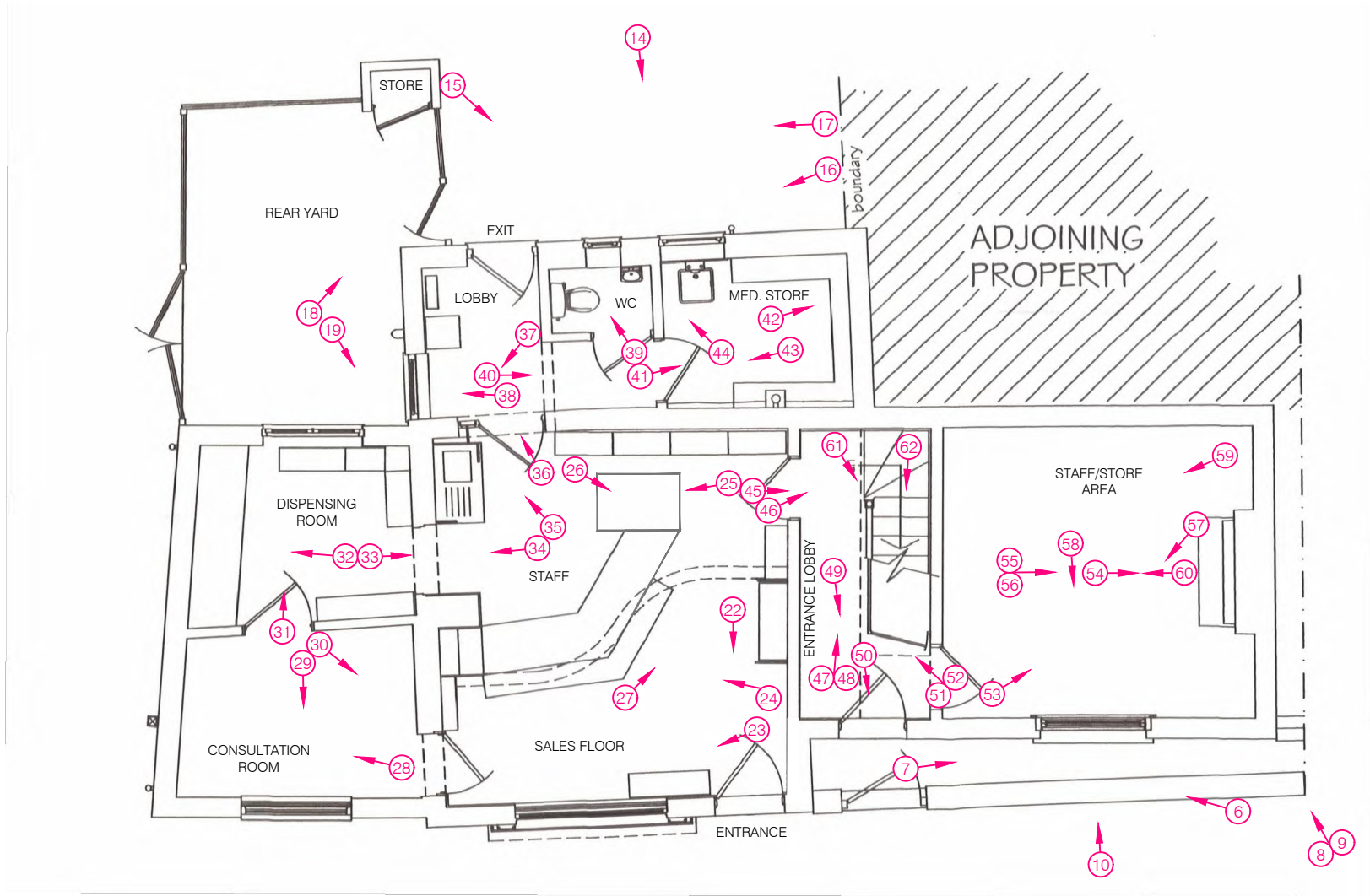


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Figure 9
 External Plate Locations and Directions (1-5,11-13, 20-21, 99-102)
 1:800 at A4



0 4m

Figure 10
Existing Ground Floor Plan with Plate Locations and Directions (6-10, 14-19, 22-62)
1:80 at A4

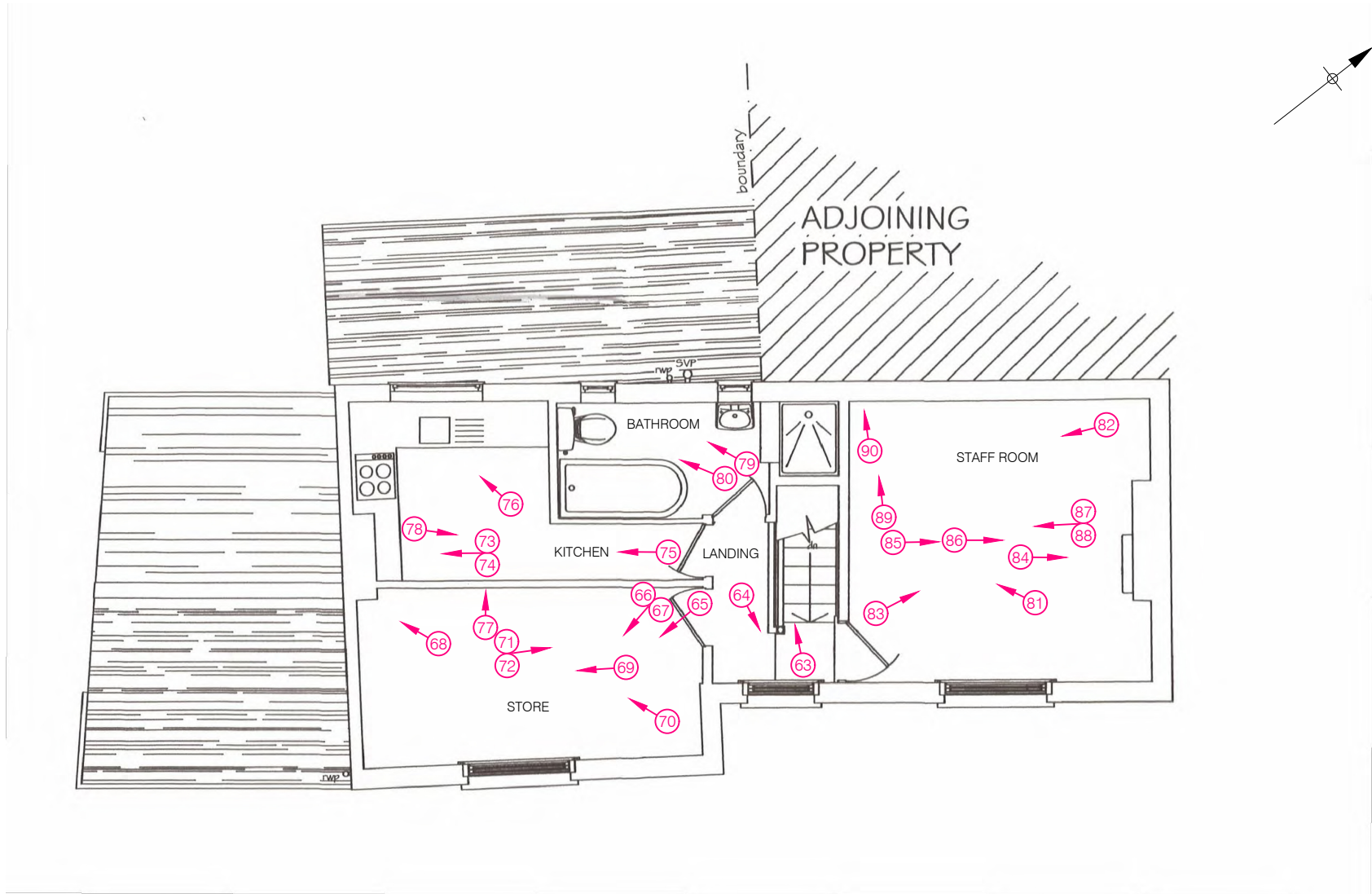
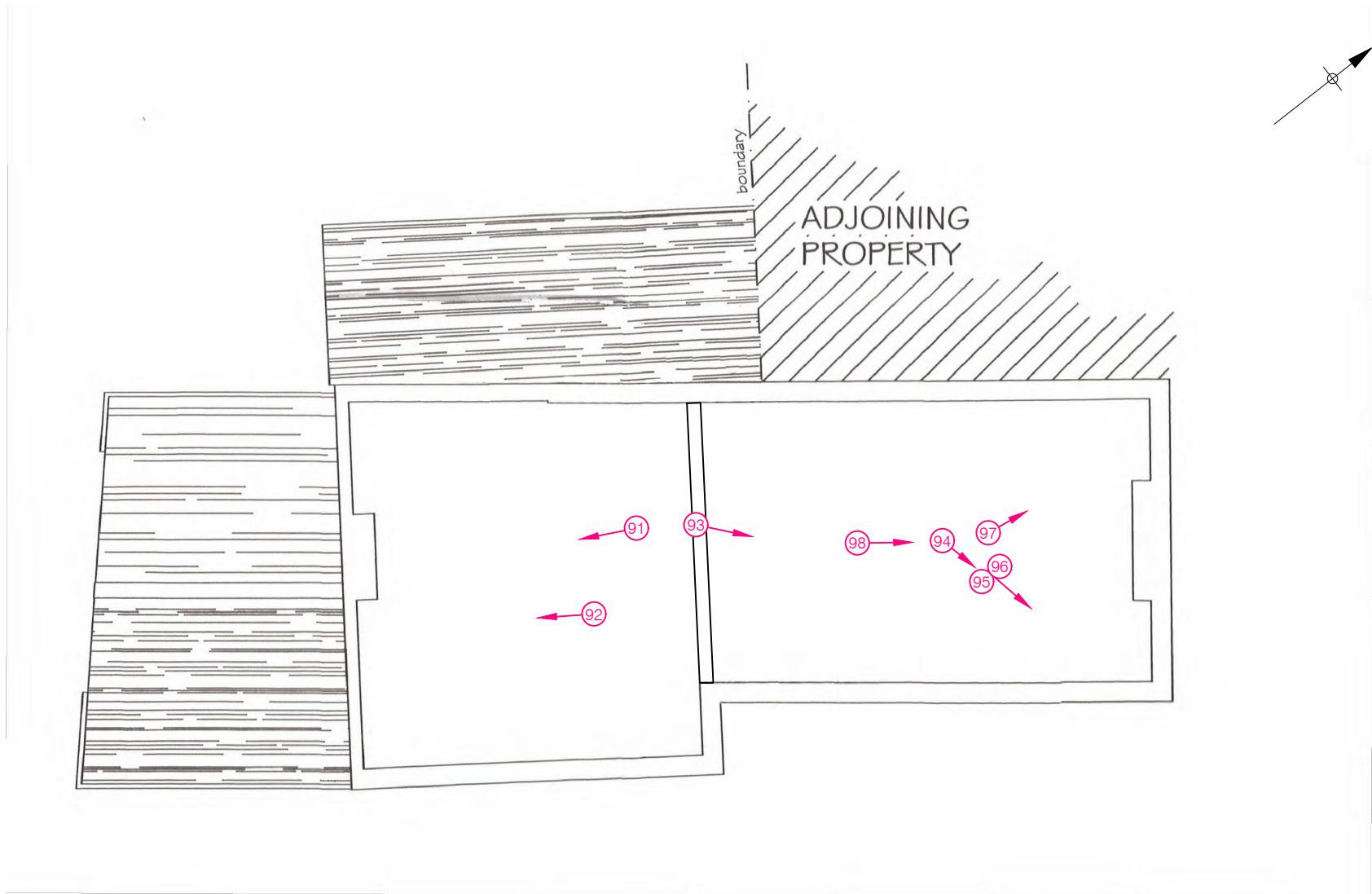


Figure 11
 Existing First Floor Plan with Plate Locations and Directions (63-90)
 1:80 at A4



Plates



Plate A: Undated 20th century postcard of Nos. 67 (Cosby Pharmacy), 77 (centre) and 79 (left) Main Street, Cosby, looking north



Plate 1: No. 79 Main Street, looking north-east (LMSC16 D100 (1))



Plate 2: No.77 Main Street (former Blacksmiths Arms Public House), looking north (LMSC16 D100 (2))



Plate 3: Nos 65 (white right) and 67 (brick centre) Main Street, looking south-west (LMSC16 D100 (9))



Plate 4: Cosby Pharmacy (centre) and no. 65 Main Street (right), looking west (LMSC16 D100 (7))



Plate 5: South-east (front) elevation, looking north-west (LMSC16 D100 (18))



Plate 6: South-east (front) elevation, looking south-west (LMSC16 D100 (119))



Plate 7: Oblique view showing front yard area, looking north-east (LMSC16 D100 (112))



Plate 8: Chimneystack at north-east end of Cosby Pharmacy, looking up and north-west (LMSC16 D100 (17))



Plate 9: Oblique view showing north-east (side) elevation, looking up and north-west (LMSC16 D100 (116))



Plate 10: Decorated terracotta lintel, looking north-west (LMSC16 D100 (114))



Plate 11: Oblique view showing southwest (side) and southeast (front) elevations, looking north (LMSC16 D100 (5))



Plate 12: South-west (side) elevation, looking north-east (LMSC16 D100 (111))



Plate 13: North-west (rear) elevation in relation to no. 69 Main Street (left), looking east (LMSC16 D100 (109))



Plate 14: North-west (rear) elevation, looking south-east (LMSC16 D100 (122))



Plate 15: North-west (rear) elevation in relation to no. 69 Main Street (left), looking up and east (LMSC16 D100 (124))



Plate 16: North-west (rear) elevation, looking south (LMSC16 D100 (120))



Plate 17: Pump and outbuilding to rear of Cosby Pharmacy, looking south-west (LMSC16 D100 (128))



Plate 18: Outbuilding to rear yard area of Cosby Pharmacy, looking north (LMSC16 D100 (126))



Plate 19: Gable end of south (side) elevation, looking east (LMSC16 D100 (125))



Plate 20: North-east end of the north-west (rear) elevation in relation to nearby properties, looking south-east (LMSC16 D100 (117))



Plate 21: North-east end of the north-west (rear) elevation, looking south-east (LMSC16 D100 (118))



Plate 22: Main Sales Floor entrance, looking south-east (LMSC16 D100 (24))



Plate 23: Doorway leading into Consultation Room from Sales Floor, looking south-west (LMSC16 D100 (23))



Plate 24: Counter area of Sales Floor, looking south-west (LMSC16 D100 (20))



Plate 25: Staff area of Sales Floor, looking south-west (LMSC16 D100 (21))



Plate 26: Sales Floor, looking east (LMSC16 D100 (33))



Plate 27: Doorway in north corner of the Sales Floor leading into Entrance Lobby, looking north (LMSC16 D100 (22))



Plate 28: Consultation Room, looking south-west (LMSC16 D100 (26))



Plate 29: Consultation Room, looking south-east (LMSC16 D100 (28))



Plate 30: Consultation Room, looking north-east (LMSC16 D100 (27))



Plate 31: Dispensing Room, looking north-west (LMSC16 D100 (29))



Plate 32: Dispensing Room, looking south-west (LMSC16 D100 (31))



Plate 33: Staff Area of Sales Room viewed from Dispensing Room, looking north-east (LMSC16 D100 (32))



Plate 34: Dispensing Room viewed from Staff Area of Sales Room, looking south-west (LMSC16 D100 (35))



Plate 35: Staff Area of Sales Room, looking west (LMSC16 D100 (34))



Plate 36: Rear Lobby viewed from Staff Area of Sales Room, looking west (LMSC16 D100 (36))



Plate 37: Rear Lobby, looking south (LMSC16 D100 (37))



Plate 38: Rear Lobby, looking south-west (LMSC16 D100 (38))

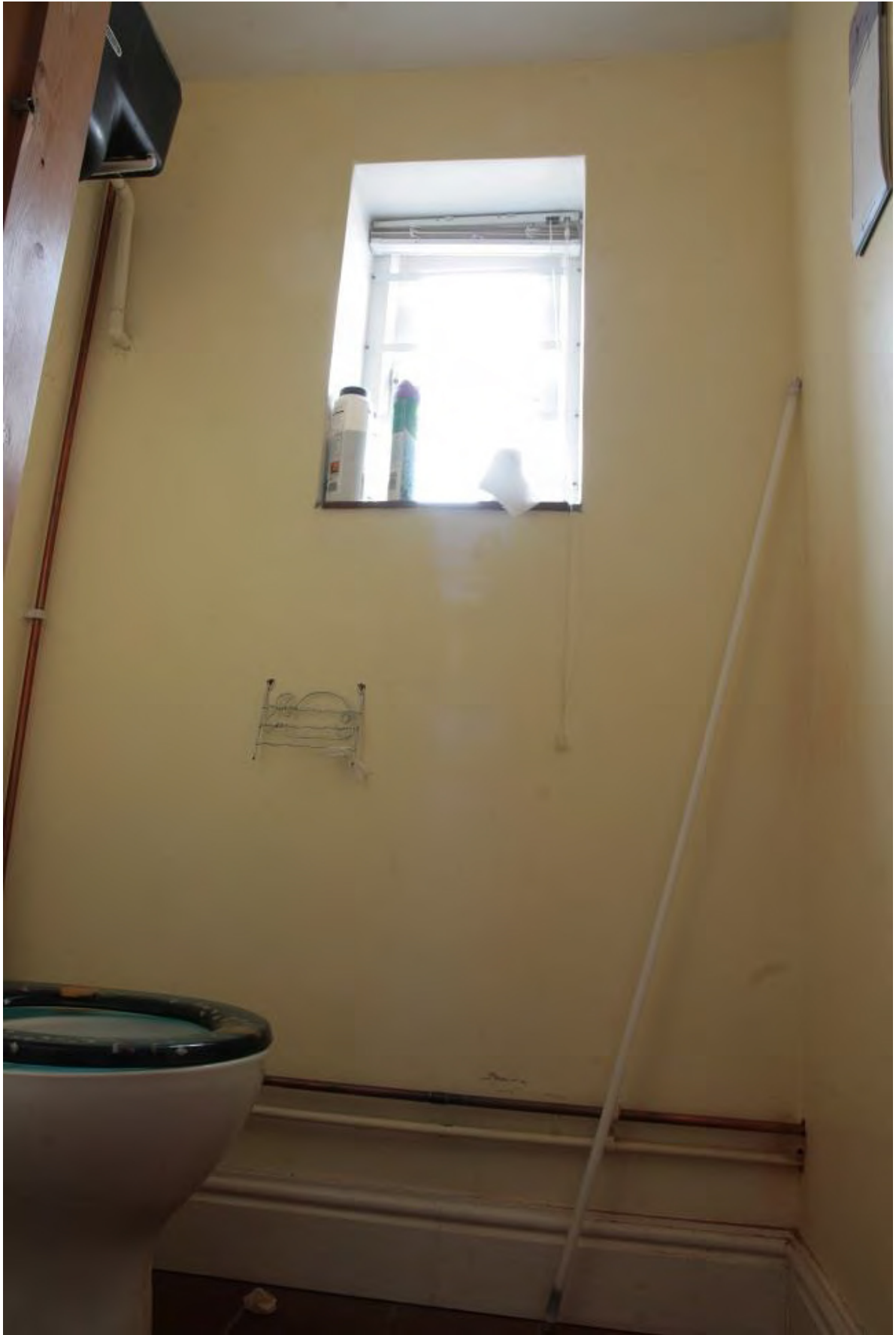


Plate 39: Staff Toilet, looking north-west (LMSC16 D100 (42))



Plate 40: Med. Store viewed from Rear Lobby, looking north-east (LMSC16 D100 (40))



Plate 41: Med. Store, looking north-east (LMSC16 D100 (46))



Plate 42: Stone rubble plinth visible at the base of the north-east wall in the Med. Store, looking north-east (LMSC16 D100 (48))



Plate 43: Detail showing original stone courses at base of Medstore's southeast wall, looking southwest (LMSC16 D100 (43))



Plate 44: Southwest wall of Medstore, looking west (LMSC16 D100 (44))

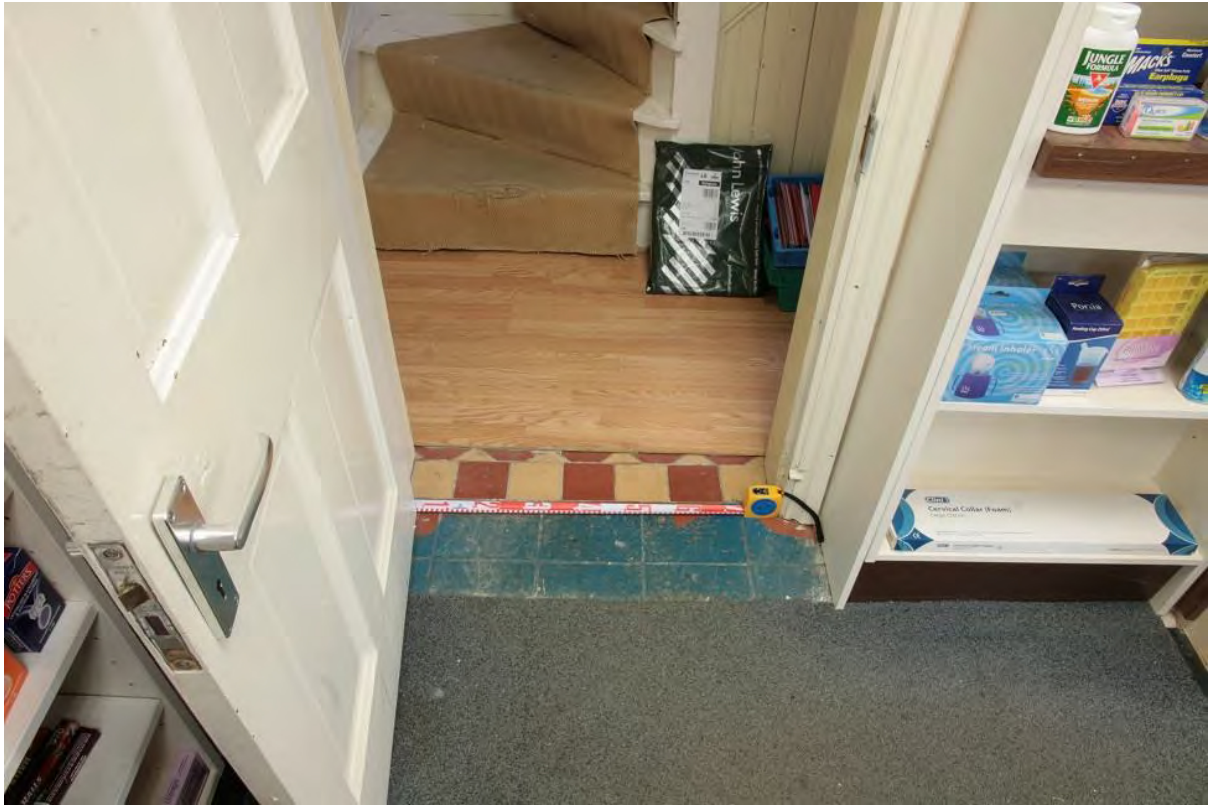


Plate 45: Original floor tiling in Sales Floor area, looking north-east (LMSC16 D100 (51))



Plate 46: Staircase to first floor in Entrance Lobby, looking north (LMSC16 D100 (52))



Plate 47: Entrance Lobby, looking north-west (LMSC16 D100 (55))



Plate 48: Entrance Lobby following soft strip, removal of the staircase (faint scar) and removal of the south-west wall of the Staff/Store Area (scar on right hand side), looking north-west (LMSC16 D104 (7))



Plate 49: Front door in the Entrance Lobby, looking south-east (LMSC16 D100 (53))



Plate 50: Transom window over the front door in the Entrance Lobby, looking south-east (LMSC16 D100 (54))



Plate 51: Under stairs cupboard in Entrance Lobby, looking west (LMSC16 D100 (58))



Plate 52: Under stairs cupboard in Entrance Lobby, looking up and west (LMSC16 D100 (59))



Plate 53: Staff/Store Area, looking north (LMSC16 D100 (60))



Plate 54: Fireplace in north-east wall of Staff/Store Area, looking north-east (LMSC16 D100 (61))



Plate 55: North-east wall of Staff/Store Area following soft strip, looking north-east (LMSC16 D103 (2))



Plate 56: North-east wall of Staff/Store Area following removal of the chimney breast, looking north-east (LMSC16 D104 (4))



Plate 57: South-east wall of Staff/Store Area, looking south (LMSC16 D100 (67))



Plate 58: South-east wall of Staff/Store Area following soft strip, looking south-east (LMSC16 D103 (4))



Plate 59: South-west wall of Staff/Store Area, looking south (LMSC16 D100 66))



Plate 60: South-west wall of Staff/Store Area following soft strip, looking south (LMSC16 D103 (7))



Plate 61: Newel post and balustrade of stairs to first floor, looking east-southeast (LMSC16 D100 (70))



Plate 62: Staircase viewed from ground floor, looking southeast (LMSC16 D100 (71))



Plate 63: Staircase viewed from first floor, looking northwest (LMSC16 D100 (72))



Plate 64: Sash window at First Floor Landing, looking east (LMSC16 D100 (73))



Plate 65: First Floor Store Room, looking south (LMSC16 D100 (74))



Plate 66: Sash window in the First Floor Store Room, looking south (LMSC16 D100 (78))



Plate 67: Sash window in the First Floor Store Room, looking south (LMSC16 D102 (1))



Plate 68: Chimney breast in the west corner of the First Floor Store Room, looking west (LMSC16 D100 (75))



Plate 69: Chimney breast in the west corner of the First Floor Store Room, looking west (LMSC16 D101 (4))



Plate 70: Chimney breast in the west corner of the First Floor Store Room, looking west (LMSC16 D101 (6))

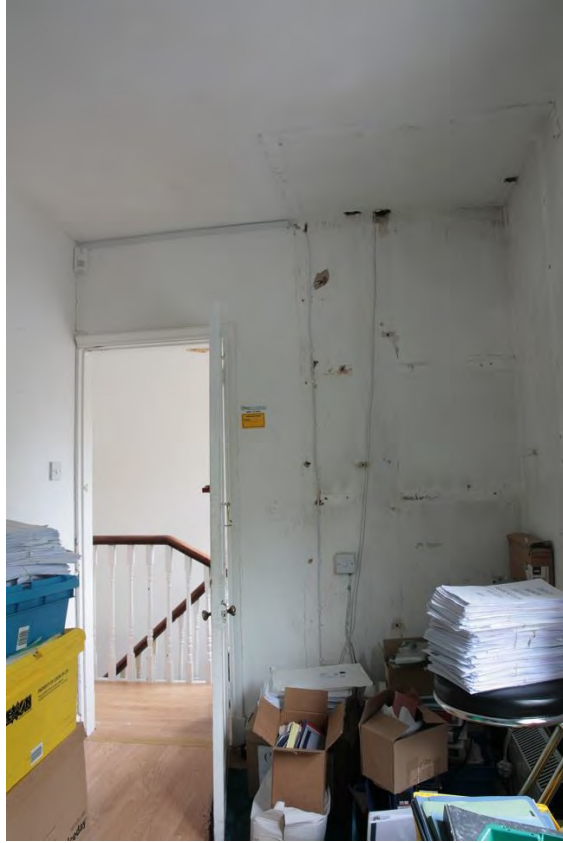


Plate 71: First Floor Store Room, looking north-east (LMSC16 D100 (76))



Plate 72: First Floor Store Room, looking north-east (LMSC16 D103 (44))



Plate 73: Kitchen, looking south-west (LMSC16 D100 (79))



Plate 74: Original chimney breast in Kitchen, looking south-west (LMSC16 D100 (86))



Plate 75: Kitchen, looking south-west (LMSC16 D100 (79))



Plate 76: Kitchen, looking west (LMSC16 D100 (80))



Plate 77: Kitchen following soft strip, looking north-west (LMSC16 D100 (80))



Plate 78: Kitchen, looking north-east (LMSC16 D100 (81))



Plate 79: Bathroom, looking west (LMSC16 D100 (82))



Plate 80: Bathroom, looking west (LMSC16 D100 (84))



Plate 81: First floor following soft strip, looking south-west (LMSC16 D104 (26))



Plate 82: First floor following soft strip, looking south-west (LMSC16 D103 (24))



Plate 83: North-east wall of Staff Room, looking north (LMSC16 D100 (87))



Plate 84: Detail of fireplace in Staff Room, looking north-east (LMSC16 D100 (88))



Plate 85: North-east wall of Staff Room following soft strip, looking north (LMSC16 D102 (4))



Plate 86: North-east wall of Staff Room following demolition, looking north-east (LMSC16 D104 (18))



Plate 87: Staff Room, looking south-west (LMSC16 D100 (89))



Plate 88: Staff Room following soft strip, looking south-west (LMSC16 D100 (89))



Plate 89: North-west wall of Staff Room following removal of the south-west wall, looking north-west (LMSC16 D103 (32))



Plate 90: Detail of timber in north-west wall of Staff Room following removal of the south-west wall, looking north-west (LMSC16 D103 (35))



Plate 91: Attic space, looking south-west (LMSC16 D100 (91))



Plate 92: Attic space, looking south-west (LMSC16 D100 (94))



Plate 93: Attic space, looking north-east (LMSC16 D100 (96))



Plate 94: Attic space, looking east (LMSC16 D100 (99))



Plate 95: Attic space, looking east (LMSC16 D100 (101))



Plate 96: Attic space, looking east (LMSC16 D100 (103))



Plate 97: Attic space, looking north (LMSC16 D100 (104))



Plate 98: Attic space, looking up and north-east (LMSC16 D100 (105))



Plate 99: Stone rubble plinth at base of brick building on the south-east side of Main Street, Cosby, looking south-east (LMSC16 D100 (131))



Plate 100: Late C16 Grade II Listed Barn, altered 1766, late C18, C19 and C20 on south side of Croft Road, Cosby with stone rubble plinth, looking west (LMSC16 D100 (132))



Plate 101: Brick garden wall with stone rubble plinth on the south side of The Nook, Cosby, looking south (LMSC16 D100 (133))



Plate 102: No. 9 The Nook, Cosby: 18th century house with stone rubble plinth, looking north (LMSC16 D100 (134))

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