



Morgan Ashurst

Red Hill Lane, Residential Development

**Archaeology and Cultural Heritage
Statement**

June 2010

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1.0 Introduction

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

2.0 Site and Development Description

The development site is located within an existing residential area adjacent to houses fronting Red Hill Lane. The site is centred on SK 61675 09570 (461675, 309570) and is at approximately 65m above Ordnance Datum. The new development site extends to an area of approximately 0.1 hectares. The site can currently be accessed directly from Red Hill Lane. The development site is currently predominately hard standing, with several small garages or sheds which are anticipated to serve the surrounding residential houses. These appear to be freestanding without foundations and mapping indicates that there were previously more sheds than are currently standing. There are mature shrubs around the boundaries. Photographs of the site can be seen in Appendix A.

The development site application boundary and proposed layout for the development can be seen in Appendix B. The development is for the construction of residential housing comprising a two bedroom semi-detached house (2 units) with four parking spaces to the front and surrounding gardens.

3.0 Methodology

A study area of approximately 500m radius from the approximate centre of the site (SK 61675 09570) has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

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

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



Red Hill Lane, Residential Development

- Historic Ordnance Survey maps
- Geotechnical Site Investigations

4.0 Legislation and Planning Policy Context

Legislation and Planning Policy relevant to cultural heritage includes

National

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

Regional

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

Local

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

5.0 Consultation

Consultation was undertaken with the Leicestershire and Rutland Historic Environment Record and English Heritage for the provision of data for this report. Consultation will be undertaken with the Charnwood



Assistant Conservation & Design Officer (Mark Fennell) in their role as advisor to the local planning authority following the completion of this report.

6.0 Baseline Data

6.1 Designated Sites

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

6.2 Archaeological and Historic Background

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

Identifier	Grid Reference	Period	Description
NMR965045; MLE7006	SK 617 097	?Mesolithic	In 1965 the resident of 30 Highway Road found what he described as a "flint engraving device and probably of Mesolithic date." No further information or the precise find location is known.
MLE1049	SK 615 099	Post-Medieval	Post-medieval windmill near Barkby Thorpe Lane. Shown on Prior's map (1776) but gone by the time of Greenwood's map
MLE7429	SK 615 093	Prehistoric	Prehistoric flint from east of the Cemetery. The museum collection has 12 flints mixed up from two locations. There are three scrapers, a knife and a long nodule with wear on one end. There is no way of knowing what is from here and what is from the other location (Hallam's Pit).
MLE8982	SK 616 098	Prehistoric	Prehistoric flint from Charnwood Avenue. A few struck flints were found during an evaluation in 1999. they were not associated with any features.
MLE17417	SK 616 098	Roman	Roman pottery from Charnwood Avenue. A few sherds of Roman pottery were found during an evaluation in 1999. They were not associated with any features
MLE17418	SK616 098	Medieval	Medieval pottery from Charnwood Avenue. A few sherds of medieval pottery were found during an evaluation in 1999. They were not



Identifier	Grid Reference	Period	Description
			associated with any features.
MLE1061	SK 610 094	Medieval / Post-Medieval	The medieval and post-medieval historic settlement core of Thurmaston as deduced from landscape, maps and other documentary evidence.
NMR520839	SK 617 097	Medieval / Post-Medieval	Old Hall. A late 15th century house altered in the 19th century.
MLE16078	SK 59 16	Post-Medieval	Midland Counties Railway. The railway opened in 1840 and went to Nottingham and Derby.

The Thurmston Heritage Group identifies Old Hall as being located to the west of Melton Road and the study area on Canal Street at SK 610 097 (<http://members.multimania.co.uk/mark775/Village1903.htm>) and therefore this grid reference is considered incorrect and the site is located outside of the study area.

There is evidence for archaeological occupation in the early prehistoric periods. The majority of evidence is restricted to isolated surface finds or those identified within gravel extraction, however there is evidence to the outside of the study area of Iron Age and Roman settlement to the north at Barkby Thorpe. During the Iron Age the region would have fallen under the control of the Coreltavian tribe that had a substantial base at Ratae (Leicester). This settlement would have provided the impetus for the establishment of the Roman town and civic centre at Ratae.

The find spots of prehistoric flint and Roman and medieval pottery to the north of the development site on Charnwood Avenue, the prehistoric flint collection in the museum and the Mesolithic burin appear to be isolated find spots which are unassociated with archaeological features and therefore considered likely to be the result of chance loss or manuring of agricultural fields.

Melton Road lies along the Roman Fosse Way which connected Leicester to Lincoln (Ordnance Survey, 1994). Settlement along the line of the road from this period may be anticipated from the Roman period. Settlement and use of the road appears to have continued into the Anglo-Saxon period as a large cremation cemetery site was excavated in the village in the 1950s to the south of the study area (Stocker, 2006; Liddle, 2006). The village itself is first recorded in the 1086AD Domesday Survey as *Turmodestone*. It means farmstead or village of a man called *Thormothr* derived from the Old Scandinavian and Old English (Mills, 2003).



The early historic mapping indicates that the village was located along Melton Road and until the mid 19th century was largely ribbon development which gradually expanded to infill between the road and the railway to the east. The land in the vicinity of the development site is anticipated to have formed the agricultural hinterland to settlement along the road from the Roman period onwards and therefore extensive settlement from later periods would not be anticipated.

7.0 Historic Mapping Survey

Examination of historic mapping from online sources has indicated that the development site was in agricultural use from the date of the first edition OS mapping (1884). Red Hill Lane was depicted and this provided access to Thurmaston brick works located to the south-east of the development site adjacent to the railway. The area was sub-divided into fields with the Midland Railway and Melton Road/Fosse Way forming the key north-south features at this time. Thurmaston was located to the south-west of the development site and at this time remained as ribbon development along Melton Road.

There were few changes to the surrounding area until 1930 when the urban expansion of Thurmston started to occur. At this time the new road layout was depicted including the southern half of Charnwood Avenue and Eastfield Road. Some of the housing plots were also developed at this time, including the plot immediately to the east of the development site, however this was shown as being developed with a house fronting Eastfield Road with a garden along Red Hill Lane, rather than the current Red Hill Lane frontages.

By 1938 a greater proportion of the road network had been laid out, however the extent of residential development was still limited and the development site had not been developed. During the post-war expansion period the residential houses were infilled and the development site formed part of the gardens of houses fronting Charnwood Avenue in the 1950s. The development site was separated from these by the early 1960s and garages had been constructed along the eastern and western boundaries. The site has remained largely unaltered until the present day with the exception of the removal of some of the garages.

8.0 Archaeological Potential and Impact Assessment

There are no identified cultural heritage sites within the development site boundary. The development site is located within an area which has already been substantially developed and the construction works from the surrounding development have caused some disturbance. Although the garages/sheds within the development site do not appear to have foundations and are free standing there will have been some impact when the hardstanding was laid. Three window samples were advanced during geotechnical site



investigations and these indicated that there was up to 0.45m below ground level of tarmac and gravel sub-base on the site (the depth was not identified in one window sample). This overlies natural clay strata up to approximately 1m below ground level which in turn overlies natural sands (BSP, 2010).

The potential to discover previously unrecorded archaeological remains within the development site is considered to be very low due to the previous disturbance and the lack of identified archaeological features in the vicinity.

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

9.0 Conclusions

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

No further archaeological assessment or mitigation is recommended.



10.0 References

BSP Consulting (2010) Red Hill Lane, Thurmaston, Combined Phase 1 Desk-Study and Phase II Exploratory Investigations. Unpublished client report.

Charnwood Borough Council (2003) Local Plan for Charnwood Borough

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

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

HMSO (1979) Ancient Monuments and Archaeological Areas Act.

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

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

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

Stocker D (2006) England's Landscape: the East Midlands. London: Collins

Thurmaston Heritage Group website (<http://members.multimania.co.uk/mark775>) Accessed May 2010.

Historic Mapping

Ordnance Survey mapping 6" to 1 mile/1:10,560 1888, 1904, 1930, 1938, 1952

Ordnance Survey mapping 25" to 1 mile/1:2500 1888, 1903, 1928, 1930, 1953, 1956, 1966, 1971

Ordnance Survey mapping 1:10,000 1956, 1966, 1975, 1982, 2000, 2006, 2009

Ordnance Survey mapping 1:1250 1952, 1954, 1961, 1966, 1993



Appendices



Appendix A – Site Photographs



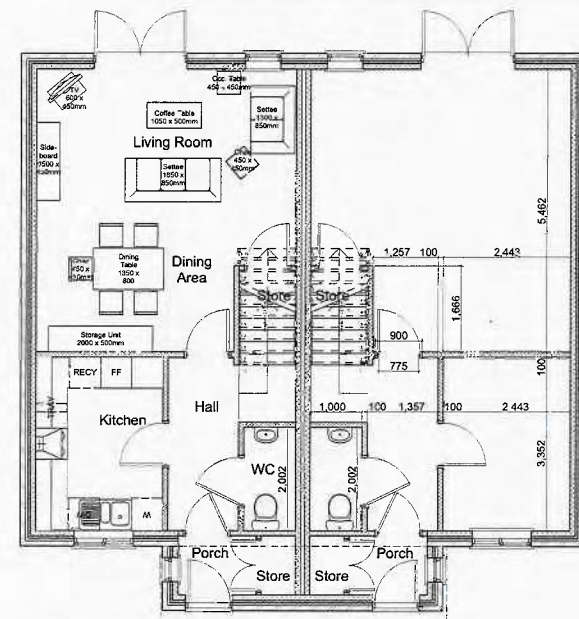
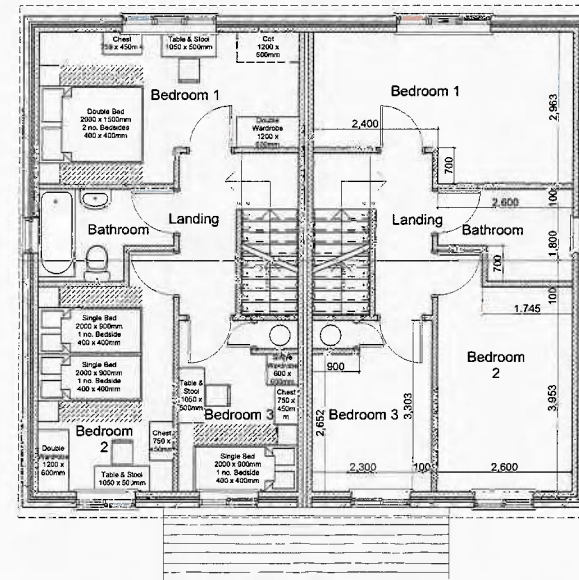
Photograph 1: Free standing garage/shed and hard standing



Photograph 2: Free standing garage/shed and hard standing



Appendix B – Development Site Application Boundary & Proposals



Social Housing

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Revisions

By	Revised As Per Meeting	Revision
A	21.10.05	1

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Drawing Status Client

Charmwood
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Project
Social Housing

Drawing Title
Site Plan -
Red Hill Lane

Date
By RW
Scale 1:200, 1:50 @
Drawing Number A1
Revision
T3309 - 203 A

DESIGN

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Client

Project

Title



Appendix C – Report Conditions



Cultural Heritage Statement, Red Hill Lane, Residential Development, Thurmaston, Leicestershire

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

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

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

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

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

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

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

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

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

November 2008

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