

Archaeological
Building
Recording
Services

**An Archaeological Standing Building Survey
31 & 33 High Street
Husbands Bosworth
Leicestershire**

(NGR SP 64324 84316)

On Behalf of Mr H. Leak



ABRS Report No 2020-HHBL

An Archaeological Standing Building Survey

31 & 33 High Street

Husbands Bosworth

Leicestershire

(NGR SP 64324 84316)

On Behalf of Mr H. Leak

January – August 2020

Planning Application No 19/00160/FUL

**Leicestershire Museums &
Archaeology Collections Accession
No X.A117.2019**

ABRS Project No 2019-HHBL

Archaeological Building Recording Services (ABRS)

Chandos Business Centre
87 Warwick Street
Leamington Spa
Warwickshire
CV32 4RJ

Tel 07423813638

email: gerwyn.richards@archbuildservices.co.uk

**An Archaeological Standing Building Survey of 31 & 33 High Street, Husbands
Bosworth, Leicestershire (NGR SP 64324 84316).**

Summary

1.	Introduction	1
2.	Aims and Methodology	7
3.	Description of the Building	8
4.	Conclusion	10
5.	Archive and Publication	10
6.	References & Sources	11
7.	Colour Plates	12

Figures

Figure 1	2	Figure 2	3
Site Location		John Prior's of Leicestershire, 1777.	
Figure 3	4	Figure 4	4
Map of the County of Leicester 1830.		First Edition Ordnance Survey (1888).	
Figure 5	5	Figure 6	6
Second Edition Ordnance Survey (1929).		Plan of the proposed development area in Red.	
Figure 7	7	Figure 8	8
Principal Elevation, General View (No. 31 Left (Looking North)).		No. 31 Principal Elevation, General View (Looking North – North West).	
Figure 9	12	Figure 10	12
Rear Elevation, General View (No. 31 Right) Looking South – South East)).		Rear Range (No. 31) Principal Elevation (Looking South West).	
Figure 11	13	Figure 12	13
Rear Range (No. 31), North Facing Gable (Looking South).		No. 31 Staircase (Looking South East).	
Figure 13	14	Figure 14	14
(3) Gable Fireplace (Looking North East).		(4), Chamfered & Stopped Bridging Beam (Looking East).	
Figure 15	15	Figure 16	15
(5), Gable Fireplace (Looking North West).		(8), Chamfered & Stopped Bridging Beam (Looking North East).	

Figure 17 16
(8) Plank Door with 18th Century Strap Hinges (Looking East – North East).

Figure 19 18
(11) 18th Century Two Panelled Door (Looking South West).

Figure 21
No. 33 Principal Elevation, General View (Looking North – North West).

Figure 23
(1), Ghost Stringer Showing Location of Staircase on South Wall (Looking South East).

Figure 25
First Floor Plan.

Figure 27
Locations of Photographs Included in Report – Ground Floor.

Figure 29
Locations of Photographs Included in Report – Second Floor.

Figure 18 17
Ramped Handrail on First Floor (Looking West).

Figure 20
(13), Exposed Water Reed Floor & Reused Joists (Looking South West).

Figure 22
No. 33 East – North East Facing Gable (Looking South West).

Figure 24
Ground Floor Plan.

Figure 26
Second Floor Plan.

Figure 28
Locations of Photographs Included in Report – First Floor.

An Archaeological Standing Building Survey of 31 & 33 High Street, Husbands Bosworth, Leicestershire (NGR SP 64324 84316).

Summary

This document is an archaeological standing building survey of 31 & 33 High Street, Husbands Bosworth, Leicestershire (NGR SP 64324 84316), commissioned from Archaeological Building Recording Services (ABRS) by Mr H. Leak in advance of the proposed conversion of the building into four residential units.

The limited historical and cartographic sources available would suggest that the buildings originated as a pre-enclosure village farm, the house fronting the High Street and outbuildings to the rear. There is a straight joint between No. 31 and 33, suggesting that the two are not contemporary. The building recording recorded sufficient evidence to indicate that No. 31 at least dates to the mid 18th century, but with potentially an earlier core, extensive internal works have removed the majority of the historical or architectural features within No. 33. The building is likely to have undergone 19th and early 20th century remodelling, this remodelling also included the possible additional of a second floor.

The building recording confirmed the buildings as mid 18th century in date and creates a permanent visual and descriptive record of the buildings in their current condition prior to permitted works.

The archive will be held by Leicestershire County Council Museums Service, under the accession number X.A117.2019.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by Mr H. Leak to undertake an archaeological standing building survey of 31 & 33 High Street, Husbands Bosworth, Leicestershire (NGR SP 64324 84316 (*Figures 1 & 6*)). Planning Permission has been granted for the conversion of the building to four residential units (Harborough District Council PA No. 19/00160/FUL). The building is a traditionally built domestic dwelling, believed to date from the 18th or 19th century. The Principal Planning Archaeologist, Leicestershire County Council, as advisor to Harborough District Council has recommended that an archaeological standing building survey to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) be carried out prior to any proposed works being carried out.

A brief for archaeological work was not issued, the Principal Planning Archaeologist, Leicestershire County Council was consulted and the project was completed in accordance with an approved written scheme of investigation (WSI (ABRS 2019-HHBL_WSI)). The work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2019).

The building is not listed, but is located within the Husbands Bosworth Conservation Area as designated by Harborough District Council.

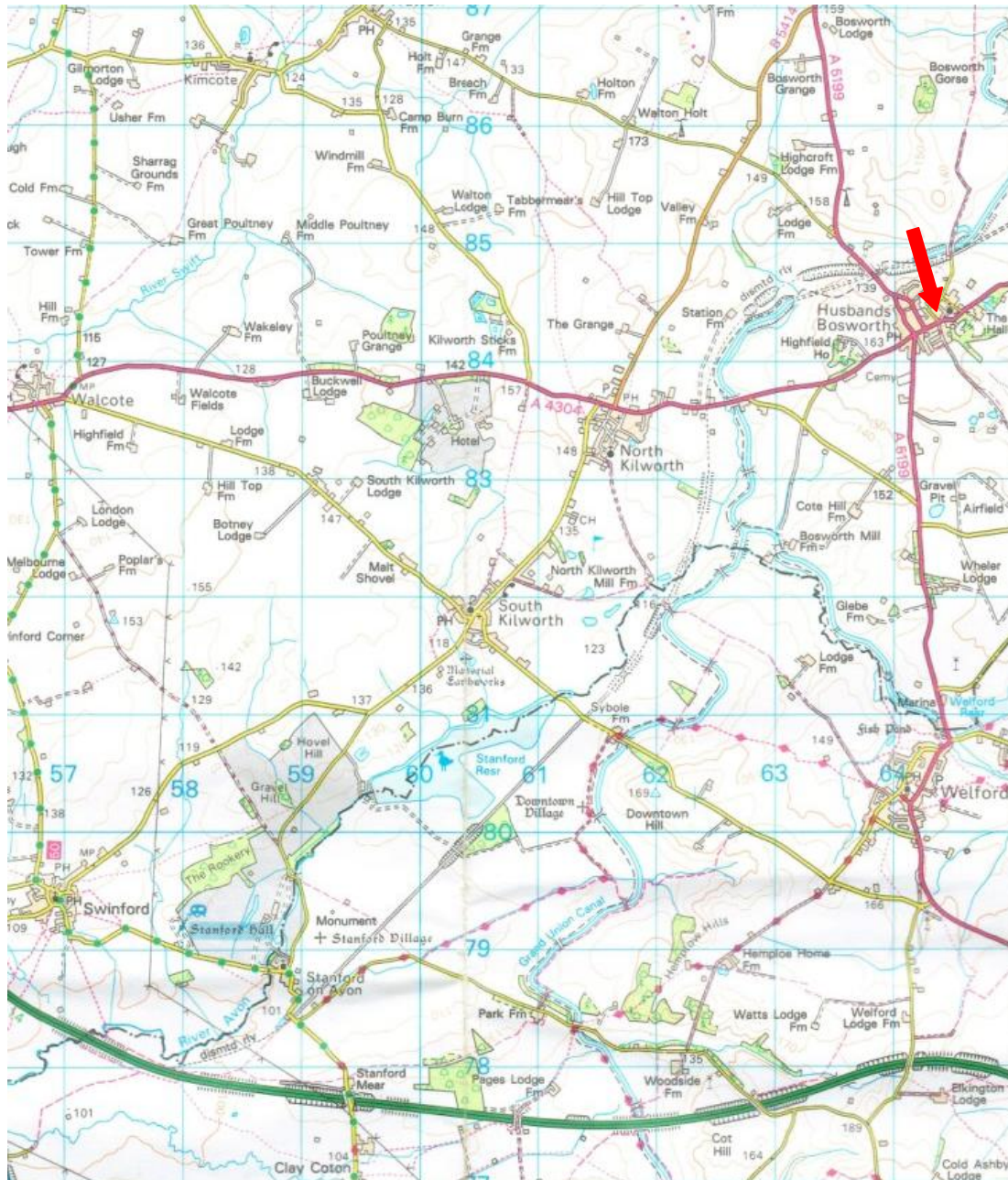


Figure 1
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.
©Crown Copyright 1990. All rights reserved. Licence number 100053136.

As a result of restrictions and closures brought about by the Covid-19 situation during Spring and Summer 2020, it was not possible to visit the Record Office for Leicester, Leicestershire & Rutland (ROLLR) as a result primary sources and historic maps of the proposed development area is limited.

The parish of Husbands Bosworth has an established Anglo Saxon and Medieval history. The village has Saxon origins and is recorded in the Domesday Book as belonging to *Guy de*

Reinbudcurt and tenanted by Robert. By 1130 much of the Bosworth lands had passed to one *Robert Fitz Ansketil*, who had established a holding big enough to justify settling in the village. By 1531 parts of Bosworth had passed into the hands of the Dixie Family who also owned land in Market Bosworth.

The placename is derived from the Old English personal name “*Bar*”; in the Medieval period it was called *Baresworth* or *Boresworth*, the prefix “Husbands” was not established until the late 16th and early 17th century, and is believed to have been adopted in order to distinguish between the village and Market Bosworth.

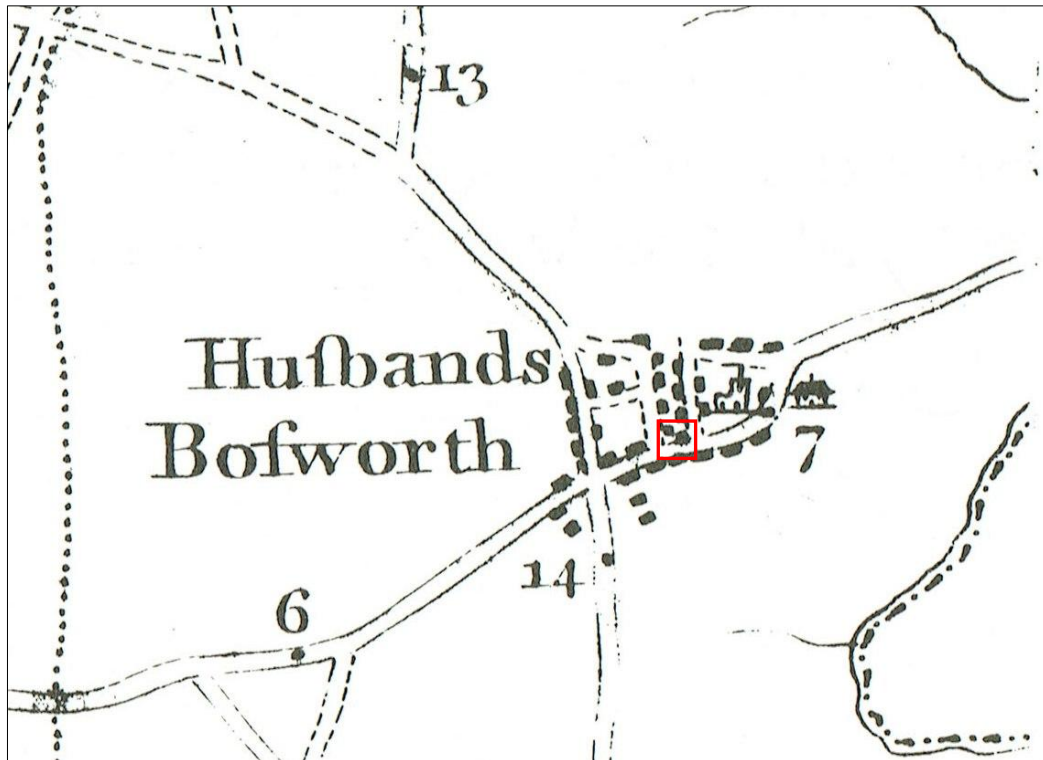


Figure 2
John Prior's of Leicestershire, 1777.

One of the earliest available maps of Husbands Bosworth is John Prior's Map of Leicestershire published in 1777 (*Figure 2*). The map clearly records the village as a number of buildings fronting the principal thoroughfares; All Saints is clearly recorded allowing the approximate location of Nos. 31 and 33 to be estimated. There are buildings in this area, but it is unclear whether the buildings are a true representation of the settlement and its layout or merely indicative, so it is difficult to state with accuracy whether No.31 and 33 are recorded.

In 1830 Greenwood published a “*Map of The County of Leicester*” (*Figure 3*). The map contains a more detailed record of Husbands Bosworth including the alignments of High Street, Berridges Lane and Mowlsey Road, it is possible therefore to locate Nos. 31 and 33 with some accuracy and there are buildings recorded here. It is possible that the map is the first available representation of the proposed development area.

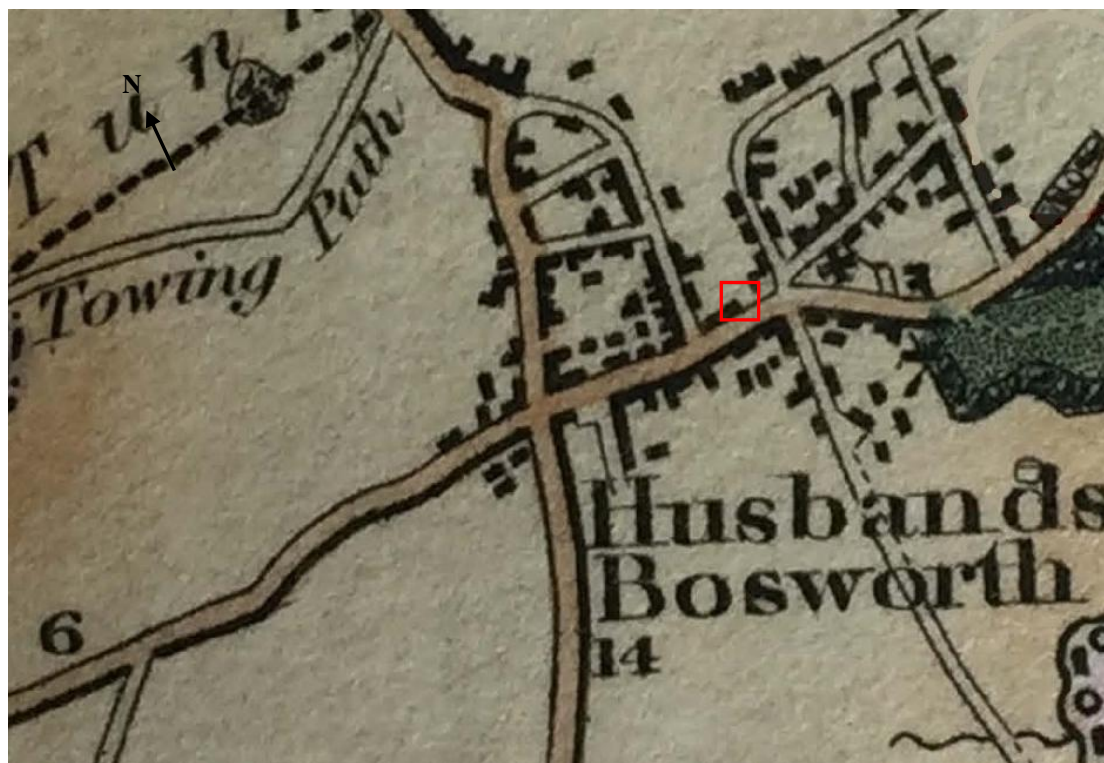


Figure 3
Map of the County of Leicester 1830.
(Greenwood, C & J)



Figure 4
First Edition Ordnance Survey (1888).
(Sheet L.13)

The first edition Ordnance Survey showing Husbands Bosworth was published in 1888 (ROLLR Ref L.13 (*Figure 4*)), the map is the first large scale representation of Nos. 31 and 33. The buildings consist of an “L” shaped range fronting High Street, the frontage range appears to consist of three principal bays, with a range of smaller bays extending to the north west. This arrangement may suggest that the buildings were originally a village farm. Prior to the enclosures, farmhouses and their associated outbuildings occupied village plots.

The next available edition of the Ordnance Survey is that published in 1929 (ROLLR Ref L.13 (*Figure 5*)), the first map to record a similar arrangement as that recorded in 1888, with the exception that the frontage range now appears to consist of two principal bays, not the three recorded in 1888, this suggests some degree of alteration has occurred. The rear outbuildings show no significant change.



Figure 5
Second Edition Ordnance Survey (1929).
(Sheet L.13)

2. Aims and Methodology

The specific objectives of the standing building survey were as follows:

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local, regional or national importance.
- To provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.

- To produce a high quality, fully integrated archive suitable for long-term deposition in order to ‘preserve by record’ the buildings in their current form prior to conversion and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including Leicestershire Historic Environment Record (HER) & Record Office for Leicester, Leicestershire & Rutland (ROLLR).

The Historic Building Recording verified existing measured survey drawings (supplied by the client) and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2. An ordered archive has been compiled and will be retained by ABRS. An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.

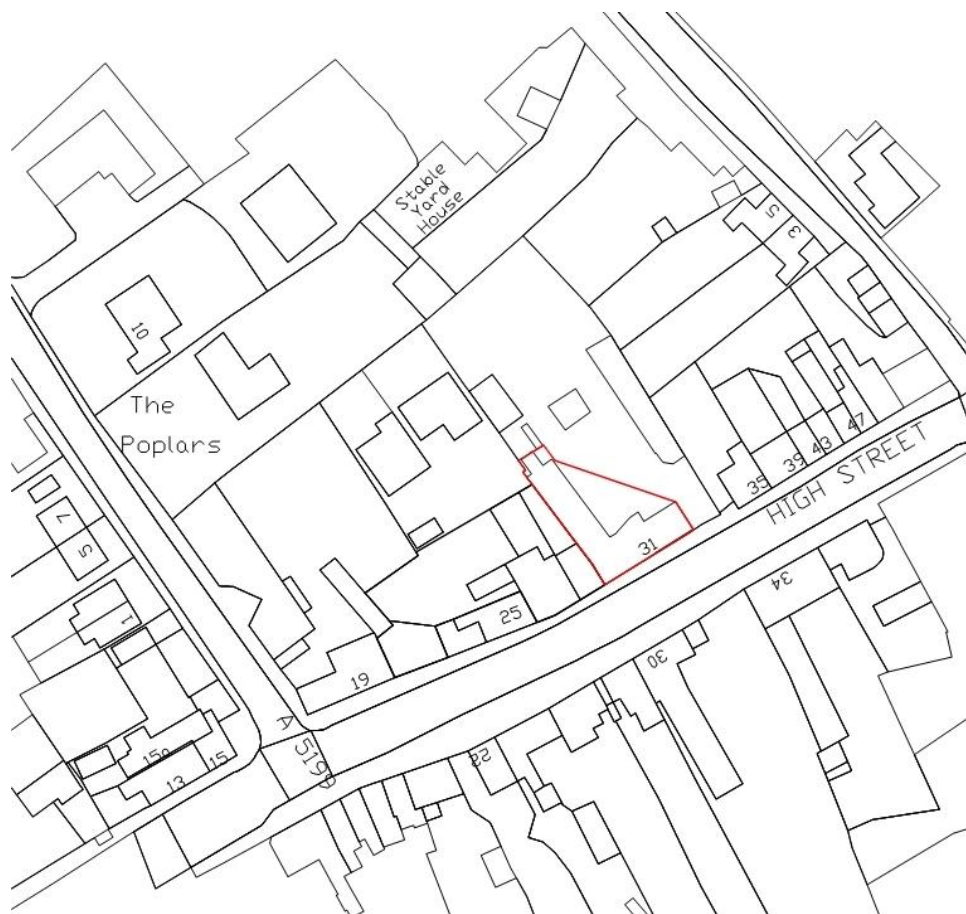


Figure 6
Plan of the proposed development area in Red.
(1:1250 (Provided by client))

Orientation: The buildings subject to this historic building recording are “L” shaped in plan with the long axis aligned north-north west – south-south east and the shorter axis, fronting High Street west-south west – east-north east (*Figures 6 & 24*), for ease of description this is taken hereafter to be north – south and east – west. The principal elevation is that facing south. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to this principal elevation, as viewed from the south (High Street). No. 31 is the westernmost part of the building, No. 33 is to the east. For the purposes of this historic

building recording a letter affix and number suffix have been added for significant partitions where required.

All historic maps are reproduced with north to the top of the page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

As far as is known, no previous historic building recording has been undertaken of the buildings.

The site visit was carried out by Gerwyn Richards on January 8th and August 20th 2020.

3. Description of the Building

The building is approximately “L” shaped in plan and consists of five bays on the frontage range (*Figure 7*), three within No. 31 and two within No. 33, there are two bays on the projecting rear range, which abuts the westernmost end of No. 31, the northernmost being clearly modern and under a flat roof. The building is brick-built under pitched roofs clad in Welsh slate. There is a clear straight joint between Nos. 31 and 33, suggesting the two are not contemporary.

No. 31

No. 31 is a three storey building (*Figure 8*), although there is no external evidence of the second floor. The upper reaches of the principal elevation, along with the gable chimneys are stucco rendered and there are parapet gables. The exposed brickwork is laid in a Flemish bond (alternating header and stretcher bricks in each course), this bond is considered more decorative, suggesting a building with aspirations. The bricks appear to be handmade and appear to be pre 19th century in date. The four light sash windows have exposed boxes, which suggest they may be original, dating to the early to mid 18th century. The windows are finished with rendered heads and keystones. The large rise between the first floor windows and eaves creates a rather uneven looking building, which may suggest the roof level has been altered at some point, the render, both on the principal elevation and on both gables however conceals any potential evidence of this. There is a central part-glazed timber door with a timber fanlight, again below a rendered doorhead. Fanlights became popular throughout the 18th century, the earliest examples being rectangular, only later did they become semicircular like this example. Timber was almost exclusively used in the early 18th century, which along with the exposed sash boxes may suggest a tentative date for the building.

There is a single garret window on each of the gables.

The rear elevation (*Figure 9*) with its exposed brickwork shows more evidence of the evolution of the building. There is a clear horizontal joint in the brickwork, confirming that the roof level has been altered and there is extensive use of flared headers, including three nearly full courses which may be a decorative feature. There are sawtooth corbels at eaves level and a single gable chimney to the north.

There is a single Yorkshire sash window on the second floor. There is a small square, full height 19th century lean to extension concealing the relationship between the principal range and the projecting rear range; there is a change in brick bond, from Flemish bond to English

garden wall bond (four courses of stretcher bricks between courses of header bricks), but this may simply reflect a change in status between the two ranges, English garden wall bond is a cheaper bond as it uses fewer bricks. The rear range (*Figure 10*) again makes extensive use of flared headers and there is clear evidence of a change in roof level apparent in the north facing gable which again includes decorative flared headers (*Figure 11*). There are two 19th or early 20th century timber casement windows on the east facing elevation, the ground floor being under a flat cambered brick arch. That on the first floor is under a plain timber lintel and as with principal range there is sawtooth corbelling.

The west facing elevations are concealed by adjacent buildings or not visible.

Internal access is via the central door on the principal elevation or a central door on the rear elevation which is largely concealed by an early to mid 20th century lean to porch and the 19th century extension. The rear doorway itself accesses the central hallway, so is likely to be original.

The ground floor (*Figure 24*) consists of two bays off a central entrance hall in the frontage range and a single historic bay in the projecting range. The hall, (13) houses an apparently original straight flight stair with winder (*Figure 12*), the flat cap finial and rail appear to suggest a mid 18th century date, but the plain stick balusters and even plainer brackets are difficult to date and may suggest a later date. Victorian staircases are known to “mix and match” features and styles from various eras, it is possible that the staircase has been rebuilt or at least remodelled, but the few retained details would suggest a mid 18th century inspiration.

(3), to the east of the entrance hall houses a large gable fireplace (*Figure 13*). Sadly, the to be retained 19th century insert and alcove cupboards conceal any potential dating evidence, however the size of the opening would suggest an early date. There is a bridging beam; this is underdrawn, which again conceals any potential dating evidence. Following the removal of the ceiling the exposed ceiling structure recorded in August 2020 was white washed indicating that this was originally exposed, again suggesting an earlier date.

To the north of the chimney breast is a recently blocked opening providing access to No. 33, confirming that the two were a single dwelling at some point; however it is unclear whether the two originated as a single dwelling or as two separate dwellings.

There is an exposed bridging beam in the westernmost bay, (4). The beam is chamfered and stopped. Stops began to fall out of fashion at the end of the 17th century in grand houses, but persisted in smaller houses well into the 18th century, this example (*Figure 14*) a scroll or lambs tongue, is identical to examples known to date to the 1740s, again supporting a mid 18th century date for the house. There is a gable fireplace in (4), it is significantly smaller than that seen in (3) and houses a modern insert.

The rear range, (5) again houses a large gable fireplace (*Figure 15*); the infill again conceals any significant detail. Its presence, however confirms that the range originally had a domestic origin.

There are also exposed beams, those running east – west are part finished wood, while the north – south bridging beam is finished timber. This may suggest that the range is earlier,

potentially a service range, or a lesser range, or at least has not been modernised like the frontage range.

The first floor layout (*Figure 25*) mirrors that of the ground floor with two bays off the central hall. The internal dimensions of the rear extension suggest it was added in the 19th century to house a WC. Both of the frontage bays (8) and (9) contain exposed bridging beams, both being chamfered and stopped. The stops are simple runout stops (*Figure 16*), suggesting a potentially early date. However the beams are not convincingly ancient and may, therefore be refinished or later inserts; exterior evidence indicates that the second floor is a later addition, it is possible therefore that these bridging beams are of the same date. Both bays contain gable fireplaces, with 18th or early 19th century cast iron inserts.

(8), the easternmost bay retains a number of wide floorboards which would suggest that these are, if not original, then early. There is also a plank and batten door in the northernmost alcove cupboard (*Figure 17*) with strap hinges, the strength of the taper would suggest an 18th century date.

The stair as described on the ground floor continues with a ramped handrail (*Figure 18*), which again suggests a mid 18th century date.

There is a single bay on the first floor of the rear range, (10). There is a modern north – south stud wall creating a modern bathroom, the westernmost room retains a fireplace with an 18th or early 19th century surround, the insert, if any is over boarded. The partly removed ceiling gave a limited view of the roof structure indicated roughly squared purlins and a mix of deal and wood rafters.

The second floor again consists of two bays, the rooms themselves are as expected from the upper floors plainly finished, unusually there are no windows on the principal elevation, there are the garret windows on each gable and window on the rear wall of (11). A limited view of the north facing wall of (10) from the room below suggests there may have originally been a window on its rear wall also. There are gable fireplaces, each housing a small cast iron insert, again late 18th or early 19th century in date.

Interestingly, both rooms retain two panel doors hung on “L” and “H” hinges (*Figure 19*), such doors were the norm for superior rooms from the mid 17th century and persisted in lesser houses well into the 18th century. The hinges are of a similar early to mid 18th century date. However, external evidence would suggest that this second floor is later, so it is possible that these doors are either reused or the ground floor and first floor are earlier.

The floors are gypsum and water reed and where stripping out works revealed the joists, many are reused (*Figure 20*). The use of gypsum floors is common in Leicestershire between the 17th to 19th century, but there are examples known to date to the early 20th century.

No. 33

No. 33 lies to the east of No. 31, it is a two storey building under a Welsh slate roof (*Figure 21*). The bricks are again laid in a Flemish bond, flared header bricks are used on the east facing gable as a decorative flourish (*Figure 22*). There are four light casement windows on each floor and a blind window in the centre of the first floor as well as evidence of a blocked central door on the ground floor. The lack of any sills would suggest that the windows are

unlikely to be original. The ground floor windows are finished with rendered heads, identical to those seen on No. 31, the first floor windows are under gauged brick flat arches.

The Flemish bond brickwork continues on the rear elevation (*Figure 9*). There are a number of original window openings, all under flat cambered brick arches. The windows themselves are likely to be modern replacements.

Extensive works have already been carried out within No. 33, leaving little of historical or architectural significance.

The interior of No. 33 (*Figure 24*) is divided into two bays, with an off-centre cross wall housing back to back fireplaces. To the south of the chimney is an opening between the two bays, it is unclear whether this opening is original or not. There is a ghost stringer on the southern wall of (1) indicating the location of the removed stair, the stair interrupts the ground floor window, so is unlikely to be original (*Figure 23*). The ceiling has been removed leaving only bridging beams in each bay, the southernmost beam in (2) is clearly reused.

Current access to the first floor is via an alcove opening in (8) in No. 31. The first floor retains nothing of historical or architectural significance beyond the basic plan-form. Stripping out works revealed reused timbers in the roof structure.

4. Conclusion

Nos. 31 and 33 High Street is an interesting pair of buildings. The limited historical and cartographic sources available as a result of the 2020 Covid-19 situation would suggest that the site may have originated as a pre-enclosure village farm, the house fronting the High Street and outbuildings to the rear. The first edition Ordnance Survey suggests that there may, at the time have been three dwellings on site.

The building recording has recorded sufficient evidence to indicate that No. 31 at least dates to the mid 18th century, but with potentially an earlier core. The building is likely to have undergone 19th and early 20th century remodelling; this remodelling also included the possible addition of a second floor, which interestingly contains no windows on the principal elevation.

There is a straight joint between No. 31 and 33, suggesting that the two are not contemporary, sadly extensive internal works have removed the majority of the historical or architectural features within No. 33. A number of ambiguities however do remain, most notably the staircase cutting a ground floor window which hints at a complicated history.

There is extensive evidence of reused timbers within the structure of the building, both in No. 31 and 33.

5. Archive & Publication

The site archive consists of

- 1 A3 permagraph sheets containing plans & notes
- 2 DVDs containing 97 digital images
- 3 A4 contact sheets
- 97 B&W negatives and contact sheets
- 4 A4 photo record sheets
- 1 Unbound copy of this report

The will be retained by ABRs under the site code 2020-MFEN.

A version of the summary (above) will be submitted to the editor of the local journal for inclusion in the next edition.

5.1 OASIS Record Summary

INFORMATION REQUIRED	UPLOADED AS
OASIS No	archaeol30-402720
Project Name	An Archaeological Standing Building Survey of 31 & 33 High Street, Husbands Bosworth, Leicestershire.
Site Co-ordinates	SP 64324 84316
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	No/Not Known
Current Land Use	In Use As Building
Development Type	Residential
Prompt	NPPF
Archive Recipient	ABRS

6. References & Sources

- Alycock, N.W & Hall, L. 2007 *Fixtures and Fittings in Dated House 1567-1763*. York
- Brunskill, R.W. 1997 *Brick Building in Britain*. Gollancz
- Brunskill, R.W. 2008 *Houses And Cottages of Britain*. Yale
- Historic England. 2015 *National Farm Building Types*
- Historic England. 2016 *Understanding Historic Buildings: A guide to good recording practice*. London.
- Hall, L. 2004 *Period House, Fixtures & Fittings 1300-1900*. Newbury
- M^cKay, W.B 1945 *Building Craft Series, Brickwork*. Longmans, Green & Co.
- Pasissien, S. 1995 *The Georgian Group Book of The Georgian House*. London

<https://www.spab.org.uk/advice/gypsum-plaster-floors>

7. Colour Plates



Figure 7
Principal Elevation, General View (No. 31 Left (Looking North)).



Figure 8
No. 31 Principal Elevation, General View (Looking North – North West).



Figure 9
Rear Elevation, General View (No. 31 Right) Looking South – South East).



Figure 10
Rear Range (No. 31) Principal
Elevation (Looking South West).



Figure 11
Rear Range (No. 31), North Facing Gable (Looking South).



Figure 12
No. 31 Staircase (Looking South East).



Figure 13
(3) Gable Fireplace (Looking North East).



Figure 14
(4), Chamfered & Stopped Bridging Beam (Looking East).



Figure 15
(5), Gable Fireplace (Looking North West).



Figure 16
(8), Chamfered & Stopped Bridging Beam (Looking North East).



Figure 17
(8) Plank Door with 18th Century Strap Hinges (Looking East – North East).



Figure 18
Ramped Handrail on First Floor (Looking West).



Figure 19
(11) 18th Century Two Panelled Door
(Looking South West).



Figure 20
(13), Exposed Water Reed Floor & Reused Joists (Looking South West).



Figure 21
No. 33 Principal Elevation, General View (Looking North – North West).



Figure 22
No. 33 East – North East Facing Gable
(Looking South West).



Figure 23
(1), Ghost Stringer Showing Location of Staircase on South Wall (Looking South East).



Figure 24
Ground Floor Plan.

No. 31

No. 33

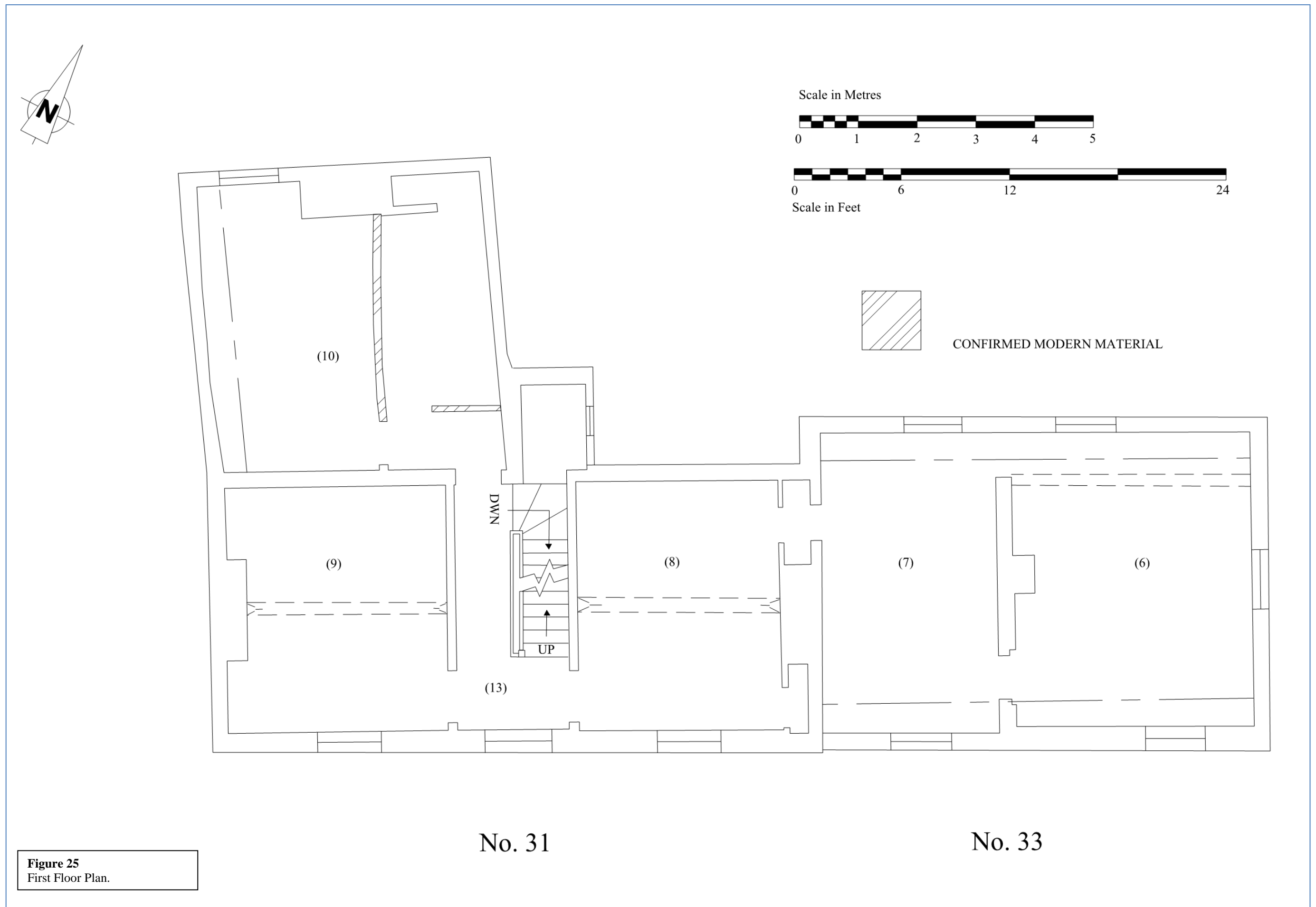


Figure 25
First Floor Plan.

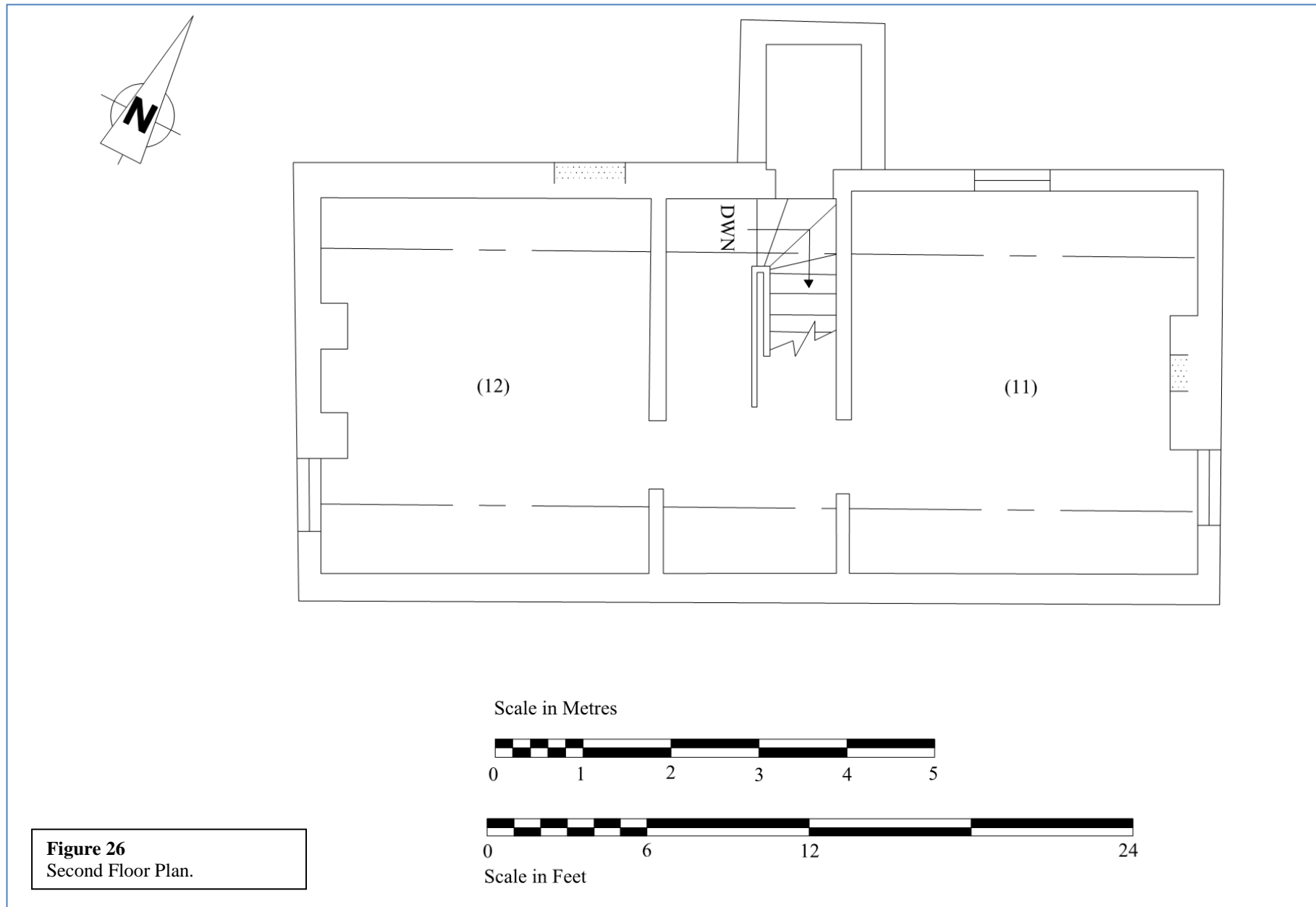


Figure 26
Second Floor Plan.

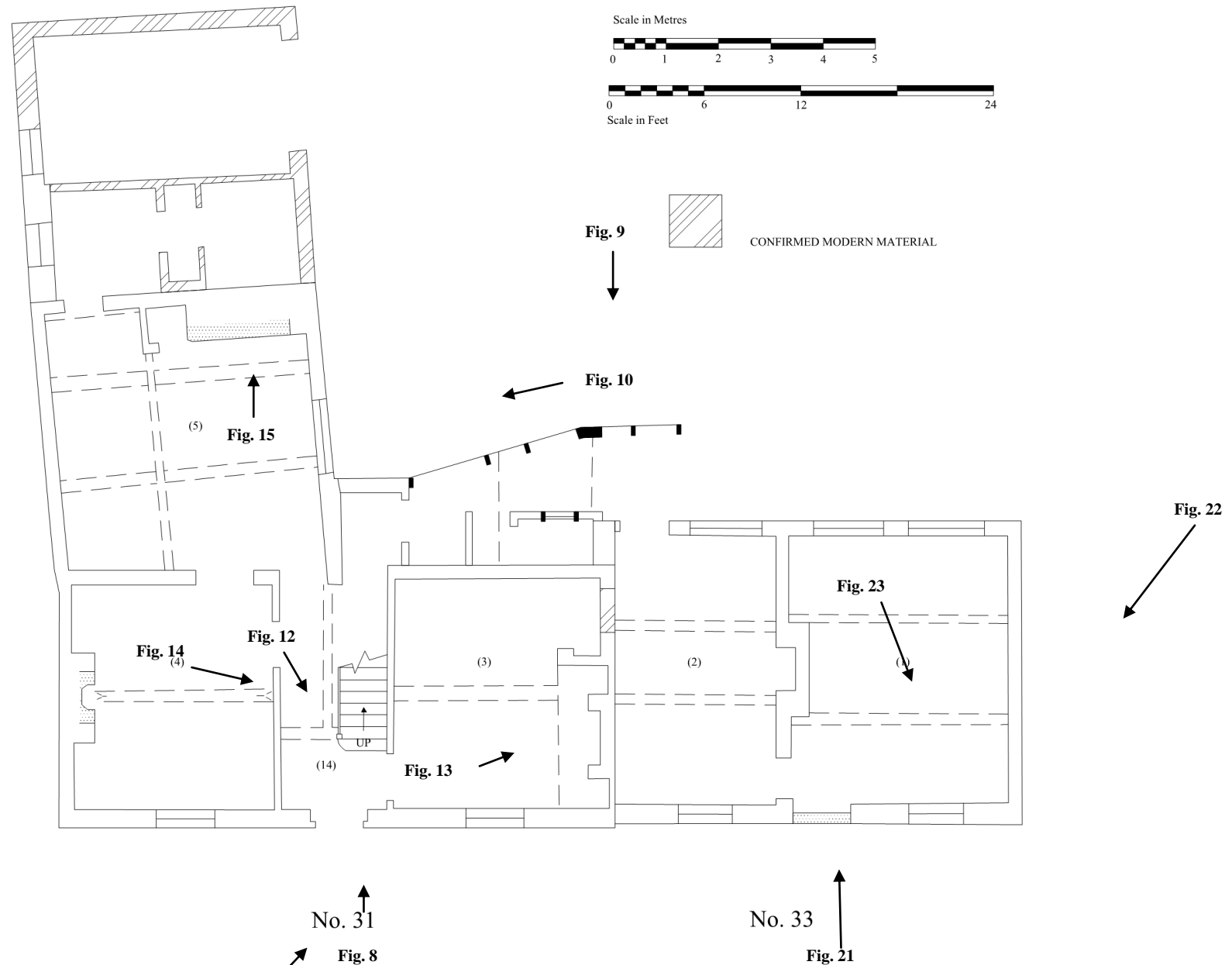


Figure 27
Locations of Photographs
Included in Report – Ground
Floor.

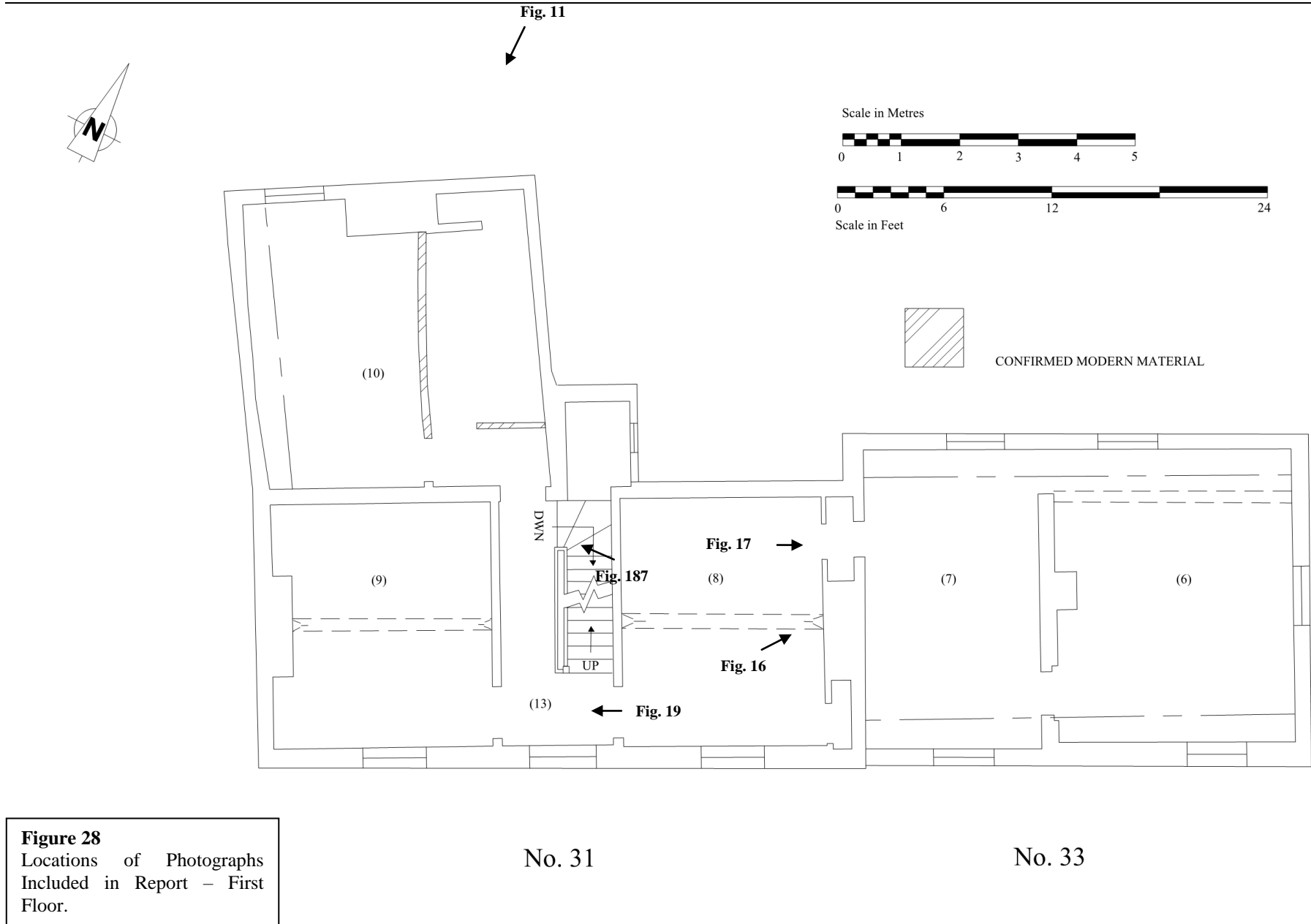
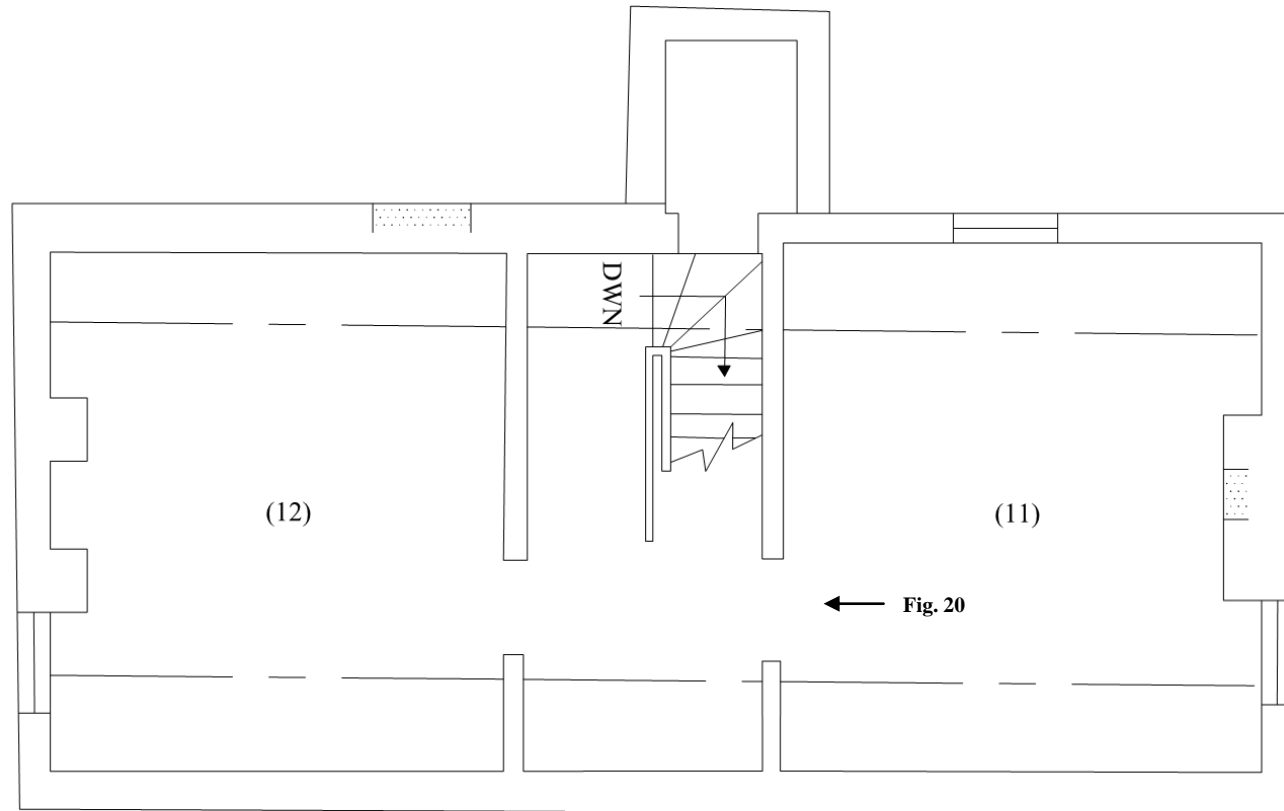
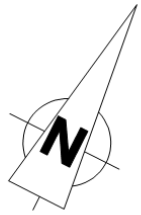
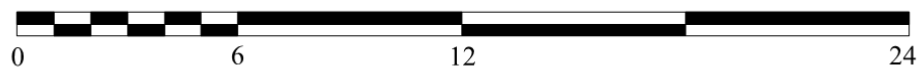
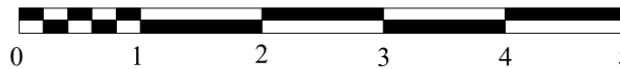


Figure 28
Locations of Photographs
Included in Report – First
Floor.



Scale in Metres



Scale in Feet

Figure 29
Locations of Photographs
Included in Report – Second
Floor.

Archaeological Building Recording Services (ABRS)

Chandos Business Centre
87 Warwick Street
Leamington Spa
Warwickshire
CV32 4RJ

Tel 07423813638

email gerwyn.richards@archbuildservices.co.uk