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AN ARCHAEOLOGICAL EVALUATION  
AT THE CART SHED, EASTHORPE MANOR, EASTHORPE ROAD,  
EASTHORPE, LEICESTERSHIRE

**National Grid Reference: SK 8101 3859**

PREPARED FOR MR. EDWARD PORTER

By

Neville Hall MIFA

April 2013

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## **Summary**

- *An archaeological evaluation comprising the mechanical excavation of a single trial trench to accompany and inform a Class 7 scheduled monument consent and in advance of proposed development at the Cart Shed, Easthorpe Manor, Easthorpe Road, Easthorpe, Leicestershire was undertaken by Neville Hall MIFA on the 22nd of April 2013.*
- *The excavation of this trial trench revealed a sequence of four trackway surfaces, two of which (including the present surface) are of modern origin. The third surface in this sequence may be of post-medieval origin and consisted of compacted earth and a high density of brick/tile fragments. Below this, the final surface in this sequence may possibly be of medieval origin and was also composed of compacted earth albeit with a lesser density of brick/tile fragments.*
- *This sequence of trackway surfaces was truncated to both west and east by the line of modern service trenches, which were both sealed by the current tarmac road surface. This excavation also exposed the foundations of the west wall of the 19th century cart shed, which included a basal course stone offset and the construction trench backfill for this wall; though the cut of the construction trench was not in itself identified. This had similarly been truncated by the line of a further modern service trench.*
- *There were no finds from this excavation.*

## 1. Introduction

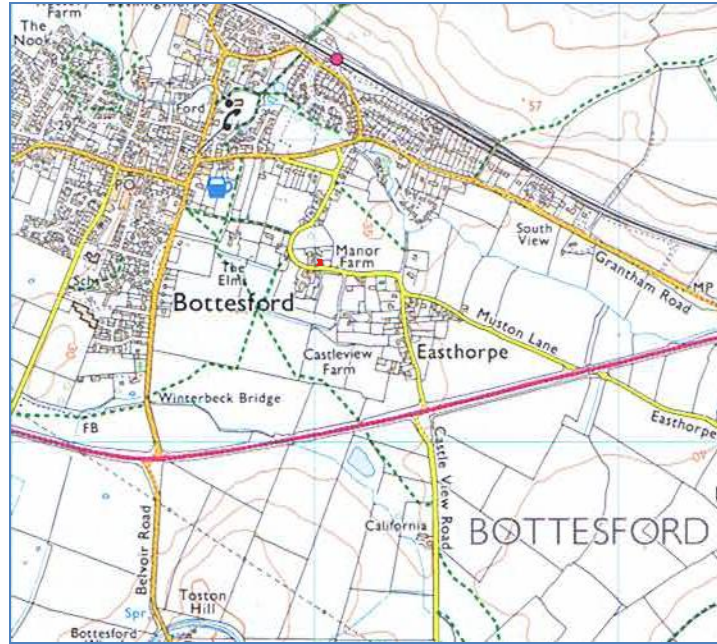
- 1.1 Neville Hall MIFA was commissioned by Mr. Edward Porter to undertake an archaeological evaluation prior to proposed development at the Cart Shed, Easthorpe Manor, Easthorpe Road, Easthorpe, Leicestershire, centred at National Grid Reference SK 8101 3859. The archaeological evaluation was carried out at the development site on the 22nd of April 2013.
- 1.2 The work was carried out according to the requirements of Dr Helen Woodhouse, Assistant Inspector of Ancient Monuments of English Heritage, to inform and accompany an application for Class 7 scheduled monument consent. This report documents the results of this required archaeological evaluation, which was undertaken in accordance with a Specification prepared by Neville Hall MIFA. This document was submitted to and approved by Dr Helen Woodhouse, prior to the commencement of the on-site works. This is in accordance with the principles established in *NPPF: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department of Culture, Media and Sport, 2010), *Management of Archaeological Projects* (English Heritage, 1991) and *Standard and guidance for archaeological evaluations* (IFA, 1999).
- 1.3 Copies of the final report will be deposited with the client, Dr Helen Woodhouse, Assistant Inspector of Ancient Monuments of English Heritage, the Planning Department of Melton Borough Council, the Leicestershire and Rutland Heritage Environment Record (HER) and the Leicestershire Museum Service, along with an ordered project archive for long term storage and curation.

## 2. Site Location and Description

- 2.1 The development site is situated within Manor Farm, which is a complex of a former farmhouse, a manor house and attendant farm outbuildings, some of the latter of which have been converted to residential accommodation. Manor Farm itself is in turn located within the scheduled area of the shifted medieval village earthworks and moated site at Easthorpe Manor (SM No. 17043). Manor Farm is located on the northern frontage of Manor Road, one of the main thoroughfares through the hamlet of Easthorpe. The hamlet of Easthorpe is situated to the south-east of the village of Bottesford and approximately 10km to the north-west of Grantham. The development site is located at National Grid Reference SK 8101 3859 and at a height of approximately 32mAOD. Easthorpe is situated within the parish of Bottesford, within the administrative district of Melton, county of Leicestershire. **[Figures 1 and 2]**.
- 2.2 The development site is situated within an undulating upland area and on deep permeable coarse loamy soils of the Arrow Series that have developed on glaciofluvial drift deposits and Lower Lias limestones of the Lower Jurassic [BGS, 1996; Soil Survey, 1983].

## 3. Planning Background

- 3.1 This archaeological evaluation was required by Dr Helen Woodhouse, Assistant Inspector of Ancient Monuments of English Heritage in order to inform and accompany a Class 7 Scheduled Monument (SM) Consent, which will in turn support an application for further scheduled monument consent and planning consent for the proposed development works at the site, which will comprise the conversion of the former Cart Shed into a residential dwelling.



**Figure 1:** General site location at a scale of 1:25,000. The site is shown in red. (O.S. copyright licence number 100048723)

- 3.2 At the request of Dr Woodhouse, a specification or a Written Scheme of Investigation (WSI) for this archaeological evaluation was subsequently submitted to and agreed by same prior to the site works taking place.

#### 4. Aims and objectives of the Archaeological Evaluation

- 4.1 The general aim of the archaeological evaluation of the site was to ensure that sufficient information was generated from the results of the work, which would enable Dr Helen Woodhouse, Assistant Inspector of Ancient Monuments of English Heritage to formulate a policy for the management of the archaeological resource (if any) on the site in the event that further archaeological work may be required, either pre-or post determination.

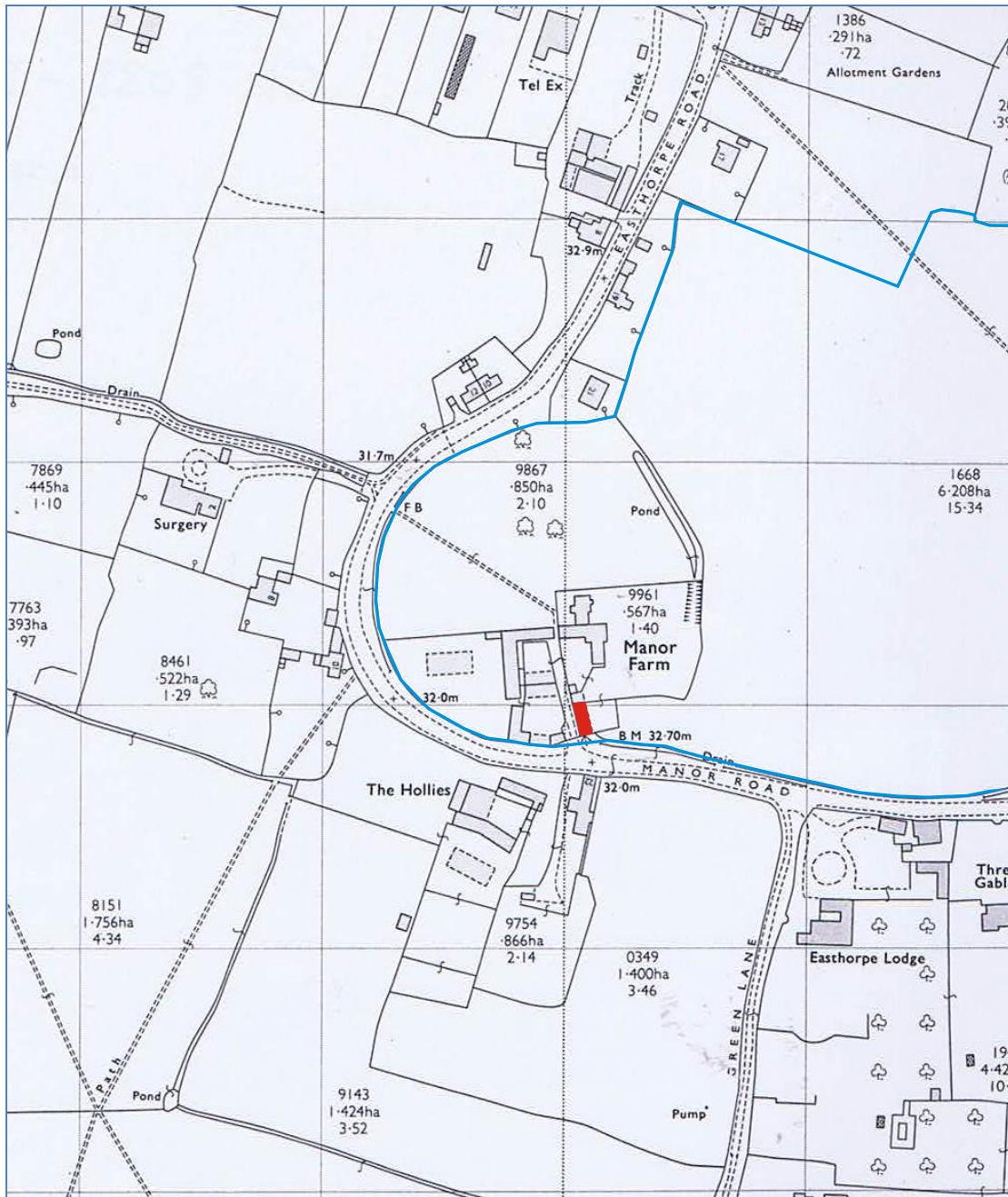
- 4.2 The objectives of the project were to:

To establish the presence/absence of archaeological remains within the area of the development site.

To determine the type, extent, condition, nature, character, quality, function, and date, of any archaeological remains encountered.

To allow the preservation by record of archaeological deposits.

- 4.3 The specific objectives of the archaeological site evaluation were to record any archaeological features, structures and/or deposits associated with the medieval and post-medieval settlements of Easthorpe with particular reference to the medieval manorial complex of Easthorpe Manor.



**Figure 2:** Site location at a scale of 1:2,500. The assessment site is shown in red and the scheduled area of Easthorpe Manor and village earthworks are outlined in blue. (O.S. copyright licence number 100048723)

## 5. Archaeological and Historical Background

- 5.1 An initial detailed archaeological desk based assessment of the vicinity of Easthorpe Manor was prepared by the author in January 2013 relating to this proposed development. The following section is a summary of the results of this assessment of the archaeological potential of the proposed development site at the Cart Shed and the likely impact of this development on this potential.

- 5.2 The development site is located within the core of the medieval and post-medieval settlement of Easthorpe and within the scheduled area of the shifted medieval village earthworks and the moated Easthorpe manorial site, which is of high status. This scheduled area with the village earthworks and moated manorial site is of national significance.
- 5.3 Easthorpe Manor House is also situated within the scheduled area of the Easthorpe shifted medieval village earthwork complex and manorial site. The Manor House or manorial site is in turn located within the island of a moated site and is almost entirely encircled by a circular shaped ditch. This ditch broadens in width to the east to c.10m taking on more of the appearance of a moat. Within the island there are various faint earthworks, which include the remains of a substantial building. There are two possible entrances to the moated area on the northern and southern sides. Also within this scheduled area are various earthworks around this moated manorial site which include a large close to the north-east, defined by deep ditches and an area to the north and north-west that is subdivided into enclosures from at least two different periods. Further to the east there is a holloway which extends onto a platform.
- 5.4 Manor Farmhouse occupies the southern area of the moated site and is a Grade II listed farmhouse in ironstone and brick. The south range has 17<sup>th</sup> century origins with 18<sup>th</sup> and 20<sup>th</sup> century alterations. The farmhouse has been converted into two houses. The north block is dated to c.1820. The foundations of an earlier building have been recorded to the west.
- 5.5 The Barn at Easthorpe Manor is a threshing barn of mostly brick construction. It was probably built in the early 19<sup>th</sup> century as it postdates the enclosure award map for the parish of Bottesford of 1771.
- 5.6 In 2011, an archaeological desk based study was undertaken to provide an assessment of the archaeological potential of the proposed development of the Threshing Barn into a residential dwelling. Its conclusions and recommendations (amongst others) were that a limited programme of archaeological test pitting should be carried out in order to provide an assessment of the impact of development on the below ground archaeological potential of the development site along with a continuous archaeological watching brief during the groundworks phase of construction works with a scheme of works for this watching brief to be submitted to and agreed by English Heritage and the local planning authority. It also concluded that any proposed development would have only a limited impact on any surviving below ground archaeology. The impact from this development would also have a limited effect on the setting of the scheduled monument.
- 5.7 Following the recommendations of this initial desk based assessment; an archaeological field evaluation was undertaken both within the Threshing Barn (and in the adjoining courtyard later in 2011. This evaluation comprised two phases with Phase 1 consisting of the excavation of two trial pits within the Barn interior and Phase 2 comprising an evaluation trench in the east courtyard within the position of a proposed soakaway. The first trial pit was located against the south wall of the Barn and identified the construction trench for this wall along with a make-up layer for a concrete floor and an underlying natural horizon of mudstones. There were no finds from this first trial pit. The second trial pit was positioned at the corner of an internal wall and the east wall of the Barn. Below the floor of brick were an associated hardcore layer and a make-up deposit overlying a natural horizon of fractured limestone along with finds of post-medieval and early modern pottery.
- 5.8 The single evaluation trench excavated in the east courtyard identified two phases of surface drainage works associated with the existing farm buildings of the Manor Farm

complex, which overlay the natural horizon of mudstones. The evaluation report concluded that it had not identified any significant archaeological potential or any potential that pre-dated the existing buildings of the Manor Farm complex and that the construction of the Barn itself in the early 19<sup>th</sup> century may have already removed any earlier archaeological potential. The evaluation did not identify any archaeological remains associated with the medieval phase of the scheduled area and that the potential impact of the conversion of the Barn to residential usage on any buried archaeological potential would be negligible.

- 5.9 In 2012, an archaeological watching brief was undertaken by the author on the groundworks pertaining to the conversion of the former threshing barn at Easthorpe Manor to residential use. The monitoring of ground reduction within the interior of the barn located several undated pits and the foundations of a possible earlier barn, which was on a slightly different alignment to that of the present building. The pits did not produce any datable finds. Further monitoring of the service trenches and drainage works to the west of the Barn and to the east within the courtyard did not locate any archaeological features, finds or deposits.
- 5.10 As part of this initial desk based assessment a site visit was made by the author on the 31st of October 2012, for the purpose of recording the present appearance and extent of the proposed development site. The former cart shed was the subject of a detailed historic building survey as part of this desk based assessment. The former cart shed is a single storey building of brick construction with a hipped red pantiled roof and of probable 19th century date. This building is unlisted.
- 5.11 This desk based study made the following assessment of the archaeological potential of the proposed development site at the Cart Shed:

The assessment site is located within the scheduled area of the medieval Easthorpe manorial site and associated medieval settlement earthworks. This is considered to be a site of national significance. The assessment site is also situated within the historic core of the medieval and post-medieval settlements of Easthorpe. As such, the potential for medieval and post-medieval archaeological potential to be encountered on this site, despite the small scale nature of this development proposal is considered to be **high**. This is the case particularly in the light of the results of the nearby recent watching brief on the groundworks pertaining to the conversion of the nearby threshing barn to residential use.

There is some evidence for prehistoric archaeological potential in the area of the assessment site, though this is some distance from it. Such known findings comprise the findspot of a Neolithic flint arrowhead, Iron Age pottery found by fieldwalking prior to the construction of the Bottesford By-pass and the cropmarks of a possible Iron Age enclosure and Bronze Age ring ditch. These are all located well to the south of the assessment site. So the potential for prehistoric archaeological activity to be found on the assessment site is considered to be **low**.

To the south of the assessment site, a tesserae and sherds of Roman pottery were found during the digging of a pond. Further to the south, Roman settlement activity, a possible iron working site, pottery, coins and brooches have been found in close proximity to the Bottesford By-pass. Given these findings to the south, it is considered that the potential for Roman archaeological activity on this site is **low**.

There is very little evidence for Anglo-Saxon archaeological potential within the area of the assessment site despite the place name evidence. The only known finding from this period comprises contemporary pottery from the fieldwalking carried out prior to the



construction of the Bottesford By-pass. Thus, the potential for such activity to be found on this site is also considered to be **low**.

- 5.12 This desk based study also made a consideration of the potential impact of development on this assessed archaeological potential as follows:

This is a relatively small scale development and will comprise the limited excavation of foundations at the front elevation and associated service trench excavations. As such the impact of such groundworks on archaeological potential is considered to be **limited**.

The potential for archaeological activity associated with the medieval and post-medieval settlements and manorial complex is **high**, so the potential impact of this proposal on such potential is also considered to be **high**. Similarly, the impact of development on the **low** potential for the prehistoric and Roman and Anglo-Saxon periods is also considered to be **low**.

The former cart shed is part of the Easthorpe Manor complex and as such is located in close proximity to the Grade II listed Manor Farmhouse to the north. There will be **no impact** from this proposal on the fabric of either building. Similarly, it is considered that there will **no impact** on the setting of either building, since both are screened from the former cart shed by other buildings and boundary walls. Any possible impact on these settings may be reduced by sympathetic building design.

## 6. Methodology

- 6.1 The archaeological evaluation was undertaken at the development site by Neville Hall MIFA on the 22nd of April 2013. This comprised the mechanical excavation under archaeological supervision of a single archaeological trial trench (designated **Trench 1**) along the line of a proposed new foul sewer which would extend from the west elevation of the Cart Shed, across an entrance trackway to the Easthorpe Manor complex, to connect to existing services according to the Specification for this project previously compiled by Neville Hall MIFA [**Figure 3**]. The trench was excavated by a three ton 360° mechanical excavator that was fitted with a 0.60m wide toothless bucket.
- 6.2 The trial trenches were surveyed in using tapes and offsets utilising an architect's plan at an original scale of 1:100.
- 6.3 Where necessary, surfaces were hand cleaned for examination and recording, and deposits observed were recorded on standard *pro-forma* context recording sheets. A plan of the trial trench was compiled at a scale of 1:20. This is reproduced at the same scale in this report as **Figure 4**. One section (designated as **Section 1**) of the deposit sequence encountered was also compiled on site at an original scale of 1:10. This is reproduced at a reduced scale of 1:20 on **Figure 4** of this report. A complimentary digital colour photographic record was also maintained, which are reproduced as **Plates 1-6, Appendix 1**.
- 6.4 All archaeological deposits were levelled in from a site TBM, which was in turn plotted from an Ordnance Survey benchmark located at the south-western corner of the Cart Shed with a relative value of 32.70mAOD [**Figure 2**].
- 6.5 As the archaeological evaluation trench did not reveal any significant archaeological features or finds and following consultations with Dr Helen Woodhouse, Assistant Inspector of Ancient Monuments of English Heritage, it was agreed that a site monitoring visit by same would not be necessary.



**Figure 3:** Plan of the proposed layout of **Trench 1**, at an original scale of 1:100 (not to scale), extract from Architects plan)

## 7. Results [Figure 4; Appendix 1, Plates 1-6]

- 7.1 The trial trench was to originally have extended from the interior bathroom of the proposed new dwelling and hence externally into the exterior trackway area entrance to the manor complex. However, following the partial removal of a concrete offset at the base of the west wall of the Cart Shed, it was determined to wholly excavate the trial trench outside and to the west of the west wall of the Cart Shed.
- 7.2 The single trial trench was excavated under archaeological supervision for a length of 3.0m and to a width of 0.50m as detailed in the agreed Written Scheme of investigation for this evaluation. The trench was excavated to depths of 0.48m and 0.52m below ground levels. The mechanical removal of the current tarmac surface of the trackway (001) revealed a second such and earlier trackway surface (002). Below this was a third such surface of possible post medieval date (003). This was a compacted surface composed of brick and tile fragments and probably earth. Below this was a fourth and final such trackway surface in this sequence (004). This was similarly composed of compacted earth with a much less frequent density of brick/tile fragments. This final surface lay on the top of the underlying natural horizon (005), which extended to the base of the trench excavations. This sequence was recorded within the south facing **Section 1**.
- 7.3 This sequence of trackway surfaces and natural horizon occupied the central portion of the trench section. To the west, this sequence was truncated by a modern service trench which extended north-westwards and beyond the northern limit of excavation of the trench. This service trench had been sealed by the current tarmac surface (001), but had removed the earlier layers within this sequence (002), (003) and (004), thus establishing its recent origin. This service trench was found to extend to the south-east across the base of the trench and was cut into the natural horizon (005). One of the fills of this service trench comprised modern coarse sand.
- 7.4 The foundations of the west wall of the Cart Shed were exposed at the eastern end of this trench. Below ground level were several courses of stone, which in turn rested upon a basal course or stone offset. Although the cut [006] for the construction trench was not discernible in this excavation, the backfill (007) of this trench was, and was also recorded within **Section 1**. The construction trench [006] was truncated by the line of a north-south orientated modern water pipe trench, which also in turn truncated the line of a further modern service trench on the same orientation and located to the immediate west. This second service trench also truncated in turn the sequence of trackway surfaces with the exception of the current tarmac surface (001). The water pipe service trench and the construction trench back fill (007) were in turn sealed by the modern topsoil horizon (008).
- 7.5 There were no finds from this trial trench.

## 8. Discussion and Conclusions

- 8.1 The excavation of this trial trench revealed a sequence of four trackway surfaces, two of which (including the present surface) are of modern origin. The third surface in this sequence may be of post-medieval origin and consisted of compacted earth and a high density of brick/tile fragments. Below this, the final surface in this sequence may possibly be of medieval origin and was also composed of compacted earth albeit with a lesser density of brick/tile fragments.
- 8.2 This sequence of trackway surfaces was truncated to both west and east by the line of modern service trenches, which were both sealed by the current tarmac road surface. This excavation also exposed the foundations of the west wall of the 19th century cart

shed, which included a basal course stone offset and the construction trench backfill for this wall; though the cut of the construction trench was not in itself identified. This had similarly been truncated by the line of a further modern service trench.

8.3 There were no finds from this excavation.

## 9. Effectiveness of Methodology and Confidence Rating

9.1 The methodology chosen clearly demonstrated the sequence of archaeological activity and deposits on this site; while providing sufficient time to record the deposits observed. A more detailed level of archaeological assessment and investigation clearly would not have been necessary. It is considered that the implemented methodology was sufficient to record the nature of the archaeological activity and deposits present within the assessment area with a high degree of confidence.

## 10. Acknowledgements

10.1 Thanks are gratefully extended to Mr. Edward Porter for commissioning this work. Thanks are also extended to Dr Helen Woodhouse, Assistant Inspector of Ancient Monuments of English Heritage for her kind assistance.

## 11. Bibliography

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Ordnance Survey, (2006), 1:25,000 scale map, *Grantham, Bottesford & Colsterworth, Explorer Sheet No. 247.*

Soil Survey of England & Wales, (1983), *Soils of Eastern England, Sheet 4.*

**Appendix 1: Plates**



**Plate 1:** Pre-site works, from the south



**Plate 2:** Pre-site works, from the east





**Plate 3: Trench 1, from the west**





**Plate 4: Section 1, from the south**





**Plate 5:** Exposed Foundations of the west wall of the Cart Shed, from the west



**Plate 6:** Opposing north facing trench section, from the north

## Appendix 2: List of Contexts

- 001** Existing tarmac surface of the entrance trackway to the Easthorpe Manor complex. Above **(002)**. Depth - 0.04m.
- 002** Earlier modern metalled surface of the entrance trackway to the Easthorpe Manor complex. Below **(001)** & above **(003)**. Depth - 0.04m.
- 003** Trackway surface of possible post-medieval date. Compacted heterogeneous deposit. Friable, light orange brown sandy silt matrix with small-medium brick/tile fragments 50%, small-medium angular stones 10% and frequent small fragments & flecking of charcoal. Below **(002)** & above **(004)**. Depth - 0.14m.
- 004** Trackway surface of possible medieval date. Compacted. Friable, mid orange brown sandy silt matrix with frequent small fragments & flecking of charcoal & small fragments & flecking of brick/tile, moderate small-medium angular stones. Below **(003)** & above **(005)**. Depth - 0.13m.
- 005** Natural horizon. Dark orange brown mudstone. Below **(004)**. Depth - >0.14m.
- 006** Cut for the construction trench of the west wall of the Cart Shed. Not defined owing to truncation by modern service trench.
- 007** Fill of the construction trench of the west wall of the Cart Shed. Friable, dark grey brown sandy silt with frequent medium-large angular stones. Depth - >0.36m.
- 008** Modern topsoil horizon above **(007)**. Friable, dark black brown sandy silt with frequent small angular stones (gravel), moderate charcoal flecking. Depth - 0.06m.

### **Appendix 3: OASIS Summary Sheet**



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## The Cart Shed, Easthorpe Manor, Easthorpe Road, Easthorpe, Leicestershire - Neville Hall MIFA

OASIS ID - nevilleh1-151539

### Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall MIFA	nevillehallmifa@googlemail.com	25 May 2013

### Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

### Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

### File submission and form progress

Grey literature report submitted?	Yes	Grey literature report filename/s	Sent by other means
Report release delay specified?	Yes	Release delay	Release into ADS library once signed off
Boundary file submitted? HER signed off?	No	Boundary filename NMR signed off?	

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