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FREELANCE ARCHAEOLOGIST & CONSULTANT**

AN ARCHAEOLOGICAL EVALUATION
AT 17A, BOWLING GREEN LANE,
MARKET OVERTON, RUTLAND

National Grid Reference: SK 8890 1636
Planning Reference: 2015/0841/FUL
Accession No: OAKRM: 2015.21

PREPARED FOR MR. GRAHAM GARFOOT

By
Neville Hall MIFA
February 2016

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Summary

An archaeological evaluation was undertaken prior to the proposed construction of a new three-bedroomed residential dwelling on land at 17A, Bowling Green Lane, Market Overton, Rutland. The archaeological evaluation was undertaken at the development site on the 13th of February 2016.

Three archaeological trial trenches were excavated under archaeological supervision within the new build footprint of the proposed new residential dwelling on this site. This archaeological field assessment did not identify any archaeological activity on this site and there were no finds.

The evaluation did identify a simple deposit sequence which comprised a topsoil horizon, an undated ploughsoil or buried soil horizon and an underlying natural horizon. This deposit sequence was recorded within two representative sections and was identified throughout the area of the assessment site.

No archaeological activity or finds which could be associated with the nearby known Roman site or with the medieval and post-medieval settlements was identified on this site.

1. Introduction

- 1.1 Neville Hall MIFA was commissioned by Mr. Graham Garfoot to undertake an archaeological evaluation on land at 17A, Bowling Green Lane, Market Overton, Rutland comprising the excavation of three archaeological trial trenches, prior to the proposed construction of a new three-bedroomed residential dwelling. The archaeological evaluation was undertaken at the development site on the 13th of February 2016.
- 1.2 The work was carried out according to the requirements of an archaeological condition, which was attached to the granting of planning consent for this development by Rutland County Council, the Local Planning Authority (LPA), and acting on the advice of Mr. Richard Clark, Principal Planning Archaeologist of Leicestershire County Council, in his capacity as archaeological advisor on planning issues to the LPA. This report documents the results of the archaeological evaluation, which was undertaken in accordance with a Specification prepared by Neville Hall MIFA. This document was submitted to and approved by Mr. Richard Clark, prior to the commencement of the on-site works. This is in accordance with the principles established in in *NPPF: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department of Culture, Media and Sport, 2010) and *Management of Archaeological Projects* (English Heritage, 1991) and *Standard and guidance for archaeological evaluations* (IFA, 2008).
- 1.3 Copies of the final report will be deposited with the client, Mr Richard Clark, the Planning Department of Rutland County Council, the Leicestershire and Rutland Historic Environment Record (HER) and with the Rutland County Museum at Oakham, 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 the historic core of the village of Market Overton and on land off the western frontage of Bowling Green Lane. The development site is currently occupied by garages which front onto Bowling Green Lane with an area of concrete hardstanding and a grassed area to the rear of this **[Figures 1 and 2]**.
- 2.2 The development site is situated within an undulating upland area of the Rutland Wolds. The development site is located on brashy fine and coarse loamy ferruginous soils of the Banbury Series. These deposits in turn overlie a solid geology of ironstones of the Jurassic [Soil Survey, 1983; BGS, 1978].

3. Planning Background

- 3.1 An application for planning consent for the proposed construction of a new three-bedroomed residential dwelling on land at 17A, Bowling Green Lane, Market Overton, Rutland (Planning Reference: 2015/0841/FUL) has been submitted to and granted consent by Rutland County Council, the Local Planning Authority **[Figure 3]**. However, as the proposed development site is situated within a perceived area of high archaeological potential, an archaeological condition (No. 4) was attached to this granting of planning consent. This required that a programme of archaeological site work be undertaken prior to any development taking place on this site.
- 3.2 It was understood that this programme of archaeological works would comprise the assessment of the archaeological potential of the proposed development site through archaeological trial trenching.



Figure 1: Site location at a scale of 1:12,500. The site is shown in red.
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- 3.3 A Brief for this archaeological field evaluation was prepared by Mr Richard Clark, the Principal Planning Archaeologist of Leicestershire County Council. Neville Hall MIFA was commissioned by Mr Graham Garfoot to prepare a written scheme of investigation for this programme of works, which was then subsequently submitted to and agreed by Mr Richard Clark, prior to the commencement of this programme.
- 3.4 The results of this programme of works is the subject of this report, which will be submitted by the applicant to the local planning authority in due course to inform and to facilitate a final decision by them pertaining to the granting of consent for this aforementioned planning application.

4. Aims and Objectives of the Archaeological Programme of Works

- 4.1 The general aim of the archaeological evaluation of the site were to ensure that sufficient information is generated from the results of this work, which would enable Mr. Richard Clark, Principal Planning Archaeologist of Leicestershire County Council, (on behalf of Rutland County Council, the Local Planning Authority), 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.
- 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.

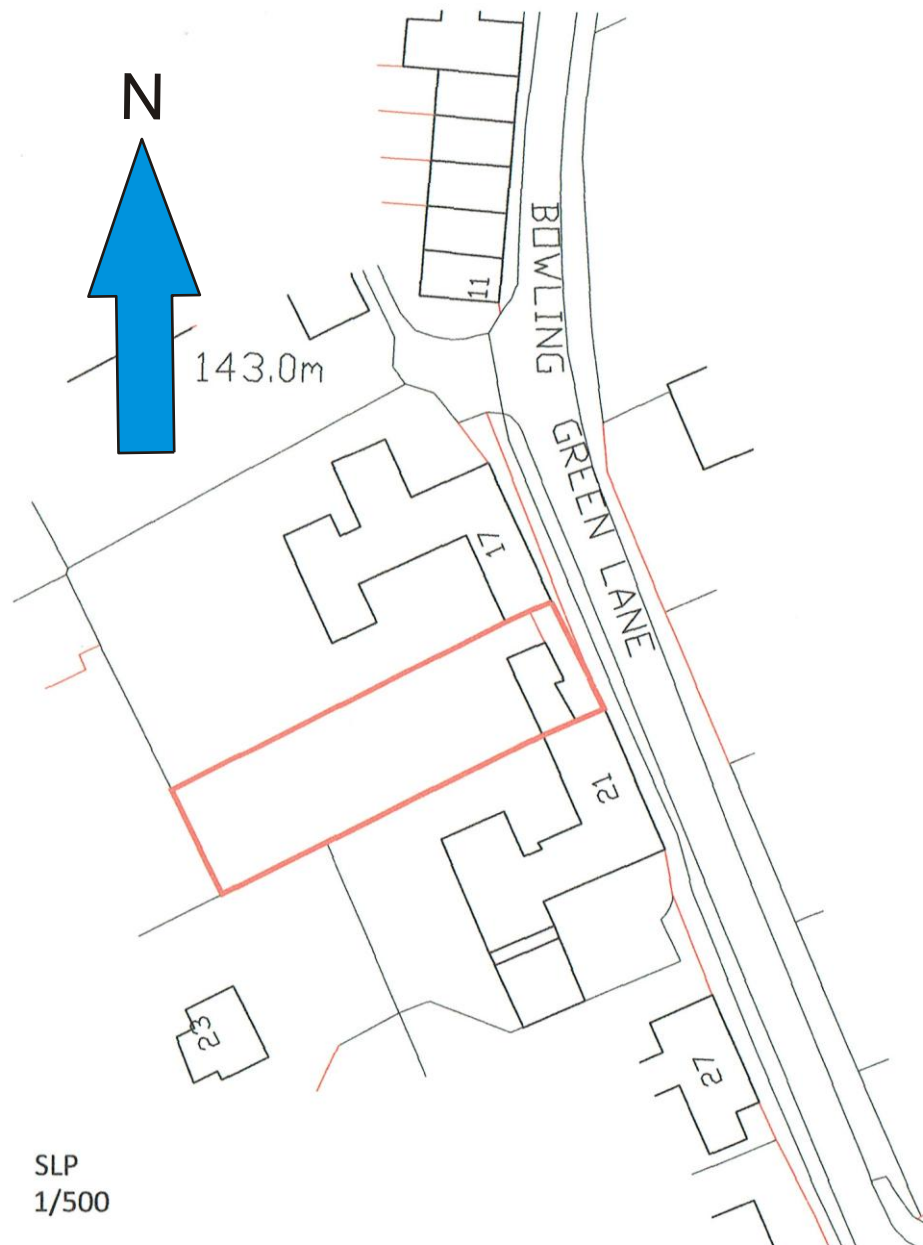


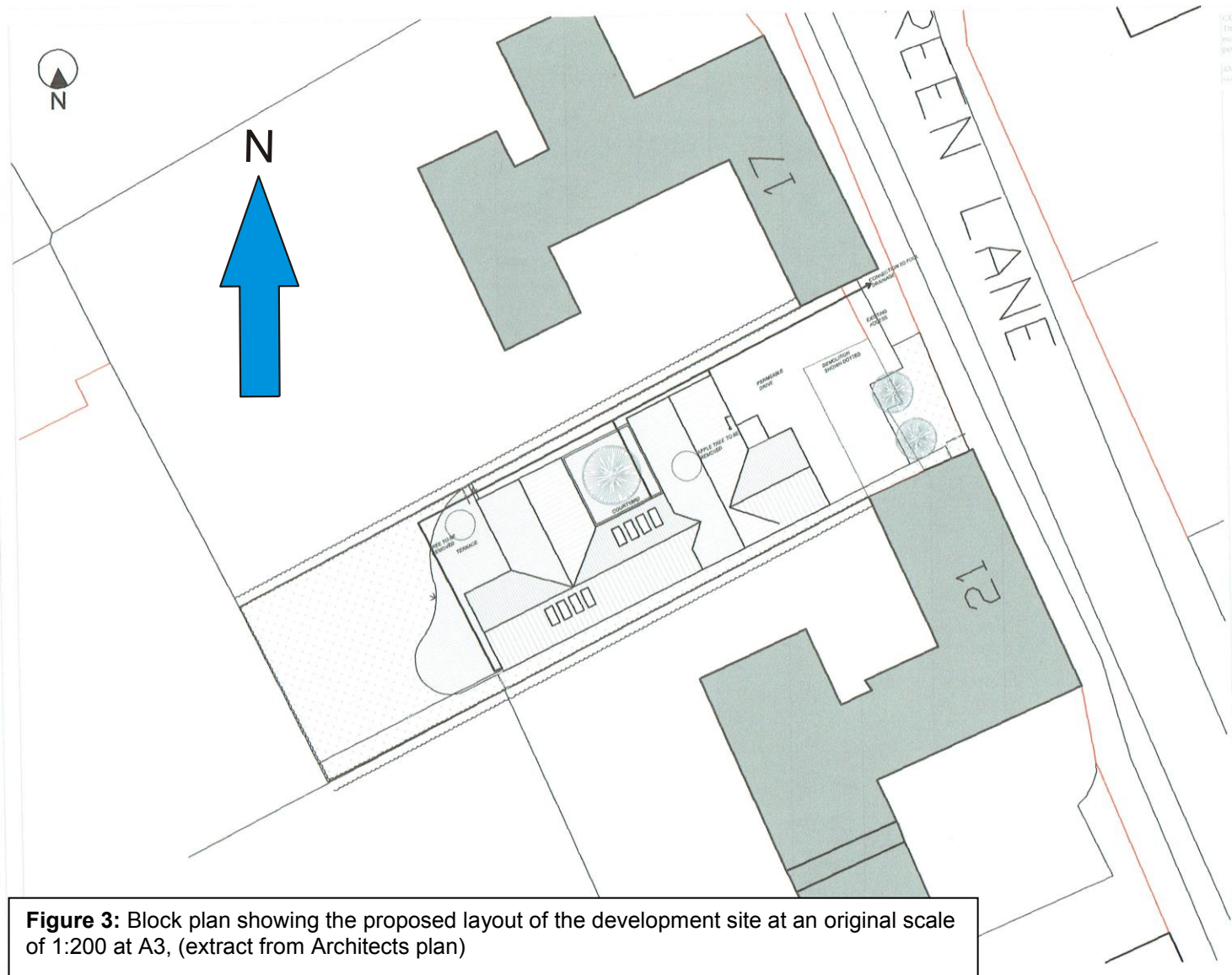
Figure 2: Site location at an original scale of 1:500, (extract from Architects plan). The site is shown outlined in red.

- 4.3 The development site is situated within an area of high archaeological potential. A known Roman site is situated to the north of this development site and further finds of pottery have been made to the south and north of this site respectively. This development site is also situated at the rear of a medieval burgrave plot so one may expect to encounter rear back plot settlement activity associated with this. The development site is also situated within the medieval and post-medieval settlements. It is very likely that Roman, medieval

and post-medieval settlement activity will be encountered on this site. The specific objectives of the project were to record any archaeological features, structures and/or deposits and finds associated with this potential multi-period settlement activity within the context of local and regional archaeological research frameworks in terms of medieval and post-medieval settlement as detailed in *The Archaeology of the East Midlands, An Archaeological Resource Assessment and Research Agenda* (2006).

5. Archaeological and Historical Background

- 5.1 Background research sources were consulted at the Leicestershire and Rutland Record Office and the Leicestershire and Rutland Historic Environment Record (HER). A search of the HER was conducted within the vicinity of the proposed development site.
- 5.2 An early Mesolithic flint assemblage was found during an archaeological investigation to the south-west of The Lodge, Main Street in 2007 (HER MLE16737, ELE4889). The assemblage consisted of microliths and it was also suggested that there had been a contemporary flint working site here.
- 5.3 A flint scatter was found to the east of The Wharf in 2009 and in 2013 (HER MLE22090). The finds were of Mesolithic, Neolithic and Bronze Age date and consisted of a blade, two microliths, six scrapers and a flake.
- 5.4 During an archaeological watching brief at The Lodge in 2007-8, five fragments of prehistoric flint were found (HER MLE20059).
- 5.5 Archaeological investigations at The Lodge in 2007 identified a transitional Iron Age and Roman settlement site (HER MLE16735, ELE4889). The site was the subject of a strip, map and record exercise. The settlement began in the late Iron Age with evidence of an enclosure ditch. By the late 1st-early 2nd century AD, the settlement consisted of various features including a stone building and a loom base. By the late 2nd-early 3rd centuries AD, the enclosure ditch had silted up. By the 4th century AD, a further structure was built which may have been part of a larger building or possible villa that had been destroyed by quarrying. The finds indicated a building of high status such as wall plaster etc. Finds of two sherds of Anglo-Saxon pottery on the site suggested that activity from this period continued on this site after the Roman period (HER MLE16736, ELE4889).
- 5.6 A Roman settlement site including the site of a pottery kiln is situated at Land Close (HER MLE5513). The pottery kiln was found during ironstone workings here in 1906 along with two halves of a beehive quern, a brooch, a strap end and six coins. Other finds comprised a well which produced skulls, pottery and fragments of leather. The kiln produced greyware pottery possibly dated to the 1st-2nd centuries AD.
- 5.7 A further Roman settlement site occurs to the north of the Lodge (HER MLE5516). An archaeological excavation here in 1903 identified masonry, nearly two thousand sherds of pottery, six mortar fragments, along with brick and tile fragments and a few coins. Archaeological observations here in 1998 were made here following a topsoil strip for a cottage known as 'Q Cottage' (ELE6529). Nothing earlier than the post-medieval period was found during this watching brief. A further archaeological watching brief here in 2007-8 during the groundworks for a new visitors site found a small amount of Roman pottery (HER ELE7897).
- 5.8 A possible Roman site is situated at 6-9, Fountains Row to the north of the development site (HER MLE5524). Roman pottery has been found at this location along with a row of regular stone masonry blocks including a large keystone.



- 5.9 A Roman coin of Vespasian was found to the north of the development site in 1975 (HER MLE8104). At around 1955, two Roman coins were found in the garden of Berry Bushes (HER MLE8105). This comprised a coin of Postumus (AD258-268) and a coin of Constantine the Great (AD306-337). Further Roman coins have been found to the immediate west of the parish church (HER MLE8106). They were found during the cutting of a section into earthworks here in 1907. Other finds included a Roman key.
- 5.10 Three sherds of Roman pottery were found in 1992 on a building site to the south of the development site at Stone House and at the rear of Bowling Green Lane (HER MLE9002).
- 5.11 Metal detecting to the south-west of Berry Bushes in 2005, 2007 and in 2013 have located eight late Roman coins and an early Roman brooch (HER MLE22088).
- 5.12 During the course of ironstone working at Land Close in 1906, an Anglo-Saxon inhumation/cremation cemetery known as the 'Northern Cemetery' was found (HER MLE5517). This cemetery has been dated by one authority to the mid 6th century AD. Although no skeletons were found some bone was noted in urns. Five complete cremation urns were also found. Other finds from the cemetery included shield bosses, spear heads, part of a sword blade, a scabbard, a knife, a pair of shears, beads and brooches.
- 5.13 To the south of this site also at Land Close, further evidence for this cemetery site was unearthed in 1909-10 designated as 'The Southern Cemetery' (HER MLE5518). 25 cremation urns were found containing teeth and bone fragments. Other finds from this site included 30 spearheads, eight shield bosses, a large bucket, a gold bead, many amber beads, two pairs of writs clasps and seventeen brooches.
- 5.14 Late Anglo-Saxon and medieval finds were found by metal detection to the south-west of Market Overton in 2006-7 and in 2013 (HER MLE22087). These finds consisted of an Anglo-Saxon pin, Saxo-Norman and medieval pottery, a late Anglo-Saxon coin, medieval mounts, a harness fitting, an ampulla, a buckle and a medieval coin.
- 5.15 A fragment of an early Anglo-Saxon copper alloy brooch was found by metal detection in 2013 to the south of Berrybushes (HER MLE22089).
- 5.16 Within the central portion of the medieval settlement is the site of the medieval market place on Main Street (HER MLE5519). There is documentary evidence for this site at this location. Grade II listed stocks of 18th-19th century date are situated in the market place (HER MLE5520). The development site is situated within the historic core of the medieval and post-medieval settlements (HER MLE9004). The extent of this settlement has been deduced from landscape maps etc.
- 5.17 The Grade I listed parish church, which is dedicated to SS Peter and Paul is mostly of 14th century construction (HER MLE5509). It has an Anglo-Saxon arch which suggests an earlier foundation. The arch may be built of reused Roman masonry. The church comprises a west tower, a nave, north and south aisles, a chancel, a north-east vestry, a south transept and porch. The church was restored in 1858. A war memorial lychgate of c1922 and the 19th century churchyard walls are Grade II listed (HER MLE17352).
- 5.18 Earthworks situated around the parish church were thought to be Roman in origin (HER MLE5522). However, the church lies within an enclosure with a series of other such enclosures which are situated to the east. It is possible to conclude that these are medieval settlement earthworks. These enclosures have been largely removed by modern ironstone workings. The earthworks are featured on late 19th century O.S. maps.

- 5.19 A sherd of medieval pottery was found during the construction of new houses on Spring Close (HER MLE6945).
- 5.20 During an archaeological watching brief to the north of The Lodge in 2007-8, three sherds of medieval pottery were found (HER MLE20057).
- 5.21 Glebe Farm, 30-32 Main Street is a Grade II listed 17th century house that is situated to the south-west of the development site (HER MLE18351). The Grade II listed Three Shoes Public House, Main Street is an 18th century public house is situated to the west of the development site (HER MLE18366). The Grade II listed 16-20, Main Street are three cottages of 18th century date, which are situated to the west of the development site (HER MLE18367).
- 5.22 There are a number of other Grade II listed buildings within the search area. These comprise: the Old Manor House, Teigh Road, a house dating to 1733, (HER MLE17618); 23, Main Street, a cottage dated to c1800 (HER MLE18344); 34-36, Main Street, a pair of early 19th century cottages (HER MLE18345); 5, Berrybushes, an 18th century cottage, now two cottages, (HER MLE18346); 8-10, Berrybushes, two 18th century cottages (HER MLE18347); Coumb, 21, Main Street, a cottage dated to c.1800 (HER MLE18348); an 18th century gazebo and 18th-19th century wall and gate piers at the Manor House, Main Street, (HER MLE18349); Home Farmhouse, Main Street, a 17th century house (HER MLE18350); 3, Main Street, a house of 1734 (HER MLE18352); a K6 telephone kiosk on Main Street (HER MLE18353); Manortoft, 12, Main Street, a 17th-18th century house (HER MLE18354); Market Overton House, Main Street, an early 18th century house (HER MLE18355); Old Hall, Main Street, a 17th century or later house (HER MLE18536); 1, Main Street, a house of 1734 (HER MLE18357); 19, Main Street, a 17th century cottage (HER MLE18358); the 18th and 19th century stables at Market Overton House, Main Street, (HER MLE18360); Stock Cottage, 11, Main Street, formerly three 17th century cottages, now one cottage (HER MLE18361); the Surgery, 3, Berrybushes, an 18th century cottage (HER MLE18362); The Manor House, Main Street, a house of 1861 (HER MLE18363); The Old Rectory, Teigh Road, a house of 1858, formerly the Rectory (HER MLE18364) and The Smithy, 14, Main Street a mid 19th century smithy (HER MLE18365).
- 5.23 The site of a post-medieval windmill occurs in Mill Field (HER MLE5523). There are references to this site in a field name of 'Mill Field' on a wartime field name map of this area.
- 5.24 During an archaeological watching brief at The Lodge in 2007-8, two sherds of post-medieval pottery and a brick fragment of post-medieval date were found (HER MLE20058).
- 5.25 The line of the Market Overton mineral railway extends to the east of the village (HER MLE16094). This line extended from the Midland and Great Northern Railway to several ironstone workings sites in the vicinity. Its construction took place after 1915 and appears to have gone out of use by 1959 when the Midland and Great Northern Railway was closed.
- 5.26 There have been a number of other previous archaeological investigations within the search area. An historic building survey was undertaken on farm buildings at Glebe Farm (HER MLE20511, ELE8372). These are situated to the south-west of the development site. The barns were constructed in the 18th century, though may be 17th century in date. A variety of cow houses also date from the mid-late 19th century.

- 5.27 An archaeological watching brief at Thistleton Road during topsoil stripping in 1998 identified deposits of made ground with an absence of any archaeological activity or finds (HER ELE6527).
- 5.28 An archaeological evaluation at 59, Thistleton Road in 1999 did not identify any archaeological activity or finds which pre-dated the 19th century (HER ELE6532).
- 5.29 An archaeological watching brief took place on a water mains renewal scheme along Main Street, Berry Bushes and the Thistleton Road in 2000 (HER ELE6532). This did not identify any significant archaeological deposits or features.
- 5.30 An archaeological watching brief at Michaelmass Cottage, 5, Berrybushes in 2001 was undertaken on the groundworks pertaining to the construction of a new indoor swimming pool and associated topsoil stripping did not identify any significant archaeological activity or finds (HER ELE6530).
- 5.31 An archaeological watching brief took place to the rear of 40, Main Street in 2006 (HER ELE4535). This was undertaken on the groundworks for a new house and garage. No archaeological activity or finds were recorded.
- 5.32 An archaeological watching brief took place at 7, Main Street in 2007 on the groundworks for a new house (HER ELE4937). The site appeared to have been truncated with no archaeological features recorded. The only finds made were sherds of post-medieval and modern pottery.
- 5.33 Copies of manuscript and published O.S. maps were obtained from the Leicestershire and Rutland Record Office. The earliest map consulted comprised an extract from the enclosure award map for the parish of Market Overton of 1807 (Archive ref: EN/MA/230/1). This map shows the area of the development site at the rear and the eastern end of a land plot, which fronts onto Main Street to the west. The shape and form of this land plot denotes it as a possible medieval burgrave plot.
- 5.34 The extract from the First Edition 25 inch to one mile scale O.S. map of 1885 shows the development site as being situated within a smaller land plot associated with a property fronting onto the western side of Bowling Green Lane. This smaller land plot has been carved out of the larger land plot that was featured on the 1807 map with its boundaries remaining. The western and southern boundaries of the development site have become established by this time.
- 5.35 An extract from the Second Edition 25 inch to one mile scale O.S. map of 1904 shows that no change took place to the layout of the site between 1885 and 1904.
- 5.36 An extract from the 1:2,500 scale O.S. map of 1973 shows that all of the boundaries of the development site have become established by this time with the garages which are situated at the front of the site now in place by 1973.
- 5.37 An extract from the 1:2,500 scale O.S. map of 1986 shows the same layout to the area of the development site as was featured on the map of 1973.

6. Methodology

- 6.1 The archaeological evaluation was undertaken at the development site on the 13th of February 2016 by Neville Hall MIFA. This comprised the mechanical excavation under archaeological supervision of three archaeological trial trenches [designated as **Trenches 1-3**] within the area of the new build footprint of the proposed new three-

bedroomed residential dwelling. The mechanical excavation were undertaken by an 8-ton 350° mechanical excavator that was fitted with a 1.50m wide toothless ditching bucket.

- 6.2 A plan showing the trial trench proposal that accompanied the approved written scheme of investigation for this evaluation is shown on **Figure 4**. All deposits were recorded on standard *pro-forma* context recording sheets. A plan of the trenches excavated was compiled on site at a scale of 1:50. This is reproduced at this same scale on **Figure 5**. Two representative sections of the identified deposit sequence [designated as **Representative Sections 1-2**] were also compiled on site at a scale of 1:20 and are also reproduced at this same scale on **Figure 5**.
- 6.3 All site levels were taken from a site TBM, which was in turn related to a spot height of 143m located in Bowling Green Lane and shown on **Figure 2**. A full photographic record composed of digital, monochrome and colour slide photographs were taken during the course of this evaluation. The digital images are reproduced as **Plates 1-10, Appendix 1**. A list of contexts recorded is reproduced in **Appendix 2**.
- 6.4 All work was carried out according to the agreed Specification and to the Institute of Field Archaeologists (IFA) standards and guidance for archaeological evaluations (2008).

7. Results [Figure 5; Appendix 1, Plates 1-10]

An area of modern concrete hardstanding that was situated at the north-eastern end of **Trench 1** and its associated hardcore had been removed prior to arrival to depths of between 0.20m-0.30m below ground levels. Otherwise the trenches were excavated within an undisturbed grassed area [**Plates 1-2**].

7.1 Trench 1

- 7.1.1 **Trench 1** was orientated from south west-north east and was excavated to a length of 15.0m, to a width of 1.50m and to depths of between 0.58m-0.62m below ground levels. This trench extended along the longest axis of the proposed new building footprint and was parallel and close to the south-eastern site boundary [**Plates 3-4**].
- 7.1.2 The mechanical excavation of this trench under archaeological supervision revealed a simple deposit sequence which consisted of a topsoil horizon (**001**), an undated ploughsoil or buried soil horizon (**002**) and an underlying natural horizon (**003**). This deposit sequence was recorded within **Representative Section 1** [**Plate 7**].

7.2 Trench 2

- 7.2.1 **Trench 2** was aligned from north west-south east and extended north westwards and perpendicular to the south-western end of **Trench 1**. **Trench 2** was excavated to a length of 4.0m, to a width of 1.50m and to depths of between 0.58m-0.69m below ground levels [**Plate 5**]. This trench was also excavated within the area of the new build footprint, but had to be shortened in length to accommodate the turning circle of the mechanical excavator.
- 7.2.2 The same deposit sequence which was identified within the adjoining **Trench 1** was also located within this second trench.

7.3 Trench 3

- 7.3.1 **Trench 3** was also orientated from north west-south east and extended north westwards and perpendicular to the north eastern end of **Trench 1**. **Trench 3** was excavated to a

length of 4.0m, to a width of 1.50m and to depths of between 0.58m-0.79m below ground levels [Plate 6]. This trench was also excavated within the area of the new build footprint, but had to be shortened in length to accommodate the turning circle of the mechanical excavator.

- 7.3.1 The same deposit sequence which was identified within the adjoining **Trench 1** was also located within this third trench, which was recorded within **Representative Section 2** [Plate 8].

8. Discussion and Conclusions

- 8.1 Three archaeological trial trenches were excavated under archaeological supervision within the new build footprint of the proposed new residential dwelling on this site. This archaeological field assessment did not identify any archaeological activity on this site and there were no finds.
- 8.2 The evaluation did identify a simple deposit sequence which comprised a topsoil horizon, an undated ploughsoil or buried soil horizon and an underlying natural horizon. This deposit sequence was recorded within two representative sections and was identified throughout the area of the assessment site.
- 8.3 No archaeological activity or finds which could be associated with the nearby known Roman site or with the medieval and post-medieval settlements was identified on this site.

9. Acknowledgements

- 9.1 Thanks are gratefully extended to Mr. Graham Garfoot for commissioning this work and for his kind assistance. Thanks are also extended to Mr Richard Clark, Principal Planning Archaeologist of Leicestershire County Council, and to the staff of the Leicestershire and Rutland Historic Environment Record, and the Leicestershire and Rutland Archives for their kind assistance.

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Extract from the Second Edition 25 inch to one mile scale O.S. map of 1904, map sheet no. Rutland 2.15.

Extract from the 1:2,500 scale O.S. map of 1973, map sheet no. SK 8816.

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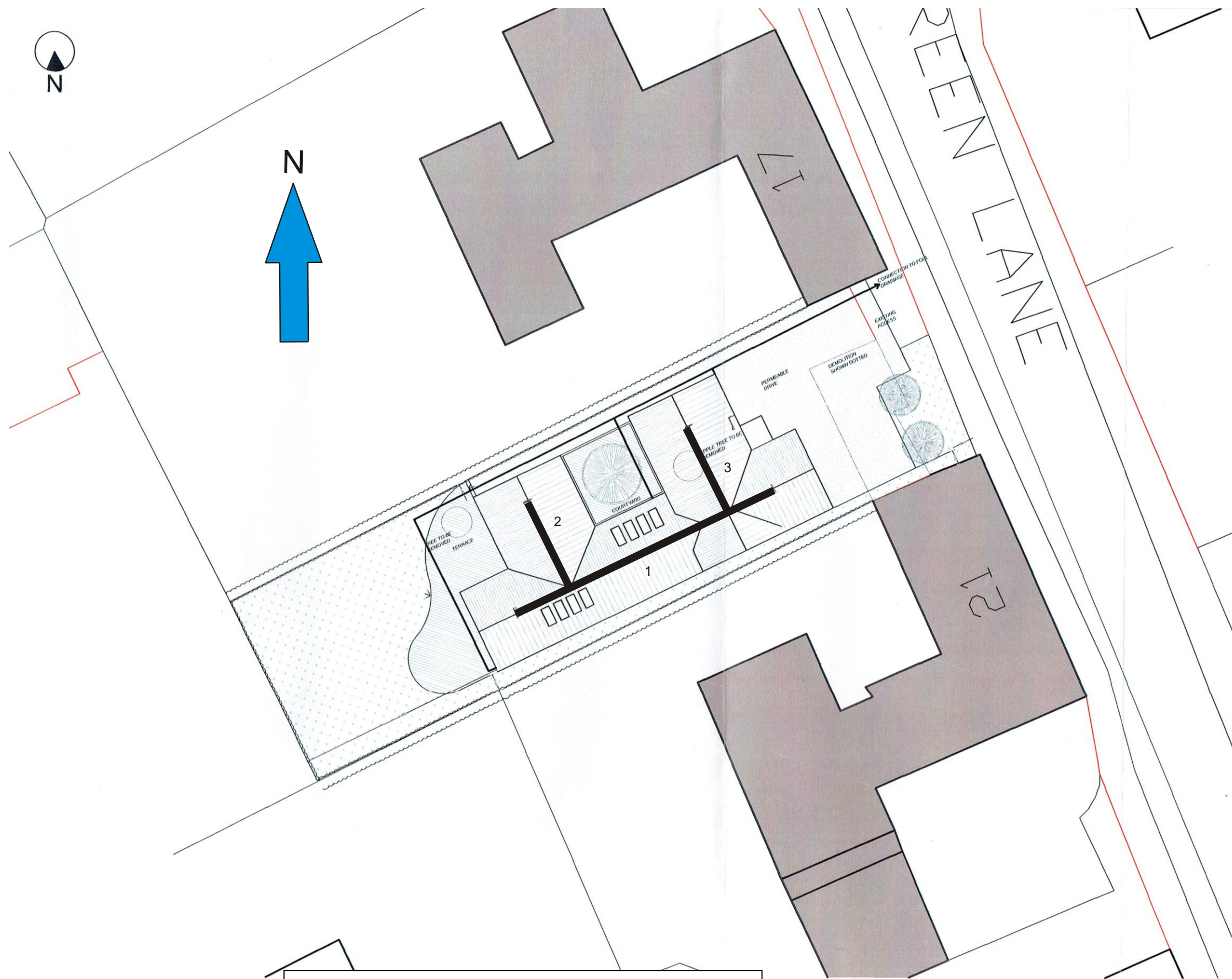
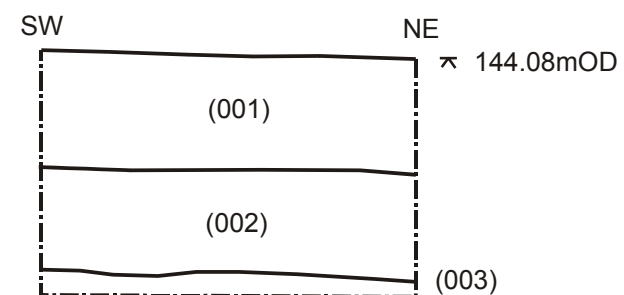
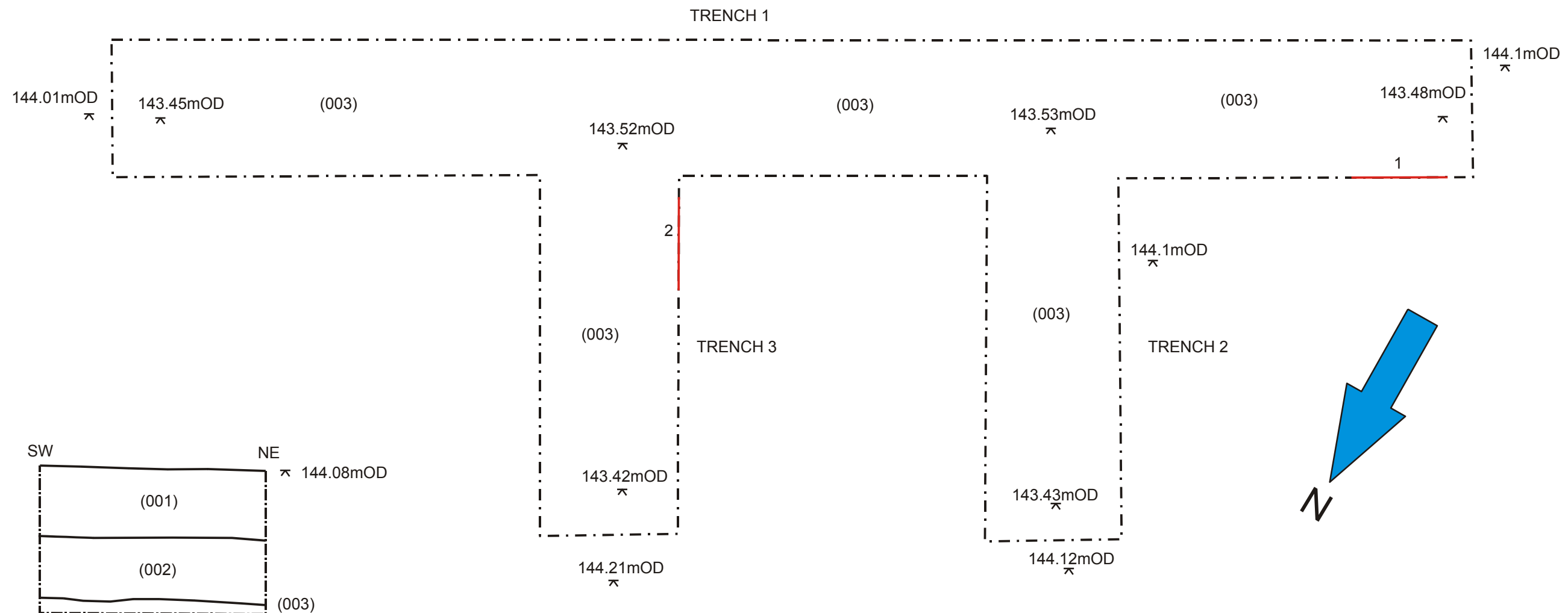
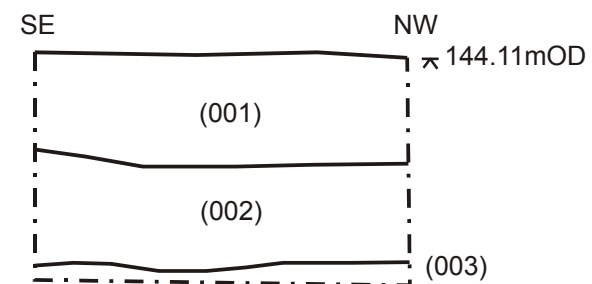


Figure 4: Trial trench layout proposal at an original scale of 1:200.



Representative Section 1, South-East Facing Section, scale 1:20



Representative Section 2, North-East Facing Section, scale 1:20

Figure 5: Plan of Trenches 1-3 at a scale of 1:50 & Representative Sections 1-2 at a scale of 1:20

Appendix 1: Plates



Plate 1: Pre-reassessment, from the north-east



Plate 2: Pre-reassessment, from the south-west



Plate 3: Trench 1, from the north-east



Plate 4: Trench 1, from the south-east



Plate 5: Trench 2, from the south-east



Plate 6: Trench 3, from the south-east



Plate 7: Representative Section 1, from the south-east



Plate 8: Representative Section 2, from the north-east



Plate 9: Completed field assessment, from the south-west



Plate 10: Completed field assessment, from the north-east

Appendix 2: List of Contexts

- 001** Topsoil horizon. Soft, dark orange brown clayey silt with occasional small angular stones. Above **(002)**. Recorded within **Representative Sections 1-2**. Depth - 0.29m.
- 002** Undated ploughsoil or buried soil horizon. Soft, mid orange brown clayey silt with no inclusions. Below **(001)** and above **(003)**. **Representative Sections 1-2**. Depth -0.28m.
- 003** Natural horizon. Soft light orange brown silt matrix with small-medium angular limestone fragments 30%,. Below **(002)**. **Representative Sections 1-2**. Depth - >0.05m.

Appendix 3: OASIS Summary Sheet

OASIS DATA COLLECTION FORM: England

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17A, Bowling Green Lane, Market Overton, Rutland - Neville Hall MIFA

OASIS ID - nevilleh1-243160

Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nevillehallmifa@gmail.com	19 February 2016

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
Boundary file submitted?	No	Boundary filename	
HER signed off?		NMR signed off?	

Upload images	Upload boundary file	Request record re-opened	Printable version
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