

MIDLAND ARCHÆOLOGICAL SERVICES

Desk-based Assessment
The Holly Bush Restaurant
Upper Bond Street
Hinckley
LE10 1RH



NGR: 442584 294202
Planning: 18/01141/FUL
Accession No: X.A11.2019
Site Code: HOLL 19
Oasis ID: Midlanda1-344080

Prepared For: Narrative Options Ltd

Steve Williams BA (Hons)

February 2019

Specialist & Independent Buried & Built
Historic Environment Advisors to the
Construction & Property Industries

CONTENTS

1.0	Introduction and Scope of Study	3
2.0	Objectives and Methodology	3
3.0	Planning Background	3
4.0	National Policies and Guidance	4
5.0	Topography and Geology	5
6.0	Historical and Archaeological Background	6
7.0	Cartographic Evidence	7
8.0	Conclusions and Recommendations	8
9.0	Potential Impact	9
10.0	Mitigation	9
11.0	Acknowledgements	9
12.0	Sources Consulted	9
Appendix 1: Colour Plates		11
Appendix 2: Historic Environment Data		25
Appendix 3: Oasis		26

Illustrations

Fig.1	Location Map (1:25 000) @ A4	
Fig.2	Location Plan (1:500) @ A4	
Fig.3	Development Plan (1:200) @ A3	
Fig.4	Photo Direction Plan (1:200) @ A3	
Fig.5	Historic Environment Data (1:25 000) @ A3	
Fig.6	1782 Estate Map of Hinckley. (not to scale)	
Fig.7	1844 Tithe Map Hinckley (not to scale)	
Fig.8	1887 Ordnance Survey (not to scale)	
Fig.9	1904 Ordnance Survey (not to scale)	
Fig.10:	1924 Ordnance Survey (not to scale)	
Fig.11:	1952 Ordnance Survey (not to scale)	

Abbreviations

AD	Anno Domini
AOD	Above Ordnance Datum
MAS	Midland Archaeological Services
LA	Leicestershire Archives
Km	Kilometre
DBA	Desk-Based Assessment
NPPF	National Planning Policy Framework
m	Metre
NGR	National Grid Reference
OS	Ordnance Survey
c.	Circa
ha	Hectare
HER	Historic Environment Record
HLCA	Historic Landscape Character Assessment
LiDAR	Light detection and ranging

NOTE:

Notwithstanding that MAS have taken reasonable care to produce a comprehensive summary of the known historical and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

February 2019

COPYRIGHT NOTICE:

MAS retain copyright of this report under the Copyright Designs and Patent Act 1988 and have granted licence to Narrative Options Ltd to use and distribute to third parties, with allowance to reproduce in-part or fully the material contained within, once settlement of our account has been made.

EXECUTIVE SUMMARY:

This DBA considers land at: Holly Bush Restaurant, Upper Bond Street, Hinckley, LE10 1RH.

There are no designated heritage assets, Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Battlefields or listed buildings on the Site. The site lies within the Hollycroft Conservation Area.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This DBA has been researched and prepared by MAS on behalf of Narrative Options Ltd to support a planning proposal (18/01141/FUL).
- 1.2 The subject of this DBA (also referred to as the site) is the area occupied by The Holly Bush Restaurant, Upper Bond Street, Hinckley, LE10 1RH (figs. 1, 2).
- 1.3 In accordance with National and Local Authority guidance, this DBA comprises of an examination of evidence held by HER, and the LA, considers published and unpublished material, internet sources and charts historic land-use through a map regression exercise¹.
- 1.4 As a result, the assessment enables relevant parties to consider the significance of any designated and undesignated heritage assets within the study area, to assess the archaeological potential of the site, and to consider the need for design, civil engineering and/or archaeological solutions to any potential identified.

2.0 OBJECTIVES AND METHODOLOGY

- 2.1 The purpose of a DBA is to gather information on a site or area to assess the potential for archaeological features and the presence, significance and quality of known archaeological sites. Available resources that can be utilised include local Historic Environment Records (formerly Sites & Monuments Record SMR), local history centre archives, aerial photographs, remote sensing information, historic maps, estate records and other documents. The production of a DBA helps prepare an informed strategy for any further work required, which may include monitoring, targeted evaluation, mitigation or a full programme of works.
- 2.2 The Chartered Institute for Archaeologists (CifA) defines the standard of a DBA as follows: 'An assessment of the known or potential archaeological resource within a specific area or site on land, inter-tidal or underwater. It consists of a collation of existing written and graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resources in a local, regional, national or international context as appropriate'.²

3.0 PLANNING BACKGROUND

- 3.1 This document is to support a planning application for; Holly Bush Restaurant, Upper Bond Street, Hinckley, LE10 1RH for: Existing building converted to 4 flats, demolition

¹ NPPF 2018

² CifA 2014

of existing outbuilding and erection of new building consisting of offices with 8 flats above (18/01141/FUL), (figs.1-3).

4.0 NATIONAL POLICY AND LOCAL GUIDANCE 2018

4.1 Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.0 TOPOGRAPHY AND GEOLOGY

5.1 Hinckley is a market town located 22km south west of Leicester in the administrative district of Hinckley and Bosworth Borough Council (fig.1).

5.2 The site is located to the east of Lower Bond Street and its junction with Upper Bond Street and to the immediate north of North Worcester and Hinckley College (fig.2). The site comprises of an irregular shaped area measuring approximately 0.1ha in extent currently occupied in-part by The Holly Bush restaurant, some ancillary brick structures and open terraced areas of hard standing. The boundaries consist of high brick walls to the south east, south west and north east, whilst the Holly Bush restaurant is situated along the north west boundary and fronting Upper Bond Street, access to the site is via double-width gates located between the sites south west boundary and the adjacent college building. The site is centred on NGR: 442584 94202 at 119m OD, the underlying geology comprises of sand and gravel³ (fig.2).

5.3 A walk over survey was conducted on the 15th of February 2019 by the author, at the time weather conditions were dry and sunny (fig. 4, Appendix 1).

³ BGS 1994

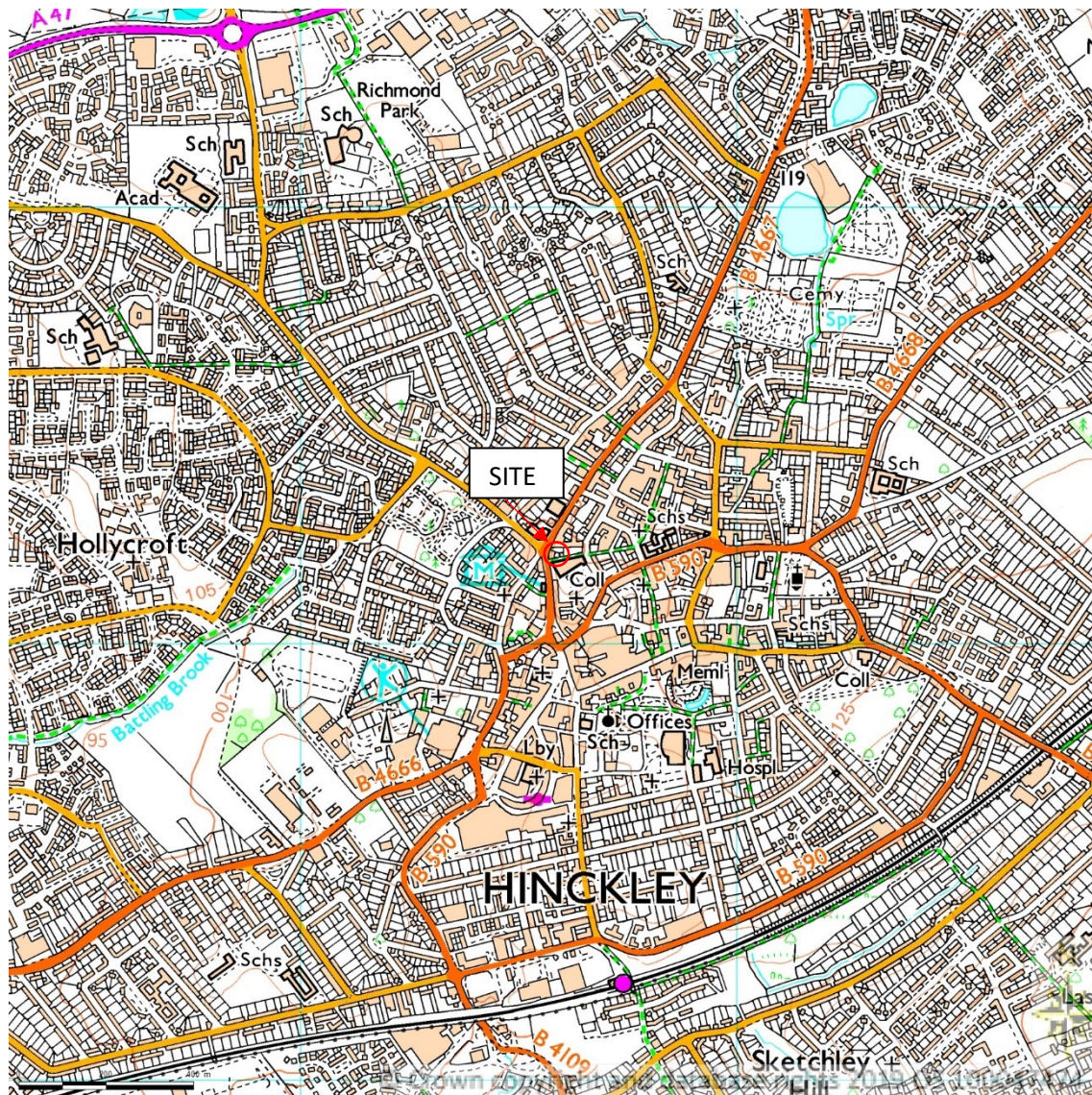


Fig.1: Location Map 1:25000

6.0 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

6.1 Hinckley is certainly an old settlement, of Saxon origins, the name of Hinckley being Old English for 'woodland clearing of a man called Hȳnca'. By the Domesday Survey of 1086 the village was known as *Hinchelie*⁴ and had grown into a small market town. By the 12th century a small abbey had become established and also a castle, the latter being built by Hugh de Grantmesnil, Earl of Leicester, although this had started to fall into decay by the second half of the 14th century⁵.

⁴ Mills, A. D., 1998

⁵ www.hinckleypastpresent.org 2019

- 6.2 By the 17th century the town had become well known for its a stocking and hosiery industry, the stocking frame first being introduced to the town by William Lliff in 1640. By the 19th century, the manufacture of hosiery was so great that only Leicester exceeded its output of stockings.
- 6.3 The Holly Bush building is Grade II listed (1391310), (HER 16765) and is a remodelling of an earlier structure undertaken in the 1930's in an Art-Deco style by the architects Heaton & Walker. The building is believed to sit upon older foundations/structure. Certainly, there are structures within the site area depicted on historic mapping, whilst 19th century trade directories and census returns show that an Inn was located here from the 1870's although it could be older. A succession of Inn Keepers are listed through various trade directories and census returns, including the Bedford family between 1874-94. What is apparent, is that the Holly Bush changed its address sometime between 1881 to 1891 from 44 Upper Bond Street to 1 Upper Bond Street.
- 6.4 A 1km search radius from the sites central NGR was conducted by the HER, (fig.5, Appendix 2). For the purposes of this report only HER data in the immediate vicinity of the site is discussed below. LiDAR imaging and historic aerial photos were also consulted but found to be inconclusisve (fig. 5, Appendix 2).
- 6.5 Other notable buildings in the immediate area include a timber framed structure to the south (HER 15728), the Danilo Cinema (HER 18608), an Art-Deco style building located just to the west of the Upper and Lower Bond Street junction. To the south of the site a framework knitters dwelling (HER 13003) of 17th century date is located. Other buildings in the area include the Atkins hosiery factory complex to the south and south west (HER 7914) and subject of a heritage assessment in 2009 (HER 7906). To the north west is a Police station built in 1937 (HER 18607), whilst the Great Meeting House (HER 7216) was subject to an archaeological watching brief and historic building survey in 2009).

7.0 CARTOGRAPHIC EVIDENCE

- 7.1 A total of six historic maps were studied for this report (figs. 6-11).
- 7.2 The earliest map available is an estate map of the town dated 1782. The site at this time is occupied by three structures, an L shaped building to the north corner and fronting Upper Bond End, later to become Upper Bond Street, along with this structure there is a small square building in the eastern corner and a rectangular structure in the centre of the site. By the time of the 1846 Tithe Map the arrangement of buildings have altered, being replaced with an irregular shaped structure to the north, whilst the plot is labelled as '113' and described in the Tithe apportionment entry as; House, Gardens and Croft and belonging to and occupied by a Charles Preston Sansome,

possibly the same person possibly recorded in the 1851 census return as; Charles Sausome Preston, along with his wife Mary Anna Preston and occupants of Bond Street. By the time of the 1887 Ordnance Survey the building layout has again altered, this time there are several structures along the southern boundary of the site, with gardens to the north, whilst the 1904 Ordnance Survey shows a linear structure along the southern boundary and again but in more detail on the 1924 (ed) 25" Ordnance Survey and where it resembles a layout not too dissimilar from its current form. The final map, the 1952 Ordnance Survey 1:25 000 shows little detail, the buildings on the site being shown as one large structure stretching north into the adjacent plots.

8.0 CONCLUSIONS AND RECOMMENDATIONS

- 8.1 This archaeological desk-based assessment considers land at: The Holly Bush Restaurant, Upper Bond Street, Hinckley, LE10 1RH.
- 8.2 In accordance with central government policies, set out in NPPF 2018, and the desk-based assessment has been undertaken to collect evidence for any archaeological remains on the site and to assess the significance of any heritage assets identified.
- 8.3 There are no Designated/non-Designated Assets, Scheduled Monuments, Registered Parks and Gardens, listed buildings or Registered Battlefields on the site. The site lies within the Hinckley Hollycroft Conservation Area (HER Ref: DLE 578).
- 8.4 No buried archaeological remains have been recorded on the site or its immediate area.
- 8.5 The evidence of the historic mapping shows that the site has in-part been subject to some development since the late 18th century and there is a possibility of sub-surface remains associated with these earlier structures being present.
- 8.6 Taking the current development of the site and its areas of hardstanding and terracing, these factors may have created a degree of truncation across the site area.
- 8.7 The HLCA rates this area of Hinckley as having low-medium potential for buried archaeological remains due to previous development.
- 8.8 Taking the above factors (8.4-8.7) into consideration, the potential for buried archaeological remains on the site is low-medium.

9.0 POTENTIAL IMPACT

- 9.1 The proposed development would involve the conversion of the existing Holly Bush building, the demolition of the outbuildings and construction of a new building.
- 9.2 The construction works will involve some impact upon sub-surface strata/geology.
- 9.3 The visual and perceived settings of any Scheduled Monuments, Registered Parks and gardens, registered Battlefields will not be affected.
- 9.4 The development will have some visual impact upon the surrounding area, notably the Grade II listed Danilo Cinema to the west of the site.

10.0 MITIGATION

- 10.1 Some level of evaluation and/or monitoring may be appropriate prior to or during development of the site. Consideration and implementation of such monitoring would be the decision of the Local Planning Authority Archaeological Advisor.

11.0 ACKNOWLEDGEMENTS

- 11.1 MAS would like to thank Narrative Options Ltd for commissioning this report. Thanks also go to the staff at the Leicestershire and Rutland Historic Environment Record and finally to DRP Archaeology for conducting archive research.

12.0 SOURCES CONSULTED

General

Leicestershire Archives
Leicestershire and Rutland Historic Environment Record
The National Monuments Record

References

British Geological Survey, 1994. Coventry. England and Wales Sheet 169. Solid with Drift Geology. 1:50000 Provisional Series. Keyworth, Nottingham: British Geological Survey.

Chartered Institute for Archaeologists CIfA, *Code of Conduct* 2014

Chartered Institute for Archaeologists CIfA, *Standard and Guidance for Archaeological Desk-Based Assessment* 2014.

Chartered Institute for Archaeologists, 2014. Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives

English Heritage (2009 *as revised*) *Management of Research Projects in the Historic Environment*

Mills, A. D., 1998, *English Place-Names*. Oxford University Press.

National Planning Policy Framework 2018

Cartographic

Plan of the Town of Hinckley 1782 **(Ma/142/3)**

Tithe Map 1846 **(Ti/146/16)**

1887 Ordnance Survey (1st ed) 6" to 1 mile

1904 Ordnance Survey 2nd ed) 6" to 1 mile

1924 Ordnance Survey (ed of 1924) 25" to 1 mile

1952 Ordnance Survey (Provisional Edition) 1:25000

Internet Sources

www.hinckleypastpresent.org

www.pubhistory.co.uk

Appendix 1: Colour Plates



Plate 1: Holly Bush Restaurant looking south from Upper Bond Street.



Plate 2: Holly Bush restaurant looking north east.



Plate 3: Looking north east towards Upper and Lower Bond Street junction.



Plate 4: Holly Bush Restaurant looking south east



Plate 5: Holly Bush Restaurant looking east.



Plate 6: Properties opposite Holly Bush Restaurant looking north west.



Plate 7: Looking north towards the Danilo Cinema.



Plate 8: Looking east towards Upper and Lower Bond Street junction.



Plate 9: Access to site looking south east.



Plate 10: Brick outbuildings to rear of Holly Bush Restaurant.



Plate 11: Outbuilding and steps to terracing to rear of Holly Bush Restaurant looking north east.



Plate 12: Access to Holly Bush restaurant looking north west.



Plate 13: Rear of Holly Bush restaurant looking north west.



Plate 14: Outbuilding looking north west.



Plate 15: Looking north towards Holly Bush restaurant from terraced area.



Plate 16: Holly Bush Restaurant looking north west from terrace area.



Plate 17: Terraced area looking south west towards Holly Bush restaurant.



Plate 18: terraced area looking south west.



Plate 19: Terraced area looking south.



Plate 20: Terraced area looking south east.



Plate 21: Terraced area looking north west.



Plate 22: Terraced area looking west.



Plate 23: Terraced area looking south west.



Plate 24: Looking north west towards Lower and Upper Bond street junction.



Plate 25: Looking south west from terracing towards Holly Bush Restaurant.



Plate 26: Looking east towards stair access to terraced area.



Plate 27: Looking south east towards outbuildings.



Plate 28: Looking south east towards boundary and adjacent college building.

Appendix 2: Historic Environment Data

Leicestershire CC HNET Event/Activity Full Report

14/02/2019

Number of records: 68



Event records within 1km of site centred on Hollybush Restaurant, Hinckley

Event ID	Event Name	Event Type
ELE5848	An archaeological watching brief during groundworks for an extension to St. Mary's C of E Primary School, Hinckley.	Event - Intervention

Accession Number:

Dates: 03/02/1988 - 25/02/1998, between (09/03/1998)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4266 9380 (14m by 11m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An archaeological watching brief was undertaken during the excavation of foundation trenches for an extension to St. Mary's School, Station Road, Hinckley. No archaeological deposits or features were revealed.

Sources

Unpublished document: Browning, J. 1998. An archaeological watching brief during groundworks for an extension to St. Marys C of E Primary School, Hinckley, Leicestershire..

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5092	An archaeological deskbased assessment for 5-7 Regent Street, Hinckley, Leicestershire	Event - Interpretation

Accession Number:

Dates: 28/10/1997 - 28/10/1997, pre (October 1997)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 42538 93882 (42m by 17m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Event ID: ELE5092

Name: An archaeological desk-based assessment for 5-7 Regent Street, Hinckley,

Description and Sources

Description

This desk-based archaeological assessment for 5-7 Regent Street, Hinckley has shown that site of the proposed development lies within the historic core of the town of Hinckley and thus in an area of high archaeological potential. The general lack of modern disturbance to the site makes the survival of archaeological deposits likely, although the depths at which any such deposits may occur is unknown and may only be resolved by trial trenching. Although the property is not listed it lies in a Conservation Area. The buildings itself does not appear to fulfil many of the DOE criteria for preservation by listing, although some of the buildings to the rear of the property may be of greater interest.

Sources

Unpublished document: Buckley,R & Gnanaratnam ,A. 1997. An archaeological desk-based assessment for 5-7 Regent Street, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5823	An archaeological evaluation of land at 5-7 Regent Street, Hinckley, Leicestershire	Event - Intervention
Accession Number:	X.A.16 1999	
Dates:	16/02/1999 - 19/02/1999, between (19/03/1999)	

Project Details:

Thesaurus Event Types

TEST PIT

Organisation:

University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4253 9388 (42m by 22m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An archaeological evaluation by test pits and open area investigation was undertaken within the area of a proposed retail development. The interiors of the frontage buildings of Nos 5 and 7 Regent street were recorded and excavated, and two test pits were excavated in the backyard. Archaeological deposits encountered were of medieval and post-medieval date, including two cellars probably dating between the late 17th century and the first half of the 18th century.

Sources

Unpublished document: Sturgess, J. 1999. An archaeological evaluation of land at 5-7 Regent Street, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5089	An archaeological Desk-based assessment for alteration and extension to 79/81 Upper Bond Street, Hinckley, Leicestershire	Event - Interpretation
Accession Number:		

Event ID: ELE5089 **Name:** An archaeological Desk-based assessment for alteration and extension to

Dates: 08/04/1999 - 08/04/1999, pre (April 1999)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 42702 94389 (60m by 53m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

The desk-based archaeological assessment for the proposed alteration and extension to 79/81 Upper Bond Street, Hinckley, Leicestershire has concluded that there is a possibility of archaeological remains in the development area. However, they may have been subject to disturbance by later development.

A scheme of archaeological work should be discussed with the planning Archaeologist for Leicestershire Museums, as advisor to the planning authority.

Sources

Unpublished document: Browning J. 1999. An archaeological desk-based assessment for alteration and extension to 79/81 Upper Bond Street, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE3843	Watching Brief at 16-18 Butt Lane Hinckley	Event - Intervention

Accession Number: X.A108.2002

Dates: 21/06/1999 - 21/06/1999

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 434 943 (52m by 61m) SP49SW Area

Administrative Areas - None recorded

Event/Activity References - None recorded

Description and Sources

Description

Watching brief during groundworks for residential development revealed no archaeological features.

Sources

Unpublished document: Jennifer Browning. 1999. Watching Brief at 16-18 Butt Lane Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5830	An archaeological watching brief during groundworks for residential development at 16/18 Butt Lane, Hinckley, Leicestershire	Event - Intervention

Accession Number: X A108 2002

Dates: 21/06/1999 - 21/06/1999, at some time (24/06/1999)

Project Details:**Thesaurus Event Types**

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location**Grid Reference**

Centred SP 4346 9432 (53m by 61m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded**Description and Sources****Description**

An archaeological watching brief was undertaken during groundworks for residential development at 16-18 Butt Lane Hinckley. No archaeological features or deposits were encountered during the course of the work.

Sources

Unpublished document: Browning, J. 1999. An archaeological watching brief during groundworks at Butt Lane, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5824	5-7 Regent Street, Hinckley, Leicestershire an archaeological survey.	Event - Intervention

Accession Number: X.A16. 1999

Dates: 27/09/1999 - 27/09/1999, pre (27/09/1999)

Project Details:**Thesaurus Event Types**

BUILDING SURVEY

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location**Grid Reference**

Centred SP 4253 9388 (50m by 22m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event ID: ELE5824

Name: 5-7 Regent Street, Hinckley, Leicestershire an archaeological survey.

Event/Activity References - None recorded

Description and Sources

Description

A survey of buildings was carried out prior to demolition, followed by a watching brief on groundworks in advance of construction of a new public house on the site. Substantial fragments of a timber framed building were discovered within the frontage range of the property which had been concealed when the building was remodelled in the late 18th century. The timber framed structure has been dated by dendrochronology (tree ring dating) to 1625. the timber framing was removed, except for one of the cross frames, forming the party wall between this property and number 9 Regent Street, which has been retained in situ. The removed timbers will be incorporated within the design of the new building. A late medieval and a robbed out boundary wall were among a handful of buried archaeological features recorded in the course of the watching brief on groundworks.

Sources

Unpublished document: Finn, N. 1999. An archaeological survey at 5-7 Regent Street, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5072	2000 desk-based assessment for re-development of Hinckley Bus Station site, Hinckley, Leicestershire	Event - Interpretation

Accession Number:

Dates: 29/08/2000 - 29/08/2000, pre (August 2000)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 42470 93603 (322m by 214m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

The desk-based archaeological assessment for the proposed development by WM Morrisons at Hinckley Bus Station, Hinckley, Leicestershire has concluded that there is a possibility of archaeological remains in the development area. This is especially likely in the northern part of the development area within the medieval town.

Sources

Unpublished document: Marsden, P. 2000. An archaeological Desk-based assessment for re-development of Hinckley Bus Station site, Hinckley..

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5825	5-7 Regent Street, Hinckley, Leicestershire. Reconstruction of Timber Framing	Event - Intervention

Event ID: ELE5825 **Name:** 5-7 Regent Street, Hinckley, Leicestershire. Reconstruction of Timber

Accession Number: X.A16 1999

Dates: 25/09/2000 - 25/09/2000, pre (25/09/2000)

Project Details:

Thesaurus Event Types

FIELD VISIT

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4253 9388 (50m by 22m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

This report documents the reconstruction and erection of parts of a timber framed structure within the newly built Baron of Hinckley public house at 5-7 Regent street. The reconstruction was supervised by ULAS. It was a condition of planning approval that the timber framing removed from the building which previously occupied this site was installed within the new building, ideally in its original location.

Sources

Unpublished document: Finn, N. 2000. 5-7 Regent Street, Hinckley: Reconstruction of timber framing

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5068	The Manor, Hollycroft Crescent, Hinckley, Leicestershire: an archaeological desk-based assessment.	Event - Interpretation

Accession Number:

Dates: 09/07/2001 - 09/07/2001, pre (July 2001)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation - None Recorded

Location

Grid Reference

Centred SP 42280 94507 (144m by 134m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An archaeological desk-based assessment was carried out by Birmingham University Field Archaeology Unit (BUFAU) in June 2001, of a site at the Manor Public House, off Hollycroft Crescent, in Hinckley, southwest Leicestershire (SP 422 945). The assessment was carried out on behalf of Fairclough Homes (Midlands) Ltd. As part of a planning application for residential development of the site. The assessment found that the site lies

Event ID: ELE5068 **Name:** The Manor, Hollycroft Crescent, Hinckley, Leicestershire: an archaeological

within a landscape rich in prehistoric activity, including many finds of Palaeolithic, Mesolithic, Neolithic and Bronze Age date and, together with its location on topographically and geologically favourable ground it was considered that, although parts of the site have been disturbed, the potential for the existence of buried remains of this date was relatively high.

Sources

Unpublished document: Watt, Sarah. 2001. The Manor, Hollycroft Crescent, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5843	The Manor, Hollycroft Crescent, Hinckley, Leicestershire: an archaeological evaluation	Event - Intervention
Accession Number:	X.A98.2001	
Dates:	01/08/2001 - 31/08/2001, at some time (August 2001)	

Project Details:

Thesaurus Event Types

TEST PIT
TRIAL TRENCH

Organisation: Birmingham University Field Archaeology Unit

Location

Grid Reference

Centred SP 422 945 (147m by 132m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An archaeological evaluation was carried out as part of a planning application for residential development. The work followed a previous desk-top assessment which found that the site lies within a landscape rich in prehistoric activity, including many finds of Palaeolithic, Mesolithic, Neolithic and Bronze Age date and together with its location on topographically and geologically favourable ground, it was considered that, although parts of the site have been disturbed, the potential for the existence of buried remains of this date was relatively high.

The evaluation comprised the excavation of nine hand-dug test pits, three trial trenches and an assessment and basic recording of the standing buildings. No significant archaeological deposits or features were located during the evaluation. Evidence for the earliest activity at the site was demonstrated by the finds of flint artefacts comprising; a blade fragment and two small multi-platform cores probably of early Neolithic dates. The other flint artefacts recovered were undiagnostic flakes. Given the greater density of finds dating to this period in the surrounding area these finds were not thought to be of particular significance. The recording of the standing buildings which was carried out as part of the evaluation is considered to be a sufficient level of recording for buildings of this type and date.

Sources

Unpublished document: Jones, Laurence. 2001. The Manor, Hollycroft Crescent, Hinckley, Leicestershire: an archaeological evaluation.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE6276	1-3 Regent Street, Hinckley, Leicestershire: An archaeological	Event - Interpretation

assessment

Accession Number:

Dates: 13/08/2001 - 13/08/2001, pre (August 2001)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 425 938 (41m by 23m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

The aim of this report is to assess the potential impact of 1-3, Regent Street's proposed conversion into a restaurant upon the historic fabric of the standing buildings and upon any buried archaeological remains located within the area.

The property currently consists of two ground floor retail outlets with separate office accommodation on the floors above. The proposals will involve some alterations to the frontage range of the property, demolition of all buildings to the rear of this, and construction of a new rear range.

There can be no doubt that 1-3 Regent Street is historically important. It is clearly important to strike the right balance between conservation of the historic built environment and the commercial evolution of the town.

Sources

Unpublished document: Finn, N. 2001. 1-3 Regent Street, Hinckley, Leicestershire: An archaeological assessment.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5850	An archaeological watching brief undertaken at 14 Upper Bond Street Hinckley, Leicestershire.	Event - Intervention

Accession Number: X.A98 2002

Dates: 28/09/2001 - 01/10/2001, between (05/07/2002)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 42610 94374 (85m by 95m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event ID: ELE5850

Name: An archaeological watching brief undertaken at 14 Upper Bond Street

Event/Activity References - None recorded

Description and Sources

Description

An archaeological watching brief was undertaken but no evidence of archaeological deposits or features were encountered, most likely due to the nineteenth-century structural disturbance.

Sources

Unpublished document: Kipling, R. 05/07/2002. An archaeological watching brief undertaken at 14 Upper Bond Street, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5822	1-3 Regent Street, Hinckley, Leicestershire. Report on further investigation of the range to the rear of No. 3	Event - Intervention

Accession Number:

Dates: 15/10/2001 - 15/10/2001, at some time (18/10/2001)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation:

University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 425 938 (34m by 14m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Further investigation of the range of building to the rear of No. 3 Regent street has been required prior to the determination of an application for change of use of this building, involving the demolition of this range. This report should be read in conjunction with an earlier Assessment of the building (Finn 2001, ULAS Report no 2001/125 (SLE2062)).

The results of this further investigation generally support the conclusions reached in the earlier assessment of the building. The timber structure of the internal cross walls is of poorer quality than was anticipated, consisting of insubstantial timbers nailed together, rather than jointed.

Sources

Unpublished document: Finn, N. 2001. 1-3 Regent Street, Hinckley:Report on further investigation of the range to the rear of No 3..

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5851	An archaeological watching brief undertaken on land off St. Mary`s Road, Hinckley, Leicestershire	Event - Intervention

Accession Number: X.A98 2002

Event ID: ELE5851 **Name:** An archaeological watching brief undertaken on land off St. Mary's Road,

Dates: 13/09/2002 - 24/09/2002, at some time (27/09/02)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4269 9367 (46m by 53m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

No evidence of archaeological deposits or features was encountered, most likely due to the sites location some distance from property frontages.

Sources

Unpublished document: Kipling, Roger. 2002. An archaeological watching brief undertaken on land of St. Mary's Road, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5844	An archaeological watching brief at the Manor, Hollycroft Crescent, Hinckley, Leicestershire	Event - Intervention

Accession Number:

Dates: 30/09/2002 - 01/01/2002, at some time (2002)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: Birmingham University Field Archaeology Unit

Location

Grid Reference

Centred SP 422 945 (146m by 134m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

No archaeological features or artefacts were found during the watching brief.

Sources

Unpublished document: Bain, K & Neilson, C. 2002. An archaeological watching brief at The Manor Hollycroft Crescent, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID: ELE5844

Name: An archaeological watching brief at the Manor, Hollycroft Crescent, Hinckley,

Event ID	Event Name	Event Type
ELE5090	desk-based assessment of land adjacent to Trinity Lane and Mansion Street, Hinckley, Leicestershire	Event - Interpretation

Accession Number:

Dates: 17/10/2002 - 17/10/2002, pre (October 2002)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation:

Archaeological Project Services

Location

Grid Reference

Centred SP 42503 94045 (72m by 106m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A desk-based assessment was undertaken to determine the archaeological implications of development on land at Hinckley, Leicestershire.

Although prehistoric and Romano-British finds have been made from the assessment area, they are of insufficient quantity to suggest the presence of settlement of these periods.

The proposed development site is located northwest of the medieval town centre of which the only extant remains are the 14th century church. A 12th century castle, partly surviving as earthworks, and a small priory of a similar date located south of the church may indicate that Hinckley was an important centre during the medieval period. It was during the post-medieval period that the town expanded. This was linked with the establishment of hosiery manufacturing at Hinckley. A number of cottages, to house the mill workers, were built of which several still survive in the vicinity of the proposed development area. Maps of Hinckley show the proposed development area as comprising small buildings gradually being replaced by larger industrial factories throughout the 19th and early 20th centuries.

A site visit was undertaken to assess ground conditions and the presence of any archaeological features. Much of the site is still occupied by standing buildings of former mills at the site. As such, it is unsuitable for further non-intrusive means of investigation and presently limits intrusive examination.

Sources

Unpublished document: Cope-Faulkner, P. 2002. Desk-based assessment of land adjacent to Trinity Lane and Mansion Street. Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE4171	2003 watching brief and photographic building recording on land at Trinity Lane, Hinckley, Leicestershire	Event - Intervention

Accession Number: X.A75.2003

Dates: 17/11/2002 - 29/07/2003, between (July 2003)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Event ID: ELE4171

Name: 2003 watching brief and photographic building recording on land at Trinity

WATCHING BRIEF

Organisation: Archaeological Project Services

Location

Grid Reference

Centred SP 42502 94046 (72m by 103m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Archaeological work was carried out prior to residential development. The watching brief only covered the area of substation since other groundworks had already taken place. No archaeological deposits were recorded. The factory buildings to be surveyed were demolished before a record could be made, but photographs previously taken were included in the report.

Sources

- (1) Unpublished document: Peachey, M. 2005. Archaeological watching brief and photographic building recording on land at Trinity Lane, Hinckley, Leicestershire.
- (2) Journal: Leicestershire Archaeological and Historical Society. 2006. Transactions of the Leicestershir Archaeological and Historical Society, Volume 80. Vol 80 (2006), p234

Associated Monuments

MLE10609 Site of hosiery factory, Trinity Lane (Monument MLE10609)

Event ID	Event Name	Event Type
ELE4663	1-3 Regent Street, Hinckley, Leicestershire: Historic Building Record	Event - Survey

Accession Number: X.A10.2007

Dates: 01/01/2003 - 30/06/2003, between (Jan-June 2003)

Project Details:

Thesaurus Event Types

ARCHITECTURAL SURVEY
ARCHITECTURAL SURVEY

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 42547 93889 (34m by 14m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1002109
OASIS - OASIS universi1-31696

Description and Sources

Description

Building survey was carried out during conversion to a bar/restaurant. The survey was L3 where total loss would occur and L2 elsewhere. The frontage of 1, Regent Street, contained substantial fragments of a jettied, close-studded, timber-framed building constructed after 1586. The frontage ranges of 1 and 3 were remodelled in the

late C18th/early C19th. The range immediately behind 3 was a brick and timber-framed structure dating to the late C17th/early C18th, with further C18th and C19th cottages and/or workshops behind it. Both premises were being used as shops by the late C19th. Much of the timber framing in No. 1 was removed during the remodelling.

Sources

- (1) Unpublished document: Finn, N. 2007. 1-3, Regent Street, Hinckley, Leicestershire: Historic Building Record.

Associated Monuments

MLE16355	3 Regent Street (Building MLE16355)
MLE16356	Buildings to rear of 3 Regent Street (Building MLE16356)
MLE9165	1 Regent Street (Building MLE9165)

Event ID	Event Name	Event Type
ELE7298	Archaeological investigations on the Priory site 2003-2005	Event - Intervention

Accession Number:

Dates: 01/01/2003 - 31/12/2005, at some time (2003-2005)

Project Details:

Thesaurus Event Types

EXCAVATION
GEOPHYSICAL SURVEY
METAL DETECTING USE

Organisation: Hinckley Archaeological Society (formerly Fieldwalking Grou

Location

Grid Reference

Centred SP 427 937 (25m by 19m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Various archaeological investigations took place on the site of the Priory during 2003-5. In 2003 a watching brief was carried out during excavation of a pond. In 2004-5 metal detecting, excavation and geophysical survey were undertaken (a trench adjacent to the annex and survey work across the site).

Discoveries included:

1. A stone masonry floor and wall that may have belonged to the Priory building of c.1130-1414.
2. Brickwork, which may be from alterations to the Priory resulting in the building known as 'Hall House'.
3. Cobbles, which may have been part of a cloister or passage to a cloister.
4. An unidentified oval cobbled feature (described as 'amphitheatre shaped').
5. A large range of finds ranging from Roman (2 sherds) to modern, confirming use of the site over many centuries.
6. Brickwork from Hunter's Row and evidence of the size of the cottages.
7. Path related to Hunter's Row.
8. Evidence of use of site for heating tarmac.
9. Identified the possible location of the remains of part of the moats.

Sources

Unpublished document: Lockett, Malcolm & Wallis, Tony. 2007. Report on the archaeological excavation at the Priory site on land adjacent to St Mary's Church, Hinckley.

Associated Monuments

MLE18560	Hunter's Row, south of St Mary's Church (Monument MLE18560)
----------	---

Event ID: ELE7298

Name: Archaeological investigations on the Priory site 2003-2005

MLE18561 Roman pottery from the Priory site (Find Spot MLE18561)
 MLE2878 Hinckley Priory (Monument MLE2878)
 MLE2879 Hall House, Hinckley Priory (Monument MLE2879)

Event ID	Event Name	Event Type
ELE5069	Desk-based study and building assessment of land at Druid Street, Hinckley, Leicestershire	Event - Interpretation

Accession Number:

Dates: 31/08/2003 - 31/08/2003, pre (August 2003)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: Archaeological Project Services

Location

Grid Reference

Centred SP 42697 94245 (77m by 77m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A programme of desk-based and building assessment was undertaken to determine the archaeological implications of development on land at Druid Street, Hinckley, Leicestershire. An assessment area 500m around the site was examined.

Although prehistoric and Romano-British finds occur within the assessment area and nearby they are generally limited in quantity and of uncertain derivation. Consequently, there appears to be little potential for settlement of these periods occurring in the investigation area.

The proposed development site is located north of the medieval town centre. Within the town core are the 14th century parish church and partially surviving earthworks of a 12th century castle. Additionally, a small priory of similar date was previously located south of the church. The castle and priory suggest that Hinckley was a moderately important regional centre during the medieval period. However, these medieval remains are concentrated some distance from the proposed development site and there is no evidence to suggest that medieval settlement extended to the current investigation area.

Hinckley began to increase in size during the post-medieval period and the site is located in one of the expansion zones of that time. This general growth of the town was linked with the establishment of hosiery manufacturing at Hinckley. Weavers cottages of 17th-18th century date are located in the general vicinity and there are several later 19th-20th century hosiery factories close by. The site itself incorporates hosiery factories and offices dating from the first third of the 20th century.

Maps of Hinckley show the proposed development area as open ground in the late 18th century. Terraced housing was established in the area in the late 19th -early 20th century and the first hosiery factory on the site was not built until after 1903.

A site visit was undertaken to assess ground conditions and the presence of any archaeological features. Much of the area is still occupied by standing buildings of former factories at the site. As such, it is mostly unsuitable for further non-intrusive means of investigation and presently limits intrusive examination.

Building assessment was also carried out at the site. This indicated that one range of hosiery factory, probably built. 1904, survives. Additionally, there is a block of Art Deco offices of the 1930`s that still stands largely intact. Much of the site is occupied by a hosiery factory, probably also built in the 1930`s. The northern parts of this remain though some of the southern section has been demolished.

Sources

Event ID: ELE5069 **Name:** Desk-based study and building assessment of land at Druid Street, Hinckley,

Unpublished document: Taylor, Gary. 2003. Desk-based study and Building Assessment of Land at
Druid Street, Hinckley, Leicestershire..

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE6277	Archaeology desk based assessment: Land at Lower Bond Street, Hinckley, Leics	Event - Interpretation

Accession Number:

Dates: 04/08/2004 - 04/08/2004, pre (August 2004)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: CgMs Consulting

Location

Grid Reference

Centred SP 4252 9411 (77m by 87m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

This archaeology desk-based assessment has examined evidence from written and map sources for past activity on land at Lower Bond Street, Hinckley. No below ground archaeological evidence has been recorded from the site but evidence from the surrounding area and from the pattern of past prehistoric activity in the region suggests that it has some slight archaeological potential. The report concludes that in its present condition the site cannot be evaluated further without significant expenditure on trial trenching but development should be subject to a watching brief.

Sources

Unpublished document: Dawson, Michael. 2004. Archaeology desk based assessment: Land at Lower Bond Street, Hinckley, Leics.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE6286	An historical evaluation of the factory complex at 96, Factory Road, Hinckley	Event - Survey

Accession Number:

Dates: 30/08/2004 - 30/08/2004, pre (August 2004)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: TR Projects

Location

Event ID: ELE6286

Name: An historical evaluation of the factory complex at 96, Factory Road, Hinckley

Grid Reference

Centred SP 4269 9450 (40m by 24m)

SP49SW

Area

Administrative Areas

Civil Parish

Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

TR Projects were asked to undertake an Historical Evaluation of the buildings comprising the factory complex at 96, Factory Road, Hinckley. This unit is situated adjacent to a fine, 19th century factory group at Nos 92/94, Factory Road, which do not form any part of this review. The site contains a series of three ranges of single storey brick buildings, a covered, infill area lying between the front range of buildings and the two rear ranges created a fourth area. The rear two ranges of buildings had deal trussed roofs while the front ranges had later, metal framed trusses, all four ranges carried an extensive series of roof lights on their north-west elevation forming the characteristic saw-tooth roof profile frequently associated with the knitwear industry. The evidence of Ordnance Survey maps from 1887 to 1961 provides some indication of the evolution of the building groups on the site. Internal, non-intrusive examination, suggested some earlier fabric, possibly in the form of a boundary wall, had been incorporated into the surviving buildings.

Sources

Unpublished document: Smith, David & Hayward, R. 2004. An historical evaluation of the factory complex at 96, Factory Road, Hinckley.

Associated Monuments - None recorded

Event ID

Event Name

Event Type

ELE4041

An archaeological desk-based assessment for a proposed residential development at Wood Street, Hinckley

Event - Interpretation

Accession Number:

Dates:

04/04/2005 - 04/04/2005, pre (April 2005)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation:

University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 42932 94036 (63m by 25m)

SP49SW

Area

Administrative Areas

Civil Parish

Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

DBA concludes that although the site has been built on since the 18th century, there is a moderate to high potential for archaeological deposits (med/post-med).

Sources

- (1) Unpublished document: George, Sam. 2005. An archaeological desk-based assessment for a proposed residential development at Wood Street, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE4107	An archaeological evaluation at Wood Street, Hinckley	Event - Intervention

Accession Number: X.A128.2005

Dates: 13/04/2005 - 15/04/2005, throughout (April 2005)

Project Details:

Thesaurus Event Types

TRIAL TRENCH

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 42934 94035 (42m by 10m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1001018

OASIS - OASIS universi1-14011

Description and Sources

Description

5 trenches were excavated, from which it was concluded that 19th and 20th century development had caused extensive disturbance. No significant archaeological deposits were recorded.

Sources

Unpublished document: Hurford, M. 2005. An archaeological evaluation at Wood Street, Hinckley.

Associated Monuments

MLE10509 Post-medieval/modern wells at Wood Street (Monument MLE10509)

Event ID	Event Name	Event Type
ELE7642	A photographic survey of the former Swonews Newsagents, 53-55, Castle Street, Hinckley	Event - Survey

Accession Number: X.A31.2010

Dates: 01/06/2005 - 23/06/2010, between (2005-10)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

SP 428 939 (point) SP49SW Point

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1022260

Event ID: ELE7642

Name: A photographic survey of the former Swonews Newsagents, 53-55, Castle

OASIS - OASIS

universi1-138497

Description and Sources

Description

A photographic survey of the former Swonews Newsagents, Castle Street, Hinckley, Leicestershire was undertaken due to plans to sub-divide the building into two ground floor retail units and two residential units on the first and second floors.

The building is mainly early 19th century in date but is likely to have elements of an 18th century building which early cartographic sources record on the site. The ground floor was converted to retail use in the later 19th century with the insertion of the shop front windows. Evidence of this retail use remains throughout the building, including a wall mounted safe and hanging poles. A number of original early 19th century features also survived, including a number of doors, door furniture and structural timber work. Evidence of re-used beams could be seen within the attic space and 18th century fixtures and fittings remain within the building.

Sources

Unpublished document: Richards, Gerwyn. 2010. A photographic survey of the former Swonews Newsagents, 53-55, Castle Street, Hinckley.

Associated Monuments

MLE13019 SWONEWS, 53 & 55, CASTLE STREET (SOUTH SIDE), HINCKLEY (Building MLE13019)

Event ID	Event Name	Event Type
ELE4214	Archaeology desk-based assessment: Former Atkins Mill, Lower Bond Street, Hinckley	Event - Interpretation

Accession Number:

Dates: 01/08/2005, pre (August 2005)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: CgMs Consulting

Location

Grid Reference

Centred SP 42624 94151 (108m by 140m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A desk-based assessment was conducted prior to the demolition of buildings on site and redevelopment. The site has been extensively damaged by cellaring and terracing. It is unlikely to have any preserved archaeological remains on site.

Sources

(1) Unpublished document: Dawson, M. 2005. Archaeology desk-based assessment: Former Atkins Mill, Lower Bond Street, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE4333	A historic building photographic survey of a redundant factory	Event - Survey

Event ID: ELE4333 **Name:** A historic building photographic survey of a redundant factory unit forming
unit forming part of 16-20, Hill Street, Hinckley

Accession Number:

Dates: 20/09/2005 - 20/09/2005, pre (2005)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: TR Projects

Location

Grid Reference

Centred SP 43016 93910 (19m by 21m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A photographic survey was undertaken before conversion/demolition of the factory. 16-20, Hill Street was two or three separate premises built in c.1880 that became a single hosiery factory by the mid 1890's. The building fronting The Narrows was the focus of the survey.

Sources

(1) Unpublished document: Smith, D & Hayward, R. 2005. A historic building photographic survey of a redundant factory unit forming part of 16-20, Hill Street, Hinckley.

Associated Monuments

MLE15825 Hosiery factory, 16-20 Hill Street (Building MLE15825)

Event ID	Event Name	Event Type
ELE7857	2006 photographic survey and watching brief for 1a, The Borough & 2/2a, Castle Street, Hinckley	Event - Intervention

Accession Number:

Dates: 17/05/2006 - 24/05/2006, at some time (May 2006)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 426 938 (19m by 18m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1022277
OASIS - OASIS universi1-35021

Description and Sources

Event ID: ELE7857

Name: 2006 photographic survey and watching brief for 1a, The Borough & 2/2a,

Description

A watching brief during the refurbishment of the Grade II listed building on the corner of The Borough and Castle Street, Hinckley, Leicestershire was undertaken by University of Leicester Archaeological Services (ULAS) in May 2006. The refurbishments encompassed the conversion of upper storey offices with ancillary rooms into three self-contained flats.

The inspection of the building has provided an indication of the development sequence of this early 19th Century building. Initial observations suggest that an original three-storey building fronted onto The Borough. To the rear of the property was a two-storey building running perpendicular to the former. The building fronting onto Castle Street appears to be a slightly later addition; renovations that included re-roofing the two buildings as one. The earlier roofline of the two-storey building was still visible to the rear of the building fronting onto The Borough. External differences in the build between the Castle Street building and The Borough building were evidenced in differences in fenestration and the moulded eaves course.

Sources

- (1) Unpublished document: 2006. Archaeological photographic survey and watching brief for 1a, The Borough & 2/2a, Castle Street, Hinckley.
- (2) Journal: Leicestershire Archaeological and Historical Society. 2007. Transactions of the Leicestershir Archaeological and Historical Society, Volume 81. Vol 81 (2007), p217

Associated Monuments

MLE13010 MILLER & SANHOUSE OPTICIANS, 2 & 2A*, CASTLE STREET (NORTH SIDE), HINCKLEY (Building MLE13010)

Event ID	Event Name	Event Type
ELE4650	2006 watching brief, Argent's Mead, Hinckley	Event - Intervention

Accession Number: X.A87.2006

Dates: 01/08/2006 - 30/09/2006, at some time (Aug/Sept 2006)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: Warwickshire Museum Field Services

Location

Grid Reference

Centred SP 42856 93858 (183m by 115m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

OASIS - OASIS warwicks3-36608

Description and Sources

Description

Archaeological observation was carried out during a landscaping programme at Argent's Mead. Work was carried out on footpaths, a modern rubbish dump was partially removed, and a new bandstand was excavated. In the area of the castle, a clay layer was recorded that may be part of the bailey rampart, or possibly C18th landscaping associated with Castle Hill House. In the bandstand area a medieval topsoil containing some pottery was recorded as well as C18th and modern pits, both containing various finds. The modern topsoil in the area around the bandstand (including the paths) contained 43 sherds of pottery, mostly C17th/C18th/C19th in date, the remains of two clay pipe bowls and some stems and a few other finds.

Sources

- (1) Unpublished document: Rann, Caroline. 2007. Archaeological observation at Argent's Mead, Hinckley.

Event ID: ELE4918 **Name:** An archaeological Desk-based Assessment for proposed residential

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An assessment was carried out on land where residential development is proposed. The site is within the medieval historic core of Hinckley and various prehistoric, Roman, medieval and post-medieval sites have been recorded in the vicinity. However, the site has had several phases of building on it, which may have disturbed below ground remains. As such, the area is seen to have low-moderate potential for containing archaeological remains.

Sources

Unpublished document: Bocock, Sam & Clay, Patrick. 2007. An archaeological Desk-based Assessment for proposed residential development at 12, Mansion Street, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE6283	Progress report concerning the historic building assessment and photographic survey of Atkins' Factory, Lower Bond Street, Hinckley	Event - Survey

Accession Number:

Dates: 31/01/2008 - 31/01/2008, pre (January 2008)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: TR Projects

Location

Grid Reference

Centred SP 4262 9414 (108m by 128m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

This progress report outlines the extent of the work already undertaken and gives some indication of the interpretive base from which the final report will be constructed. With the first phase of the work completed a review of material in hand is currently under way. The large collection of photographs taken of numerous aspects of the factory complex are anticipated to form a substantial part of the final report and will also form an aid to understanding the changes and modifications to the buildings that occurred during the course of their working existence.

Sources

Unpublished document: Smith, D & Hayward, R. 2007. Progress report concerning the historic building assessment and photographic survey of Atkins' Factory, Lower Bond Street, Hinckley.

Associated Monuments - None recorded

Event ID: ELE9829

Name: 2008 design and access statement at Upper Bond Street, Hinckley

Event ID	Event Name	Event Type
ELE9829	2008 design and access statement at Upper Bond Street, Hinckley	Event - Interpretation

Accession Number:

Dates: 31/01/2008 - 31/01/2008, pre (January 2008)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: HSSP Architects

Location

Grid Reference

Centred SP 4277 9447 (63m by 45m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Site analysis for an application site in the Druid Quarter, including part of the Brocklehurst Building, the Puffer Building and the Laban Tansley Building.

Sources

- (1) Unpublished document: 2008. Proposed development at Upper Bond Street, Hinckley, Design and Access Statement.

Associated Monuments

- MLE17886 Hosiery warehouse, Upper Bond Street (Building MLE17886)
- MLE17917 Laban Tansey works, Druid Street (Building MLE17917)
- MLE17937 Puffer's Unique Works, Druid Street (Building MLE17937)

Event ID	Event Name	Event Type
ELE7914	An archaeological standing building survey of the 1926 extension to the former Atkins Works, Lower Bond Street, Hinckley	Event - Survey

Accession Number: X.A47.2008

Dates: 31/01/2008 - 07/02/2008, occasionally (January / February 2008)

Project Details:

Thesaurus Event Types

ARCHITECTURAL SURVEY

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 426 941 (25m by 43m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

Event ID: ELE6428

Name: An archaeological watching brief at 12, Mansion Street, Hinckley

Sources

- (1) Unpublished document: Hyam, A. 2008. An archaeological watching brief at 12, Mansion Street, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE6278	The Goddard Building - Essential maintenance works: Architectural condition survey with recommendation for refurbishment / restoration works	Event - Survey

Accession Number:

Dates: 07/03/2008 - 07/03/2008

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: Wilmott Dixon Ltd

Location

Grid Reference

Centred SP 4258 9411 (49m by 72m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

The Goddard Building was purpose built for the manufacture of hosiery. A historic buildings appraisal was carried out in 2002 establishing origin of the Goodard Building 1a as 1875 with upward extension following in 1910 to Building 1b and a new extension in Building 2. Subsequently, the Goddard Building was listed Grade II. The premises were vacated in 2002 when trading ceased.

Owing to the limited safe access available to the building complex whilst demolitions were in progress, the survey records only observations made internally at each floor level and externally from the ground. The rear elevations and yard area to the east were largely inaccessible in view of the debris and on the grounds of Health and Safety.

Sources

Unpublished document: 2008. The Goddard Building - Essential maintenance works: Architectural condition survey with recommendation for refurbishment / restoration works.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE7753	A historic building significance assessment of the Laban Tansey Building, Ashcroft House, 127, Upper Bond Street, Hinckley	Event - Survey

Accession Number: X.A63.2008

Dates: 21/04/2008 - 21/04/2008, pre (April 2008)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: University of Leicester Archaeological Services

Event ID: ELE7753

Name: A historic building significance assessment of the Laban Tansey Building,

Location

Grid Reference

SP 427 944 (point) SP49SW Point

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1012413
OASIS - OASIS universi1-57765

Description and Sources

Description

A Historic Building Significance Assessment was undertaken for HSS Architects by the University of Leicester Archaeological Services (ULAS) on the 15th April 2008 as a result of a proposal to demolish the building in order to build apartments and office space (planning application No: 08/00037/FUL). The building, with a footprint of approximately 160m2, lies within the Druid Quarter Conservation Area which encompasses a variety of light industrial and domestic buildings dating from the 19th century to the present day. The Laban Tansey Building appears to have begun life in the mid to late 19th century as a small two-storied needleworks which was subsequently extended by the addition of a late 19th century gable-ended building which was also subsequently extended to the rear, probably before the start of the First World War. Despite many of the external features of the building surviving, no internal fixtures or details remain to indicate the former use of any part of the building.

Sources

Unpublished document: Hyam, A. 2008. A historic building significance assessment of the Laban Tansey Building, Ashcroft House, 127, Upper Bond Street, Hinckley.

Associated Monuments

MLE17917 Laban Tansey works, Druid Street (Building MLE17917)

Event ID	Event Name	Event Type
ELE5675	A historic building analytical survey (Level 3) of the Goddard and Paget Building, The Atkins Factory, Lower Bond Street, Hinckley	Event - Survey

Accession Number: X.A47.2008
Dates: 19/05/2008 - 18/12/2008, pre (2008)

Project Details:

Thesaurus Event Types

ARCHITECTURAL SURVEY

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 42584 94116 (48m by 72m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1010996
OASIS - OASIS universi1-90931

Description and Sources

Description

A Level 3 survey was undertaken of the listed buildings at the Atkins Factory complex, along Lower Bond Street and Baines Lane. The Atkins family was connected with the hosiery industry in Hinckley from 1722. The factory

Event ID: ELE5675 **Name:** A historic building analytical survey (Level 3) of the Goddard and Paget

was owned by Atkins until 1995 when it was sold to Coates Viyella.

The nine southernmost bays of the Lower Bond Street range and the range along Baines Lane were constructed between 1875-8, to a design by Goddard and Paget. The building was probably built as a warehouse. It was raised from three storeys to four in the late C19th. Its use may have changed, since a power train seems to have been installed (bearings boxes still survive). It was extended northwards by 13 bays in 1910, to a design by Goddard. The extension included office accommodation and a stair and lift block.

Various interesting features related to the factory's industrial uses survive, including the bearings boxes and associated marks on columns, the cast iron and concrete columns themselves, lifts and call button plates and sliding metal fire doors. The building was suffering since it had stood empty for several years; sympathetic conversion will ensure its survival.

Sources

- (1) Unpublished document: Hyam, A. 2008. A historic building analytical survey (Level 3) of the Goddard and Paget Building, The Atkins Factory, Lower Bond Street, Hinckley.

Associated Monuments

MLE16769 ATKINS BROTHERS (HOSIERY) FACTORY, LOWER BOND STREET, HINCKLEY (Building MLE16769)



Event ID	Event Name	Event Type
ELE5976	An archaeological watching brief at the Concordia Theatre, Stockwell Head, Hinckley	Event - Intervention

Accession Number: X.A142.2008
Dates: 15/10/2008 - 16/10/2008

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference
Centred SP 426 940 (13m by 15m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1011057
OASIS - OASIS universi1-59185

Description and Sources

Description

A watching brief was undertaken on groundworks for the extension of the Concordia Theatre to form a new staircase and lifts. The construction involved the levelling of the site together with excavation for the new lift shafts (3m below present ground surface). A backfilled cellar was noted, with much modern brick, slate and building debris. The site is thought to have housed boiler rooms and coal bunkers associated with the former hosiery buildings (now the Concordia theatre). No significant archaeological finds or features were observed.

Sources

- (1) Unpublished document: Stone, Dan. 2008. An archaeological watching brief at the Concordia Theatre Stockwell Head, Hinckley.

Associated Monuments - None recorded



Event ID: ELE7216 Name: A programme of archaeological work at The Great Meeting Place Chapel,

Event ID	Event Name	Event Type
ELE7216	A programme of archaeological work at The Great Meeting Place Chapel, Hinckley	Event - Intervention

Accession Number:

Dates: 01/02/2009 - 30/04/2009, at some time (Feb-April 2009)

Project Details:

Thesaurus Event Types

BUILDING SURVEY
WATCHING BRIEF

Organisation: Northamptonshire Archaeology

Location

Grid Reference

SP 426 941 (point) SP49SW Point

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Archaeological works were carried out due to installation of a new lift shaft. A photographic record was made of the areas to be altered. Works included widening an existing doorway, creating a new doorway, a pit for the base of the lift shaft, removal of a section of flooring on the first floor and new partition walls. A watching brief was carried out during excavation of the lift shaft pit - the walls of the chapel were built directly onto the natural.

Sources

(1) Unpublished document: Leigh, D. 2010. A programme of archaeological work at The Great Meeting Place Chapel, Hinckley.

Associated Monuments

MLE13002 THE GREAT MEETING UNITARIAN CHAPEL, BAINES LANE (NORTH SIDE), HINCKLEY
(Building MLE13002)

Event ID	Event Name	Event Type
ELE7922	An archaeological watching brief at the Goddard and Paget Building, The Atkins Factory, Lower Bond St, Hinckley	Event - Intervention

Accession Number: X.A47.2008

Dates: 17/02/2009 - 04/03/2009, occasionally (February / March 2009)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 425 941 (48m by 71m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

Event ID: ELE7922

Name: An archaeological watching brief at the Goddard and Paget Building, The

DOI - ADS DOI

10.5284/1012660

OASIS - OASIS

universi1-91124

Description and Sources

Description

An archaeological watching brief was undertaken by University of Leicester Archaeological Services (ULAS) at the Goddard and Paget designed former Atkins Brothers' Works, Lower Bond Street, Hinckley, Leicestershire. The watching brief studied the stripping, repair and replacement of the roof covering, which was in a poor condition. Repairs to the roof structure were required to make the building watertight prior to the implementation of a programme of renovation and conversion of the Grade II listed building. Three site visits were made on the 17th and 25th of February and on the 4th of March 2009.

An earlier Historic Building Analytical Survey (English Heritage (2006) Level 3 survey) undertaken by ULAS examined the building in some detail, identifying three principal constructional phases. It was hoped that the watching brief would add to the understanding of the development of the building.

Sources

Unpublished document: Hyam, Andrew. 2009. An archaeological watching brief at the Goddard and Paget Building, The Atkins Factory, Lower Bond St, Hinckley.

Associated Monuments

MLE16769 ATKINS BROTHERS (HOSIERY) FACTORY, LOWER BOND STREET, HINCKLEY (Building MLE16769)

Event ID	Event Name	Event Type
ELE7906	An impact assessment report of the proposed development of the former Atkins Brothers Works, Lower Bond Street, Hinckley	Event - Interpretation

Accession Number:

Dates: 23/02/2009 - 23/02/2009, pre (February 2009)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation:

University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 425 941 (48m by 72m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI

10.5284/1012642

OASIS - OASIS

universi1-88441

Description and Sources

Description

This assessment forms part of the Heritage Statement for the scheme.

The initial assessment has considered the impact on Cultural Heritage. No evidence for archaeological deposits within the proposed development area has been identified. However the limited potential for the presence of buried archaeology and the location of the site within a conservation area suggests that an archaeological watching brief may be beneficial during the undertaking of groundworks. Two significant historic buildings are also located on the site, one of which is central to the proposed scheme. It is evident that the worth of these structures has been recognised in the care with which they have been sympathetically integrated into the development. However, it is recommended that due care be taken in terms of protecting the Goddard and Paget designed

Event ID: ELE7906

Name: An impact assessment report of the proposed development of the former

building and the Nonconformist chapel from damage during the proposed works, and that careful consideration be made regarding design in terms of site lighting, landscaping and vehicular access in order to mitigate against compromising their historic urban core setting. Providing this is agreed following further consultation with the Planning Authority Archaeologist, the suggested mitigation measures appropriate to the findings would provide a sufficient basis for ensuring that all elements of the historical environment are fully assessed and that there will be no significant residual effects on the historic environment.

The effects on the Goddard and Paget designed building are viewed as beneficial. However, the overall significance of effect on the Cultural Heritage is considered to be Slight Adverse.

Sources

Unpublished document: Kipling, Roger. 2009. An impact assessment report of the proposed development of the former Atkins Brothers Works, Lower Bond Street, Hinckley.

Associated Monuments

MLE16769 ATKINS BROTHERS (HOSIERY) FACTORY, LOWER BOND STREET, HINCKLEY (Building MLE16769)

Event ID	Event Name	Event Type
ELE5845	A photographic survey of St Albert's Nursing Home, Priory Walk, Hinckley, Leicestershire	Event - Intervention

Accession Number: X A249.2004

Dates: 01/10/2009 - 31/10/2009, between (26/11/1999)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4309 9405 (16m by 35m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A photographic survey was undertaken to provide a permanent record of the building prior to demolition. The survey was restricted to the earliest structures on the site, a range of brick buildings which were formerly part of St. Peter's Dominican Priory, the earliest part of which was constructed in 1824 to a design by the architect Joseph Ireland.

Sources

Unpublished document: Buckley, R & Finn, N. 1999. St. Albert's Nursing Home, Priory Walk, Hinckley Leicestershire; A photographic survey.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE6775	2010 desk study and impact assessment, land at Hinckley Bus Station, Hinckley	Event - Interpretation

Accession Number:

Dates: 28/02/2010 - 28/02/2010, pre (February 2010)

Event ID: ELE6775 **Name:** 2010 desk study and impact assessment, land at Hinckley Bus Station,

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: CgMs Consulting

Location

Grid Reference

Centred SP 424 936 (322m by 214m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Desk-based assessment was carried out on the proposed development site. Geotechnical information showed that most of the site was covered by 1.2-1.6m of made ground. Documentary research indicated that the site had been open fields until it was developed in the second half of the C20th. A small stream on historic maps had been diverted/culverted by the 1924 OS map. The site has a low potential for prehistoric and Roman remains and is outside the historic core of the town.

The site has been disturbed by various previous developments. Construction of the bus station (which opened in 1960) involved 3700 tons of earth being removed and the ground being made up. Other buildings on site include a supermarket, industrial buildings and a garage. The area of highest archaeological potential is the former slum housing around Waterloo Place, though the site is felt to have a low archaeological potential overall. Any archaeological requirements could be dealt with by way of a condition.

Sources

- (1) Unpublished document: Meager, Richard. 2010. Archaeological desk study and impact assessment, land at Hinckley Bus Station, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE8675	2010 building assessment, Hinckley Bus Station, Hinckley	Event - Survey

Accession Number:

Dates: 31/03/2010 - 31/03/2010, pre (March 2010)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: CgMs Consulting

Location

Grid Reference

Centred SP 4247 9360 (322m by 214m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

This report establishes the baseline situation on land at Hinckley Bus Station. The site is currently occupied by a large range of buildings, mostly of an industrial character and of one to two storeys.

The site lies in proximity to a number of listed buildings and the Hinckley Town Centre Conservation Area. There are no listed building within the site boundary. The surrounding historic built environment has been assessed in terms of the setting and views to and from designated assets and their importance to the site.

Buildings pre-dating 1924 within the site have also been assessed and found to lack tangible historic interest. The buildings are very altered and hold interest only due to the wider socio-economic interest from the hosiery industry which is prevalent within Hinckley. The fabric of the buildings is not worthy of protection via designation.

The site lies on the border of the town centre conservation area and lies within its setting. Views up and down Station Road form part of the character of the conservation area – those into the area are much more significant than those out of it, toward the site. The general built environment of the site is poor in comparison to the buildings within the town centre and those on the east side of Station Road.

Sources

Unpublished document: 2010. Built Heritage Baseline, Hinckley Bus Station, Hinckley.

Associated Monuments

MLE17930	Benco Works, Rugby Road (Building MLE17930)
MLE20888	Factory, 24, Station Road (Building MLE20888)
MLE20889	Electricity Sub Station, rear of Station Road (Building MLE20889)

Event ID	Event Name	Event Type
ELE7466	2010 desk-based assessment for land at Argent's Mead, Hinckley	Event - Interpretation

Accession Number:

Dates: 04/10/2010 - 04/10/2010, pre (October 2010)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation:

University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 428 938 (254m by 299m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for land at Argent's Mead, Hinckley, Leicestershire (SP 428 938).

The assessment was commissioned by Hinckley and Bosworth Borough Council in advance of the proposed re-development of the site, which currently contains a public amenity area, the Hinckley and Bosworth Council Offices, the remains of a medieval castle mound and several car parks. The assessment area also contains a number of small buildings that front Castle Street to the north.

The site lies within the medieval core of the town and within a Conservation Area. The site contains a Scheduled Monument (Castle Hill) and two war memorials, both Listed buildings. The council office building dates from the 1960s and may be demolished and the area returned to a public open space.

Archaeological attendance carried out within the area has yielded evidence of medieval layers including possibly evidence for the remains of the bailey (outer bank and ditch) of the castle. The findspot for an Iron Age brooch lies within the assessment area and the site is also close to the site of a medieval priory.

The site once contained a vicarage, now demolished and map evidence shows that groups of buildings once existed on the area south of the castle mound and at the northern and southern end of the site where car parks now lie.

There is, therefore, moderate potential for medieval and post-medieval/modern remains on the site. There is low potential for prehistoric or Roman remains.

There is little potential for archaeological remains to lie below the council office buildings and the overall potential for there to be archaeological remains on the site will depend on the extent of previous building and landscaping.

Sources

Unpublished document: Hunt, L. 2010. An archaeological desk-based assessment for land at Argent's Mead, Hinckley.

Associated Monuments

MLE17867 Site of former Council Offices, Argents Mead (Monument MLE17867)

Event ID	Event Name	Event Type
ELE8100	2011 desk-based assessment: The Vicarage, St Mary's Road, Hinckley	Event - Interpretation

Accession Number:

Dates: 28/02/2011 - 28/02/2011, pre (February 2011)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: CgMs Consulting

Location

Grid Reference

Centred SP 427 937 (63m by 91m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

This archaeological desk-based assessment considers land approximately 0.42 hectares in extent at The Vicarage, St. Mary's Road, Hinckley. There are no designated heritage assets comprising Scheduled Monuments, Listed Buildings, Registered Battlefields or Registered Parks and Gardens on the site. The site does lie within the Hinckley Conservation Area and there are Listed Buildings located close to the site. There will be no impacts from development on designated archaeological heritage assets. Careful design has ensured that potential medieval and post-medieval structural remains in the northern one-third of the site will be preserved in situ, as will remains of the southern moat arm which may run along the southern site boundary. Development does have the potential to impact on as yet undiscovered and undesignated assets relating to the Medieval period within the central section of the site. The Local Planning Authority may require further on-site investigation, comprising evaluation by trial-trenching, to clarify the extent, character and significance of any undesignated assets of archaeological interest within the proposed building footprint. Given that the site is located within the Historic Core of Hinckley, this work may be required prior to determination of planning consent. Any requirement for mitigation works would be attached as a condition to planning consent.

Sources

Event ID: ELE8100

Name: 2011 desk-based assessment: The Vicarage, St Mary's Road, Hinckley

Unpublished document: Patrick, Cathy & Gidman, James. 2011. Archaeological desk-based assessment: The Vicarage, St Mary's Road, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE7661	Photo Survey: Hinckley Union Workhouse (North Warwickshire and Hinckley College), London Road, Hinckley	Event - Survey
Accession Number:	X.A73.2011	
Dates:	23/05/2011 - 24/05/2011	

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: Nexus Heritage

Location

Grid Reference

Centred SP 434 940 (70m by 86m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1027680
OASIS - OASIS nexusher1-104187

Description and Sources

Description

The workhouse was surveyed in 2011 due to proposals for residential development. The workhouse was built in 1838 and designed to house 300-450 inmates. The original buildings were built in an Elizabethan and Jacobean style and consisted of a main three storey structure with forward projecting wings and a passageway to a smaller building that was the mortuary - the only surviving part of the original 1838 structure. In 1912 three new buildings housing a new infirmary, laundry and washhouse were constructed. In 1947-8 all but the infirmary, mortuary, laundry and washhouse were demolished. These buildings still stand and were the subject of the survey work. The infirmary, still largely in its original layout, constitutes the music rooms. The laundry has been converted into an arts and dance studio and the mortuary is now a student centre and common room. The washhouse is now used by the school caretakers as their office.

Sources

Journal: Leicestershire Archaeological and Historical Society. 2012. Transactions of the Leicestershir Archaeological and Historical Society, Volume 86. Vol 86 (2012), p248
Unpublished document: Morley, Geoff & James, Edward. 2011. Photo Survey: Hinckley Union Workhouse (North Warwickshire and Hinckley College), London Road, Hinckley.

Associated Monuments

MLE17006 Hinckley Union Workhouse (Monument MLE17006)

Event ID	Event Name	Event Type
ELE7659	Archaeological desk-based assessment, Flutters Bingo Site, Hinckley, Leicestershire	Event - Interpretation
Accession Number:		
Dates:	31/08/2011 - 31/08/2011, pre (August 2011)	
Project Details:		

Event ID: ELE7659 **Name:** Archaeological desk-based assessment, Flutters Bingo Site, Hinckley,

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: CgMs Consulting

Location

Grid Reference

Centred SP 425 936 (79m by 92m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A desk-based assessment was carried out due to plans to redevelop the site. The site is considered to have a low archaeological potential for buried archaeological remains, partly due to disturbance. Flutters Bingo is a former cinema/theatre opened in 1929.

Sources

Unpublished document: Meager, Richard. 2011. Archaeological desk-based assessment, Flutters Bingo Site, Hinckley, Leicestershire.

Associated Monuments

MLE19811 The Regent Theatre/Gaumont Cinema/Classic Cinema, 2, Rugby Road (Building MLE19811)

Event ID	Event Name	Event Type
ELE8803	2012 trial trenching at The Vicarage, St. Mary's Road, Hinckley	Event - Intervention

Accession Number: X.A36.2012

Dates: 13/03/2012 - 19/03/2012

Project Details:

Thesaurus Event Types

TRIAL TRENCH

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4275 9375 (63m by 91m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1030201

OASIS - OASIS universi1-156898

Description and Sources

Description

Five trial trenches, totalling 122m², were excavated in the grounds of The Vicarage St. Mary's Road, Hinckley, Leicestershire (NGR SP 4276 9376) in order to establish the presence or absence, nature and extent of any archaeological features. Four of the trenches produced positive evidence for archaeology in the form of ditches and a possible channel or pond. The features were generally well defined but no closely dateable finds were recovered and their date is therefore tentative. However, they clearly pre-date the use of the land as gardens and are likely to be medieval or post-medieval, possibly related to fishponds associated with the former priory.

Event ID: ELE8803

Name: 2012 trial trenching at The Vicarage, St. Mary's Road, Hinckley

The archive will be held by Leicestershire County Council under the Accession Code X.A36 2012.

Sources

Unpublished document: Browning, J. 2012. An archaeological evaluation by trial trenching at The Vicarage, St. Mary's Road, Hinckley.

Associated Monuments

MLE2878 Hinckley Priory (Monument MLE2878)

Event ID	Event Name	Event Type
ELE8685	An archaeological watching brief at The Chestnuts, 25, Mount Road, Hinckley	Event - Intervention

Accession Number: X.A88.2012

Dates: 17/09/2012 - 17/09/2012

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4277 9367 (20m by 17m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

OASIS - OASIS universi1-155919

Description and Sources

Description

An archaeological watching brief of groundworks at Chestnuts, 25, Mount Road, Hinckley, Leicestershire was undertaken by ULAS on behalf of Shooting Star Nurseries. The initial groundwork comprised removal of overburden and the excavation of new foundations for new extensions to an existing building. Attendance at the site was undertaken on the 17th September 2012.

The watching brief revealed no archaeological deposits or pre-modern artefacts during the inspection of the site. The natural horizons appeared to have been levelled at some point in the past. Any potential archaeological deposits that may have been located within the development area could have been removed by the construction of 25, Mount Road and remodelling of the ground levels.

The archive will be deposited with Leicestershire County Council, subject to their confirmation. Accession No. X.A88.2012

Sources

Unpublished document: Higgins, Tim. 2012. An archaeological watching brief at The Chestnuts, 25, Mount Road, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE9177	2014 photographic survey of the Manchester Hosiery Works, Queens Road, Hinckley	Event - Survey

Accession Number: X.A34.2014

Dates: 03/03/2013 - 03/03/2013

Event ID: ELE9177

Name: 2014 photographic survey of the Manchester Hosiery Works, Queens Road,

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation:

University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4333 9357 (66m by 57m) SP49SW Area

Administrative Areas

Civil Parish Shepshed, Charnwood, Leicestershire

Event/Activity References

OASIS - OASIS universi1-195855

Description and Sources

Description

An English Heritage Level 2 photographic survey was carried out on the 3rd of March 2013 of the former Manchester Hosiery Works, Queens Road, Hinckley, Leicestershire. The factory was constructed between 1889 and 1903 and has been identified as being of historic and architectural significance, from information held in the Leicestershire and Rutland Historic Environment Record (HER MLE17933). The site is included as part of the 'Hinckley Hosiery Trail'. The archive will be deposited with Leicestershire County Council under the accession number X. A34.2014.

Sources

Unpublished document: Clarke, Sophie. 2014. A photographic survey of the Manchester Hosiery Works, Queens Road, Hinckley.

Associated Monuments

MLE17933 Hosiery factory, Queens Road (Building MLE17933)

Event ID	Event Name	Event Type
ELE8559	?2013 watching brief at Coley Close	Event - Intervention

Accession Number:

Dates: 10/04/2013 - 10/04/2013, first recorded (c.2013)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation:

Hinckley Archaeological Society (formerly Fieldwalking Grou

Location

Grid Reference

Centred SP 4263 9344 (32m by 16m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Two pits were examined. Pit 1 had a run of 3 exposed 'Tudor tyle bricks', another part brick went into the trench wall. Other bricks lay beneath, so there were at least two tiers. Small pieces of Attleborough Grey sandstone were strewn around. Pit 2 had 8 sizeable pieces of Attleborough Grey sandstone, up to 20cm x 15cm. Other

small pieces were strewn around. The Attleborough stone was used extensively in Hinckley Priory buildings, so it appears that these findings are of remains relating to Priory lands.

Sources - None recorded

Associated Monuments

MLE20731 Medieval/early post-medieval remains, Coley Close (Monument MLE20731)

Event ID	Event Name	Event Type
ELE9434	2013 watching brief during excavation of an electricity cable trench at Argent's Mead, Hinckley	Event - Intervention

Accession Number: X.A143.2013

Dates: 09/09/2013 - 16/09/2013

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: Archaeology & Built Heritage

Location

Grid Reference

Centred SP 4280 9380 (51m by 126m) SP49SW Line

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A programme of Archaeological Attendance for Inspection and Recording (an Intensive Watching Brief) was undertaken during groundwork associated with the installation of an electricity cable for lighting equipment within Argent's Mead, a public park and garden in the centre of Hinckley, Leicestershire (National Grid Reference: SP 429 939).

The earthwork remains of Hinckley Castle are located to the north-east of Argent's Mead and the area is bordered to the west by the medieval parish church of St Mary and the site of Hinckley Priory.

A new vicarage to the church was constructed within Argent's Mead in 1872-3, to which a detached stables and an office range was added in 1875. The vicarage was acquired by Hinckley Urban District Council for office use in 1956 and renamed Argent House. A new Council Offices building was constructed within the southern part of Argent's Mead in 1965-7 and Argent House was then demolished.

With the recent relocation of Hinckley & Bosworth Borough Council to the Hinckley Hub in Rugby Road, Hinckley, the now redundant former Council Offices building will be demolished; the installation of new cabling for lighting within Argent's Mead is related to the reconfiguration of services prior to its demolition.

Previous archaeological investigation and chance finds within this vicinity have included the discovery of an Iron Age brooch, medieval soil layers, post-medieval pits and an undated well.

The electricity cable trench cut across an infilled section of the medieval castle bailey ditch. This revealed modern material filling the upper 500mm of the ditch over earlier, undated fill. One other possible medieval feature or soil layer was recorded, in addition to which medieval pottery and tile were recovered from later deposits.

Other features or deposits in the northern half of the site appeared to be recent in date, including 20th century garden features such as paths and perhaps flower beds.

In the south of the area the electricity cable trench cut across the site of the vicarage constructed in 1872-3, which

Event ID: ELE9434 **Name:** 2013 watching brief during excavation of an electricity cable trench at

was represented by demolition debris and a path. In situ structural remains of the 1875 stables and out-offices range included internal brick and external stone surfaces and brick wall foundations.

Some ground disturbance associated with the construction of the Council Offices in the 1960s was apparent, this being most severe to the south of the building.

The project archive will be deposited with Leicestershire Museums Service under the accession code X.A143.2013.

Sources

- (1) Unpublished document: Finn, Neil. 2013. Archaeological attendance for inspection and recording during excavation of an electricity cable trench at Argent's Mead, Hinckley.

Associated Monuments

- MLE22085 Possible medieval feature, Argents Mead (Monument MLE22085)
- MLE22086 Site of C19th vicarage, south-east of the church (Monument MLE22086)
- MLE2890 Hinckley Castle (Monument MLE2890)

Event ID	Event Name	Event Type
ELE9091	2014 historic building survey, Hinckley & Bosworth Council Offices, Argent's Mead, Hinckley	Event - Survey

Accession Number: X.A23.2014
Dates: 01/11/2013 - 31/01/2014

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: Archaeology & Built Heritage

Location

Grid Reference
SP 4285 9379 (point) SP49SW Point

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An Historic Building Survey of the former Hinckley & Bosworth Borough Council Offices at Argent's Mead, Hinckley, Leicestershire, CV13 0LH (National Grid Reference: SP 4285 9380) was undertaken by Neil Finn of Archaeology and Built Heritage between November 2013 and January 2014.

The survey was commissioned by Hinckley and Bosworth Borough Council prior to demolition of the redundant building scheduled for February of 2014.

The survey comprised of an historic building photographic survey and documentary research which examined a collection of material held at the Warwick University Modern Records Centre relating to the construction of the building between 1965 and 1967.

The project archive will be deposited with Leicestershire Museums Service (Accession Number X.A23.2014).

Sources

- Unpublished document: Finn, Neil. 2014. Historic building record of the Hinckley & Bosworth Borough Council Offices, Argent's Mead, Hinckley.

Associated Monuments

Event ID: ELE9091 Name: 2014 historic building survey, Hinckley & Bosworth Council Offices, Argent's

MLE17867 Site of former Council Offices, Argents Mead (Monument MLE17867)

Event ID	Event Name	Event Type
ELE9425	2014 photographic survey of the Benco Works, Rugby Road, Hinckley	Event - Survey

Accession Number: X.A12.2014

Dates: 01/01/2014 - 30/06/2014, at some time (2014)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: Richard K Morriss & Associates

Location

Grid Reference

SP 4238 9358 (point) SP49SW Point

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Photographic survey work was carried out on the Benco Works building in early 2014. The factory dates from c.1920. The rear elevation appears to have survived but the side elevations are hemmed in by later buildings and the entire northern front has been rebuilt and extended. A photograph from c.1940 shows a new range had been added to the frontage by this date - at this time the main entrance was flanked by bow windows and was topped by the words 'Benco'. Subsequently the bow windows were replaced, probably in the third quarter of the C20th.

Sources

(1) Unpublished document: Morriss, Richard K. 2014. Photographic survey, Benco Works, Hinckley, Leicestershire.

Associated Monuments

MLE17930 Benco Works, Rugby Road (Building MLE17930)

Event ID	Event Name	Event Type
ELE9426	2014 photographic recording of electricity sub station, Waterloo Road, Hinckley	Event - Survey

Accession Number: X.A12.2014

Dates: 01/01/2014 - 30/06/2014, at some time (2014)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: Richard K Morriss & Associates

Location

Grid Reference

SP 4257 9365 (point) SP49SW Point

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Photographic survey work was carried out on the substation in early 2014. There was no evidence to suggest the structure had been built as anything other than a substation, though it could not be examined internally since it was still 'live'. The substation is brick with a slate roof. The entrance was on the east gable end, with windows on the west gable end. Five small painted hatches were on the north side of the building.

Sources

- (1) Unpublished document: Morriss, Richard K. 2014. Photographic survey, Benco Works, Hinckley, Leicestershire.

Associated Monuments

MLE20889 Electricity Sub Station, rear of Station Road (Building MLE20889)

Event ID	Event Name	Event Type
ELE8953	2014 photographic survey of Flutters Bingo Hall (formerly the Regent Theatre), Rugby Road, Hinckley	Event - Survey

Accession Number: X.A17.2014
Dates: 30/01/2014 - 30/01/2014

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: Archaeology & Built Heritage

Location

Grid Reference

Centred SP 4248 9371 (44m by 53m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An Historic Building Photographic Survey of Flutters Bingo Hall, formerly The Regent Theatre, Rugby Road, Hinckley, Leicestershire, LE10 0AW, was undertaken by Neil Finn of Archaeology & Built Heritage on 30th January 2014.

The survey was commissioned by Andrew Tyler of Flutters Leisure Limited in support of a planning application to demolish part of the redundant bingo hall (Application Number 13/01039/FUL).

In 1927 Hinckley and Dursley Theatres Ltd. commissioned Horace G. Bradley of Birmingham to design a 1000 seat cinema, to be erected on a site at the junction of Rugby Road and Lancaster Road in Hinckley (National Grid Reference: SP 4249 9371).

The Hinckley Times reported that construction of the Regent Theatre was nearing completion in December 1928 and the official opening was on Monday 11 March 1929.

Originally a venue for theatrical performances, musical shows and cinema screenings, it later became a full time cinema.

With changes in ownership the Regent Theatre was renamed the Gaumont and later the Classic. It closed as a cinema in June 1968.

Event ID: ELE8953

Name: 2014 photographic survey of Flutters Bingo Hall (formerly the Regent

The building was subsequently re-opened as the Vogue Bingo and Social Club and later became Rainbow Bingo. In 1981 it was acquired by Flutters Leisure Ltd. and was renamed Flutters Bingo. Flutters Bingo closed on 15th June 2013.

The project archive will be deposited with Leicestershire Museums Service (Accession Number X.A17.2014).

Sources

Unpublished document: Finn, Neil. 2014. Historic building photographic survey of Flutters Bingo Hall (formerly the Regent Theatre), Rugby Road, Hinckley.

Associated Monuments

- MLE19811 The Regent Theatre/Gaumont Cinema/Classic Cinema, 2, Rugby Road (Building MLE19811)
- MLE21226 Shops, 2-14, Rugby Road (Building MLE21226)

Event ID	Event Name	Event Type
ELE9175	2014 desk-based assessment of the Queens Road Works site, Queens Road, Hinckley	Event - Interpretation

Accession Number:

Dates: 10/02/2014 - 10/02/2014, pre (February 2014)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4333 9357 (66m by 57m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An archaeological desk-based assessment of the Queens Road Works site, Queens Road, Hinckley, Leicestershire (SP 43356 93575) has concluded that the factory was built as the premises of the Manchester Hosiery Manufacturing Company Ltd, between 1889 and 1903. The building is recorded as heritage asset on the Leicestershire HER and is recognised as a building of historic significance by Hinckley and Bosworth Borough Council, being included as part of the Hinckley Hosiery Trail.

The site is located outside of the Conservation Area and historic settlement core of Hinckley and there is little potential for the presence of medieval archaeological remains within the development area. Two Roman occupation sites are recorded within the HER search area, but the potential for the presence of below ground archaeological remains of Roman date or earlier within the assessment area is unknown, due to the lack of previous archaeological investigation in the immediate vicinity.

The client is proposing to demolish the existing buildings on site to make way for a new housing development. The demolition of the former hosiery factory would represent the loss of a historic building, which is recognised as a heritage asset. Groundworks associated with new development are likely to have a damaging impact upon any archaeological deposits surviving below ground, particularly towards the eastern part of the site and Queens Road street frontage, where there has been little previous ground disturbance.

Any requirements for further work should be discussed with the relevant planning authority.

Sources

Similarly the results of DCS5 would seem to suggest that ground reduction in the 1960s may have impacted upon any archaeological remains in the vicinity of the block of garages south of the Council Offices. However the results of the adjacent borehole CP1 suggest that 19th century (and potentially earlier) remains survive below more recent material that may be the result of 20th century landscaping.

The results of CP5 and DCS8 suggest that in the early 20th century material was dumped in this area in order to raise the ground to create a level surface for the 'tennis ground' first illustrated on the 1924 OS map. Any buried archaeological remains within this part of the site are likely to have been protected from subsequent disturbance by the dumped material.

The deposit sequence recorded in CP4 may be taken to indicate that this area was graded down when the 'tennis ground' was created in the early 20th century (presumably providing the material that was dumped to the south in the vicinity of CP5 and DCS8).

The deposit sequence within borehole DCS7 suggests that old topsoil and/or subsoil survives below the level of the former tennis court, represented by an asphalt surface. Any archaeological remains within this vicinity may therefore be preserved beneath this old topsoil/subsoil. It is hard to reconcile the results of DCS7 with CP4 and it might have been supposed that ground level within the vicinity of DCS7 would have been reduced when the 'tennis ground' was created, resulting in a similar deposit sequence to that recorded in CP4 of topsoil directly over natural. It is possible that DCS7 lay to the north of the original 'tennis ground' shown on the 1924 OS map and the asphalt surface in this borehole relates to the later, northern tennis court, illustrated on the 1960 OS map.

The results of borehole CP6 are broadly comparable with those of DCS7, suggesting the potential for survival of buried archaeological remains below old topsoil/subsoil within this vicinity.

The findings of this investigation will be used to identify areas for archaeological trial trenching in discussion with the Senior Planning Archaeologist.

Sources

Unpublished document: Finn, Neil. 2014. Archaeological monitoring of borehole survey for proposed Leisure Centre Development at Argent's Mead, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE8977	2014 Heritage Assessment for the development of the proposed leisure centre on Argent's Mead, Hinckley	Event - Interpretation

Accession Number:

Dates: 28/03/2014 - 28/03/2014, pre (March 2014)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation:

Trigpoint Conservation & Planning Ltd

Location

Grid Reference

Centred SP 4287 9380 (206m by 169m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

Event ID: ELE8977

Name: 2014 Heritage Assessment for the development of the proposed leisure

This Heritage Statement has been prepared by Stephen Bradwell, MA, RTPI, IHBC on behalf of Robert Baker of Press & Starkey, acting for DC Leisure Management Ltd, to inform and support the proposals for the redevelopment of the Council's former offices for a new leisure centre on Argent's Mead. This report is intended to assess the potential impact of the proposed development on the setting of any heritage assets within the vicinity of the application site having regard to the national and local planning policy context and other advice prepared by English Heritage.

This assessment has shown that given the local topography and the relative distance between the site and the local heritage assets the proposed development will not harm the setting or overall significance of the principal designated heritage assets in Hinckley town centre. Consequently for the purposes of these designated heritage assets this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the national and local policy objectives that seek to ensure that the significance of heritage assets is not lost through development within their setting.

Sources

Unpublished document: Bradwell, Stephen. 2014. Heritage Impact Assessment for the development of the proposed leisure centre on Argent's Mead, Hinckley.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE9089	2014 desk-based assessment for proposed Leisure Centre site, Argent's Mead, Hinckley	Event - Interpretation

Accession Number:

Dates: 31/03/2014 - 31/03/2014, pre (March 2014)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation:

Archaeology & Built Heritage

Location

Grid Reference

Centred SP 4287 9380 (206m by 169m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An Historic Environment Desk-Based Assessment of land in the vicinity of the former Council Offices building at Argent's Mead, Hinckley, Leicestershire (National Grid Reference: SP 4285 9374) was prepared by Neil Finn of Archaeology & Built Heritage in March 2014.

The assessment was prepared at the request of Robert Baker of Press & Starkey, acting for DC Leisure Management Ltd, who have been appointed by Hinckley and Bosworth Borough Council to design, build and operate a proposed new Leisure Centre on the site.

The desk-based assessment has demonstrated that the site proposed for development was within a high status area of the medieval town, on land that belonged to Hinckley Priory and subsequently to the Dean and Chapter of Westminster.

It is not certain how this land was used in the medieval and post-medieval periods. The Priory is known to have been located in the area immediately to the west of this site and a series of ponds referred to as 'The Moats' may have been fish ponds belonging to the Priory. The proposed development site may have been farm land, but there

Event ID: ELE9089

Name: 2014 desk-based assessment for proposed Leisure Centre site, Argent's

is some potential that it was occupied by agricultural buildings associated with the Priory's farming activities. It is also possible that further fish ponds or other water management features were located within this area.

Map evidence demonstrates that the land was in agricultural use between the late 18th and late 19th centuries and that no structures occupied the site in this period.

A vicarage and associated outbuildings were erected on the western part of the site in the late 19th century by the incumbent of the adjacent parish church of St Mary, with the rest of the site area apparently forming the vicarage grounds (excluding the Mount Road car park area). Some landscaping occurred during this period to create gardens and a tennis court. A second tennis court had been added by the middle decades of the 20th century, involving further landscaping of the central part of the site.

Hinckley Urban District Council (predecessor to Hinckley and Bosworth Borough Council) acquired the vicarage site in 1955 for use as offices, renaming the building Argent House.

In 1965-7 new Council Offices were erected in the northern part of the site and car parking areas were constructed on the south and west sides of this building. Argent House, the former vicarage, was demolished at that time.

The Council Offices building was demolished in February/March of 2014 following the Council's move to new premises at Hinckley Hub, Rugby Road, Hinckley, in June 2013.

Groundwork associated with the construction of the Council Offices building erected in 1965-7 is likely to have resulted in the destruction of any archaeological remains within the footprint of the main range of this building and the area immediately to the south of this, including the adjoining block of garages.

Any buried archaeological remains within the area of the southern car park, accessed from Mount Road, are likely to have been affected by the erection of housing along the north side of Mount Road in the 20th century and the subsequent demolition of this housing and formation of the present car park. No major changes are envisaged within the area of this car park as part of the proposed development scheme.

The extent to which any buried archaeological remains elsewhere on the site have been affected by previous ground disturbance is not clear.

Limited archaeological investigation within the western part of the proposed development site, during the installation of an electrical supply cable in 2013, located buried remains associated with the vicarage constructed in 1872-3 and the associated stables built in 1875, but nothing earlier than this within the area.

The potential for the existence of medieval and post-medieval remains within the proposed development site is considered to be moderate.

The potential for the existence of remains of earlier periods is considered to be low, based on the relative paucity of prehistoric and Roman finds recovered during previous archaeological investigations in the general vicinity of this site.

Sources

Unpublished document: Finn, Neil. 2014. Historic environment desk-based assessment of proposed Leisure Centre site, Argent's Mead, Hinckley.

Associated Monuments

MLE22086 Site of C19th vicarage, south-east of the church (Monument MLE22086)

Event ID	Event Name	Event Type
ELE9723	2014 watching brief on land at 5, London Road, Hinckley	Event - Intervention

Accession Number: X.A57.2014
Dates: 14/04/2014 - 24/04/2014

Project Details:

Thesaurus Event Types

Event ID: ELE9723

Name: 2014 watching brief on land at 5, London Road, Hinckley

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SP 4311 9395 (37m by 36m) SP49SW Area

Administrative Areas - None recorded

Event/Activity References

DOI - ADS DOI 10.5284/1045663
OASIS - OASIS universi1-242241

Description and Sources

Description

An archaeological watching brief was undertaken by the University of Leicester Archaeological Services (ULAS) at 5 London Road Hinckley, Leicestershire. The work took place on the 14th, 15th, 23rd and 24th of April during foundation excavation and groundworks for eleven flats plus single domestic dwelling on the site. The development lays within the historic settlement core of Hinckley, hence the requirement for a programme of archaeological work.

No archaeological features or deposits were observed during the watching brief.

The fieldwork was carried out by Sophie Clarke, Steve Baker and Adam Clapton. The archive will be deposited with Leicestershire Museums Service under Accession Number X.A57.2014.

Sources

- (1) Unpublished document: Baker, Steve and Clapton, Adam. 2014. An archaeological watching brief on land at 5, London Road, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID Event Name Event Type
ELE9087 2014 trial trenching at Argent's Mead, Hinckley Event - Intervention

Accession Number: X.A143.2013
Dates: 01/05/2014 - 02/05/2014

Project Details:

Thesaurus Event Types

TRIAL TRENCH

Organisation: Archaeology & Built Heritage

Location

Grid Reference

Centred SP 4284 9372 (46m by 41m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A planning application has been submitted to Hinckley & Bosworth Borough Council for the erection of a Leisure Centre with associated parking and infrastructure on land at Argent's Mead, Hinckley, Leicestershire, at National

Grid Reference SP 4285 9374 (Planning Application ref: 14/00342/FUL). The application site includes the area of the former Hinckley & Bosworth Borough Council Offices and land to the south and west of this.

The application site is located within Hinckley Town Centre Conservation Area and is also within an area of archaeological interest. Due to the heritage interest of the site, the applicant was asked to submit an assessment of the potential impact of the development proposals on Heritage Assets within the area, in support of the application.

This impact assessment has included the preparation of an Historic Environment Desk-Based Assessment (Archaeology & Built Heritage 2014a), a Heritage Impact Assessment (Trigpoint Conservation & Planning Ltd 2014) and archaeological monitoring of a geological borehole survey on the site (Archaeology & Built Heritage 2014b).

Following consideration of the results of these stages of assessment, the Senior Planning Archaeologist at Leicestershire County Council's Historic and Natural Environment Team, in her capacity as archaeological advisor to Hinckley & Bosworth Borough Council, recommended the need for a programme of archaeological trial trenching in order to clarify the potential for survival of archaeological remains and to assess the potential development impact on any such remains, prior to the determination of the planning application.

Archaeology & Built Heritage was commissioned to undertake the trial trenching programme and the fieldwork was completed on the 1st and 2nd of May 2014.

This report presents the results of the trial trenching programme, undertaken at the request of Robert Baker of Press & Starkey, acting for DC Leisure Management Ltd, who have been appointed by Hinckley and Bosworth Borough Council to design, build and operate the proposed new Leisure Centre.

The results of the trial trenching programme demonstrate the potential for the survival of archaeological remains of medieval date within the proposed development area, evidenced by the 13th or 14th century feature partially exposed in Trial Trench 1. Surviving archaeological remains are likely to consist of truncated earthfast features cut into the geological natural at approximately 118.0m - 118.3m above Ordnance Datum in this part of the site. It is probable that any stratified archaeological levels in this part of the site were removed during landscaping of the area to create tennis courts in the earlier 20th century.

The medieval feature in Trial Trench 1 was overlain by modern deposits over 1m deep dumped in this area during landscaping associated with the development of the Council Offices in the late 1960s. A similar depth of recent made ground overlay an old topsoil containing 19th century pottery in Trial Trench 2. A 19th century land drain was also exposed in Trial Trench 2 but no earlier archaeological remains were encountered.

Any groundwork associated with the proposed development that exceeds the depth of the 20th century made ground in this part of the site has the potential to impact upon buried archaeological remains.

The results of the trial trenching programme and earlier heritage assessment stages will be considered by the planning authority and their archaeological advisors in the determination of the application to develop the site, in accordance with the provisions of the National Planning Policy Framework (DCLG 2012).

Sources

- (1) Unpublished document: Finn, Neil. 2014. Archaeological trial trench evaluation in respect of proposed Leisure Centre development at Argent's Mead, Hinckley.
- (2) Journal: Leicestershire Archaeological and Historical Society. 2015. Transactions of the Leicestershire Archaeological and Historical Society, Volume 89. Vol 89 (2015), p304

Associated Monuments

MLE21398 Medieval pit south of the council offices, Argent's Mead (Monument MLE21398)

Event ID	Event Name	Event Type
ELE9427	2014 photographic survey of 24, Station Road, Hinckley	Event - Survey

Accession Number: X.A12.2014

Dates: 01/06/2014 - 30/06/2014, at some time (2014)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: Richard K Morriss & Associates**Location****Grid Reference**

SP 4260 9366 (point) SP49SW Point

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded**Description and Sources****Description**

Photographic survey work was carried out on the factory in early 2014. The hosiery factory is made up of three structures - the original workshops with office/storage ranges at either end. The oldest section was built c.1920 and is a large single-storey block with steel-framed 'Crittall-style' windows. The main street frontage was on the east of this (now an internal wall) and had a degree of simple decoration. It was five bays, with two large recessed panels either side of the central doorway. The rear range seems to have been added soon afterwards and is of two storeys with a flat roof. The front range appears to have been added in the 1930s and is two-storeys. Now the principal façade, it is stripped down Art Deco, 10 bays long. The main doorways were in the end bays. The elevation is topped by a shallow stepped flat-topped parapet.

Sources

- (1) Unpublished document: Morriss, Richard K. 2014. Photographic survey, Benco Works, Hinckley, Leicestershire.

Associated Monuments

MLE20888 Factory, 24, Station Road (Building MLE20888)

Event ID	Event Name	Event Type
ELE9804	2014 trial trenching on land off Argents Mead, Hinckley, Leicestershire	Event - Intervention

Accession Number: X.A147.2014**Dates:** 23/09/2014 - 03/10/2014**Project Details:****Thesaurus Event Types**

TRIAL TRENCH

Organisation: Allen Archaeology Ltd**Location****Grid Reference**

Centred SP 4285 9374 (78m by 79m) SP49SW Area

Administrative Areas

Civil Parish Hinckley, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1040664

OASIS - OASIS allenarc1-194278

Description and Sources**Description**

Allen Archaeology Limited (hereafter AAL) was commissioned by Press and Starkey to undertake an

archaeological evaluation by trial trenching on land off Argents Mead in Hinckley, Leicestershire, as a condition of planning permission for construction of a new leisure centre.

The proposed development site is located in an area of some archaeological interest, west of the 12th century Benedictine Hinckley Priory and south of Hinckley Castle. Previous archaeological works on the site recorded a possible medieval pit and 19th century garden terracing associated with a demolished former vicarage at the northwest end of the site. There was also evidence of more recent levelling and landscaping of the site.

Five trenches were excavated, after which areas were extended around Trenches 1, 4 and 5 to further clarify the nature and extent of the archaeological resource. A brick path associated with the 19th century vicarage was recorded in Trench 1, and an undated linear feature was recorded in Trench 4. A large shallow pit or terracing features was exposed in Trench 5 and a small modern pit was recorded in Trench 6. The remainder of the site was characterised by modern landscaping and services.

Sources

- (1) Unpublished document: Piirainen, Maria. 2014. Archaeological evaluation report: trial trenching on land off Argents Mead, Hinckley, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE9927	2015 excavations at The Vicarage, St Mary's Road, Hinckley	Event - Intervention
Accession Number:	X.A36.2012	
Dates:	01/05/2015 - 30/06/2015, at some time (May/June 2015)	
Project Details:		
Thesaurus Event Types		
STRIP MAP AND SAMPLE		
WATCHING BRIEF		
Organisation:	University of Leicester Archaeological Services	
Location		
Grid Reference		
Centred SP 4275 9375 (63m by 91m)	SP49SW	Area
Administrative Areas		
Civil Parish	Hinckley, Hinckley and Bosworth, Leicestershire	
Event/Activity References		
DOI - ADS DOI	10.5284/1041492	
OASIS - OASIS	universi1-243387	

Description and Sources

Description

Excavations in May – June 2015 at The Vicarage, St Mary’s Road Hinckley, Leicestershire (SP 4276 9376) have revealed evidence of medieval settlement activity, represented by possible timber buildings, cobbled yard surfaces and pond features. The timber structures appear to have been short lived and date to the 11th to 12th century. The site may be associated with St Mary’s Priory located directly to the north of the site. The Priory was founded by the Benedictine Order before 1209 and was believed to have been closed by the early 1400s. The possible fishponds believed to be associated with the Priory are recorded to the west, south and east of the site shown on the Robinson’s Plan, dated 1782. The pond features were periodically cleared but became silted up once the Priory was closed. The site remains as open land during the post-medieval period with the pond features backfilled and the ground levelled by the 17th to 18th centuries. Worked stone fragments were present on the surface within the site and are likely to be associated with the rebuilding of St Marys church in the 19th century.

The archive will be deposited with the Leicestershire County Council Museums Service under the Accession no. X.A36.2012.

Sources

- (1) Unpublished document: Higgins, Tim. 2016. An archaeological excavation at The Vicarage, St Mary's Road, Hinckley, Leicestershire.
 - (2) Journal: Leicestershire Archaeological and Historical Society. 2016. Transactions of the Leicestershir Archaeological and Historical Society, Volume 90. Vol 90 (2016), p309
-

Associated Monuments

- MLE18561 Roman pottery from the Priory site (Find Spot MLE18561)
 - MLE22694 Late prehistoric flints from The Vicarage, St Mary's Road (Monument MLE22694)
 - MLE2878 Hinckley Priory (Monument MLE2878)
 - MLE2881 Post-medieval garden, Hall House (Monument MLE2881)
-

<u>MLE2876</u>	Site of timber framed houses, Church Walk
<u>MLE2877</u>	Possible medieval well, Lower Bond Street
<u>MLE2878</u>	Hinckley Priory
<u>MLE2879</u>	Hall House, Hinckley Priory
<u>MLE2880</u>	Medieval/post-medieval ponds, Hall House/Hinckley Priory
<u>MLE2881</u>	Post-medieval garden, Hall House
<u>MLE2884</u>	Medieval market place, The Borough/Market Place
<u>MLE2885</u>	Cobbled surface, Lancaster Road
<u>MLE2886</u>	Post-medieval windmill, Mill Hill
<u>MLE2888</u>	Post-medieval windmill west of Grammar School
<u>MLE2889</u>	Post-medieval windmill south of Hollycroft Park
<u>MLE2890</u>	Hinckley Castle
<u>MLE2895</u>	Possible Roman site near Priory Cottage
<u>MLE2896</u>	Possible medieval road remains, Regent Street
<u>MLE2897</u>	St. Mary's Well, London Road
<u>MLE2901</u>	Historic settlement core of Hinckley
<u>MLE6006</u>	Post-medieval cistern, 4 John Street
<u>MLE6500</u>	Iron Age brooch from Hinckley Castle
<u>MLE6792</u>	Medieval coin hoard from near Holy Well
<u>MLE7941</u>	Roman coins from Walton Terrace
<u>MLE9161</u>	Site of medieval/post-medieval house, 5-7 Regent Street
<u>MLE9162</u>	Dominican Priory, St. Albert's Nursing Home
<u>MLE10509</u>	Post-medieval/modern wells at Wood Street
<u>MLE10609</u>	Site of hosiery factory, Trinity Lane
<u>MLE15728</u>	Site of a timber framed house, Atkins, Lower Bond Street
<u>MLE16084</u>	London & North Western Railway, South Leicestershire branch
<u>MLE16342</u>	Possible castle rampart, Argents Mead
<u>MLE16343</u>	Medieval pottery, Argents Mead
<u>MLE16344</u>	Post-medieval pits, Argents Mead
<u>MLE17006</u>	Hinckley Union Workhouse
<u>MLE17867</u>	Site of former Council Offices, Argents Mead
<u>MLE17914</u>	Site of hosiery factory, 24-28, Upper Bond Street
<u>MLE17915</u>	Site of hosiery factory, Praetor House, Upper Bond Street
<u>MLE17918</u>	Richard Roberts hosiery factory, New Street
<u>MLE17921</u>	Site of hosiery factory, Lawrence House, Wood Street
<u>MLE17923</u>	Site of hosiery factory, New Buildings
<u>MLE17932</u>	Site of hosiery factory, Southfield Road
<u>MLE17934</u>	Site of hosiery factory, 45, Factory Road
<u>MLE17942</u>	Site of boot factory/hosiery factory, John Street
<u>MLE18009</u>	Site of Methodist chapel, New Buildings
<u>MLE18560</u>	Hunter's Row, south of St Mary's Church
<u>MLE18561</u>	Roman pottery from the Priory site

<u>MLE19788</u>	Neolithic arrowhead, 6, Merevale Close
<u>MLE19933</u>	Mill Hill Works, Mill Hill Road
<u>MLE19938</u>	Possible wall footings, 13-15, Station Road
<u>MLE20657</u>	Turnpike Road, Leicester to Nuneaton
<u>MLE20731</u>	Medieval/early post-medieval remains, Coley Close
<u>MLE20915</u>	Turnpike Road, Hinckley to Tonge, Ibstock to Measham
<u>MLE20918</u>	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley
<u>MLE20924</u>	Turnpike Road, Hinckley to Lutterworth to Welford Field
<u>MLE21227</u>	Burial vault at St Mary's churchyard
<u>MLE21283</u>	Turnpike Road, Hinckley to Rugby
<u>MLE21398</u>	Medieval pit south of the council offices, Argents Mead
<u>MLE21409</u>	St Mary's Church burial ground, Church Walk
<u>MLE21414</u>	Unitarian Chapel burial ground, Baines Lane
<u>MLE21431</u>	Brickworks, Netherley Road
<u>MLE21432</u>	Brickworks, Ashby Road
<u>MLE21433</u>	Barwell Lane brickworks
<u>MLE21434</u>	Hinckley Mineral Baths, Ashby Road
<u>MLE21436</u>	Hinckley cemetery, Ashby Road
<u>MLE21632</u>	Gas Works, Coventry Road
<u>MLE21657</u>	North Warwickshire and Hinckley College, London Road
<u>MLE22085</u>	Possible medieval feature, Argents Mead
<u>MLE22086</u>	Site of C19th vicarage, south-east of the church
<u>MLE22440</u>	Site of Castle Hill House, Castle Hill
<u>MLE22694</u>	Late prehistoric flints from The Vicarage, St Mary's Road
<u>MLE24126</u>	Site of Holy Trinity Church/Parish Hall, Trinity Lane
<u>MLE9165</u>	1 Regent Street
<u>MLE12997</u>	CHURCH OF THE HOLY TRINITY, TRINITY VICARAGE ROAD (SOUTH SIDE), HINCKLEY
<u>MLE13002</u>	THE GREAT MEETING UNITARIAN CHAPEL, BAINES LANE (NORTH SIDE), HINCKLEY
<u>MLE13003</u>	FRAMEWORK KNITTERS COTTAGES, 30 LOWER BOND STREET (WEST SIDE), HINCKLEY
<u>MLE13004</u>	FASHION HOUSE, 3, THE BOROUGH (EAST SIDE), HINCKLEY
<u>MLE13005</u>	THE CASTLE RESTAURANT, 5, THE BOROUGH (EAST SIDE), HINCKLEY
<u>MLE13006</u>	SUTTONS, 8, THE BOROUGH (WEST SIDE), HINCKLEY
<u>MLE13007</u>	UNITED REFORMED CHURCH, THE BOROUGH (WEST SIDE), HINCKLEY
<u>MLE13008</u>	WAR MEMORIAL, THE CASTLE, ARGENT'S MEAD WALK, HINCKLEY
<u>MLE13009</u>	WAR MEMORIAL WALL, THE CASTLE, ARGENT'S MEAD WALK, HINCKLEY

<u>MLE13010</u>	MILLER & SANTHOUSE OPTICIANS, 2 & 2A*, CASTLE STREET (NORTH SIDE), HINCKLEY
<u>MLE13011</u>	MILLETS, 4, CASTLE STREET (NORTH SIDE), HINCKLEY
<u>MLE13012</u>	FOUR SEASONS, 64, CASTLE STREET (NORTH SIDE), HINCKLEY
<u>MLE13013</u>	STAGE I, 13, CASTLE STREET (SOUTH SIDE), HINCKLEY
<u>MLE13014</u>	F. HINDS, 19, CASTLE STREET (SOUTH SIDE), HINCKLEY
<u>MLE13015</u>	23, CASTLE STREET (SOUTH SIDE), HINCKLEY
<u>MLE13016</u>	HENRY CLARKE LTD., 25, CASTLE STREET (SOUTH SIDE), HINCKLEY
<u>MLE13017</u>	31, CASTLE STREET (SOUTH SIDE), HINCKLEY
<u>MLE13018</u>	HINCKLEY & RUGBY BUILDING SOCIETY, 35 & 37, CASTLE STREET (SOUTH SIDE)
<u>MLE13019</u>	SWONEWS, 53 & 55, CASTLE STREET (SOUTH SIDE), HINCKLEY
<u>MLE13020</u>	CHURCH OF THE ASSUMPTION OF ST MARY, CHURCH WALK
<u>MLE13021</u>	THOMAS FLAVELL, 2, CHURCH WALK (NORTH SIDE), HINCKLEY
<u>MLE13022</u>	BARCLAYS BANK, 6A, THE BOROUGH (WEST SIDE), HINCKLEY
<u>MLE13023</u>	3 & 5 STATION ROAD (EAST SIDE)
<u>MLE15825</u>	Hosiery factory, 16-20 Hill Street
<u>MLE16355</u>	3 Regent Street
<u>MLE16356</u>	Buildings to rear of 3 Regent Street
<u>MLE16700</u>	Hinckley Water Tower, Highfields Road
<u>MLE16707</u>	Hinckley Baptist Church, Baptist Walk
<u>MLE16765</u>	THE HOLLY BUSH PUBLIC HOUSE, UPPER BOND STREET, HINCKLEY
<u>MLE16769</u>	ATKINS BROTHERS (HOSIERY) FACTORY, LOWER BOND STREET, HINCKLEY
<u>MLE16839</u>	Hosiery factory, 94, Factory Road
<u>MLE17884</u>	Moore and Osbourne's Factory, 28-32, Albert Road
<u>MLE17885</u>	Sunbro hosiery factory, Graphic House, Druid Street
<u>MLE17886</u>	Hosiery warehouse, Upper Bond Street
<u>MLE17916</u>	Queens Head and adjacent cottage, Upper Bond Street
<u>MLE17917</u>	Laban Tansey works, Druid Street
<u>MLE17919</u>	Concordia Theatre, Stockwell Head
<u>MLE17920</u>	Hinckley Working Men's Club ('The Hall'), Stockwell Head
<u>MLE17922</u>	Hosiery factory, Wood Street
<u>MLE17924</u>	Hinckley Technical College, London Road
<u>MLE17925</u>	Davenport Terrace
<u>MLE17926</u>	Davenport Knitwear, John Street
<u>MLE17927</u>	Hinckley Library, Lancaster Road
<u>MLE17928</u>	Hosiery factory, Regent Street
<u>MLE17929</u>	Hosiery factory, Brick Kiln Street
<u>MLE17930</u>	Benco Works, Rugby Road
<u>MLE17931</u>	Hosiery factory, Rugby Road
<u>MLE17933</u>	Hosiery factory, Queens Road

<u>MLE17935</u>	Shoe factory, 51, Factory Road
<u>MLE17936</u>	Hosiery factory, 56, Upper Bond Street
<u>MLE17937</u>	Puffer's Unique Works, Druid Street
<u>MLE17938</u>	Puffer site no. 2, hosiery factory, Druid Street
<u>MLE17939</u>	Hosiery factory, 55, Druid Street
<u>MLE17940</u>	Co-op bakery building, 34, Druid Street
<u>MLE17941</u>	Hosiery factory, 29, Albert Road
<u>MLE17968</u>	22-24, The Borough
<u>MLE17970</u>	60/60a, Castle Street
<u>MLE17971</u>	62, Castle Street
<u>MLE17972</u>	66, Castle Street
<u>MLE17973</u>	106, Castle Street
<u>MLE17974</u>	112, Castle Street
<u>MLE17975</u>	116-118, Castle Street
<u>MLE17976</u>	120, Castle Street
<u>MLE17977</u>	128, Castle Street
<u>MLE17978</u>	Building rear of 65/67, Castle Street
<u>MLE17979</u>	Barley Sheaf Public House, 13a, King Street
<u>MLE17980</u>	9-11, Regent Street
<u>MLE17982</u>	27, Regent Street
<u>MLE17983</u>	39-41a, Regent Street
<u>MLE17984</u>	20, Mansion Street
<u>MLE17985</u>	45, Regent Street
<u>MLE17986</u>	13, The Borough
<u>MLE17987</u>	1 & 3, New Buildings
<u>MLE17988</u>	84-86, Castle Street
<u>MLE17989</u>	88-90, Castle Street
<u>MLE17990</u>	92-94, Castle Street
<u>MLE17991</u>	96-98, Castle Street
<u>MLE17992</u>	St Mary's Church of England School, 1-3, Station Road
<u>MLE17994</u>	Post Office, 22, Station Road
<u>MLE17995</u>	39, Castle Street
<u>MLE17996</u>	49-51, Castle Street
<u>MLE17997</u>	99, Castle Street
<u>MLE17998</u>	Dog and Gun Public House, 28, The Borough
<u>MLE17999</u>	The Union Hotel, 2, Stockwell Head
<u>MLE18000</u>	Castle Inn, 113, Castle Street
<u>MLE18001</u>	7, Church Walk
<u>MLE18002</u>	1-15, Council Road
<u>MLE18003</u>	Duke of Rutland Public House, 10, Lower Bond Street
<u>MLE18004</u>	The Greyhouse Public House, 9, New Buildings
<u>MLE18005</u>	Masonic Hall, St Mary's Road

<u>MLE18006</u>	Bank, 10, Market Place
<u>MLE18007</u>	Former Police Station, Stockwell Head
<u>MLE18008</u>	Former Wesleyan Chapel, Stockwell Head
<u>MLE18011</u>	140, Castle Street
<u>MLE18012</u>	27-29, Castle Street
<u>MLE18014</u>	Former Constitutional Club, 8-14, Station Road
<u>MLE18607</u>	Police Station, Hollycroft
<u>MLE18608</u>	The Danilo cinema, 2, Trinity Lane
<u>MLE19811</u>	The Regent Theatre/Gaumont Cinema/Classic Cinema, 2, Rugby Road
<u>MLE20704</u>	WAR MEMORIAL AT ST PETER'S ROMAN CATHOLIC CHURCH
<u>MLE20888</u>	Factory, 24, Station Road
<u>MLE20889</u>	Electricity Sub Station, rear of Station Road
<u>MLE21226</u>	Shops, 2-14, Rugby Road
<u>MLE21658</u>	37, Station Road
<u>MLE22346</u>	Drill Hall, Brunel Road
<u>MLE22778</u>	St George's Ballroom, 4, The Horsefair

Appendix 3: Oasis**OASIS ID: midlanda1-344080****Project details**

Project name	The Holly Bush Restaurant
Short description of the project	Desk-based assessment
Project dates	Start: 15-02-2019 End: 15-02-2019
Previous/future work	Not known / Not known
Any associated project reference codes	X.A11.2019 - Museum accession ID
Any associated project reference codes	18/01141/FUL - Planning Application No.
Type of project	Desk based assessment
Site status	Conservation Area
Current Land use	Other 2 - In use as a building
Monument type	BUILDING Modern
Significant Finds	NONE None
Methods & techniques	"Documentary Search","Visual Inspection"
Development type	Building refurbishment/repairs/restoration
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	LEICESTERSHIRE HINCKLEY AND BOSWORTH HINCKLEY The Holly Bush Restaurant
Postcode	LE10 1RH
Study area	0.1 Hectares
Site coordinates	SP 442584 294202 51.961069983493 -1.3558022592 51 57 39 N 001 21 20 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 0m Max: 0.01m

Project creators

Name of Organisation	Midland Archaeological Services
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Midland Archaeological Services
Project director/manager	S.L.W Williams
Project supervisor	S.L.W.Williams

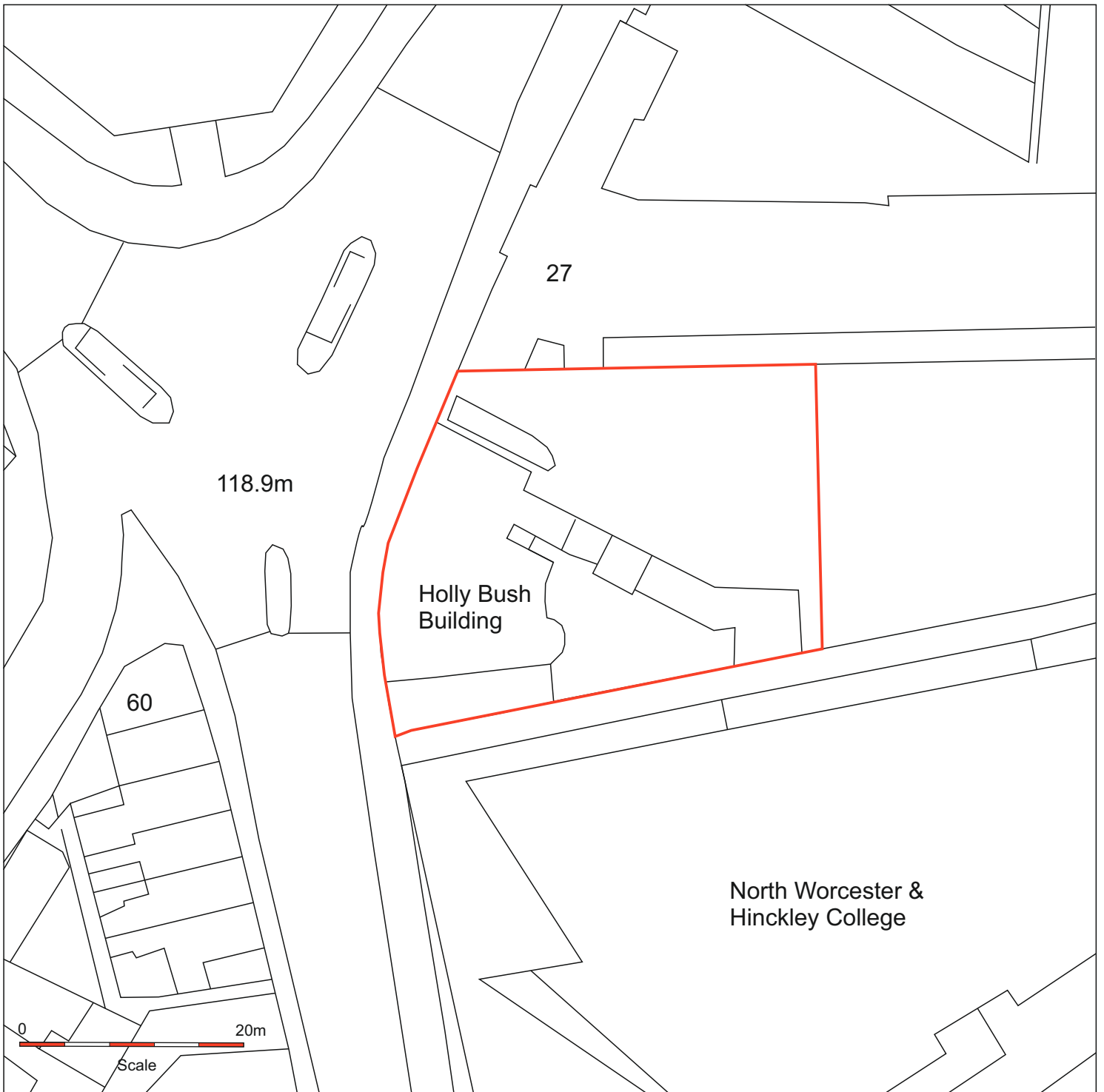
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Narrative Options Ltd


Project archives

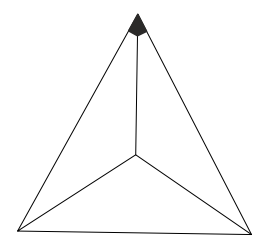
Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive recipient	Leicestershire archives
Paper Contents	"none"
Paper Media available	"Report"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	The Holly Bush Restaurant Upper Bond Street Hinckley LE10 1RH
Author(s)/Editor(s)	S.Williams
Other bibliographic details	MAS/548/19
Date	2019
Issuer or publisher	MAS
Place of issue or publication	MAS Lincolnshire
Description	Desk-based assessment of the Holly Bush Restaurant site.
Entered by	Steve Williams (info@midarch.co.uk)
Entered on	28 February 2019



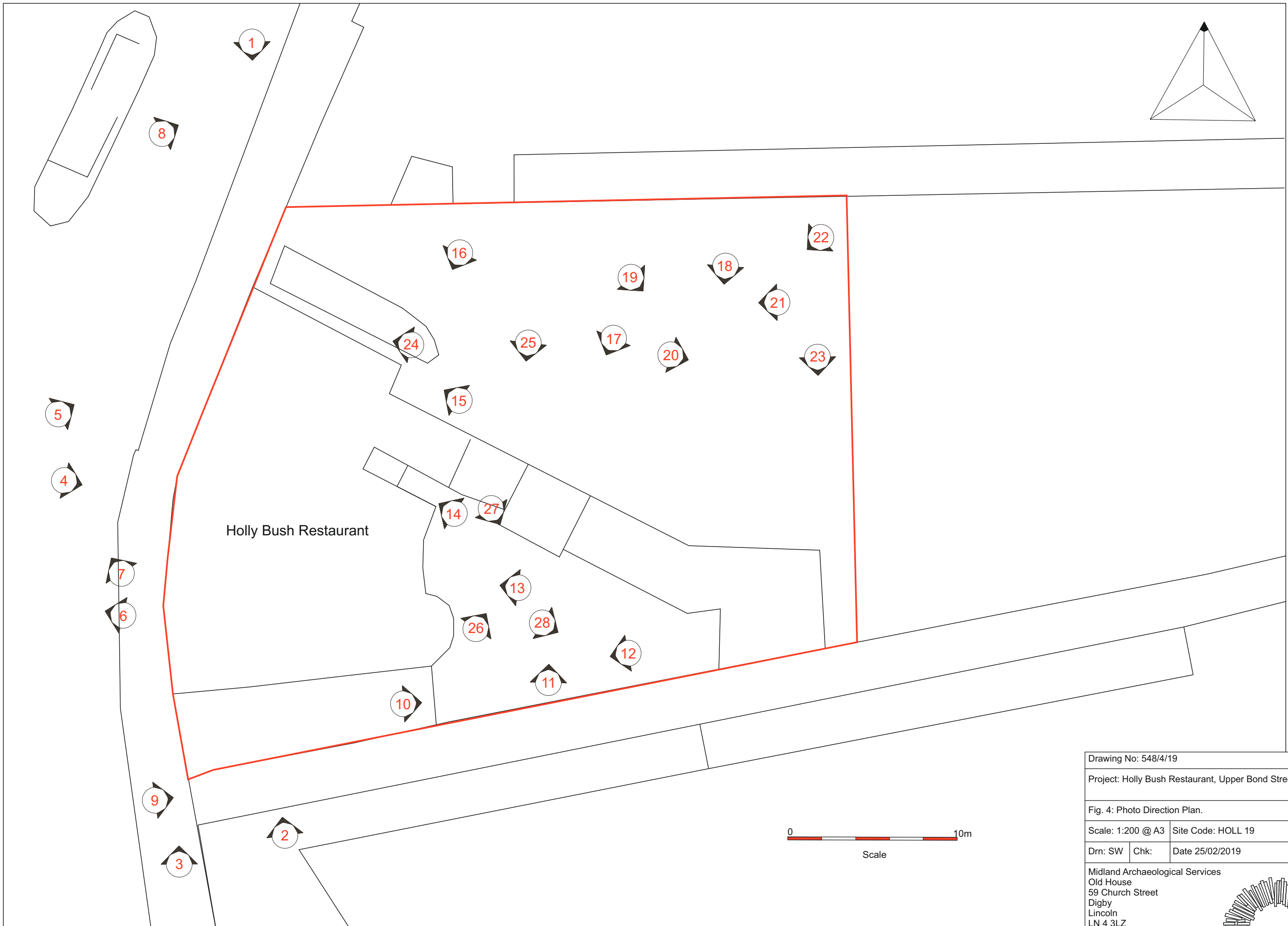
Drawing No: 548/2/19		
Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.		
Fig. 2: Location Plan.		
Scale: 1:500 @ A4	Site Code: HOLL 19	
Drn: SW	Chk:	Date 25/02/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHÆOLOGICAL SERVICES



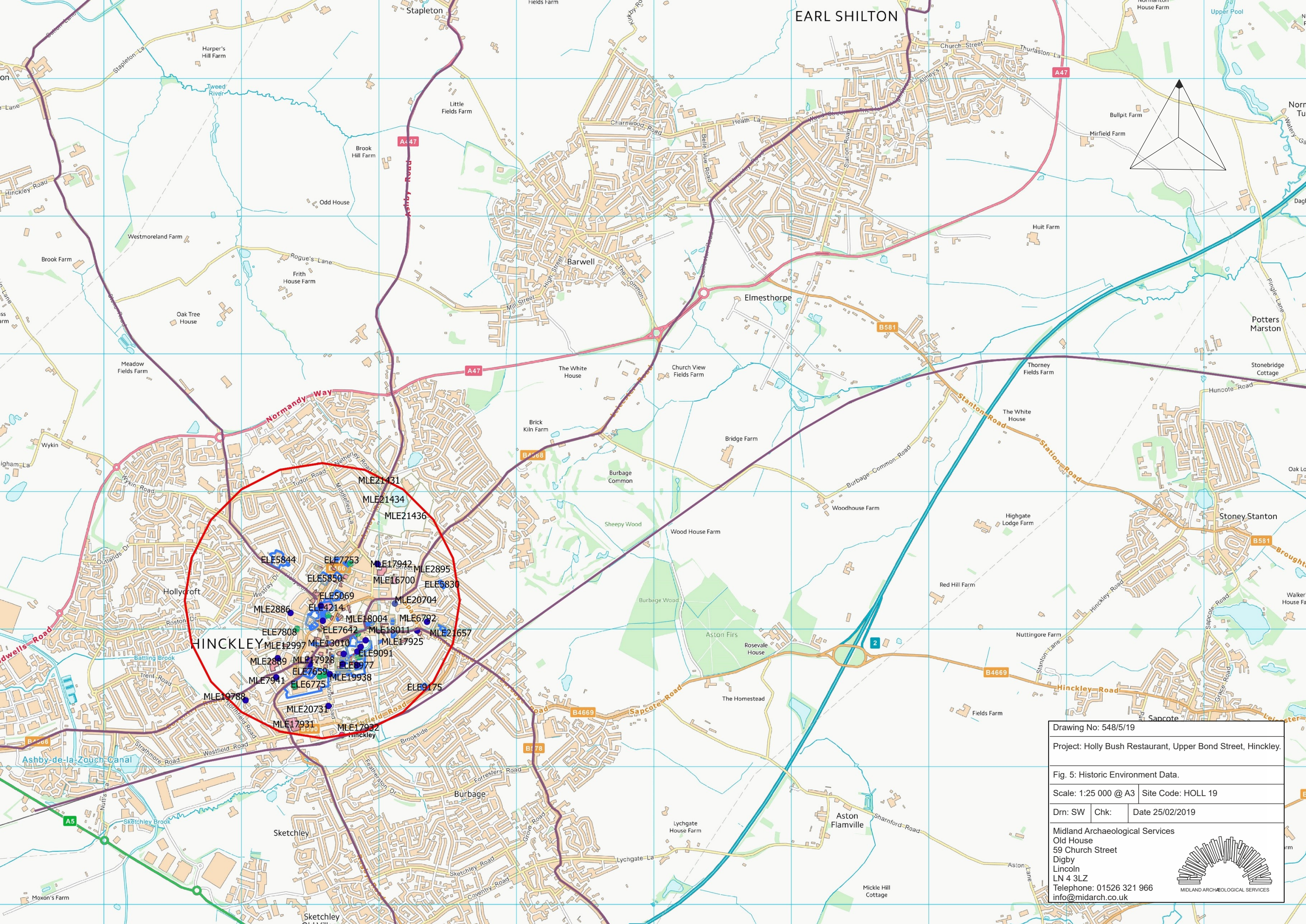
- NOTES**
1. CHERRY TREE OR SIMILAR (Tba)
 2. SLOPING GROUND - GROUNDCOVER PLANTING AND SHRUBS
 3. PLANTING IN BEDS BETWEEN RAMP
 4. PERFORATED BRICKWORK
 5. RAMP WITH POROUS BLOCK SURFACE (SLOPE 1:15)
 6. VERTICAL BICYCLE PARKING (2)
 7. SEDUM ROOF
 8. GABION WALL WITH PLUG PLANTING
 10. GLAZED CANOPY UNDER

VACANT LAND

Drawing No: 548/3/19		
Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.		
Fig. 3: Development Plan.		
Scale: 1:200 @ A3	Site Code: HOLL 19	
Drm: dnm	Chk:	Date 25/02/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		
		 MIDLAND ARCHAEOLOGICAL SERVICES



Drawing No: 548/4/19		
Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.		
Fig. 4: Photo Direction Plan.		
Scale: 1:200 @ A3	Site Code: HOLL 19	
Drn: SW	Chk:	Date 25/02/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		



Drawing No: 548/5/19		
Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.		
Fig. 5: Historic Environment Data.		
Scale: 1:25 000 @ A3	Site Code: HOLL 19	
Drn: SW	Chk:	Date 25/02/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		
		 MIDLAND ARCHAEOLOGICAL SERVICES



Drawing No: 548/6/19
 Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.

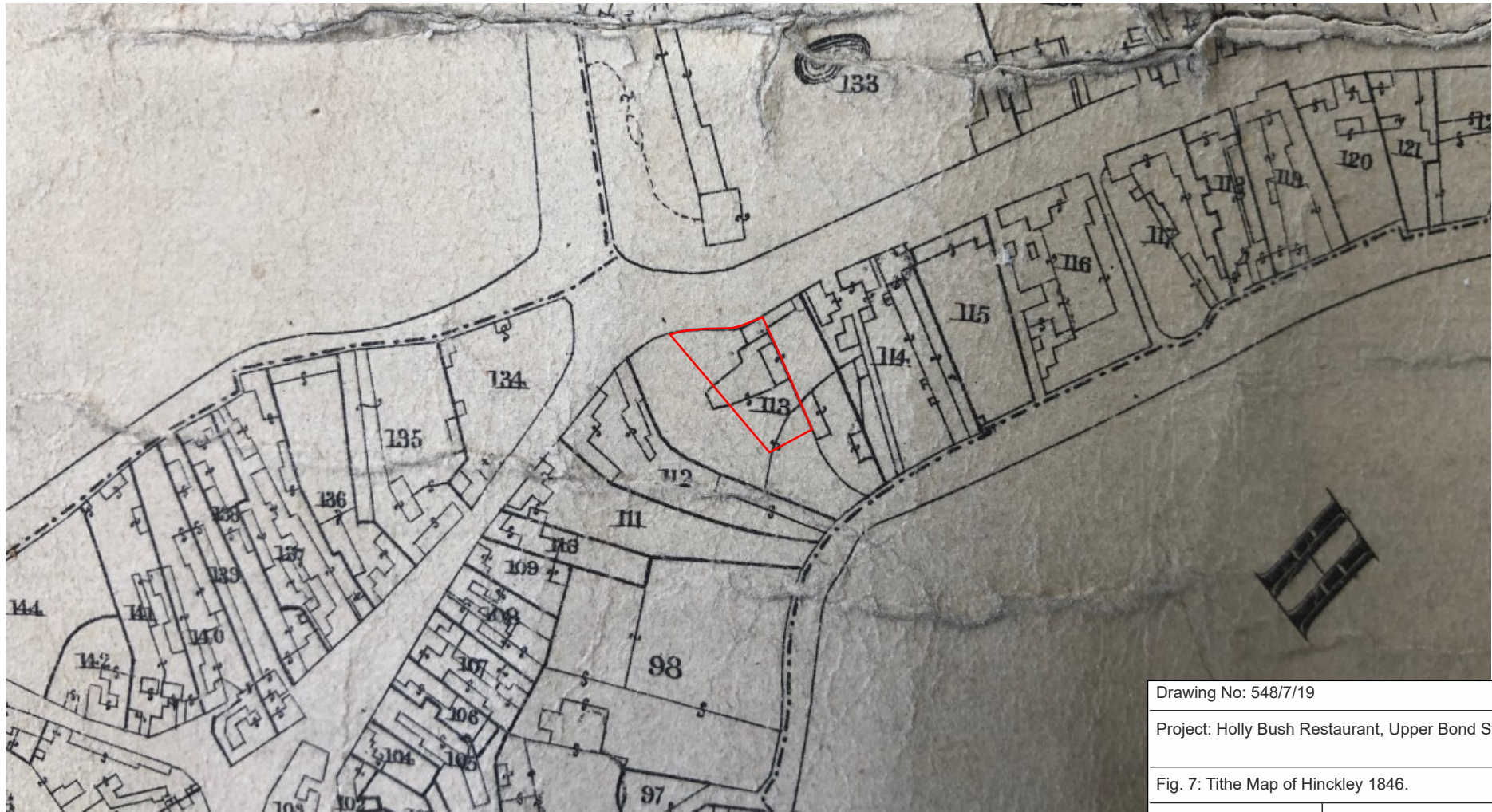
Fig. 6: Plan of the Town of Hinckley 1782.

Scale: N/A	Site Code: HOLL 19
------------	--------------------

Drn:	Chk:	Date 25/02/2019
------	------	-----------------

Midland Archaeological Services
 Old House
 59 Church Street
 Digby
 Lincoln
 LN 4 3LZ
 Telephone: 01526 321 966
 info@midarch.co.uk





Drawing No: 548/7/19

Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.

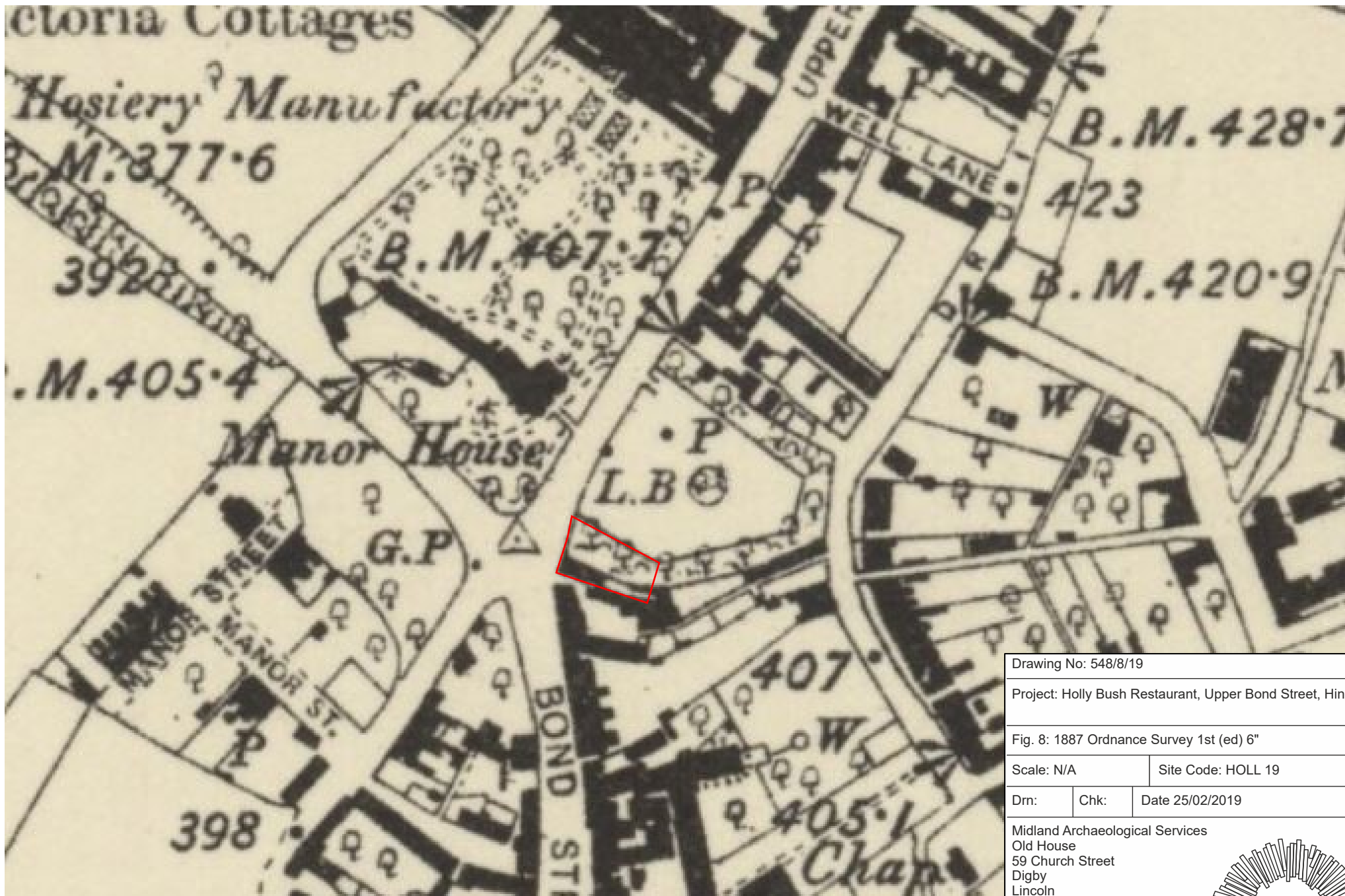
Fig. 7: Tithe Map of Hinckley 1846.

Scale: N/A Site Code: HOLL 19

Drn: Chk: Date 25/02/2019

Midland Archaeological Services
 Old House
 59 Church Street
 Digby
 Lincoln
 LN 4 3LZ
 Telephone: 01526 321 966
 info@midarch.co.uk





Drawing No: 548/8/19
 Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.

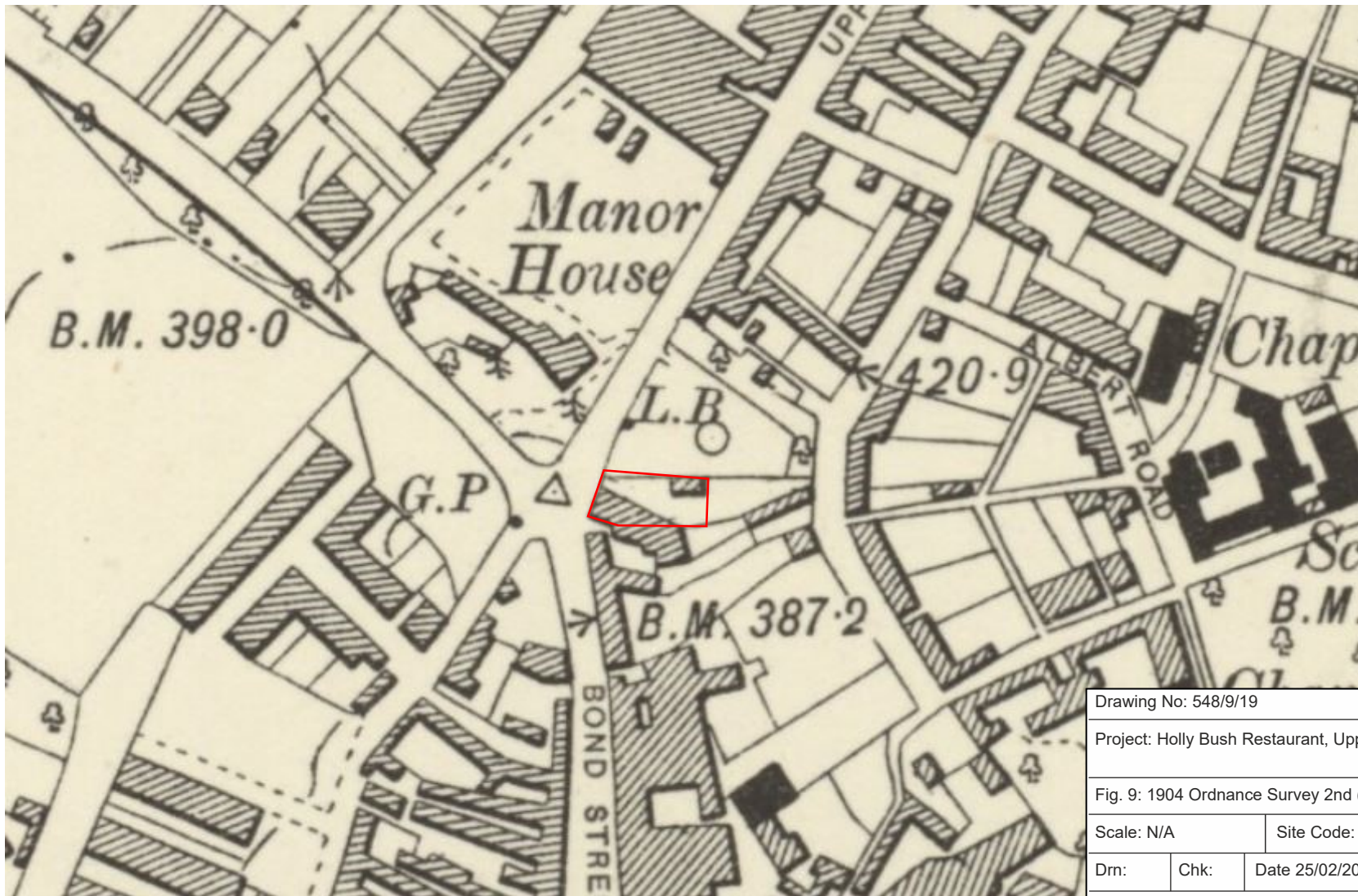
Fig. 8: 1887 Ordnance Survey 1st (ed) 6"

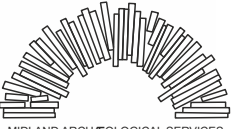
Scale: N/A | Site Code: HOLL 19

Drm: | Chk: | Date 25/02/2019

Midland Archaeological Services
 Old House
 59 Church Street
 Digby
 Lincoln
 LN 4 3LZ
 Telephone: 01526 321 966
 info@midarch.co.uk





Drawing No: 548/9/19		
Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.		
Fig. 9: 1904 Ordnance Survey 2nd (ed) 6"		
Scale: N/A		Site Code: HOLL 19
Drm:	Chk:	Date 25/02/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		
		 MIDLAND ARCHÆOLOGICAL SERVICES



Drawing No: 548/10/19
 Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.

Fig. 10: 1924 Ordnance Survey (ed of 1924) 25"

Scale: N/A	Site Code: HOLL 19	
Drn:	Chk:	Date 25/02/2019

Midland Archaeological Services
 Old House
 59 Church Street
 Digby
 Lincoln
 LN 4 3LZ
 Telephone: 01526 321 966
 info@midarch.co.uk





Drawing No: 548/11/19
Project: Holly Bush Restaurant, Upper Bond Street, Hinckley.

Fig. 11: 1952 Ordnance Survey (ed of 1952) 1:25 000

Scale: N/A Site Code: HOLL 19

Drn: Chk: Date 25/02/2019

Midland Archaeological Services
Old House
59 Church Street
Digby
Lincoln
LN 4 3LZ
Telephone: 01526 321 966
info@midarch.co.uk

