



Desk-Based Assessment
Startin Tractors Ltd
Main Road
Twycross
CV9 3PW



NGR: 433654 305209
Planning: N/A
Accession No: X.A23.2019
Site Code: TWYC 19
Application: 18/10128/PREMAJ
Oasis ID: Midlanda1-345813

Prepared For: Startin Tractors Ltd

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March 2019

Specialist & Independent Buried & Built
Historic Environment Advisors to the
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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.

March 2019

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EXECUTIVE SUMMARY:

This DBA considers land at: Startin Tractors Ltd, Main Road, Twycross, Leicestershire, CV9 3PW.

There are no designated heritage assets, Scheduled Ancient Monuments, registered parks, gardens or registered battlefields or listed buildings on the Site. The site lies to the north west of the Twycross Conservation Area.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This DBA has been researched and prepared by MAS on behalf of Startin Tractors Ltd.
- 1.2 The subject of this DBA (also referred to as the site) is an agricultural plant depot 'Site A' and a field located to the north east of the Main Road A444, 'Site B' Twycross, Leicestershire, CV9 3PW (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Authority guidance, this DBA comprises of an examination of evidence held by HER, and the LA, considers published and unpublished material, internet sources and charts historic land-use through a map regression exercise¹.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.

¹ NPPF 2018

² CIfA 2014

3.0 PLANNING BACKGROUND

3.1 This document is to support a planning application (18/10128/PREMAJ) : for the erection of a new workshop and ancillary service building on Site A and creation of an agricultural storage area on Site B, on land at Startin Tractors Ltd, Main Road, Twycross, Leicestershire, CV9 3PW, (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 Twycross is a village located 29km west of Leicester in the administrative district of Hinckley and Bosworth Borough Council (fig.1).

5.2 The site is located along the B4116 with its junction with the A444, where it forms an L shaped parcel of land 2.4ha in extent, in-part occupied by an agricultural machine sales yard and showroom Site A and arable fields to the north east, Site B. The site is centred on SK 433654 305209 at 126m OD, whilst the underlying geology comprises of mudstone with sand and gravel³ (figs. 1-3, Appendix 1).

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. 5, Appendix 1).

³ BGS 2010

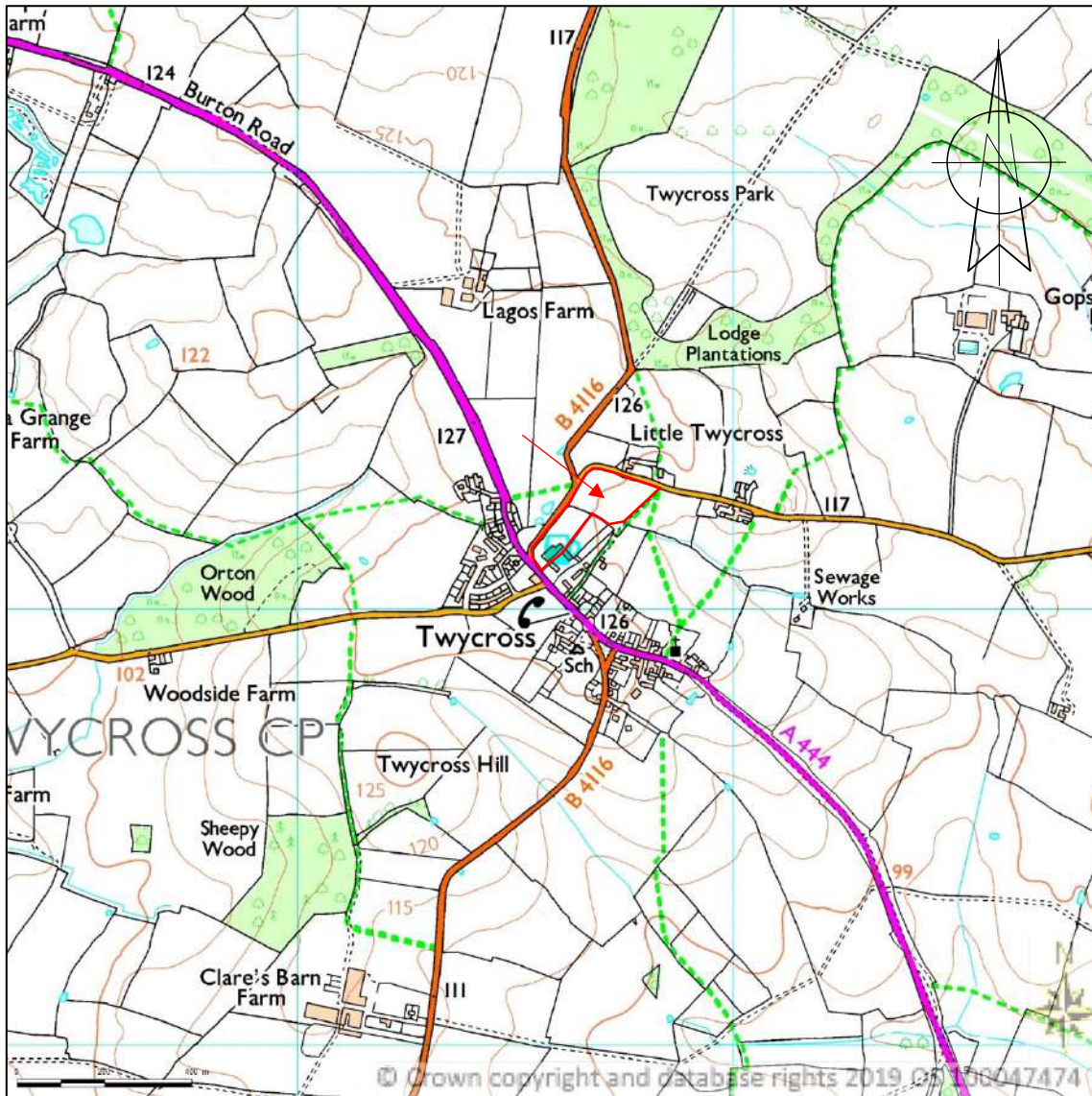


Fig.1: Location Map 1:25000

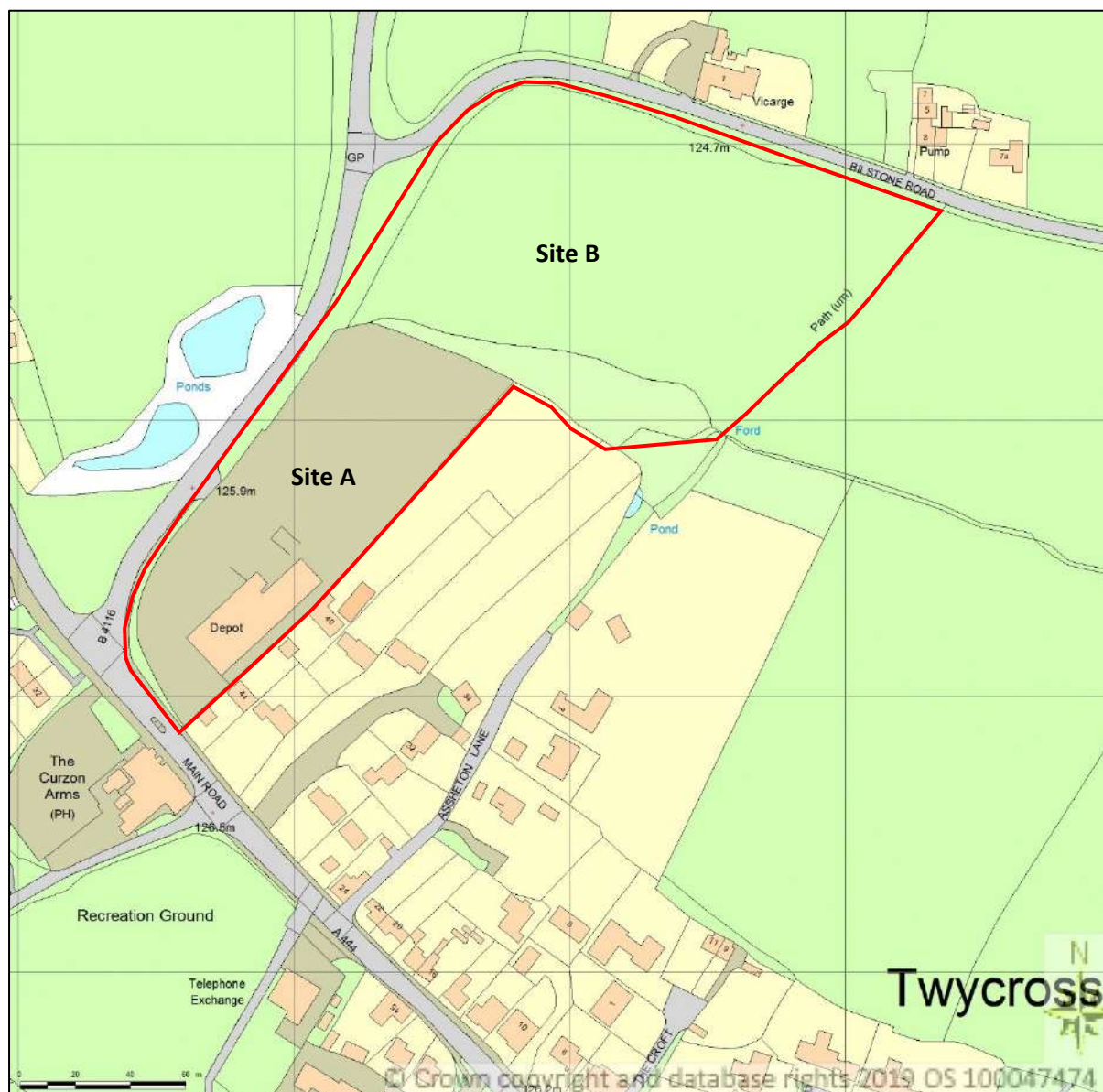


Fig. 2: Location Plan 1:2500

6.0 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

6.1 The village is certainly old, being first mentioned as *Tvicros* in the Domesday Book. OE *twi* 'double, two' + OE *cro* 'cross'. OE *cro* in place-names usually refers to a carved stone cross. The name probably refers to two crosses, neither of which has survived.

6.2 A 1km search radius from the sites central NGR was conducted by the HER, (fig.4, 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 inconclusive.

6.3 Twycross and its surrounding environs has a diverse archaeological record,

spanning from the prehistoric to post-medieval periods and later. Much of this has been recorded over the years by chance discoveries, research projects, stray finds and during or ahead of development.

- 6.4 A well preserved medieval moated site is located approximately 200m south east of the site at (MLE3271, SM1012524). This comprises of enclosures and three fish ponds. Trial trenching and monitoring (MLE10079) was undertaken between 2000-03 at (MLE10079) and recorded; ditches, post-holes, gullies, pits and a pond and are believed to be associated with the moated site above (fig.4, Appendix 2).

7.0 CARTOGRAPHIC EVIDENCE

- 7.1 A total of six historic maps were studied for this report (figs. 6-9).
- 7.2 The earliest map dates to 1842 and is a draft tithe map of the village. The site is shown as part of two plots, Site A being Plot 26 running parallel with the contemporary B4116 and Site B being occupied in-part by Plot 20. The former plot being owned by Howe the Earl and occupied by Thomas Hare, with the land being used as an orchard, whilst the latter plot is owned by Henry Jones and used as a croft. The later 1852 tithe map shows no change in ownership or occupier. By the time of the 1886, 1903, 1924 and 1959 Ordnance Survey, the site remains the same and arable fields.

8.0 CONCLUSIONS AND RECOMMENDATIONS

- 8.1 This archaeological desk-based assessment considers land at: Startin Tractors Ltd, Main Road, Twycross, Leicestershire, CV9 3PW.
- 8.2 In accordance with central government policies, set out in NPPF 2018⁴, and the Leicestershire County Council brief⁵, this 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 on or near to the site.
- 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 200m north west of a medieval moated site and scheduled monument (1012524)
- 8.4 No buried archaeological remains have been recorded on the site, although archaeology has been recorded 200m south east at (MLE10079).

⁴ National Planning Policy Framework 2018

⁵ Generic brief for an archaeological desk-based assessment, Leicestershire County Council 2018

- 8.5 The evidence of the historic mapping shows that the site appears to have remained mostly undeveloped for approximately 170 years.
- 8.6 The area occupied by the agricultural yard and showroom Site A may have created a degree of truncation across its footprint during its development. The remaining portion of the site, Site B, appears to have remained undeveloped since at least 1842.
- 8.7 The HLCA defines Twycross as Civic and Commercial rates it as having low-medium potential for buried archaeological remains due to previous development.
- 8.8 Taking the above factors 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 construction of a building in the current hard standing area of the agricultural yard, Site A along with associated service trenches. The remainder of the site Site B will have some perimeter fencing
- 9.2 The construction works in the above area may involve some impact upon sub-surface strata/geology, although this could depend upon any foundation base that was laid in this area for the current hardstanding. Site B will have some perimeter fencing added along its boundary, along with some earth bunding.
- 9.3 The visual and perceived settings of any registered parks, gardens, registered battlefields, listed structures or scheduled monuments will not be affected.

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 Startin Tractors Ltd for commissioning this report. Thanks also go to Steve Pierce for provision of drawings and pre-planning information. Thanks also go to the staff at the Leicestershire and Rutland Historic Environment Record, Leicestershire Archives 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

Cartographic

1842 Draft Tithe Plan & Apportionment entry (**DE380/42**)
1852 Twycross Tithe Map (**Ti/336/1**)
1886 Ordnance Survey (1st ed) 25" to 1 mile
1903 Ordnance Survey (2nd ed) 6" to 1 mile
1924 Ordnance Survey (ed of 1924) 6" to 1 mile
1959 Ordnance Survey (7th Series) 1" to mile

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 ClfA, *Code of Conduct* 2014

Chartered Institute for Archaeologists ClfA, *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*

Generic brief for an archaeological desk-based assessment, Leicestershire County Council 2018

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

National Planning Policy Framework 2018

Appendix 1: Colour Plates



Plate 1: Entrance to Site A looking south east.



Plate 2: Site A looking south east.



Plate 3: Site A looking south.



Plate 4: Site A looking south west.



Plate 5: Site A looking south east.



Plate 6: Site A looking north east.



Plate 7: Site A looking across junction with A444 and B4116 looking south east.



Plate 8: Site A looking north east across B4116.



Plate 9: Site B looking south west along perimeter with B4116.



Plate 10: Site B looking west along Bilstone Road.



Plate 11: Site B perimeter to the right with Bilstone Road looking east.



Plate 12: Site B perimeter with Bilstone Road looking south.



Plate 13: Site B looking north east across B4116.



Plate 14: Site B looking east from perimeter with B4116.



Plate 15: Site B looking north east from B4116.



Plate 16: Site B looking north east.



Plate 17: Site B looking east.



Plate 18: Site B looking south east.



Plate 19: Site B looking south west towards Site A.



Plate 20: Site B looking east.



Plate 21: Site B looking north west.



Plate 22: Site B looking south west.



Plate 23: Site B looking north towards Bilstone Road.



Plate 24: Site B looking north west.



Plate 25: Site B looking west.



Plate 26: Site B looking south west.



Plate 27: Site B looking north west.



Plate 28: Site B looking north west.



Plate 29: Site B looking north west.



Plate 30: Looking east.

Appendix 2: Historic Environment Data

ID	Name
<u>MLE3269</u>	Possible site of medieval/post-medieval fishpond, Fishpond Close
<u>MLE3271</u>	Medieval moated site and fishponds east of Assheton House
<u>MLE8397</u>	Possible Roman site, south of Twycross, off Sheepy Road
<u>MLE8398</u>	Roman pottery from east of the Church
<u>MLE8423</u>	Historic settlement core of Twycross
<u>MLE8640</u>	Roman site east of Lea Grange Farm
<u>MLE8642</u>	Anglo-Saxon brooch from east of Lea Grange Farm
<u>MLE9372</u>	Iron Age coins from north-east of Little Twycross
<u>MLE10079</u>	Medieval/post-medieval remains to the rear of 17-19 Church Street
<u>MLE12964</u>	3A BILSTONE LANE (NORTH SIDE)
<u>MLE12965</u>	PUMP S.W. OF NO. 3A, BILSTONE ROAD (NORTH SIDE), LITTLE TWYXCROSS
<u>MLE12967</u>	LAGOS FARMHOUSE, 26, BURTON ROAD (NORTH-EAST SIDE), TWYXCROSS
<u>MLE13062</u>	CHURCH OF ST. JAMES, CHURCH STREET (NORTH SIDE), TWYXCROSS
<u>MLE13063</u>	MARY FARRIN MEMORIAL C.8M S OF PORCH OF CHURCH OF ST JAMES, CHURCH STREET (NORTH SIDE), TWYXCROSS
<u>MLE13064</u>	WILLIAM DICKINSON MEMORIAL APPROX. 2M S OF TOWER OF CHURCH OF ST. JAMES, CHURCH STREET (NORTH SIDE), TWYXCROSS
<u>MLE13065</u>	MANOR FARMHOUSE, 18, CHURCH STREET (SOUTH SIDE), TWYXCROSS
<u>MLE13068</u>	TWYXCROSS HOUSE SCHOOL, 1, MAIN ROAD (SOUTH-WEST SIDE)
<u>MLE13070</u>	THE HOLLIES, 3, SHEEPY ROAD (EAST SIDE), TWYXCROSS
<u>MLE16955</u>	Roman pottery from 1, Flax Lane
<u>MLE17291</u>	1 & 3, Burton Road, Twycross
<u>MLE19732</u>	Possible prehistoric trackway north of Bilstone Road
<u>MLE20748</u>	TWYXCROSS WAR MEMORIAL, VILLAGE GREEN, JUNCTION OF MAIN ROAD (A444) WITH SHEEPY ROAD (B4116)
<u>MLE20870</u>	Site of pub and cottages, Sheepy Road
<u>MLE20871</u>	Site of former farm buildings, Twycross House
<u>MLE20918</u>	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley
<u>MLE21228</u>	Possible pond/gravel pit west of Twycross
<u>MLE21876</u>	Gopsall Park
<u>MLE23073</u>	Roman finger ring found somewhere in Twycross

Leicestershire CC HNET Event/Activity Full Report

14/02/2019

Number of records: 13



Event records within 1km of site at Main Road, Twycross

Event ID	Event Name	Event Type
ELE9614	1995 survey of cellar in Twycross House School Grounds	Event - Survey

Accession Number:

Dates: 06/10/1995 - 06/10/1995

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation:

Leicestershire Museums Service

Location

Grid Reference

SK 3367 0489 (point) SK30SW Point

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A public house cellar was uncovered 21m south of the SE corner of the 1703 house in September 1995. The top of the stairs was 0.55m below the 1995 ground level. The cellar was surveyed by R Pollard in October 1995.

Sources

(1) Unpublished document: Sites and Monuments Record. Parish File. Twycross ELE9614

Associated Monuments

MLE20870 Site of pub and cottages, Sheepy Road (Monument MLE20870)

Event ID	Event Name	Event Type
ELE5269	An archaeological Desk-based assessment for land to the rear of 17/19 Church street, Twycross, Leicestershire (SK 3380 0485)	Event - Interpretation

Accession Number:

Dates: 06/04/2000 - 06/04/2000, pre (April 2000)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation:

University of Leicester Archaeological Services

Location

Grid Reference

Centred SK 33801 04947 (97m by 100m) SK30SW Area

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Event ID: ELE5269

Name: An archaeological Desk-based assessment for land to the rear of 17/19

Description

The desk-based archaeological assessment for the proposed residential development on land to the rear of 17/19 Church Street, Twycross has shown that archaeological remains are known in the vicinity and that there is the possibility of similar deposits within the development area.

A suggested initial scheme might comprise geophysical survey with subsequent targeted trial trenching if appropriate.

Sources

Unpublished document: Marsden, P. 2000. An archaeological Desk-based assessment for land to the rear of 17/19 Church Street Twycross, Leicestershire.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE6987	An archaeological evaluation on land to the rear of 17/19 Church Street, Twycross, Leicestershire	Event - Intervention
Accession Number:	X.A36.2000	
Dates:	04/05/2000 - 09/05/2000, between (May 2000)	
Project Details:		
Thesaurus Event Types		
TRIAL TRENCH		
Organisation:	University of Leicester Archaeological Services	
Location		
Grid Reference		
Centred SK 3379 0494 (127m by 105m)	SK30SW	Area
Administrative Areas		
Civil Parish	Twycross, Hinckley and Bosworth, Leicestershire	
Event/Activity References - None recorded		

Description and Sources

Description

An archaeological evaluation was carried out on land to the rear of 17/19 Church Street, Twycross in May 2000. The site is located in the historic core of Twycross, close to the church and just south of medieval earthworks, representing a moat. Six trenches were excavated across the site, demonstrating some archaeological activity. Towards the west of the site, two ditches were revealed, which may be related to the earthworks. A single posthole with a possible medieval date, was located in a trench at the east of the site, adjacent to the churchyard.

Sources

Unpublished document: Browning, J. 2000. An archaeological evaluation on land to the rear of 17/19 Church Street, Twycross..

Associated Monuments

MLE10079 Medieval/post-medieval remains to the rear of 17-19 Church Street (Monument MLE10079)

Event ID	Event Name	Event Type
ELE6986	An archaeological watching brief during the excavation of trial pits at 17/19 Church Street, Twycross, Leicestershire	Event - Intervention
Accession Number:	X.A104.2001	
Dates:	24/07/2001 - 24/07/2001, between (July 2001)	
Project Details:		

Event ID: ELE6986 **Name:** An archaeological watching brief during the excavation of trial pits at 17/19

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SK 337 049 (127m by 105m) SK30SW Area

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

An archaeological watching brief was undertaken by ULAS on 24/7/01 during the excavation of trial pits at 17/19 Church Street, Twycross. The pits were excavated prior to the construction of four dwellings on the site. A gully of indeterminable date was recorded within trial pit 4. This may be associated with medieval activity already observed during an earlier evaluation of the site.

Sources

Unpublished document: Derrick, M & Warren, S. 2001. An archaeological watching brief during the excavation of trial pits at 17/19 Church Street, Twycross.

Associated Monuments

MLE10079 Medieval/post-medieval remains to the rear of 17-19 Church Street (Monument MLE10079)

Event ID	Event Name	Event Type
ELE6985	An archaeological watching brief during groundworks at Church Street, Twycross, Leicestershire	Event - Intervention

Accession Number: X.A86.2003

Dates: 01/11/2002 - 30/11/2002, between (November 2002)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SK 3379 0494 (127m by 105m) SK30SW Area

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

In November 2002, an archaeological watching brief was undertaken by ULAS during topsoil stripping and the excavation of foundation trenches on land off Church Street, Twycross. No archaeological features were observed on the east of the site, where demolition and building rubble appeared to overlie the undisturbed natural subsoil. The western half of the site was also affected by post-medieval or modern disturbance. A group of scheduled medieval earthworks, consisting of a moated site, with enclosures and fishponds are located directly to the north of this area. Pottery dating from the 12th century was recovered from the topsoil and subsoil. A possible pond along with a ditch or channel was identified and it seems likely that the features noted during the evaluation

Event ID: ELE6985 **Name:** An archaeological watching brief during groundworks at Church Street,

and watching brief are associated with the earthwork complex.

Sources

Unpublished document: Browning, J. 2003. An archaeological watching brief during groundworks at Church Street, Twycross, Leicestershire.

Associated Monuments

MLE10079 Medieval/post-medieval remains to the rear of 17-19 Church Street (Monument MLE10079)

Event ID	Event Name	Event Type
ELE6988	An archaeological watching brief at St. James Church, Twycross, Leicestershire	Event - Intervention

Accession Number: X.A8.2004

Dates: 12/12/2003 - 17/12/2003, between (December 2003)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location

Grid Reference

Centred SK 3384 0489 (48m by 20m) SK30SW Line

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1010963
OASIS - OASIS universi1-5784

Description and Sources

Description

An archaeological watching brief was undertaken during ground works for the construction of a water main at St James Church, Twycross by ULAS. No significant archaeological finds or deposits were observed during this work.

Sources

Unpublished document: Speed, G. 2004. An archaeological watching brief at St. James Church, Twycross, Leicestershire.

Associated Monuments

MLE13062 CHURCH OF ST. JAMES, CHURCH STREET (NORTH SIDE), TWYXCROSS (Building MLE13062)

Event ID	Event Name	Event Type
ELE4821	An archaeological desk-based assessment for a proposed development at 8, Main Road, Twycross	Event - Interpretation

Accession Number:

Dates: 11/05/2007 - 11/05/2007, pre (May 2007)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: University of Leicester Archaeological Services

Event ID: ELE4821

Name: An archaeological desk-based assessment for a proposed development at 8,

Location

Grid Reference

Centred SK 33705 05024 (40m by 45m) SK30NW Area

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A desk-based assessment was undertaken for a plot of land where construction of a new house was proposed. The report concludes that there is a good potential for archaeological remains, particularly those dating to the medieval period, to be present on site. Fieldwork to the east found evidence for manorial complex remains outside the Scheduled area. There is also a lower potential for Roman remains to be present. The north-eastern part of the site does not appear to have been significantly disturbed and as such any remains are likely to be well preserved.

Sources

- (1) Unpublished document: Clarke, Sophie. 2007. An archaeological desk-based assessment for a proposed development at 8, Main Road, Twycross.

Associated Monuments - None recorded

Event ID	Event Name	Event Type
ELE5265	Archaeological observation between 1 and 5, Flax Lane, Twycross	Event - Intervention

Accession Number: X.A76.2007

Dates: 01/08/2007 - 31/10/2007, at some time (August-October 2007)

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: Warwickshire Museum Field Services

Location

Grid Reference

Centred SK 33745 04746 (25m by 49m) SK30SW Area

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A watching brief was carried out during groundworks for a new bungalow. A single sherd of Romano-British greyware pottery was recovered. No features were observed though remains may exist at a lower depth than was disturbed by the current development.

Sources

- (1) Unpublished document: Greig, Ian. 2008. Archaeological observation between 1 and 5, Flax Lane, Twycross.

Associated Monuments

MLE16955 Roman pottery from 1, Flax Lane (Find Spot MLE16955)

Event ID: ELE5265

Name: Archaeological observation between 1 and 5, Flax Lane, Twycross

Event ID	Event Name	Event Type
ELE5761	1 and 3, Burton Road, Twycross: Historic Building Report	Event - Survey

Accession Number:

Dates: 23/01/2009 - 23/01/2009, pre (January 2009)

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: David Hickie Associates

Location

Grid Reference

SK 334 051 (point) SK30NW Point

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A building survey was undertaken due to proposals to demolish the building. Although externally the building is a pair of semi-detached houses, internally there are the remains of a C17th cottage. A cruck frame, timber joists and lime ash floor survive. The original building appears to have been a two-bay cottage with two rooms on each floor. The building suffered drastic alteration in the late C19th, when it was extended to the east and west to create two dwellings. Most of the original cottage became no. 1, Burton Road. Further alterations took place in the mid C20th when no. 3 was extended to the north.

Sources

(1) Unpublished document: Reading, N & Hickie, D. 2009. 1 and 3, Burton Road, Twycross: Historic Building Report.

Associated Monuments

MLE17291 1 & 3, Burton Road, Twycross (Building MLE17291)

Event ID	Event Name	Event Type
ELE10422	Project Gargoyle, Church of St. James, Church Street, Twycross	Event - Survey

Accession Number:

Dates: 17/03/2013 - 17/03/2013

Project Details:

Thesaurus Event Types

BUILDING SURVEY

Organisation: Project Gargoyle

Location

Grid Reference

SK 3386 0490 (point) SK30SW Point

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

8 pictures were taken on the 17th March, 2013 as part of Project Gargoyle. They were taken by Iain Loveridge.

Sources - None recorded**Associated Monuments**

MLE13062 CHURCH OF ST. JAMES, CHURCH STREET (NORTH SIDE), TWYXCROSS (Building MLE13062)

Event ID	Event Name	Event Type
ELE8765	2013 watching brief during groundworks at 8, Main Road, Twycross	Event - Intervention

Accession Number: X.A39.2013

Dates: 03/04/2013 - 03/04/2013

Project Details:**Thesaurus Event Types**

WATCHING BRIEF

Organisation: University of Leicester Archaeological Services

Location**Grid Reference**

Centred SK 3370 0502 (32m by 35m) SK30NW Area

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References

DOI - ADS DOI 10.5284/1022549

OASIS - OASIS universi1-160343

Description and Sources**Description**

An archaeological watching brief was carried out by University of Leicester Archaeological Services (ULAS) during ground-works at 8, Main Road, Twycross, Leicestershire (SK 337 050).

The watching brief is required as a condition of the planning consent for the erection of a new extension and alterations to the existing building at the above address (Planning App. No. 11/00832/FUL).

The site lies within the medieval historic core of the village and in close proximity to a moated manorial site). Previous archaeological fieldwork undertaken by ULAS on land to the rear of 17-19 Church Street, revealed medieval deposits thought to be associated with the manorial site. The site also lies close to an area of high Roman activity and therefore there may also be potential for archaeological remains from the Roman period.

The site was visited by an archaeologist on 3rd April 2013 and foundation trenches associated with the construction of the new extension were observed. The soil sequence was very uniform across the site and undisturbed. No archaeological features were observed during the watching brief and no archaeological artefacts were retrieved during the work.

The archive for this project will be deposited with Leicestershire Museums with accession number X.A39.2013.

Sources

Unpublished document: Hunt, Leon. 2013. An archaeological watching brief during groundworks at 8, Main Road, Twycross.

Associated Monuments - None recorded

Event ID: ELE8666 Name: 2013 desk-based assessment for a proposed new building at Twycross

Event ID	Event Name	Event Type
ELE8666	2013 desk-based assessment for a proposed new building at Twycross House School, Twycross, Leicestershire	Event - Interpretation

Accession Number:

Dates: 15/07/2013 - 15/07/2013, pre (July 2013)

Project Details:

Thesaurus Event Types

DESK BASED ASSESSMENT

Organisation: Trent & Peak Archaeology

Location

Grid Reference

Centred SK 3366 0484 (34m by 35m) SK30SW Area

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References

OASIS - OASIS trentpea1-204284

Description and Sources

Description

A desk-based assessment was carried out in 2013 due to proposals to erect a new dining block, approximately 25m x 12m in size, within the grounds of the school, the full area of which lies within the village's Conservation Area and which is also close to the historic core of the village.

There are four listed buildings in the vicinity (the church and three C18th houses). Archaeological records include a Scheduled moated site, fishponds, a medieval ditch and post-hole features behind 17-19, Church Street, and a sherd of Roman pottery from Flax Lane.

Twycross House has a datestone bearing the date 1703 and the initials WHS. The house, set at the centre of a farmstead, was the home of the Harcourt and Clare families up until the 1870s when it was acquired by the Howe estate and upgraded into a gentleman's residence. At that time the farm buildings and adjacent cottages were removed and terraced lawns and gardens created. In 1978 it was acquired for use as a school.

The proposed development is away from both the house and farm buildings. Although the 1850 tithe map hints at possible medieval burgage plots in the area the site position is well distant from any road frontage. The ground level has also changed and the dining hall site has probably been raised in the 1870s. A watching brief is suggested on the foundation trenches.

Sources

Unpublished document: Sheppard, Richard. 2013. An archaeological desk-based assessment for a proposed new building at Twycross House School, Twycross, Leicestershire.

Associated Monuments

MLE13068 TWYCROSS HOUSE SCHOOL, 1, MAIN ROAD (SOUTH-WEST SIDE) (Building MLE13068)
MLE20870 Site of pub and cottages, Sheepy Road (Monument MLE20870)
MLE20871 Site of former farm buildings, Twycross House (Monument MLE20871)

Event ID	Event Name	Event Type
ELE8928	2013 watching brief at Twycross House School, Twycross	Event - Intervention

Accession Number: X.A144.2013

Dates: 31/07/2013 - 01/08/2013

Project Details:

Thesaurus Event Types

WATCHING BRIEF

Organisation: Trent & Peak Archaeology

Location

Grid Reference

Centred SK 3366 0484 (34m by 35m) SK30SW Area

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Event/Activity References - None recorded

Description and Sources

Description

A watching brief was carried out on the 31st July and the 1st August 2013, monitoring groundworks associated with the construction of a new dining block, approximately 25m x 12m in size, within the grounds of the school. The topsoil was found to be unusually clean and noticeably devoid of finds. This, and the relatively consistent profile of topsoil (and lack of any distinct subsoil) around the site, indicated that the material had been imported onto a cleaned surface. The suggestion was made in the desk-based assessment that the area south and east of Twycross House (a former farmhouse with a datestone bearing the date 1703), once at the heart of a working farm with outlying cottages, had probably been extensively altered to create a pleasure garden when the house was acquired by the Howe estate in the 1870s. The school grounds close to the dining hall site include two terraces running across the site, bounded at the north by a wide ditch and low stone wall. It was suggested that where the dining hall was to be built the ground level had perhaps been raised. This will have occurred as part of a general landscaping and site clearance and levelling in the later 19th century. The evidence from the watching brief supports this.

Sources

Unpublished document: Sheppard, Richard. 2013. An archaeological watching brief at Twycross House School, Twycross.

Associated Monuments - None recorded

Leicestershire CC HNET Designation Full Report

14/02/2019

Scheduled Monument within 1km of site at Main Road, Twycross



DesigUID: DLE333 **Type:** Scheduled Monument **Status:** Active

Name: MOATED SITE AND FISHPONDS NNW OF ST JAMES' CHURCH

Preferred Ref

1012524

National Ref

1012524

Other Ref

RSM:17064

Grade:

Date Assigned: 04/01/1993

Amended:

Revoked:

Legal Description

REASONS FOR DESIGNATION:

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The moat and fishponds at Twycross survive well. The earthworks are well defined and the monument is of high archaeological potential due both to the lack of disturbance and to waterlogging in part of the moat and one of the ponds providing conditions favourable to the preservation of organic remains.

DETAILS:

The monument at Twycross is located on the north side of the village and includes two separate areas: the first containing a moat and fishpond, and the second situated 100m to the north containing two fishponds.

The moated site is rectangular and measures 55m x 65m overall. The moat ditch is mainly dry with the exception of part of the northern arm. It measures an average of 1m deep and 10m wide but widens out considerably in the south-eastern corner and has an entrance causeway, thought to be original, on the south side. On the north-east side of the moat is a long fishpond, situated on lower ground, measuring 10m x 45m and up to 2m deep and connected to the moat by a short channel. The two fishponds in the second area lie parallel to a stream on its southern bank and had a connecting channel to the stream, now silted, at the eastern end. The ponds are embanked and measure 10m x 30m and 10m x 35m respectively and about 2m deep, the north-eastern pond containing water, with a 5m wide causeway between the two.

Curatorial Notes

Designating Organisation:

Location

Grid Reference: Centred SK 3382 0507 (189m by 169m)

Map sheet: SK30NW

Area (Ha): 0.16

Administrative Areas

Civil Parish Twycross, Hinckley and Bosworth, Leicestershire

Postal Addresses - None recorded

Sources - None recorded

Associated Monuments

MLE3271 Monument: Medieval moated site and fishponds east of Assheton House

MLE8423 Monument: Historic settlement core of Twycross

Additional Information

Appendix 3: Oasis**OASIS ID: midlanda1-345813****Project details**

Project name	Startin Tractors Ltd Twycross
Short description of the project	Desk-based assessment prior to development of the site.
Project dates	Start: 15-02-2019 End: 15-02-2019
Previous/future work	No / Not known
Any associated project reference codes	X.A23.2019 - Museum accession ID
Type of project	Desk based assessment
Site status	None
Current Land use	Cultivated Land 4 - Character Undetermined
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Documentary Search","Visual Inspection"
Development type	Rural commercial
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	LEICESTERSHIRE HINCKLEY AND BOSWORTH TWYCROSS Startin Tractors Ltd, Main Road, Twycross, CV9 3PW
Postcode	CV9 3PW
Study area	2.4 Hectares
Site coordinates	SK 433654 305209 52.870091142874 - 1.355686034591 52 52 12 N 001 21 20 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 0.01m Max: 0.02m

Project creators

Name of Organisation	Midland Archaeological Services
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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	Landowner
Name of sponsor/funding body	Startin Tractors Ltd

Project archives

Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive recipient	Leicestershire
Paper Contents	"none"
Paper Media available	"Unpublished Text"

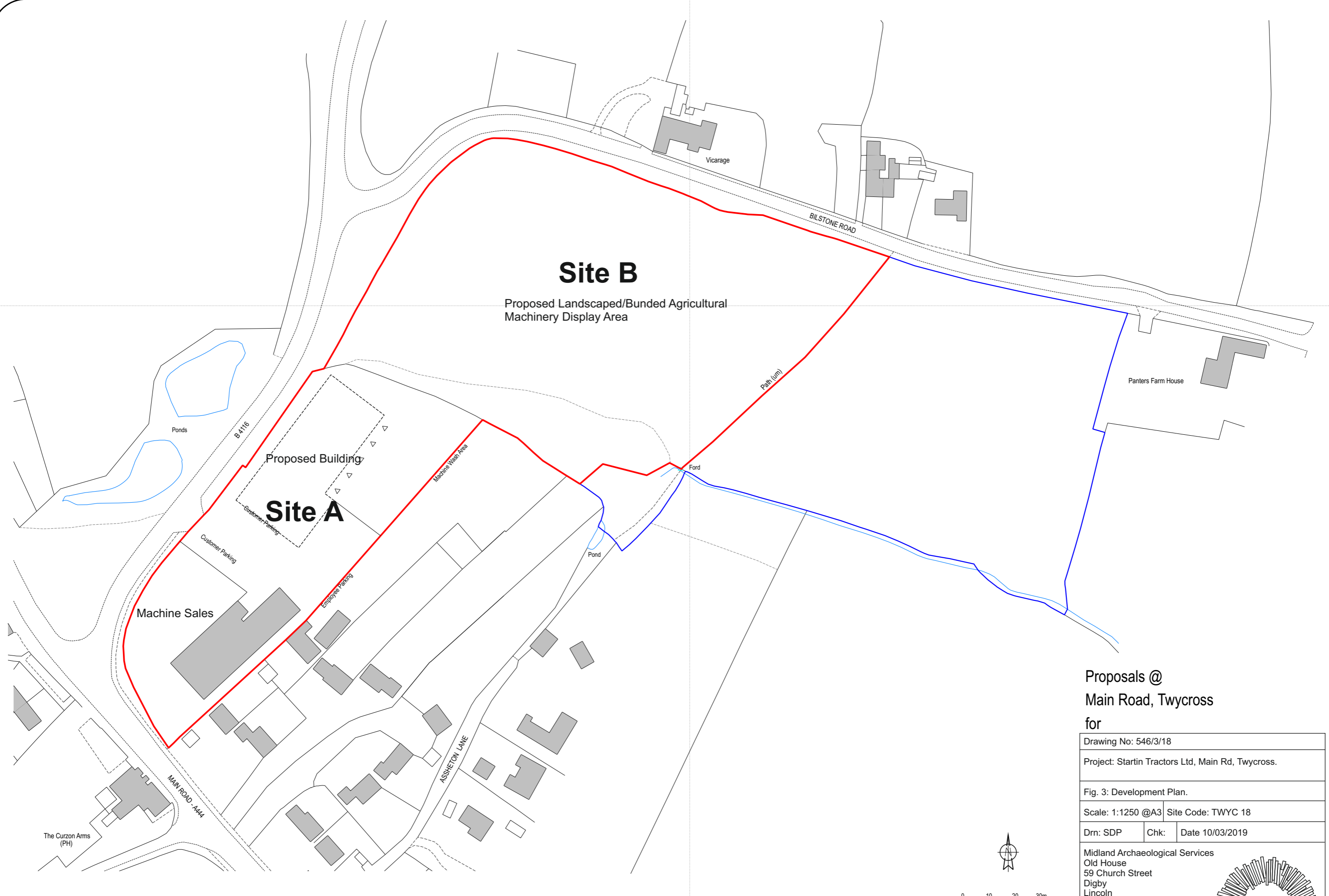
Project bibliography

1

Publication type	Grey literature (unpublished document/manuscript)
Title	Desk-Based Assessment Startin Tractors Ltd, Main Road, Twycross, CV9 9PW
Author(s)/Editor(s)	S.Williams
Other bibliographic details	MAS/546/18
Date	2019
Issuer or publisher	MAS
Place of issue or publication	MAS Lincolnshire
Description	Desk-Based Assessment of an agricultural yard and arable field prior to development of a building and agricultural storage area. The desk-based

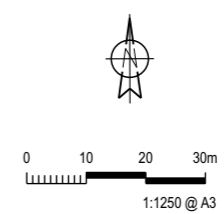
assessment concludes that the site is of low-medium potential.

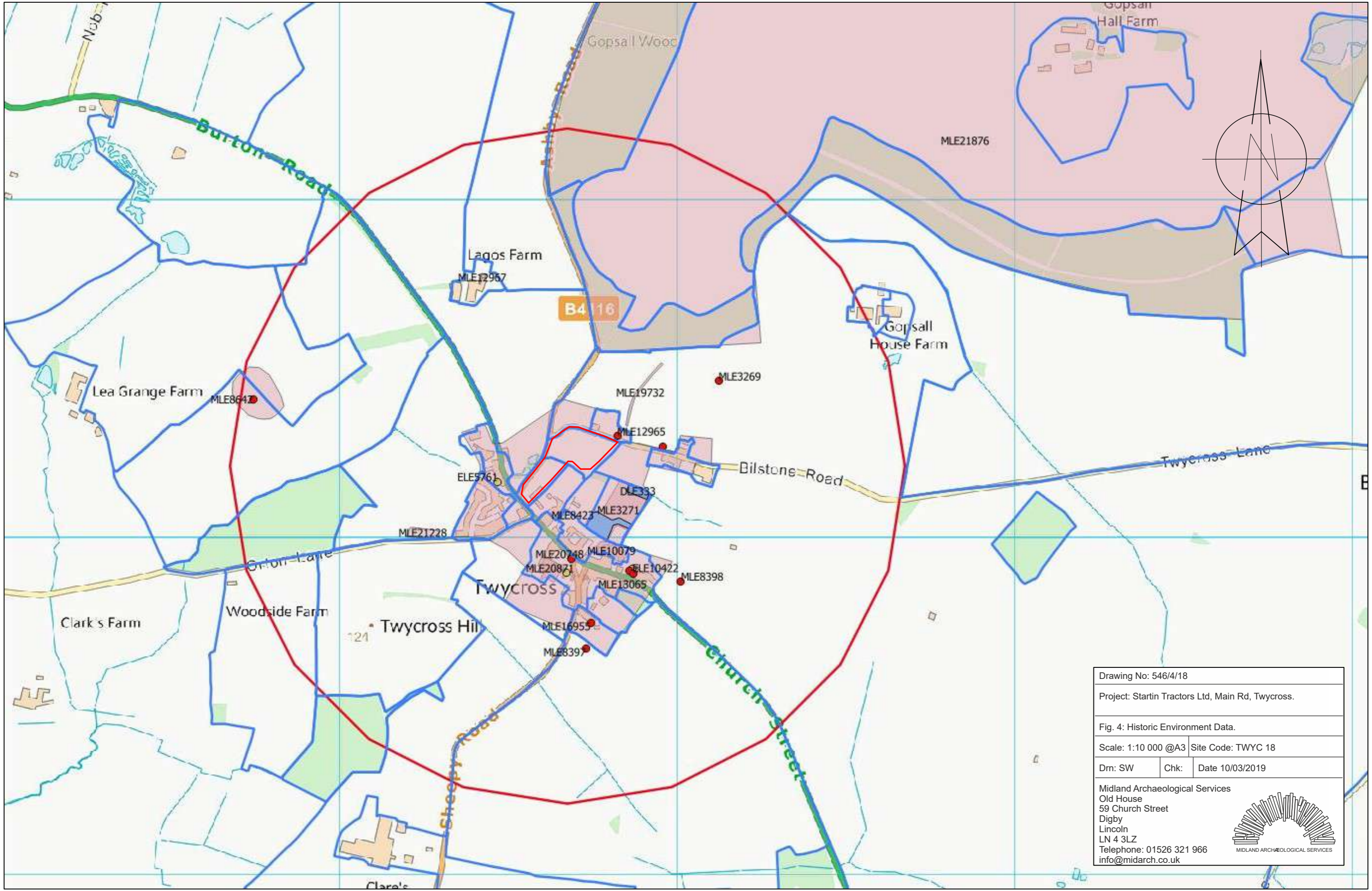
Entered by	Steve Williams (info@midarch.co.uk)
Entered on	14 March 2019




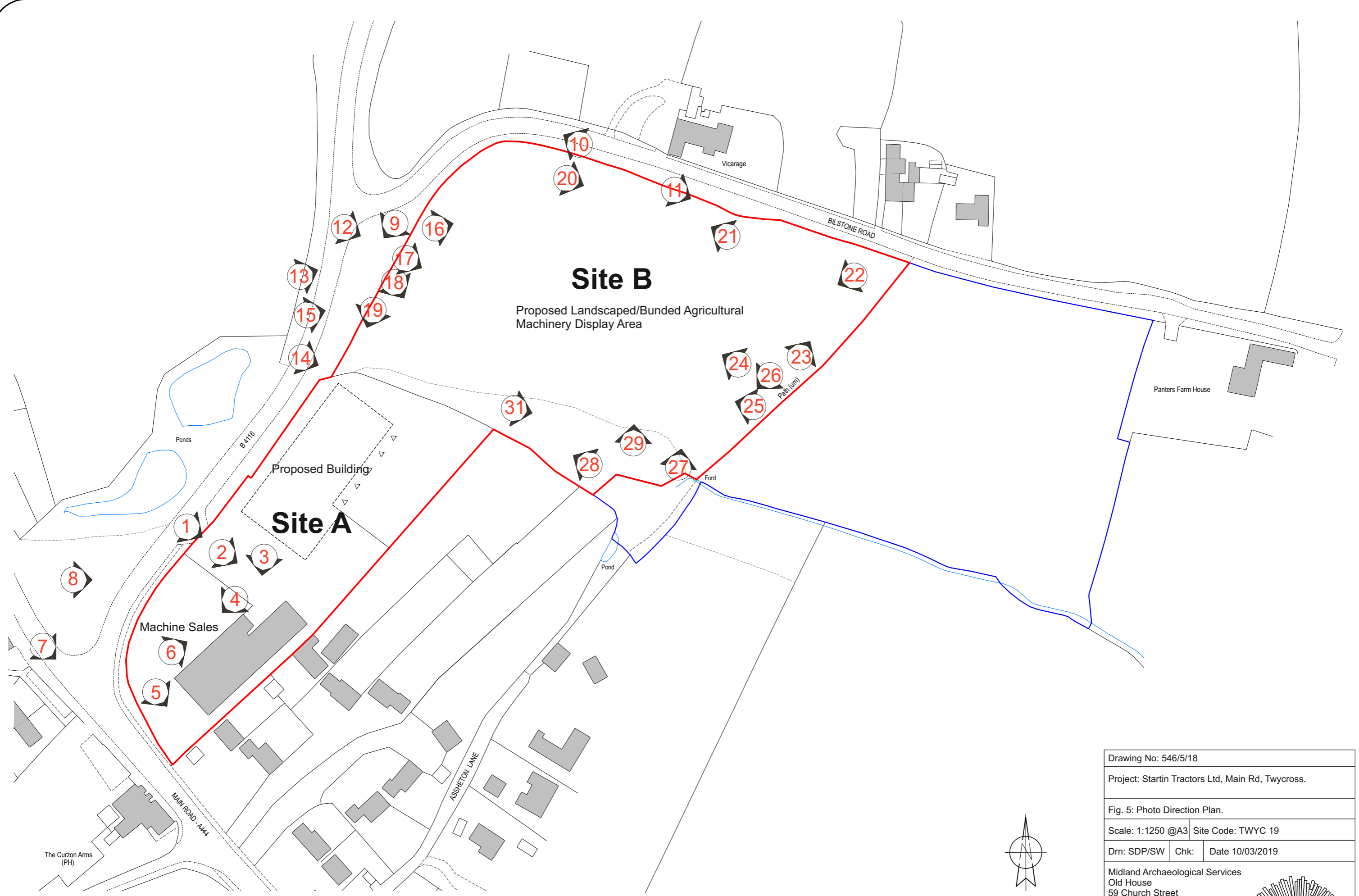
Proposals @
Main Road, Twycross
for

Drawing No: 546/3/18		
Project: Startin Tractors Ltd, Main Rd, Twycross.		
Fig. 3: Development Plan.		
Scale: 1:1250 @A3	Site Code: TWYC 18	
Drn: SDP	Chk:	Date 10/03/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk date 04.09.2018		

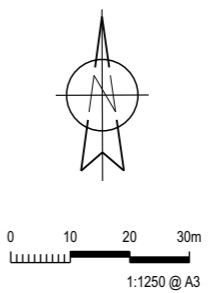




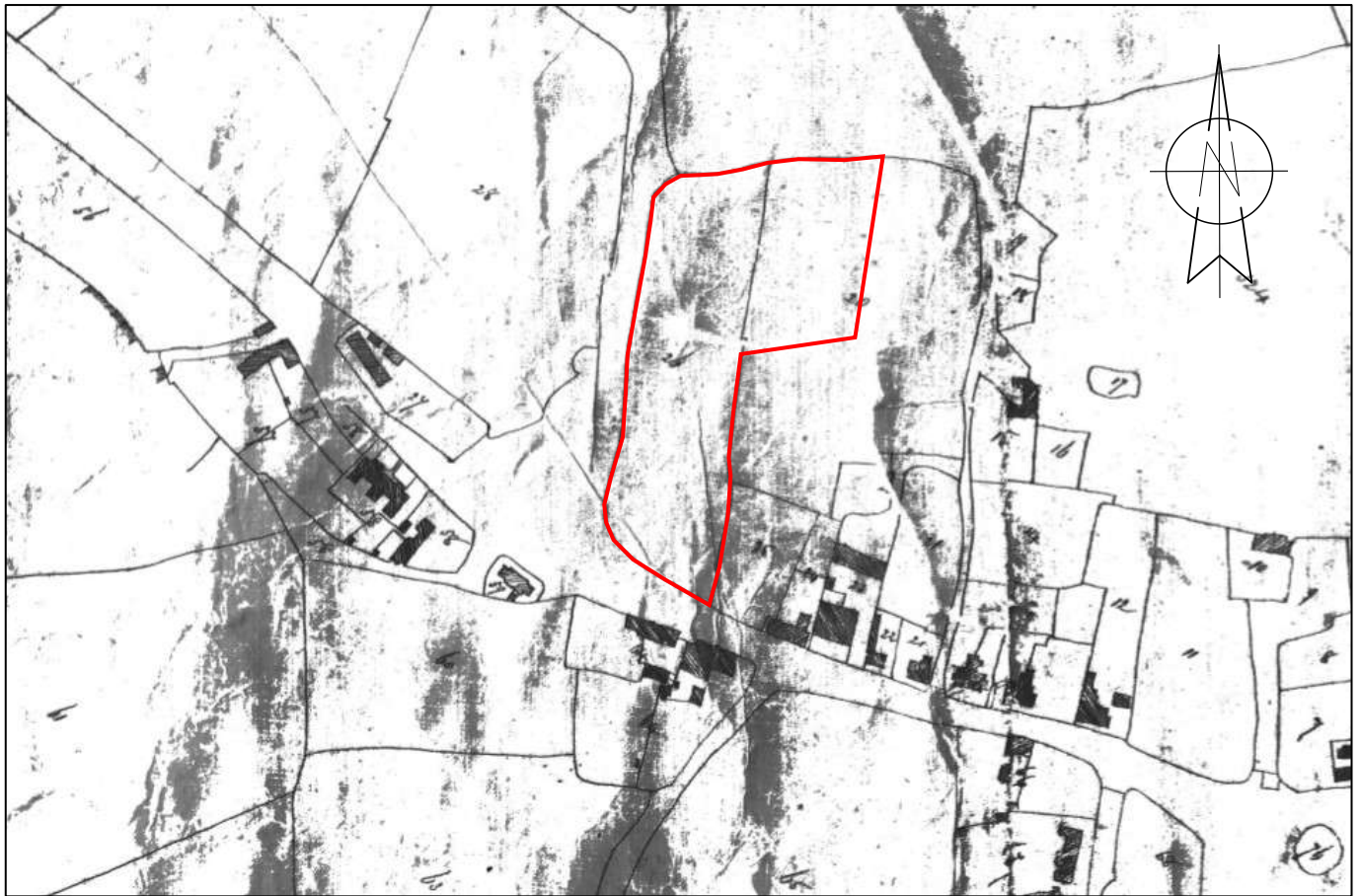
Drawing No: 546/4/18		
Project: Startin Tractors Ltd, Main Rd, Twycross.		
Fig. 4: Historic Environment Data.		
Scale: 1:10 000 @A3	Site Code: TWYC 18	
Dm: SW	Chk:	Date 10/03/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHÆOLOGICAL SERVICES



Drawing No: 546/5/18		
Project: Startin Tractors Ltd, Main Rd, Twycross.		
Fig. 5: Photo Direction Plan.		
Scale: 1:1250 @A3	Site Code: TWYC 19	
Drn: SDP/SW	Chk:	Date 10/03/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		

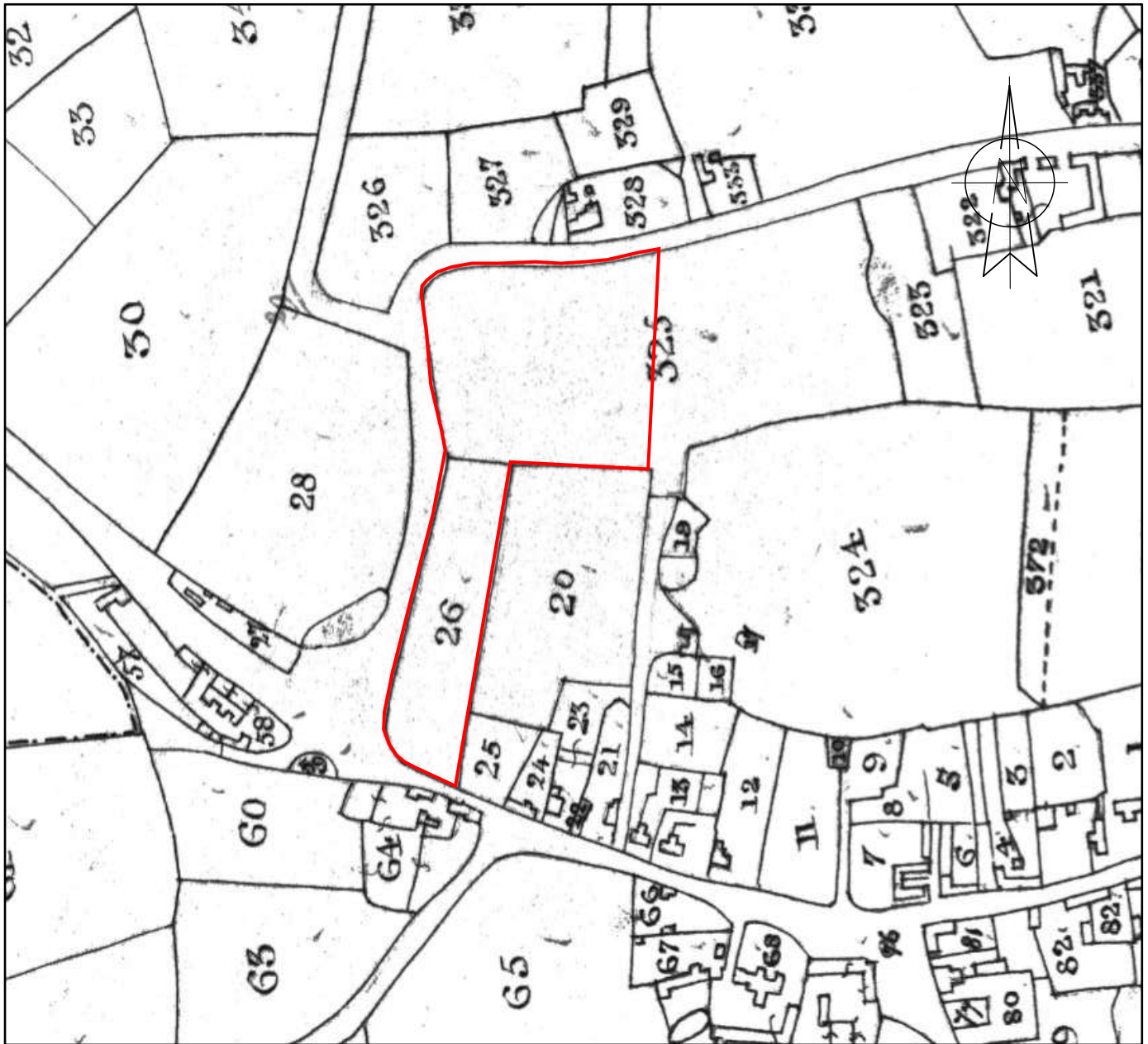


Ordnance Survey (c) Crown Copyright 2018. All rights reserved. Licence number 100022432
 This drawing is for identification purposes only and should not be scaled.



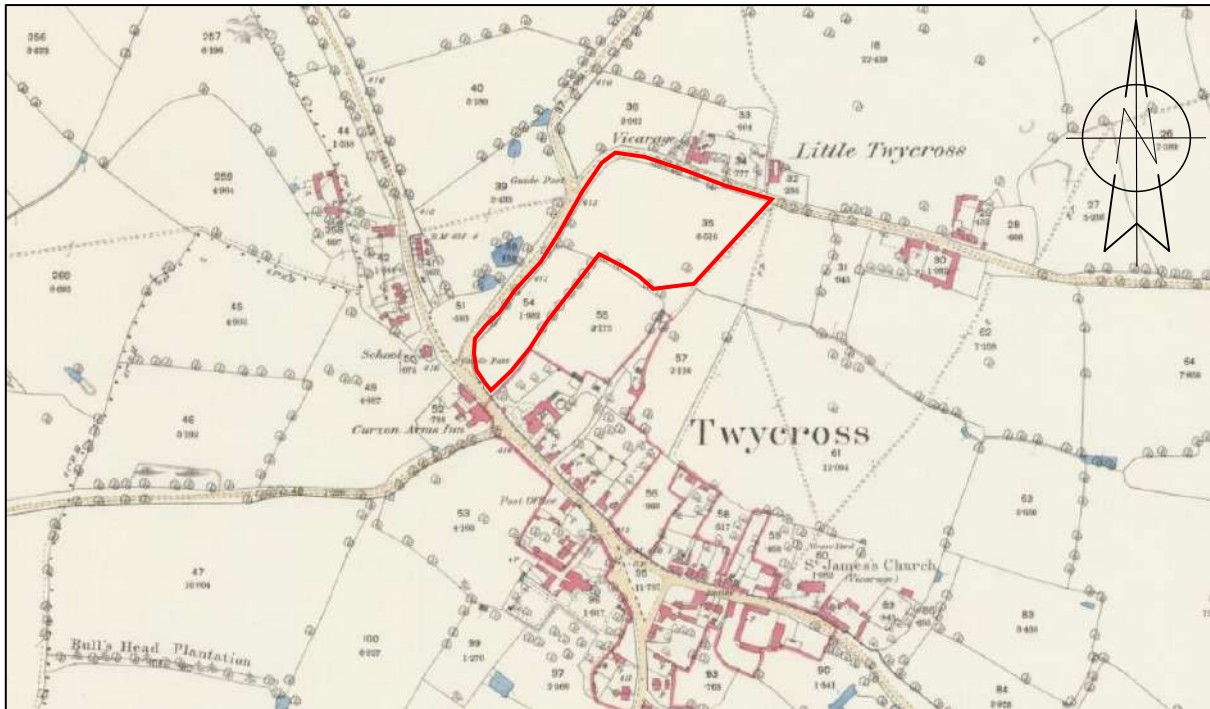
1842

Drawing No: 546/6/18		
Project: Startin Tractors Ltd, Main Rd, Twycross.		
Fig. 6: 1842 Draft Tithe Map.		
Scale: N/A	Site Code: TWYC 18	
Drm:	Chk:	Date 10/03/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHÆOLOGICAL SERVICES

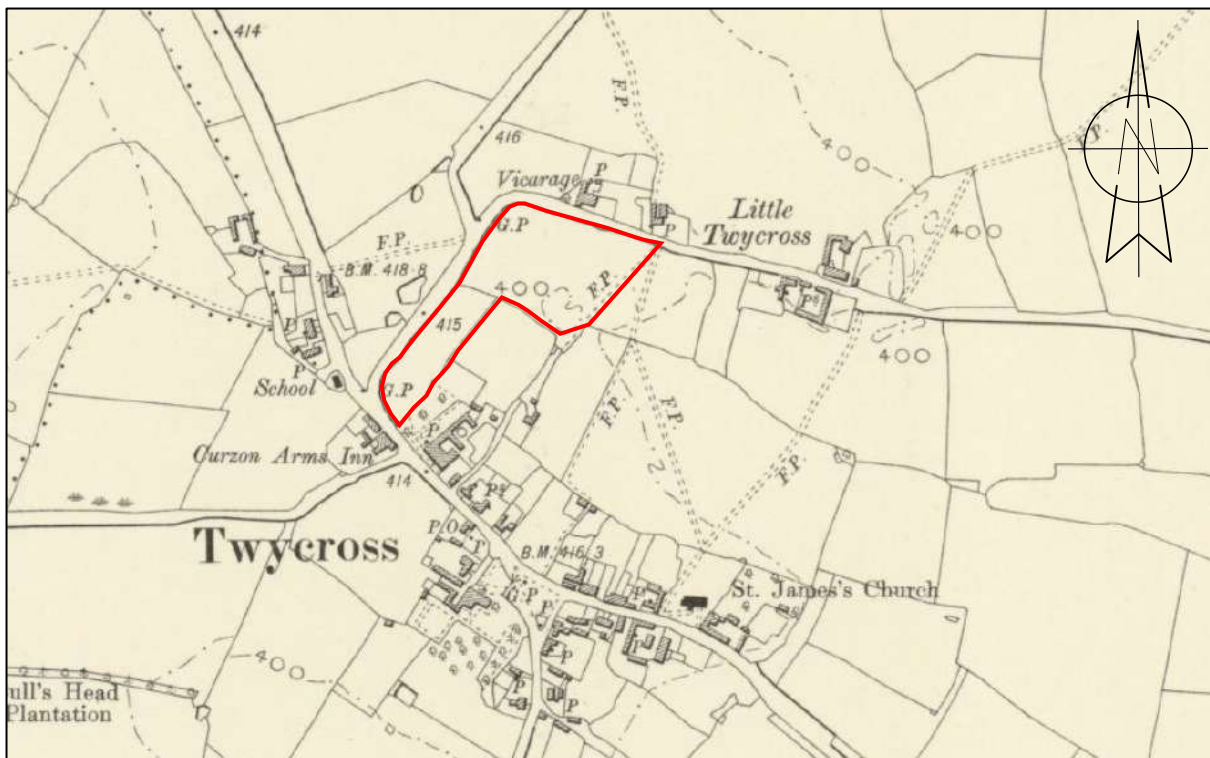


1852


Drawing No: 546/7/18		
Project: Startin Tractors Ltd, Main Rd, Twycross.		
Fig. 7: 1852 Tithe Map.		
Scale: N/A	Site Code: TWYC 18	
Drm:	Chk:	Date 10/03/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		

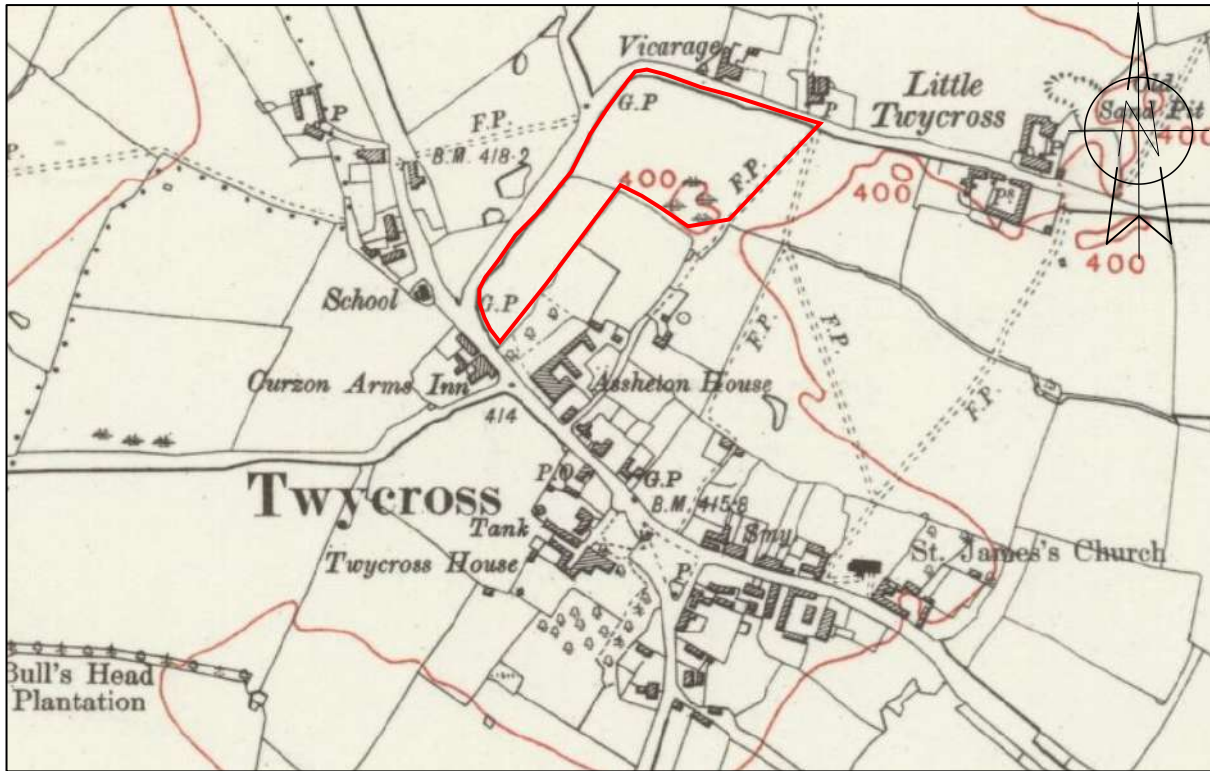


1886

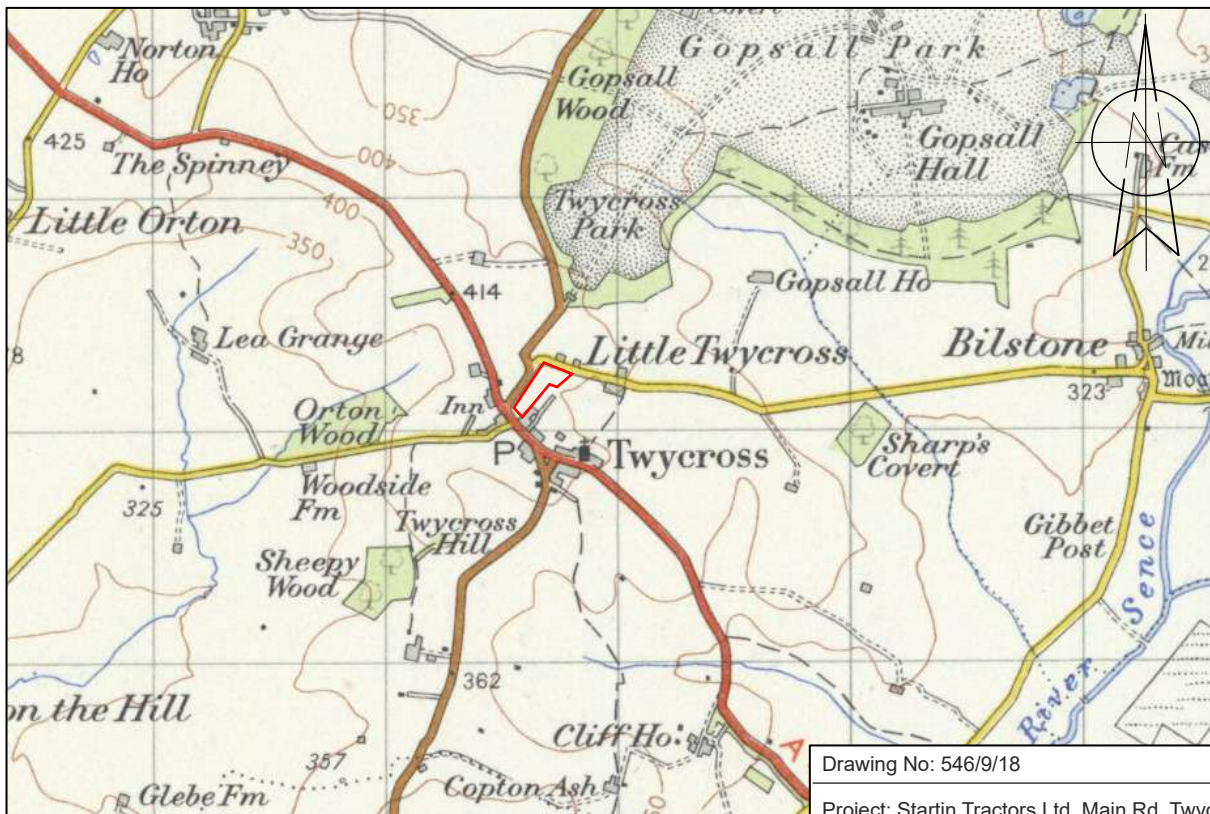


1903

Drawing No: 546/8/18		
Project: Startin Tractors Ltd, Main Rd, Twycross.		
Fig. 8:1886 1st (ed) 25" & 1903 2nd (ed) 6" Ordnance Survey.		
Scale: N/A	Site Code: TWYC 18	
Drm:	Chk:	Date 10/03/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHAEOLOGICAL SERVICES



1924



1959

Drawing No: 546/9/18		
Project: Startin Tractors Ltd, Main Rd, Twycross.		
Fig. 9: 1924 (ed of 1924) 6" & 1959 (7th Series) 1" Ordnance Survey.		
Scale: N/A	Site Code: TWYC 19	
Drn:	Chk:	Date 10/03/2019
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		