



**University of
Leicester**

Archaeological Services

**An Archaeological Strip, Map and
Sample Excavation and Watching
Brief of Land Adjacent to Hall
Close, Cottesmore, Rutland
(NGR SK 9048 1375)**

Roger Kipling



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**An Archaeological Strip,
Map and Sample Excavation and Watching Brief
of land adjacent to Hall Close,
Cottesmore, Rutland
[NGR SK 9048 1375]**

Roger Kipling

For: Hazleton Homes

Approved by

Signed:



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An Archaeological Strip, Map and Sample Excavation and Watching Brief of Land Adjacent to Hall Close, Cottesmore, Rutland [NGR SK 9048 1375]

Roger Kipling

Summary

A programme of archaeological investigation by strip, map and sample excavation combined with watching brief was undertaken by staff of University of Leicester Archaeological Services on behalf of Hazleton Homes on land adjacent to Hall Close, Cottesmore, Rutland, between March and April 2012. The work proceeded from an earlier archaeological evaluation undertaken by ULAS in 2011 which revealed a number of stone- and brick-built structures likely representing part of a demolished range associated with the likely post-medieval standing building flanking the north side of the present farmyard. This arrangement of buildings may have been associated with the hall which lay a short distance to the north, possibly as stable.

The 2012 archaeological programme revealed the east end of the aforementioned post-medieval standing building and later porch and demonstrated that the structure post-dated a sizeable possible barn structure of likely post-medieval date. The full plan of the likely modern building located to the east was also uncovered and shown likely to have formed a separate structure built against a boundary wall that probably represented a missing fourth side to the group of farm buildings.

The site archive will be deposited with Rutland County Museum under the accession number OAKRM: 2011.4.

Introduction

An archaeological programme of strip, map and sample and excavation and watching brief was conducted by staff of University of Leicester Archaeological Services (ULAS) on behalf of Hazleton Homes on land adjacent to Hall Close, Cottesmore, Rutland, between March and April 2012.

The work was in accordance with Planning Policy Statement 5: Planning for the Historic Environment, Policy HE12.3 (DCLG 2010) and formed a response to a condition placed on the planning permission by Rutland County Council following advice from the Historic and Natural Environment Team, Environment and Heritage Services Department, Leicestershire County Council. The resultant specification provided a written scheme of investigation (WSI) for a phase of archaeological control and supervision of groundworks with excavation of affected deposits. The fieldwork specified intended to investigate and record any buried archaeological remains which may exist on the site that are affected by the proposals.

The Ordnance Survey Geological Survey of Great Britain Sheet 157 indicates that the underlying geology is likely to consist of Northamptonshire Sand and Ironstone. The land lies at a height of c. 130m OD on level ground, sloping gently to the east.



Figure 1: Site Location. Scale 1: 50 000

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Aims and Methods

The fieldwork formed a response to the results of an archaeological evaluation undertaken in 2011, which revealed the survival in the northern area of the development of a number of stone- and brick-built structures of uncertain date which are likely to have formed part of a demolished range associated with the possibly 15th- or 16th-century standing building flanking the north side of the present farmyard. In view of the potential impact upon buried archaeological remains from the proposed new dwellings, the Principal Planning Archaeologist subsequently advised a strip, map and sample excavation on the east side of the courtyard.

All work was undertaken in accordance with the Institute for Archaeologists' (IfA) Code of Conduct and adhering to their *Standards and Guidance for Archaeological Field Evaluation*.

The aims of the archaeological evaluation were to:

1. Identify the presence/absence of any earlier building phases or archaeological deposits.

2. Establish the character, extent and date range for any archaeological deposits to be affected by proposed ground-works.
3. Record any archaeological deposits to be affected by the ground-works.
4. Produce an archive and report of any results.

Excavation was undertaken using a JCB mechanical excavator fitted with a 1.6m wide toothless ditching bucket prior to hand cleaning, limited excavation and recording of the resultant open area of c.336m².



Figure 2: Site location plan indicating location of evaluation trenches

Archaeological and Historical Background

The proposed application area was the subject of a desk-based archaeological assessment in 2002 (Northamptonshire Archaeology). The report established that the site lies within the historic core of Cottesmore village, on the north-eastern margin, close to the site of the now-demolished Cottesmore Hall, which may have had a Tudor origin, although photographs depict a building with an 18th century, Georgian-style façade. The medieval church of St. Nicholas is located c.0.25km to the south-west, and archaeological excavations by ULAS on land adjacent to the Post Office, revealed traces of late prehistoric, Roman, late Anglo-Saxon and early medieval activity 0.3km to the south-west of the site (Thomas 1998). Archaeological evidence for late Anglo-Saxon/early medieval iron smelting evidence was traced at Lilac Farm, 0.32km to the north-west of the application area (Clarke 2002).

An L-shaped earthwork bank located immediately to the north-east of the development area (SK 91 SW BJ) was interpreted by the desk-based assessment as the headland of a medieval ridge and furrow field system, although local residents identify this as the remains of the driveway to Cottesmore Hall.

As part of the archaeological assessment of the site, a programme of trial trenching was undertaken by ULAS 15th and 17th February 2011 (Kipling 2011). The work proceeded from an earlier archaeological evaluation undertaken by ULAS in 2003 targeting the eastern end of the development area, which revealed probable 17th-century architectural fragments probably associated with the demolition of Cottesmore Hall and attendant gardens in the 20th century (Clarke 2003).

Trial trenching in 2011 (Kipling 2011) served to demonstrate that, across much of the development area, archaeological evidence was entirely absent and/or is likely to have been obliterated by construction of agricultural buildings and associated structures during the course of the 19th and 20th centuries. However, trenching within the area east of the north range and the farmyard revealed the foundations of a number of brick- and stone-built buildings. Whilst the small area opened prevented proper interpretation of form or function, the overlaying of a plan of the walls encountered over the first edition Ordnance Survey map of 1885 strongly suggests that these represent part of a lost eastern building range associated with the post-medieval or later farm complex. It is further possible that this range may, as is suggested for the northern range, have its origins in stable blocks and other buildings ancillary to Cottesmore Hall, which is known to have been situated a short distance to the north.

Results

(Figures 3-6)

A 360° mechanical excavator equipped with a toothless ditching bucket was employed in order to remove the shallow depth of modern overburden to the top of archaeological levels, resulting in a single open area measuring *c.*336m², located directly east of the standing farm building and adjacent to the northern site boundary.

Subsequently, hand-cleaning of the resultant area revealed three principal structural elements; namely, a barn-like structure of probable post-medieval date, the full ground plan of the post-medieval standing building, and thirdly the likely modern building encountered in the 2011 evaluation.



Figure 3: General view east across the area of excavation



Figure 4: Excavation in progress: view west

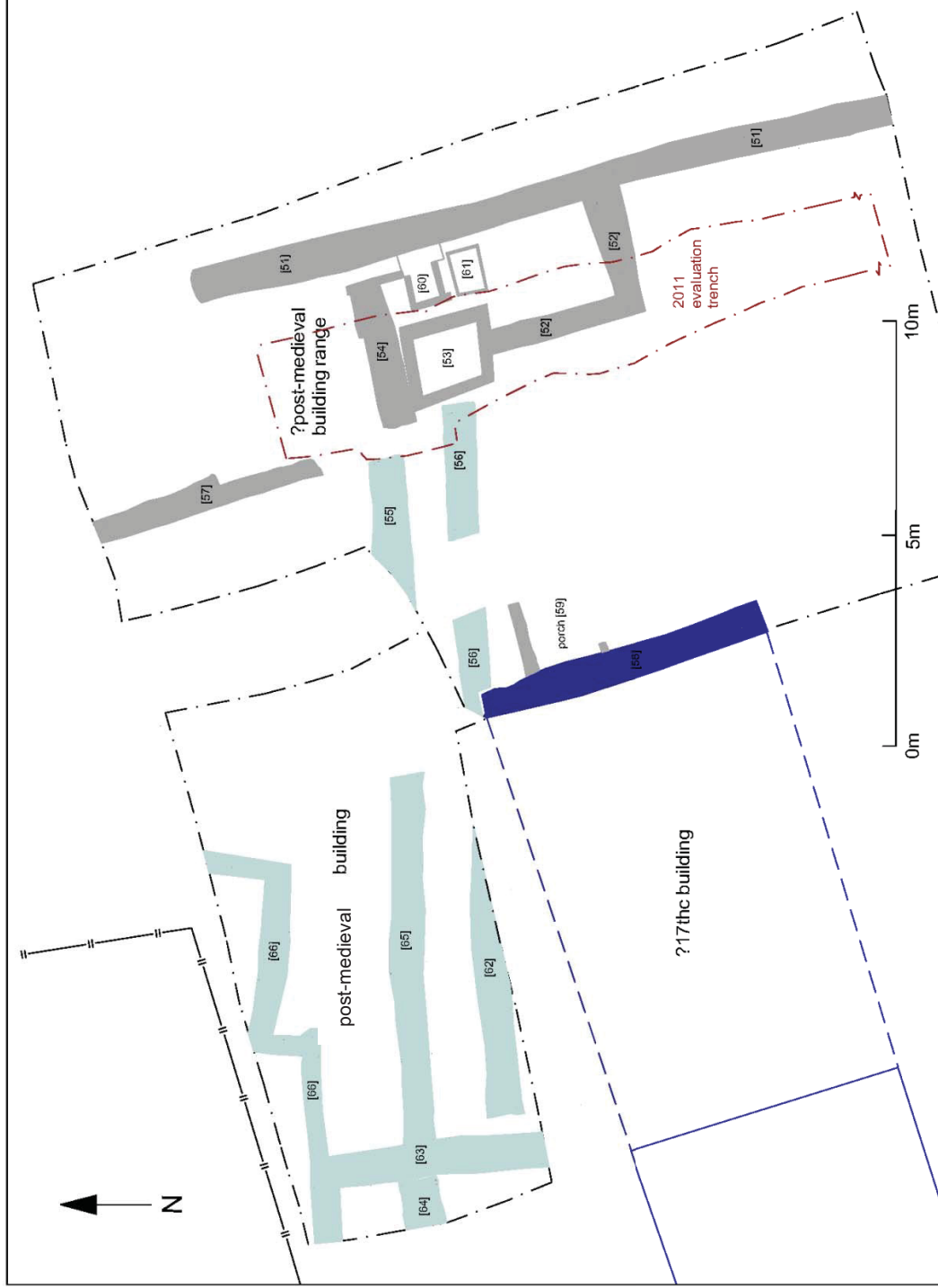


Figure 5: Plan of archaeological features



Figure 6: View south-west across excavation towards farm buildings

1: Possible Post Medieval Building

Walls [62/56, 55/64/65, 66, 63, 64]
(Figures 7-14)

A substantial building of rectangular plan measuring 19m or more east-west and 8m in width was represented by *c.*0.75m wide wall footings formed of unbonded, undressed sandstone blocks, with roughly straight on the external wall faces set into natural clay with no surviving superstructure and with no surviving indications of associated floors or internal features. Three parallel walls [62/56, 55/64/65, 66] forming two longitudinal divisions. The northern wall [66] doglegged and hence may represent a broadening of the building width on its northern side, but this could not be ascertained as this extended beyond the limits of excavation. A further, north-south wall [63] possibly represented an internal cross-division. As regards dating evidence, the fabric of wall [56] produced a single sherd of medieval ridge or roofing tile dating from *c.*1250-1450. However, three earthenware pottery sherds from wall [55] of probable early or mid 17th century date suggest a post-medieval date for the building. The inclusion of a fragment of Tin-Glazed Earthenware is rather more uncommon and indicative of some status.

The east-west alignment set the structure apart from the two post-medieval/modern buildings, which were of broadly north-north-west/ south-south-east alignment. The building was observed to extend west beyond the limits of excavation beneath the standing post-medieval farm buildings. Its eastern extent was lost, truncated by the post-medieval or modern building range. The elongated plan and hints of longitudinal

internal divisions hint at the structure representing a barn. The building was truncated at its south-east corner by the eastern gable end of the post-medieval building (Figure 12, Figure 14).



Figure 7: View east across possible post-medieval building (1); 2m scales



Figure 8: View east across possible post-medieval building (1); 2m scales



Figure 9: Possible post-medieval building (1) viewed north-east; 2m scales



Figure 10: Possible post-medieval building (1) with farm buildings to rear; 2m scales

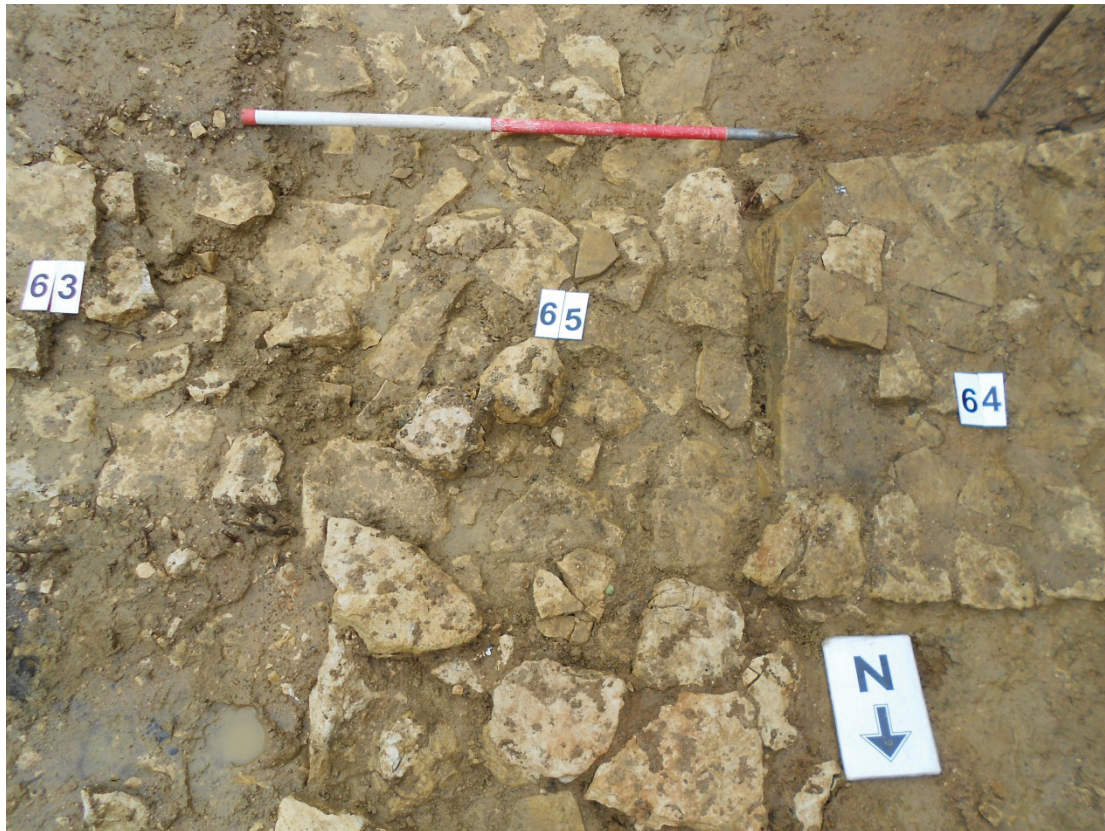


Figure 11: Post-medieval building (1). Junction of walls [63], [64] & [65]; view south; 1m scale



Figure 12: View of the post-medieval building (1) from the south-west corner; 2m scales

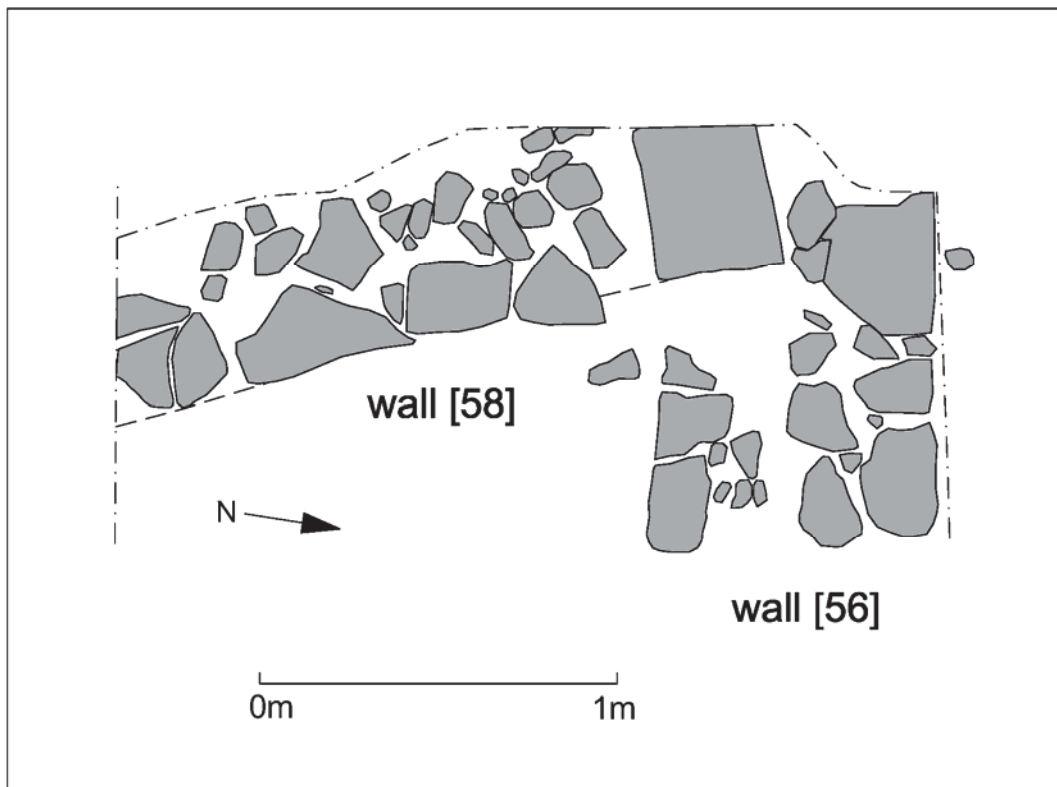


Figure 13: Post-medieval building (1). Wall junction [56/58]



Figure 14: Post-medieval building (1) wall [56] cut by post-medieval building (2) wall [58]; view south; 1m scale

2: The Post-Medieval Standing Building

Wall [58]

(Figures 14-16)

The lost eastern gable end of the standing building at the end of the northern range of farm buildings was identified close to the edge of the newly-cast floor slab of a new residential building, suggesting a building originally measuring *c.*25m x 6.5m externally prior to its foreshortening. The wall, [56], was of the same unbonded sandstone block build as the possible barn structure and appeared to have gained an external porch during the 19th century, as suggested by its modern machine-cut brick construction. The wall clearly truncated the southern longitudinal wall of the possible barn structure (Figure 14).

3: The Post-Medieval/Modern Building

Walls [51, 53/07, 54/05, 57/06, 52/03]

The third and most recent structure represented was that first encountered during the 2011 evaluation; hence a number of structural walls identified tally with those observed in 2011. Originally interpreted as possibly represented a lost eastern range to the farm buildings, the work in 2012 instead suggested a single rectangular structure measuring *c.*7m x 3m externally and aligned broadly north-south, set flush against a possible boundary wall, [51].

Several walls formed an arrangement of three adjacent small cells or tanks broadly aligned north-south, the northernmost of which was defined by 19th- or 20th-century brick walls ([07/53] forming a C-shape measuring 1.6m x 0.8m internally (**Error! Reference source not found.**). The structure was flanked to the north by a wall [05/54] of limestone and light yellow silty clay mortar build measuring 0.8m wide and 2.7m+ in length. The wall abutted at right angles a second [06/57], of comparable width but of slightly paler, sandier mortar bond. The noticeably higher standard of construction of these two walls in comparison to the other to the south suggests that they may be earlier, possibly post-medieval, in date.

The structure was flanked to the south by a second small structure represented by walls [03 & 04]. The former measured 0.5m wide, 4m long north-south and was represented by a possible robber trench filled with pale yellow sandy mortar. The second wall, [04], aligned east-west, of faced limestone block construction in a pale yellow sandy mortar matrix, measured 0.6m wide, the two serving to define an area of c.2.65m x 0.90m+ . The interior was floored in a rough cobbled surface [08 & 09]. The third, southernmost cell was defined on its western edge by wall [02], an unbonded limestone block construction, and abutting [03/52], forming an extension c.3.5m further south prior to a possible right angled turn to the west. The space so defined measured a minimum of 0.90m east-west and 4.4m north-south.

A further unbonded wall, [57], extended north from the north-west corner of the building for a minimum of 6m. The wall fabric produced a single stem of post medieval clay tobacco pipe. The building structure abutted the unbonded north-south wall [51], measuring 0.70m wide and observed for a length of 17m+ (Figure 18). It was also evident that the building truncated the possible barn building, as observed at the east end of the latter (Figure 19).



Figure 15: View north-west across eastern post-medieval building (2)



Figure 16: View south-west across eastern post-medieval building (2)

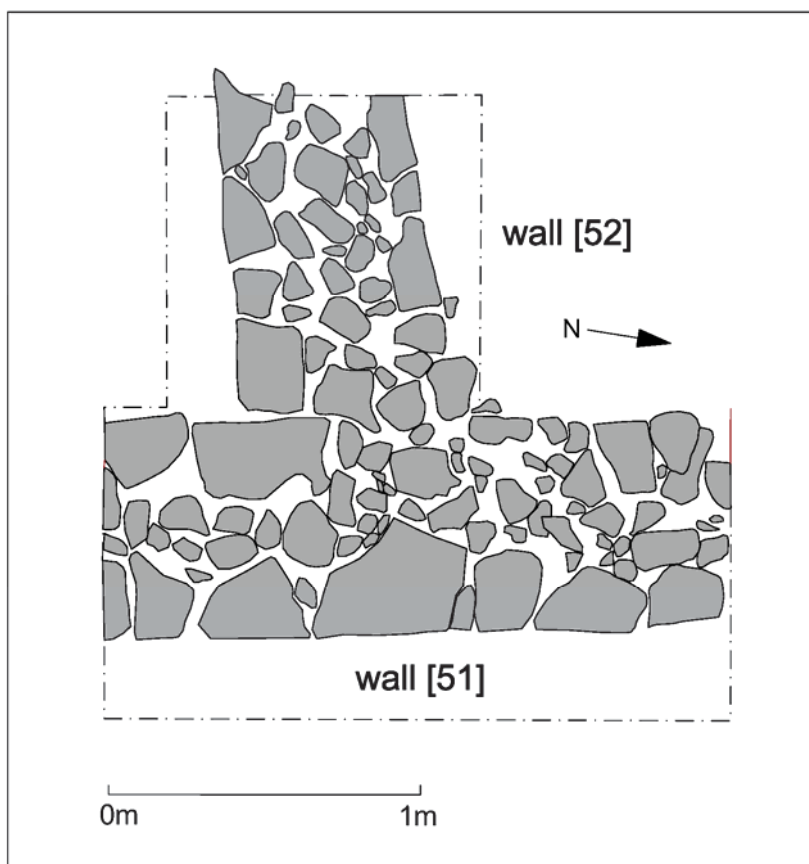


Figure 17: Post-medieval building (2) Wall junction [51/52]

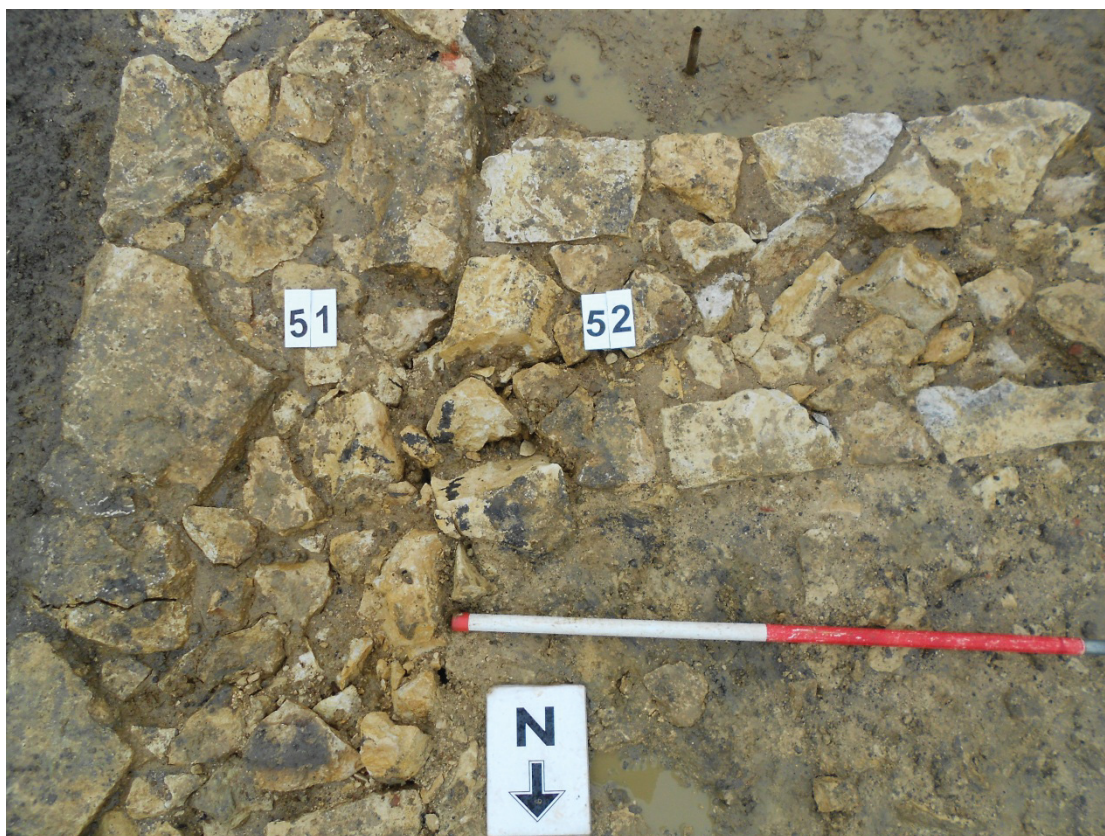


Figure 18: post-medieval building (2), Junction of walls [51] & [52]; view south; 1m scale



Figure 19: post-medieval building (2), Junction of walls [53] & [56]; view north; 1m scale

Concluding Remarks

The archaeological investigation at Hall Close, Cottesmore, proceeded from an earlier archaeological evaluation undertaken by ULAS in 2011 which revealed a number of stone- and brick-built structures likely representing part of a demolished range associated with the post-medieval standing building flanking the north side of the present farmyard. This arrangement of buildings may have been associated with the hall which lay a short distance to the north, possibly as stables.

The 2012 archaeological programme revealed the east end of the aforementioned post-medieval standing building with a probable 19th-century porch and demonstrated that the structure post-dated a sizeable possible barn structure of likely early or mid post-medieval date. The full plan of the post-medieval or modern building located to the east was also uncovered and shown likely to have formed a separate structure built against a boundary wall that probably represented a missing fourth side to the group of farm buildings.

The site archive (OAKRM: 2011.4), consisting of a pottery sherds, a single clay pipe fragment and paper and photographic records and site drawings, will be housed with Rutland County Museum, Oakham.

The archive (including the evaluation stage) consists of:

- Pottery sherds
- A single clay pipe stem fragment
- Record sheets
- A3 drawing sheets
- Digital photographs
- Monochrome (film) photographs
- A risk assessment form

Publication

A version of the excavation summary (see above) will appear in due course in the *Transactions of the Leicestershire Archaeological and Historical Society*.

Acknowledgements

Dr. Roger Kipling and Steven Baker of ULAS undertook the archaeological evaluation on behalf of Hazleton Homes. The project was managed by Richard Buckley.

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Oasis Information

| | |
|----------------------------------|---|
| Project Name | An Archaeological Strip, Map and Sample Excavation and Watching Brief at Hall Close, Cottesmore, Rutland (SK 9048 1375) |
| Project Type | Excavation |
| Project Manager | Richard Buckley |
| Project Supervisor | Roger Kipling |
| Previous/Future work | Excavation |
| Current Land Use | Redundant farm buildings |
| Development Type | Residential housing |
| Reason for Investigation | PPS5 |
| Position in the Planning Process | Post-determination planning condition |
| Site Co ordinates | SK 9048 1375 |
| Start/end dates of field work | 23 rd -30 th April 2012 |
| Archive Recipient | Oakham County Museum |
| Study Area | 336m ² |

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Appendix One: The Post-Roman Pottery

Deborah Sawday

The Finds

The pottery, seven sherds weighing 159 grams; a fragment of ridge or roofing tile, weighing 68 grams and a clay tobacco pipe stem, were catalogued with reference to the guidelines set out by the Medieval Pottery Research Group, (MPRG 1998), (MPRG, 2001) and the ULAS fabric series (Davies and Sawday 1999), (Sawday 2007; 2009). The results are shown below (Table 1).

Discussion

The earliest material, part of a medieval ridge or roofing tile in Bourne A/B were dating from c.1250-1450, occurred in context (56). Three post medieval pottery fragments were found in context (55), including and two fragments from a jar in post medieval Earthenware and part of a Tin-Glazed Earthenware drug jar or vase, probably dating to the early or mid 17th century. The stem of a post medieval clay tobacco pipe was found in context (57). Pottery in late medieval or early post medieval Bourne D ware and post medieval Midland Yellow ware, together with another fragment of Tin-Glazed Earthenware were recovered from unstratified contexts.

Conclusions

The medieval and early post medieval finds provide some dating evidence for the associated buildings; the relatively large average sherd weight of the pottery in particular is evidence of occupation. Most of the pottery and tile types, the Bourne wares and the post medieval earthenwares, including Midland Yellow are typical of the region. The Tin-Glazed Earthenware is rather more uncommon and indicative of some status.

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Table 2: The medieval and later pottery by fabric, sherd numbers and weight (grams) by context.

| Context | Fabric/Ware | Nos | Grams | Comments |
|----------------------------------|--|-----|-------|--|
| POT | | | | |
| 55 | EA2 – Earthenware 2 | 2 | 30 | Wheel thrown, internally slipped and glazed. Possibly same vessel; perhaps a jar. Post medieval |
| 55 | DE2 – Anglo Netherlandish Tin Glazed Earthenware | 1 | 22 | Lower wall of a drug jar or vase. Pale brown (10YR 8/4) fine sandy body with mixed inclusions, body, pinkish white glaze. Blue painted decoration under glaze on exterior. This ware is dated generally to the 17th and 18th centuries. The fabric of this pot suggests a date possibly in the early/mid 17th century (Jennings 1981, fig.91). |
| U/S | DE2 – Anglo Netherlandish Tin Glazed Earthenware | 1 | 43 | Splayed base of a drug jar or albarello, diameter c.140 mm, traces white glaze under base. Horizontal lines of blue painted decoration under glaze on exterior. Possibly the same vessels as that from context (55) above. |
| U/S | BO1 – Bourne D ware | 2 | 47 | Joining sherds, traces of white slip and glaze on external shoulder over horizontal incised lines. Probably part of a post medieval jug, c.1450-1640. |
| U/S | MY – Midland Yellow | 1 | 17 | Body sherd with external horizontal ribbing. Cracked yellow lead glaze; the fragment is sooted both internally and externally, 16th C+. |
| CERAMIC BUILDING MATERIAL | | | | |
| 56 | BO2 – Bourne A/B ware | 1 | 68 | Ridge tile (Allin 1981), moulded with transparent lead glaze over a white slip on upper surface, 1250-1450. |
| CLAY TOBACCO PIPE | | | | |
| 57 | China clay | 1 | | Tobacco pipe stem, post medieval. |

| | |
|---|--|
| Site/ Parish: Hall Close, Cottesmore, Rutland Accession No.: OAKRM 2011.4 Document Ref: cottesmore5.docx Material: pottery/tile Site Type: small town | Submitter: R. Kipling Identifier: D. Sawday Date of Identification: 23.4.12 Method of Recovery: evaluation/limited excavation Job Number: 12 - 183 |
|---|--|

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