



University of Leicester

Archaeological Services

**A Programme of Archaeological
Attendance, Inspection and Recording
(watching brief) at
Holly Tree Farmhouse,
51 Bolton Lane, Hose
Leicestershire.**

NGR: SK 7364 2947

Andrew Hyam



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Holly Tree Farmhouse,
51 Bolton Lane, Hose,
Leicestershire**

NGR: SK 7364 2947

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For: Mr and Mrs Cheetham

Checked by

Signed:



Date: 7th May 2013

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Summary

An archaeological watching brief was undertaken by the University of Leicester Archaeological Services (ULAS) on the 18th of April 2013 at Holly Tree Farmhouse, Hose, Leicestershire. The work involved the demolition of an existing two-storey extension followed by the construction of a much larger extension. Associated with the extension building were ground works and some internal modifications.

The brick-built farmhouse dates to the later 18th century and was formerly part of the Belvoir Estate. Removal of the existing extension revealed it to have been built as a single storied structure, and is likely to be part of the original farmhouse design. The below ground walls of the cellar survive, as does an arched entrance leading from the main house.

The external ground works revealed an area of disturbance created by 20th century modifications to the garden around the house. No archaeological features or deposits were found during the ground works.

The report and archive will be deposited with Leicestershire Museums under Accession Number X.A47.2013

Introduction

In accordance with NPPF (section 12 Enhancing and Conserving the Historic Environment) this document forms the report for an archaeological attendance, inspection and recording at Holly Tree Farmhouse, 51 Bolton Lane, Hose, Leicestershire. Under planning application number 10/00814/FUL it is intended to demolish an existing two storey extension and replace it with a larger extension.

When considering the planning application the Senior Planning Archaeologist at Leicestershire County Council, as advisor to the planning authority, recommended the requirement for an archaeological watching brief due to the potential for exposing the historic fabric of the farmhouse and the site's location within an area of archaeological interest. The work has been commissioned by the owners Mr and Mrs Cheetham and followed that specified in the ULAS *Written Scheme of Investigation for Archaeological Attendance, Inspection and Recording (watching brief) at Holly Tree Farmhouse, 51 Bolton Lane, Hose, Leicestershire* (ULAS 04.04.2013 – hereinafter WSI).

The farmhouse to which the extension works are proposed is Holly Tree Farmhouse, which is shown on the late 19th century 1st edition 1884 Ordnance Survey map for

Hose. The house and surrounding buildings are quite likely however to be significantly older than this. Although not listed, the farmhouse forms a prominent part of the built environment within the village. The proposed works have the potential to expose the historic fabric of the building, especially during the demolition of the existing extension.

The Leicestershire and Rutland Historic Environment Record (HER) also shows that the application site lies within an area of archaeological interest. Holly Tree Farmhouse is situated within the historic medieval and post-medieval settlement core of Hose (HER ref. MLE8747), close to a site at which over 2000 sherds of medieval pottery and 27 sherds of Roman pottery have been recovered. It has been suggested that this may have been the site of the early medieval manor house (MLE3523; MLE7967). Consequently, there was the likelihood that buried archaeological remains will be affected by the development.

Background

The village of Hose lies approximately 10km due north of Melton Mowbray and to the south-west of the Vale of Belvoir (Fig. 1). Holly Tree Farmhouse is centred on NGR SK 7364 2947 at 51 Bolton Lane which lies along the north-western edge of the small village (Fig. 2). The farmhouse forms an L-shaped plan with the main two-storey north-west to south-east range facing across a small garden towards Meadows Lane. The single-storey, with a later floor inserted into the roof space, north-east to south-west range runs alongside Bolton Lane (Fig. 3). Within the farmhouse grounds are a number of brick-built barns and outbuildings of varying date. The ground falls away to the west from the house which has a small patio and landscaped piece of ground around the existing extension which sits within the corner angle of the two ranges.

Prior to the watching brief a small two-storey extension, located within the angle created by the two ranges, had been demolished (Figs. 4 and 5). This will be replaced by a much larger extension extending out from the north-east facing elevation of the single storey range. It is intended that the existing staircase will be removed and re-sited in the new extension. The development work also entails underpinning of the remaining structures, modification of the single storey range roof and ground reduction over the proposed footprint of the new extension.

The farmhouse is built from red brick which is covered in modern cement render and has a pan tile roof. The bricks are thin and hand-made with an average size of 235mm long by 56mm high by 105mm wide. Many of the exposed bricks are eroding and have been heavily affected by frost which suggests that they were fired in a low temperature kiln. The render masks any earlier window openings or modifications but most of the window frames and fittings appear to be of 20th century origin. The single storey range roof has been modified in the latter half of the 20th century to include three large dormer windows facing out on both sides of the roof.

Holly Tree farmhouse was once part of the Belvoir Estate and Mr and Mrs Cheetham have carried out an investigation into the history of the site. Documents supplied by the Archivist to His Grace the Duke of Rutland show that the earliest available map is

from 1797 when William King carried out a complete village survey (Fig. 6). At that time the farmhouse had the same recognisable footprint as now but a long range of buildings extended from the south-west facing gable end of the single storey range. The set of buildings appears to form an early courtyard style farm.

The 1884 First Edition Ordnance Survey County Series shows that the courtyard buildings had been removed and a large barn added near to the north-western corner of the house. A row of north-west to south-east buildings has been added which extends almost up to the western corner of the farmhouse.

The 1904 Ordnance Survey shows a similar site layout but with an additional rectangular building added near to the south-west corner of the single storey range. The farmhouse appears to be in its present form. The 1930 edition shows the same details but by the time of the 1974 edition the row of outbuildings has been reduced in length so that the eastern end is now around 15m from the farmhouse.



Figure 1 Hose location

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project
**Proposed Extension
51 Bolton Lane
Hose
Mr and Mrs Cheetham**

title **Location Plan**

scale 1:1250 date Oct 2010

dwg no **6349 A-02**

Figure 2 Site location
Source: HSSP Architects/Mr and Mrs Cheetham



Figure 3 Holly Tree Farmhouse
Seen from the junction of Bolton Lane and Meadow Lane, looking south-west



Figure 4 Existing elevations
Demolished extension highlighted in red.
Source: HSSP Architects/Mr and Mrs Cheetham

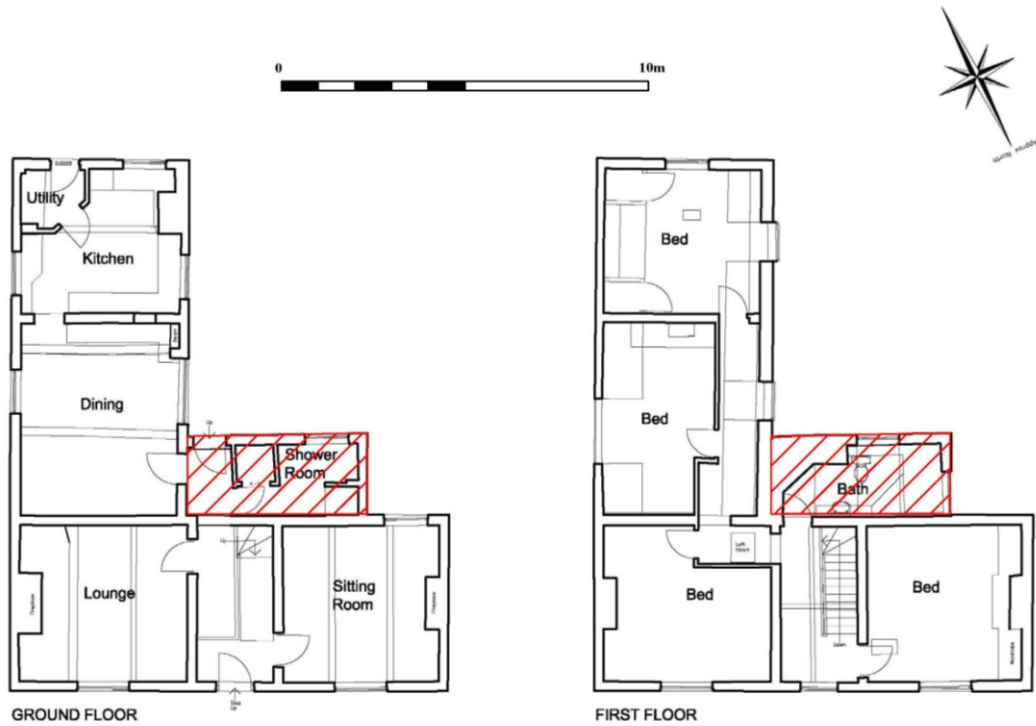


Figure 5 Existing plans
Demolished extension highlighted in red.
Source: HSSP Architects/Mr and Mrs Cheetham



Figure 6 Detail from William King survey 1797
Source: Belvoir Castle Estate Archives/Mr and Mrs Cheetham

Objectives

In addition to the research aims specified in the ULAS WSI the general objectives were as follows:

- To identify the presence/absence of any archaeological deposits or earlier building remains.
- To establish the character, extent and date range for any archaeological deposits/ structural evidence to be affected by the proposed works.
- To record any archaeological deposits/ structural evidence to be affected by the works.
- To advance understanding of the heritage assets.
- To produce an archive and report of any results.

Methodology

The project involved a watching brief during groundworks and alterations to the building by an experienced professional archaeologist. During these works, if any archaeological deposits or structural evidence was seen to be present, the archaeologist would record areas of archaeological interest.

Ground reduction was undertaken by a mechanical excavator using a toothless bucket for stripping in level spits. A toothed bucket could be used for removing modern overburden or rubble deposits if required.

If the initial monitoring identified areas of no archaeological interest (e.g. modern made ground or disturbed areas), then the archaeologist could stand down from monitoring of that area.

If significant archaeological deposits were discovered work could be halted in order for contingency excavation and recording to be carried out. The archaeologist would still co-operate at all times with the contractors on site to ensure the minimum interruption to the work.

Any archaeological deposits located would be hand cleaned and planned as appropriate.

Samples of any archaeological deposits located would be hand excavated. Measured drawings of all archaeological features will be prepared at a scale of 1:20 and tied into an overall site plan of 1:100. All plans will be tied into the National Grid.

Archaeological deposits would be excavated and recorded using standard ULAS procedures. Sufficient of any archaeological features or deposits would be hand excavated in order to provide the stratigraphic and chronological sequence of deposits, recognising and excavating structural evidence and recovering economic, artefactual and environmental evidence.

All below ground stratigraphy would be recorded. Particular attention would be paid to the potential for buried palaeosols and waterlogged deposits in consultation with ULAS's environmental officer.

All excavated sections would be recorded and drawn at 1:10 or 1:20 scale, levelled and tied into the Ordnance Survey datum. Spot heights would be taken as appropriate.

Spoil was be monitored for artefacts. A representative sample of unstratified finds would be retained.

Recording Systems

The ULAS recording manual was be used as a guide for all recording.

Individual descriptions of all archaeological strata and features excavated or exposed was entered onto pro-forma recording sheets.

A site location plan based on the current Ordnance Survey 1:1250 map (reproduced with the permission of the Controller of HMSO) will be prepared. This will be supplemented by a trench plan if appropriate, which will show the location of the areas investigated in relationship to the investigation area and OS grid.

A photographic record of the investigations was prepared as per the brief, illustrating in both detail and general context the principal features and finds discovered. The photographic record also included 'working shots' to illustrate more generally the nature of the archaeological operation mounted.

Results

At the time of the watching brief the existing extension had been removed along with the patio surface (Fig. 7). The removal of the patio and other modern disturbance had reduced the site level to that required by the proposed extension. Underpinning was also taking place under the single storey range.



Figure 7 General view of alterations during watching brief
Looking north-east

Extension

Removal of the two-storey extension revealed it to be made up of two distinct phases; the ground floor and first floor. The ground floor was brick-built using the same thin red bricks as the farmhouse and had been keyed into both the north-west to south-east range and the north-east to south-west range. The first floor, which had been used as a bathroom, appears to have been made of modern materials and was not keyed into the farmhouse walls (Fig. 8). Internal access to this extension was from a doorway in the angle of the two ranges at ground floor level and through a knocked through doorway at first floor level. Access to the outside was through a single width door on the south-west facing elevation of the extension. The south-west facing elevation of the main farmhouse showed evidence of holes for floor and ceiling joists which appear to be part of the original farmhouse design. The foundation wall of the extension was still in situ and was seen to be surrounding a backfilled brick-lined cellar. The double thickness cellar wall was built using the same sized bricks as in the farmhouse walls. The cellar was full of broken bricks, pan tiles and other building material which may belong to the original extension roof which was removed when it was extended to become a two storey structure. Measurement of a sample assortment of the backfilled bricks indicated that they were of similar size to those used on the main farmhouse. As the new extension floor will span the area of the cellar it is not intended to empty it as part of the redevelopment plan. The head of an arch leading out of the farmhouse, below the present staircase, could be seen at the base of the south-west facing

elevation (Fig. 9). There is no evidence of this arch on the other side of the wall in the hallway which has plaster covered walls. Probably to avoid undermining the north-east to south-west range, the cellar did not extend underneath the whole of the extension but only reached as far as the eastern side of the cellar doorway (Figs. 10 and 11).



Figure 8 Demolished extension
Looking north-east.



Figure 9 Head of archway leading into cellar
Looking north-east



Figure 10 Limits of cellar
Looking east. 1m scale

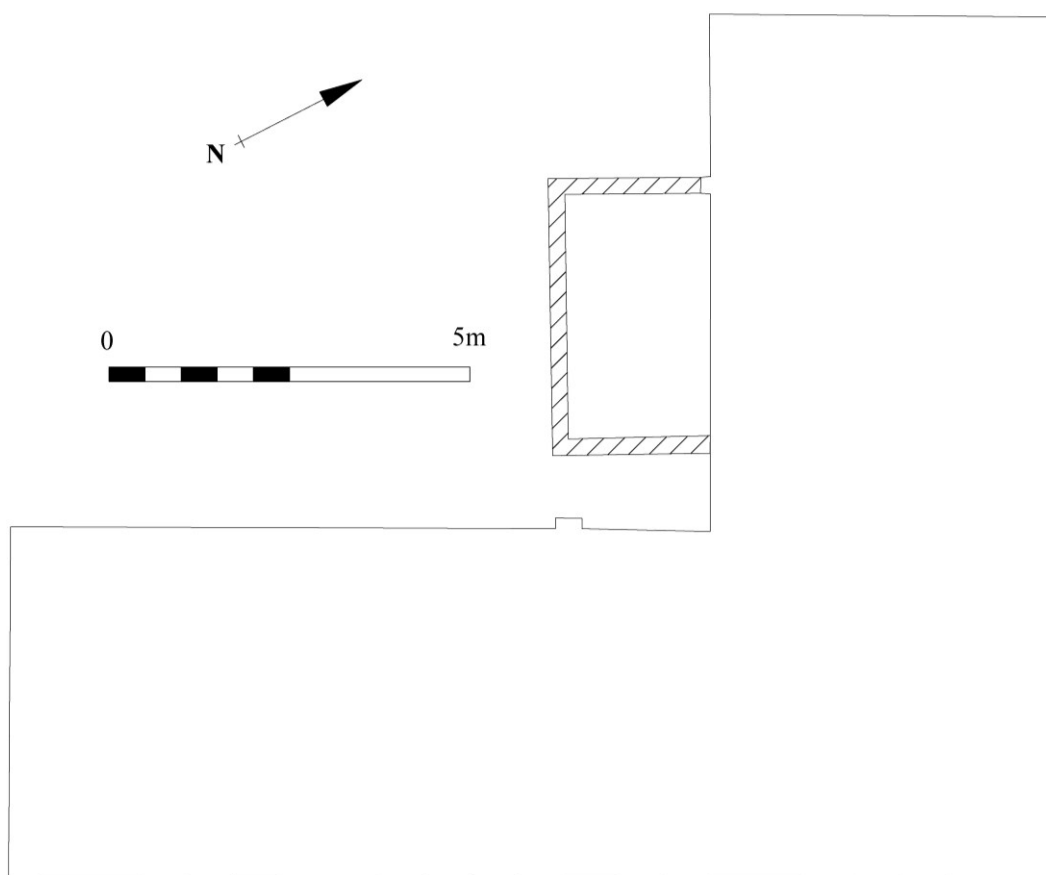


Figure 11 Footprint of cellar

Underpinning

Parts of the single-storey north-east to south-west range are to be underpinned to support the new extension. At the time of the survey an approximately one metre wide hole had been excavated beneath the central part of the north-west facing elevation. The shallow foundations consist of one or two courses of ferruginous limestone only just set into the natural substratum (Figs 12 and 13). This wall will eventually form an internal wall within the redesigned house.

Yard area

As noted above, much of the area within the corner angle of the two ranges appears to have been quite heavily landscaped, possibly when the garden was created after the demolition of some of the outbuildings. Removal of the modern surface and low retaining brick walls exposed a disturbed layer of topsoil and dark grey brown clay silt which covered the natural substratum (Fig. 14). The natural substrata consisted of a firm dark grey brown clay into which no archaeological features or deposits appeared to cut.



Figure 12 Underpinning of north-west facing elevation
Looking south-east. 1m scale



Figure 13 Underpinning close-up
Looking south-east. 1m scale



Figure 14 Yard, patio area
Looking north

Discussion

The demolition of the existing extension has revealed the location of a hitherto unknown cellar. A Sales Particular from 1920 mentions the presence of a cellar but the location was unclear and it was thought that it might have been beneath the main house. The ground floor of the extension also appears to have formed an original component of the farmhouse as the brickwork is clearly keyed into the house walls. The first floor is a much later addition and dates to the second half of the 20th century.

The choice of bricks as building material for such a relatively early building is perhaps unusual for a building in this area where limestone and ironstone are generally much more readily available. However, this was once an estate farmhouse belonging to Belvoir Castle which might have influenced the building style and design to fit in with other buildings around the estate. Also, and perhaps more importantly, the farmhouse is very close to the now defunct Grantham Canal which would have been capable of transporting bricks easily and cheaply from around the region.

Future work at the farmhouse involves modifying the roof of the north-east to south-west range and removing the existing staircase and moving it into the new extension. The roof appears to have been modified within the last fifty or so years following changes to the dormer windows, replacement of the roof tiles and other more substantial repairs and so would not be expected to reveal much useful information. The present staircase is a modern replacement and again is unlikely to reveal much more information regarding the fabric of the historic building.

Archive

The archive consists of:

This report,

1 pro-forma watching brief recording form,

1 photographic record sheet combined for digital and black and white,

Contact sheet of 23 digital photographs,

Contact sheet of 17 35mm black and white photographs and negatives

1 cd of the digital photographs

Publication

A summary of the work will be submitted for publication in the *Transactions of the Leicestershire Archaeological and Historical Society* in due course. A record of the project will also be submitted to the OASIS project. OASIS is an online index to archaeological grey literature.

Acknowledgements

The project was managed by Vicki Score and the field work was carried out by A. Hyam. Background information concerning the history of the house and the 1790 map was supplied by Mrs Cheetham.

Bibliography

Brown, D. 2008 *Standard and Guidance for the Preparation of Archaeological Archives* (Institute for Archaeologists).

English Heritage 2006 *Understanding Historic Buildings. A guide to good recording practice*. London: English Heritage

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ULAS 2013. *Written Scheme of Investigation for archaeological attendance, inspection and recording (watching brief). Holly Tree Farmhouse, 51 Bolton Lane, Hose, Leicestershire*.

Appendix. OASIS Information

Project Name	51 Bolton Lane, Hose, Leicestershire
Project Type	Watching Brief
Project Manager	V Score
Project Supervisor	A Hyam
Previous/Future work	None
Current Land Use	Domestic residential
Development Type	Extension
Reason for Investigation	As a condition
Position in the Planning Process	
Site Co ordinates	SK 7364 2974
Start/end dates of field work	18.4.13
Archive Recipient	LCC
Study Area	50m ²

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