



University of
Leicester

Archaeological Services

**An Archaeological Watching Brief and
Historic Building Record of Building 2,
22 High Street, Kibworth Beauchamp,
Leicestershire.**

NGR: SP 68294 93665

Andrew Hyam



ULAS Report No. 2014-098
©2014

**An Archaeological Watching Brief and
Historic Building Recording (Building 2) at
22 High Street, Kibworth Beauchamp,
Leicestershire**

NGR: SP 68294 93665

A R Hyam

For: Walter Ward (Contracts) Ltd

Approved by

Signed:  **ate:** 27 May 2014..

Name: R.J. Buckley.

University of Leicester
Archaeological Services
University Rd., Leicester, LE1 7RH
Tel: (0116) 2522848 Fax: (0116) 2522614

ULAS Report Number 2014-098
©2014
Accession Number X.A69.2014

CONTENTS

Summary	1
Introduction.....	1
Background.....	2
Objectives	7
Methodology.....	8
Results.....	9
The watching Brief	9
The Historic Building Record.....	12
Discussion.....	22
Archive.....	22
Publication	23
Bibliography	23
Appendix 1 Digital photos.....	23
Appendix 2 Building Survey photo locations.....	25
Appendix 3 OASIS Information	27

FIGURES

Figure 1 Kibworth Beauchamp location.....	4
Figure 2 Site location.....	4
Figure 3 22 High Street.....	5
Figure 4 Building 2	5
Figure 5 Site layout.....	6
Figure 6 West facing elevation and plans	7
Figure 7 Watching brief location	10
Figure 8 Stripped area.....	11
Figure 9 Brick feature	11
Figure 10 Building 2 West facing elevation	13
Figure 11 Building 2 West facing elevation	13
Figure 12 Ground floor window, west facing elevation	14
Figure 13 Doorway, west facing elevation	14
Figure 14 First floor window, west facing elevation	15
Figure 15 South facing gable end	16
Figure 16 Northern end of Building 2 belonging to 22 High Street	16
Figure 17 Ground floor, south room.....	17
Figure 18 Ground floor, south room.....	18
Figure 19 Ground floor, south room.....	18
Figure 20 Ground floor, north room	19
Figure 21 Ground floor, north room	19
Figure 22 First floor, south room.....	20
Figure 23 First floor, south room.....	21
Figure 24 First floor roof detail	21

An Archaeological Watching Brief and Historic Building Record (Building 2) at 22 High Street, Kibworth Beauchamp, Leicestershire.

NGR: SP 68294 93665

Andrew Hyam

Summary

An archaeological watching brief and Level 2 historic building survey was undertaken by the University of Leicester Archaeological Services (ULAS) at Building Number 2 to the rear of 22 High Street, Kibworth Beauchamp, Leicestershire. The work took place between the 25th of April and the 1st of May 2014 during the ground works for a small driveway and the redevelopment of a 19th-century outbuilding to the rear of a Grade II listed late 18th-century house. The work carries on from an earlier programme of watching brief and building recording for Building Number 1 located on the same site. The site lies at the heart of the village core hence the requirement for a watching brief.

With the exception of a brick-built drainage feature or cess pit dating to the late 19th century no archaeological features or deposits were observed during the watching brief.

The watching brief was carried out by L. Hunt and the building survey by A.R.Hyam. The archive will be deposited with Leicestershire Museums Service under Accession Number X.A69.2014

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for an archaeological watching brief and Level 2 historic building record at 22 High Street, Kibworth Beauchamp, Leicestershire, NGR SP 68294 93665. Planning consent has been given for the conversion of two outbuildings into dwellings (planning application 13/0170/FUL, revised scheme of 13/00399/FUL and 13/00618/LBC). Building Number 1 was recorded in February 2014 (Accession Number X.A13.2014 ULAS report number 2014-027). This report covers Building Number 2. As a planning condition the Senior Planning Archaeologist at Leicestershire County Council requested that a programme of archaeological work and suitable level of historic building recording take place during the redevelopment.

Background

The village of Kibworth Beauchamp lies immediately to the south and south-west of its close neighbour Kibworth Harcourt. Both lie approximately 6km north-west of Market Harborough and 6km to the south-east of Leicester (Fig. 1). The village lies to the south of the main A6 London Road and is on a gentle slope which drops away to the southeast. The development site is located on the southern side of High Street near to its junction with Station Street and New Road. Number 22 High Street is a Grade II listed building (listing number 1061570) and dates to the later 18th century (Fig. 2). The listing is as follows:

KIBWORTH BEAUCHAMP HIGH STREET (South Side) SP 69 SE 6/68 No. 22 GV II House. Late C18. Red brick and Welsh slate roof with brick end stacks. 2 painted stuccoed sill bands and brick dentilled eaves. 3 storeys of 3 1/1 sash windows 3 C20 1-light 2nd floor windows. Cambered lintels. Central wooden doorcase with pilasters and bracketted broken pediment. 6-panelled door and overlight, the glazing bars of which form an elaborate pattern of diamonds and other shapes.

To the rear (south) of Numbers 22 and 24 is a small yard area which leads to a pair of large two storey outbuildings which are identified as Building 1 and 2. Access to the yard is presently from High Street through a covered entrance created when Number 24 was extended to join the west wall of Number 22 (Fig. 3). The buildings, which until recently belonged to Number 22, were formerly used as stables, stores and haylofts which, although not individually listed, form part of the curtilage of the property (Fig. 4). This report presents the results of work on Building 2 which runs north to south along the eastern boundary of the site. Building 1 lies to the west of Building 2 and is on an east to west alignment parallel to the rear of Number 24. To the south of both buildings is a large south-facing garden which has now been partially truncated by a new housing development covering a number of former rear gardens.

Building 1 was surveyed in February 2014 and does not form part of this report; it is archived under accession number X.A13.2014 ULAS Report number 2014-027. The building record shows that Building 1 is a mid to late 19th-century structure which was constructed in a single phase. The style of building and materials used would narrow down the construction date to well into the second half of the 19th century at the earliest but, at the same time, pre-dates the first edition OS map of 1886. The use of metal stirrups supporting the timberwork of the roof trusses also suggests a mid to late 19th-century origin. Together with Building 2 the pair of buildings are quite a substantial addition to the property and probably represent a key change in the use of the grounds. This may have something to do with the local hunting community which was growing rapidly around this time. It may also be connected with the growth of the village caused by the coming of the nearby railway. The use of stop-chamfered beams supporting the first floor indicates that the owner was sufficiently interested in the building to add small embellishment such as these. Despite this the building remains a relatively functional agricultural structure typical of similar outbuildings seen across the region.

The watching brief on groundworks associated with Building 1 did not identify any archaeological features or deposits. This was a very small area and barely deep

enough to expose very much of the natural substratum. The area had also been quite heavily disturbed by root activity and to a certain extent by building in the adjacent estate. However enough of the stripped area was exposed to show that there were no archaeological features present in this area.

It is proposed that a new drive, hard standing area and garage will be built at the southern end of Building 2. Since the site visit in February 2014, a new wall has been built along the southern boundary of the site with access gateways for both buildings leading in from a service road running through the new housing development. Only the southern two thirds of Building 2 is being refurbished as the northern end is still being utilised by Number 22 High Street. In October 2013, an impact assessment was undertaken when Building 2 was being partitioned to separate three bays at the north end (Clarke 2013). This was done to create a separate dwelling which would still belong to 22 High Street. In addition to this, an external wall was constructed between Buildings 1 and 2. The results are shown below as an extract from ULAS report 2013-177:

At the time of a survey, the foundations for an east/west boundary wall had already been excavated, linking buildings 1 and 2 (see plan below). The trench measured approximately 0.6m wide and had been excavated to a depth of up to 1m and backfilled with concrete prior to the site visit. The spoil removed from the trenches had been left on site and the heaps were visually inspected for archaeological finds and subject to metal-detector survey. No finds were recovered during the inspection and no non-ferrous metal signals were picked up by the detector. Ferrous metal signals were not subjected to further investigation.

The boundary wall was in the process of being constructed and had been built in red brick up to a height of approximately 0.8m. The new build was tied into the existing walls with thin, metal wall-ties, which have a minimal impact on the existing wall fabric.

Within building 2, a full-height partition wall has been constructed to separate three bays at the northern end of the building from the remainder, in order to create a separate dwelling. The partition wall is aligned with the external garden wall and is constructed of concrete breeze blocks, which have been tied into the existing wall fabric with metal wall-ties. The wall ties are screwed into the existing masonry and mortared into the new build, thus creating little impact on the fabric of the new building.

The First Edition Ordnance Survey county series map of 1886 shows Number 22 and surrounding outbuildings very much as they survive today. The layout remains virtually unchanged until the 1929 edition when a short length the southern end of Building 2 appears to have been chopped off. This modification remains on current maps although it is not clear what the truncated part of the building was or why it was removed.



Figure 1 Kibworth Beauchamp location

Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. Crown Copyright 1996. Licence Number AL 100029495



Figure 2 Site location

Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. Crown Copyright 1996. Licence Number AL 100029495



Figure 3 22 High Street
Looking south west. Site entrance is under the archway between the two cars



Figure 4 Building 2
Looking north east

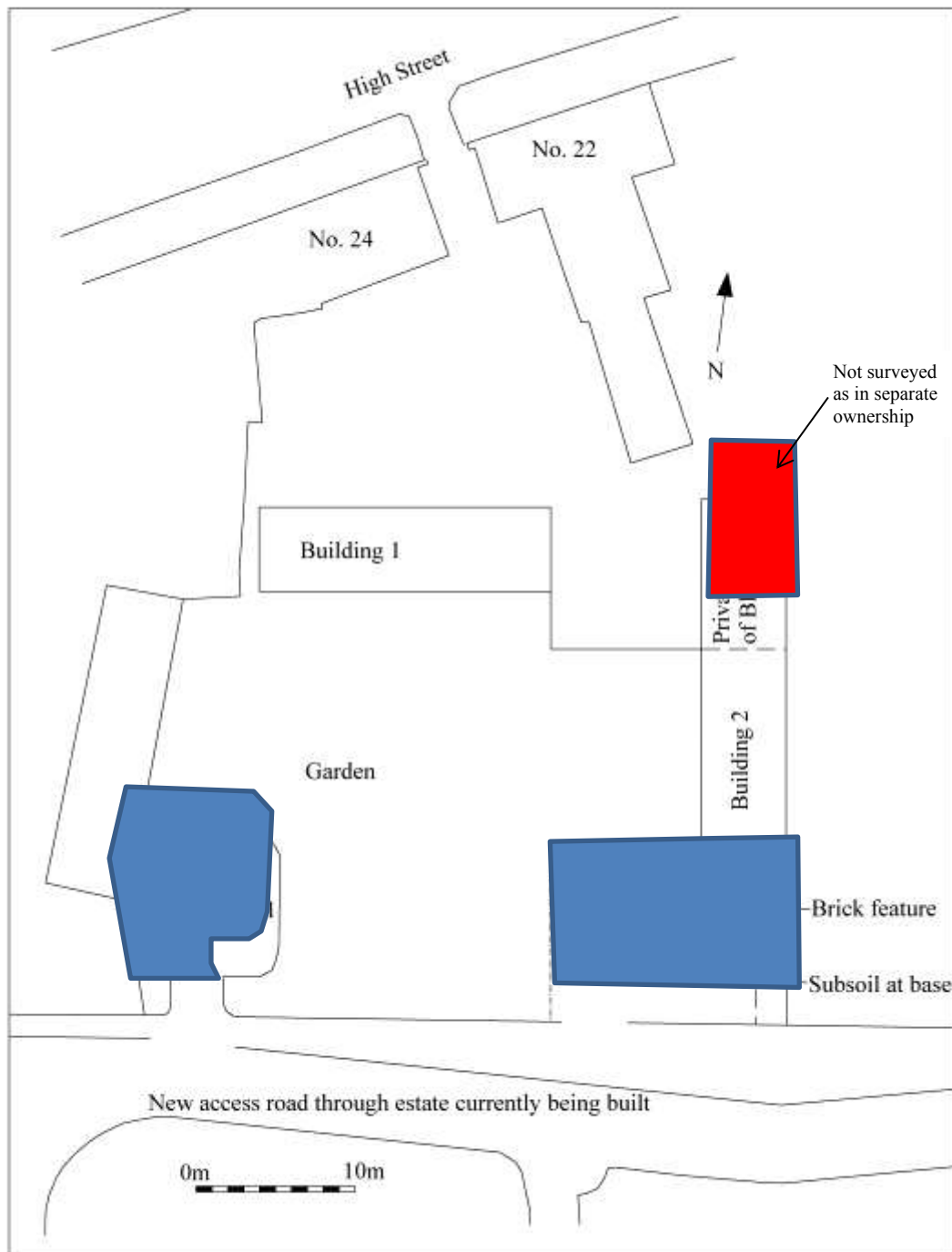


Figure 5 Site layout. Watching brief areas shaded.

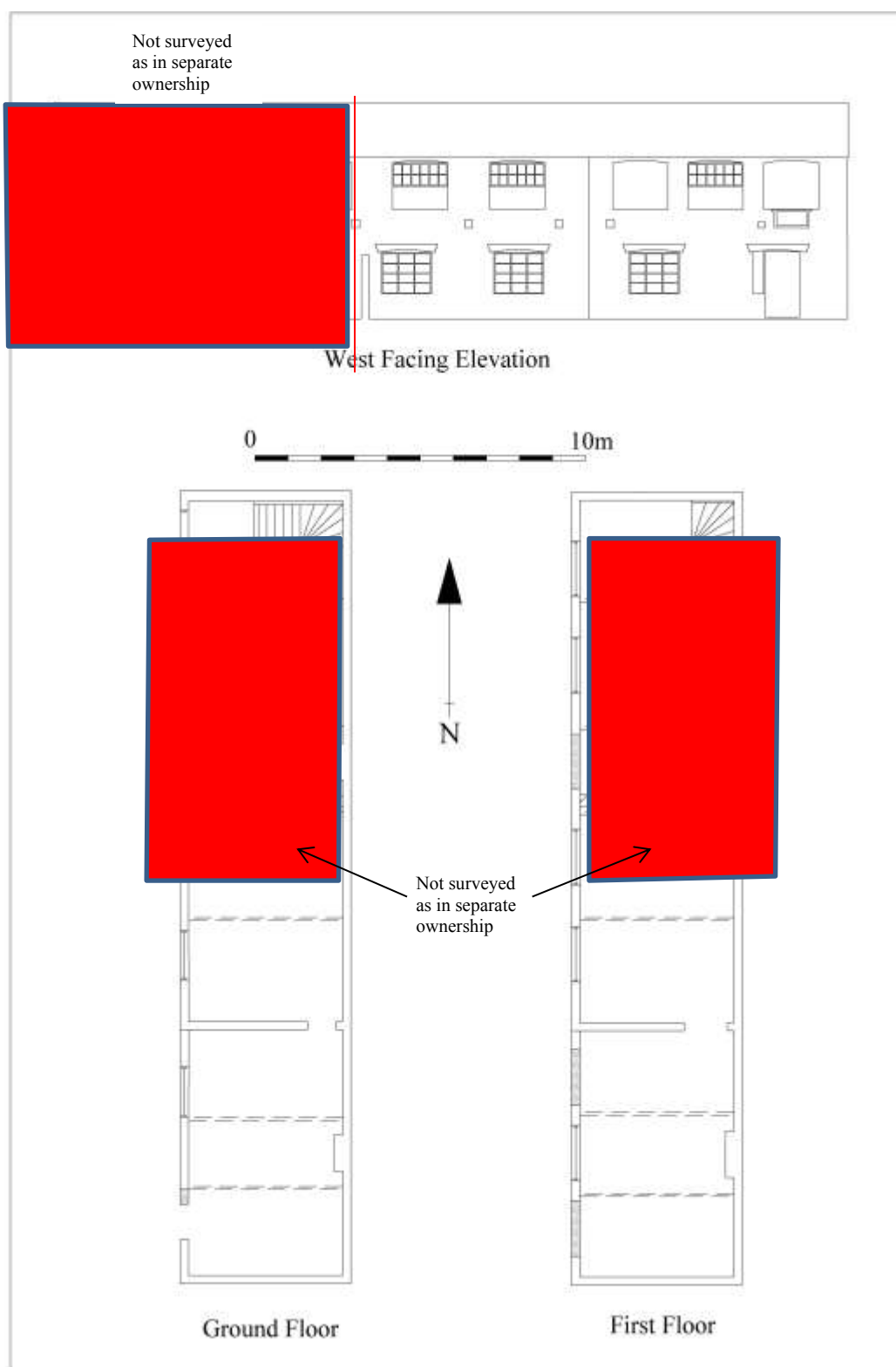


Figure 6 West facing elevation and plans

The red line on the elevation indicates the division between the two properties

Objectives

The purpose of the archaeological watching brief may be summarised as follows:

- To identify the presence/absence of any archaeological deposits.

- To describe, record and if possible provide a date range for the stratigraphy.
- To produce an archive and report of any results to inform the need for further work and to provide supplementary data for the Heritage Assessment.

The objectives of the historic building survey were:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

Methodology

The Watching Brief

A tracked mini-digger fitted with a toothless ditching bucket was used to excavate the driveway under continuous archaeological supervision. Should significant archaeological remains be identified during the watching brief a programme of excavation and recording would be necessary, using additional personnel if required.

All groundworks and deposits were recorded by notes, sketches and photographs. The recording methodology followed that specified in the ULAS Design Specification. All work followed the Institute for Archaeologists (IfA) *Code of Conduct* (2008) and adhered to their *Standards and Guidance for Archaeological Watching Briefs* (2008) and the *Guidelines for Archaeological Work in Leicestershire and Rutland (LMARS)*.

The Historic Building Record

Survey Drawings

A measured survey of the buildings including floor plans and external elevations had already been prepared by the client. Scaled printouts from this survey were verified on site for accuracy and amended as necessary with the addition of historic architectural details. These were transferred to a CAD package and revised to conform to the architectural drawing conventions set out in the English Heritage guidelines.

The drawn record will comprise:

- Plans and elevation drawings (to scale or fully dimensioned) showing the location of any structural features of historic significance (eg blocked doors/windows)
- As necessary, Sections to illustrate the vertical relationships within a building.

- Drawings to show the form of any architectural decoration.

Written record

- A written record was maintained on site in the form of field notes and annotations on survey drawings.
- The written component of the report will include:
 - The precise location of the building, by name or street number, civil parish, town etc and national Grid Reference
 - A note on any statutory or non-statutory designations
 - The date the record was made, the names of the recorders, and the location of project archive
 - A brief statement describing the building's type or purpose, materials and possible dates of construction and alteration.
 - A note of the buildings past and present relationship to its setting.
 - A table of contents and list of figures or illustrations
 - Full bibliographic and other references, or a list of sources consulted

Photographic record

- A photographic record of the investigations was made to English Heritage Level 2, using a 35mm format SLR camera with black and white print film supplemented by colour digital photographs. The photographic record will comprise:
 - General views of the building in its setting or landscape
 - A record of the building's exterior appearance.
 - A record of interior space, fixtures and fittings
 - Particular attention will be paid to those structures and fragments of structures, likely to predate the late 19th century 1st edition OS mapping

Results

The watching brief

The monitored area consisted of an area measuring approximately 10.5m by 14m which, prior to stripping, was covered in grass and was part of the former garden. The

site was partially enclosed by the southern elevation of Building 2 and the site boundary wall to the east (Fig. 7). The southern part of the stripped area was bordered by a newly constructed wall running along the entire southern edge of the site. The western side of the stripped area facing the garden was open.

The turf and soil was removed by the machine in level spits down to a depth of around 0.3m. The depth of the soil was very variable but tended to be much deeper on the eastern side of the site against the boundary wall. At this point the topsoil lay over silty clay subsoil which had a depth of 0.3m. On the western side of the stripped area 0.17m of topsoil lay over 0.13m of subsoil which lay over the sub-stratum which consisted of a mid yellowish brown sand and gravel with some clay content (Fig. 8).

A new sewer pipe leading from a cabin on the neighbouring building site was encountered at the south-eastern edge of the site during excavation. Close to the north-eastern corner of the site a small brick rectangular feature, measuring 0.9m by 0.6m and partially covered by a large single slate slab, was revealed. The interior of the feature was filled with soil and a large number of wine, medicine and whisky bottles. Judging by the labels visible on the bottles, these were broadly dated to between 1950 and the 1960s.

The brick feature was excavated to a depth of around 0.7m and bottles and soil were still being removed. Eight or nine courses of brick were revealed. The brick sizes suggested a late 19th or early 20th century construction date.

Overall, the watching brief was negative with the exception of the brick feature. This seems likely to be a disused cess pit or drainage feature.



Figure 7 Watching brief location
Looking east. Watching brief area outlined behind gable end of Building 2



Figure 8 Stripped area
Looking east. 1m scale



Figure 9 Brick feature
1m scale

The Historic Building Record

Building 2 forms a two-storey structure built on a north to south alignment to the rear of the buildings fronting onto High Street. It is set to the east of Building 1 which follows an east to west orientation. The building is constructed using red bricks measuring 240mm long by 76mm high by 114mm wide for the northern two thirds of the building and 240mm long by 70mm high by 114mm wide for the southern third. The bricks are laid in courses of three stretchers and one header as seen in Building 1. Window openings have lintels made of flat-topped soldier courses with curved lower edges. The roof covering is of mid to late 20th-century concrete tiles and is clearly a later replacement. Despite the new roof covering and two sizes of brick the style of building and choice of materials suggest it to be of a mid to late 19th century origin (Figs. 10 and 11). This is a similar date to Building 1 but, as the materials are slightly different, the build dates are likely to be slightly different.

West facing elevation

The ground floor has three metal-framed windows of four by three panes (Fig. 12). These appear to be of possible mid-20th century date. The ground-floor windows in the portion retained by No 22 are similar. The original doorway to the building is at the northern end of the elevation. The sills are made from flat roof tiles. The doorway on the ground floor at the south end has been modified from a partially blocked window (Fig. 13). The wooden door and fittings appear to be of early 20th century date and may be re-used from elsewhere. The brickwork up the southern corner appears to have been partially rebuilt or repaired which might correspond to the shortening seen on the 1929 Ordnance Survey map. The first floor windows have been partially blocked with brickwork filling their lower halves leaving the crudely sawn off wooden frames on top (Fig. 14). Two first-floor windows have been completely blocked up. The same partial and full blocking can be seen on the northern end of the building which does not form part of this survey (see Fig. 6)



Figure 10 Building 2 West facing elevation
Looking east



Figure 11 Building 2 West facing elevation
Red line indicates dividing line between the two properties



Figure 12 Ground floor window, west facing elevation
Looking east. 1m scale



Figure 13 Doorway, west facing elevation
Looking east. 1m scale



Figure 14 First floor window, west facing elevation

South facing elevation

The south facing elevation is a plain brick-built gable end wall. There is evidence of some rebuilding or repair in the south west corner and thinner (60mm high) bricks have been used at the base. This would suggest that re-used bricks have been used to patch a repair or as part of the rebuilt gable (Fig. 15). Apart from the patching there is no clear evidence of the apparent shortening seen on the 1929 map.

North and East facing elevations

The north facing elevation forms part of the building which is being retained by the owner of 22 High Street and so is not part of this survey (Fig. 16). The building has been divided internally by the insertion of a modern breeze-block wall.

The east facing elevation was not accessible during the survey as it forms the west boundary wall for the adjacent property. From the small part of the wall which was visible it could be seen that the bricks matched those on the west facing elevation. Internal inspection indicated that there were no openings on this side.



Figure 15 South facing gable end
Looking north. 1m scale



Figure 16 Northern end of Building 2 belonging to 22 High Street
Photo taken in October 2013 during construction of new boundary wall

Ground Floor

The ground floor of Building 2 is divided into three equally sized rooms with a modern breeze-block wall dividing off the northern third which still belongs to Number 22 High Street. Because of the new wall there is currently no access to the first floor.

Ground Floor-south room

Access to the ground floor is through the modified doorway seen on the west facing elevation. The room is open and has a brick floor and a blocked fireplace and chimney breast on the east wall (Figs. 17 and 18). The first floor is supported by east to west chamfered beams, one of which has a two-ring spectacle mark facing the doorway (Fig. 19). This may be an apotropaic mark but seems quite late in date for such a building especially as the timbers appear to match the 19th-century date of the building.



Figure 17 Ground floor, south room
Looking south west



Figure 18 Ground floor, south room
Looking north east. 1m scale



Figure 19 Ground floor, south room
Possible spectacle marks (arrowed)

Ground floor- central room

The northernmost room of this survey is actually the central room for the whole building. It has a raised wooden floor which appears to be original, or at least of early 20th-century date (Figs. 20 and 21). Both the floor and the ceiling have been cut to allow the new dividing wall to be inserted. The chamfered beams match those in the south room and have evidence of shipping marks on them suggesting a Baltic origin.



Figure 20 Ground floor, central room
Looking north west



Figure 21 Ground floor, central room
Looking south east

First Floor

As noted, because the original stairs are located at the northern end of the building, which is still owned by Number 22, there is no internal access to the first floor. Therefore all photographs were taken through the first floor windows accessed by a ladder. The rooms were not entered but, as they were empty, an adequate record could be made.

First floor-south room

The south room has a wooden floor and bare brick walls with a small fireplace on the east wall (Figs. 22 and 23). A full-height brick wall with a single doorway leads into the adjacent room.

First floor central room

As with the ground floor room, this room has been created by the insertion of the modern breeze-block wall. The roof structure for this and the south room are typical of mid to late 19th-century agricultural buildings (Fig. 24). The trusses consist of a king post with raking struts and cleated purlins supported on the backs of the principal rafters. The socketed king post is supported by the horizontal truss spanning the room.



Figure 22 First floor, south room
Looking north west



Figure 23 First floor, south room looking east



Figure 24 First floor roof detail
Central room, looking south east

Discussion

The watching brief did not identify any archaeological features or deposits. The stripped area was quite small area and barely deep enough to expose very much of the natural substratum. However enough of the stripped area was exposed to show that there were no archaeological features present in this area. The small brick feature, which was probably an old cess pit or drainage feature, dated from the late 19th century, and is likely to be contemporary with the neighbouring buildings.

The building recording shows that Building 2 is a mid to late 19th-century structure and which was constructed in two phases. The first phase can be seen as the northern two thirds extending southwards as far as the brick joint and brick internal dividing wall. The second phase added an additional room to the south end. Further modifications took place when the south end was slightly truncated as seen on the 1929 OS map. It might be that the south western window was modified into a door at this time too. The style of building and materials used would narrow down the construction date to well into the second half of the 19th century at the earliest but, at the same time, pre-dates the first edition OS map of 1886.

Together with Building 1, the pair of buildings are quite a substantial addition to the property and probably represent a key change in the use of the grounds. This may have something to do with the local hunting community which was growing rapidly around this time. It may also be connected with the growth of the village caused by the coming of the nearby railway. Building 1 has stop-chamfered beams and roof trusses supported by metal stirrups which might suggest that this building was regarded as being more important than Building 2. However, both buildings are relatively functional agricultural structures typical of similar outbuildings seen across the region. It has been suggested that these buildings may be associated with the local hosiery industry in Kibworth. Whilst the number of windows might support this idea, it is considered that their relatively small size would admit insufficient light for such work (e.g. framework knitting). The complete lack of internal fittings impedes further connection with this industry.

Archive

The archive consists of:

This report,

1 pro-forma watching brief form,

1 photo record sheet for the watching brief,

1 pro-forma photo record sheet combined for black and white and digital from the building survey,

1 contact sheet of 8 digital photographs from the watching brief,

1 contact sheet of 26 digital photographs from the building survey,

Contact sheet and negatives of 28 35mm black and white photographs from the building survey,

1 cd of this report and 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.

Bibliography

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

Hyam, A. 2014. *An Archaeological Watching Brief and Historic Building Record at 22 High Street, Kibworth Beauchamp, Leicestershire*. ULAS Report 2014-027

IfA, 2008, *Standards and Guidance for Archaeological Watching Briefs*

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

Institute for Archaeologists' (IfA) *Code of Conduct*, adhering to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

Written Scheme of Investigation for Historic Building Recording. *22 High Street, Kibworth Beauchamp, Leicestershire*. ULAS

Appendix 1 Digital photos

Watching brief:



XA69 2014 w brief (1).jpg



XA69 2014 w brief (2).jpg



XA69 2014 w brief (3).jpg



XA69 2014 w brief (4).jpg



XA69 2014 w brief (5).jpg

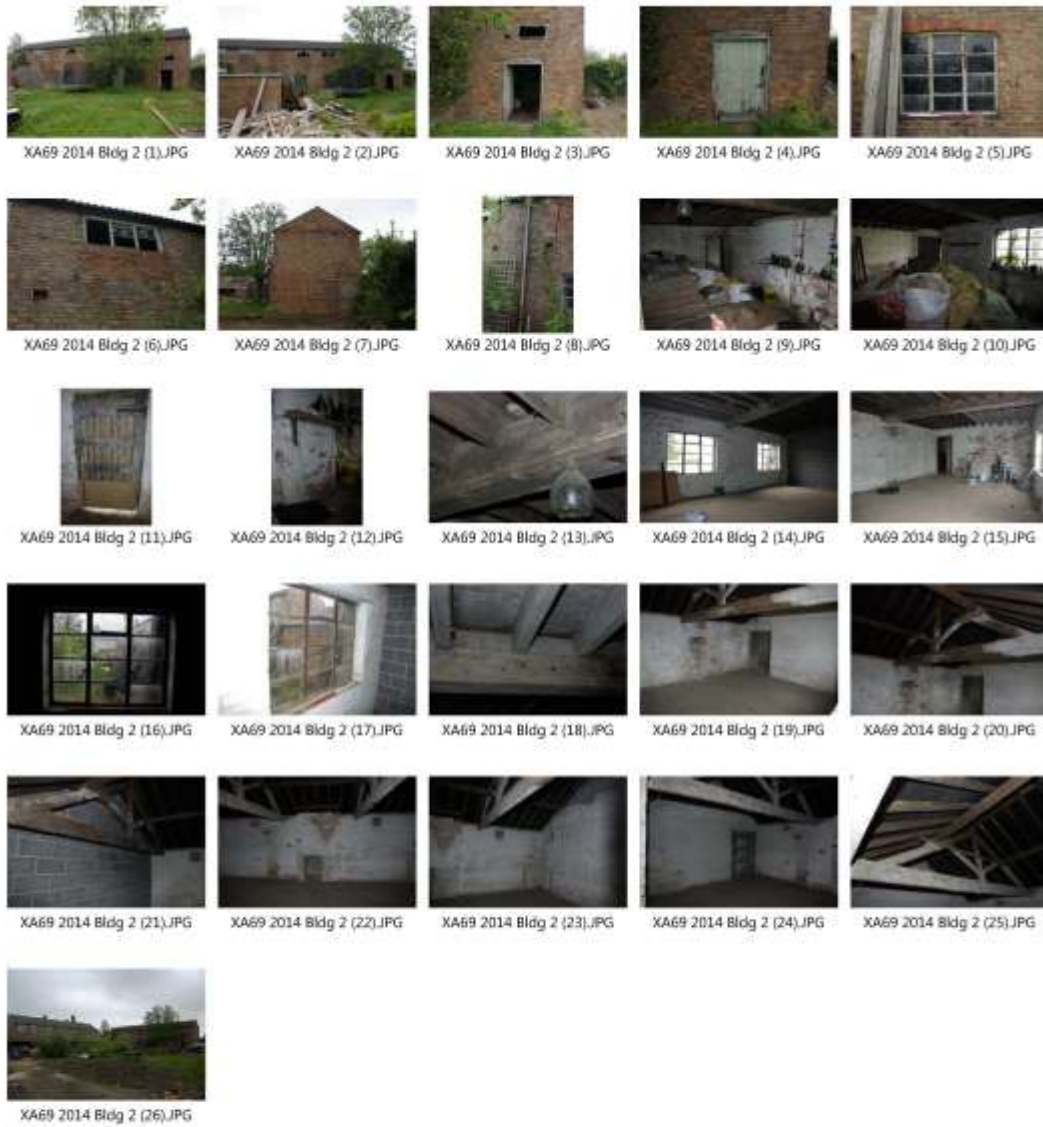


XA69 2014 w brief (6).jpg

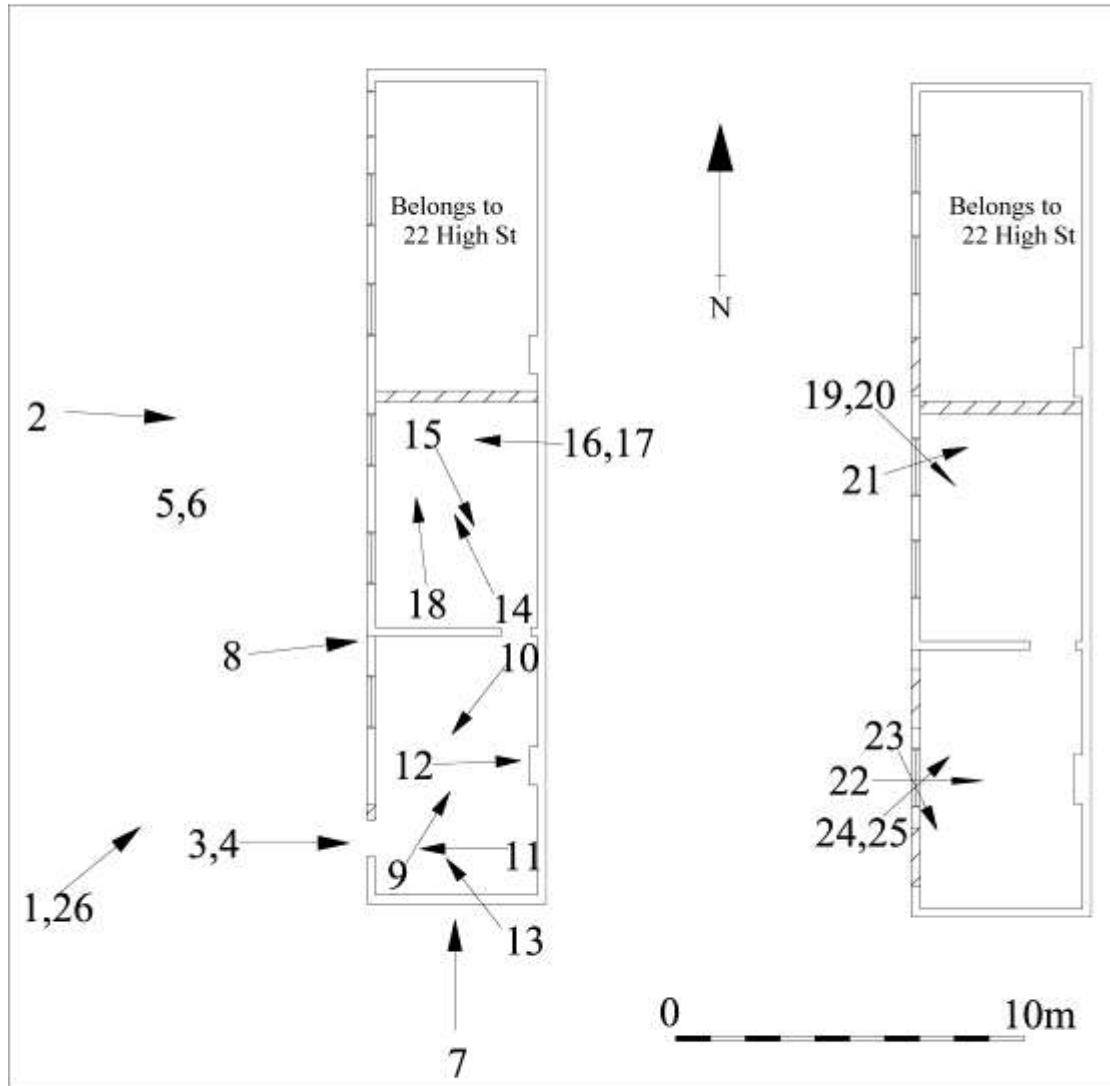


XA69 2014 w brief (7).jpg

Building survey



Appendix 2 Building Survey photo locations



Appendix 3 OASIS Information

Project Name	22 High Street, Kibworth Beauchamp
Project Type	Watching brief and Level 2 building survey
Project Manager	R Buckley
Project Supervisor	A Hyam/L Hunt
Previous/Future work	None
Current Land Use	Agricultural
Development Type	Residential
Reason for Investigation	As a condition
Position in the Planning Process	On going
Site Co ordinates	NGR SP 68294 93665
Start/end dates of field work	25.4.2014 – 1.5.2014
Archive Recipient	LCC
Study Area	100m ²

ULAS Contact Details

Richard Buckley or Patrick Clay
University of Leicester Archaeological
Services (ULAS)
University of Leicester,
University Road,
Leicester LE1 7RH

T: +44 (0)116 252 2848

F: +44 (0)116 252 2614

E: ulas@le.ac.uk

W: www.le.ac.uk/ulas

