



UNIVERSITY OF  
**LEICESTER**

Archaeological Services

**An Archaeological Evaluation on  
Land to the rear of 13 High Street,  
Hind Yard,  
Market Harborough,  
Leicestershire.**

**NGR: SP 7325 8724**

Andrew Hyam

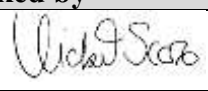


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Land to the rear of 13 Main Street  
Hind Yard,  
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NGR: SP7325 8724**

**A R Hyam**

**For: Tark Millican**

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NGR: SP 7325 8724**

**Andrew Hyam**

**Summary**

*An archaeological evaluation was undertaken by the University of Leicester Archaeological Services (ULAS) on the 9th of August 2016 on land to the rear of 13 High Street, known as Hind Yard, Market Harborough, Leicestershire. The archaeological evaluation was combined with the excavation of four geotechnical test pits and two geological soakaway pits. Disturbed and made ground was encountered across all of the excavations which extended down to undisturbed natural substrata at between 1.3 and 1.4m below present ground level.*

*No archaeological features or deposits were encountered during the work.*

*The report and archive will be deposited under Accession Number X.A96.2016*

**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 evaluation to the rear of 13 High Street, Hind Yard, Market Harborough, Leicestershire. Under planning application 12/00780/FUL permission has been granted to demolish the existing former British Legion Hall and build a two storey office. Condition 6 required an archaeological investigation informed by an initial phase of trial trenching.

The site is located to the rear of 13 High Street close to the town centre (Figs 1 and 2). At present the site consists of a prefabricated style rectangular building surrounded by a narrow apron of concrete hardstanding. The site is raised above the height of Talbot Yard (to the south) by nearly one metre. The adjacent roadway in Hind Yard is approximately the same height as the development site (Figs 3 and 4). At the time of the work the building was still standing but had been disused for some time.



Figure 1: Site location.

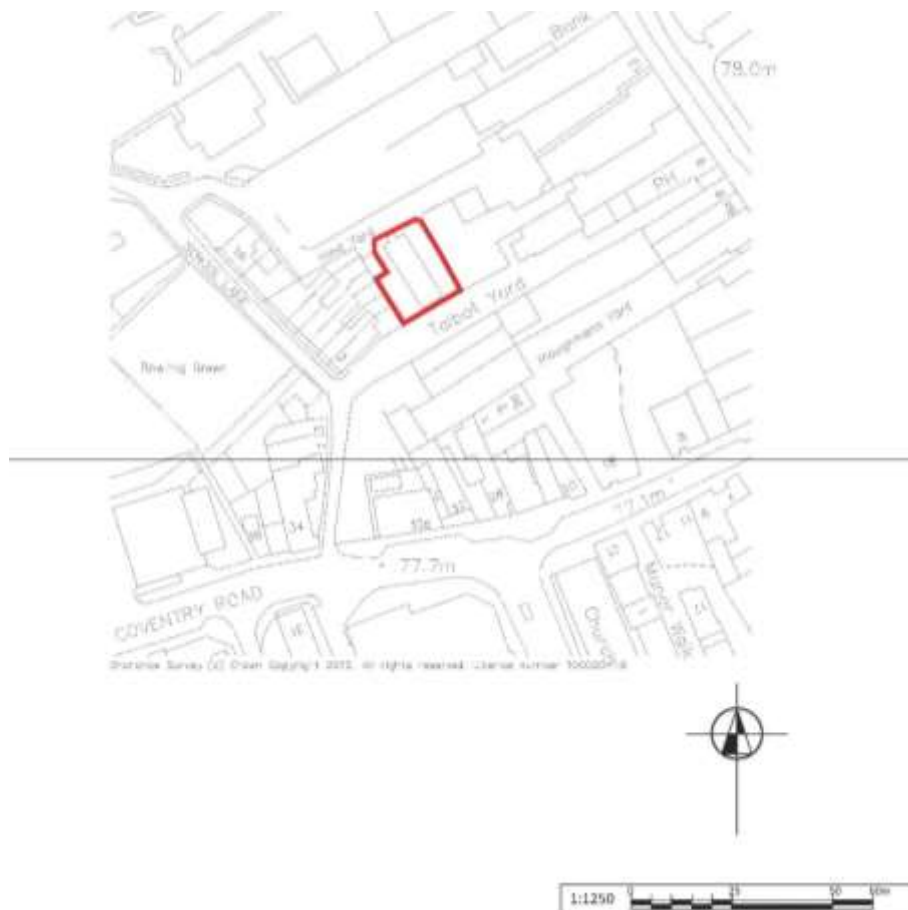


Figure 2: Site location and Hind Yard.  
Plan provided by client.





Figure 3: Development site from Hind Yard.  
Looking south-west. Edge of site highlighted in red.



Figure 4: Development site from Talbot Yard showing height difference.  
Looking west.

## Background

The development site is within the historic settlement core of Market Harborough (MLE1959) and is likely to have formed part of a number of backyard plots extending south-westwards away from High Street. The High Street through the town was a main route to London and a stopping off route for coaches and there were numerous coach inns. The nearest of these was the Talbot (MLE14799) now a restaurant. The earliest visible phase of the building is the 18th century façade on the High Street, although it may be an earlier building. A large portion was demolished and then re-built in the 20th century (MacQuarrie 2010, 9).

The site lies in the conservation area behind the High Street which is lined with numerous Listed and historic buildings. Nearby are buildings associated with the Talbot Hotel on Bindleys Yard (MLE19837; Hunt & Coward 2008, 2011, Richards 2009) comprising an early 19th century structure that had a carriage arch on its north side opening into Talbot Yard. A large two-storey coach house, was constructed to the west in the mid-late 19th century. Another 18th century building in Talbot Yard (MLE16928) probably formed part of the stable block (Hyam 2008).

Recent work in the adjacent Talbot Yard indicates that at least in the 19th and 20th centuries many of these plots were occupied by stables, small coach houses and light industrial buildings. The first edition Ordnance Survey County Series map shows buildings extending from the Hind Hotel on High Street but stopping at the development site which appears to be open space. The site remained open until the publication of the 1968 edition when the present building is shown as a clubhouse.

## Objectives

The aims and objectives are as set out in the ULAS Written Scheme of Investigation for Evaluation: *Land at rear of 13 High Street, Market Harborough, Leicestershire* (ULAS 2016) hereafter the WSI.

The main objectives of the archaeological work were:

- To identify the presence/absence of any archaeological deposits.
- To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
- To record any archaeological deposits to be affected by the ground works.
- To establish the relationship of any remains found to the surrounding contemporary landscape.
- To recover artefacts and ecofacts to compare with other assemblages and results
- To produce an archive and report of any results.

Within the stated project aims, the principal objective of the recording is to establish the nature, extent, date, depth, and significance of the heritage assets within their local and regional context.

## Methodology

The WSI called for two 10m long by 1.6m wide trenches to be placed one either side of the building. Because of the extremely limited space on site this would not allow for the deposition of spoil without damaging adjacent properties and the trenching was confined to a series of extended test-pits around the building to determine the depth and composition of the below ground deposits.

After breaking through the reinforced concrete any overburden would be removed in level and controlled spits until the top of archaeology or, if no archaeology, undisturbed natural substrata was encountered. This would be recorded and the geotechnical team would then be allowed to excavate to their required depth.

## Results

All of the geotechnical test pits measured 2m in length by 0.9m in width. The soakaway pits were also 2m long but were only 0.3m wide. All locations are shown in Figure 5 below.

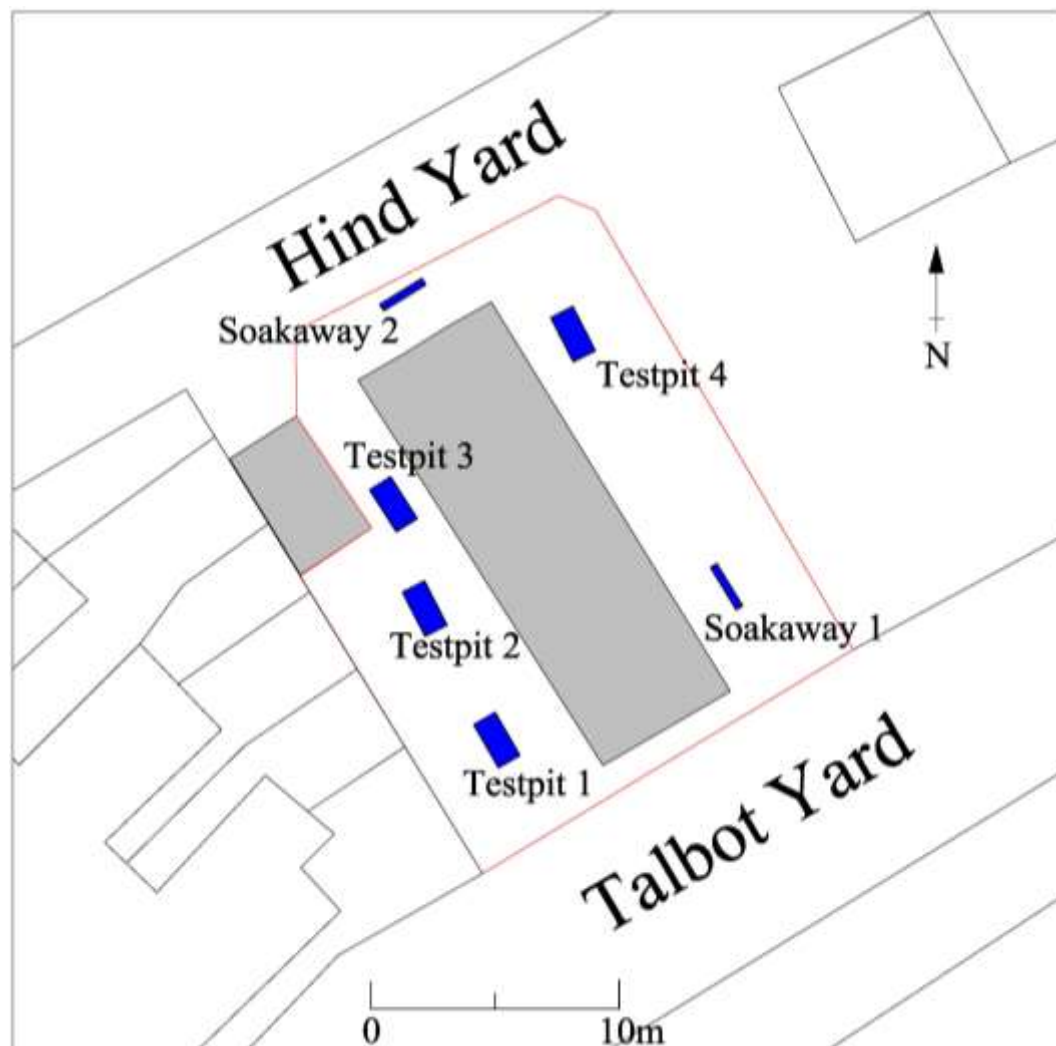


Figure 5: Test pit and soakaway locations



### *Test pit 1*

Test pit 1 was located on the south-western side of the building (Fig. 6). After breaking through the concrete a layer of modern hardcore and building rubble was encountered to a depth of 0.4m below present ground level. Beneath this was a 1m deep layer of homogenous black ashy silty sand laying directly on top of the clean yellowish brown sand and gravel natural substratum at 1.4m below present ground level. No archaeological features or deposits were present in the overburden or cutting into the natural. The test pit was then excavated down to a depth of 3m.



Figure 6 Location of pits 1, 2 and 3  
Looking north-west

### *Test pit 2*

The same modern overburden and ashy silty sand were encountered in this pit as in Test pit 1 down to a depth of 1.2m below current ground level (Fig. 7). No archaeological features or deposits were present in the overburden or cutting into the natural.

### *Test pit 3*

The concrete surface and black ashy silty sand overburden were removed down to a depth of 0.7m below current ground level until a pipe, believed to be gas, was exposed. At this point it was decided to discontinue digging. The disturbed ashy overburden appeared to continue well below the pipe depth.

### *Test pit 4*

Test pit 4 was located on the north-east side of the building. Beneath the reinforced concrete surface the same ashy overburden was seen extending down to a depth of 1.3m

below present ground level (Fig. 8). No archaeological features or deposits were present in the overburden or cutting into the natural.

#### *Soakaway pit 1*

Soakaway pit 1 was excavated in the same manner as the four test pits. As with the test pits the same ashy silty sand overburden was excavated down to undisturbed natural (Fig. 9). In this case the natural was encountered at 1.1m below current ground level. No archaeological features or deposits were present in the overburden or cutting into the natural.

#### *Soakaway pit 2*

The concrete surface on the north side of the building, where Soakaway 2 was located, was slightly thinner than elsewhere on site. Beneath the concrete was a thick layer of made ground and modern building rubble down to 0.8m below present ground level. No archaeological features or deposits were present in the overburden or cutting into the natural.



Figure 7 Test pit 2 fully excavated





Figure 8 Test pit 4 fully excavated



Figure 9 Soakaway pit 1 fully excavated

## Discussion

The results of the archaeological work indicate that the site has been disturbed down to a depth of between 0.8 and 1.4m below the height of current ground level. All of the overburden appears to be of 20th century origin and may coincide with the erection of the clubhouse building. It seems likely that the site was reduced and levelled in preparation for the clubhouse. No evidence of earlier property boundaries or backyard activity was encountered.

## Archive

The archive consists of:

This report,

15 digital photographs on 1 CD,

1 pro-forma photo record sheet,

6 pro-forma test pit record forms.

## 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

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ULAS 2016. Written Scheme of Investigation for Evaluation: *Land at rear of 13 High Street, Market Harborough, Leicestershire*.

## Appendix 1 Digital photographs



## Appendix 2 OASIS Information

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-		
	<b>Project Name</b>	Land to rear of 13 High Street, Market Harborough,		
	<b>Start/end dates of field work</b>	9.8.2016		
	<b>Previous/Future Work</b>	None/ Not known		
	<b>Project Type</b>	Evaluation		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	Disused building and surrounding car parking		
	<b>Monument Type/Period</b>	None		
	<b>Significant Finds/Period</b>	None		
	<b>Development Type</b>	Office building		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	Planning condition		
	<b>Planning Ref.</b>	12/00780/FUL		
	<b>Planning Ref.</b>	12/00780/FUL		
<b>PROJECT LOCATION</b>	<b>Site Address/Postcode</b>	Rear of High Street, Market Harborough, Leicestershire		
	<b>Study Area</b>	360m <sup>2</sup>		
	<b>Site Coordinates</b>	SP 7325 8724		
	<b>Height OD</b>	79m OD		
<b>PROJECT CREATORS</b>	<b>Organisation</b>	ULAS		
	<b>Project Brief Originator</b>	Local Planning Authority (LCC)		
	<b>Project Design Originator</b>	ULAS		
	<b>Project Manager</b>	Vicki Score		
	<b>Project Director/Supervisor</b>	A Hyam		
	<b>Sponsor/Funding Body</b>	Developer / T Millican		
<b>PROJECT ARCHIVE</b>		<b>Physical</b>	<b>Digital</b>	<b>Paper</b>
	<b>Recipient</b>	NA	LCC MusService	LCCMusService
	<b>ID (Acc. No.)</b>		XA96.2016	XA96.2016
	<b>Contents</b>		Photos	Evaluation records Field Notes
<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature (unpublished)		
	<b>Title</b>	An Archaeological evaluation on land at the rear of 13 High Street, Market Harborough, Leicestershire		
	<b>Author</b>	A Hyam		
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