

**A Historic Building Photographic  
Survey of a barn and sheds and an  
Archaeological Trial Trench  
Evaluation at  
Ashby House Farm,  
Church Lane,  
Hungarton,  
Leicestershire**

**NGR: SK 69130 07245**

Andrew Hyam and Claire LaCombe





ULAS Report No.  
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**A R Hyam and C LaCombe**

**For: S&S Contracting Limited**

<b>Filename/Version</b>	<b>Checked by</b>	<b>Date</b>
<b>2017-014v1</b>	<b>Vicki Score</b> 	<b>04/01/2017</b>
<b>2017-014v2</b>	<b>Vicki Score</b> 	<b>01/02/2017</b>

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**ULAS Report Number 2017-014**  
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**Accession Number X.A136.2016**

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## **A Historic Building Photographic Survey of a barn and sheds and an Archaeological Trial Trench evaluation at Ashby House Farm, Church Lane, Hungarton, Leicestershire**

**NGR: SK 69130 07245**

**Andrew Hyam and Claire LaCombe**

### **Summary**

*A historic building photographic survey was carried out by the University of Leicester Archaeological Services (ULAS) on the 28th of November 2016 on a barn and sheds at Ashby House Farm, Church Lane, Hungarton, Leicestershire (SK 69130 07245). The brick-built sheds appear to date to the late 19th century. A small wooden shed is likely to be of mid-20th century date and a large corrugated metal shed is around 40 years old.*

*Subsequently an archaeological trial trench evaluation was carried out on the 4th January 2017. The three trenches were located within the footprint of the large barn following its demolition.*

*Three trenches with a total length of 31.7 metres were excavated within the proposed development area. The presence of earlier ground disturbance and the sloping nature of the site prevented any further trenching. No archaeological features or deposits were observed during the work.*

*The work was commissioned by S&S Contracting Limited as part of a pre-determination planning application in advance of the construction of two new dwellings and a detached garage.*

*The archive for the work will be deposited with Leicestershire Museums with the accession number X.A136.2016.*

### **Introduction**

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for a historic building photographic survey of a barn and sheds and an archaeological trial trench evaluation at Ashby House Farm, Church Lane, Hungarton, Leicestershire, NGR: SK69130 07245. Under planning application number 15/01129/FUL permission has been granted to demolish a barn and sheds followed by the erection of two dwellings and a detached garage.

The Planning Archaeologist for Leicestershire as advisor to the planning authority specified the need for archaeological work. This is include a photographic record to be made of the buildings to be modified or demolished prior to the commencement of any site work and an archaeological investigation by trial trenching to take place following the demolition of the buildings.

## Background

The village of Hungarton lies approximately 8km east of Leicester city centre and midway between the villages of South Croxton to the north, Houghton on the Hill to the south and Tilton on the Hill to the south-east (Fig. 1). The area around the village site is characterised by open fields many with prominent ridge and furrow earthworks.

The proposed development is located in the southern side of the village and is immediately to the south of the Church of St John the Baptist. The present church has 12th century origins although the presence of a Norman font indicate an even earlier date. The building has additions from the 13th, 14th and 15th centuries. The present village is quite small and has a relatively complex system of roads suggesting that the village was once considerably larger. Earthworks in surrounding fields also indicate the presence of former buildings. Hungarton was part of the nearby Quenby Hall estate and between 1764 and 1776 Shuckbrugh Ashby redeveloped the village into a model village. Many of the new buildings were constructed from brick and had prominent date stones.

The Ordnance Survey map of 1886 shows buildings on the location of Ashby House Farm. One building appears to follow the same footprint as the existing Ashby House suggesting that its present form was reached by 1886. A brick and stone outbuilding attached to the east end of the house is also shown on this map as is a smaller building to the east of the farmyard gateway. A long building on a north-west to south-east alignment is shown to the south of the house otherwise there appear to be no buildings within the rear yard. The 1886 map indicates that the house was in use as a public house although no name is given.

By the time of the 1904 edition of the Ordnance Survey the house is shown as the Ashby Arms, presumably named after Shuckbrugh Ashby. This map also shows that the building to the rear (south) of the main house has now been removed. According to subsequent editions of the Ordnance Survey the public house was still in use in 1950 but may have ceased business by the time of the 1955 edition. All editions up to 1950 show no changes in the rear yard. The 1955 edition indicates that a building has been added along the street frontage and a small shed or barn has been built to the rear of the brick and stone outbuildings.

At the time of the survey the house and farm had been disused for a number of months. The site consists of Grade II listed Ashby House farm which is not part of this redevelopment. A row of brick, stone and timber sheds and outbuildings extend along Church Lane to the east of the house (Fig. 2). A large timber and sheet metal cow shed stands in the former yard to the south of the buildings. A timber single garage is located to the west of the house. The redevelopment proposals are to demolish the cow shed and some of the timber buildings with the remaining buildings being modified to become part of the new development (Fig. 3).

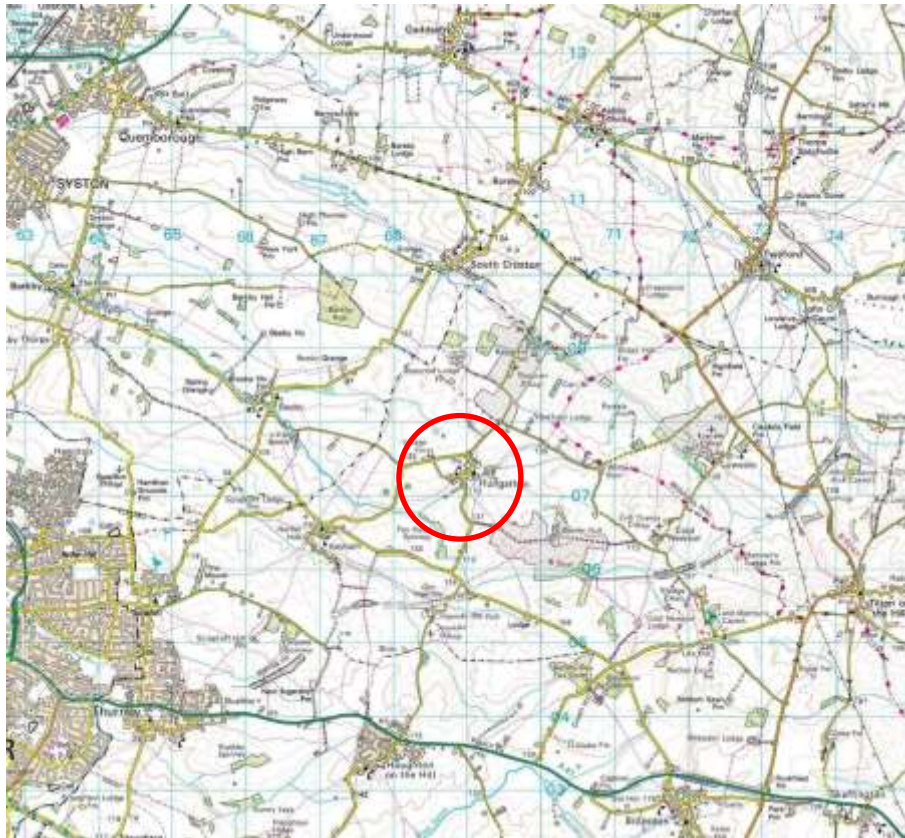


Figure 1: Hungarton location

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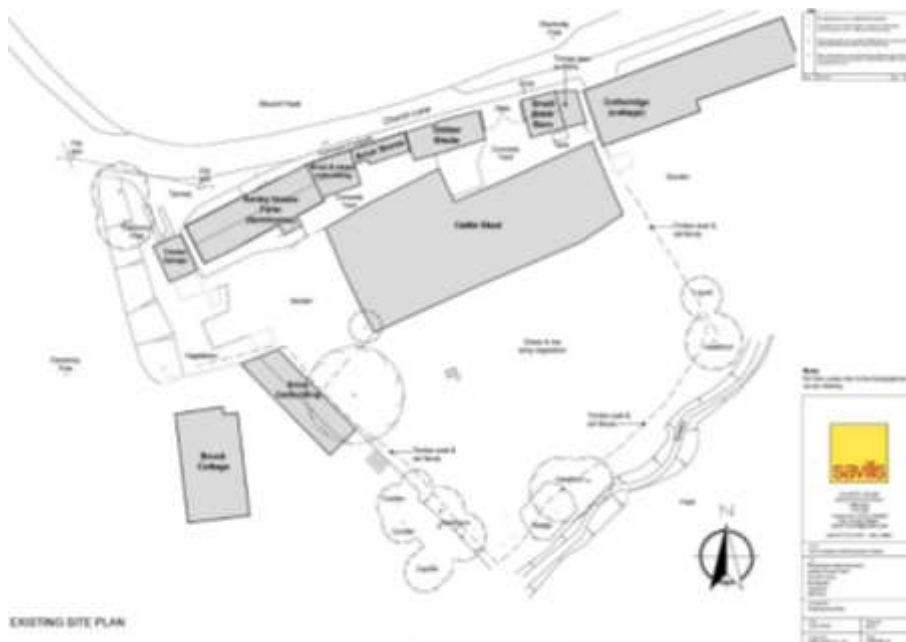


Figure 2: Existing site layout (supplied by client)





*guide to good recording practice* (2016). The level of Historic Building Photographic Survey for this project was been specified by the Planning Archaeologist for Leicestershire County Council.

All work was undertaken according to the Chartered Institute for Archaeologists (CIfA) *Code of Conduct and Standards and Guidance for Archaeological Field Evaluation* (2014).

### **Trial Trenching Methodology**

The 1.6m wide evaluation trenches were excavated using a mechanical excavator fitted with a toothless ditching bucket on the rear actor. The methodology and recording system employed were as stated in the ULAS WSI. The locations of all trenches had to be moved from that shown in the WSI in order to avoid large areas of disturbance and to accommodate the steep sloping ground.

### **Results**

At the time of the photographic survey the site consisted of the two-storied brick and stone Ashby House Farmhouse with brick, stone and timber sheds and outbuildings built along the northern boundary of the site fronting onto Church Lane. Ashby House Farmhouse is Grade II listed and is thought to date to the 18th century. A number of joints and rebuilt walls show where the farmhouse has been modified and extended over the years (Figs 5 to 8). A large free-standing cattle shed is located to the south of the outbuildings. South of the cattle shed the site is open with grass and low lying vegetation and slopes down steeply towards a stream forming the south-eastern boundary. Beyond this are open fields with well-defined ridge and furrow earthworks.

Once the photographic survey had been completed Shed Numbers 2, 3 and 6 (see Figure 4 below) were demolished leaving an open space where the new dwellings will be built. Shed Number 5 will also be demolished although it was still present at the time of the evaluation. All of the evaluation trenches were placed within the footprint of Shed 6.

### ***The photographic survey***

For the sake of identification the buildings have been given the numbers 1 to 7 as shown on Fig. 4 below. These numbers bear no relation to their name or purpose when in use. A brief description of each shed follows:

#### ***Shed 1 (Figs 9-12)***

Shed 1 is a brick built lean-to structure with a cement tile roof which appears to have been used as a three bay pig pen. The bricks appear to date from the later 19th century. The roof is supported by a wall running along Church Lane. This wall is built from coursed ironstone rubble on a stone plinth with brick detailing and may be. The building will be converted as part of the redevelopment plan

#### ***Shed 2 (Figs 13-16)***

Shed 2 is built entirely from timber and has a corrugated sheet cement roof. Inside is a concrete floor with a bays and feeding troughs for cattle. This building will be demolished.

***Shed 3 (Figs 17-19)***

Shed 3 is built against the east wall of Shed 2 and is also built from wood with a corrugated sheet roof. The north wall alongside Church Lane has been clad with corrugated sheet metal to cover holes in the wooden cladding. This building will be demolished.

***Shed 4 (Figs 20-23)***

Shed 4 is a small brick built stable with a graded slate roof. Inside are two stalls with a hayloft above. The hayloft floor appears to be lath and plaster. This building will be converted.

***Shed 5 (Figs 23-24)***

This shed is a roughly built timber lean-to built against the east wall of Shed 4. It has a corrugated cement sheet roof and appears to have been used as an animal pen. This building will be demolished.

***Shed 6 (Figs 25-29)***

Shed 6 is a large open shed built from telegraph poles and other substantial timber posts. It has a corrugated sheet metal roof and some side walls. Much of the internal space is open but the north-western corner has been enclosed to create two smaller sheds or pens. The southern wall is built along a steep drop in the land which leads down to the stream. This wall is in a state of collapse. The whole structure does not appear to be more than 40 years old. This will be demolished.

***Shed 7(Figs 30-31)***

Shed 7 is a timber shed built on the western side of the farmhouse. It has most recently been used as a garage but access panels on the side suggest that it may have been designed as a chicken shed. It does not appear on the 1955 map. This building will be demolished.

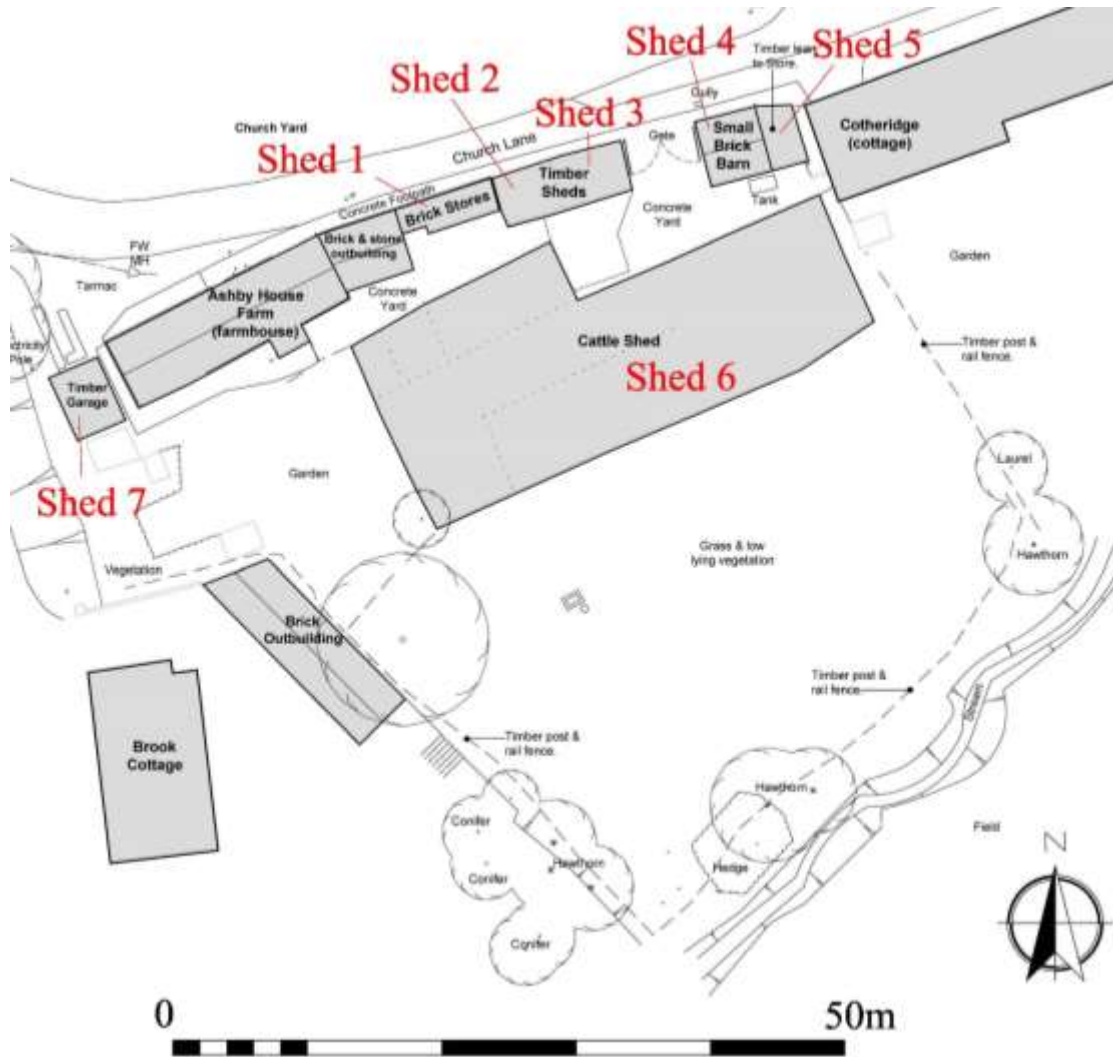


Figure 4: Identification numbers of surveyed buildings  
Modified from client's plans



Figure 5: Ashby Farm seen from Church Lane  
Looking south-east. Sheds as labelled



Figure 6: Buildings seen from Church Lane  
Looking south-west. The chimney and gable end belong to Ashby House Farmhouse.  
Shed 5 behind green bin, Shed 4 behind black bins, Sheds 1-3 beyond gate



Figure 7 :View from south-west corner of site  
Looking north. Shed 6 on right of picture



Figure 8: View from south-west corner of site  
Looking west. Shed 6 on left of picture



Figure 9: Shed 1 south facing elevation  
Looking north-east. 1m scale. Shed 2 on right of picture



Figure 10: Shed 1 south facing elevation  
Looking north-west. 1m scale. Farmhouse on left of picture



Figure 11: Shed 1 north facing elevation  
Looking south-west. 1m scale



Figure 12: Shed 1, inside  
Looking north-east in middle sty. 1m scale



Figure 13: Shed 2 South facing elevation  
Looking north-east. 1m scale. Shed 3 on right



Figure 14: Shed 2 south facing elevation  
Looking north-west. 1m scale. Shed 1 on left, Shed 3 on right





Figure 15: Shed 2 north facing elevation  
Looking south. 1m scale



Figure 16: Shed 2, inside  
Looking east. 1m scale



Figure 17: Shed 3 south facing elevation  
Looking north. 1m scale



Figure 18: Shed 3 East facing elevation  
Looking west. 1m scale. Shed 5 on left, Church Lane on right



Figure 19: Shed 3 north facing elevation  
Looking south. 1m scale



Figure 20 Shed 4 west facing elevation  
Looking east. 1m scale. Church Lane to left, Shed 6 to right



Figure 21: Shed 4 south facing elevation  
Looking north-east



Figure 22: Shed 4 south and east facing elevations  
Looking north-west. Shed 5 on right



Figure 23: Sheds 4 and 5 north facing elevations  
Looking south-west. 1m scale. Shed 4 on right, Shed 5 on left



Figure 24: Shed 5 south facing elevation  
Looking north-east. 1m scale



Figure 25: Shed 6 north facing elevation  
Looking south-west. 1m scale



Figure 26: Shed 6 north-west corner  
Looking south-east. 1m scale



Figure 27: Shed 6 west facing elevation  
Looking south-east



Figure 28: Shed 6 south facing elevation  
Looking north-east



Figure 29: Shed 6, inside  
Looking west



Figure 30: Shed 7 north facing elevation  
Looking south. 1m scale. Farmhouse on left





Figure 31: S34hed 7 south and east facing elevations  
Looking north-west. 1m scale

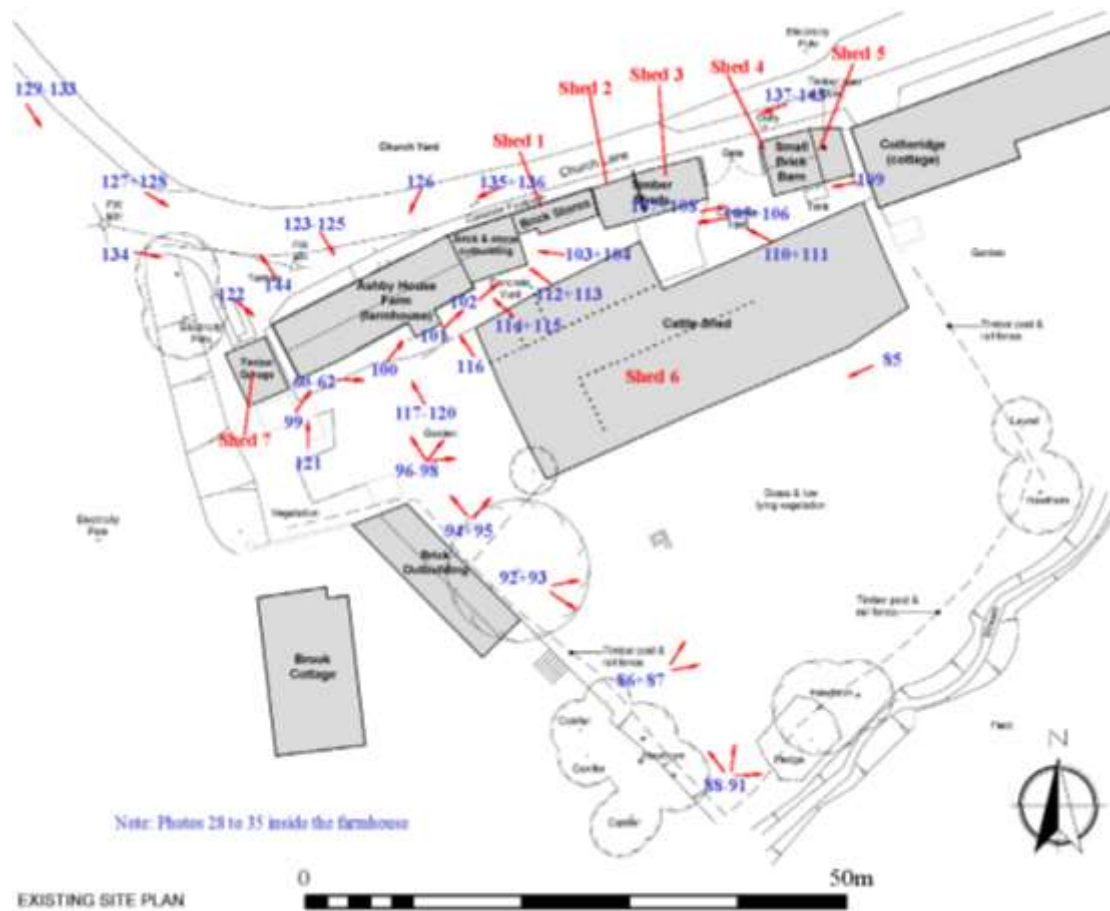


Figure 32: Building survey photograph locations: site photographs  
See Appendix 2



## Evaluation results

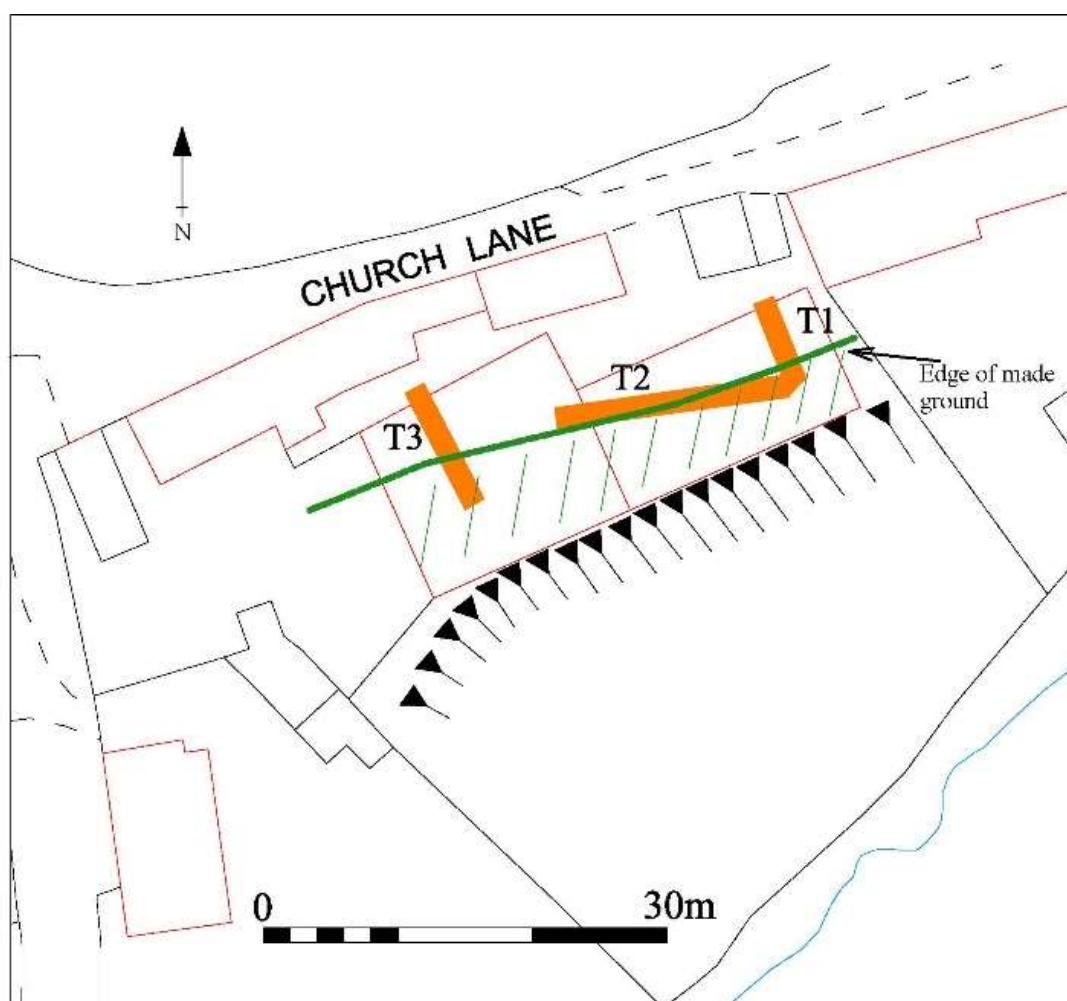


Figure 34: Location of trenches

### *Trench 1*

Trench 1 was located towards the eastern side of the site, running on a north-west to south-east alignment (Fig. 34). The trench was positioned approximately 3.3m to the south of Shed 4 in order to avoid causing any damage to the fragile structure of the building and avoid a thick concrete slab which was attached to the front building.

Prior to full excavation a layer of concrete approximately 0.2m thick was removed along the length of Trench 1. This layer formed the hardstanding base of the now-demolished shed. Excavation of the northern end of the trench revealed nearly 0.9m of modern building rubble and disturbed subsoil presumably laid as a bedding for the concrete hardstanding. Removal of the rubble material exposed the dark grey/black natural substratum of sandy clay which had inclusions of small rounded stones (Fig. 35). The dark colour of the natural indicated that it had been stained and contaminated from the deep layer of cow manure up to 0.5m thick which had to be cleared from above the concrete layer. Despite being undisturbed natural there was a strong smell of diesel contamination from it.

At 3m from the northern end of the trench the natural substratum dropped away to reveal a trench base of modern made ground. At this point, and southwards, the natural substratum was inaccessible due to the depth of built up ground on the slope. The made ground was made up of bricks, rubble, tarmac, and concrete which was clearly modern material added when the barn was built around 40 years ago. Due to the steepness of the slope beyond the footprint of the old shed it was not possible for the machine to excavate any further south.

No archaeological features or deposits were present.

Trench 1 Length: 6.0m

<b>Interval</b>	<b>NW end 1m</b>	<b>5m</b>	<b>SE end 6m</b>
<b>Subsoil/redeposited rubble depth</b>	0.88m	0.85	0.90m
<b>Top of natural substratum</b>	0.88m	Not visible	Not visible
<b>Base of Trench</b>	0.90m	0.85m	0.90m

#### *Trench 2*

Trench 2 was placed on a south-east to north-west alignment through the centre of the development area and joined the southern end of Trench 1 (Fig. 34). As with Trench 1 the overburden consisted of modern building rubble beneath a surface of concrete. Removal of the overburden at the western half of the trench exposed an undisturbed natural substratum of sandy clay, dark greyish brown in appearance with inclusions of small rounded stones and gravel. The natural still appeared to be stained and contaminated in this trench. The south eastern half of the trench exposed the same thick layer of made ground as seen in Trench 1 (Fig. 36). At this point and beyond, the natural substratum was inaccessible due to the steep drop of the natural ground profile. This made ground consisted of modern bricks, rubble, tarmac, concrete and pieces of corrugated asbestos roofing material.

No archaeological features or deposits were present.

Trench 2 length: 16.9m

<b>Interval</b>	<b>NW end 1m</b>	<b>5m</b>	<b>10m</b>	<b>15m</b>	<b>SE end 16.9m</b>
<b>Subsoil/redeposited/rubble depth</b>	0.68m	0.75m	0.76m	0.85m	0.90m
<b>Top of natural substratum</b>	0.68m	0.75m	Not visible	Not visible	Not visible
<b>Base of Trench</b>	0.70m	0.80m	0.76m	0.85m	0.90m

*Trench 3*

Trench 3 was located to the west of the site, running on a north to south alignment (Fig. 34). The trench was positioned south of Ashby farm house, slightly further south than planned in order to avoid undermining the building and avoid a thick concrete slab which was attached to the building.

Removal of the modern rubble overburden at the northern end of the trench exposed the natural substratum of orange sandy clay which had not been stained by the deep deposits of cow manure covering the floor of the shed. 5m from the northern end of the trench the natural substratum ended and band of made ground became visible (Fig. 37). At this point and beyond, the natural substratum was once again inaccessible due to the amount of built up ground on the steep slope.

No archaeological features or deposits were present.

Trench 3 length: 8.8m

<b>Interval</b>	<b>N 1m</b>	<b>5m</b>	<b>8.8m S</b>
<b>Subsoil/redeposited /rubble depth</b>	0.55m	0.50m	0.30m
<b>Top of natural substratum</b>	0.55m	Not visible	Not visible
<b>Base of trench</b>	0.63m	0.50m	0.30m



Figure 35: Trench 1  
Looking north. 1m scale.



Figure 36: Trench 2 looking east.  
1m scale.



Figure 37: Trench 3 looking north.  
1m scale



Figure 38: Trench 2 looking west  
Trench 1 in the foreground.

## **Discussion**

Despite the potential for the presence of archaeology no archaeological features were observed within any of the evaluation trenches. The proposed development site was partially inaccessible for the excavator due to the severity of the slope especially on the southern part of the site. This reduced the available space for the evaluation trenches.

The area formerly occupied by Shed 6 had been extensively landscaped prior to its construction. The severity of the slope meant that the farmer appears to have stripped off the topsoil and subsoil and, possibly some natural substratum, before levelling the site and extending the terrace southwards with large quantities of imported building rubble. The original profile of the slope can be estimated by the buildings on the adjacent properties and by the band of made ground as shown in Fig. 34 above. Shed 6 seems to have been built at some time during the 1970s which tallies with the type of building rubble seen during excavation.

## **Archive**

The archive consists of:

This report,

3 ULAS pro-forma trench recording sheets,

3 A4 photo record sheets,

1 CD of 144 digital photographs from the photographic survey and 14 from the evaluation.

The archive will be held by Leicestershire Museum Service under the accession number X.A136.2016.

## **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**

ULAS would like to extend its thanks to S&S Contracting Limited. for its cooperation during the work.

The fieldwork was carried out by Andrew Hyam and Claire LaCombe. This report was written by Andrew Hyam and Claire LaCombe. The project was managed for ULAS by Vicki Score.



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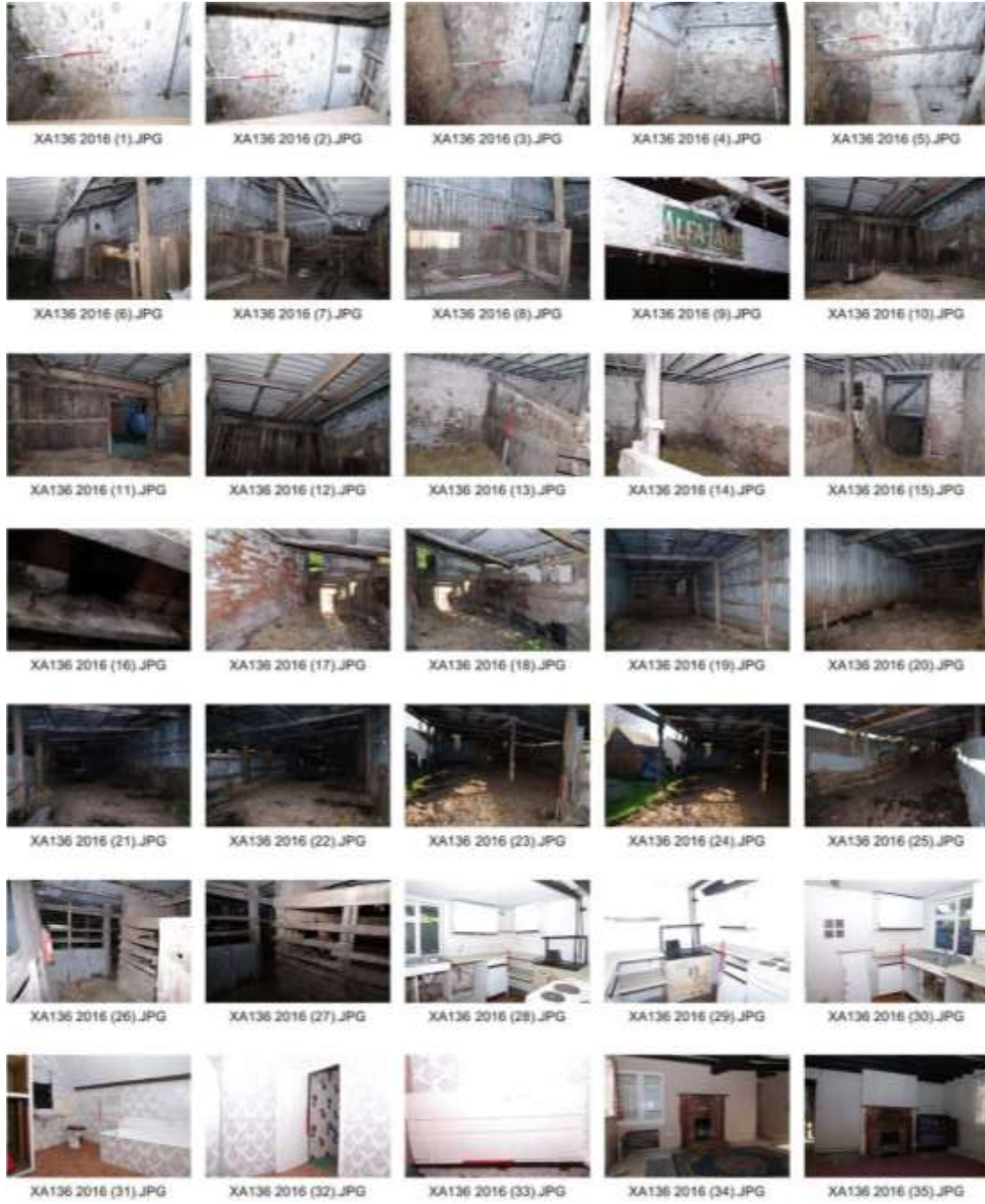
ULAS 2016. *Written Scheme of Investigation for a Photographic Survey at Ashby House Farm, Church Lane, Hungarton, Leicestershire*.

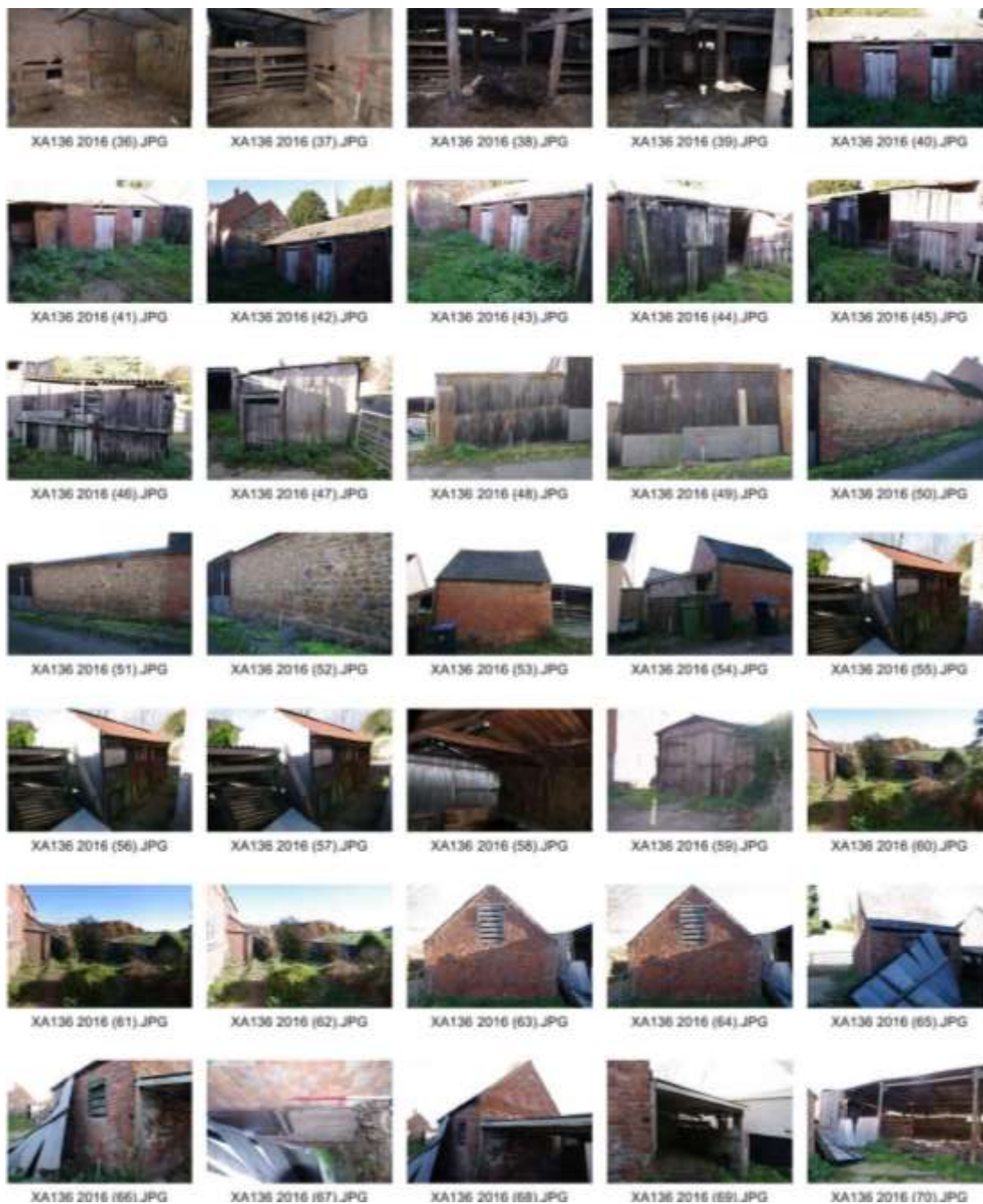
ULAS 2016. *Written Scheme of Investigation for Evaluation at Ashby House Farm, Church Lane, Hungarton, Leicestershire*.

## Appendix 1 OASIS Information

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-299109		
	<b>Project Name</b>	A Historic Building Photographic Survey of a barn and sheds and an Archaeological Trial Trench Evaluation at Ashby House Farm, Church Lane, Hungarton, Leicestershire NGR: SK 69130 07245		
	<b>Start/end dates of field work</b>	Phot survey 28 <sup>th</sup> November 2016. Evaluation 4 <sup>th</sup> January 2017		
	<b>Previous/Future Work</b>	Not known		
	<b>Project Type</b>	Evaluation and photographic survey		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	Agricultural		
	<b>Monument Type/Period</b>	None		
	<b>Significant Finds/Period</b>	None		
	<b>Development Type</b>	Residential		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	Planning condition		
<b>Planning Ref.</b>	15/01129/FUL			
<b>PROJECT LOCATION</b>	<b>Site Address/Postcode</b>	LE7 9JX		
	<b>Study Area</b>	0.25 ha		
	<b>Site Coordinates</b>	SK 69130 07245		
	<b>Height OD</b>	119m 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 / S&S Contracting Limited			
<b>PROJECT ARCHIVE</b>		<b>Physical</b>	<b>Digital</b>	<b>Paper</b>
	<b>Recipient</b>	NA	LCC MusService	LCC MusService
	<b>ID (Acc. No.)</b>		XA136.2016	XA136.2016
	<b>Contents</b>		Photos Survey data	Watching brief records Field Notes
<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature (unpublished)		
	<b>Title</b>	A Historic Building Photographic Survey of a barn and sheds and an Archaeological Trial Trench Evaluation at Ashby House Farm, Church Lane, Hungarton, Leicestershire		
	<b>Author(s)</b>	A Hyam and C LaCombe		
	<b>Other bibliographic details</b>	ULAS Report No 2017-014		
	<b>Date</b>	2017		
	<b>Publisher/Place</b>	University of Leicester Archaeological Services / University of Leicester		
	<b>Description</b>	Developer Report A4 pdf		

## Appendix 2 Photographs from building survey







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XA136 2016 (72).JPG



XA136 2016 (73).JPG



XA136 2016 (74).JPG



XA136 2016 (75).JPG



XA136 2016 (76).JPG



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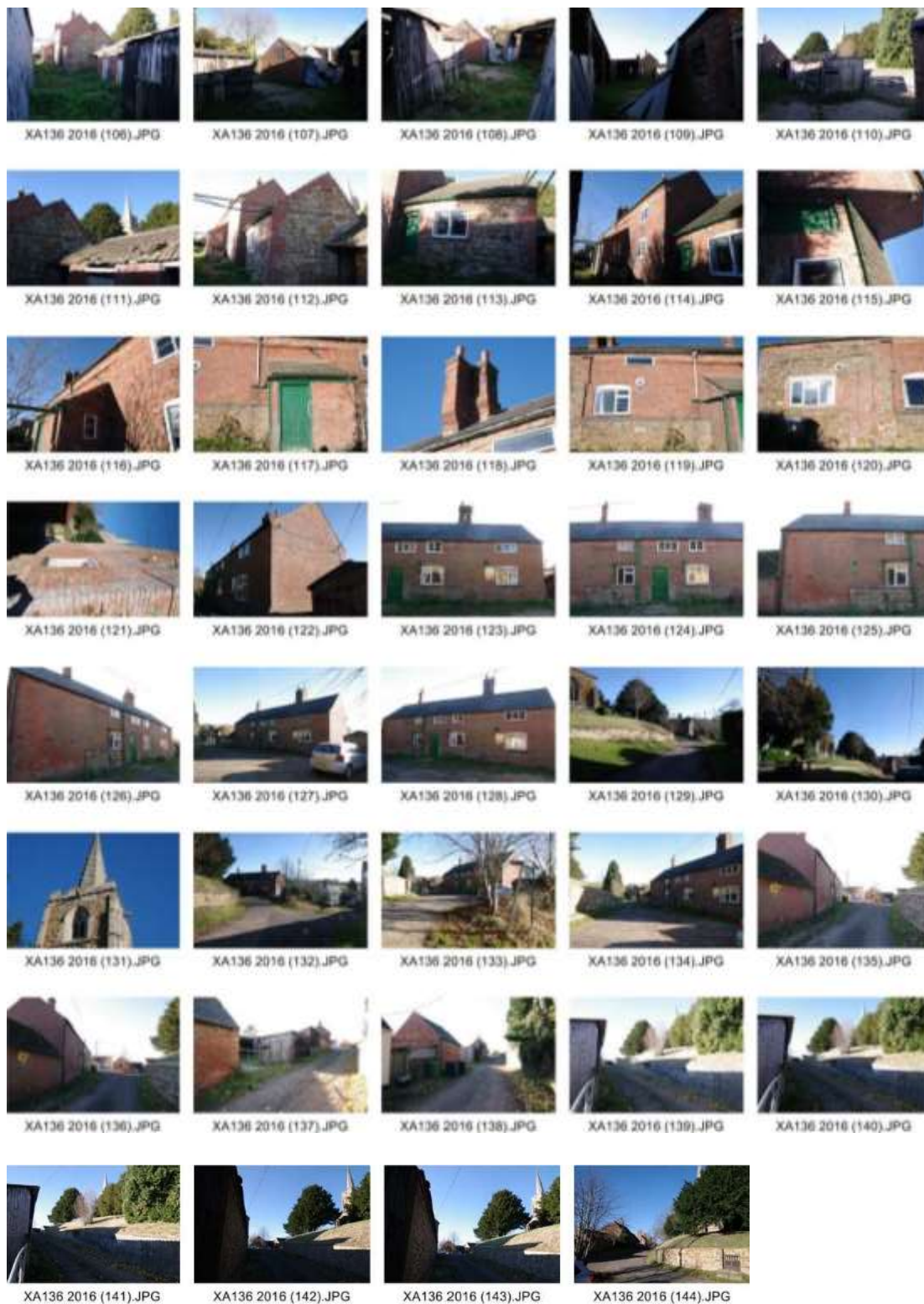
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XA136 2016 (105).JPG





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