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Archaeological Services

**An Historic Building Photographic
Survey at the former
Rose and Crown Public House,
Leicester Road,
Kibworth Harcourt,
Leicestershire**

NGR: SP 682 943

Andrew Hyam



ULAS Report No. 2019-080
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**An Historic Building Photographic Survey at
The former Rose and Crown Public House,
Leicester Road,
Kibworth Harcourt,
Leicestershire**

NGR: SP 682 943

A R Hyam

For: Staniforth Architects Ltd

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OASIS Information

PROJECT DETAILS	Oasis No	universi1- 357599		
	Project Name	An Historic Building Photographic Survey at the former Rose and Crown Public House, Leicester Rd, Kibworth Harcourt, Leicestershire.		
	Start/end dates	22.05.2019		
	Previous/Future Work	None		
	Project Type	Building survey		
	Site Status	None. Adjacent house is GII listed		
	Current Land Use	Former public house		
	Monument Type/Period	Building. 18th, 19th and 20th century		
	Significant Finds/Period	None		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Fully determined		
Planning Ref.	18/00421/LBC			
PROJECT LOCATION	County	Leicestershire		
	Site Address/Postcode	23 Leicester Rd, Kibworth Harcourt, Leicestershire. LE8 0NN		
	Study Area	200m ²		
	Site Coordinates	SP 682 943		
	Height OD	122m aOD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Leicestershire County Council		
	Project Design Originator	ULAS		
	Project Manager	J Thomas		
	Project Director/Supervisor	Andrew Hyam		
	Sponsor/Funding Body	Staniforth Architects Ltd		
PROJECT ARCHIVE		Physical	Digital	Paper
	Recipient	Leics Museum Service	Leics Museum Service	Leics Museum Service
	ID (Acc. No.)		X.A46.2019	X.A46.2019
	Contents	None	Photographs	Report
PROJECT BIBLIOGRAPHY	Type	Grey Literature (unpublished)		
	Description	Developer Report A4 pdf		
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**An Historic Building Photographic Survey at the former Rose and Crown Public House, Leicester Road, Kibworth Harcourt, Leicestershire. LE8 0NN
NGR: SP 682 943**

Andrew Hyam

Summary

An historic building photographic survey of the former Rose and Crown Public House, Leicester Road, Kibworth Harcourt, Leicestershire was undertaken by the University of Leicester Archaeological Services (ULAS) on the 22nd of May 2019. The survey studied the former coaching inn which continued in use as a public house until the 1990s when it became a restaurant for a number of years. The building appears to have probable 18th century origins with a number of subsequent extensions made over the following centuries. The stone base of an earlier building was identified within the northern range of the pub. The pegged roof structure appears to have re-used many timbers which could be significantly older than the present building.

The survey took place following an extensive internal strip which had removed all internal fixtures and fittings along with all wall plaster, ceilings and some floors. The roof covering had also been removed leaving the exposed timbers.

The report and archive will be deposited under Accession Number X.A46.2019

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 16 *Conserving and Enhancing the Historic Environment* this document forms the report for a historic building recording at the former Rose and Crown Public House, Leicester Road, Kibworth Harcourt, Leicestershire, NGR: SP 682 943. Historic building photographic surveys are similar in detail to a Level 2 survey. Level 2 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016).

A planning application has been submitted by the client for a change of use of the vacant building to create domestic dwellings along with the construction of new dwellings in the car park. The change of use will entail the partial demolition and replacement of some parts of the building along with a number of internal changes and repairs.

Despite the historic significance of the building when planning permission was granted no requirement for any archaeological recording was specified. However the client, Staniforth Architects Limited, requested that a photographic survey take place prior to any major redevelopment work taking place. At the time of the survey the buildings had undergone an extensive soft-strip with some internal partition walls having been removed. Most of these partitions were later additions and were not part of the original fabric. Some additional openings have recently been broken through and all of the plaster and ceilings had been removed. All of the roof covering had also been removed leaving only the exposed roof timbers in place.

The village of Kibworth Harcourt is located on the north side of the main A6 trunk road between Market Harborough and Leicester. Market Harborough lies approximately 7km to the south-east of the village whilst Leicester is approximately 12km to the north-west (Fig. 1). It is situated in the Harborough District of Leicestershire. The former public house lies at the corner of Main Street where it joins the north side of the A6 road as it passes through Kibworth Harcourt. The site lies within the Kibworth Harcourt conservation area.

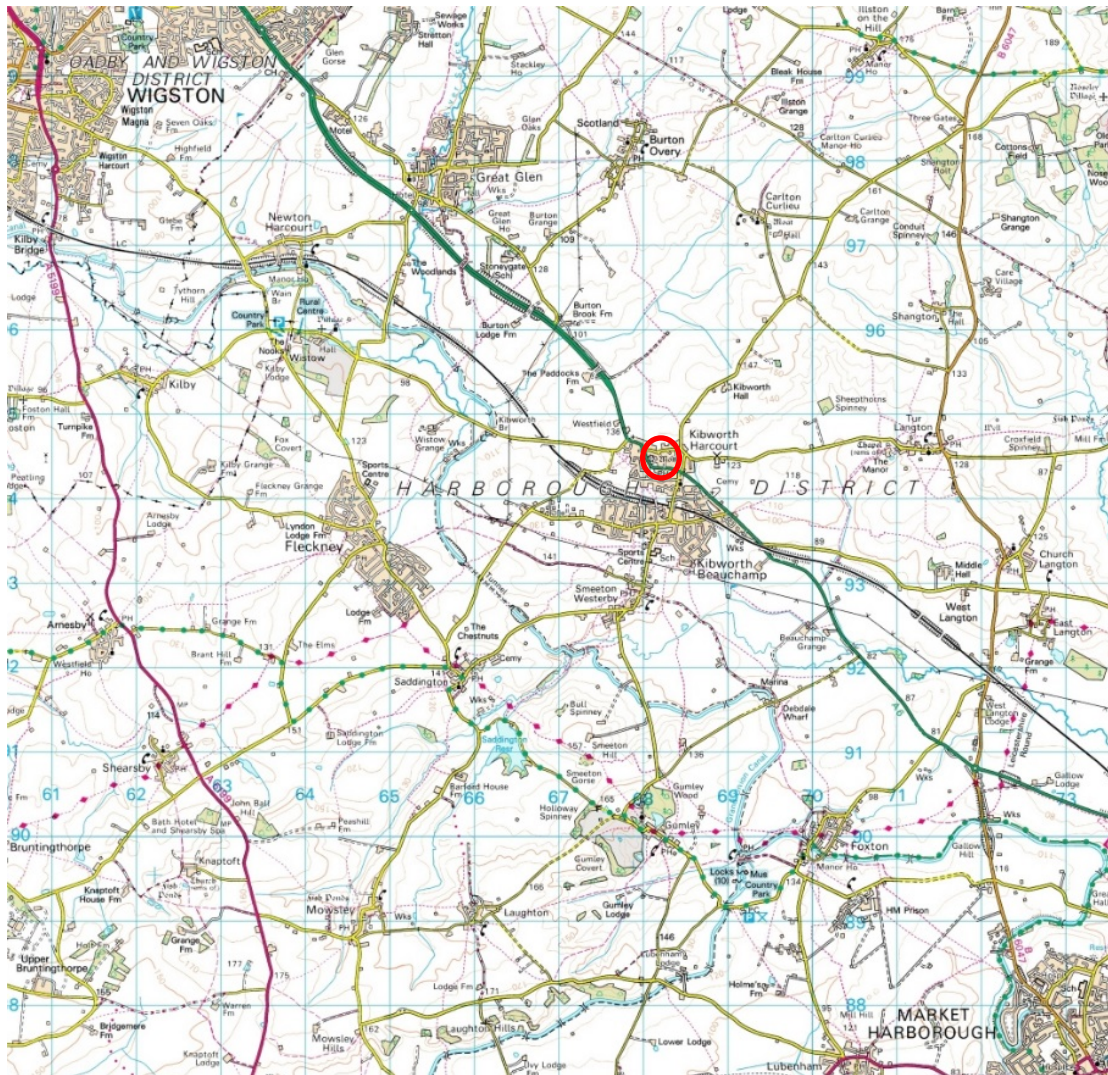


Figure 1 Kibworth Harcourt location
Site highlighted

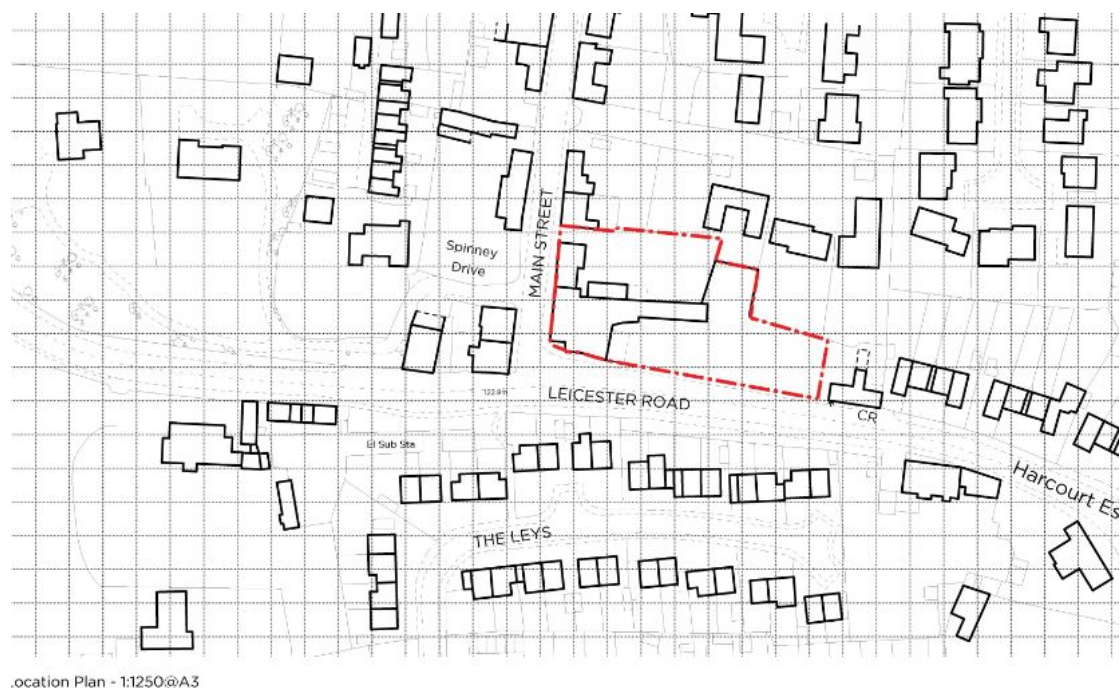


Figure 2 Site location

Plan and picture supplied by Staniforth Architects Ltd

Background

The Harborough District Council Kibworth Harcourt Conservation area website notes that Main Street has been a recognised route since at least the 15th century and that the buildings located along this road are therefore likely to lie within the medieval core of the village.

A Desk-Based Assessment (DBA) was undertaken by ULAS in February 2018 which looked at the significance and heritage assets of the building and its surrounding area (LaCombe, 2018). The site appears to have served as an inn or public house for most of its life although most recently it was used as Raitha's Indian Restaurant.

The earliest map studied in the ULAS DBA was the 1609 "*Description and Situation of the Towne and Manor of Kibworth Harcote in the Countie of Leicester Anno domini 1609*". This is a rather crude map but it does indicate that there is a substantial building on the site at this date. A map produced by Thomas Eagle in 1781 shows much more

detail and gives the impression of a C-shaped building on the site of the current building (Fig. 3). It is not clear however if this is the building which stands today.

The first clearly detailed map is the First Edition Ordnance Survey County Series map published in 1886 (Fig. 4). This shows the outline of the main pub building as it survives to the present but also with a long block running eastwards along the northern edge of the site. Another short building is shown running along the side of Leicester Road. Both of these sets of buildings are likely to be stable buildings if an advertising drawing from the late 19th century is to be believed (Fig. 5). This drawing appears to be relatively accurate except that all of the buildings are shown as being significantly taller than they are in real life.

Subsequent editions of the Ordnance Survey maps show little change in the footprint of the main public house building. The buildings along the side of Leicester Road have been removed by the time of the 1929 edition. The buildings along the northern boundary were still present when the ULAS DBA was produced in early 2018 but had been demolished by the time of this survey in May 2019.



Figure 3 Map of Kibworth by Thomas Eagle 1781

Plan of the Lordships of Kibworth Beauchamp, Kibworth Harcourt and Smeeton Westerby in the County of Leicester. Approximate location of the proposed area for development outlined in red.

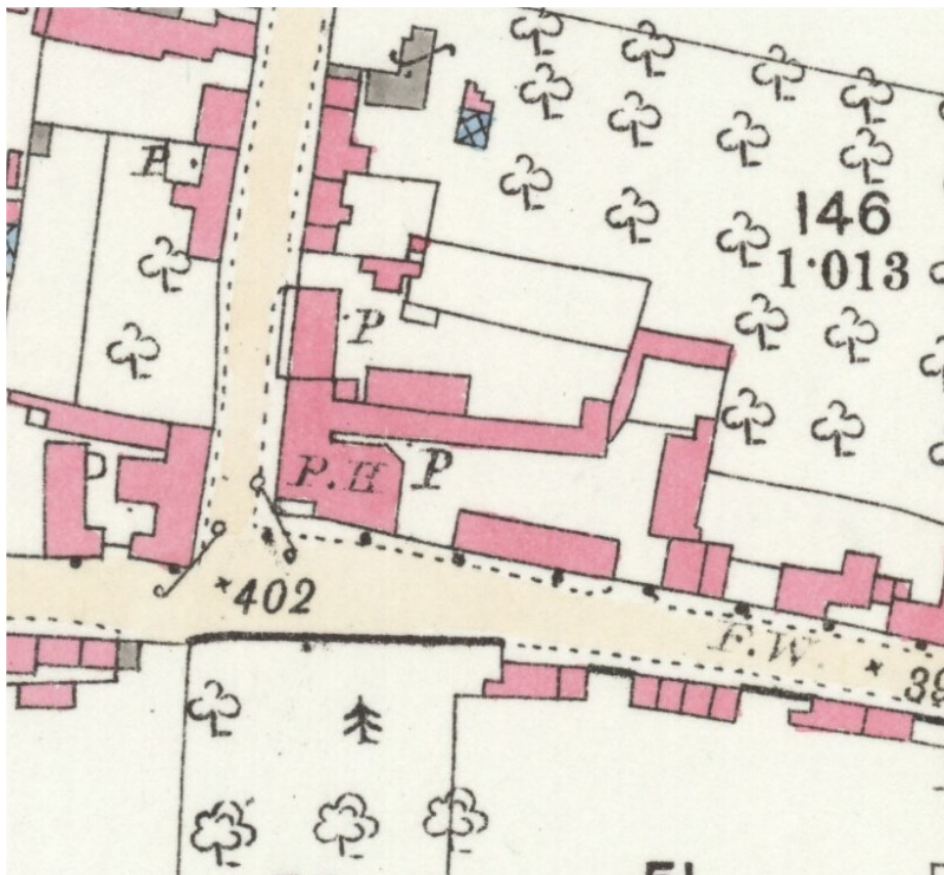


Figure 4 Detail from 1886 First Edition OS map
Leicestershire Sheet XLV.6



Figure 5 19th century advertisement
Kibworth Harcourt Parish Council. Exact date unknown

Objectives

Within the stated project objectives, the principal aim of the survey was to provide a photographic record of the affected historic buildings prior to the commencement of any redevelopment work.

Methodology

The methodology and recording system employed for the photographic survey was as stated in the ULAS WSI. In brief, the photographic survey followed Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016). The level of Historic Building Photographic Survey for this project was agreed by the Planning Archaeologist for Leicestershire County Council following planning approval.

All work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2014).

Results

At the time of the survey (May 2019) the main pub building had undergone an extensive internal strip and the external elevations were partially obscured by scaffolding (Figs 6 and 7). Unobscured photographs of the building can be seen in the ULAS 2018 DBA. In the former rear yard the building along the northern boundary had been replaced by a row of newly built dwellings leaving only a single brick-built structure near the north-west corner of the site (Fig. 8). The surveyed main building consists of a ground floor, first floor and second, loft-space, floor. For the purposes of this report each room was allocated a reference number (Figs 10, 11 and 12). These numbers do not relate to any earlier designation, use or phasing.



Figure 6 Site seen from Leicester Road
Looking north-east



Figure 7 Site from Leicester Road
Picture taken February 2018. Note now-demolished stables on right



Figure 8 Site seen from Main Street
Looking south-east towards Leicester Road. 1 Main Street on left



Figure 9 Site viewed from rear yard
Looking west. New dwellings on right

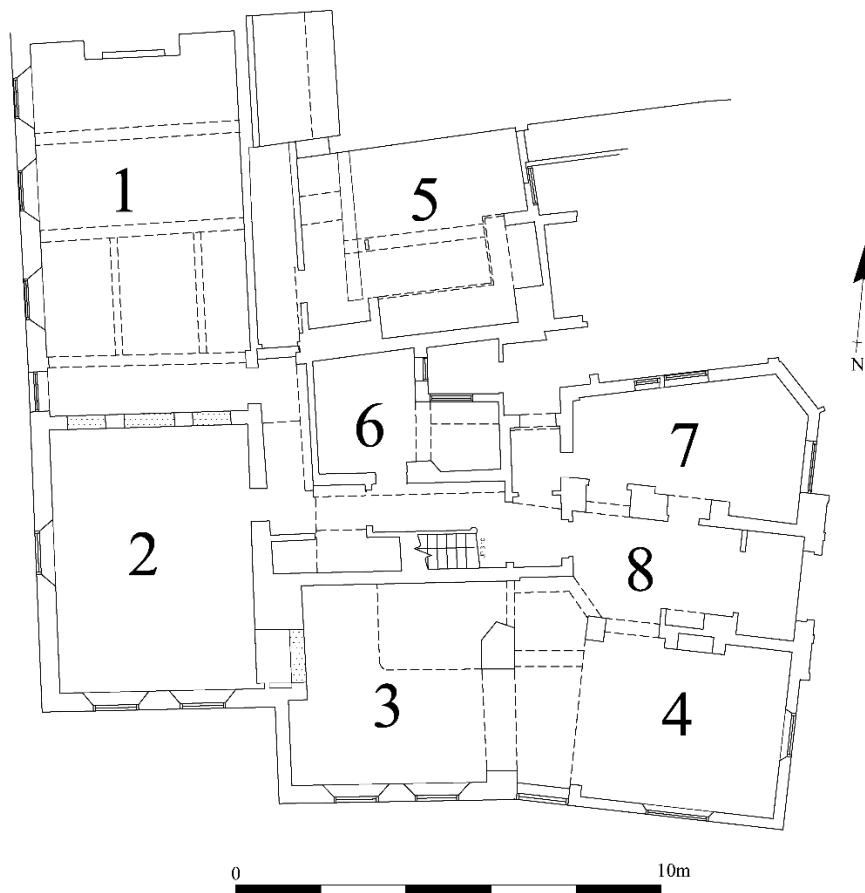


Figure 10 Ground floor plan
Modified from client's plans. Room numbers relate to this survey and not to any previous use or phases

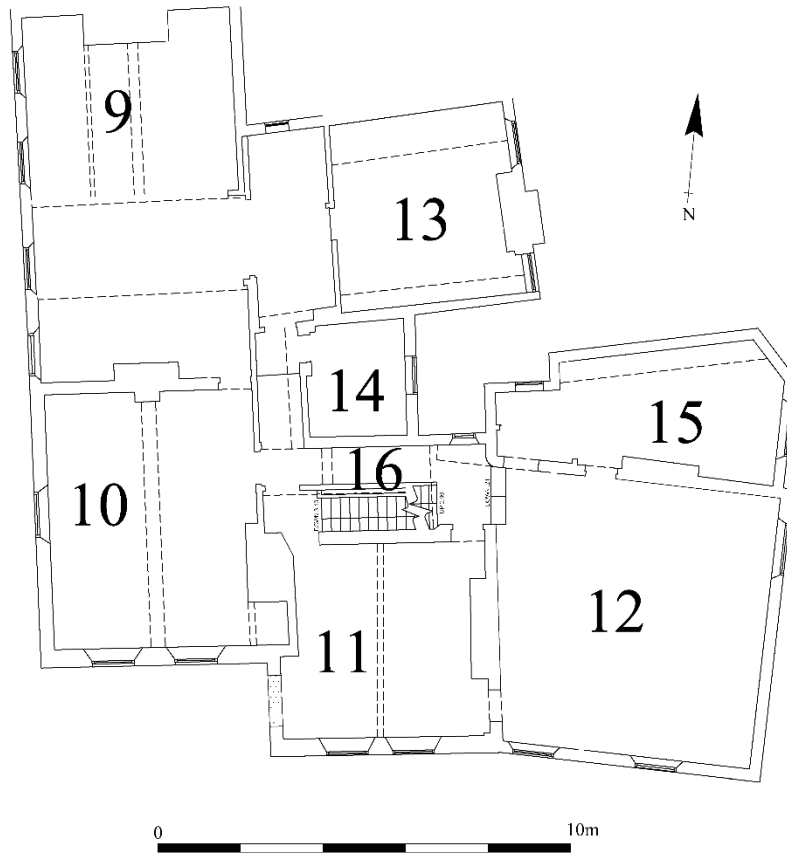


Figure 11 First floor plan
Modified from client's plans. Room numbers relate to this survey and not to any previous use or phases

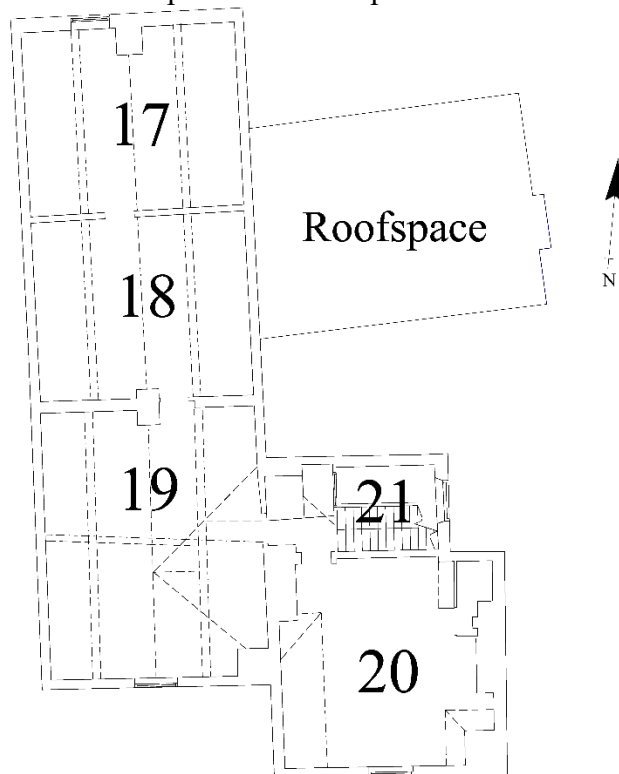


Figure 12 Second floor plan
Modified from client's plans

Outside

The black-painted timber frame effect on the south and west facing elevations is a feature which appears to have been added in the early 20th century. It is purely decorative with the thin planks being nailed to the wall. The west-facing elevation on Main Street is a two-storey plus attic range which butts against Number 1 Main Street. A square-shaped gable-ended extension steps out from the south-east corner of the Main Street range. This extension gables to the north, south and east and has a moulded brick string course at eaves height which can be seen running around the outside and continuing into a later lower-roofed extension to the east. Another range runs away from the eastern face of the Main Street range towards the former stable buildings. Later infilling has taken place between the two rear ranges.



Figure 13 West facing elevation onto Main Street
Looking south-east. Picture taken February 2018



Figure 14 West facing elevation, first floor window detail
Looking south. Gutter of 1 Main Street on left



Figure 15 South facing elevation at first floor level
Looking west. Note kink in building line. "Tudor" timbers are nailed into the wall



Figure 16 South facing elevation at first floor level
Looking north-west. Note moulded brick string course above window



Figure 17 East facing elevation of rear southern range
Looking west. Leicester Road behind hoardings on left



Figure 18 East facing elevation of rear northern range
Looking west. Note scar of gable from demolished stable buildings



Figure 19 Roofscape of gabled southern extension
Looking south-west. Note drip-mould around redundant window in gable



Figure 20 Roofscape of rear northern range
Looking north-west. The range consists of two phases with different height gable ends



Figure 21 Remaining outbuilding along northern boundary of site
Looking north-east. New housing to right

Inside –ground floor



Figure 22 Northern ground floor room (1) of Main Street range
Looking north-west



Figure 23 Northern room (1) of Main Street range
Looking south-east. Chamfered beam on left, beaded beam on right



Figure 24 Stop-chamfered beam in Room 1
Looking north-east



Figure 25 Beaded beam in Room 1
Looking west



Figure 26 Southern room (2) of Main Street range
Looking north-west



Figure 27 Southern room (2) of Main Street range
Looking south-east. Note remnant of wallpaper with panelled effect



Figure 28 Southern extension Room 4 looking into Room 3
Looking west



Figure 29 Southern extension Room 3 looking into Room 4
Looking east



Figure 30 Room 3 ceiling details
Looking north-west



Figure 31 Rooms 3 and 4
Looking north-west from Room 4



Figure 32 Room 5
Looking east. Floor level was at the top of the steel joist height



Figure 33 Room 5 base of stone wall and brick arch
Looking west. This may be part of a cellar or undercroft possibly extending as far north as Main Street



Figure 34 Room 5, fragments of stone north wall
Looking north. Stone wall seen in Fig. 33 on left



Figure 35 Outside wall of Room 5

This area was used as a pantry with a lean-to roof (see Figs 36 and 37 below). Wall with stone base on right is the rear of 1 Main Street. Wall through doorway is the wall shown in Fig. 33



Figure 36 North wall of Room 5 from the outside in former pantry
Note diaper work to left of door



Figure 37 Diaper work and lean-to pantry before refurbishment
Photograph taken in March 2018. Diaper work is just above the car roof



Figure 38 Ground floor Room 6
Looking north-east.



Figure 39 Ground floor Room 7
Looking north-east. Fireplace on right. Blocked doorway to right of barrow



Figure 40 Ground floor entrance hallway (Room 8)
Looking west. Room 4 on left, stairs to first floor on centre right



Figure 41 Stairs to first floor (Room 8)
Looking west. Door to Room 2 on right



Figure 42 Staircase detail (Room 8)
Looking south-west

First floor



Figure 43 First floor Room 9
Looking north-west



Figure 44 First floor Room 9
Looking south-east. Doorway to Room 10 centre right



Figure 45 First floor Room 10
Looking south-west. Note blocked windows each side of window on right. These windows had been blocked by the time the illustration in Figure 5 was drawn.
Note stone patching in wall on left



Figure 46 First floor Room 10
Looking south-east



Figure 47 First floor Room 10 beam detail
Note redundant sockets



Figure 48 Room 11
Looking north-west. Note blocked window on left. The step in the centre of the picture is the south-east corner of Room 10



Figure 49 Room 11
Looking south-east. Note step down in floor level to Room 12 through doorway



Figure 50 Room 12
Looking south-east after removal of internal walls and new ceiling insertion



Figure 51 Room 12
Looking north-west. Note remnant of brick arch on right of left hand door
Doors on right lead to Room 15, doorway in centre leads to hallway 16



Figure 52 Room 13 after removal of floor and ceiling
Looking south-east. New window to be located in central fireplace



Figure 53 Room 13 roof structure
Looking east. Note round section purlin and tie-beam. Tie-beam has a row of circular holes for wattles



Figure 54 Room 13 underside of original gable end wall
Looking north-west. See Figure 37 for external view



Figure 55 Room 15
Looking north-east



Figure 56 Stairs down to ground floor
Looking east. Underside of stairs up to first floor also visible



Figure 57 Stairs up to second floor
Looking west

Second floor



Figure 58 Second floor Room 17
Looking north. Chimney stack of 1 Main Street visible through window



Figure 59 Room 17
Looking south-east. Room 18 on right



Figure 60 Room 18
Looking south-east. Room 19 on right. Note gable on left (see Figs 61 and 62)



Figure 61 East gable over Room 13 seen from Room 18
Looking east. Note pegged apex and scar from earlier lower gable



Figure 62 Pegged joints in gable seen from Room 18
Looking north-east



Figure 63 Room 18 marks on purlin
Looking north



Figure 64 Room 18
Looking north-west



Figure 65 Second floor, Room 19
Looking south



Figure 66 Room 19 joint detail of eastern frame
Looking south-west



Figure 67 Room 19 joint detail of western frame
Looking south-east. Note marks on underside of principal rafter



Figure 68 Room 19 roof detail
Looking north-east. Stairs and hallway on right



Figure 69 Room 19 roof detail
Looking north-west through former slated roof. See also Figure 70 below



Figure 70 Room 19 roof detail
Looking west. See also Figure 69 above



Figure 71 Room 19 corner roof structure
Looking south-east



Figure 72 Outside of roof of Room 20
Looking south-east from Room 19. Note re-used timbers and patching



Figure 73 Room 20
Looking south-east. Lots of re-used timbers in this room



Figure 74 Room 20
Looking north-west. Note circular holes in tie-beam on right



Figure 75 Room 20 joint detail in NW corner
Looking west



Figure 76 Room 21 top of staircase
Looking east



Figure 77 Room 21 top of stairs
Looking west into Room 19

Archive

The archive consists of:

This report,
157 digital images in tiff format,
DVD of digital images,
5 contact sheets of digital images

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.

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https://www.harborough.gov.uk/directory_record/1268/kibworth_harcourt_conservation_area

<https://www.kibworthvillage.co.uk/heritage-trails/harcourt-trail.html>

Appendix 1 Digital Photographs taken in May 2019



XA46 2019 (1).JPG



XA46 2019 (2).JPG



XA46 2019 (3).JPG



XA46 2019 (4).JPG



XA46 2019 (5).JPG



XA46 2019 (6).JPG



XA46 2019 (7).JPG



XA46 2019 (8).JPG



XA46 2019 (9).JPG



XA46 2019 (10).JPG



XA46 2019 (11).JPG



XA46 2019 (12).JPG



XA46 2019 (13).JPG



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XA46 2019 (18).JPG



XA46 2019 (19).JPG



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XA46 2019 (25).JPG



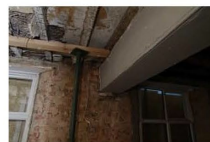
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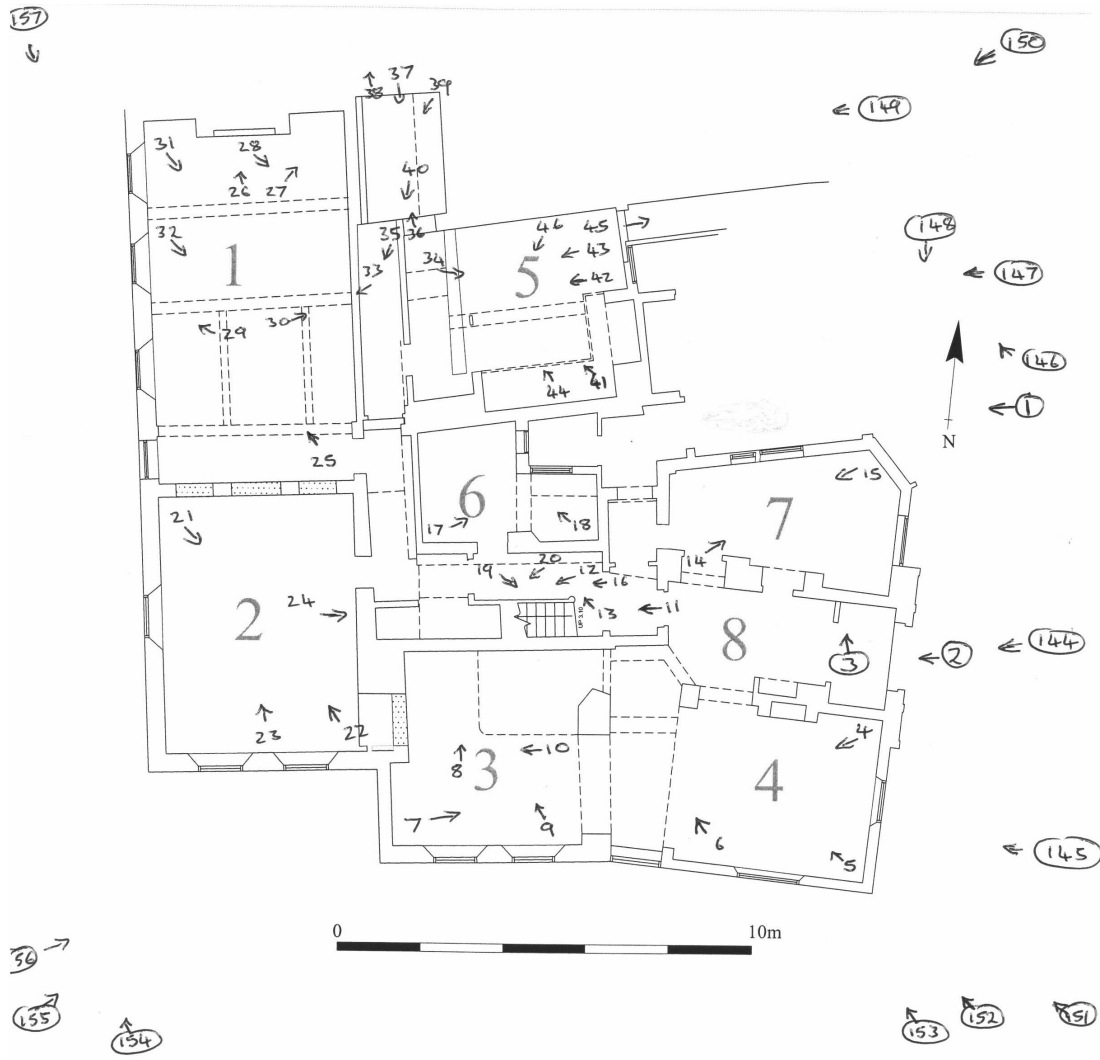


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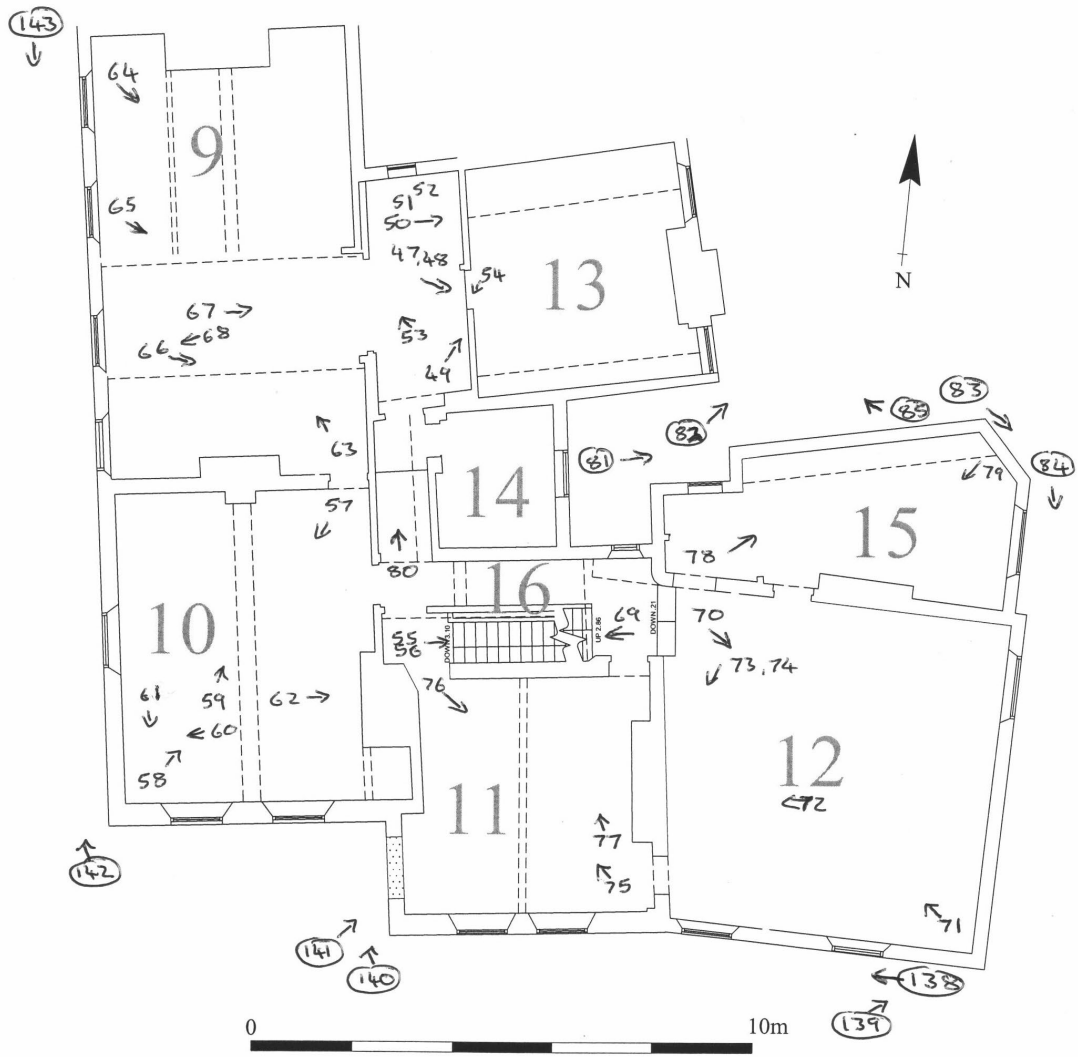


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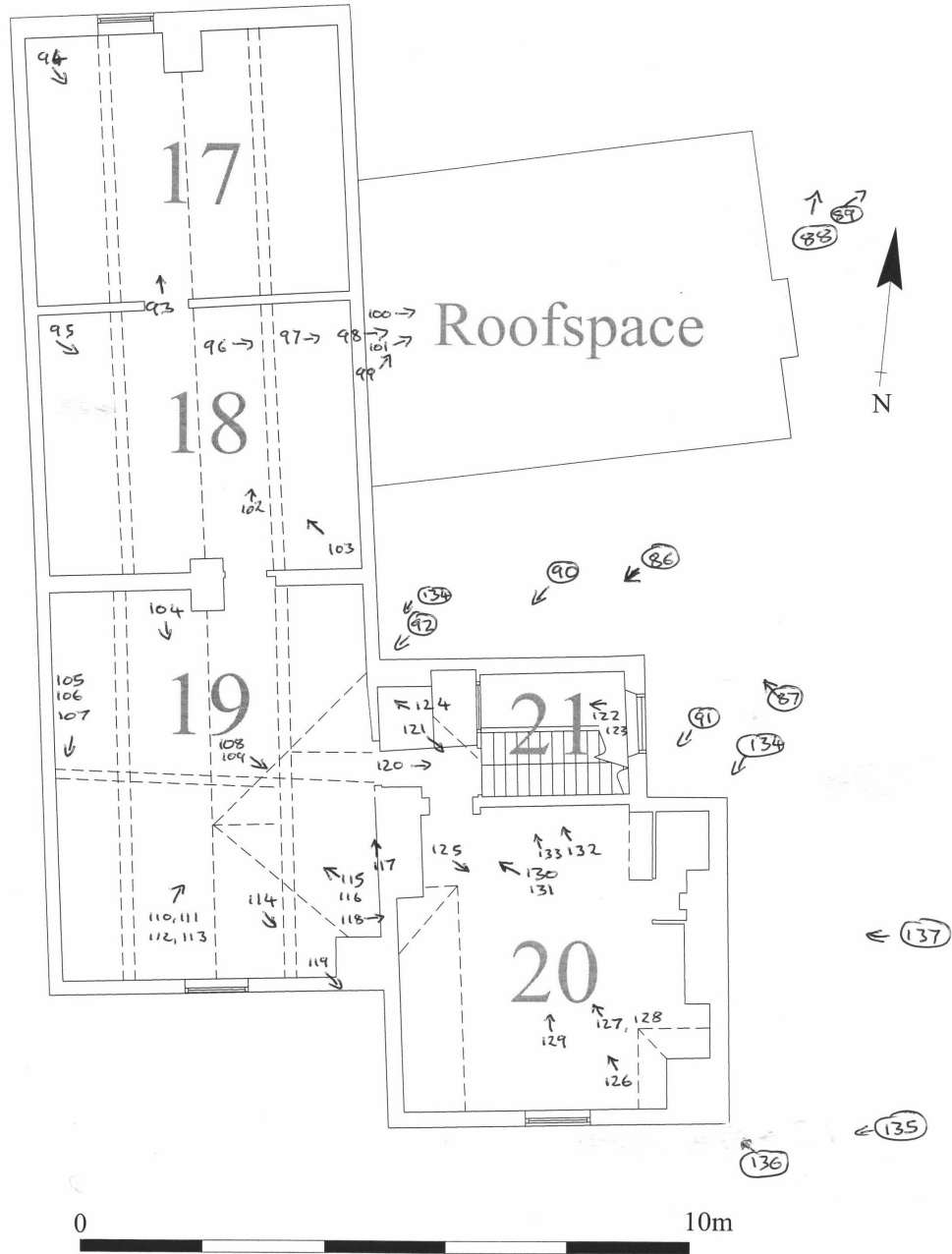
Appendix 2 Photograph locations



Ground floor and outside photograph locations



First floor and scaffolding photo locations



Second floor photo locations



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