
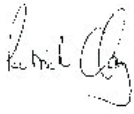


**An Archaeological Evaluation at the  
Grange, Main Street, Cottesmore, Rutland**

**NGR: SK 902 135**

**Andrew Hyam**

**For: Mr and Mrs W Doody**

Checked by
<b>Signed:</b> ....  .. <b>Date:</b> .28.03.2008....
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## **An Archaeological Evaluation at The Grange, Main Street, Cottesmore, Rutland. NGR: SK 902 135**

Andrew Hyam

### **Summary**

*An archaeological evaluation was undertaken for Mr and Mrs W Doody by the University of Leicester Archaeological Services (ULAS) on the 11th of December 2007 in advance of a proposed residential development within the grounds of The Grange, Cottesmore, Rutland (planning application FUL/2006/0519). The site, covering approximately 0.044ha, lies within the medieval core of the village and adjacent to what may have been an important roadway. In view of this the site was considered to have potential for undisturbed archaeological features and deposits. Three evaluation trenches were excavated which revealed late 19th and 20th century disturbance and domestic waste along with a modern brick and concrete structure. No archaeological deposits were present within the trenches.*

*Records will be deposited with Rutland County Council, under Accession Number OAKRM:2008.38*

### **1. Introduction**

In accordance with Planning Policy Guidelines 16 (PPG 16, Archaeology and Planning), para 30, this document forms the report for an archaeological evaluation on land at The Grange, Main Street, Cottesmore, Rutland (NGR: SK 902 135). Mr and Mrs Doody have applied for planning permission to construct a single domestic dwelling on the land (planning application number FUL/2006/0519).

The village of Cottesmore lies approximately 5km north-east of Oakham in Rutland (fig. 1). The development site is located at the southern end of a narrow driveway leading from the crossroads with Main Street, Mill Lane and Hall Close (Fig. 2). It is at a height of approximately 132m OD on a gentle north facing slope. The underlying geology of the site is Lower Lincolnshire Limestone Member with overlying deposits of sandy clay. A modern housing development runs along the eastern boundary of the site which is at the northern end of a grassed area in front of the Grange. A single dwelling is to be constructed as shown in figure 3.

The site location within the medieval settlement village core meant that there was a strong likelihood for surviving buried archaeological remains. The First Edition Ordnance Survey map from the 1880s also indicates that the driveway was of higher importance than it is now. It is probable that it may follow the original line of the road leading, from the crossroads to the north, to Exton in the south. The line of this road has since been diverted eastwards around the Grange. In view of this, as a condition of planning permission granted by Rutland County Council, an archaeological watching brief taking place during the development work was requested by the planning archaeologist as archaeological advisor to the planning authority (Appendix 3). However, as a first stage, prior to any development work, the clients requested that

an evaluation by trial trenching take place as a first stage rather than waiting for the development to commence.

## **2. Background**

Place name evidence suggests that Cottesmore has an 8th century Saxon origin (British History Online). It is situated on the Oakham to Stretton road at which point it joins the Roman Ermine street.

The Grange, constructed of local limestone, stands at the top of a slight crest on the south side of Main Street. Cottesmore Hall stood almost opposite on the northern side of Main Street until 1928 when it was burnt down. The available map and documentary evidence indicate that there has not been any development on the site for at least the last one hundred years. The development site has a number of mature trees around the perimeter and some younger specimens scattered across it. The area is currently used as small ornamental garden (fig. 4). A disused drain runs from east to west across the centre of the site which will be diverted during the proposed development work.

## **3. Objectives**

The 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 produce an archive and report of any results.

## **4. Methodology**

Two 5m long trenches and one 10m trench were originally specified as shown in figure 5. The presence of the drain, a buried electrical cable and the trees, which are to be retained until development starts, meant that the trench length and locations had to be revised to fit around these obstacles.

The trenches were excavated using a mini-digger with a 1.1m wide toothless ditching bucket fitted to the front actor. The overburden was removed in spits under continuous archaeological supervision and the spoil scanned for finds. The three trenches were then recorded using standard pro-forma trench recording sheets.

All deposits were recorded by notes, sketches and digital colour photographs. The excavation work was observed and the spoil scanned for finds. All work followed the Institute of Field Archaeologists (IFA) Code of Conduct and adhered to their *Standards and Guidance for Archaeological Watching Briefs* and the *Guidelines for Archaeological Work in Leicestershire and Rutland* (LMARS).

## 5. Results

### *Trench 1*

Trench 1, measuring 9m x 1.1m, was located at the north–eastern end of the proposed development site. A layer of dark grey-brown topsoil with an average thickness of *c.* 0.34m was removed. Beneath this, instead of subsoil, was a thick layer of highly disturbed grey-brown loamy clay with patches of orange-brown sandy clay throughout. Within this layer were numerous lenses of coal ash, metal, ceramics, glass and stoneware bottles and some plastic items. This continued to a depth of 0.9m below current ground level at which point space for spoil became a problem and it was deemed unsafe to excavate any deeper (fig. 6). A small excavation by hand in the western end indicated that this layer continues for at least another 0.4m. This small excavation revealed the natural substratum which consisted of mid orange-brown sandy clay.

Much of the pottery and glass was from the late 19th century and as late as the mid 1950s (fig. 9). A light bulb (Edison screw type) and a plastic (polythene) bottle were found 0.7m below current ground level at the eastern end of the trench within the homogenous grey-brown loamy clay layer.

### *Trench 2*

Trench 2, measuring 7.3m x 1.1m, had to be re-located to the east of the specified location due to the proximity of plants and problems with spoil storage (figs. 5 and 7). Topsoil, with a depth of between 0.15m and 0.33m, was removed to reveal a mid grey-brown clay loam subsoil extending from the northern end of the trench southwards for a distance of 2.8m. Beneath this 0.2m thick layer was the mid orange-brown sandy clay substratum. No features were seen cutting into this material. Cutting the subsoil and natural substratum was the same disturbed grey-brown loamy clay layer seen in Trench 1 (fig. 8). More modern material and bottles were recovered from this deposit and photographed but not retained (fig. 9). Partial removal of this layer showed it to be within a large but shallow cut with the edge curving away to the north and south. The western edge of this cut was not seen and must be to the south and east of the trench limits.

At the southern end of the trench a brick built structure with a thick concrete cap was revealed 0.25m below ground level. This may be associated with the redundant drain running north-west to south-east across the site. No further investigation of this feature was made.

### *Trench 3*

Trench 3 measured 3.8m x 1.1m. This trench was moved to accommodate the re-sited Trench 2 and was shortened to avoid the probable line of an electric cable running east to west across the site. It was also stepped to avoid damaging a small ornamental tree. An average depth of 0.3m of topsoil was removed to reveal a layer of mid grey-brown clay loam subsoil with a depth varying from 0.12m at the north end to 0.40m at the south end. Beneath this was an undisturbed mid orange-brown sandy clay substratum (fig. 10). No archaeological features or deposits were observed within this trench.

## 6. Discussion

From the amount of disturbance and the modern finds it would seem that much of the north-western area of the proposed development plot appears to have been a dumping ground for domestic refuse within the last 100-150 years. This could be from locally discarded waste or, alternatively, it could be that the ground has been made up by importing the disturbed grey-brown loamy clay material from elsewhere to create a level area of land. What this deposit seals is not yet clear although the small areas of natural substratum seen in Trenches 2 and 3 indicate that there may not be many archaeological features or deposits. Because of the proximity of trees within and around the site, some of which will be felled, the foundations of the new house are likely to cut through this layer and into the natural substratum. It is also likely that the drain running across the site and the number of trees present will also have caused a significant level of disturbance.

## 7. Archive

The archive consists of:

This report,

3 pro-forma trench recording sheets,

1 contact sheet of digital photographs,

1 index sheet of the digital photographs

1 cd of this report and the digital photographs.

The archive is to be held by the Rutland County Council, under Accession Number OAKRM:2008.38

## 8. 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 reports.

## 9. Acknowledgements

The fieldwork was undertaken by A R Hyam. The project was managed by Dr P Clay.

## 10. Bibliography

British History Online. 'Parishes: Cottesmore with Barrow', *A History of the County of Rutland: Volume 2* (1935), pp. 120-127. URL: <http://www.british-history.ac.uk/report.aspx?compid=66218>. Date accessed: 13 March 2008.

Clark, R. 2007. Advice Letter to Rutland County Council. *Archaeological Considerations*.

Clay, P. 2007. *Design Specification for Archaeological Work. The Grange, Main Street, Cottesmore, Rutland.* (ULAS 07-428).

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14.03.2008

### Appendix 1. Figures



Figure 1. Cottesmore location.

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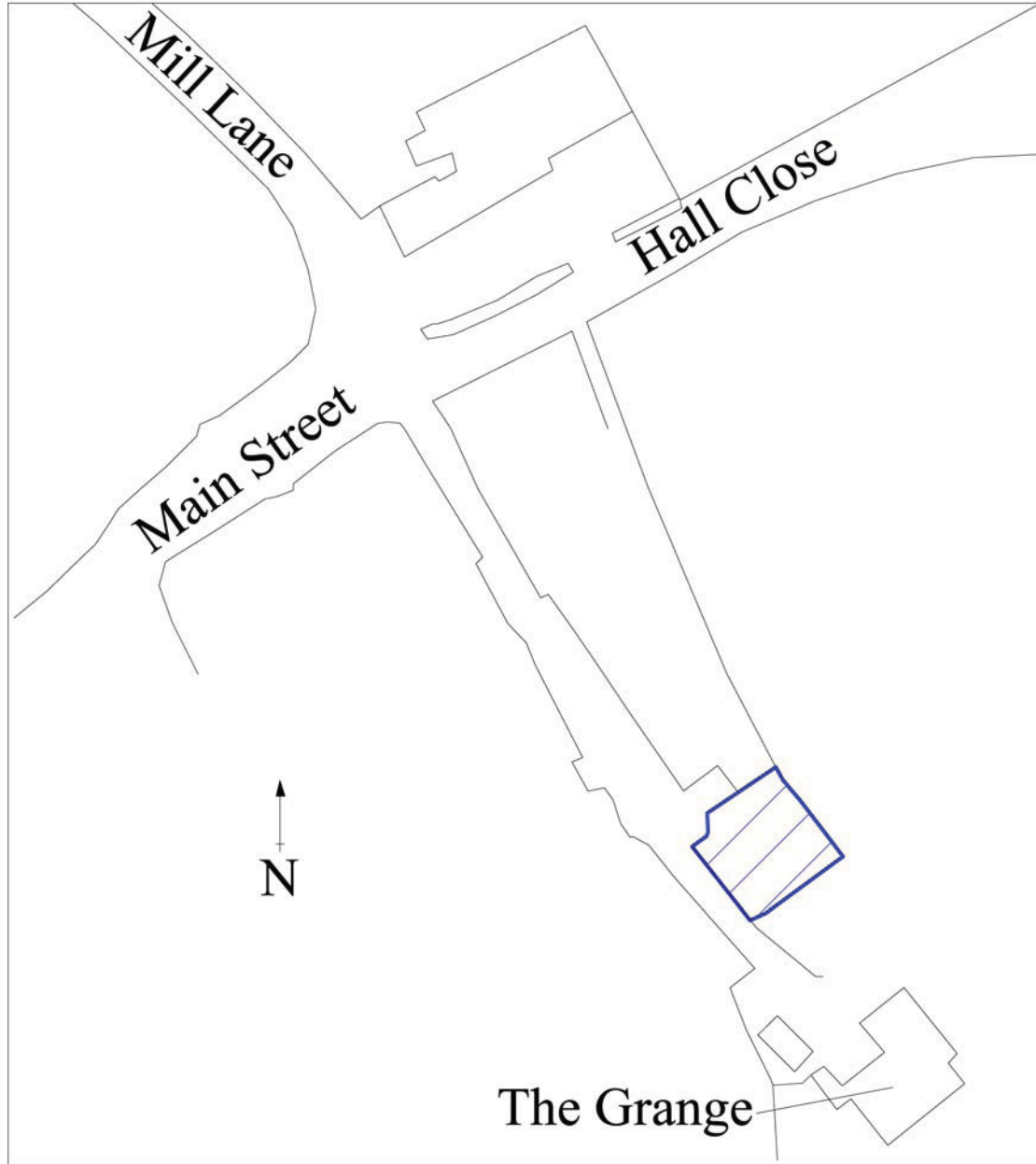


Figure 2. Development location.

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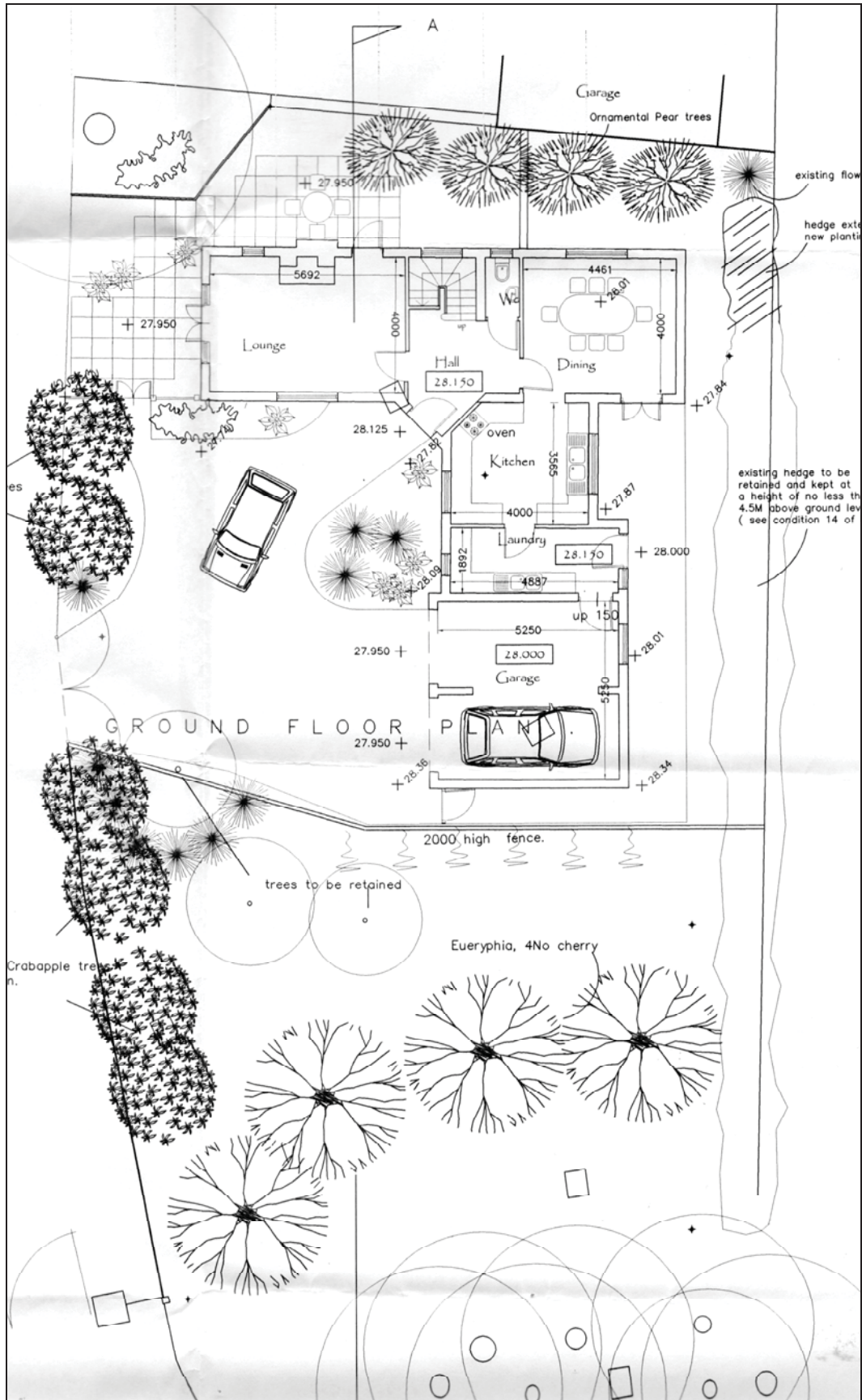


Figure 3. Development plan.  
Francis W Keyworth, Architects.



Figure 4. Development site, looking north-west.

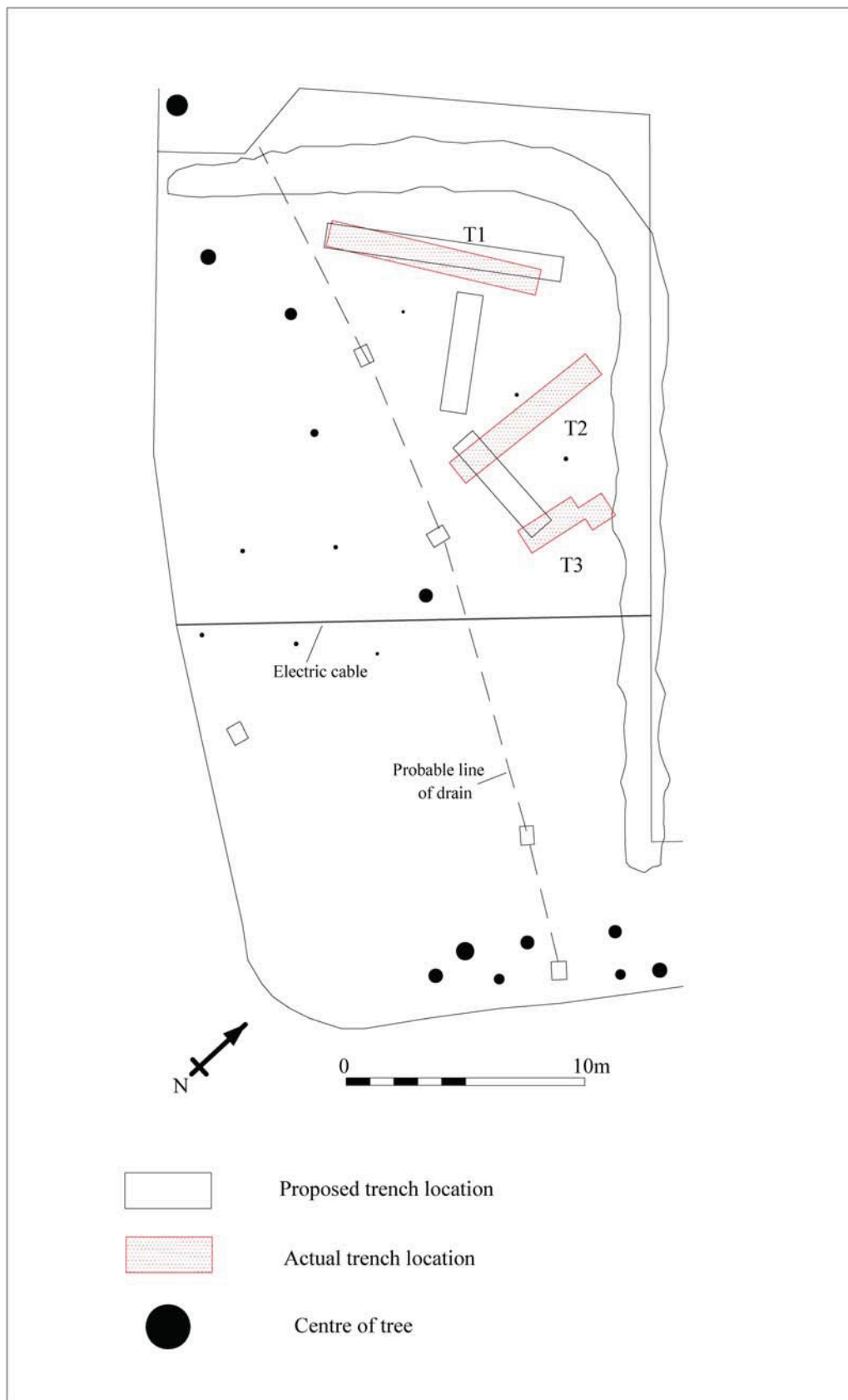


Figure 5. Trench locations.



Figure 6. Trench 1.



Figure 7. Trench 2.

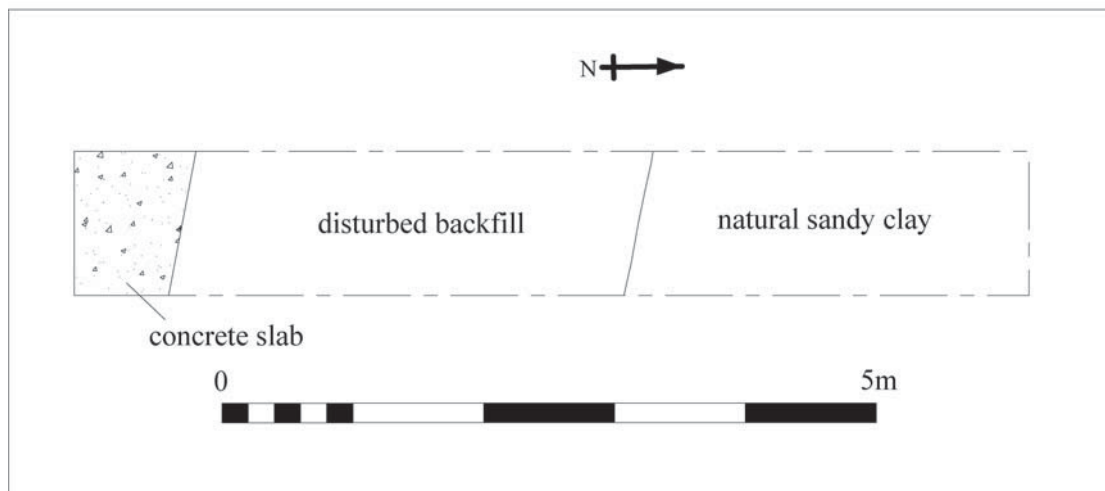


Figure 8. Plan of Trench 2.



Figure 9. Bottles from Trenches 1 and 2.



Figure 10. Trench 3.

## Appendix 2 ULAS Design specification

### UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

#### Design Specification for archaeological work

*The Grange, Main Street, Cottesmore, Rutland (SK 902 135)*

**Planning Application: 2006/0519/9**

**Planning Authority: Rutland County Council**

**For: Mr and Mrs W Doody**

### 1 Definition and scope of the specification

1.1 In accordance with Planning Policy Guidelines 16 (PPG16, Archaeology and planning), para.30, this specification provides a written scheme for archaeological exploratory trial trenching, as required by the Planning Authority, of any ground works on the site which may disturb areas of archaeological potential in connection with a planning application for the erection of a new dwelling at The Grange, Main Street, Cottesmore, Rutland (SK902 135) Planning Application: 2006/0519/9 for Mr and Mrs W Doody.

1.2 All archaeological work will adhere to the Institute of Field Archaeologist's (IFA) *Code of Conduct and Standard and Guidance for Archaeological Watching Briefs* and the *Guidelines for Archaeological Work in Leicestershire and Rutland* (LMARS).

### 2 Background

#### 2.1 Requirement for archaeological work

2.1.1 The archaeological work involves exploratory works within the development area to identify any deposits of archaeological importance. A watching brief (archaeological attendance) had been requested by the planning archaeologist as archaeological advisor to the planning authority as detailed in their advice letter to Rutland CC (Appendix 2 LCC 31.01.2007). However the clients have requested exploratory trial trenching as a first stage

#### 2.2 Archaeological potential

The site is located within the medieval and post-medieval settlement core of Cottesmore (MLE 9357).

### 3 Aims

3.1 Through archaeological controlled trial trenching and (if necessary) watching brief

1. To identify the presence/absence of any archaeological deposits.
2. To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
3. To record any archaeological deposits to be affected by the ground works.
4. To produce an archive and report of any results.

### 4 Methods

4.1 The project will involve the excavation of exploratory trial trenches by mini-digger. Depending on the results of these supervision of overburden removal and other groundworks by an experienced professional archaeologist during the development may be necessary.

4.2 Should significant archaeological remains be identified in the initial trial trenches, and found to be 0.15m or less below proposed formation, a further phase of work involving the site being stripped



down to the top of the archaeology, followed by a programme of excavation and recording may be necessary.

4.3 In the event that archaeological remains of uncertain significance are located in the initial trenches (e.g. undated post-hole/pit), further trenching may be necessary, at the discretion of the site supervisor, to clarify their nature and significance and determine the need for further work.

4.4 If no archaeological deposits are identified within the trench, or the depth of overburden is greater than 0.15m, there will be no requirement for the site to be stripped to a level below proposed formation and subsequent groundworks will be subject to an intermittent watching brief as appropriate.

4.5 The archaeologist will co-operate at all times with the contractors on site to ensure the minimum interruption to the work.

4.6 Any archaeological deposits located will be hand cleaned and planned as appropriate. Samples of any archaeological deposits located will 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 using an Electronic Distance Measurer (EDM) where appropriate.

4.7 Archaeological deposits will be excavated and recorded as appropriate to establishing the stratigraphic and chronological sequence of deposits, recognising and excavating structural evidence and recovering economic, artefactual and environmental evidence. Particular attention will be paid to the potential for buried palaeosols and waterlogged deposits in consultation with ULAS's environmental officer.

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

4.9 Any human remains encountered will be initially left in situ and only be removed under a Home Office Licence and in compliance with relevant environmental health regulations. The developer and Leicestershire County Council will be informed immediately on their discovery.

4.10 Internal monitoring procedures will be undertaken including visits to the site from the project manager. These will ensure that professional standards are being maintained. Provision will be made for monitoring visits with representatives of the owners and Leicestershire County Council.

4.11 In the event of significant archaeological remains being located during the watching brief there may be the need for contingency time and finance to be provided to ensure adequate recording is undertaken. On the discovery of potentially significant remains the archaeologist will inform the developer, the Planning Archaeologist at Leicestershire County Council, and the planning authority. If the archaeological remains are identified to be of significance additional contingent archaeological works will be required.

## **5 Recording Systems**

5.1 Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto prepared pro-forma recording sheets.

5.2 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 plan at 1:200 (or 1:100), which will show the location of the areas investigated.

5.3 A record of the full extent in plan of all archaeological deposits encountered will be made on drawing film, related to the OS grid and at a scale of 1:10 or 1:20. Elevations and sections of individual layers of features should be drawn where possible. The OD height of all principal strata and features will be calculated and indicated on the appropriate plans.

5.4 An adequate photographic record of the investigations will be prepared. This will include digital and as appropriate black and white prints illustrating in both detail and general context the principal

features and finds discovered. The photographic record will also include 'working shots' to illustrate more generally the nature of the archaeological operation mounted.

5.5 This record will be compiled and fully checked during the course of the watching brief.

5.6 All site records and finds will be kept securely.

## **6 Report and Archive**

6.1 An accession number will be drawn prior to the commencement of the project (Brief 8.1). Following the fieldwork the on-line OASIS form at <http://ads.ahds.ac.uk/project/oasis> will be completed. A report on the investigation will be provided following the groundworks.

6.2 Copies will be provided for the client, Sites and Monuments Record and planning Authority. The copyright of all original finished documents shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations.

6.3 A full copy of the archive as defined in the 'Guidelines for the preparation of excavation archives for long-term storage' (UKIC 1990), and Standards in the Museum care of archaeological collections (MGC 1992) and 'Guidelines for the preparation of site archives and assessments for all finds (other than fired clay objects) (Roman Finds Group and Finds Research Group AD 700-1700 1993) will be presented to Leicestershire County Council, Heritage Services normally within six months of the completion of analysis. This archive will include all written, drawn and photographic records relating directly to the investigations undertaken.

## **7 Publication**

7.1 A summary report will be submitted to a suitable regional or national archaeological journal within one year of completion of fieldwork. A full report will be submitted if the results are of significance.

## **8 Timetable and Staffing**

8.1 The investigation is scheduled to commence in mid - late November 2007. An experienced archaeologist will be present during this work.

## **9 Health and Safety**

9.1 ULAS is covered by and adheres to the University of Leicester Statement of Safety Policy and uses the ULAS Health and Safety Manual (revised 2007) with appropriate risks assessments for all archaeological work. A draft Health and Safety statement for this project is in the Appendix. The relevant Health and Safety Executive guidelines will be adhered to as appropriate.

## **10 Insurance**

10.1 All ULAS work is covered by the University of Leicester's Public Liability and Professional Indemnity Insurance. The Public Liability Insurance is with St Pauls Travellers Policy No. UCPOP3651237 while the Professional Indemnity Insurance is with Lloyds Underwriters (50%) and Brit Insurances (50%) Policy No. FUNK3605.

## **11. Bibliography**

MAP 2, *The management of archaeological projects* 2nd edition English Heritage 1991

MGC 1992, *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission)

RFG/FRG 1993, *Guidelines for the preparation of site archives* (Roman Finds Group and Finds Research Group AD 700-1700)

SMA 1993, *Selection, retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland* (Society of Museum Archaeologists)

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24.10.2007

### Appendix 3 LCC letter to Rutland County Council

Mr M Taylor (Planning Officer)  
Rutland County Council  
Community Services  
Catmose  
Oakham  
Rutland LE15 6HP

Date: 5<sup>th</sup> July 2006  
My ref: CLE1931/HW  
Your ref: FUL/2006/0519  
Contact: Richard Clark  
Phone: (0116) 265 8322  
Fax: (0116) 265 7965  
Email: riclark@leics.gov.uk

Dear Mr Taylor,

**Planning Application No: FUL/2006/0519: Erection of dwellinghouse and associated works; land adjacent to The Grange, Main Street, Cottesmore, Rutland, LE15 7DH.**

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements.

The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest. It is inside the medieval and post-medieval historic settlement core of the village and the lane to the west of the site appears to be a more major road on 1<sup>st</sup> edition OS mapping dating to the 1880's. Consequently, there is a likelihood that buried archaeological remains will be affected by the development.

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide professional archaeological Attendance for inspection and recording during the groundworks for the proposed development. A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Archaeology Section. The Archaeology Section will provide a formal Brief for the work at the applicant's request.

The applicant should, if planning permission is granted, also obtain a suitable written Specification and costings for the archaeological recording from an archaeological organisation acceptable to the planning authority. This should be submitted to this Archaeology Section, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with relevant Institute of Field Archaeologists "Standards" and "Code of Practice". It should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning condition, to safeguard any important archaeological remains potentially present:

1. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted and approved in writing by the planning authority.

Reason: To ensure satisfactory archaeological investigation and recording.

This condition is as advised in paragraph 55 of DoE Circular 11/95. The "Programme of Work" referred to in the recommended condition will in this case be the archaeological recording during development, in accordance with the Specification to be agreed.

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.

Please will you ensure a copy of the Decision Notice is sent to us in due course, to enable us to continue to monitor and safeguard the archaeology of this site. Should you or the applicant have any further queries please do not hesitate to contact us.

Yours sincerely,

Richard Clark  
Senior Planning Archaeologist

c.c. F W Keyworth (Agent)