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Archaeological Services

**An Archaeological Attendance and Recording (Watching Brief) at
Rutland House, 4 Dairy Lane, Hose, Melton Mowbray, Leicestershire.
NGR: SK 73748 29384**

Andrew Hyam



**ULAS Report No 2020-098
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Site Name: Rutland House, 4 Dairy Lane, Hose, Melton Mowbray, Leicestershire

Grid Ref: SK 73748 29384

Author: Andrew Hyam

Client: Mr Mark Bailey

Planning Ref: 17/00185/FUL

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OASIS RECORD

PROJECT DETAILS	Oasis No	universi1-		
	Project Name	An archaeological attendance and recording (watching brief) at Rutland House, 4 Dairy Lane, Hose, Melton Mowbray, Leicestershire		
	Start/end dates	16th June 2020		
	Previous/Future Work	None/ None		
	Project Type	Watching brief		
	Site Status	None		
	Current Land Use	Former garden		
	Monument Type/Period	None		
	Significant Finds/Period	None		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Ongoing		
Planning Ref.	17/00185/FUL			
PROJECT LOCATION	County	Leicestershire		
	Site Address/Postcode	Rutland House, 4 Dairy Lane, Hose, Melton Mowbray, Leicestershire, LE14 4JW		
	Study Area	450m ²		
	Site Coordinates	SK73748 29384		
	Height OD	52.8m aOD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Melton Borough Council		
	Project Design Originator	ULAS		
	Project Manager	John Thomas		
	Project Director/Supervisor	Andrew Hyam		
Sponsor/Funding Body	Mark Bailey			
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An Archaeological Attendance and Recording (watching brief) at Rutland House, 4 Dairy Lane, Hose, Melton Mowbray, Leicestershire. NGR: SK73748 29384

Andrew Hyam

Summary

This document is the fieldwork report for an archaeological attendance and recording (watching brief) carried out by University of Leicester Archaeological Services (ULAS) in advance of the proposed construction of a single domestic dwelling and garage at Rutland House, 4 Dairy Lane, Hose, Melton Mowbray, Leicestershire (NGR: SK73748 29384).

The work was commissioned by Mr Mark Bailey in advance of the proposed development on part of the land belonging to Rutland House. The site consists of a rectangular parcel of land running alongside Dairy Lane in the middle of Hose village. Until the commencement of groundworks the land had been in use as a garden with some fruit trees.

The proposed development site lies within the Hose Conservation Area and within the medieval and post medieval village core. The location had the potential for prehistoric, Roman and medieval archaeological activity.

Foundation trenches were excavated for the house and detached garage which will cover much of the available land. The northern half of the site was also stripped to expose the natural substratum.

No archaeological features or deposits were observed during the groundworks.

The archive for the work will be deposited with Leicestershire Museums under accession number X.A52.2020.

Introduction

University of Leicester Archaeological Services (ULAS) were commissioned by Mr Mark Bailey to carry out an archaeological attendance and recording (watching brief) at Rutland House, 4 Dairy Lane, Hose, Melton Mowbray, Leicestershire (NGR: SK 73748 29384). Under planning application number 17/00185/FUL it is intended to build a single detached dwelling and garage with new vehicular access onto Dairy Lane.

The fieldwork was carried out on the 16th of June 2020 and was undertaken as part of a programme of archaeological work required by the local Planning Authority following advice from the Senior Planning Archaeologist, Leicestershire County Council, in accordance with the National Planning Policy Framework (NPPF, MHCLG 2018).

The archaeological watching brief work was intended to provide a record of any archaeological remains in mitigation of the impact of the proposed development.

Until recently, the proposed site formed part of the plot of land belonging to Rutland House. Part of the eastern end of this larger garden was sold to provide land for this development. At the time of the watching brief the site, covering approximately 450m², was empty following the removal of a number of small fruit trees. Hedges formed the north, south and eastern boundaries. A modern fence formed the western boundary.

Location and Geology

Hose lies in north-east Leicestershire in the civil parish of Clawson, Hose and Harby and is under the administration of Melton Borough Council, close to the Nottinghamshire border (Fig. 1). Melton Mowbray lies approximately 10km to the south of the village. The site lies in the centre of Hose on the northern side of Dairy Lane. The development is in the eastern end of the garden attached of Rutland House and is bounded by Dairy Lane to the south and gardens attached to residential houses to the north and east. Access to the site is from Dairy Lane through a recently opened gap in the hedge line (Fig. 2).

Rutland House is a late 19th century house with a recent, but closely matched, extension built onto its south side. Opposite the development site, on the south side of Dairy Lane, are a number of modern houses which were built towards the latter end of the 20th Century. Dairy Lane is a narrow, single-track, roadway running from the south-east to north-west through the centre of the village joining The Green, to the north-west, and Harby Lane to the south-east.

The proposed new dwelling will form a shortened L-shaped structure with the longest axis set at a right-angle to Dairy Lane. The house will be placed towards the eastern end of the site with a detached garage to the west close to the new driveway leading to Dairy Lane. Associated with the development will be the usual services which will run southwards to the road.

The proposed development site is generally flat although there is a slight drop to the south down towards Dairy Lane. The site lies at a height of 53m aOD. The British Geological Survey identifies the underlying geology of the area as being Littlegate Limestone bed.

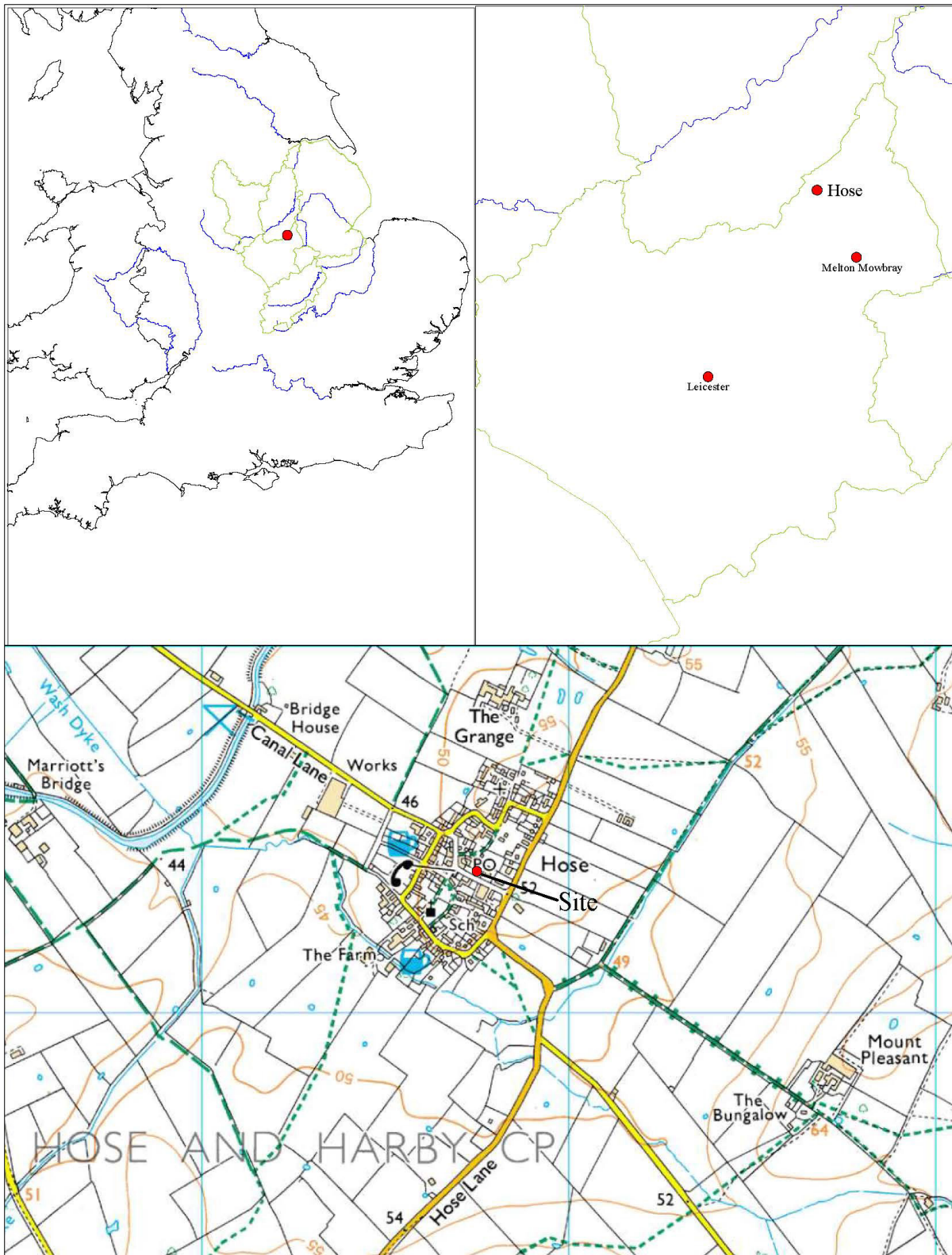


Figure 1 Site Location

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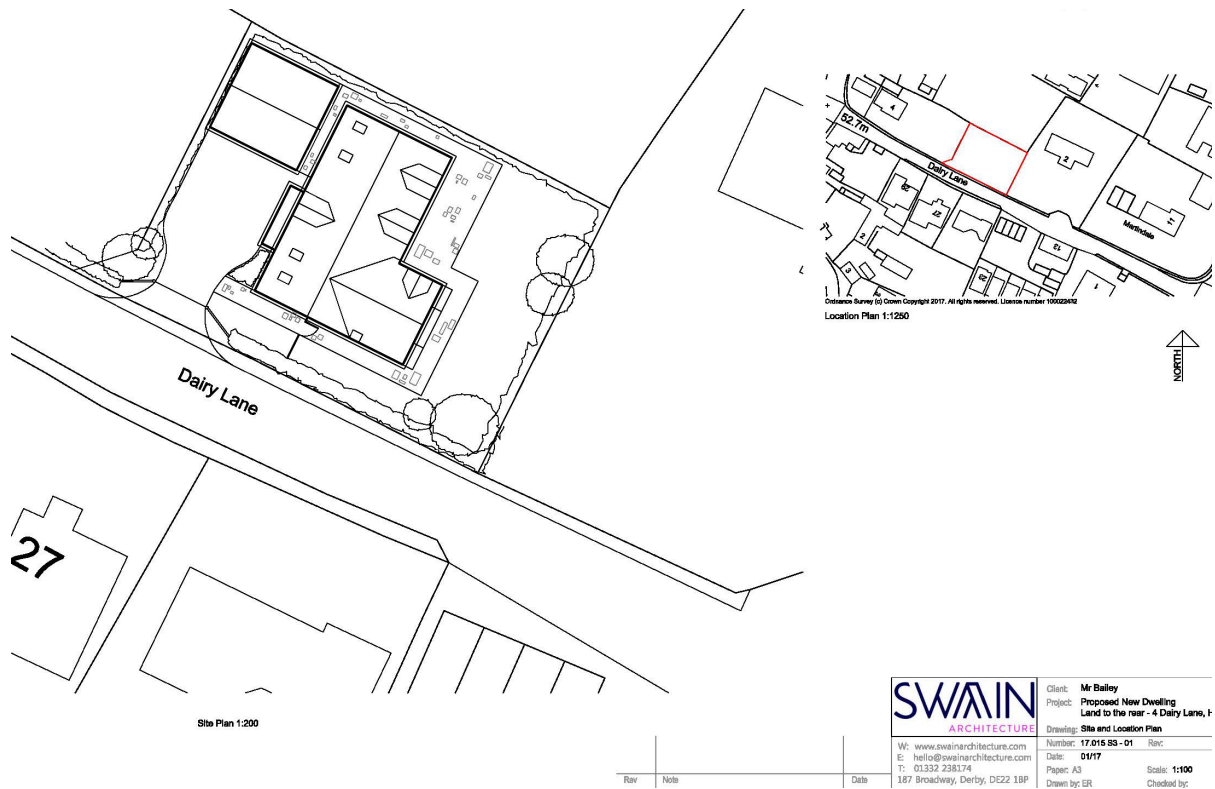


Figure 2 Plan of proposed development area
 Site highlighted with red line. Plan provided by client



Figure 3 General view of the site
 Looking south-east along Dairy Lane. The hedge line on the left marks the edge of the site.
 Newly opened entrance on left

Historical and Archaeological Background

The Leicestershire and Rutland Historic Environment Record (HER) shows that the house application site lies within an area of archaeological interest. The site is in the eastern end of the garden attached to Rutland House and lies within a conservation area (DLE449) and historic medieval and post-medieval settlement core of Hose (MLE8747). Hose has Saxon origins and is mentioned in the Domesday book as having a manor house at one end and a church at the other. The village was described as being the most productive in north-east Leicestershire and having a high population of Saxons (<http://www.hosevillage.org.uk/>). Since the medieval period the village has shrunk with visible earthworks belonging to the larger settlement on the northern edge of the village (MLE3538).

There is some prehistoric activity in the vicinity of the village with flint tools being found approximately 1km to the north-west (MLE7573 and MLE7574). Fieldwalking on the western side of the village recovered both Roman and medieval pottery (MLE8136 and MLE6977). Approximately 120m to the north-west of the development area is a site which produced over 2000 sherds of medieval pottery and 27 sherds of Roman pottery. It has been proposed that this may have been the site of the early medieval manor house (MLE3523; MLE7967). A Moated Grange (MLE3526) (Scheduled monument number: 1010668) is located 500m to the north-east which served Croxton Abbey.

An evaluation was performed in the south of the village which found four sherds of medieval pottery (ELE5543). Another evaluation was performed on the earthworks in the north (MLE3538) which found artificial banks, cobble surfaces, structural remains and medieval pottery (Huxley 2018).

The Grade II listed church of St. Michael and All Angels is located 147m to the south-west and dates to the 13th century (MLE12808). A Watching Brief at the church found structural remains along with pottery dating to this period. There are also several Grade II listed buildings dating to the post-medieval period which are found around the western side of the village and further north.

Archaeological Objectives

The main objectives of the evaluation were as laid out in the ULAS *Written Scheme of Investigation for Archaeological Attendance and Recording During Groundworks: Rutland House, 4 Dairy Lane, Hose, Melton Mowbray, Leicestershire* (the WSI) and can be summarised as:

- To identify the presence/absence of any archaeological deposits.
- To establish the character, extent and date range and significance of any surviving archaeological deposits.
- To record any archaeological deposits to be affected by the ground works.
- To establish the ecofactual and environmental potential of any archaeological deposits and features encountered.
- To record any archaeological deposits and produce an archive and report of any results.

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

Research Objectives

The presence of prehistoric features in the area suggests a potential for further features of this date. There is also potential for further information on the origins of the farm complex. It is therefore possible to determine some initial objectives derived from *The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda* (2006) and *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands* (2012).

Romano-British

What resources moved in and out of the region during this period? (5.6.1)

Early Medieval

What factors may underlie the progression from dispersed to nucleated settlement and the growth of settlement hierarchies? (6.4.4)

High Medieval

How can we shed further light upon the origin and development of dispersed hamlets and farms in champion and pastoral areas? (7.2.2)

These research aims were identified based on the current state of knowledge within the area of the scheme. Dependant on the findings of the evaluation the research aims would be re-assessed and updated as necessary during the course of the fieldwork.

Methodology

All work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (rev. 2014a) in accordance with their *Standard and Guidance for Archaeological Field Evaluation* (rev. 2014b). The archaeological work followed the Written Scheme of Investigation (WSI) prepared by ULAS and agreed with the Leicestershire County Council Planning Archaeologist (May 2020). The work was monitored by the Leicestershire County Council Planning Archaeologist although due to the movement restrictions caused by the current Coronavirus contact with the Planning Archaeologist was by telephone, email and site photographs.

The archaeological watching brief entailed the monitoring, observation and recording of the stripping of any overburden and excavation of foundation trenches associated with the construction of the house and garage.

Site stripping and excavation of the foundation trenches was carried out using a mechanical excavator supplied by the client Mr M Bailey. Prior to the commencement of the watching brief a number of small fruit trees had been removed along with a small hedge partially bisecting the site from north to south. Some grass and undergrowth had also been removed and, as noted, a new site entrance had been opened out onto Dairy Lane.

Topsoil and subsoil was removed carefully in level spits, under continuous archaeological observation. All of the excavated spoil was inspected for archaeological artefacts.

An accession number (X.A52.2020) was obtained prior to commencement of the project and used to identify all records.

Results

Initially all undergrowth and all of the turf and was stripped from the site to create an open working area (Fig. 4). This strip also removed between 0.15 and 0.25m of dark brown silty clay topsoil with the deeper depth being removed towards the, higher, northern side of the site. A number of modern plant pot and white-glazed pottery sherds were observed within this layer but were not retained due to their obvious modern date. The course of a hedge line running northwards from the road could be seen by a disturbed line of roots as could shallow disturbed areas where fruit trees had been located. Approximately 4m of turf was left in-situ at the eastern end of the site where a small garden will be located.

In order to obtain a level site a further strip of the northern edge of the site was carried out which removed all of the topsoil and the mid-brown silty clay subsoil. Across the stripped area a combined depth of topsoil and subsoil varying between 0.25 and 0.35m was removed. Beneath the subsoil the mid yellow brown clay natural substratum was exposed (Figs. 5 and 6). The natural was fairly homogenous although patches of slightly sandy gravel were seen in places. No archaeological features or deposits were observed within this stripped area. Towards the southern side of the site, where the ground dropped down to the road, a thin layer of subsoil was left in place throughout the course of the groundworks.

Following the north end area stripping the 0.6m wide foundation trenches of the house and garage were excavated. Due to a nearby boundary hedge the trenches had to be excavated down to 1.6m below ground level along the northern side of the site (Fig. 7). Excavating down to this depth showed the undisturbed natural substratum to contain areas of blue-grey clay along with other areas of mid orange sandy gravel. Further away from the north boundary hedge line the foundation trenches gradually decreased in depth to 0.7m but still cut into the undisturbed natural substratum. Close to the southern edge of the site the combined depth of topsoil and subsoil varied between 0.4 and 0.45m.

No archaeological features, deposits or artefacts were observed in any of the foundation trenches.



Figure 4 General view of site following turf strip
Looking west. New site entrance behind excavator on left. Rutland House on right

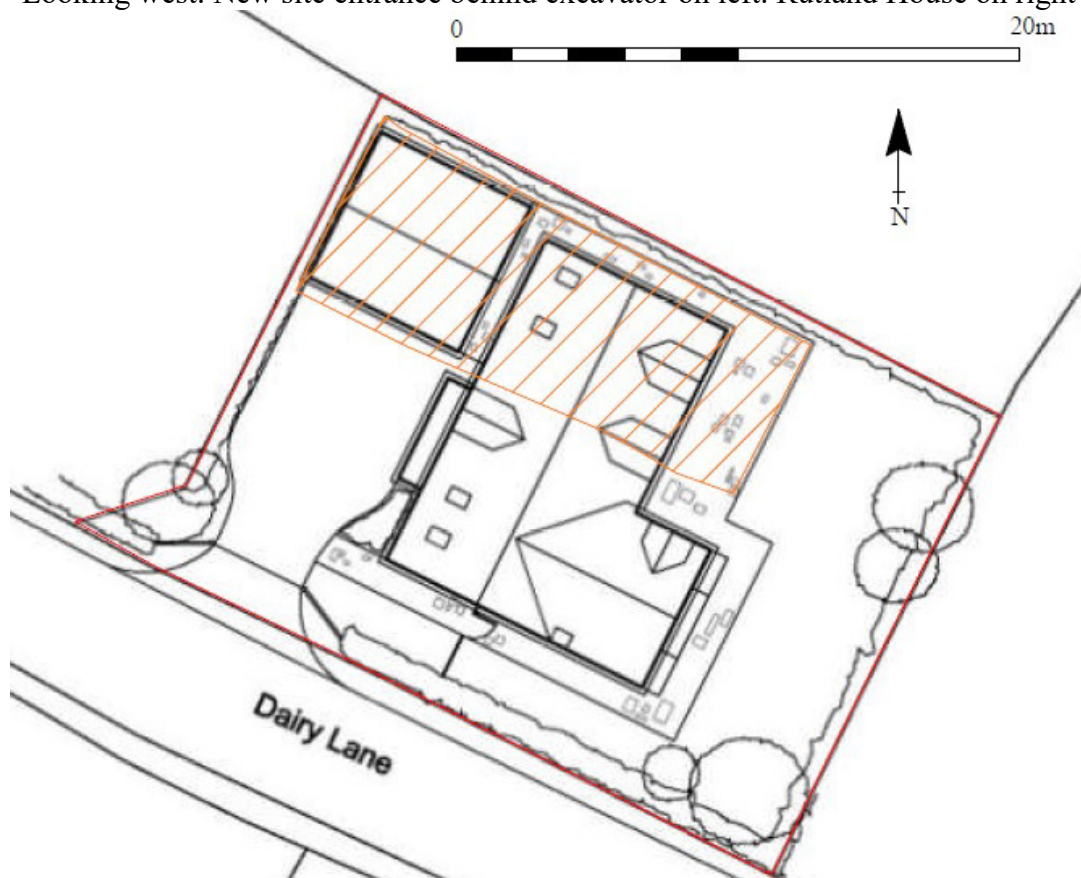


Figure 5 Location of area stripped down to natural
Stripped area shown by orange hatched area



Figure 6 Northern part of site stripped down to natural
Looking west. Excavator is digging the foundations for the garage. Parallel lines on right of picture show where the house foundations will be excavated



Figure 7 Foundation trenches along northern edge of development
Looking west. House trench in foreground, garage beyond



Figure 8 Post-excavation of the foundation trenches
Looking north-west.

Conclusion

Despite the potential for revealing, Roman, Anglo-Saxon and medieval archaeological features and deposits none were found during the groundworks. The site strip covered much of the area and the foundation trenches were extensive giving a fair opportunity of discovering anything which might have been present.

It may have been expected that medieval property plots may extend northwards from Dairy Lane resulting in possible boundary ditches running across the site. However, studying early Ordnance Survey maps suggests that such plots may have run east and westwards from The Green and Harby Lane.

Archive and publication

The archive for this project will be deposited with Leicestershire Museums with accession number X.A52.2020 and consists of the following:

- 1 Unbound copy of this report (ULAS Report No. 2020-098)
- 1 Watching brief recording sheet
- 1 Photo Record sheet
- 1 Contact sheet of digital photographs
- 1 CD containing a copy of this report and the digital photographs

Since 2004 ULAS has reported the results of all archaeological work through the *Online Access to the Index of Archaeological Investigations* (OASIS) database held by the Archaeological Data Service at the University of York.

A summary of the work will also be submitted for publication in a suitable regional archaeological journal in due course.

Acknowledgements

ULAS would like to thank Mr M Bailey for the excavation work and assistance during the watching brief. Andrew Hyam carried out the fieldwork for ULAS and the project was managed by John Thomas. The excavator was provided by the client.

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30.06.2020



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