

**An archaeological watching brief  
on Areas 1B & 2B, Mill Farm Lutterworth.  
(SP 547 840)**

Vicki Priest  
January 2005

***Client:*** Westleigh Developments Limited

Checked by Project Manager

Signed: .....Date:

Name: .....

University Of Leicester  
Archaeological Services

University Rd, Leicester LE1 7RH  
Tel: (0116) 2522848 Fax: (0116) 2522614

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**Summary**

*An archaeological watching brief was carried out by University of Leicester Archaeological Services (ULAS) on land around the now demolished Mill Farm House, Lutterworth during November – December 2004. Previous excavations on the area had revealed medieval remains of St. John's Hospital and cemetery to the south and remnants of the post- medieval mill to the north. No further archaeological deposits were encountered. The site archive will be deposited with the Leicestershire Sites and Monuments Record under the accession number XA84.2001.*

**1. Introduction**

The development site lies in Lutterworth parish approximately 21km south of Leicester in Harborough District (SP 547 840). It consists of a large derelict area south of Lutterworth town centre (SP 547840) within which it is proposed to construct offices, a hotel and restaurant (Fig. 1). Following extensive evaluation of the site in 1996, a mitigation strategy comprising excavation of archaeological deposits, which would be affected by the proposals, was implemented during 2001. Several areas including the farmhouse and its grounds were not available for investigation at this time, and another brief was issued by Leicestershire County Council Heritage Services to ensure completion of the mitigation strategy (*Brief for Archaeological Excavation of Land at Mill Farm Lutterworth*, 28.03.2003). A specification (*Design Specification for Archaeological Work* (Appendix II)). was prepared detailing a controlled strip of the site of the former farmhouse and its grounds (Area 2C), an intensive watching brief of areas 1B and 2B and an intermittent watching brief of areas during the development (Fig. 2).

The controlled strip of area 2C undertaken in 2003. Although no further excavation was considered necessary, it was felt that given the extensive archaeological remains on the site, an intensive watching brief on the remaining areas of 2C not covered by the controlled strip (beneath the power cables), should also be undertaken. This report details the watching brief on the office complex (Areas 1B and 2B). The watching brief on the remaining un-evaluated area of 2C remains outstanding.

**2. Geology and Topography**

Underlying geology consists of glacial boulder clay and river deposited gravels in the south of the site, and alluvium in the north. A raised area of natural gravels forms the south west corner of the site. Mill Farm is situated at a height of 110.5m O.D. The topography of the site comprises higher ground to the south (on gravel terrace) and lower ground to the north and the flood-plain of the River Swift.

### 3. Background

An archaeological desk-top assessment was initially carried out to summarise the archaeological potential of the site (Marsden 1996). This was followed by a phase of archaeological field evaluation, comprising trial trenches sited to take account of areas of proposed disturbance and archaeological potential within the constraints of existing site use (Gossip 1996).

The archaeological field evaluations in 1996 identified two areas of high archaeological potential requiring full excavation (Fig. 2): areas 1A (post-medieval mill site) & 2A (archaeological deposits including human remains relating to the medieval hospital of St. John). Two large open area excavations were therefore carried out in 2001, one in the area of the medieval cemetery and associated buildings (area 2A) and another in the area of the mill (area 1A). Further evaluation carried out in area 2B to the south-east revealed the presence of a number of infilled ponds with few archaeological deposits.

The archaeological deposits recorded in area 2A (the medieval cemetery) were seen to possibly continue to the north. This area was not excavated at the time due to the presence of existing building and live power lines. However evaluation trenches indicated that there were further archaeological deposits in this area (including human remains) that have not yet been fully recorded. One human burial was discovered close to the southern side of the house and was thought possible that the medieval cemetery extended beneath the farmhouse.

In 2003 a controlled strip was undertaken on Area 2C after the demolition of the standing buildings. The only archaeological features noted during the controlled strip were modern features. The human burials and archaeological features previously recorded to the south did not continue beneath the farm house. The presence of electricity cables to the east prevented some of this area being investigated (Area shaded blue on Fig. 2).

### 4. Archaeological Aims

The aim of the watching brief was to provide a full and adequate record of any archaeological deposits encountered.

### 5. Methodology

A variety of work was carried out on site. The majority of the groundworks involved topsoil stripping, excavation of drainage trenches and construction of roads. The site was visited 4 times during November/December 2004.

All archaeological work followed the Institute of Field Archaeologists (IFA) *Code of Conduct, Standard and Guidance for Archaeological excavations*, and the *Guidelines and procedures for archaeological work in Leicestershire and Rutland* (Leicestershire County Council, Heritage Services Service).

## 6. Results and discussion

No archaeological features were noted during the groundworks. Area 1B lies just above the floodplain of the river Swift to the north and the stratigraphy here comprised mainly waterlogged material. Most of the excavations encountered fairly recent dark, wet organic deposits, with some modern structural material relating to the old mill building to the west.

Area 2B was previously a mixture of concrete and overgrown scrub. Previous work indicated that this was also a wet area containing a number of slurry ponds. Topsoil stripping of this areas located no archaeological deposits.

## 7. Conclusion

The watching brief encountered only modern debris and recent waterlogged deposits. No archaeological features or artefacts were recorded during the watching brief.

## 8. Archive

*The Archive consists of site notes, and will be deposited with the Leicestershire Sites and Monuments Record under the accession number XA84-2001.*

## 9. Publication

A summary of the work will be submitted to a relevant local journal for publication in due course.

## 10. References

- |                               |             |  |
|-------------------------------|-------------|--|
| Chapman, S.J. & Priest, V.    | 2001        | <i>An Archaeological Evaluation At the site of St John's Hospital, Mill Farm, Lutterworth, Leicestershire (SK 547 840).</i> ULAS Report no. 2001-183       |
| Gossip, J.                    | 1996        | <i>An Archaeological Evaluation at Mill Farm, Lutterworth, Leicestershire (SP547 840).</i> ULAS Report no. 96/54.  |
| Leicestershire County Council | 28.03. 2003 | Brief for Archaeological Excavation of Land at Mill Farm Lutterworth.  |
| Marsden, P.                   | 1996        | <i>An Archaeological Desk-based Assessment for land at Mill Farm, Lutterworth, Leicestershire.</i> ULAS Report No. 96/27.                                  |
| Priest, V. & Chapman, S.J.    | 2002        | An Archaeological Excavation at the site of St. John the Baptist's Hospital, Mill Farm, Lutterworth, Leicestershire (SK 547 840). ULAS Report no. 2002-135 |
| ULAS                          | 2003        | Design Specification for Archaeological Work: Land at Mill Farm Lutterworth.   |

## **11. Acknowledgements**

Fieldwork was carried out by Vicki Priest and Gerwyn Richards. The project was managed by Richard Buckley.

Vicki Priest  
6th Jan 2005

## **Appendix I: Design Specification for Scheme of Archaeological Excavation, Intensive Watching Brief and Intermittent Watching Brief.**

**Mill Farm, Lutterworth, Leicestershire:07/09/2005**

### **1. Introduction**

#### **1.1. *Definition and scope of the specification***

- 1.1.1. This document is a design specification for a scheme of archaeological excavation at Mill Farm Lutterworth in advance of proposed development. It addresses the *Brief for Archaeological Excavation of Land at Mill Farm Lutterworth* (28.03.2003 hereinafter the 'brief') prepared by Leicestershire County Council, Heritage Services following Planning Policy Guidelines 16 (PPG16, Archaeology and Planning), para.30.
- 1.1.2. This document provides details of the work proposed and must be submitted to the Planning Authority for approval before a costed programme of work by ULAS may be implemented. All archaeological work will adhere to the Institute of Field Archaeologist's (IFA) Code of Conduct and relevant *Standards and Guidance* (excavations, watching briefs and evaluations).

#### **1.2 *Exclusions***

- 1.2.1 Costings do not include shoring, additional fencing or hoarding that may be required, reinstatement, and pumping of flooded trenches as it is assumed that none of these shall be required on this site.

#### **1.3 *Agreements***

A programme of archaeological work may not proceed until:

- Agreement to the specification has been reached in writing between the Client or Client's agent and the Planning Authority
- Agreement has been reached in writing regarding the final deposition of the complete site archive including all finds.
- The Client has entered into a contract with ULAS to undertake the work specified.

#### **1.4 *Copyright of this Specification***

This specification remains the copyright of ULAS and may be used by the client or the client's agent for obtaining a costed programme of archaeological work from ULAS. It may not be used without express permission by any third party.

### **2. Background**

#### **2.1 *Site Location and geology***

- 2.1.1 The site lies in Lutterworth parish approximately 21km south of Leicester in Harborough District (SP 547 840). Underlying geology consists of glacial boulder clay and river deposited gravels in the south of the site, and alluvium in the north. A raised area of natural gravels forms the south west corner of the site. Mill Farm is situated at a height of 110.5m O.D. The topography of the site comprises higher ground to the south (on gravel terrace) and lower ground to the north and the flood-plain of the River Swift.

#### **2.2 *Archaeological Background***

- 2.2.1 The site consists of an area of approximately 2.0 ha. to the south of Lutterworth town centre (SP 547840) within which it is proposed to construct offices and a hotel.
- 2.2.2 An archaeological desk-top assessment was initially carried out to summarise the archaeological potential of the site (Marsden 1996). This was then followed by a phase of archaeological field evaluation, comprising trial trenches sited to take account of areas of proposed disturbance and archaeological potential within the constraints of existing site use (Gossip 1996).
- 2.2.3 The archaeological field evaluations in 1996 and 2001 identified two areas of high archaeological potential requiring full excavation (Fig. 1): areas 1A (post-medieval mill site) & 2A

(archaeological deposits including human remains relating to the Medieval hospital of St. John). Two large open area excavations were therefore carried out, one in the area of the medieval cemetery and associated buildings (Area 2A) and another in the area of the mill (Area 1A). Further evaluation carried out in area 2B revealed few archaeological deposits.

- 2.2.4 The archaeological deposits recorded in Area 2A (medieval cemetery) were seen to continue to the north-west. This area was not excavated at the time due to the presence of existing building and live power lines. However evaluation trenches indicated that there were further archaeological deposits in this area (including human remains) that have not yet been fully recorded. One human burial was discovered close to the southern side of the house and it is possible that the medieval cemetery extends beneath the farmhouse.
- 2.2.5 The Senior Planning Archaeologist has therefore recommended that planning permission be granted subject to an archaeological condition for full excavation of part of the site (Area 2C), continuous supervision and control (Intensive Watching Brief) on areas 1A and 2B and Intermittent Watching Brief on the remainder in order to provide a full archaeological record of the site before development (Brief ref.)

### 3. Site Constraints

#### 3.1 *Buildings and power cables*

- 3.1.1 The buildings on site will need to be demolished and cleared before any archaeological work can be carried out. In addition the overhead cables around the old farmhouse will need to be made safe/removed in order for machining to take place in this area. The location and status of underground services will also need to be clarified and marked out on the ground before any archaeological work commences.

### 4. Aims and Objectives

- 4.1 The *aim* of the excavation and watching briefs is provide a full and adequate record of any archaeological deposits encountered.
- 4.2 Specific *objectives* as defined by the brief (ref) are to:
- Add to the information already gained about the date and nature of the Site, and to relate this so the known history of St. John's Hospital and Spital Mills.
  - To remove all human remains and finds from the Site so that they are protected from development and can be analysed in a suitable environment.
  - To relate the Site to its wider context i.e. other comparable sites in Leicestershire and Rutland and an assessment of how this relates to the East Midlands region.

### 5. Methodology

#### 5.1 *General:*

- 5.1.1 All archaeological work will adhere to the Institute of Field Archaeologist's (IFA) *Code of Conduct, Standard and Guidance for Archaeological excavations, Standard and Guidance for Archaeological watching briefs* and the *Guidelines and procedures for archaeological work in Leicestershire and Rutland* (Leicestershire County Council, Heritage Services Service).
- 5.1.2 Internal monitoring procedures will be undertaken including visits to the sites from the project manager. These will ensure that project targets are being met and professional standards are being maintained. Provision will be made for external monitoring meetings with representatives of the client and Planning Archaeologist at Leicestershire County Council, Heritage Services as per the brief.
- 5.1.3 Any adjustments to the agreed specification will only be made following discussion with the Planning Archaeologist at Leicestershire County Council, Heritage Services.

#### 5.2 *Archaeological excavation (Area 2C, Fig. 1)*

- 5.2.1 Area 2C was not fully evaluated previously due to the presence of farm buildings and power cables'. Limited evaluation established the presence of archaeological deposits in this area.



After demolition and clearing of the farmhouse and power cables, the overburden covering this area will be removed by machine using a toothless bucket, under archaeological control and supervision, down to the top of the uppermost archaeological horizon.

- 5.2.2 Following machining, all areas will be hand cleaned and planned. Samples of all archaeological deposits located will be hand excavated appropriate to the aims and objectives of the excavation (4. above). Measured drawings of all archaeological features will be prepared and tied into an overall site plan. All plans will be tied into the National Grid using an Electronic Distance Measurer (EDM).
- 5.2.3. Particular attention will be paid to the potential for buried palaeosols and/or palaeo-environmental data in consultation with ULAS's environmental officer.
- 5.2.4 All excavated sections will be recorded and drawn at 1:10 or 1:20 scale, levelled and tied into a site TBM. Spot heights will be taken as appropriate.
- 5.2.5 Any finds of gold and silver will be archaeologically removed and reported to the local coroner in accordance with the procedures of the 1997 Treasure Act and code of Practice.
- 5.3 **Intensive Watching Brief (Areas 1B and 2B, Fig. 1):**
  - 5.3.1 An intensive watching brief will be carried out on these two areas to ensure that mill races, further areas of cobbling and structures and other archaeological deposits are adequately recorded. This will require archaeological control and supervision of topsoil and overburden stripping and concrete breaking. Cleaning of the site to the top of archaeological horizons should be carried out under full archaeological supervision using a toothless ditching bucket.
  - 5.3.2 The archaeologist will co-operate at all times with the contractors on site to ensure the minimum interruption to the work.
  - 5.3.3 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.
  - 5.3.4 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.
  - 5.3.5 All excavated sections will be recorded and drawn at 1:10 or 1:20 scale, levelled and tied into a site TBM. Spot heights will be taken as appropriate.
- 5.4 **Intermittent Watching Brief:** The remainder of the site should be subjected to an intermittent watching brief during groundworks to record any additional finds or features. ULAS shall ensure the presence of a suitably qualified archaeologist on site during any groundworks outside the areas selected for excavation in order that any necessary photographic, written and drawn records may be made of archaeological deposits revealed. The archaeologist will cooperate at all times with the building contractors on site and will not cause any unnecessary delays to the works.
- 5.5 **Contingency:** As required by the brief, in the event that significant archaeological discoveries are made during either watching brief, development works will stop. The archaeological contractor will inform the Client and Senior Planning Archaeologist and prepare a written summary and plan of the archaeological evidence. Following a monitoring visit by the Senior Planning Archaeologist, the contractor will, if necessary implement a scheme of excavation on behalf of the client. Any further schemes will need to be approved by Leicestershire County Council Heritage Services on behalf of the Local Planning Authority. The Senior Planning Archaeologist will need to be informed of any proposed amendments to the agreed scheme and notified of its completion.

## **6. Human remains**

- 6.1 If inhumation deposits are discovered within the excavation area, suitable arrangements shall be made to screen the area from the view of the public as far as is practically possible.
- 6.2 All human remains shall be removed in accordance with Home Office and Environmental Health Regulations and if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act and the 1857 Burial Act, in accordance with the brief.
- 6.3 Skeletons will be exposed, recorded, lifted and removed from site to an appropriate laboratory. Skeletons will be analysed by a human remains specialist and a report prepared as part of the post excavation programme.
- 6.4 All skeletons removed from the site will be transferred to Leicestershire Museums Heritage Services for storage with the existing remains and archive from the site.

## **7. Publicity**

- 7.1 Public interest in the site by the local community and press has previously been high. Due to Health and Safety Regulations and the security of the archaeology and the site, no public tours or statements will be made without the prior joint consent of the Client, Senior Planning Archaeologist and ULAS as required by the brief.
- 7.2 Once the excavations are underway the need for Open Days or public tours will be assessed and arranged between the Client, Senior Planning Archaeologist and ULAS if necessary.

## **8. Recording Systems**

- 8.1 Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto prepared pro-forma recording sheets.
- 8.2 A site location plan based on the current Ordnance Survey 1:2500 map (reproduced with the permission of the Controller of HMSO) will be prepared. This will be supplemented by a trench plan at 1:200 (or 1:100), which will show the location of the areas investigated in relation to the OS grid. The locations and values of the OS bench marks used and site TBM will also be indicated.
- 8.3 A record of the full extent in plan of all archaeological deposits encountered will be made on drawing film at a scale of 1:50 or 1:20 and related to the OS grid, with spot heights as appropriate. Sections including the half-sections of individual layers or features will be drawn at a minimum scale of 1:10.
- 8.4 A photographic record of the investigations will be maintained. This will include black and white prints and colour transparencies 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. The transparencies will be mounted in suitable frames.
- 8.5 This record will be compiled and fully checked during the course of the excavations.

## **9. Finds**

- 9.1 The IFA Guidelines for Finds Work will be adhered to.
- 9.2 Before commencing work on the site, a Museums accession number will be obtained from the Keeper of Archaeology, Leicestershire County Council.
- 9.3 All identified finds and artefacts are to be retained, although certain classes of building material will, in some circumstances, be discarded after recording with the approval of the Planning Archaeologists, the details and discard location being fully documented.
- 9.4 All spoil heaps and exposed areas will be regularly scanned with a metal detector, either using ULAS employees or other suitable metal detectors.
- 9.5 All finds and samples will be treated in a proper manner. Where appropriate they will be cleaned, marked and conserved in accordance with recognised best-practice following UKIC guidelines. Marking will include the accession number, find number and context number. Bulk finds will be bagged in clear self sealing plastic bags, again marked with accession, find and context numbers

and boxed by material in storage boxes compatible with those used in the recipient museum. Packaging of metalwork and organic material will follow UKIC/RESCUE guidelines (First Aid for Finds, 1986) and a qualified conservator will ensure that all objects are stable. All materials will be fully labelled, catalogued and stored in appropriate containers. Materials will be analysed in relationship to the Leicestershire Museums established type reference series. After due examination of the said Archaeological Discoveries by ULAS, they will be transferred unconditionally into the ownership of Leicestershire Museums for storage in perpetuity.

## 10. Environmental sampling

- 10.1 During the excavations different sampling strategies may be employed according to the perceived importance of the strata under investigation. Close attention will be given to sampling for date, structure and environment.

The sampling strategy will include the following:

- A range of features to represent all feature types, areas and phases will be selected on a judgmental basis. The criteria for selection will be that deposits are datable, well sealed and with little intrusive or residual material.
- Any buried soils, or well-sealed deposits with concentrations of carbonised material present will be intensively sampled taking a known proportion of the deposit.
- Spot samples will be taken where concentrations of environmental remains are located.
- Waterlogged remains, if present, will be sampled for pollen, plant macrofossils and insect remains provided that they are uncontaminated and datable.

## 11. Report and Archive

- 11.1 Excavation will be followed by a period of post-excavation processing. A post-excavation assessment report written in accordance with MAP2 (English Heritage 1991) and IFA Standards and Guidelines for Excavation (1999) will be prepared.
- 11.2 A report on the fieldwork will be provided following analysis of the records and materials to the specifications required by the brief. The watching brief report will be included in the Excavation Report and its conclusions integrated into the Assessment Report.
- 11.3 The full site archive will be completed within 9 months of completion of the fieldwork and deposited with Leicester County Council Heritage Services as per the brief.
- 11.3. 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.

### 11.4 *Publication*

The results of the excavation will be published either in an appropriate archaeological journal, such as the *Transactions of the Leicestershire Archaeological and Historical Society*, or as a monograph. This will depend to a large extent on the quantity and quality of the excavated data. Publication requirements will be more fully addressed at the post-excavation assessment stage. A copy of the publication report will be sent to the planning archaeologist for the SMR.

## 12. Acknowledgement and publicity

- 12.1 ULAS shall acknowledge the contribution of the Client in any displays, broadcasts or publications relating to the site or in which the report may be included.
- 12.2 ULAS and the Client shall each ensure that a senior employee shall be responsible for dealing with any enquiries received from press, television and any other broadcasting media and members of the public. All enquiries made to ULAS shall be directed to the Client for comment.

## 13. Timetable and staffing

- 13.1. The excavation and recording phase is to be arranged. The watching brief will take place at the inception of the contractor's groundworks

#### 14. Health and Safety

- 14.1. ULAS is covered by and adheres to the University of Leicester Statement of Safety Policy and uses the ULAS Health and Safety Manual (2001) with appropriate risks assessments for all archaeological work. The relevant Health and Safety Executive guidelines will be adhered to as appropriate. All ULAS staff will follow the site contractors' Health and Safety policy.

#### 15. Insurance

- 15.1 All ULAS work is covered by the University of Leicester's Public Liability and Professional Indemnity Insurance. The Public Liability Insurance is with Gerling Insurance Services Policy No. 62/99094/D, Risk Reference LT 35101 while the Professional Indemnity Insurance is with Sun Alliance Insurance Policy No. 03A/5A 001 05978, Risk Reference LT 27229.

#### 16. Bibliography

Chapman, S., 2001 *An Archaeological Evaluation at the site of St Johns Hospital, Mill Farm, Lutterworth, Leicestershire (SK 547 840)*. ULAS report 2001-183

Gossip, J., 1996 *An Archaeological Evaluation at Mill Farm Lutterworth, Leicestershire* Unpub., ULAS Report No. 96/54

Marsden, P., 1996 *An Archaeological Desk-based Assessment for land at Mill Farm, Lutterworth, Leicestershire* Unpub., U.L.A.S. Report No. 96/27

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

MGC 1992, *Standards in the Museum Care of Archaeological Collections* (County Council, Heritage Services 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)

Leicestershire County Council Heritage Services *Brief for Archaeological Excavation of Land at Mill Farm, Lutterworth* 28.03.03

ULAS 07/09/2005



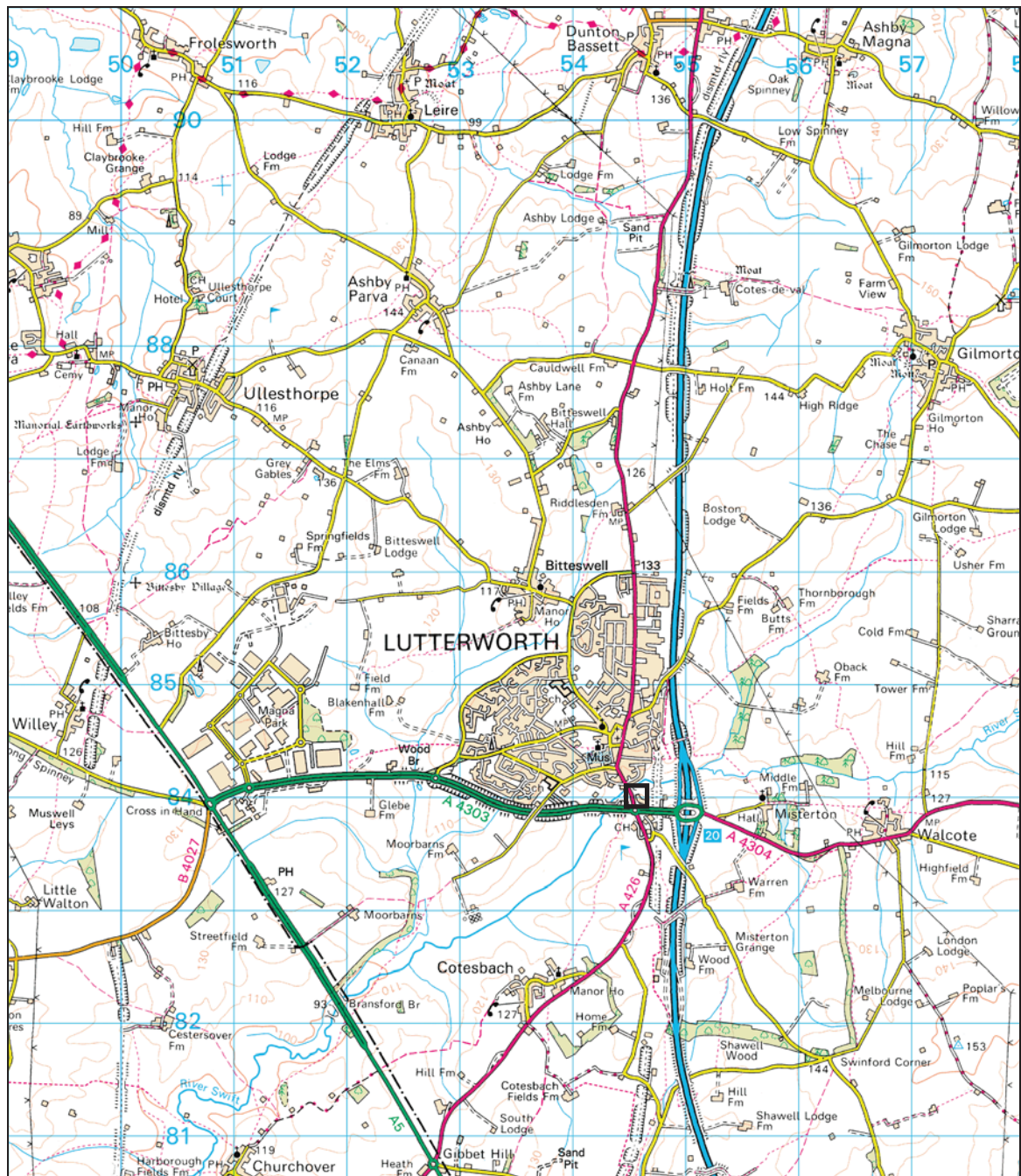


Figure 1: Mill Farm, Lutterworth, location plan.

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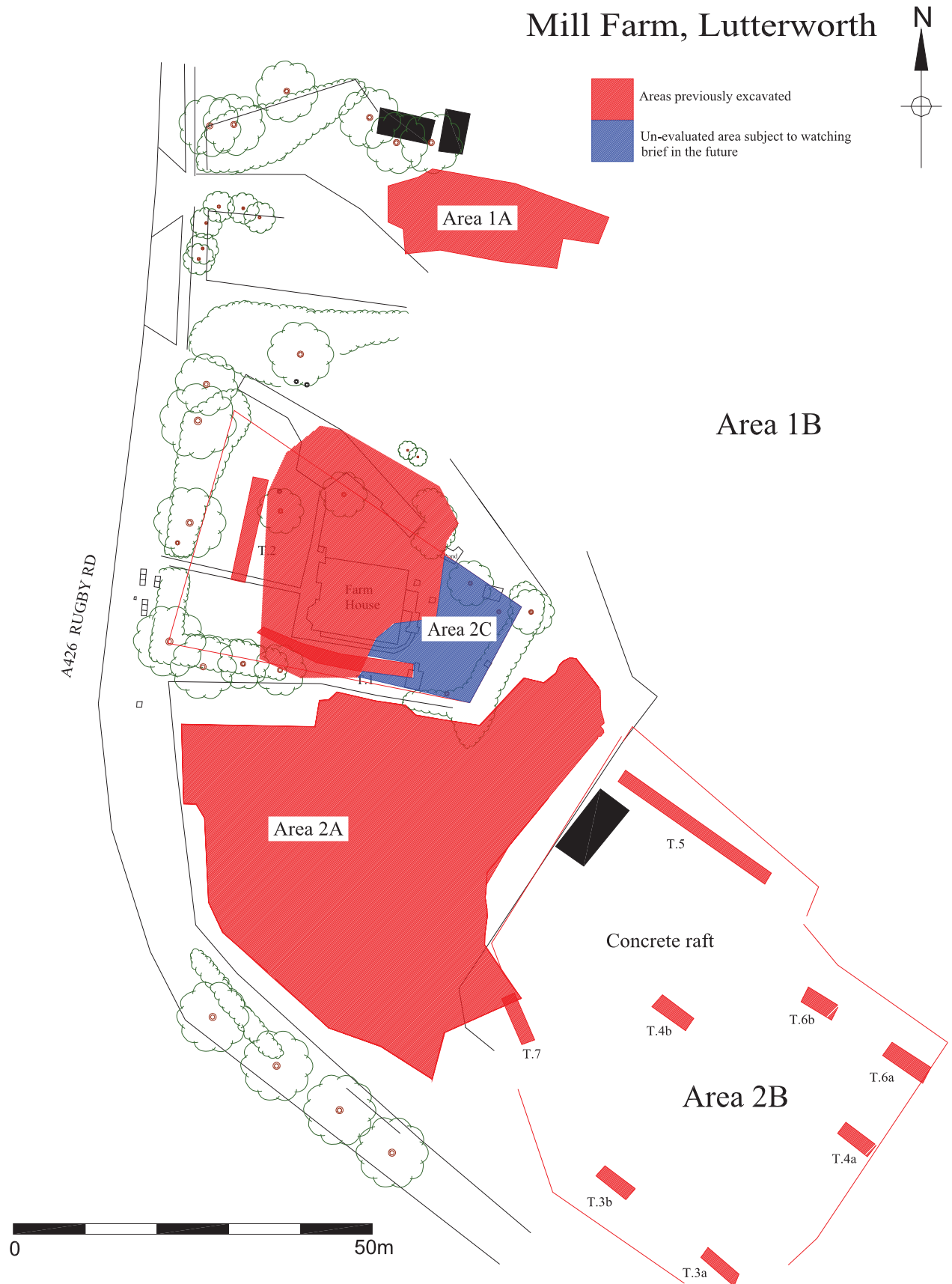


Figure 2: Location of previous evaluations and areas of the watching brief (1B and 2B).