

**A Photographic Survey and Archaeological
Watching Brief at the Former Outwoods Timber Yard,
The Outwoods, Burbage, Leicestershire
(NGR SP 602 900).**

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For: Kilpatrick Developments Ltd

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Summary

University of Leicester Archaeological Services were commissioned by Burton Emery Partnership on behalf of Kilpatrick Developments Ltd to undertake a photographic survey of, and an archaeological watching brief during groundworks at, the former Outwoods Timber Yard, Burbage, Leicestershire. Demolition had already taken place leaving very little evidence of the original buildings. Some of the buildings were originally associated with the adjacent Outwoods House as its stable block, dating from the early 19th century.

Nothing of archaeological significance was observed during the watching brief which monitored subsequent ground works. The archive will be held at Leicestershire County Council under the Accession Number X.A45.2007

1. Introduction

University of Leicester Archaeological Services were commissioned by the Burton Emery Partnership to undertake a photographic survey of the former Outwoods Timber Yard, The Outwoods, Burbage, Leicestershire (SP 449 439). Outline planning permission has been granted for demolition of the existing buildings and the construction of six new residential dwellings (Planning Application 04/01470/OUT). The application area lies immediately to the north-east of Outwoods House, a grade II listed building, dating from the mid-late eighteenth century (LB ref. 1918/40/13/11; SMR ref.: MLE10549). The development site lies within the former grounds of the listed building as shown on the 1st Edition Ordnance Survey map of the area (c. 1880-90), and appear to represent a series of ancillary and services structures, probably stabling, outbuildings and workshops.

As these structures provide an important context to the listed building, the Senior Planning Archaeologist, Leicestershire County Council as advisor to Hinckley and Bosworth Borough Council advised that works would impact significantly upon historic buildings. As a result it was recommended that a photographic survey should be carried out to appropriately investigate and record the buildings in advance of any proposed alteration or demolition.

All work will follow the Institute of Field Archaeologists (IFA) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* will be adhered to. *Understanding Historic Buildings* (English Heritage 2006) has been used as a basis for defining levels of recording.

2. Aims and Methodology

The aim of the photographic survey was to provide a permanent visual (photographic) record of the buildings in their current state, prior to alteration or demolition, to standards set down by English Heritage (2006).

The photographic survey was undertaken by Gerwyn Richards. Photographs, in 35mm monochrome negative and colour transparency formats covered items 1-6 of the English Heritage guidelines (2006, 4; Appendix 4.1.2). The site visit was carried out on February 9th 2007.

The proposed development originally consisted of three buildings of interest; all of which had been demolished prior to the site visit. All that remained at the time of the site visit was the rearmost wall. This wall contained some evidence of the recently demolished buildings. Each building has been allocated a number for identification purposes and a letter where internal sub-division is also required, in the following notes the terms 'left', 'right', 'rear' and 'back' are used in relation to the front elevation of each building.

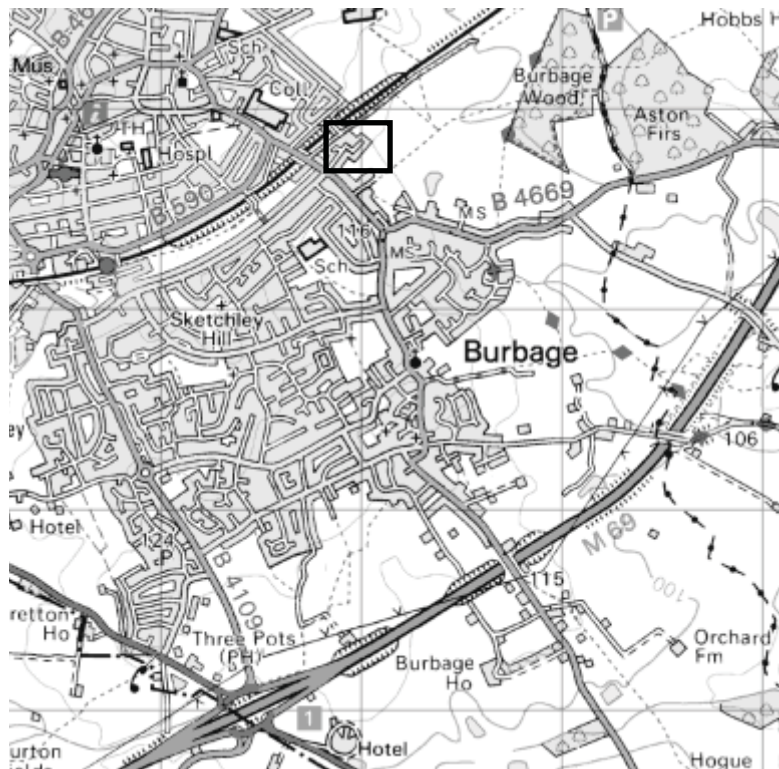


Figure 1. Site location Scale 1:50000

Reproduced from the Landranger 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright 2002. All rights reserved. Licence number AL 100021187.

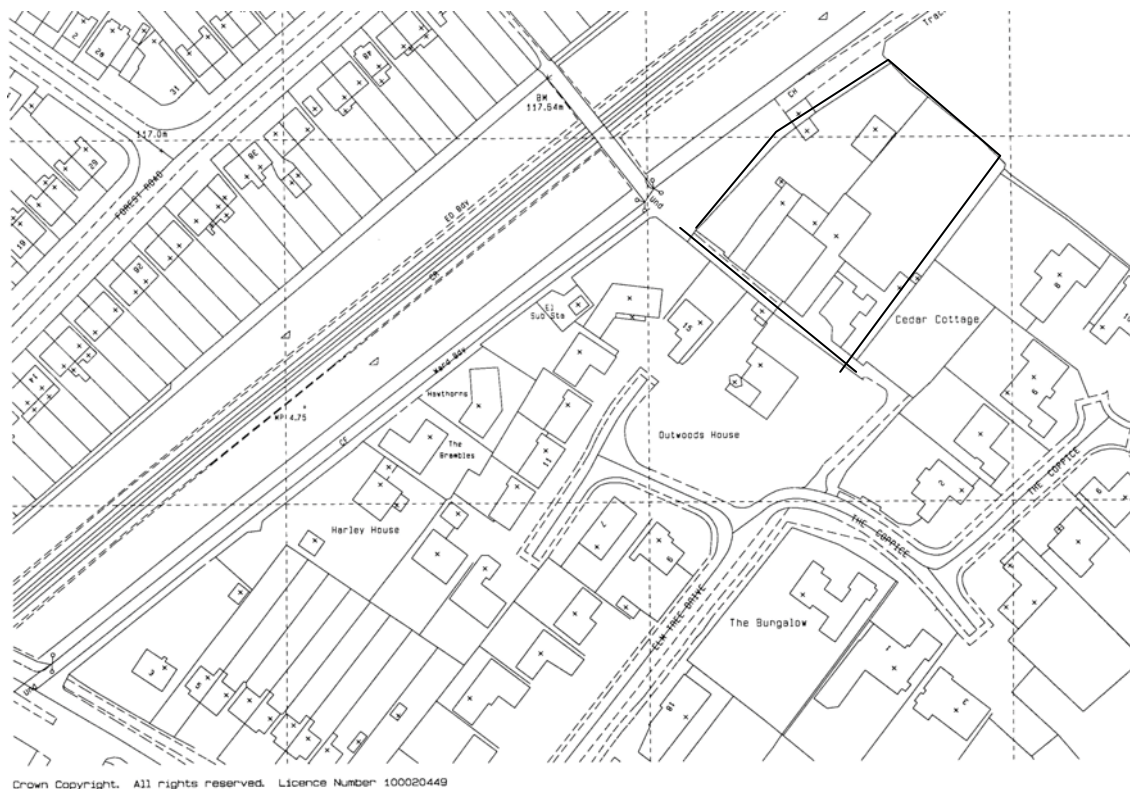


Figure 2 Plan of the application area. Grids denote 100m.

The aims of the watching brief were:

1. To identify the presence/absence of any earlier building phases or 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 groundworks.
4. To produce an archive and report of any results.

Watching brief visits were made during the groundworks were carried out March 7th (G. Richards) and April 3rd (S. Henderson) 2007. The groundworks were carried out by JCB with toothed bucket under archaeological supervision. The excavations were observed for archaeological deposits and the spoil was examined for artefacts.

3. Description of the Buildings

As stated earlier, the buildings had all been demolished prior to the initial site visit, however, an examination of photographs supplied by the Senior Planning Archaeologist, Leicestershire County Council suggests that building two was the only remaining original element of the stable block within the proposed development area.

3.1 Building 1

According to photographic evidence, building 1 appeared to be a simple timber built lean-to built against the original and still standing rear wall. The structure itself is of

very little architectural interest, although it was a good example of twentieth century vernacular architecture.

3.2 Building 2

Unfortunately none of the supplied photographs clearly shows building 2, although what limited information exists suggest that building 2 was the sole remaining original element of the stable block. An examination of the remaining rear wall revealed vents suggesting that the building originally was a barn and there was also a straight joint within the brickwork of the adjoining cottage suggesting some degree of later partitioning took place. There is evidence of internal partitions also within the rear wall.

The brickwork consists of 9 ¼ inch by 3 inch red brick; the remaining windows are flat cambered arches in red brick, as are the doors. However, a closer examination indicated that the lowest fifteen courses were 9 inch by 2 inch hand-made bricks, indicating that this rear wall, at least had been rebuilt at some time.

3.3 Building 3

The final building appeared to be a simple steel framed shed clad in weather board and corrugated asbestos cement sheets which abutted the front of building 2. This again was of limited architectural significance, but is, nevertheless, an example the mass produced architecture of the twentieth century and contributes towards the understanding of the sites development.

4. Conclusion

Even before demolition, the buildings appeared to be fragmentary and of little architectural interest individually. However, as a whole they illustrate the change from stable block of a grand house to small private industrial units thus reflecting the social changes within the twentieth century as large estates were broken up and sold.

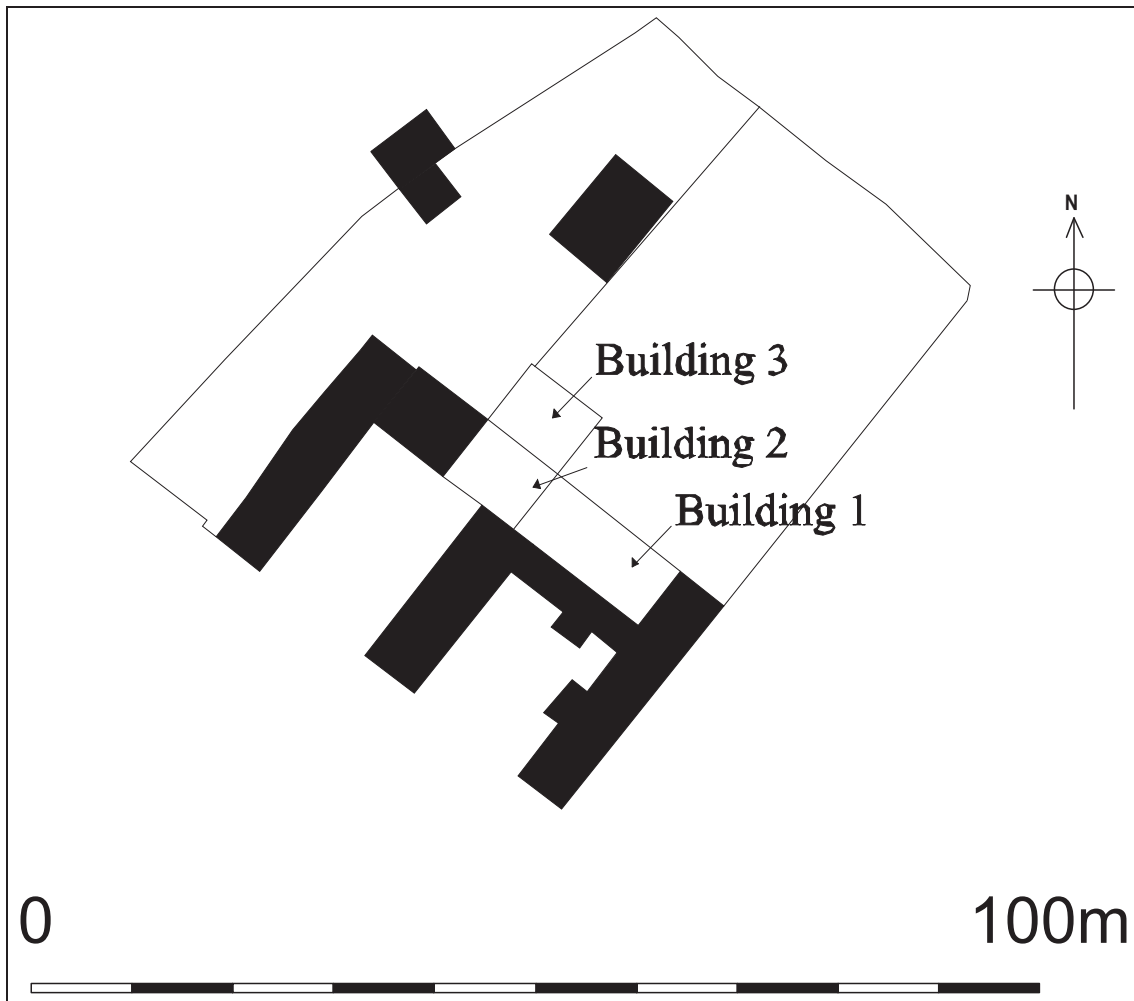


Figure 3 Building Identification (Reconstructed from Ordnance Survey map).

5. The Watching Brief

Following demolition a number of groundworks within the proposed development area were monitored due to the potential of earth fast archaeological remains being present. Initial groundworks consisted of two trial pits to establish absorption rates for the soak ways; two trial pits, approximately 1400mm deep were machine excavated and then examined.

5.1 Trial Pit 1

Trial Pit 1 was located towards the centre of the proposed development area. Approximately 450mm of hardcore and topsoil build up was excavated before an horizon of buried topsoil was exposed, this buried topsoil layer in turn was approximately 200mm deep. The trial pit was excavated to a depth of approximately 1400mm, underlying bedrock consisted of sand and nothing of archaeological significance was observed.

5.2 Trial Pit 2

Trial Pit 2 was excavated adjacent to the north eastern most boundary of the proposed development area. Being at the extremity of the proposed development area the depth of the hard core and topsoil layer was much reduced, there was, however, still a clearly identifiable buried topsoil layer. The bedrock was the same as that observed within trench 1. Excavation ceased at 1100mm below current ground level and nothing of archaeological significance was observed.

Based upon the results of these two trial pits it was decided not to carry out further monitoring of the shallow ground works as it was unlikely that they were going to be deeper than the hard core and topsoil deposit.

5.3 Excavation of Soakaways (Sue Henderson)

A supplementary visit was undertaken with the intention of observing the insertion of two large soakaways in the central ground of the development. Two parallel trenches were to be excavated, 6.0 metres apart, both measuring 9.0 metres in length and being 1.5 metres wide and 1.5 metres deep. These pits were to house modular polypropylene cells as part of a sustainable drainage system. Prior to the commencement of the visit, however, one of the soakaways had been inserted and backfilled. The excavation of the second soakaway was observed, as was the excavation of a mains water trench adjacent to the position of the first soakaway.

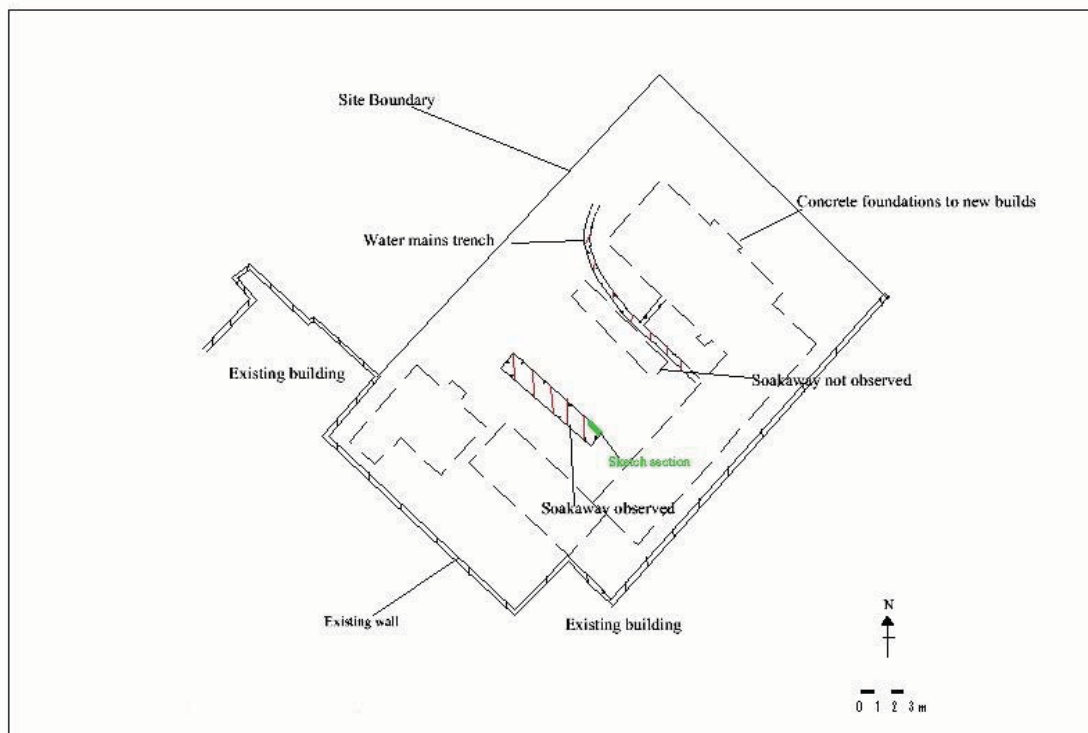


Figure 4 Site plan showing position of soakaways. Drawn using 1:200 plans supplied.

The trench excavated for the mains water trench was 0.4 metres wide, 0.75 metres deep and approximately 12.0 metres long, unfinished at the western end. Trenching revealed a layer of brick rubble on average 0.5 metres deep, below which was a thin (0.2 metres) layer of mid greyish brown sandy silt. Beneath this layer and to the base of the trench was undisturbed bedrock of bright gingerish orange medium grained sand with occasional pebbles. Trenching of the soakaway revealed a similar section, although a layer of greyish black ash and cinder lay between the rubble and the sandy silt and this silt layer was deeper, on average 0.3 metres.



Figure 5
The soakaway trench illustrating the layers described in the text. Metre ranging rod

The rubble layer may be attributed to the demolition and levelling of the buildings at the southern end, essentially the stables of Outwoods House. The ash and cinder layer was not particularly compact and did not appear to have been a surface, it may relate to an early phase of demolition. The sandy silt layer had the appearance of a garden soil possibly contemporary with the stable block. There were no features or deposits of archaeological significance in either of the trenches excavated and the general picture was one of undisturbed natural sand.

6. Conclusion

Despite its promising location nothing of archaeological significance was observed during this watching brief, although only a small area was observed. The stratigraphy observed within the excavations suggests the area remained open fields until the building of Outwoods House and its stable block, with little or no occupation activity.

7. Archive and Publication

The site archive consists of

- 2 A2 permatrace sheet containing building plans & trial pit locations
- 1 A3 permatrace sheet containing watching brief information
- 22 Colour Transparencies
- 22 Black & White Negatives and Contact Prints
- CD containing 18 digital images (Watching Brief & LCC Supplied Images)

1 A4 contact sheet
A4 Photo Index Sheet
2 A4 Watching Brief Sheets
Unbound Copy of This Report (ULAS Report Number 2007-155)
The archive will be held at Leicestershire County Council under the Accession Number X.A45.2007

A version of the summary (above) will be published in *Transactions of Leicestershire Archaeological and Historical Society* in due course.

8. Bibliography

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- M^cKay. W.B. 1945. *Building Craft Series, Brickwork*. Longmans, Green & Co.
- Richards. G. 2006. *An Archaeological Standing Building Survey of The Former Fernie Hunt Stables, Nether Green, Great Bowden*. ULAS Report 2006-112.
- T R Projects Ltd 2006. *An Historic Building Assessment and Record of the Standing fabric forming the Grade II*Listed Building known as Bradgate Stables (Bradgate House) Groby, Leicestershire*. ULAS Report 2006-055.



Figure 6 Pre-Demolition (Supplied by LCC).



Figure 7 Exposed Iron Framed Window in Rear Wall



Figure 8. Decorative Brick Work on Adjoining Building

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Appendix Photographic Index

Colour Slide	Black & White	Building No	Description	Dir
001	001	02	Rear Wall.	W
002	002	02	Rear Wall.	W
003	003	01/02	Rear Wall.	SW
004	004	01/02	Rear Wall.	SW
005	005	01	Rear Wall.	S
006	006	01	Rear Wall.	S
007	007	02	Damp Proof Course.	
008	008	02	Damp Proof Course.	
009	009	02	Original Iron Framed Window.	
010	010	02	Original Iron Framed Window.	
011	011	02	Internal Partitions & Vents.	
012	012	02	Internal Partitions & Vents.	
013	013	02	Straight Joint, Rear Wall.	
014	014	02	Straight Joint, Rear Wall.	
015	015	02	Straight Joint, Front Wall.	
016	016	02	Straight Joint, Front Wall.	
017	017		Decorative Brick Work on Adjoining Cottage.	
018	018		Decorative Brick Work on Adjoining Cottage.	
019	019		Detail of Decorative Brick Work.	
020	020		Detail of Decorative Brick Work.	
021	021		General View.	S
022	022		General View.	S