

**An Archaeological Excavation and Photographic  
Survey undertaken at  
Church Farm, Seaton,  
Rutland.**

**(SP 9005 9823)**

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**Planning Application: PA/06/0324/9**

**For: London & Country Homes**

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Main Street, Seaton, Rutland (SP 9005 9823).**

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## **An Archaeological Excavation and Photographic Survey undertaken at Church Farm, Main Street, Seaton, Rutland (SP 9005 9823).**

**Gerwyn Richards**

### ***Summary***

*University of Leicester Archaeological Services were commissioned to undertake an archaeological excavation prior to the redevelopment of Church Farm, Main Street, Seaton. A previous archaeological evaluation had uncovered evidence of a stone-built structure within the proposed development area. The excavation revealed the full extent of this structure.*

*The excavation uncovered a stone-built house with flagstone floors consisting of two domestic rooms with gable fireplaces and possible evidence of a first floor. There was an apparently later extension on the western end of the building. It appears the building remained in use for less than two hundred years before apparently standing derelict for some time before collapse or demolition occurred.*

*As well as the earth-fast archaeological remains the archaeological evaluation observed evidence of standing building remains within the boundary walls of the proposed development area. Three buildings were identifiable within the eastern and northernmost boundary walls. By far the grandest consisted of polychrome coursed stonework and purple quoin work, which must have been a striking building. These remains were recorded by photographic survey.*

*The archive for the excavation will be held by Rutland County Museum under the accession number RT09.2006.*

### **1. Introduction**

University of Leicester Archaeological Services were commissioned by London and Country Homes Ltd to undertake archaeological excavations prior to the redevelopment of Church Farm Seaton, Rutland, (SP 903 981). Outline planning permission had been granted for building three residential dwellings on a site previously occupied by agricultural buildings within the northernmost part of the proposed development area and the conversion of the southernmost stone barns into residential dwellings (Planning Application Number PA/06/0324/9). An examination of the Leicestershire and Rutland Historical Environment Record (HER) identified the site as being of possible archaeological significance and as a result the Leicestershire County Council, Senior Planning Archaeologist, as advisor to Rutland County Council, requested an Archaeological Impact Assessment be carried out.

The clients commissioned an Archaeological Desk-Based Assessment (Tate 2005) which identified the site has having potential for buried archaeological remains which would be adversely affected by any potential developments.

In view of this, a programme of intrusive investigation through trial trenching was requested by the Senior Planning Archaeologist to confirm whether archaeological remains are present within the application area and, if necessary, to formulate a mitigation strategy. The trial trenching was carried out in December 2006 and uncovered evidence of a stone-built building several courses high and a flagstone floor within the proposed development area (Hayward 2006).

In the light of the results of evaluation, the Senior Planning Archaeologist requested further archaeological work in the form of topsoil stripping, recording and excavation of archaeological deposits that would be destroyed or damaged by the development proposals. This report details the results of the excavation, which was undertaken by ULAS between the 10th and the 29th of January 2007, with further work being carried out between May 2nd and the May 4th 2007.

The ironstone barns at Church Farm also have planning permission to be converted into three dwellings. A photographic survey was carried out by ULAS on 29th September 2006 (Speed 2006).

## **2. Topography, Geology and Land Use**

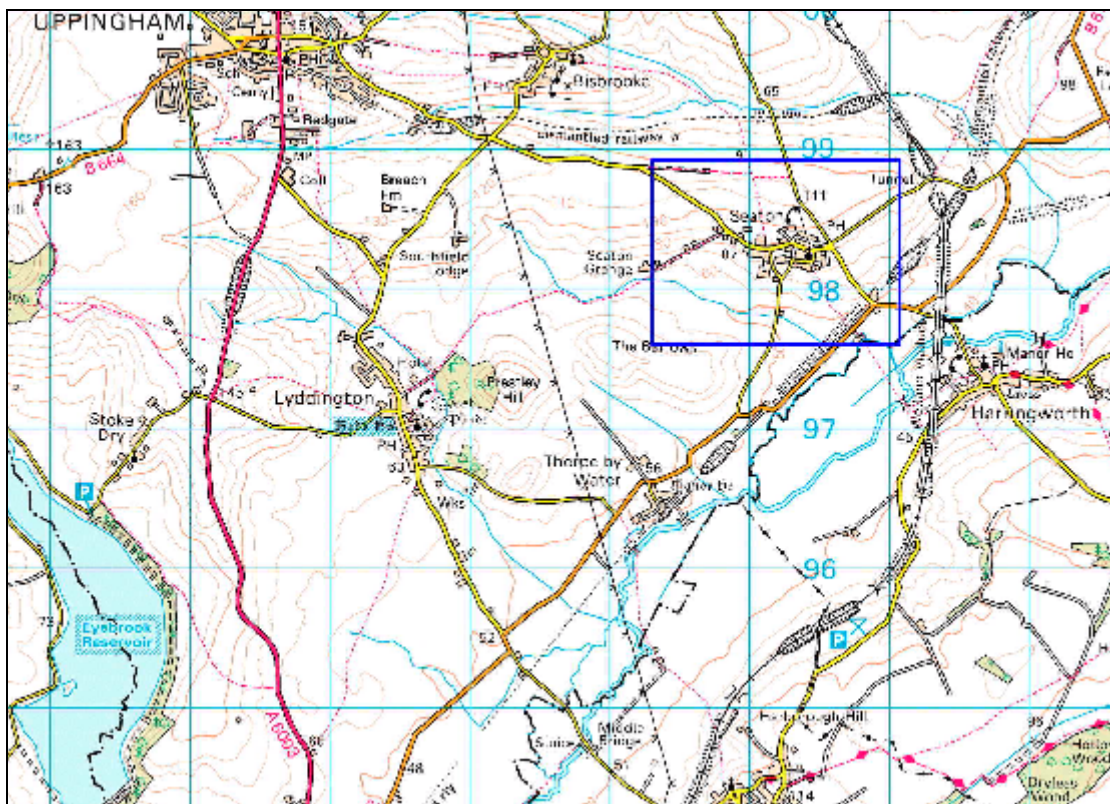
The site lies approximately 12km south-east of Oakham in the county of Rutland (SP 903 981). The site is located within the village core where the land slopes down steeply from a height of *c.*90mOD in the north to *c.*80mOD in the south of the site towards the Welland Valley (*Figure 1*). The underlying geology consists of Northamptonshire Sand Ironstone and Liassic clay (Ordnance Survey Geological Survey of Great Britain Sheet 157).

The development area consists of some 0.9 ha of land within which it was proposed to build three new houses and undertake a barn conversion. In recent history, the site had been used as a farmyard and contained various agricultural outbuildings and tracks. These included prefabricated corrugated iron and concrete structures, including a Dutch Barn. It is unlikely that these would have had a significant impact on earth-fast archaeological remains and had been demolished prior to the archaeological evaluation and subsequent excavations being carried out. The 'U' shaped range of buildings to the south are to be retained and converted to residential use.

The proposed development area is on two levels, with a sharp break in slope of approximately four metres towards the centre of the proposed development area. This lower terrace was probably created by cutting into the slope during the construction of the still standing stone barns. Such excavation is likely to have severely affected if not completely truncated any potential archaeological remains within the southernmost part of the site. The small paddock to the west of the proposed development area (not included within this phase of work) does not appear to have been affected and possible evidence of a stone structure can be seen within an earthen bank.

As well as the earth-fast archaeological remains, the archaeological evaluation highlighted a number of areas within the northern and eastern boundary walls indicating the location of since demolished buildings. The most notable of these was found on the eastern wall where two earlier buildings had been incorporated into the existing wall. The quoin stones of a building can be seen on the south-easternmost corner of the boundary wall, as well as what appears to have been a rather grand looking building with banded stonework towards the centre of the boundary wall, adjacent to All Hallows church. There is a blocked doorway as well as further possible quoin work within the northernmost wall.

Although not directly affected, the Senior Planning Archaeologist requested an appropriate archaeological standing building survey of these remains during this phase of work and incorporate the results.



**Figure 1:** Site location. Scale 1:50000.

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### 3. Archaeological and Historical Background (from Tate 2005)

The place name of Seaton is thought to refer to an early occupant of the village, farmstead *tūn* of a man called *Sæga*, possibly a senior figure within the settlement. The name may also reflect the early Scandinavian origins of the settlement. It has been argued that the *tūn* element of the name is an English characteristic and where there is an Anglo-Scandinavian combination this may represent English settlements re-named by the incoming Danes (Liddle 1982, 13). However other settlements called Seaton originate as farmstead (*tūn*) by the sea or inland pool (*sæ*) (Mills 1998).

The village of Seaton is mentioned in the Domesday Book as Segentone and Seieton and the record of a priest and a mill would imply that by 1086 the village was of a reasonable size.

There has been considerable archaeological evidence recovered from both within the village and the surrounding area, ranging in date from Roman through to the post-medieval period. A Roman brooch was recovered near the Rectory (HERHER Ref LE8116) and a possible Roman road running west-south-west to east-north-east, approximately 300 metres north of the village (HER Ref LE5713). Within the village core a number of skeletons have been recovered from the rear garden of 6 Thompsons Lane. Although unfurnished the nearby discovery of an Anglo-Saxon biconical urn and iron spearhead, suggests an Anglo-Saxon date for the burials (HER Ref LE5715).

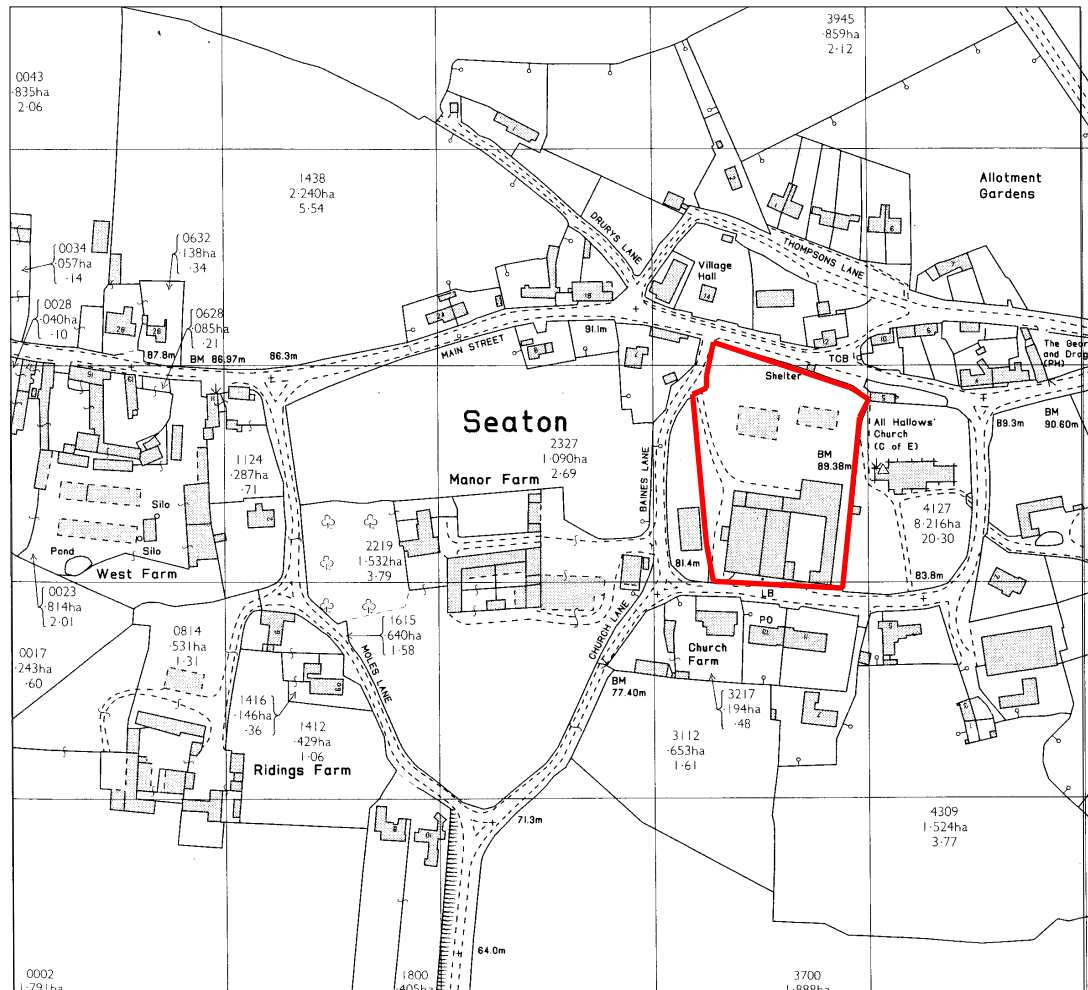
There are also medieval remains within the village; Church Farm, as the name implies is next door to All Hallows Church, which is mainly 12th and 13th century in date but contains a Norman south doorway (HER Ref LE5704). There are considerable numbers of standing earthworks, probably medieval in date, surrounding the village including evidence of the shrunken medieval village and hollow ways (HER Ref LE5701) as well as two small fishponds (HER Ref LE8906). Excavations at a similar development at West Farm, approximately 200 metres to the west of the proposed development area revealed archaeologically significant features dating from the Roman period through to early post-medieval, as well as re-deposited Iron Age and Anglo Saxon material (Richards 2005)

#### **4. Methodology**

Following recommendations from the Senior Planning Archaeologist a controlled topsoil strip under archaeological supervision was undertaken to extend trench 6, in which the stone building was observed during the evaluation, to expose its full extent and then carry out full excavation within this area.

The area was stripped of topsoil and overburden using a JCB with ditching bucket. There was clear evidence of modern ground disturbance, notably modern build up of imported material used to level the area prior to the construction of the Dutch Barns. The depth of the topsoil varied from 400mm to the north to over 500mm in the south, the ground naturally sloping down north to south. There was evidence of a buried topsoil in places. Modern intrusions were limited to two concrete stanchions for the Dutch Barn.

Initially an area of approximately 100 square metres was excavated, unfortunately without exposing the full extent of the stone building, due to the presence of a spoil heap preventing further excavation to the east; it was agreed in consultation with the planning archaeologist, therefore, to excavate this area at a later date. This further work was carried on May 2nd, 3rd and 4th 2007.



**Figure 2** Detailed Site Location of Church Farm.

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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). The site visit was carried out on January 30th 2007.

## 5. Results

Initial machine excavation revealed a rectangular stone-built building approximately 18 metres long by 6.2 metres wide, while further excavation revealed the full length of the building to be 21.8 metres. Once the recent overburden was removed the majority of the area was covered with a buried topsoil (010), in most places lying directly above the building, suggesting a recent formation date. Excavation of (010) to further expose and clarify the full extent of the building uncovered a significant assemblage of ceramics, including local coarse earthenware, cream wares, stoneware, transfer printed porcelain and glass, which provided a date by which the building was demolished (below Section 9). One sherd of Stamford ware also attests to medieval (11th-12th century) occupation



in the vicinity. An examination of these ceramic remains indicate most are mid to late 19th century mass produced forms with the occasional early 20th century piece of glassware. This date range would suggest the soil formation occurred in the late 19th or early 20th century before the recently demolished Dutch Barn was built during the 1950s.

A large quantity of gypsum floor plaster was recovered (not retained) from (010), some of the fragments confirming that the building originally had a first floor, and that it had stood in a derelict condition, probably without its roof for some time prior to demolition allowing the ceilings to collapse. The concentrations of floor plaster against walls and in the corners of the building, however, does suggest the building was used even in this ruinous state.



**Figure 3** Flagstone floor with quarry tile repair (right).

The building itself was a stone construction surviving to a height of three to four courses in places. Some of the flagstone floors survived *in-situ*, most notably in the eastern room and towards the centre of the building. All of the *in-situ* flagstones appear to be shattered but still serviceable, which would suggest that the existing gaps are where whole flag stones were salvaged prior to demolition. There was also evidence of the repair of these floors with both brick and quarry tiles (Figure 3). Outside the building there were two areas of pitched stone surface, both of which are located to the rear of the building; in all likelihood this surface was originally the full length of the building but has been lost in places; the stone used was the same ironstone used within the building itself.

Further examination of the walls themselves confirmed the layout of the building; it appears that the building was originally of three bays, with the central flagstones mentioned above represent a cross passage with two rooms to the right and one to the left. The presence of fire places (Figures 4 & 5) in both of the rooms indicated a domestic use. Further evidence of the domestic origins of these rooms was provided by the limited survival of wall plaster in places.

The fireplaces themselves are a composite of stone and brick, the latter was possibly used to replace a burnt out stone hearth. Both are unusual in the fact that they are not central to either room, in the central room the fireplace is of set to the rear, approximately 0.56m from the rear wall, while the fireplace in the second room is only approximately 0.80mm from the front wall. The western fireplace incorporates some of the plum coloured limestone, possibly as a decorative flourish.



**Figure 4** Western Fireplace.



**Figure 5** Eastern Fireplace



The western room is more difficult to understand, mainly due to the reduced survival of the southern and western walls as a sunken trackway has caused considerable slippage this end of the building. What is clear, however, is that there is a straight joint where the rear walls join, which suggests that this part of the building is a later addition. Other than the flagstones there is no other evidence of flooring in this part of the building. As the levels are considerably lower in this part of the building, and there is no fireplace, it is suggested that this area was originally non-domestic.

The most unusual feature within this room is the large square feature in the south-west corner (Figure 6). This appears to be tied into the main walls of the building and is likely to be contemporary. The interior of this feature appears to be re-deposited ironstone, similar to the substrata in some parts of the building. The exact purpose of this feature is unclear, although it is possible that it represents some sort of dairy feature. Within a traditional farm plan, separate dairies are rare and were more often attached to the farmhouse (Brunskill. 1982). This part of the building may therefore be the dairy with the remains of its original fixtures. While it is possible that it represents some sort of large oven, it is thought more likely that most of the cooking would have taken place on the fire within the domestic part of the building to the east.



**Figure 6** Stone Feature in the western bay.

Adjacent to this stone feature, there is a substantial, but shallow pit [23] (11); excavation of which recovered a large ceramic assemblage, the majority of which is unidentifiable porcelains, with local coarse earthenwares and occasional stoneware. A number of sherds of transfer printed porcelain, representing at least four or five separate vessels were also recovered. The most easily identifiable sherds are mid to late 19th century copies of Spode's "Willow Pattern" (see Section 9). From the cartographic evidence it appears the building went out of use and was demolished by the 1880s, which would make the recovered porcelain, at the time of deposition relatively modern, at c. 15 to 20 years old. The large number of fragments of ceiling plaster also within the pit confirms that the pit post-dates the abandonment of the building; the pit was cut into

the undisturbed substrata. This would appear to confirm that the building was derelict by the mid 19th century and being used as a dump; its absence from the 1886 Ordnance Survey map indicates that demolition or collapse had occurred by then.

A second cut feature [27] was also identified within this room, this time abutting the front (south) wall (*Figure 7*), and the eastern edge appeared to respect what would have been the edge of the flagstone floor. There was a loose rubble surface sealing the pit, excavation of which revealed a primary (26) and a secondary fill (25) below a final fill (24), from which several sherds of Midland Yellow ware and Earthenware (see section 7) were recovered, dating from c.1500 through to c.1725/1750. The location of this pit suggests that it is contemporary with this part of the building and provides a possible date for the structure.

To the rear of the building there were two areas of metalled surface of ironstone slabs set on edge, the tops of which are well rounded suggesting that the area was originally exposed, and most likely was yard. Although fragmentary now, it is likely that this yard originally extended the full length of the building. The exposed ironstone substratum at the eastern end of the building, which was approximately 200mm lower than the metalled surface, was extremely well compacted suggesting there had originally been another surface overlying it. There was also a gulley like space between the metalled surface and the back wall of the building, probably originally acting as a drain.

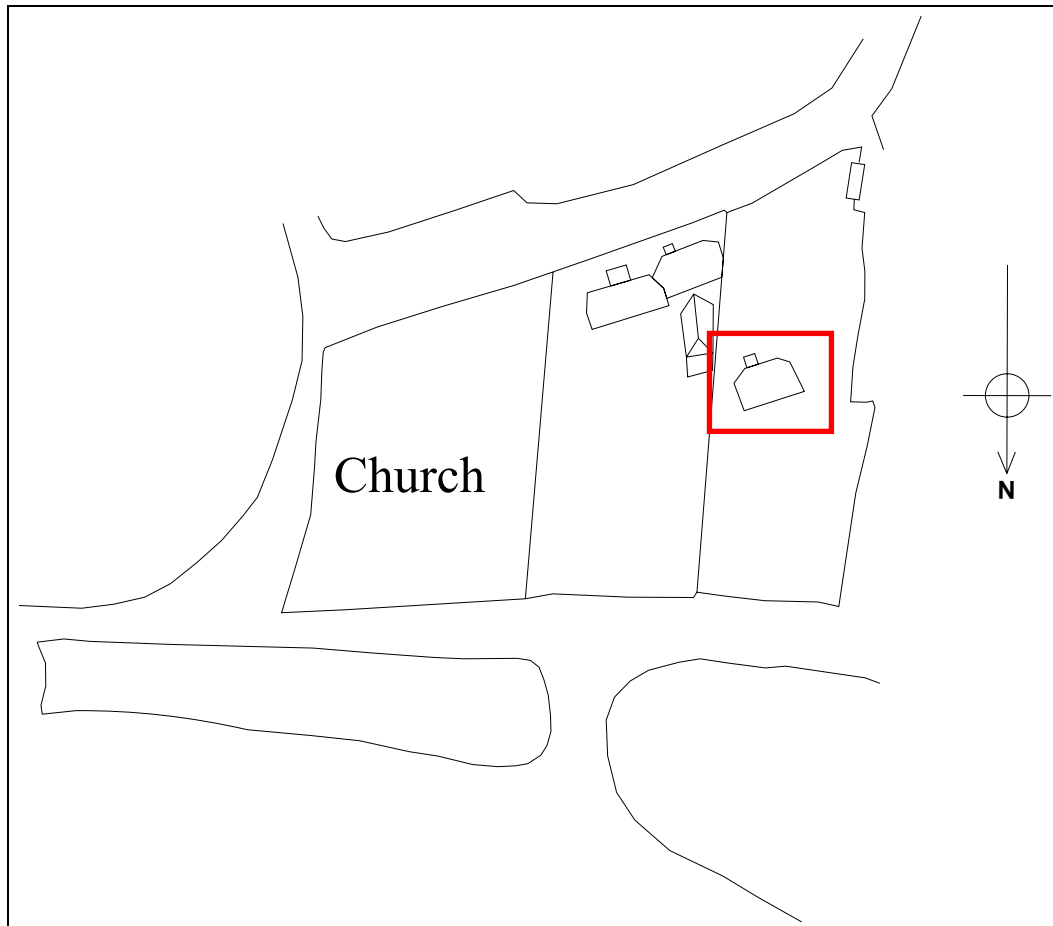
Along with the yard there is also the very limited suggestion of a boundary wall running from the westernmost rear corner of the building. There is limited evidence of structural stonework at the front of the building, but due to slippage and recent intrusions it is almost impossible to define their extent, although there is possible evidence of paving at the western end of the building. The line of upright stones at the eastern end of the building could tenuously be described as a garden feature.



**Figure 7** Pit [27] showing relationship with the southernmost wall of building (foreground).

## 6. Cartographic Sources

The village of Seaton, fortunately has significant historical map coverage, which pre-dates the First Edition Ordnance Survey of 1886, all of which provide important information for the development area.



**Figure 8** 1635 Estate Map.  
(Drawing derived from the original map, too poor to reproduce)

The earliest available map dates from 1635 (Figure 8), and appears to show a building within the proposed development area. As the plan also appears to show a chimney the building is likely to be a domestic building. The location of this building matches the location of the excavated building. Unlike the building uncovered during the excavations, the building on the map appears to have a central chimney or possibly a chimney on the right of the building only, in which case, it is possible it may not be the excavated building. However in view of the very schematic nature of this plan the chimney position should be treated with caution.







**Figure 10** 1847 Tithe Map.

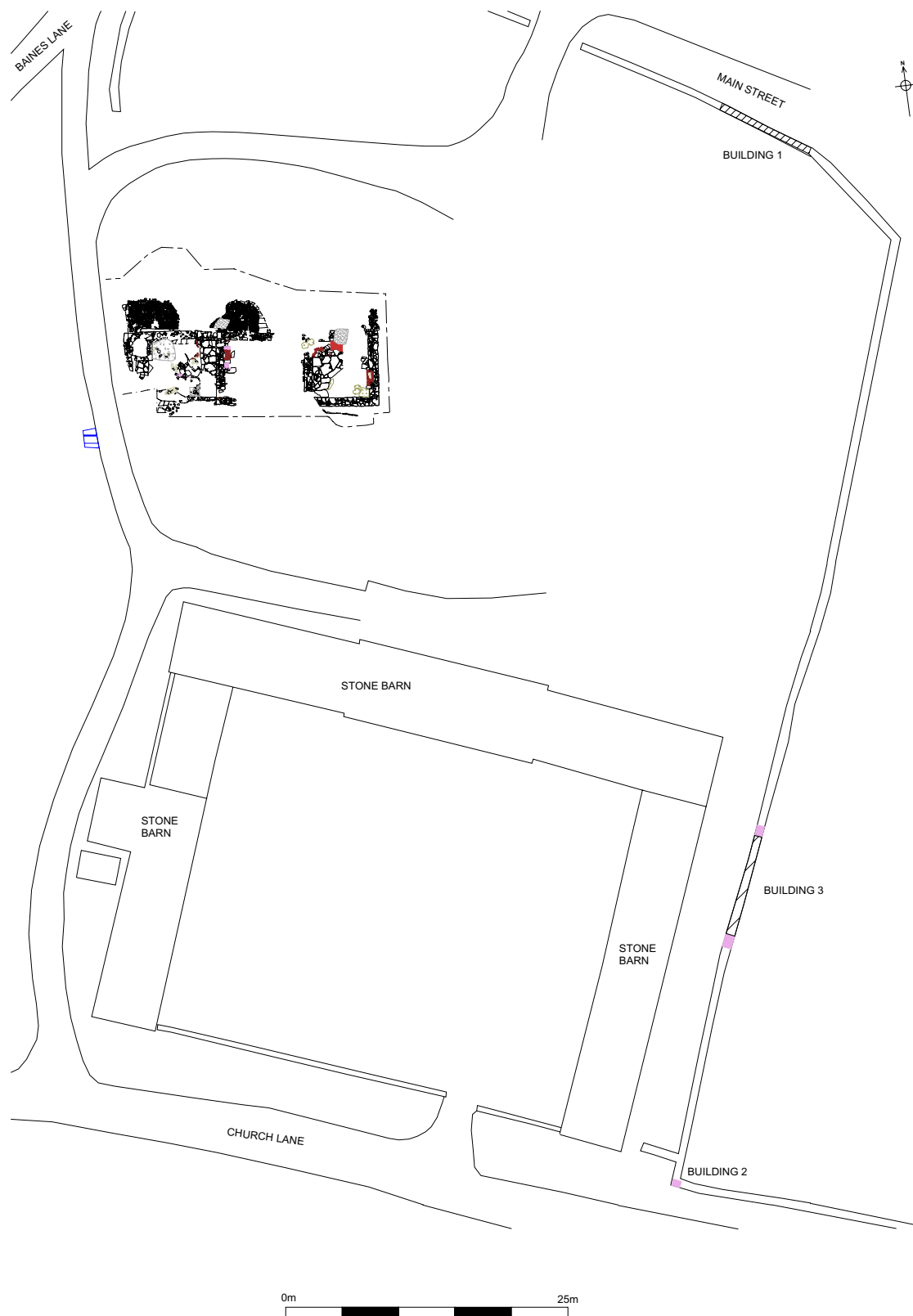
By the time of the tithe map of 1847 (*Figure 10*) the plot has been divided into two, but by this time all of the buildings recorded during this phase of work can be clearly identified, as well as a number of other buildings. The building recorded through excavation appears now to be part of a larger farm complex. The buildings recorded by photographic survey to the north and to the south can also be identified. There is also a building within the easternmost part of the proposed development area, although it is unlikely that this building is the one recorded within the easternmost boundary wall as it appears to be much too small.

By the time of the first edition Ordnance Survey in 1886 (Figure 11) all of the buildings recorded in this phase of work have disappeared, replaced by a 'U' shaped range of buildings fronting Church Lane to the south of the plot. Hashers show that extensive earthmoving has also occurred creating the terrace in which the buildings are standing.





Figure 12 Plan of Excavated Building.



**Figure 13** Site Plan Showing Area of Excavation and Standing Building Evidence.

## 7. Photographic Survey

As well as the earth-fast archaeological remains, the archaeological evaluation revealed evidence of standing building remains preserved within the northern and eastern boundary (Figure 13). This comprised evidence of two separate buildings incorporated within the standing wall between the proposed development area and All Hallows Church to the east as well as another possible building within the northernmost wall. As a result the Senior Planning Archaeologist requested that a programme of archaeological standing building recording in the form of a photographic survey was also be carried out.

The northernmost wall only contained limited evidence of a single building (*Building 1*, Figure 13). Two short sections of quoin work, reaching approximately one metre above the current ground level (Figures 14 & 15); approximately 8 metres apart indicate the likely location of a building recorded on the tithe map of 1847 (Figure 10). The stonework consisted of coursed shaped lias limestone while the quoins are in contrasting oolitic limestone; the iron oxide in the lias causes it to weather to a golden brown colour while the oolite weathers to a creamy grey colour. There is no evidence of the building on the north-facing elevation of the wall, suggesting that this elevation has been re-faced.

There is no evidence of the buildings original appearance or function; although if it is the same building as the one recorded in 1847 the recorded elevation is in fact the exterior of the building. It is possible; therefore, that some of this building survives below ground in the verge between the wall and Main Street.

The second building (*Building 2*), again has only limited remains, this time in the south-easternmost corner of the proposed development area (Figure 13). Once again it is only the quoin work which survives (Figures 16 & 17) and indicates that this part of the boundary wall was indeed a building. The quoins are built of an unusual plum coloured limestone, producing what would have originally been a rather striking effect.

As with the northernmost building, there is again no evidence to indicate the buildings original appearance or function. The building is recorded on the 1847 tithe map (Figure 10), which records only a small square building in the south-easternmost corner of the plot.

The final building (*Building 3*) within the proposed development area appears to have been the most significant; the remains of the building are located in the easternmost boundary wall with All Hallows Church, towards the centre of the plot (Figure 13). The most substantial remains are located on the church side of the standing wall (Figure 18) where the remains appear to represent the gable end of what must once have been a rather striking building. The quoin work (Figure 19) was again in the plum coloured limestone, which was also used in an angled stone plinth (Figure 20), approximately 150mm above the current ground level. Polychrome banding of limestone and ironstone has been used for the rest of the building stone. David Smith (1992) suggests that the practice of using the two types of stone decoratively began in the early 17th century, providing a tentative date for this building.

It could be argued that the apparent extravagance of the building suggest that it may have been a house of some status. Unlike the other buildings, there is however, no obvious cartographic evidence relating to this building. While there is a building recorded on the 1847 tithe map, it is, however, some distance from the boundary with the church and apparently quite small. It is possible that the boundary with the church has moved, and later

maps show a wider gap between the church and the wall. There is no evidence of this building on the 1727 Tryon Estate Map (Figure 9), on which the excavated building (above) can be identified. There is an earlier Estate Map of 1635 (Figure 8) which apparently shows a group of three buildings within the proposed development area, again none of which can be identified as this building with any certainty.

Although limited, these buildings provide significant evidence of the past land use within the proposed development area, they also provide evidence of how significantly even the smallest of villages have changed in the early post-medieval period. The 1886 First Edition Ordnance Survey contains no trace of these buildings which were occupying the site only 20 or so years earlier.



**Figure 14** Building 1 Visible in the northernmost wall.





**Figure 15** Building 1 Detail of easternmost quoin work.



**Figure 16** Building 2 General view from the north.



**Figure 17** Building 2 Detail of quoin work.



**Figure 18** Building 3 General view (looking west)





**Figure 19** Building 3 Detail of quoin work and banding.



**Figure 20** Building 3 Detail of plinth.

## 9. The Pottery and Miscellaneous Finds

### *Deborah Sawday with comments on the 19th-century pottery by Alice Forward*

The pottery was examined under a binocular microscope and catalogued with reference to the ULAS fabric series (Davies and Sawday 1999; Sawday 1989). The results are shown below.

Site/Parish: Church farm, Seaton, Rutland Accession No/ Doc Ref: RT09 2006 Material: pottery Site Type: Stone structure associated with farm, village core	Submitter: G. Richards Identifier: D. Sawday Date of Id: 01.10.07 Method of Recovery: excavation
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Context	Fabric/ware	Nos	Grams	Comments
<b>POT</b>				
10	ST2 – Fine Stamford ware	1	4	c.1050-1200
10	LY1 – Lyveden Stanion type ware	1	5	Green glazed exterior, c.1225-1400
10	EA1 –Earthenware 1	2	59	Jar rim – c.1500 – c.1750
10	EA- Earthenware	23	1254	Post Med/Modern Coarse Earthenwares, Mottled wares
10	EA/SW – Earthenware/Stoneware	76	1194	Modern Earthenwares, China and Stoneware
11 [23]	SW - Stoneware	1	4	Post Med/Modern
11 [23]	EA	10	802	Post Med/Modern Coarse Earthenwares
11 [23]	EA/SW	103	1938	Modern Earthenwares, China and Stoneware
18	Misc.	3	13	Modern Earthenware/China
24	CW/MB - Cistercian/Midland Blackware	5	102	Oxidised brown glazed, possibly late medieval or early post med.
24	MY – Midland Yellow ware	1	2	c.1500-c.1725
24	EA1	2	52	Jar rim – c.1500 – c.1750
<b>CBM</b>				
10	Earthenware	2		Modern Drain Pipe
<b>CLAY PIPE</b>				
10	China Clay	2		Bowls – one with a heel and rouletted rim, ?later 17th C., the other later 18th or early 19th C.
10	China Clay	5		Stems
18	China Clay	1		Stem – post med/mod
24	China Clay	2		Stems-post med/mod
<b>MISC</b>				
11	Lead	1		Window came

### *Comments on the 19th-century pottery*

The ceramic assemblage from the garden soil (10) was very typical of a 19th century group. There were a number of sherds which particularly emphasised the date of demolition as before 1886 seen from the cartographic evidence. There were sherds which belonged to a Mocha taverna mug, a form which is attributed to the late 19th century and also a sherd of sponged decorated ware as well as a group of yellow glazed sherds, and both these types of



decoration are 19th century in date. There were some earlier undecorated cream ware sherds, a type which appears in the late 18th century and these provide the earliest dates from this assemblage.

The fill (11) of pit cut [23] contained an assemblage which also supports a 19th century date. There were sherds of blue and white printed decoration in tea forms, a mocha bowl and sherds of slip ware with cable decoration in black and brown and notably a number of sherds with black, brown and blue banded slip, a decorative style which is seen from the 1830s and usually attributed to later pieces (Laing 2003; Williams-Wood 1981).

## **8. Conclusion**

This excavation uncovered significant evidence of a post-medieval structure within the historic village core. Evidence of these buildings is scarce because of re-development or, indeed, continued use and has been identified as a research priority (Courtney 2006, 233; Meek et al forthcoming). The excavation indicated the building was originally a domestic building dating from at least the early 18th century, but possibly as early as the 17th century, and apparently supported by cartographic evidence. A later extension was added to the west, and the absence of a fireplace within this room may suggest that it was not a domestic room, but possibly served as a dairy. Evidence of three other buildings to the north-west was identified within the east and north boundary walls although their date is uncertain. While some are shown on the 1847 Tithe map they are not present on the OS 1886 1st edition map.

The excavation suggests that the building had a relatively short period of occupation and use of less than 200 years. The accumulated debris within the building suggests that it stood in a derelict condition for some time before its collapse or demolition, a not uncommon occurrence within a farm complex where the availability of land can allow the new building to be built without the old building being demolished first. The concentration of this debris around the external walls of the building suggests that even in its derelict condition the building was utilised.

By the later part of the 19th century the building had gone completely out of use and had been demolished, evidence of which can be seen in both the archaeological record and in cartographic sources.

## **10. Archive and Publication**

The site archive consists of

- 4 290 x 320 permatrace sheets of plans & sections
- 9 A3 permatrace sheets of plans & sections
- 49 colour transparency slides
- 106 black & white negatives with contact sheets
- 1 CD of 122 digital colour images
- 4 A4 colour contact sheets
- 2 A4 photo index sheet
- 26 A4 context sheets
- 1 A4 context summary sheet
- 1 CD of images of early cartographic sources

Unbound copy of this report ULAS Report Number 2008-186

Unbound copy of evaluation report, ULAS report number 2006-096

The archive will be held at Rutland County Museum, under the accession number RT09.2006

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

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04.12.2008

## Appendix 1 Oasis Record

<b>INFORMATION REQUIRED</b>	
Project Name	An Archaeological excavation And Photographic Survey AT Church Farm, Main Street, Seaton Rutland
Project Type	Excavation, Photographic survey
Project Manager	Patrick Clay
Project Supervisor	Gerwyn Richards
Previous/Future work	Previous work: Desk based assessment, Evaluation
Current Land Use	Disused farm
Development Type	New build and conversions
Reason for Investigation	PPG16
Position in the Planning Process	As a condition
Site Co ordinates	NGR: SP 9005 9823
Start/end dates of field work	January - May 2007
Archive Recipient	Rutland County Council
Study Area	c. 8000 sq metres

## Appendix 2 Design Specification

### UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

#### Design Specification for an archaeological excavation and watching brief

*Church Farm, Church Lane, Seaton, Rutland*

*NGR: SK 903 981*

*P.A 06/0324/9*

*Client: London and Country Homes*

*Planning Authority: Rutland County Council*

#### 1. Definition and scope of the specification

1.1 This specification forms a Written Scheme of Investigation (WSI) for archaeological excavation and attendance (watching brief) at Church Farm, Church Lane, Seaton, Rutland (SK 903 981; fig.1)..

1.2 It addresses the requirements for archaeological recording from Leicestershire County Council as archaeological advisor to the planning authority following Planning Policy Guideline 16 (PPG16, Archaeology and Planning para.30) outlined in their email of 20.12.2006 (Appendix 2).

1.3 All archaeological work will adhere to the Institute of Field Archaeologist's (IFA) *Code of Conduct* and *Standard and Guidance for Archaeological Excavations* and the *Guidelines and procedures for archaeological work in Leicestershire* (Leicestershire Museum Service).

#### 2. Background

##### 2. Background

##### 2.1 Context of the Project

2.1.1 The area is currently a levelled farmyard within which it is proposed to erect three new dwellings. The application area is within the historic core of Seaton. Iron Age, Saxon and medieval remains have been located in the vicinity (ULAS Report 2005-104). A building survey and trial trench evaluation have been completed (ULAS Reports 2006-00 and 2006 00s. The trial trenching located the foundations of a stone building in one trench (Tr 6) of medieval or post-medieval date (Figs 2-3).

#### 3. Aims and Objectives

3.2 The objective of the archaeological work is to ascertain whether any significant archaeological remains are present and characterise their nature within the area to be developed. Specifically the excavation will aim to identify any evidence for medieval and post-medieval village occupation, identify whether it was domestic or agricultural, establish a chronology and identify how this activity might fit into a wider pattern of village development in Rutland and the East Midlands (Lewis 2006, 211).

#### 4 General Methodology

4.1 All work will follow the Institute of Field Archaeologists (IFA) *Code of Conduct* and adhere to their *Standard and Guidance for Archaeological Field Evaluations*.

4.2 Staffing, recording systems, Health and Safety provisions and insurance details are provided.

4.3 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 clients and Leicester City Council. The strategy will be reviewed in the light of the quality of the archaeological resource as revealed at different stages of the fieldwork.

#### **4 Methodology**

4.1 The scheme for archaeological work involves open area excavation in the western area where the foundations of the stone building were located during evaluation. Archaeological attendance (a watching brief) has been requested for the remaining area of new build. All work will follow the Institute of Field Archaeologists (IFA) *Code of Conduct* and adhere to their *Standard and Guidance for Archaeological Excavations*.

4.2 Staffing, Health and Safety provisions and insurance details are provided.

4.3 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 Rutland County Council, as appropriate.

##### *4.4 Open area excavation*

4.4.1 The topsoil will be stripped in advance to expose the extent of significant archaeological deposits. The extent of the strip will very much depend upon the results coming out of the ground. However, at this stage a strip 15m (N-S) by 25m (E-W) stripped area centred on the identified archaeological remains is proposed. An addition 25% (95sqm) contingency will be provided to address the identification of unexpected archaeological remains.

4.4.2 The topsoil will be removed in spits by machine with toothless ditching bucket (or similar) under supervision, until archaeological deposits or undisturbed substrata are encountered. The topsoil will be kept separate from the subsoil.

4.4.3 The archaeological deposits will be hand-cleaned by trowel or draw hoe. The cleaned surface will be scanned by metal detector.

4.4.4 The archaeological features exposed by the machine stripping will be planned and sample excavated to provide an adequate sample to address the research aims (3.1).

4.4.5 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 a Total Station Electronic Distance Measurer (EDM).

4.4.6 The location of the excavation will be surveyed using a Total Station Electronic Distance Measurer (EDM) linked to a hand held computer.

4.4.7 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. 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.

4.4.8 Any human remains encountered will be initially left in situ and only removed under a Home Office Licence and in compliance with relevant environmental health regulations. Any material recovered which would be regarded as treasure following the Treasure Act 1996 will be reported to the coroner.

##### *4.5 Archaeological attendance (a Watching brief)*

4.5.1 The project will involve the observation of overburden removal and other groundworks by an experienced professional archaeologist during the works specified above. During these ground works, if any archaeological deposits are seen to be present, the archaeologist will record areas of archaeological interest.

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

4.5.3 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.

4.5.4 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.

4.5.5 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.

4.5.5 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, Leicestershire County Council, Heritage Services and the coroner will be informed immediately on their discovery.

4.5.6 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, Leicestershire County Council and Melton Borough Council.

4.5.7 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. If the complexity of the archaeology warrants it these will be computerised using the ULAS Access system.

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 trench plan at 1:200 (or 1:100), which will show the location of the areas investigated in relationship to the investigation area and OS grid ('Brief' 4.8).

5.3 Some record of the full extent in plan of all archaeological deposits encountered will be made on drawing film, related to the OS grid and be at a scale of 1:10 or 1:20. Sections including the half-sections of individual layers of features will be drawn as appropriate. The O.D 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 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 mounted.

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

## **6 Environmental Sampling**

6.1 In order to contribute towards fulfilling the aims and objectives, outlined above (3.1-3) the routine sampling of excavated sites is required. Not all sites will produce samples suitable for analysis and interpretation but unless sampling is carried out and remains recorded there will be no basis for comparison of sites and for regional studies. Deposits to be sampled should be datable, have the potential to contain remains and represent the periods covered by the site. Hence the following deposits should be sampled:

6.1.1 Datable deposits containing pottery or any evidence of charcoal.

6.1.2 Features representing different periods and areas of the site.

6.2 Sample size will be a minimum of 20 litres although if charred plant remains appear to be at a very low concentration 40 litre samples should be considered. Small concentrations of remains will also be taken as samples if found.

6.3 The priority for sampling will be the corn drier which will have bulk samples taken on excavation. Other priorities for sampling will be pits, features associated with houses and deposits containing other materials such as pottery, bone and charcoal.

6.4 Should deposits containing abundant bone be found large samples of around 100 litres or a known fraction of the deposit will be taken for the constant recovery of smaller bones.

6.5 Any buried soils or well-sealed deposits with concentrations of carbonised material present will be intensively sampled taking a known proportion of the deposit. Samples of charcoal will be submitted for identification to establish the types of wood exploited.

6.6 Any waterlogged deposits will be sampled for pollen, plant macrofossils and insects in consultation with the specialists who will carry out the analysis.

6.7 If other remains such as molluscs are found samples will be taken and assessed by a specialist.

6.8 Sampling for examination of sediments will be considered if appropriate and a specialist consulted if necessary.

6.9 Wet sieving with flotation will be carried out using a York Archaeological Trust sieving tank with a 0.5mm mesh and a 0.3mm flotation sieve. The small size mesh will be used initially as flotation of plant remains may be incomplete and some may remain in the residue.

6.10 The residue > 0.5mm from the tank will be separated into coarse fractions of over 4mm and fine fractions of > 0.5-4mm. The coarse fractions will be sorted for finds. The fine fractions and flots will be evaluated and prioritised; only those with remains apparent will be sorted. The prioritised flots will not be sorted until the analysis stage when phasing information is available.

6.11 Flots will be scanned and plant remains from selected contexts will be identified and further sampling, sieving and sorting targeted towards higher potential deposits.

## **7 Finds and Samples**

7.1 The IFA *Guidelines for Finds Work* will be adhered to.

7.2 All items of archaeological significance from the excavation will be examined and recorded to form part of the site archive to be eventually deposited with Leicestershire Museums. All identified finds and artefacts are to be retained, although certain classes of building material may, in some circumstances, be discarded after recording.

7.3 All finds and samples will be treated in a proper manner. Where appropriate they will be cleaned, marked and receive remedial conservation in accordance with recognised best-practice. This will include the Site code number, finds number and context number. Bulk finds will be bagged in clear self sealing plastic bags, again marked with Site code, finds and context numbers and boxed by material in standard storage boxes (340mm x 270mm x 195mm). All metal objects will be x-rayed and then selected for conservation. All materials will be fully labelled, catalogued and stored in appropriate containers.

7.4 Advice on conservation will be provided by the accredited conservator at University of Leicester School of Archaeological Studies. All remedial on-site conservation will follow UKIC guidelines.

## **8 . Report and Archive**

8.1 An accession number will be drawn from Rutland County Council (Museums). A report on the fieldwork will be provided following analysis of the records and materials.



8.2. 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.

8.3 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) (RFG/FRG 1993) will be presented to an appropriate registered museum within six months of the completion of analysis. This archive will include all written, disk-based, drawn and photographic records relating directly to the investigations undertaken.

8.4 On the completion of fieldwork the originating organisation should complete the on-line OASIS form at <http://ads.ahds.ac.uk/project/oasis> on completion of the fieldwork.

## **9 Timetable and staffing**

10.1. The excavation will commence with controlled topsoil removal down to the top of the archaeological deposits and can start during the week beginning 08.01.2007. The watching brief will commence at the re-start of the contractors groundworks

## **11. Health and Safety**

11.1 ULAS is covered by and adheres to the University of Leicester Statement of Safety Policy and uses the ULAS Health and Safety Manual (2005) with appropriate risks assessments for all archaeological work. The relevant Health and Safety Executive guidelines will be adhered to as appropriate.

## **12. Insurance**

12.1 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.

## **13. Bibliography**

Lewis, C., 2006 'The Medieval period (850-1500)' in N. Cooper *The Archaeology of the East Midlands. A resource assessment and research agenda* University of Leicester: Leicester Monograph 13, 185-216.

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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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04.01.2007

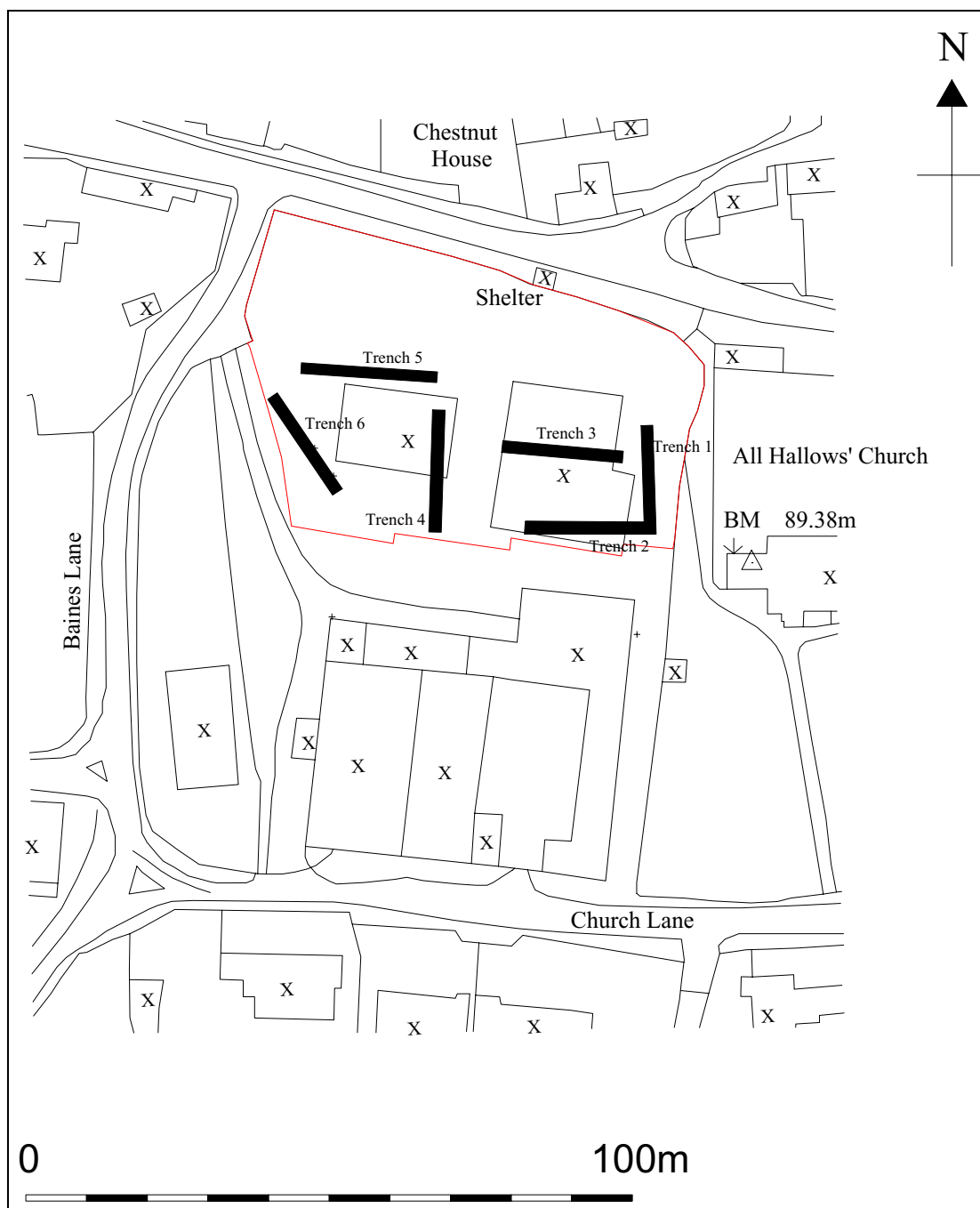


Fig 1 Location of application area showing trial trenches

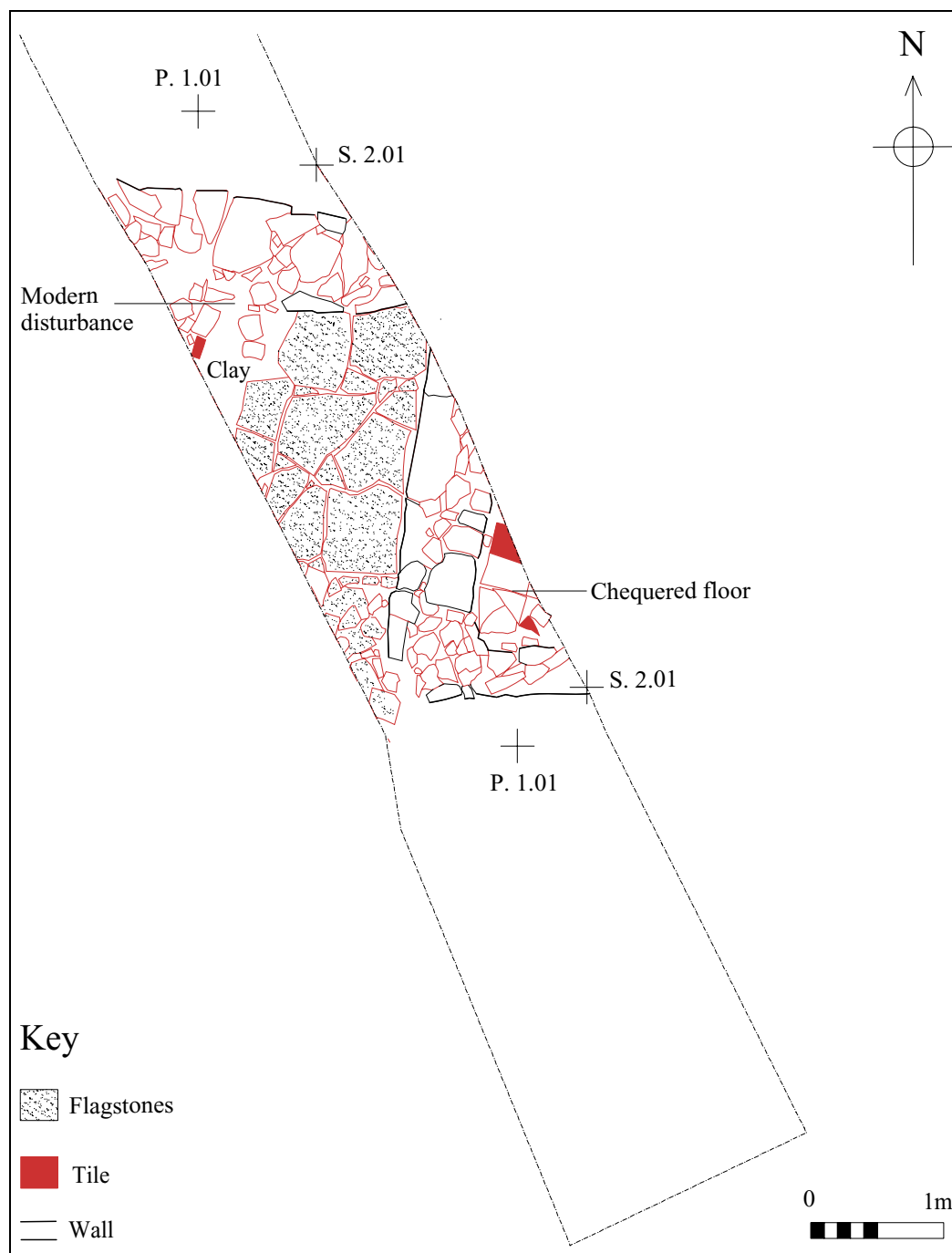


Fig. 2 Plan of the foundations of the stone building located in Trench 6

## **Draft Project Health and Safety Policy Statement**

***Church Farm, Church Lane, Seaton, Rutland***

***NGR: SK 903 981***

***P.A 06/0324/9***

***Client: London and Country Homes***

***Planning Authority: Rutland County Council***

### ***1. Nature of the work***

1.1 This statement is for archaeological excavation. It will be revised following the commencement of operations when the extent of risks can be assessed in full.

1.2 The work will involve overburden stripping by hymax 360 or similar during daylight hours and recording of any underlying archaeological deposits revealed. Overall depth is likely to be c. 1.0 – 1.2m. Following stripping the exposed deposits will be examined with hand tools (shovels, trowels etc) and archaeological features will be excavated. All work will adhere to the University of Leicester Health and Safety Policy and follow the guidance in the ULAS Health and safety and the Standing Committee of Archaeological Unit Managers manuals, together with the following relevant Health and Safety guidelines, including the following.

HSE Construction Information Sheet CS8 Safety in excavations.

HSE Industry Advisory leaflet IND (G)143 (L): Getting to grips with manual handling.

HSE Industry Advisory leaflet IND (G)145 (L): Watch Your back.

CIRIA R97 Trenching practice.

CIRIA TN95 Proprietary Trench Support Systems.

HSE Guidance Note HS(G) 47 Avoiding danger to underground services. HSE Guidance Note GS7 Accidents to children on construction sites

1.3 The Health and Safety policy on site will be reassessed during the evaluation. All work will adhere to the company's health and safety policy.

### ***2 Risks Assessment***

#### ***2.1 Working within an excavation.***

Precautions. No work will be undertaken beneath section faces deeper than 1.2m. Loose spoil heaps will not be walked on. Protective footwear will be worn at all times. A member of staff qualified in First Aid will be present at all times. First aid kit, vehicle and mobile phone to be kept on site in case of emergency.

#### ***2.2 Working with plant.***

Precautions. Hard hats, protective footwear and hazard jackets will be worn at all times. No examination of the area of stripping will take place until machines have vacated area. Observation of machines will be maintained during hand excavation.

#### ***2.3 Working within areas prone to waterlogging.***

Protective clothing will be worn at all times and precautions taken to prevent contact with stagnant water which may carry Weils disease or similar.

#### ***2.4 Working with chemicals.***

If chemicals are used to conserve or help lift archaeological material these will only be used by qualified personnel with protective clothing (i.e a trained conservator) and will be removed from site immediately after use.

#### ***2.5 Other risks***

Precautions. If there is any suspicion of unforeseen hazards being encountered e.g chemical contaminants, unexploded bombs, hazardous gases work will cease immediately. The client and relevant public authorities will be informed immediately.

2.6 No other constraints are recognised over the nature of the soil, water, type of excavation, proximity of structures, sources of vibration and contamination.

25.09.2006

## Appendix 2

Patrick,

Thank you the submitted plan.

I would now request that the applicant undertake a strip of the affected area where the archaeological remains are threatened by either the footprint of future development, landscaping and/or services, etc.

The extent of the strip will very much depend upon the results coming out of the ground. However, at this stage I suggest a strip 15m (N-S) by 25m (E-W) stripped area centred on the identified archaeological remains. An addition 25% (95sqm) contingency should be provided to address the identification of unexpected archaeological remains.

The remainder of the development site will be subject to a programme of archaeological attendance during development.

Regards,

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