



University of Leicester

Archaeological Services



**An Archaeological Investigation
on Land to the Rear of
Tower House, Rushes Lane,
Lubenham, Leicestershire,**


NGR: SP 7055 8720

Gavin Speed

**An Archaeological Investigation
on Land to the Rear of
Tower House, Rushes Lane,
Lubenham, Leicestershire
(SP 7055 8720)**

Gavin Speed

For: Baycroft Ltd

Approved by:	
Signed	 Date: 23/02/2011
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An Archaeological Investigation (Strip, Plan and Sample) on Land to the Rear of Tower House, Rushes Lane, Lubenham, Leicestershire.

Gavin Speed

Summary

University of Leicester Archaeological Services (ULAS) carried out an archaeological investigation on land to the rear of Tower House, Rushes Lane, Lubenham, Leicestershire (SP 7055 8720). The work was undertaken in advance of a proposed development. A 19th-century brick-lined circular structure – thought to be soft water tank associated with Tower House was located. No other archaeological finds or deposits were located. The site archive will be held by Leicestershire Museum Service, accession no. XA.16.2011.

1. Introduction

An archaeological investigation by strip, plan and sample was carried out by University of Leicester Archaeological Services (ULAS) for Baycroft Ltd on February 14th and 17th 2011, on land to the rear of Tower House, Rushes Lane, Lubenham, Leicestershire (SP 7055 8720; Figs 1-2). This was undertaken in advance of a proposed development involving the construction of two detached dwellings with associated landscaping and hardstanding.

The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest within the historic settlement core of Lubenham (HER Ref MLE9316), 80m north of the medieval All Saints Church (MLE11529). Consequently there was the possibility that buried archaeological remains would be affected by the development.

An archaeological investigation of the site was requested by the Senior Planning Archaeologist of Leicestershire County Council Historic and Natural Environment Team, as archaeological advisor to the planning authority (LCC 2010). The work was required in order to assess the nature, extent, date and significance of any archaeological deposits which might be present in order to determine the potential impact upon them from the development.

This report presents the results of the investigation, and the work was undertaken in accordance with Planning Policy Statement 5: Planning for the Historic Environment (PPS5), and was intended to provide indications of the character and extent of any archaeological remains that may have been present on the site, so that the Planning Authority could assess the potential impact of the proposed development on such remains.

2. Site Description, Topography and Geology

The development site lies in Lubenham, Leicestershire within the historic core of the village. It is located to the rear of Tower House, east of Rushes Lane (Fig. 2). The Ordnance Survey Geological Survey of Great Britain indicates that the underlying geology comprises alluvium (Geological Survey of England and Wales, Solid and Drift Geology, Sheet 170). The application area occupies 5.76ha of fairly flat ground that lies around 90m O.D and is currently used as open ground.

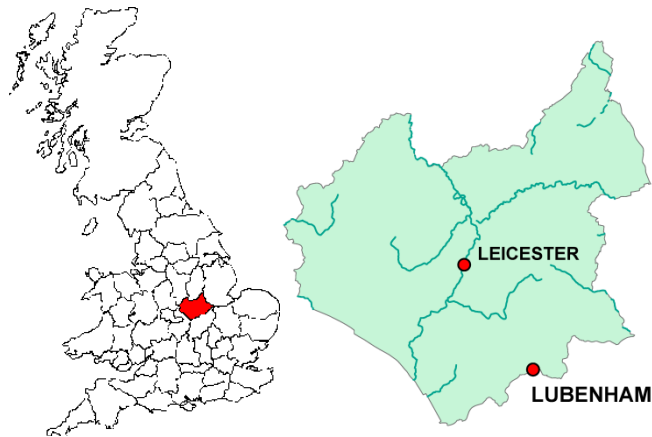


Figure 1 Site location plan within the UK and county of Leicestershire

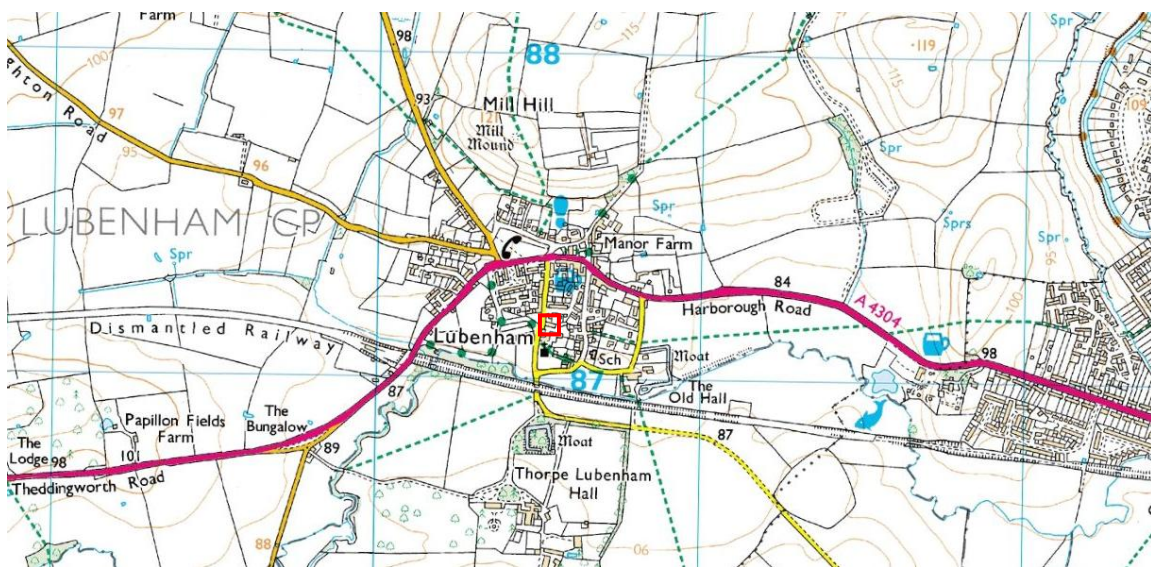


Figure 2: Site Location.

Reproduced from an Explorer 1:25 000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright 2005. All rights reserved. Licence number AL 100029495

3. Historical and Archaeological Background

Lubenham is referred to in the Domesday Book as having 8 carucates of land held by Walkelin from the Archbishop of York and Robert from him, 2 carucates of land held by Osbern from Robert of Tosny and 7 carucates of land held by Robert of Bucy from Countess Judith. The place name Lubenham means 'Hill-spur(s) of a man called Lubba' (Hunt 2006). The site lies to the rear of Tower House –a Grade II listed building. This was formerly an 18th-century farmhouse that was substantially altered, Gothicised, and converted into a hunting box in 1865 for Benedict John Angell (English Heritage 2011).

The Leicestershire and Rutland Historic Environment Record does not list any sites within the application area, although the development site does lie within the historic core of the village of Lubenham close to the church.

4. Aims and Objectives

The principal aims of the archaeological investigation were:

- To identify possible areas of archaeological potential liable to be threatened by the proposed development.
- To establish the location, extent, date, and significance of any archaeological deposits located.
- To define the quality and state of preservation of these deposits.
- To assess the local, regional and national importance of any deposits.
- To produce an archive and report of any results.

The objective was to gain an indication of the nature, extent, date and significance of any archaeological deposits which may be present in order that an informed planning decision can be taken.

5. Methodology

The fieldwork involved the supervision of overburden removal and other ground-works by an experienced professional archaeologist during the works specified above.

The archaeological work followed the *Brief for Archaeological Considerations as prepared by the Historic and Natural Environment Team, Community Services Department, Leicestershire County Council* (dated 5th October 2010).

The work followed the approved design specification (ULAS 2011; Appendix I) and adhered to the Institute for Archaeologists (IfA) *Code of Conduct* (rev. 2010) and to their *Standard and Guidance for Archaeological Field Evaluations* (rev. 2008).

6. Results

Trenches for the new building footings were excavated in two areas (Plot 1 and 2; Fig. 3). No archaeological finds were located. The area was reduced in level by *c.* 0.15-0.2m; this consisted of mixed modern overburden and garden soil. Garden soil with significant root disturbance was observed in the area of Plot 2, this was *c.* 0.25m thick. Below this was a natural clay substratum (Fig. 8).

At the north-east corner of Plot 1 a brick-lined circular structure was revealed (Figures 3-9). This substantial structure consisted of kiln-fired mortared bricks measuring 235mm x 110mm x 75mm (9½ x 4½ x 2⅞ inches). The base consisted of 400mm-thick concrete. On the east-side was a recessed area, this was *c.* two bricks wide (Fig. 5). It contained twisted metal, garden soil, and contaminated water and was capped by a concrete slab. Circular ceramic drains were located towards the surface at regular intervals, just below current ground-level (Fig. 9).

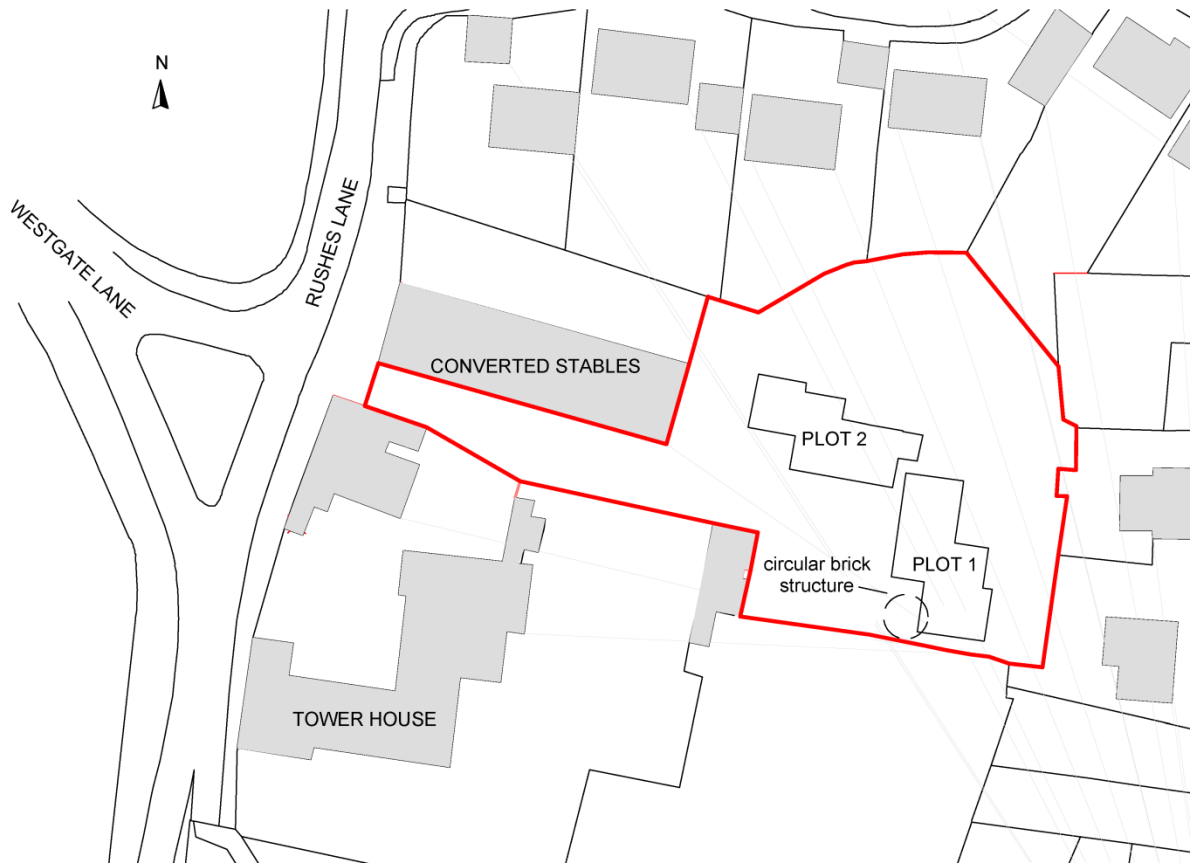


Figure 3: Location plan showing new buildings and circular structure. (adapted from plan supplied by client)



Figure 4: View of brick-lined structure, looking north, 1m scale.



Figure 5: View of brick-lined structure, looking south, 1m scale.



Figure 6: Detailed view of brick structure



Figure 7: Detailed view of brick structure



Figure 8: Section showing overburden overlying natural clay



Figure 9: View of ceramic land-drain.

7. Discussion and Conclusion

The archaeological observation of ground reduction and foundation trench excavation has confirmed the absence of significant surviving archaeological deposits within the area. The land-drains observed indicate that the area was used for agricultural practices prior to more modern times.

The brick-built circular structure likely relates to Tower House – a former 18th century farmhouse, substantially altered, Gothicised, and converted into a hunting box in 1865 (English Heritage 2011). The brick-structure is mid to late 19th century in date and appears on the 1st edition Ordnance Survey map of 1888 (Fig. 10). However, its function is open to interpretation. At first sight it appears to be a possible ice-house, though these are often located close to a pond where the ice was cut. Ice-houses were certainly still being constructed in the mid 19th century with commercial refrigerators becoming available only in the later years of the century. However, there are elements of the structure that do not support this interpretation. The base was flat and did not contain evidence for a central drain or slope (a common feature of ice houses). In addition the ceramic drains towards the surface strongly indicate that this was a soft water storage tank (or possible soakaway). There is a large circular (open) tank/sump probably about this size at the centre of the kitchen garden at Launde Abbey, for watering the garden (N.Finn pers. comm.). The 1st edition OS map shows the structure is located next to greenhouses, and so the tank could have been used for watering greenhouses or a kitchen garden. Alternatively the 19th-century owner of Tower House (Jack ‘Cherry’ Angell) was a major horsing racing enthusiast (Leicestershire Villages 2011), and the large water tank may have served horses in the stables.

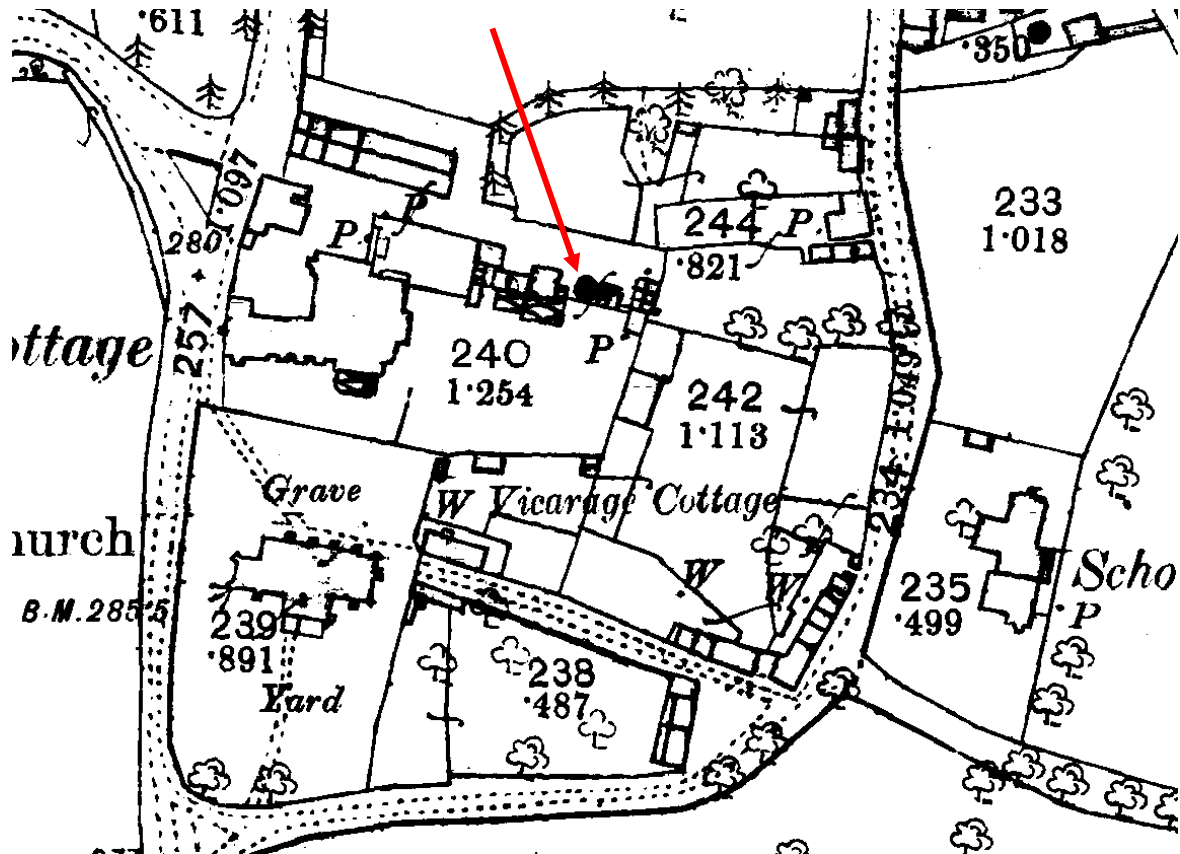


Figure 10: 1st edition Ordnance Survey map showing circular brick structure

8. Archive

The site archive will be held by Leicestershire Museum Service, accession no. XA.16.2011.

The archive contains:

- Recording sheets (x2)
- CD containing digital photographs and report
- Unbound copy of this report
- Thumbnail print of digital photographs
- 33mm black and white contact sheet and negatives (x1 film)
- Misc research data

The report is listed on the Online Access to the Index of Archaeological Investigations (OASIS) held by the Archaeological Data Service at the University of York. Available at: <http://oasis.ac.uk/>

ID	OASIS entry summary
Project Name	Rear of Tower House, Rushes Lane, Lubenham, Leicestershire
Summary	A 19th century soft-water tank was located that was probably associated with Tower House. No other significant finds or deposits.
Project Type	Archaeological Investigation (Strip, Map, Sample)
Project Manager	Richard Buckley
Project Supervisor	Gavin Speed
Previous/Future work	Previous: no. / Future: no
Current Land Use	Open ground
Development Type	Residential
Reason for Investigation	PPS5
Position in the Planning Process	Condition
Site Co ordinates	SP 7055 8720
Start/end dates of field work	14/02/2011 & 17/02/2011
Archive Recipient	Leicestershire Museum Service
Study Area	1.3ha
Associated project reference codes	Museum accession ID: XA.16.2011 OASIS form ID: universi1-94109

9. Publication

A summary of the work will be submitted for publication in the local archaeological journal *Transactions of the Leicestershire Archaeological and Historical Society* and *Rutland Record* in due course. The report has been added to the Archaeology Data Service's (ADS) Online Access to the Index of Archaeological Investigations (OASIS) database held by the University of York.

10. Bibliography

- English Heritage, 2011, *'The Tower House' Lubenham Rushes Lane*. English Heritage Listed Buildings Online. <http://www.english-heritage.org.uk/BuildingsDetailsForm> (accessed 17/02/2011)
- Hunt, L., 2006 *An Archaeological Desk-Based Assessment for Land at The Old Forge Nurseries, Lubenham, Leicestershire*. University of Leicester Archaeological Services unpublished report 2006-027.
- Institute for Archaeologists (IfA) 2008 *Standard and Guidance for Archaeological Field Evaluations*
- Institute for Archaeologists (IfA) 2010 *Code of Conduct*
- Leicestershire County Council 2010 *Brief for Archaeological Considerations* (dated 5th October 2010)
- Leicestershire Villages 2011 *'The Tower House'*, <http://www.leicestershirevillages.com/lubenham/thetowerhouse1.html> (accessed 17/02/2011)

11. Acknowledgements

Thanks to Nigel Salt of Baycroft Ltd for help and co-operation with this project. The archaeological work was carried out by Gavin Speed of ULAS. Richard Buckley managed the project. Thanks to Neil Finn of ULAS for comments on the circular brick structure. Richard Clark of LCC HNET monitored the work on behalf of the planning authority.

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22/02/2011

Appendix I: ULAS Written Scheme of Investigation

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Written Scheme of Investigation for Archaeological Attendance for Inspection and Recording ('Strip, Map and Sample')

8 Tower court, Lubenham, Leicestershire

NGR: SP 7055 8720

Planning Application: 10/01208/FUL

Client: Baycroft Ltd

Authority: Harborough District Council

1. Introduction

Definition and scope of the specification

- 1.1 This document is a design specification for a phase of archaeological investigation and recording at the above site, in accordance with Planning Policy Statement 5: Planning for the Historic Environment, Policy HE12.3 (DCLG 2010). This specification provides a written scheme of investigation (WSI) for a phase of archaeological attendance for inspection and recording. The fieldwork specified below is intended to provide information on the character and extent of any buried archaeological remains which may exist on the site.
- 1.3 This document provides details of the work proposed by ULAS on behalf of the client, and should be submitted to the Archaeological Advisor to the Planning Authority for approval before archaeological investigation by ULAS is implemented. The document provides details of the work proposed by ULAS on behalf of the client for:

Archaeological investigation (Strip, Plan and Sample)

2. Background

Context of the Project

- 2.1. The project involves the erection of two detached dwellings with associated landscaping and hardstanding: on land to the rear of 8, Tower Court, Lubenham.

Geological and Topographical Background

- 2.2 The Ordnance Survey Geological Survey of Great Britain Sheet 170 indicates that the underlying geology is likely to consist of alluvium. The site lies at a height of c.90mOD.

Archaeological and Historical Background (from the advice letter)

- 2.4 The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest within the historic settlement core of Lubenham (HER ref. MLE9316), only 80m north of the medieval All Saints Church (MLE11529). Medieval churches were often important foci for medieval and post-medieval settlement activity. Consequently, there is likelihood that buried archaeological remains will be affected by the development.
- 2.5 The Senior Planning Archaeologist has recommended an archaeological strip, plan and sample to be undertaken using a machine equipped with a toothless ditching bucket, followed by archaeological excavation of any archaeological deposits with a contingency for recording and detailed excavation if required.

3. Archaeological Objectives

- 3.1 Through archaeological controlled stripping and investigation:

- To identify the presence/absence of any earlier building phases or archaeological deposits.

- To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
- To record any archaeological deposits to be affected by the ground works.
- To produce an archive and report of any results.

4. Methodology

General Methodology and Standards

- 4.1 All work will follow the Institute for Archaeologists (IfA) *Code of Conduct* (2010) and adhere to their *Standard and Guidance for Archaeological Watching Briefs* (2008).
- 4.2 Staffing, recording systems, health and safety provisions and insurance details are included below.
- 4.3 Internal monitoring procedures will be undertaken including visits to the site by the project manager. These will ensure that project targets are met and professional standards are maintained. Provision will be made for external monitoring meetings with the Planning authority and the Client, if required.
- 4.4 An accession number will be obtained prior to commencement of the project and used to identify all records and artefacts.

Strip, Plan and Sample

- 4.4 The project will involve the supervision of overburden removal and other groundworks by an experienced professional archaeologist during the works specified above. Initially it is proposed to open a trial trench to assess the depth of topsoil/overburden and determine the presence/absence of any archaeological remains.
- 4.6 Should significant archaeological remains be identified in an initial trial trench, and found to be 0.15m or less below proposed formation, the site is to be stripped down to the top of the archaeology, followed by a programme of excavation and recording, using additional personnel as necessary.
- 4.6 In the event that archaeological remains of uncertain significance are located in the initial trench/test pit (e.g. undated post-hole/pit), further trenching may be necessary, at the discretion of the site supervisor, to clarify their nature and significance and determine the need for a full topsoil strip.
- 4.7 The archaeologist will co-operate at all times with the contractors on site to ensure the minimum interruption to the work.
- 4.8 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.
- 4.9 Archaeological deposits will be excavated and recorded as appropriate to establish 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.
- 4.10 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.
- 4.11 Any human remains encountered will be initially left in situ and only be removed under a Home Office Licence and in compliance with relevant environmental health regulations. The developer and Leicestershire County Council will be informed immediately on their discovery.
- 4.12 In the event of significant archaeological remains being located 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, Heritage Services and the planning authority. If the archaeological remains are identified to be of significance additional contingent archaeological works will be required.

Recording Systems

- 4.11 The ULAS recording manual will be used as a guide for all recording.
- 4.12 Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto pro-forma recording sheets.

- 4.13 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 appropriate scale, which will show the location of the areas investigated in relationship to the investigation area and OS grid.
- 4.14 A record of the full extent in plan of all archaeological deposits encountered will be made. Sections including the half-sections of individual layers of features will be drawn as necessary. The relative height of all principal strata and features will be recorded. The stratigraphy of all trenches shall be recorded even where no archaeological features are identified.
- 4.15 A photographic record of the investigations will be prepared 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.
- 4.16 This record will be compiled and checked during the course of the excavations.

5. Finds

- 5.1 The IfA Guidelines for Finds Work will be adhered to.
- 5.2 All antiquities, valuables, objects or remains of archaeological interest, other than articles declared by Coroner's Inquest to be subject to the Treasure Act, discovered in or under the Site during the carrying out of the project by ULAS or during works carried out on the Site by the Client shall be deemed to be the property of ULAS provided that ULAS after due examination of the said Archaeological Discoveries shall transfer ownership of all Archaeological Discoveries unconditionally to LCC for storage in perpetuity.
- 5.3 An Accession number will be obtained from the Assistant Keeper of Archaeological Archives at Leicestershire County Council that will be used to identify all records and finds from the site, prior to the commencement of any on-site works.
- 5.4 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 Senior Planning Archaeologist.
- 5.5 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

6. Environmental Sampling

- 6.1. If features are appropriate for environmental sampling a strategy and methodology will be developed on site following advice from ULAS's Environmental Specialist. Preparation, taking, processing and assessment of environmental samples will be in accordance with current best practice. The sampling strategy is likely to 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, insect remains and radiocarbon dating provided that they are uncontaminated.
- 6.2 All collected samples will be labelled with context and sequential sample numbers.
- 6.3 Appropriate contexts will be bulk sampled (15 litre or the whole context depending on size) for the recovery of carbonised plant remains and insects.
- 6.4 Recovery of small animal bones, bird bone and large molluscs will normally be achieved through processing other bulk samples or 30 litre samples may be taken specifically to sample particularly rich deposits.

6.5 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. 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. 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. Report and Archive

7.1 The full report in A4 format will usually follow within eight weeks of the completion of the fieldwork and copies will be dispatched to the Senior Planning Archaeologist/HER to be distributed amongst relevant sections of Leicestershire County Council as necessary.

7.2 The report will include consideration of:

- The aims and methods adopted in the course of the evaluation.
- The nature, location and extent of any structural, artefactual and environmental material uncovered.
- The anticipated degree of survival of archaeological deposits.
- The anticipated archaeological impact of the current proposals.
- Appropriate illustrative material including maps, plans, sections, drawings and photographs.
- Summary.
- The location and size of the archive.

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

7.4 A full copy of the archive as defined in Brown (2008) will be presented to Leicestershire County Council, normally within six months of the completion of analysis. This archive will include all written, drawn and photographic records relating directly to the investigations undertaken.

8. Publication and Dissemination of Results

8.1 A summary of the work will be submitted to the local archaeological journal, the Transactions of the Leicestershire Archaeological and Historical Society. A larger report will be submitted for inclusion if the results of the evaluation warrant it.

8.2 University of Leicester Archaeological Services supports the Online Access to the Index of Archaeological Investigations (OASIS) project. The online OASIS form at <http://ads.ac.uk/project/oasis> will be completed detailing the results of the project. ULAS will contact Leicestershire County Council's SMR prior to completion of the form. Once a report has become a public document following its incorporation into Leicestershire SMR it may be placed on the web-site. The Developer should agree to this procedure in writing as part of the process of submitting the report to Leicestershire SMR.

9. Acknowledgement and Publicity

9.1 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.

9.2 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.

10. Timetable

10.1 The work is expected to start in February 2011. It will involve one person on site at varying times throughout the groundworks.

11. Health and Safety

- 11.1 ULAS is covered by and adheres to the University of Leicester Archaeological Services Health and Safety Policy and Health and Safety manual with appropriate risks assessments for all archaeological work. A draft Health and Safety statement for this project is attached as Appendix 1. The relevant Health and Safety Executive guidelines will be adhered to as appropriate. The HSE has determined that archaeological investigations are exempt from CDM regulations.
- 11.2 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.

12. Bibliography

Brown, D., 2008	<i>Standard and guidance for the preparation of Archaeological Archives</i> (Institute for Archaeologists)
IfA, 2010	<i>Standards and Guidelines for Archaeological Watching Briefs.</i>
IfA, 2008	<i>Code of Conduct</i>

05-12-2010

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