

SPLL-HBR



GLEBE FARM, MAGNA PARK, LUTTERWORTH SOUTH

HISTORIC BUILDING RECORDING

PLANNING REF. 15/00865

commissioned by The Environmental Dimension Partnership
on behalf of Gazeley

October 2019

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Council Museum Collections**

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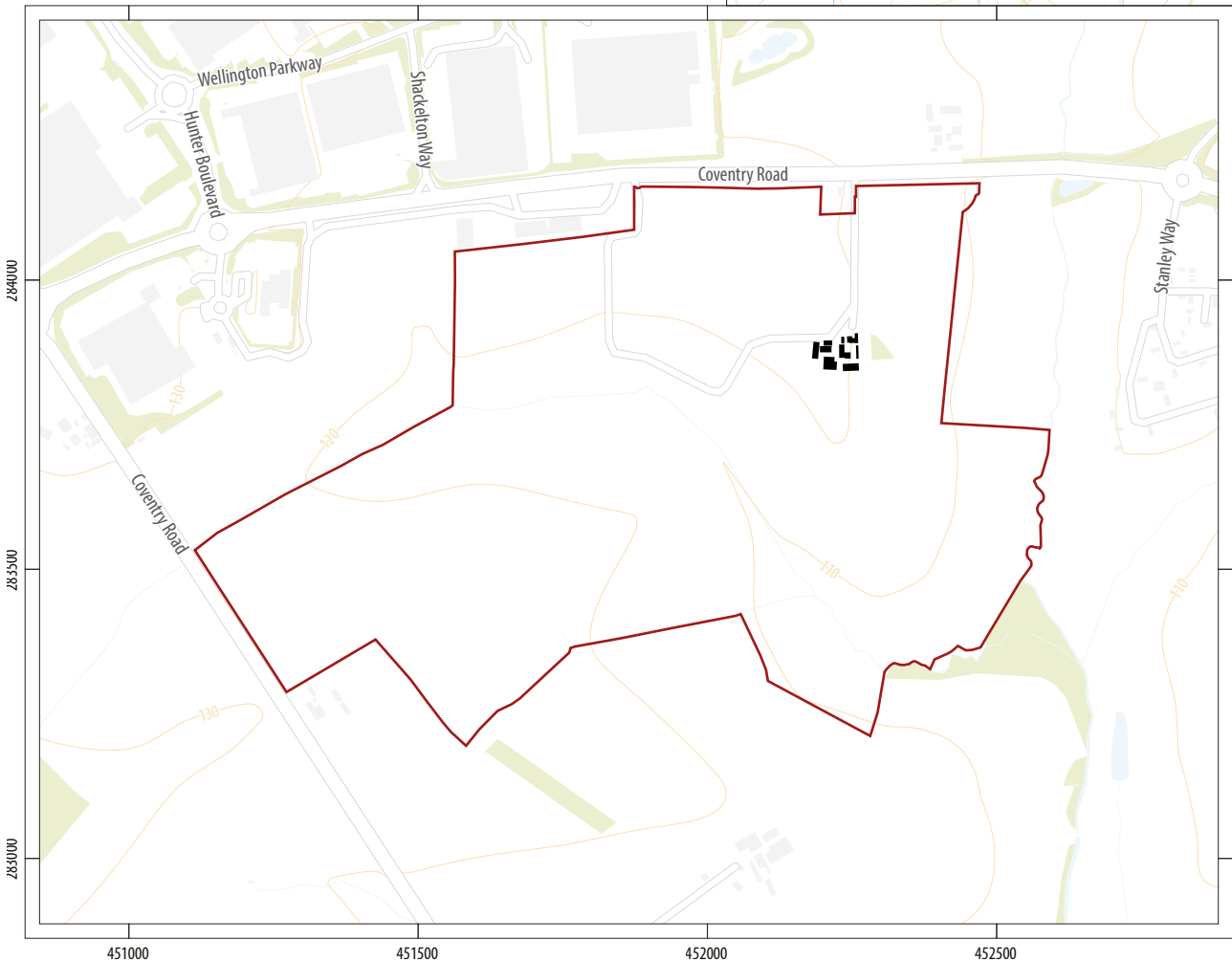
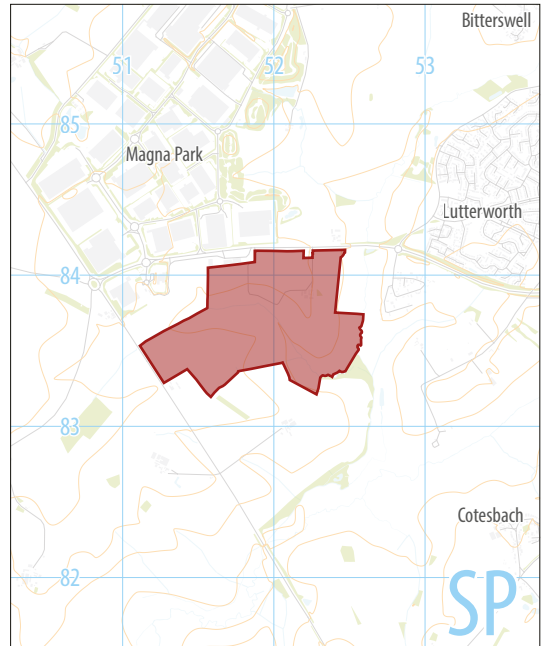
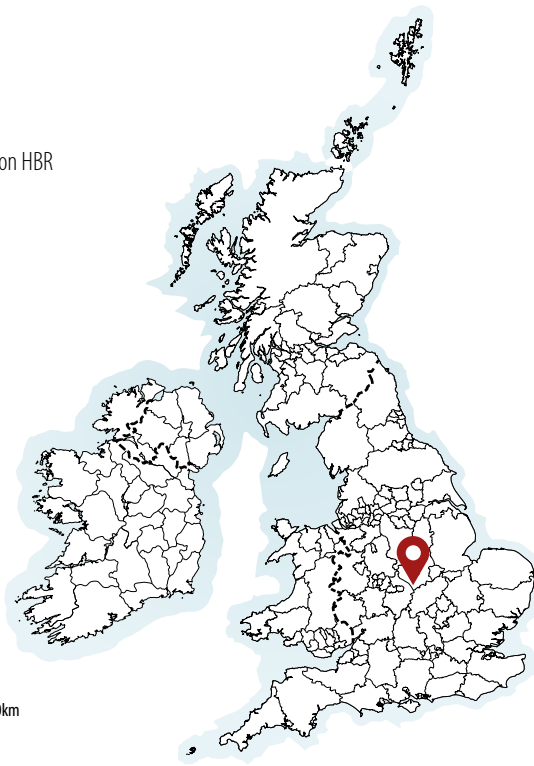
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Lutterworth Mitigation HBR
Land near A4303
Lutterworth
Leicestershire

0 200km
1:12,500,000 @ A4



0 250m
1:12,500 @ A4

development boundary
farm building location



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GLEBE FARM, MAGNA PARK, LUTTERWORTH SOUTH

HISTORIC BUILDING RECORDING

1 INTRODUCTION

Headland Archaeology was commissioned, by Gazeley (the client), through their agents, the Environmental Dimension Partnership (EDP) to undertake Historic Building Recording of a farmhouse and associated outbuildings at Glebe Farm, Lutterworth, Leicestershire. This report presents the results of the building recording programme.

1.1 PLANNING BACKGROUND

Planning consent has been granted to the client for the erection of storage and distribution buildings on land adjacent to Glebe Farm, Lutterworth. The project involves the demolition of Glebe Farm and its associated buildings. Condition 18 of the planning consent requires *inter alia* the provision of an historic building survey prior to demolition taking place.

1.2 SITE DESCRIPTION AND BACKGROUND

The proposed development is located to the south of the A4303 Coventry Road, east of the A5, and to the west of the town of Lutterworth in Leicestershire. Glebe Farm itself is located in the north-east of the development area and is centred around NGR 452241 283885 (Illus 1).

The farmhouse is of a style typical of the 19th century, with few surviving external features. There is little architectural merit to the farmhouse and it would appear that there are few indications of surviving original features. There are a number of outbuildings which are in a poor state of repair. The farmhouse consists of an 'L-plan' arrangement with the frontage facing east. This frontage

forms a three-storey, three-bay, gable ended structure. To the rear of this is a projecting three storey gabled block. The whole is rendered with pale cement and has modern double-glazed windows.

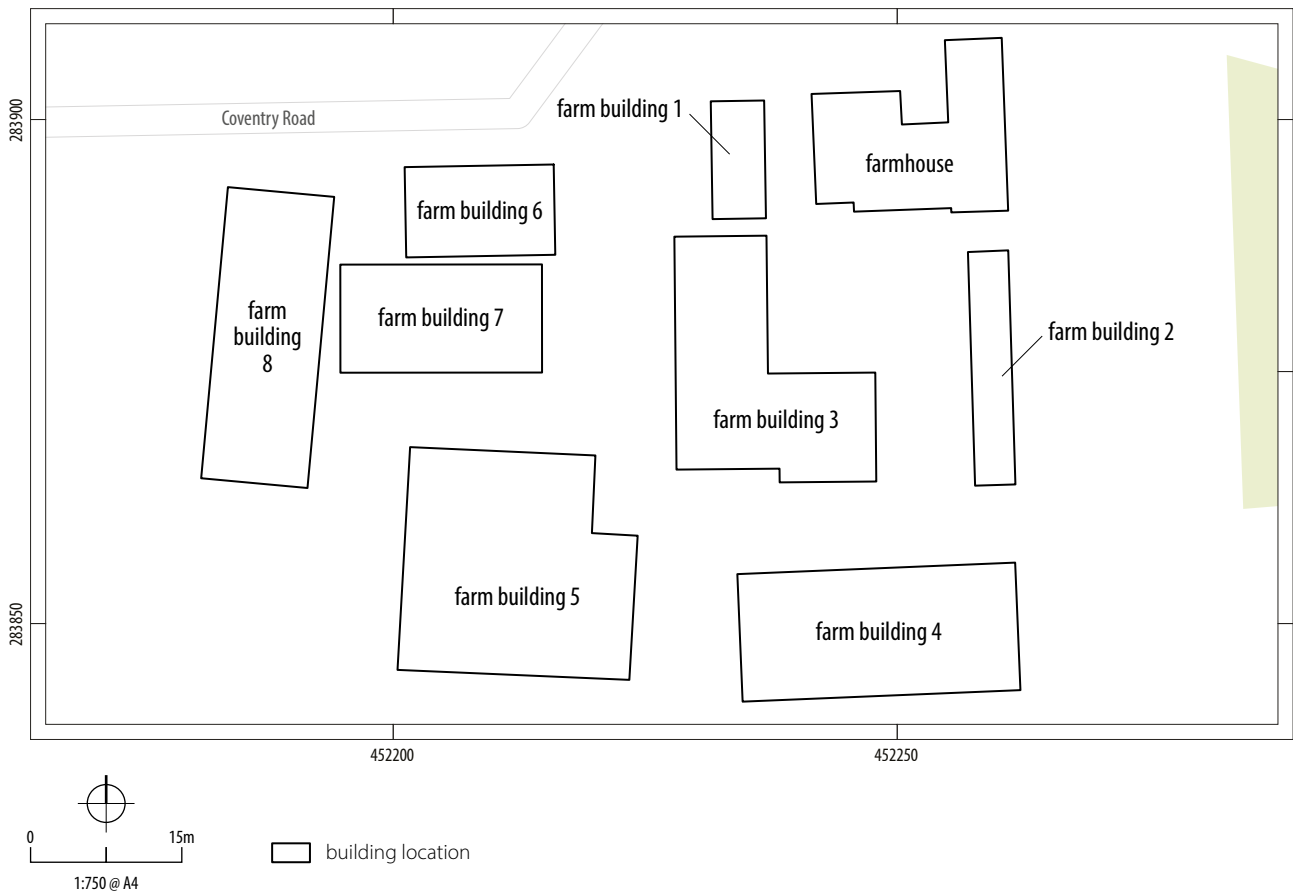
An external inspection of the buildings at Glebe Farm was undertaken as part of the desk-based assessment to assess its likely significance in terms of built heritage (Oakley 2015 (Appendix 6)). Few buildings of the complex as depicted on the 19th century Ordnance Survey mapping have survived. The surviving buildings consist of the main farmhouse, part of an eastern range of a farmyard, and a small part of a western range.

2 AIMS AND OBJECTIVES

The objectives of the archaeological work were to record the standing structures that will be destroyed by the development, to record any remains of archaeological significance encountered in the course of the works, produce a report and deposit the archive with a local repository.

3 METHODOLOGY

A method statement (AMS) for Historic building recording was produced by Headland Archaeology (Craddock-Bennet 2019 (Appendix 5)). The recording was undertaken in line with "Understanding Historic Buildings" (Historic England 2015). The levels of recording for each building were outlined within the AMS and approved by the archaeological advisor to Leicestershire County Council. Individual buildings were numbered for ease of reference and these are detailed on illustration 2.



ILLUS 2 Farm layout plan

The agreed recording entailed:

- › Farmhouse and Buildings 1 and 2– Level 2 recording – external and internal photography, written internal and external descriptive records, measured floor plans;
- › Outbuildings 6, 7 and 8, – Level 1 external and internal photography;
- › Outbuildings 3, 4 and 5 – Level 1 external photography only.

Details on the approach to the recording are given below. All recording followed Clfa Standards and Guidance (Clfa 2014) for conducting Historic Building Recording along with the Headland manual.

Recording was carried out between the 16th and 18th September 2019, whilst the occupiers were in the process of relocating but still resident in the property.

3.1 WRITTEN RECORD

Written records were completed on site using pro-forma building recording sheets. One sheet was completed for each elevation and one sheet for each internal space. The register of record sheets is given as Appendix 2.1.

Each sheet records details of the form, layout, structure, building materials, surface treatments, fixtures and chattels of the relevant elevation/internal space. This includes brick measurements and bonding descriptions where appropriate, and descriptions of any phasing or visible alterations. Examples of completed sheets are presented as Appendix 3.

Rooms on each floor within the farmhouse were numbered and prefixed 'FH' with subdivisions of outbuildings 1 and 2 recorded 1.1, 2.1 etc.

3.2 DRAWINGS

Internal floor plans were produced of each floor of the farmhouse and of outbuildings 1 and 2. Floor plans were produced using a Leica Disto and subsequently scaled to 1:100 plans or reproduced as scaled, digital CAD drawings. Where phasing occurred and was visible within the structures, it was recorded and illustrated on the final plans. Sketch drawings of elevations were produced on record sheets to supplement digital photographic records.

3.3 PHOTOGRAPHY

All photography was undertaken digitally using an 18 megapixel SLR camera shooting in RAW format (at a 50mm lens focal length for external images). RAW files will be converted to uncompressed TIFF for submission to archive. Clearly visible graduated metric scales were used where appropriate.

Photograph locations were recorded on the plans and a photography register and plans of the photo locations have been reproduced in this report (Illus 4–10). The photographic register is given as Appendix 2.3. Contact sheets of all digital photographs taken during the assessment are also produced as Appendix 4.

The proximity of the buildings to each other prevented direct views of all elevations, with many external photographs having to take the form of oblique shots. A series of photographs to contextualise the layout and density of the buildings were taken and are included in Appendix 4 (contact sheets) with locations indicated on Illustration 4.

4 RESULTS

4.1 ARCHIVE CONTENT

The following represents a gazetteer of the content of the physical archive produced from the HBR survey of Glebe Farm. This document also includes summary illustrations of the location of photographs and drawings produced as part of the survey. All paper records have been scanned into PDF format and are stored on Headland servers along with the digital photographic record. Headland maintains a regular backup system whereby a copy of backed up data is retained off-site at all times. A copy of such site records can be provided to the planning authority on request.

The site records comprise:

- › Photographic register sheets 6
- › Context registers 1
- › Context records 37
- › Drawing registers 1
- › Drawings (permatrace sheets) 2
- › Drawings - annotated plans and sketch plans 9
- › Digital photographs 127

4.2 DESCRIPTION

Detailed description of elevations and internal floors of the surveyed buildings are provided in the Gazetteer as Appendix 1 to this report. A summary of the results, by building, is given below.

Farmhouse

The farmhouse is of red-brick construction, with a light grey cement render, in a broadly 'L' shape plan. The principal elements of the structure being a north-south oriented three storey block, with a further three storey, east-west block projecting from its southern extent. Around the western extent of the east-west block, a three-bay, breeze block constructed single storey garage, with a utility

room on the south-west corner had been constructed with a further breeze block constructed, single storey boiler room extension projecting from the north end of the principal north-south block.

All elevations of the building were cement rendered and painted a light grey colour. Damage to the render on the east elevation confirmed the render lay over red-brick but no visual inspection of the brick and bonding was possible.

Two red-brick chimney stacks are located at either end the north-south block, with a further red-brick stack broadly central to the east-west block. Modern, double-glazed, multi-light casement and awning type windows are variably located on all floors. Entrance to the building is afforded on the east, north and south sides and through a connecting door in the western garages.

The roofs of each element of the structure were pitched and tiled. Slate tiles predominated with ceramic tiles utilised on the boiler room extension and a porch located on the north elevation over the entrance.

Plastic guttering was located over fascia boards under the eaves with iron downpipes and a single iron hopper identified on the north elevation. Lantern type electrical light fittings were present around the porch on the north elevation and modern security lights observed. Electrical cabling and satellite dishes were also present on the west and south elevations.

Probable phasing of the building's development and construction was evident (Illus 3). The north-south block appeared to represent the first phase of construction with the addition of the east-west block, which was offset by approximately 5° from the north-south structure. The outer walls were approximately 0.12m thinner, with evidence of roof timbers on the 2nd floor suggesting it was built onto the pre-existing pitched roof of the north-south block. A blocked stairway identified on the second floor of the north-south block and lower first and second floor levels in the east-west block may further suggest a later build and level of restructuring.

The addition of a porch and entrance hall, with the first floor bathroom built with a slight overhang appears to represent a third phase of construction, probably representing modernisation of the building with a final phase represented by the construction of the garages, utility room and boiler room. Whether these additions were contiguous remains unknown but the construction in breeze blocks suggests a degree of contemporaneity and late addition to the overall structure.

Internally, a total of 19 rooms were recorded across the three floors of the building. The rooms were generally rectangular in form, with chimney breasts located in the north and south rooms of the north-south block and blocked fireplaces within chimney breasts in the east-west block. Timber flooring was evidenced on the 1st and 2nd floors with walls being either wallpapered or emulsion painted over plaster. Brickwork was visible on the 2nd floor in areas where plaster had fallen away revealing a Flemish Garden Wall brick bond. Lath and plaster ceiling eaves were also evidenced on the second floor in the east-west block, together with a blocked stairwell. A small 'attic' type space was located centrally on the 2nd floor but this was not



ILLUS 3 Farmhouse phase plan

accessible and apparently not utilised for any function other than holding a water tank.

Modern lighting and electrical fittings were found throughout the building with wall fixed radiators in the majority of rooms on the Ground and 1st floors. No decorative features such as cornices, rails etc., were identified in any of the room interiors.

A former cellar was located below the south-east corner of the main north-south block and apparently blocked off within the interior of the building in the entrance hall area (Room FH4). A partially blocked narrow opening located against the eastern elevation of the building was inaccessible and no further information regarding the cellar could be ascertained during the course of the survey.

Building 1 (Illus 8)

Building 1 lay immediately west of the farmhouse, was rectangular in form and oriented north-south and was constructed in red brick

in a Flemish Garden Wall bond. The north elevation was open with a timber beam and central post and brick pilasters on the east and west walls, utilising bull-nosed bricks. A small opening was present in the top. The west elevation was partly open and in a poor state of repair. The east elevation was of all brick construction with a single timber framed window opening. The south elevation evidenced rebuilding with the lower half rebuilt in yellow brick and the upper section in red bricks. The yellow bricks were keyed into the west and east walls. The roof comprised timber beams, rafters and purlins to which modern steel corrugated cladding was fixed.

The interior was divided into two cells, presently functioning as storage areas. A brick constructed wall divided the two cells and an opening, blocked by corrugated sheeting was located at the height of the rafters potentially indicating the presence of a former hay loft. Brick pilasters with bull-nose bricks were located on the interior of the southern cell east wall. A doorway was located in the south-east corner on the south wall.

Building 2 (Illus 9)

Oriented north-south, building 2 was located to the south of the farmhouse on its eastern end. The east elevation was obscured and inaccessible due to vegetation growth, though internal examination evidenced window blockings along the length of the structure and a blocked doorway towards the north end. The south end of the building had been damaged or demolished leaving it open ended with vegetation growth also preventing access. The north elevation formed a gable end to the structure with the east elevation forming the principal elevation.

The building was constructed in red-brick in a Flemish Garden Wall bond, which had been broken through in three places to apparently widen access. Remnants of timber architraving for doorways were present at two points though no evidence of doors remained. The remains of five, single light, timber-framed hopper windows were also located on the east elevation though only one survived fully intact. The interior was subdivided into three cells. The northernmost was whitewashed internally with a single window opening in the east wall and separated from the rest of the building by a breeze block constructed south wall. The breeze blocks did not fully abut the west wall.

The other sub-divisions were created by corrugated sheeting fitted to timbers. Faded whitewash was observed over the brickwork. A trough ran north-south cut into the cement floor. The building is likely to have originally functioned as a byre.

Other, ancillary outbuildings 3 to 8

Building 3 appeared to represent two phases of more recent steel framed barn constructions forming an 'L' shape and used for storage.

Building 4 was constructed from a mix of steel joists and timber and sub-divided as a cattle shed.

Building 5 was similarly a mix of steel frame with timbers and clad with corrugated metal sheets. A central arched roof dropped to two low, pitched roofs on either side. The structure was also sub-divided as a cattle shed.

Buildings 6, 7 and 8 were all former Nissen huts, corrugated metal sheeting over a steel framework, with Building 6 clad in fibre cement sheeting rather than metal. Former window openings were present in the metal sheeting on Buildings 7 and 8. No specific surfaces were evident with only compacted soil forming the floors and the buildings were utilised as storage facilities for farm plant, hay bales and equipment.

Glebe Farm context

Ordnance Survey (OS) mapping records buildings named as Lutterworth Fields on the location of the present Glebe farm, which form a rectangular arrangement around a central courtyard. The 1886, 1904 and 1933 OS maps record the position of a Glebe Farm approximately 1.5km NNE of Lutterworth Fields (Appendix 6 – Plan EDP 2b). The land to the west of the earlier Glebe farm was the site of RAF Bitteswell, operational from 1940 to 1982 and now covered by the Magna Park development, constructed in 1988. The 1" 1946 OS

map shows both sites named as Glebe Farm with Bitteswell Airfield recorded on the 1961 OS and only an un-named building on the site of the northern Glebe Farm. It would appear the development of Bitteswell airfield was largely responsible for the demise of the northern Glebe Farm and ultimate re-naming of Lutterworth Fields, either through acquisition or amalgamation of the two farms between 1933 and 1946.

The 1st edition OS map shows a relatively complex farmhouse and ancillary buildings creating a rectangular arrangement around a courtyard. The farmhouse appears to have two projecting elements on the northern side of the rear east-west farmhouse block and is conjoined to the narrow north-south building to the west. A wall lies south of the main farmhouse and joins the east and west buildings or ranges, with a small southern structure forming the complete rectangular arrangement. A further small ancillary building lies in an enclosed field to the west.

By the 1904 survey, the eastern range has been extended southward, the farmhouse is no longer conjoined to the western range and appears to comprise only two blocks, with an additional ancillary building in the field to the south. This layout remains the same on the 1933 OS map. At some point after 1933 this layout had changed with complete removal of the southern building, ancillary buildings to the west and partial demolition of both the east and west ranges, resulting in the surviving elements on site at the time of recording, with the effective original courtyard arrangement south of the farmhouse largely surviving.

The date of original construction of the farmhouse in particular, remains in question with an enclosure map of 1790 (Appendix 6 – EDP Plan 2a) recording no evidence of any structures. However, not all buildings were recorded on such enclosure maps, the focus being the land divisions and field boundaries. This could suggest that the north-south block of the farmhouse pre-dated 1790, with the east-west block added by the time of the OS survey and surveyor's drawings of 1813 referred to in the desk based assessment (Appendix 6). However, construction pre-dating 1790 is, given the evidence of present recording, unlikely to have occurred substantially earlier with no distinctly early elements of the structure identified and a later 18th century date for construction is most likely.

The rectangular courtyard arrangement of the farm buildings is visible elsewhere within the immediate locale with farms recorded on the OS, such as Bitteswell or Fields Farm to the north, Moor Barns to the south-east and Cross in Hand Farm to the west and the original Glebe Farm to the north-west all displaying a similar basic layout, suggesting a commonality of plan and layout and potentially similar function and uses.

Later buildings on the site, such as the steel framed and clad barns immediately south of the farmhouse are of relatively modern construction and addition to the farm complex, with three Nissen hut type buildings, utilised as storage barns, deriving from and probably added to the farm after the closure of the Bitteswell Airfield in 1982. Similarly, extensions to the farmhouse in the form of a breeze block constructed boiler room and garage and addition of a porch entrance and modern bathroom are likely to have occurred in relatively recent times.

Of interest is the brick bonding identified in the original surviving structural elements which was of a Flemish Garden Wall Bond, also known as a Sussex Bond. The bond comprises three stretcher bricks to one header in each row. This has in fact rarely been historically used on garden walls and it is most common in West Sussex and Hampshire where it may be found on up to 10% of historic buildings (The Heritage Directory 2009).

5 REFERENCES

Chartered Institute for Archaeologists (CIfA) 2014 *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* [online document] available from www.archaeologists.net/sites/default/files/CifAS&GBuildings_1.pdf

Craddock-Bennet L 2019 *Glebe Farm, Magna Park, Lutterworth South Method Statement for Historic Building Recording* Headland Archaeology [unpublished client document]

Oakley E 2015 *Symmetry park, Lutterworth: Archaeological and Heritage Assessment* [unpublished client document] The Environmental Dimension Partnership. Ref: EDP2307_04c

The Heritage Directory 2009 on-line resource at www.theheritagedirectory.co.uk accessed September 2019

Historic England 2015 *Understanding Historic Buildings A guide to Good Recording Practice*

National Library of Scotland Map Images on-line resource at <https://maps.nls.uk/> accessed September 2019

6 APPENDICES

APPENDIX 1 GAZETTEER

The location of each building discussed is shown on Illustration 2. External photographic locations are shown on Illustration 4.

Appendix 1.1 Farmhouse

Exterior

East elevation

The principal elevation is the east elevation (Photo 042). The front of the building is cement rendered over red brick, visible in damaged areas of the render and painted a light grey colour. A single doorway is located at ground-floor level central to the façade, with eight, multi-light UPVC double glazed windows, two at ground floor level and three on the 1st and 2nd floors. Each window has south and north side casements. The door is of timber construction, with an upper glass, multi-light gothic style central arch. A series of small timber strips are affixed to the frontage surrounding the door indicating the possible presence of a former porch or decorative structure such as trellis fixings (Photo 065). Plastic guttering runs along the eaves over back painted timber fascia boards.

North elevation

The north elevation forms the present entrance to the farmhouse (Photo 041). The east extent shows the gable end of the east frontage with a single storey, breeze block extension with a pitched ceramic tile roof. Centrally, a ceramic tiled, pitched, porch roof projects over the entrance, a panelled timber door with a small single light at ground floor level. Above this a multilight UPVC, single horizontal casement window is located on the first floor of an east-west three storey block. A multi-light UPVC double-glazed window with a single horizontal casement is located on the east of the doorway, with a narrow multilight fixed UPVC double glazed window on the

west. A three-bay garage is located at ground floor level on the west end of the elevation, with a pitched, slate tiled roof.

Black, plastic guttering is located around the building eaves, over black painted timber fascia boards, with iron down-pipes and a single iron hopper head visible central to the elevation. Decorative, lantern style modern electric lights are located at ground floor level in proximity to the entrance with electric security lights fitted at ground floor level. Other than the breeze block extension, all north faces of the elevation are cement rendered and painted light grey.

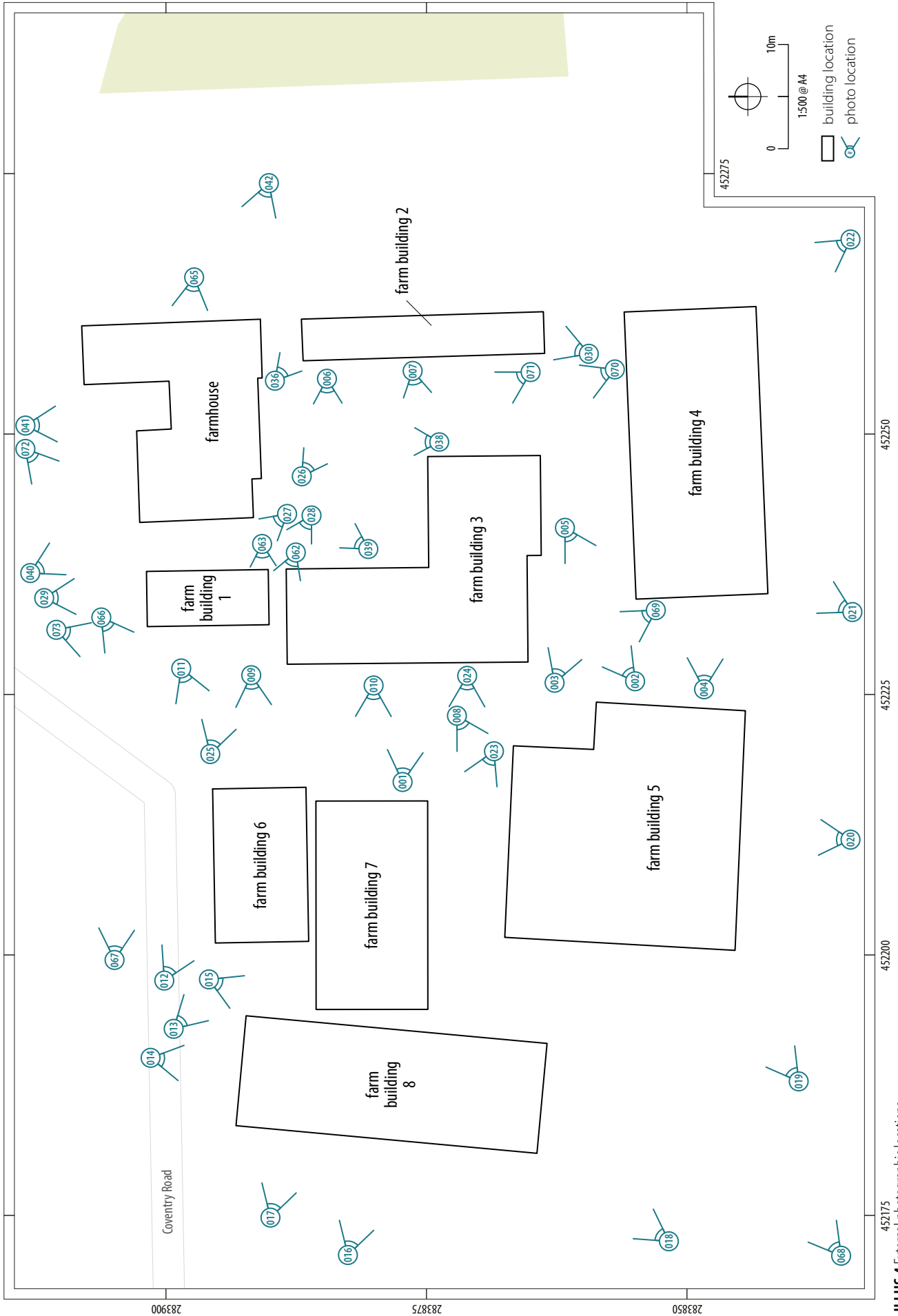
West elevation

Effectively forming a rear to the building (Photo 040), the facades are cement rendered and painted grey, with a single light, fixed window on the south side of the single storey garage extension. The gable end of the east-west block and rear of the north-south block are visible. A black, plastic guttering down-pipe is located on the gable end of the east-west block with an electrical conduit and fittings on the south side of the gable end. Scars of the locations of former electrical fittings are visible at 2nd floor level.

South elevation

The gable end of the north-south block lies at the east end of the elevation, with the three storey east-west block central and a single storey extension on the west end (Photo 038). A single, multi-light UPVC double glazed casement window is located at ground floor level on the gable end of the north-south block. Two variably sized, multi-light, casement, UPVC double-glazed windows are located at ground floor level centrally. Two further at first floor level and a single at second floor level on the eastern side of the east-west block. The west extension has a central timber Dutch Door, the upper panel comprising multiple lights within a timber frame.

The entire facade is cement rendered and painted light grey. Black plastic guttering is located at the eaves over black painted timber fascia boards. An iron down-pipe is located towards the west end with a modern electric security light at ground floor level and satellite dish and television aerial at 2nd floor level.



ILLUS 4 External photographic locations



FARMHOUSE EXTERNAL PHOTOGRAPHY SP11-HBR 042 SP11-HBR 065 SP11-HBR 041 SP11-HBR 040 SP11-HBR 038



ILLUS 5 Farmhouse ground floor plan showing photographic locations

Interior

Ground floor (Illus 5)

The ground floor of the Farmhouse was effectively divided into eight rooms (FH1–6, FH18, FH19), garage spaces and external boiler room. Entrance to the building was effected through in-swinging doorways centrally on the north side in FH1 and at the west end of the south of the building through FH19. A further door, formerly the likely principal entrance was located on the east opening into FH4. A wooden plank, Dutch door formed the entrance in FH19.

Room FH1 formed a small rectangular entrance hall measuring approximately 3.10m square with an open doorway to Room FH4 in the south-east corner, a small toilet FH2 off the south-east corner and cupboard space in the south-west. A glass panelled in-swinging timber door was located in the south-west corner leading to room FH3. A slate tiled floor extended into FH2 and into FH3 and FH18. Modern downlights were located in the ceiling.

Room FH3 was a rectangular space with a former fireplace and wooden lintel located on the west wall, a small cupboard space in the south-west corner within the former fireplace (Photo 120). A single multi-light, casement, double-glazed UPVC window was located on the south wall, with a modern radiator directly below. An out-swinging door lead from FH3 to FH18, the present kitchen, fitted with modern units and appliances.

Room FH4, a corridor/entrance way was accessed from the east end of the building with a wooden staircase to the first floor located at the north-east end of the room (Photo 110). A bare asphalt or cement floor was observed, which continued into room FH6 on the north. The occupier (pers comm) indicated that a blocked cellar entrance lay below the floor but no evidence of this was visible.

Room FH6 was accessed via an in-swinging door at the east end of FH4, opening into a rectangular room with a former open fireplace located on the north wall. A multi-light UPVC window was located on the east wall with the floor of an asphalt or cement type render. No decorative features were present.



FARMHOUSE GROUND FLOOR SPL-L-HBR 120 SPL-L-HBR 110 SPL-L-HBR 112

Room FH5 was accessed from the west end of FH4 and formed the main living space. Rectangular in shape, with multi-light, casement, UPVC double glazed windows on the south and east walls. A built-in wall unit was located in the north-east corner and a fireplace, with wood-burning stove, broadly central on the south wall (Photo 112).

Room FH19 was located at the south-west corner of the ground floor and was a rectangular utility room constructed as part of an extension to the building. A single light, small window was located on the west wall, with a Dutch door entrance from the outside yard located on the south wall. The floor was a cement render.

All walls within the ground floor were either emulsion painted or wallpapered over plaster. Ceilings were a combination of emulsion painted plaster or artexed, with modern light and electric fittings. Timber skirting, variably stained or painted was visible in all rooms.

First floor (Illus 6)

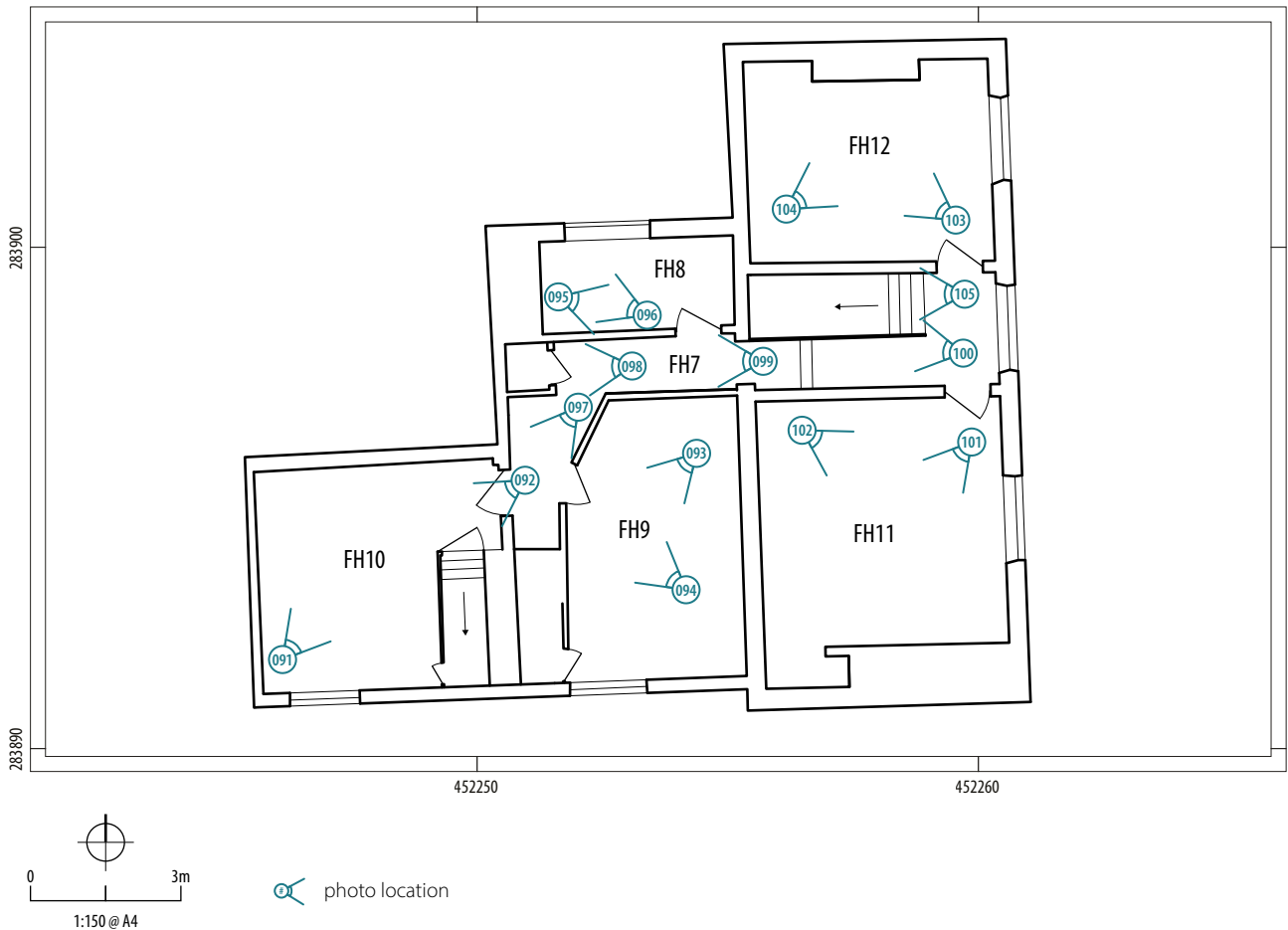
The first floor is accessed from a staircase in FH4 on the ground floor which opens on to a narrow east-west oriented corridor, FH7. A 3.5m long wooden balustrade runs east west along the length of the open stairway. The corridor has two steps, broadly central to a slightly lower floor on the west end, where the corridor turns to the south creating a small polygonal area at its west extent. A small cupboard is located at the western end containing a boiler unit and

shelving. A multi-light UPVC double-glazed, casement window was located at the eastern end of the corridor.

Room FH12 opened from the eastern end of the corridor. Functioning as a bedroom, a blocked fireplace was located within a chimney breast on the north wall with a multi-light, UPVC, double-glazed casement window located on the eastern wall.

Directly opposite, room FH11 functioned as the present master bedroom with a similar UPVC window located on the eastern wall and a blocked fireplace within a chimney breast on the south wall. The west end of the chimney breast was recessed on its western end.

Beyond the two steps in the corridor and opening on the north side, a bathroom, FH8, was of relatively modern construction, with modern fixtures, heated towel rail and modern downlights in the ceiling. The south and west walls were covered with white ceramic tiles and a multi-light, UPVC double-glazed awning window was located on the north wall. The room projected north, outside of the line of the north wall of the east-west block of the farmhouse, indicating it formed part of a later build, likely associated with the construction of the ground floor porch and entrance on the north elevation.



ILLUS 6 Farmhouse first floor plan showing photographic locations



Located on the south of the corridor, room FH9 was polygonal in shape, with a south-west/north-east oriented segment of wall with an in-swinging door (Photo 094). A small cupboard space was located in the south corner of the west wall, in a probable former chimney breast. A modern UPVC, multi-light casement double-glazed window was located in the south wall. At the end of the corridor which turned to the south creating a polygonal area in front of room FH9, a wooden door out-swung from a timber staircase leading to the second floor. Adjacent to this at the rear of the building, room FH10 was rectangular in plan with a multi-light UPVC window located in the south wall. A small cupboard lay beneath the stairwell to the 2nd floor which formed the east wall.

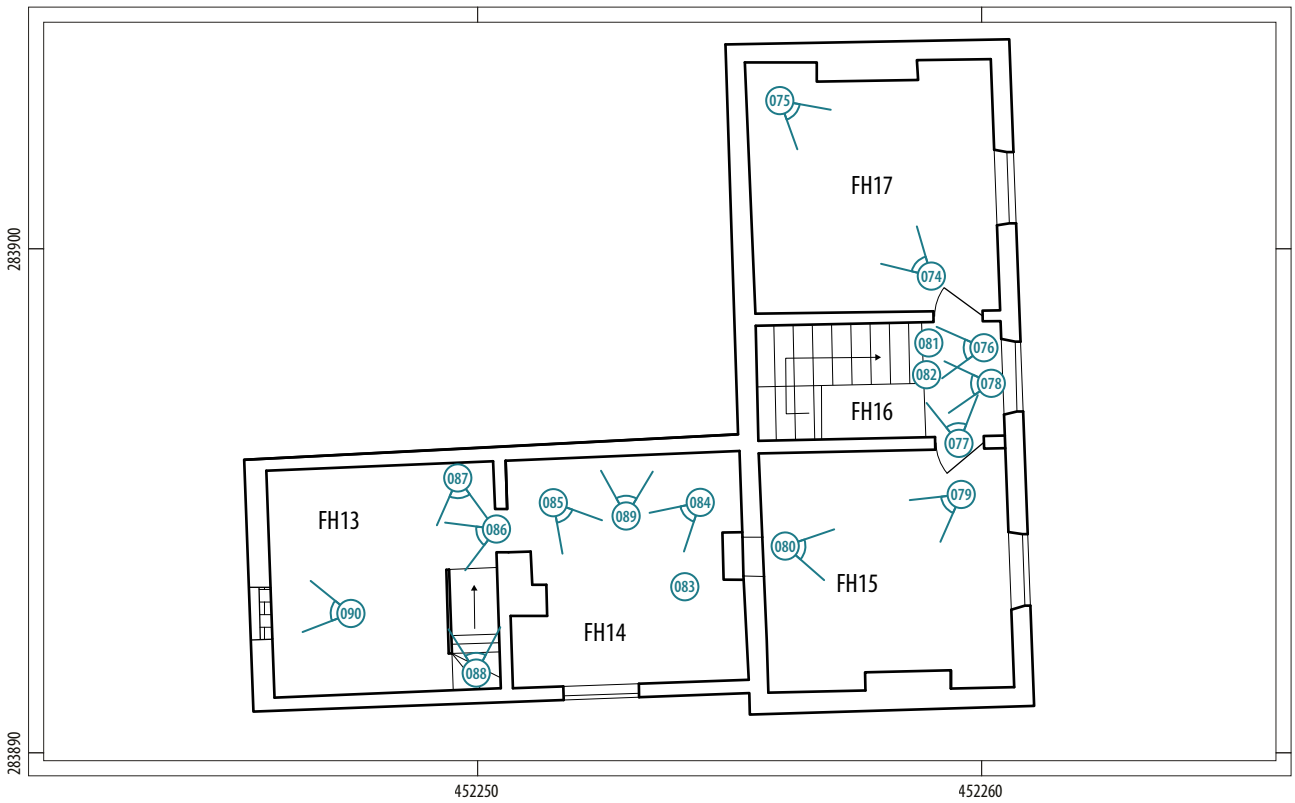
FARMHOUSE 1ST FLOOR SPLL-HBR 094


Throughout the floor, modern electric fittings and lights were identified. All walls were either emulsion painted or wallpapered over plaster. Where not carpeted, wooden floorboards were visible. No decorative rails, cornices or other features were present.

Second floor (Illus 7)

The second floor was accessed via a staircase in the south-west corner of the floor in room FH13. The room was square in plan with the staircase located along the east wall with a wooden balustrade. The north and south walls formed part of the eaves and were white painted over plaster and brickwork. Exposed brick on the west wall evidenced a Flemish Garden Wall bond in red brick, the bricks measuring 230 x 62 x 115mm. A blocked window was located in the west wall (Photo 090). The floor was of a cement or asphalt render type coating. No decorative features were identified within the room.

An open doorway leads to room FH14, also broadly square in plan, with white painted brick walls rising to lath and plaster eaves and ceiling (Photo 089). The lath and plaster was in poor condition having collapsed in several areas exposing the timber roof construction, which appeared to be built on to and over the north-south block

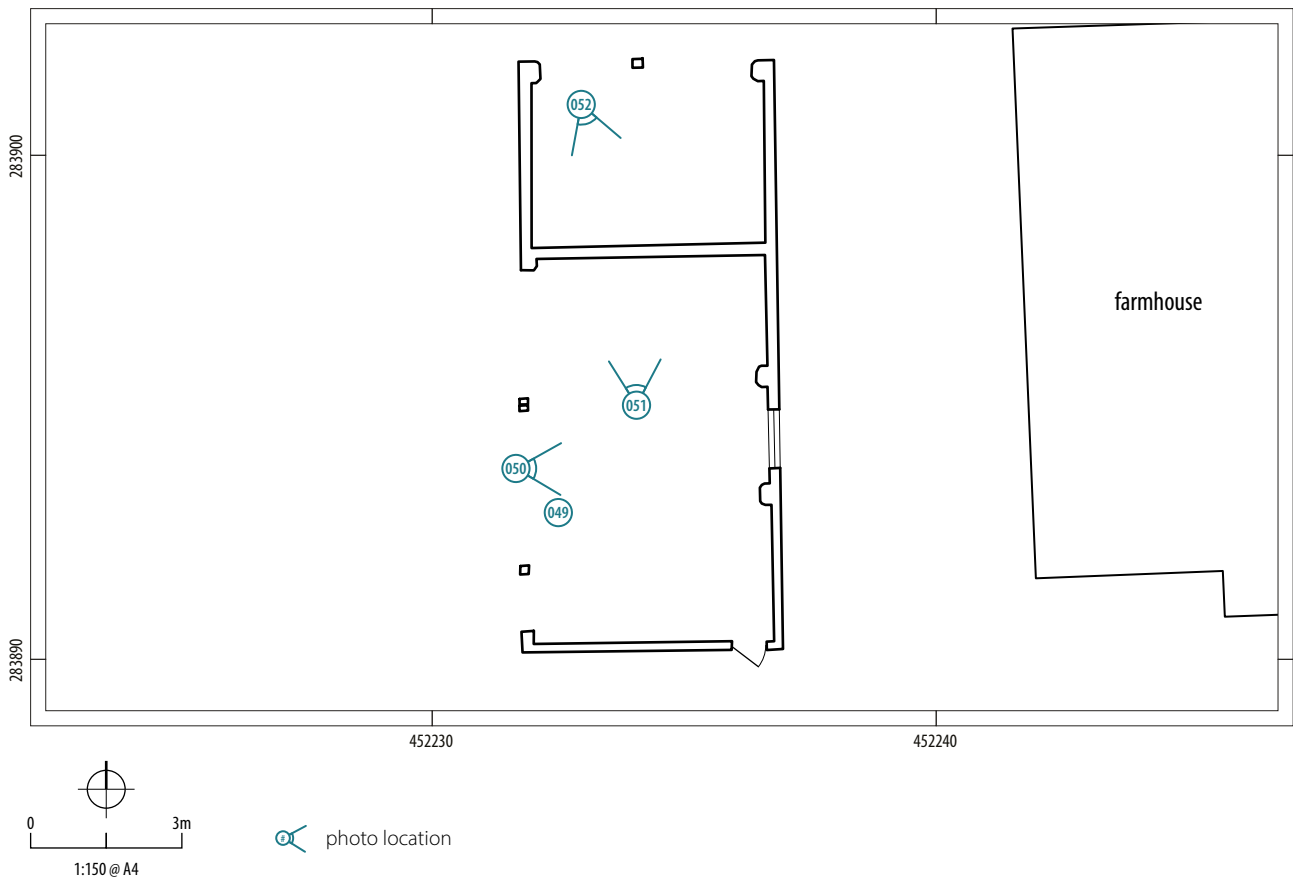


 photo location

ILLUS 7 Farmhouse second floor plan showing photographic locations



FARMHOUSE 2ND FLOOR SPLL-HBR 090 SPLL-HBR 089 SPLL-HBR 083 SPLL-HBR 078



ILLUS 8 Building 1 plan showing internal photographic locations

of the building (Photo 083). Areas of exposed brickwork indicated a Flemish Garden Wall bond in red brick. A multilight UPVC window was located in the south wall, with a brick constructed chimney breast on the west wall. Two steps in the east wall lead up to Room FH15 through an open doorway.

Room FH15 was also broadly square in plan with a cement or asphalt type floor coating. The walls were white painted over brickwork with no decorative features. A chimney breast was located on the south wall with a multi-light UPVC, double glazed casement type window located in the east wall. The ceiling comprised bare plasterboard with a north-south timber beam, broadly central creating a stepped effect.

An in-swinging wooden door lead to Room FH16, a small rectangular space, divided by a wooden balustrade creating a narrow corridor access. A further UPVC window was located on the east wall with the area to the west of the balustrade indicating a blocked stairway and timber beams forming the lower floor ceiling (Photo 078). Wooden floorboards lay to the east side of the balustrade.

An in-swinging timber door provided access to Room FH17, also broadly square in plan, with a chimney breast and open fireplace located on the north wall. A multilight, UPVC casement type double-glazed window was located on the east wall. Timber floorboards were evidenced with the ceiling comprising bare plasterboards, also with a central north-south beam creating a stepped effect.

Modern electrical and light fittings were observed throughout the rooms, with no skirting boards, rails or other decorative features present.

Appendix 1.2 Building 1 (Illus 8)

Exterior

West facing elevation

The west elevation was of partial red-brick in a Flemish Garden Wall bond and timber construction, the southern half being open and supported by timbers and a horizontal beam (Photo 025). A probable timber lintel next to the central support suggested possible architraving for a former doorway though this could not be positively attested. Sheet metal cladding was affixed to roof purlins creating a pitched roof.

North facing elevation

The north elevation formed the principal elevation and was a partially open gable end (Photo 029). The upper half of the elevation was of 16 courses of red-bricks in a Flemish Garden Wall bond. A timber lintel lay over a square opening located centrally above an east-west timber beam. A vertical timber support and lintel was located centrally below the beam. Two brick pilasters lay at each end of the elevation, the eastern pilaster having bull-nose bricks on its corners. A pitched roof, with metal sheet cladding affixed to purlins was evidenced, with a gap apparently caused by damage to the brickwork directly below the apex of the roof.

025

029



027

028



BUILDING 1 EXTERNAL SPLL-HBR 025 SPLL-HBR 029 SPLL-HBR 027 SPLL-HBR 028

051

050



BUILDING 1 INTERNAL SPLL-HBR 051 SPLL-HBR 050

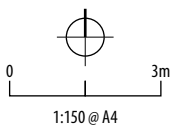
East facing elevation


The east elevation was constructed in red-brick in a Flemish garden wall bond (Photo 027). On the south-east corner yellow bricks indicated a re-build and were keyed into the earlier red-brick wall. A single timber framed window opening was located mid-way along the elevation, though no lights survived, with wire mesh within the opening. Adjacent to the window a vertical line of header bricks indicated a possible area of blocking or re-structuring, though no reciprocal line of bricks suggesting the extent or nature of such was

present. A vertical timber lay north of this, fixed to the wall indicating a possible support for the position of a former gate.

South facing elevation

The south facing elevation represented a gable end and was constructed in yellow and red bricks (Photo 028). Yellow bricks, in Flemish Garden Wall bond formed the lower half of the wall, extending up to eaves level below a pitched roof. Red brick, in a random bond, extended from the eaves to the roof apex. A timber, out-swinging door was located at the east end of the elevation, with a timber lintel.



 photo location

ILLUS 9 Building 2 plan showing internal photographic locations

Interior

The building was divided into two cells. The northern cell, 1.1, was a rectangular space 4.7 x 3.2m, the east, west and south walls were of brick construction, generally of a Flemish Garden Wall bond and had been whitewashed. The south wall had an opening which had been closed with corrugated iron sheeting, likely to have formerly indicated the presence of a 'hay' loft (Photo 051). Roof timbers in the form of purlins and rafters were visible with modern metal cladding directly affixed. A number of purlins appeared to be missing from the eastern side of the roof with a more recent timber beam added, indicating repair and/or rebuilding of the roof.

The southern cell, 1.2 was open on the west side, with red brick walls on the east, south and north. Two brick supports or pilasters were located on the east wall, either side of a timber framed window, which appeared to have formerly held one fixed light on the south side and an awning type light on the north (Photo 050). An out-swinging timber door was located in the south wall. No formal flooring was visible. Roofing timbers, in a queen post design were visible, with modern sheet metal cladding affixed to timber roof purlins.

Appendix 1.3 Building 2 (Illus 9)

Exterior

West facing elevation

The west facing elevation formed the principal elevation of the building (Photo 026) and was constructed in red brick in a Flemish Garden Wall bond. The façade had been broken through in three areas, north, south and centrally, with damaged brickwork visible and a window frame overhanging in the central void. Partial timber architraving of former doorways was visible in both the north and central voids. Five timber window frames were located in the southern half of the elevation, immediately below the roof eaves. No fascias were present with corrugated metal sheeting forming the roof covering.

South facing elevation

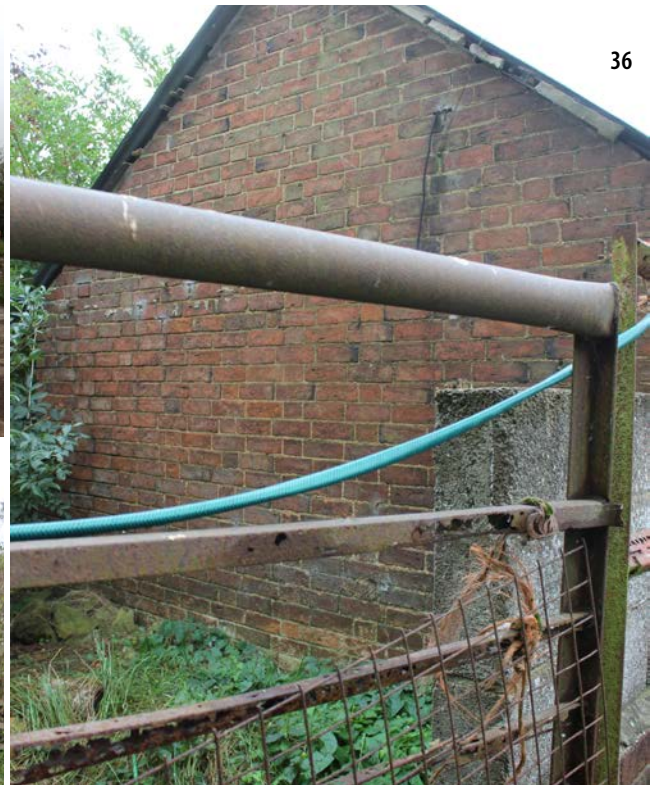
The south facing elevation was partially obscured by vegetation growth. The elevation was open with damaged brickwork and later timber supports visible on the east and west walls indicating probable demolition of the walls at this point (Photo 030).

North facing elevation

The north elevation represented the gable end of the building, constructed in red brick in a Flemish Garden Wall bond with no architectural features (Photo 036).

East facing elevation

Due to excessive vegetation growth across the entire length of the east facing elevation, no photographic record could be compiled. A paper record was made of the location of blockings from the internal views of the elevation.



BUILDING 2 EXTERNAL SP LL-HBR 026 SP LL-HBR 030 SP LL-HBR 027 SP LL-HBR 036



BUILDING 2 INTERNAL SPLL-HBR 037 SPLL-HBR 043



Interior

The interior of building 2 was subdivided into three main cells. The northern cell, 2.1, a small rectangular space measuring 3.5 x 2.5m was sub-divided through the construction of a breeze block southern wall. The wall abutted the east interior with a narrow gap to the western wall. The walls comprised whitewashed plaster over brickwork with a plasterboard ceiling, also whitewashed. A window opening was located at eaves level in the east wall and was block from the outside with plyboard. The floor was a cement render.

The central area, 2.2, was 14m long and was divided from the south cell through the construction of a timber frame with corrugated metal sheeting. No ceiling was present with roofing timbers visible in a queen post frame with rafters and purlins. Laths overlay the purlins to which slate tiles had been secured and corrugated metal sheeting finally affixed (Photo 037).

The walls had been partially plastered and whitewashed with seven brick blockings present on the east wall (Photo 043). A blocked doorway was also located at the north end of the east wall in the cell. Five timber framed hopper type windows were located on the west wall, though only one survived intact, the others in disrepair with only the outer frames surviving. Brick pilasters or column supports were present on the west wall with bull-nose bricks forming the outer corners.

The floor was a cement render with a stepped trough present approximately 1m from the west wall running 10m from the south to the north.

The southern cell, room 2.3, was sub-divided from the rest of the building by corrugated metal sheeting fixed to a rough timber frame and the timbers forming the roof frame. The walls were partially plaster at ground level over brickwork and whitewashed. A single brick blocking was present on the east wall with a single timber framed window opening on the west wall and two brick columns or pilasters on the west wall. A layer of mud and slurry covered the floor area. A further corrugated sheet frame formed the southern end of the cell, beyond which the building was damaged or demolished and in a state of disrepair.


Appendix 1.4 Buildings 3, 4 and 5 (Illus 2)

Buildings 3, 4 and 5 were subject to external photography only and were a combination of steel frame and steel and timber construction which functioned as livestock sheds and storage barns (Photos 007, 003, 005).

Appendix 1.5 Buildings 6, 7 and 8 (Illus 2)

Buildings 6, 7 and 8 were subject to internal and external photographic recording only and appeared to be storage 'barns' or spaces for farm equipment and hay. The buildings were of an arched Nissen Hut design, a steel rib frame over which corrugated steel sheeting is fitted in the case of Buildings 7 and 8 (Photos 023, 016), with Building 6 clad in corrugated fibre cement (Photo 012). No floors were present in the buildings which were erected directly over bare earth. Former window openings were present in the corrugated sheeting on Buildings 7 and 8. Internal photographic records are provided as contact prints, Appendix 4.



 photo location

ILLUS 10 Internal photographic locations, buildings 6, 7 and 8

007



003



BUILDINGS 3, 4, 5 SPLL-HBR 007 SPLL-HBR 003 SPLL-HBR 005

005



023



016



012



BUILDINGS 6, 7, 8 SPLL-HBR 023 SPLL-HBR 016 SPLL-HBR 012

APPENDIX 2 REGISTERS

Appendix 2.1 Record sheet register - register of context records

RECORD NO	BUILDING	DESCRIPTION
001	1	North facing elevation
002	1	East facing elevation
003	1	West facing elevation
004	1	South facing elevation
005	1	Interior North cell, Room 1.1
006	1	Interior South cell - room 1.2
007	2	South facing elevation
008	2	East facing elevation
009	2	West facing elevation
010	2	North facing elevation
011	2	North interior cell - Room 2.1
012	2	Central interior cell - Room 2.2
013	2	South interior cell - Room 2.3
014	Farmhouse	East facing elevation
015	Farmhouse	North facing elevation
016	Farmhouse	West facing elevation
017	Farmhouse	South facing elevation
018	Boiler room Farmhouse	Interior Boiler room Farmhouse ground level
019	Farmhouse	Room FH1 ground floor
020	Farmhouse	Room FH2 ground floor
021	Farmhouse	Room FH3 ground floor
022	Farmhouse	Room FH4 Ground floor
023	Farmhouse	Room FH5 Ground floor
024	Farmhouse	Room FH6 Ground floor

RECORD NO	BUILDING	DESCRIPTION
025	Farmhouse	Room FH18 Ground floor
026	Farmhouse	Room FH19 Ground floor
027	Farmhouse	Room FH7 First floor
028	Farmhouse	Room FH8 First floor
029	Farmhouse	Room FH9 First floor
030	Farmhouse	Room FH10 First floor
031	Farmhouse	Room FH11 First floor
032	Farmhouse	Room FH12 Ground floor
033	Farmhouse	Room FH13 Second floor
034	Farmhouse	Room FH14 Second floor
035	Farmhouse	Room FH15 Second floor
036	Farmhouse	Room FH16 Second floor
037	Farmhouse	Room FH17 Second floor

Appendix 2.2 Drawings register

DRAWING NO	DESCRIPTION
001	Building 1 1:100 scaled floor plan
002	Building 2 1:100 scaled floor plan
003	Glebe farmhouse, Ground floor CAD plan
004	Glebe farmhouse Ground floor annotated sketch plan with recorded measurements
005	Glebe farmhouse 1st floor plan CAD drawing
006	Glebe farmhouse 1st floor annotated sketch plan with recorded measurements
007	Glebe farmhouse 2nd floor CAD drawing
008	Glebe farmhouse 2nd floor annotated sketch plan with recorded measurements
009	Outbuildings 1 and 2 annotated sketch plans with recorded measurements

Appendix 2.3 *Photographic register*

NUMBER	FACING	DESCRIPTION
001	E	West facing elevation Building 3
002	NE	South facing elevation Building 3
003	SW	North facing elevation building 4
004	E	West facing elevation building 4
005	W	east facing elevation building 5
006	E	West facing elevation Building 5
007	E	West facing elevation Building 5
008	SW	East facing elevation building 6
009	W	East facing elevation building 7
010	W	East facing elevations buildings 6 and 7
011	SW	North facing elevation building 6
012	SE	North facing elevation building 6
013	SE	West facing elevation building 6
014	S	North facing elevation building 8
015	SSW	East facing elevation building 8
016	E	West facing elevation building 8
017	E	Window openings, east elevation building 8
018	E	South facing elevation building 8
019	NE	West facing elevation building 5
020	NE	South facing elevation building 5
021	NE	South facing elevation building 4
022	NW	Oblique view, East facing elevation building 4
023	SW	South facing elevation building 7
024	W	East elevation building 1
025	E	West facing elevation building 1
026	SE	West facing elevation building 2
027	NW	East facing elevation building 1
028	WNW	South facing elevation building 1
029	S	North facing elevation building 1
030	NE	South facing elevation building 2
031	S	Interior room 2.2 building 2
032	N	Interior room 2.2 building 2
033	E	Interior North room 2.1 building 2
034	Vertical	Roof frame south room 2.3 building 2
035	Vertical NE	Roof frame south room 2.3 building 2
036	SE	North facing elevation building 2

NUMBER	FACING	DESCRIPTION
037	S	Roof timber detail room 2.2 building 2
038	N	south facing elevation Farmhouse
039	NE	West facing elevation Farmhouse
040	SE	West facing elevation Farmhouse
041	S	North facing elevation Farmhouse
042	NW	East facing elevation Farmhouse
043	E	View of blockings, east wall room 2.2, Building 2
044	W	Surviving window, west wall room 2.2, building 2
045	SW	View of window , room 2.2, building 2
046	S	View along trough, room 2.2 building 2
047	N	View along trough, room 2.2 building 2
048	W	Blockings building 2
049	NE	Roof timbers, room 1.2 building 1
050	E	East wall and window, room 1.2 building 1
051	N	Dividing wall building 1
052	S	Dividing wall building 1
053	Vertical	Ceiling and frame detail building 8
054	Vertical	Ceiling and frame detail building 8
055	E	Window detail building 8
056	N	View from interior building 8
057	W	Interior building 6
058	Vertical	View of frame and ceiling building 6
059	W	View, interior building 6
060	Vertical	Ceiling and frame building 7
061	NW	North windows, building 7
062	SW	South elevation showing rebuild, building 1
063	W	South-west corner, building 1
064	E	Interior, boiler room, farmhouse
065	W	Door and former porch remains, east elevation, farmhouse
066	SW	Contextual view buildings 5,6,7,and 8
067	E	Contextual view buildings 1, 6 and farmhouse
068	NE	Contextual view buildings 5, 8 and roof of 7
069	NW	Contextual view buildings 3, 5, 6 and 7
070	N	Contextual view buildings 1,2,3 and farmhouse
071	NW	Contextual view buildings 1,2,3 and farmhouse
072	SW	Contextual view buildings 1,3,6 and 8
073	S	Contextual view buildings 1,3,5,6,and 7

NUMBER	FACING	DESCRIPTION
074	NW	Room FH17 farmhouse
075	SE	Room FH17 farmhouse
076	E	Room FH 16
077	N	Room FH16
078	E	Room FH16 and blocked staircase
079	SW	Room FH15
080	E	Room FH15
081	S	View into roof space above 2nd floor farmhouse
082	N	View into roof space above 2nd floor farmhouse
083	Vertical	Roof timber, room FH14
084	SW	Room FH14
085	SE	Room FH14
086	W	Room FH13
087	S	Room FH13
088	N	Staircase, room FH13
089	N	View of lath and plaster Room FH14
090	W	Window blocking Room FH13
091	NE	Room FH10
092	SW	View of staircase Room FH13
093	SW	Room FH9
094	NW	Room FH9
095	SE	Room FH8
096	NW	Room FH8
097	SW	Room FH7
098	W	Room FH7
099	W	Room FH7
100	W	Room FH7
101	SW	Room FH11

NUMBER	FACING	DESCRIPTION
102	SE	Room FH11
103	NW	Room FH12
104	NE	Room FH12
105	W	Staircase 1st floor from FH7
106	NW	Room FH6
107	NE	Room FH6
108	N	Fireplace and chimney breast room FH6
109	E	Room FH4
110	Vertical	Staircase room FH4
111	W	Room FH4
112	SE	Room FH5
113	W	Room FH5
114	S	Fireplace room FH5
115	NE	Built in unit Room FH5
116	E	Example UPVC window Room FH5
117	NE	room FH1
118	W	Toilet room FH2 and cupboard space room FH1
119	S	Room FH3
120	W	Room FH3
121	SW	Room FH19
122	W	View window and lighting Room FH19
123	N	General view interior garage
124	W	General view interior garage
125	SE	Room FH18
126	SW	Room FH18
127	W	Room FH18
128	Plan	External cellar access

APPENDIX 3 RECORDING SHEET EXAMPLES

Headland Archaeology

Level: 2, 3, 4

HBR - Int.

Date 16-9-19	Surveyor SJC	Photo Refs.	Site Code SPU-HBR	
Description Nth Cell Building 12		Bld. 2	Rm. No. 2.1	Rec. No. 011
Summary Small rectangular space, breeze block with internal wall more modern sub-division of larger building - single window.				
Type of Room Store		Function of Room Storage space		

Walls		
Materials/Function Plaster over brick + breeze block - partial survival Patchy No bonding detail visible - gritty mortar		
Decorative Features None		
Floors		
Materials/Function Concrete + concrete		
Covering/Finish None		
Ceiling		
Material Plywood - painted	Decorative Features None	
Other Decoration		
Skirting	Rails	Corinse

Details (Location, Type, Material, Photo Ref.)			

Heating
None -
Lighting
SINGLE PASTIC BAYONET FITTING - NO BULBS -

Element References		
Type	No.	Location

Sketches

BREEZE BLOCK PARTITION WALL TO CREATE SEPARATE SPACE, SMALL ROOM - PARTIAL PLYWOOD (BEING ADDED) CHANGES IN FUNCTION - ADAPTATION FROM ORIGINAL USE.

Headland Archaeology

Level 2, 3, 4

HBR - Ext.

Date 16-9-19	Surveyor SP11-HBR	Photo Refs. 041	Site Code SP11-HBR
Description/Orientation of Elevation Nth Facing Elevation		Bld. No. Barnhouse	Rec. No. 015
Summary PRESENT MAIN ENTRANCE, BOILER EXTENSION ON EAST DOOR PORCH CENTRAL, TRIPLE GARAGE ON WEST			
Style - Overall			

Walls	
Material (Dimensions & Type) RONDCEST LIGHT GREY	Style (Coursing, Colour)
Finish	Bonding
Decorative Features	Condition
Roof	
Material (Dimensions & Type) SLATE CERAMIC TILES ON PORCH BOILER ROOM	Style
Eaves/Facia Boards TIMBER UNDECORATED	Barge Boards TIMBER
Wall Plates	Condition
Windows	
Material (Dimensions & Type) UPVC	Style (Shape of Opening) CASSEMENT
Gazing Style (Shape of Opening) RECTANGULAR	Lights Per Window MULTIPLE
Doors	
Materials (Dimensions/Type) Woods, (Pine)	Style (Shape)
Decoration	Details

Relationship to other records
Record No., Bld No., Joins, Elements 04, 016, 017

Rainwater Feeds		
Materials PLASTIC 1 x IRON - CENTRAL		Range of Features DOWNPIPS, GUTTERING
Decorations		Markers Marks
Blockings		
Location	Material/Bonding	Dimensions
Other Features		
Support Works (Struts, Tie Bars)		Ornaments
Lights 1 LIGHT TYPE EACH LIGHT IN FRONT OF BUFFER ROOMS		Mouldings

Existence of Former Structures	
No. of Phases (Describe) EXTENSION - BUFFER ROOM ON FRONT - EAST SIDE -	
Specialist Work	



APPENDIX 4 PHOTO CONTACT SHEETS



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SPLL-HBR-002.JPG



SPLL-HBR-003.JPG



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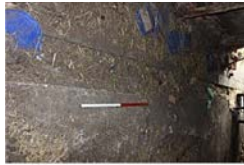
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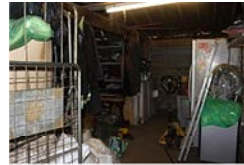
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SPLL-HBR-128.jpg

APPENDIX 5 ARCHAEOLOGICAL METHOD STATEMENT



SPLL19-HBR

Glebe Farm, Magna Park, Lutterworth South

Method Statement for Historic Building Recording

Client: Gazeley

Agent: The Environmental Dimension Partnership Ltd

Planning Ref: 15/00865/OUT

Luke Craddock-Bennett MCIfA

Draft v.1.2

06/09/19

1. INTRODUCTION

- 1.1. This document is submitted by Headland Archaeology (UK) Ltd as the method statement for undertaking a programme of Historic Building Recording (HBR) in relation to Glebe Farm, Lutterworth (NGR 452012, 283787).
- 1.2. This documented is submitted in support of the previously submitted Written Scheme of Investigation (WSI) for the programme of works (EDP 2019), and is intended to augment the WSI, providing details of the relevant systems and processes that will be implemented to deliver the aims and objectives of the WSI.
- 1.3. Planning consent has been granted to the client for the erection of storage and distribution buildings on land adjacent to Glebe Farm, Lutterworth. The project involves the demolition of Glebe Farm and its associated buildings. Condition 18 of the planning consent requires *inter alia* the provision of a historic building survey prior to demolition taking place.
- 1.4. An external inspection of the buildings at Glebe Farm was undertaken as part of the desk-based assessment to assess its likely significance in terms of built heritage. Few buildings of the complex as depicted on the 19th century Ordnance Survey mapping have survived. The surviving buildings consist of the main farmhouse, part of an eastern range of a farmyard, and a small part of a western range.
- 1.5. The farmhouse is in a style typical of the 19th century, with few surviving external features. There is very little architectural merit to the farmhouse and it would appear that there are few indications of surviving original features. There are a number of outbuildings which are in a poor state of repair.

2. SCHEDULE

- 2.1. The building recording will take place on the 16th and 17th of September, with the report production scheduled to commence upon completion of this. A draft copy of the report will be issued to the client within 6 weeks of the completion of fieldwork.

3. PROJECT TEAM

- 3.1. The project will be managed for Headland Archaeology by Luke Craddock-Bennett MCI(A) who will liaise with the client's agent; the building recording will be undertaken by an appropriately qualified archaeologist (of ACI(A) grade or equivalent) with experience in Historic Building Recording. The project team will familiarise themselves with the background to the site and will be aware of the project's aims and methodologies.
- 3.2. Headland Archaeology (UK) Ltd is a Registered Organisation and abides by the Codes of Conduct and Approved Practice and Standards of the Institute for Archaeologists. The company has all the necessary technical and personnel resources for the satisfactory completion of the monitoring.

4. INSURANCE

- 4.1. Headland Archaeology (UK) Ltd is fully indemnified and all necessary insurances can be presented on request.

5. HEALTH & SAFETY

- 5.1. All of Headland's work is undertaken in accordance with current H&S legislation. All of Headland's H&S documentation is prepared by HSE Solutions Ltd. A risk assessment and method statement will be prepared prior to attending site. A site-specific risk assessment will be completed on attendance on site. All staff will wear appropriate PPE and this will include high-visibility clothing, hard hats and safety footwear. Existing site welfare facilities will be used.

6. ACCESS & SERVICES

- 6.1. This Method Statement is submitted on the understanding that Headland Archaeology (UK) Ltd will be permitted safe access and egress to the site. Staff will not enter any parts of the building or site deemed to be unsafe upon a point of work risk assessment.

7. OBJECTIVES AND STRATEGY

- 7.1. The objectives of the archaeological work are to record the standing structures that will be destroyed by the development, to record any remains of archaeological significance encountered in the course of the works, produce a report and deposit the archive with a local repository.

8. METHOD

- 8.1. The archaeological advisor to the LPA has requested differing levels of building recording dependent on the significance of the buildings forming the Glebe Farm complex. The survey will provide a record of the farm complex as a whole. Works will be undertaken in accordance with the aforementioned WSI.

- 8.2. Recording will be undertaken as follows:



Green – Photographic survey (external and internal)

Yellow – Photographic survey (external only)

- 8.3. **Red** – A Level 2 record of the structures (indicated on the plan above) as set out in Understanding Historic Buildings: a guide to good recording practice (Historic England 2016) will be prepared. Both the exterior and interior of the buildings will be described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. At the request of the archaeological advisor drawn plans will be prepared of these buildings.
- 8.4. **Green** and **Yellow** – A photographic record will be made of the structures indicated. The results will be presented as a fully indexed set of photographs accompanied by plans indicating the viewpoints from which they were taken.
- 8.5. The photographic record will comprise digital images recorded at a minimum resolution of 12 megapixels. These will be presented for archive as TIFF files.
- 8.6. On site measurements will be recorded using a Leica Disto D2 and subsequently used to create floor plans using a CAD package.

9. MONITORING

- 9.1. Access to the site will be afforded to representatives of the LPA for monitoring purposes.

10. REPORTING AND ARCHIVE

- 10.1. All aspects of reporting and archive will be undertaken in accordance with the Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA 2014). A draft report will be provided within six weeks of the completion of fieldwork.
- 10.2. Final report contents and format will be in line with the LPA's requirements and the report contents will be in line with those outlined in the ClfA Standards and Guidance.
- 10.3. Copies of the report will be sent to the client for onward transmission to the LPA; copies (paper & electronic) will also be submitted to the HER Manager. All reports will be submitted within four months of the completion of fieldwork.
- 10.4. An OASIS entry will be completed, and summary publication notes published in an appropriate regional journal.

11. COPYRIGHT

- 11.1. Copyright will be retained by Headland Archaeology (UK) Ltd. Headland will licence the client, LPA and other bodies as necessary for use in matters relating to the project and for use of the project

archive by the relevant museum. This licence will also extend to non-commercial use by the Leicestershire HER.

12. PUBLICITY

12.1. No press releases or publicity material will be issued without prior approval of the client. The LPA will be offered the opportunity to be acknowledged in any press release etc.

13. BIBLIOGRAPHY

Chartered Institute for Archaeologists (CIfA) 2014 Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives [online document] available from http://www.archaeologists.net/sites/default/files/CIFAS&GArchives_2.pdf

Chartered Institute for Archaeologists (CIfA) 2014 Standard and guidance for the archaeological investigation and recording of standing buildings or structures [online document] available from www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf

Historic England 2016 Understanding Historic Buildings; A Guide to Good Recording Practice [online document] available from <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf>

APPENDIX 6 DESK BASED ASSESSMENT

**symmetry park,
Lutterworth**

**Archaeological
and Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd
(EDP)**

On behalf of:
db symmetry ltd

May 2015
Report Reference
EDP2307_04c



THE
ENVIRONMENTAL
DIMENSION
PARTNERSHIP

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Appendix

Appendix EDP 1 Geophysical Survey Report

Plans

- Plan EDP 1** Known Heritage Assets
(EDP2307/34a 21 April 2015 TS/EO)
- Plan EDP 2a** Extracts from Historic Mapping
(EDP2307/35a 21 April 2015 TS/EO)
- Plan EDP 2b** Extracts from Historic Mapping
(EDP2307/36a 21 April 2015 TS/EO)

This version is intended for electronic viewing only

For EDP use	
Report no.	H_EDP2307_04c
Author	Ed Oakley
Peer Review	Jo Vallender
Formatted	Sarah Compton
Proofed	Jo Moody
Proof Date	22 April 2015

Non-technical Summary

- S1 This archaeological and heritage assessment has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of db symmetry ltd, in support of an outline planning application of its proposals at symmetry park, Lutterworth ('the Site').
- S2 This report concludes that the application site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, where there would be a presumption in favour of their physical retention and/or preservation *in situ* and against development.
- S3 Only one listed building is located within a 1km search radius of the Site, consisting of the Grade II listed Streetfield Farmhouse. The historic and modern setting of this has been assessed and it has been determined that there will be no adverse impacts as a result of the proposed scheme being implemented.
- S4 Additionally, the Grade I listed Church of St Mary in Lutterworth was also assessed, despite being 1.9km from the Site, due to the potential for it to have a visual relationship. Further to this, ten listed buildings within Cotesbach, 1.5km to the southeast were also assessed on the advice of Historic England. The assessment concludes that the proposed development would not result in an adverse impact on, harm to, or loss of significance from any of the identified designated heritage assets, either in terms of an effect on their physical form/fabric or on their wider settings. The scheme proposed for the application site will be located on land that is concluded to make no contribution to the setting or significance of these designated heritage assets.
- S5 The study area contains evidence for human activity throughout the prehistoric and Roman periods; fieldwalking undertaken on the Site in 1996 and 2003 has recovered prehistoric and Roman finds from the topsoil. The Site also lies adjacent to Watling Street Roman Road, and, although it is unlikely that evidence for the road would be present within the Site itself, it is possible that associated activity may be present. An Anglo-Saxon period isolated burial was discovered during road widening to the southwest in 1961, and it is possible that further isolated burials may be present within the Site.
- S6 In light of this potential, a geophysical survey was conducted to inform the application across all available land within the Site in January and February 2015, to augment the findings of the desk-based work. Evidence for past agricultural activity was uncovered in the form of ridge and furrow, former field boundaries and land drains. No anomalies of archaeological origin were identified within the Site, including evidence for prehistoric or Roman activity.
- S7 Based on the current information, there is no reason to believe or expect that the site will contain archaeology of such significance that it would require preservation *in situ*. As such, it is considered that the information contained within this report is appropriate

to inform the determination of the application in accordance with Paragraph 128 of the NPPF. It is considered that any further archaeological work, if required, could be secured by a suitably worded condition.

- S8 This accords with both national and local policies contained within the NPPF and the Harborough District Local Plan.

Section 1

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by db symmetry ltd ('the applicant') to undertake an archaeological and cultural heritage assessment in connection with its proposals at symmetry park, Lutterworth (hereafter referred to as 'the Site').
- 1.2 The proposed development is for up to 3m sq. ft. (circa 300,000 sq. m) of B8 Warehousing and Distribution use with ancillary B2 General Industrial and B1(c) Offices, together with associated access roads and a lorry park.
- 1.3 The first aim of this assessment is to consider the available historical and archaeological resources for the site and to establish its likely potential in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG, 2012).
- 1.4 Desktop sources have been augmented through the completion of a walkover survey, undertaken in January 2015.
- 1.5 The second aim of this assessment is to assess the possible impacts of the proposed development on the settings of surrounding designated heritage assets.

Location and Boundaries

- 1.6 The Site is located c.2km to the southwest of central Lutterworth, in an area to the south of Coventry Road and to the east of the A5. It comprises approximately 80 hectares (ha) of land currently in agricultural use.
- 1.7 The Site is centred on National Grid Reference (NGR) 452012, 283787; its location and boundary are shown on **Plan EDP 1**.
- 1.8 The proposed development is located adjacent and to the south of Magna Park, an existing warehousing and logistics centre. The majority of Magna Park is located to the north of Coventry Road; with a smaller part to the south adjacent to the application site.
- 1.9 The site supports arable, improved and semi-improved grassland fields, water bodies, hedgerows and scattered trees. Glebe Farm farmhouse and associated farm buildings lie towards the east of the Site; the centre of the Site is used as a clay pigeon shooting ground. It is bound to the immediate north by Coventry Road (A4303) and west by the A5. The south and east of the Site lie adjacent to further arable and grazing land.

Geology and Topography

- 1.10 The underlying geology within the Site comprises limestone sedimentary bedrock of Blue Lias Formation mudstone and limestone (www.bgs.ac.uk). This is overlain by the glacial till of Oadby Member diamicton, with alluvium also recorded in a narrow strip along the base of the valley which is located centrally across the Site. An area of superficial Dunsmore gravel is recorded in the southwestern part of the Site.
- 1.11 The land within the Site is undulating, with the highest points being located towards the western side (c.124m above Ordnance Datum (AOD)), the northern edge (c.122m AOD) and around the farm towards the east at c.121m AOD. A valley is located in the central area, which generally runs east-west across the central part of the Site before turning south. The height of the valley is at c.110m AOD. The ground also slopes away again to the east of Glebe Farm.

Section 2

Methodology

- 2.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2014). These guidelines provide a national standard for the completion of desk-based assessments.
- 2.2 The assessment involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Records of known archaeological sites, monuments and findspots, both inside and within a study area of 1km of the Site, maintained by the Leicestershire Historic Environment Record (HER), the search area also extended into Warwickshire and as such the Warwickshire HER was also utilised;
 - Maps and documents held by the Record Office for Leicestershire, Leicester and Rutland in Leicester;
 - Aerial photographs held by the Historic England Archives in Swindon (HEA);
 - The on-line National Heritage List for England curated by Historic England; and
 - Records made during a site visit in January 2015.
- 2.3 This report provides a synthesis of relevant information for the Site derived from a search for an area extending up to 1km from its boundary, hereafter known as the 'study area', to allow for additional contextual information to be gathered.
- 2.4 In addition, this report also considers the nature and significance of any effects arising beyond the boundary of the Site, i.e. in terms of the settings of designated heritage assets, as defined in Annex 2 of the NPPF.
- 2.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential assets.
- 2.6 The site visit also considered, where appropriate, any potential effects on settings of heritage assets that may arise and was also used to identify any further heritage assets where there may be a potential indirect effect that had not already been identified as a result of the desk-based work.

- 2.7 A geophysical survey has been carried out to augment the findings of the assessment. All available land within the Site was subject to the survey; the results are contained in **Appendix 1**.
- 2.8 The report concludes with (1) an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines, and (2) an assessment of the likely effects of the proposed development upon designated assets, whether direct or indirect.
- 2.9 The assessment of potential setting effects, arising from the proposed scheme, has followed the guidance in regard to current guidance set out in *Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets* (EH 2015), which provides a framework for the identification and assessment of setting issues in an historic environment context.
- 2.10 Paragraph 4 of EH (2015) observes that:
- "The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate its significance or may be neutral"*.
- 2.11 As such, the guidance states that *"All heritage assets have significance"* and that the importance of setting *"lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings."*
- 2.12 With regard to the contribution the setting makes to the significance of a heritage asset, Paragraph 10 makes clear that *"the contribution made by their setting to their significance also varies. And, though many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset."*
- 2.13 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that *"Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated"*.
- 2.14 On a practical level, EH (2015) identifies an approach to setting and development management, which is based on a five-step procedure; i.e.:
1. Identify which heritage assets and their settings are capable of being affected;
 2. Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance;

4. Explore ways of maximising enhancement and avoiding or minimising harm; and
5. Make and document the decision and monitor outcomes.

2.15 With regard to Step 1, the English Heritage guidance (EH 2015) establishes that:

“The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposals. For this purpose, if the development is capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.”

2.16 As far as Step 2 is concerned, the English Heritage guidance (EH 2015) makes the following observations:

“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent of that contribution. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The way the asset is appreciated; and*
- *The asset’s associations and patterns of use.”*

2.17 Thereafter, paragraph 21 of EH (2015) notes that *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below”*.

2.18 Having established the baseline, the following guidance is provided by EH (2015) in respect of an assessment of the effect upon ‘setting’ as a result of the scheme being implemented; i.e.:

“In general...the assessment should address the key attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Additional effects; and*
- *Permanence”*.

- 2.19 Recent appeal decisions, i.e. Javelin Park, Gloucestershire (Application Ref 12/0008/STMAJW), have clarified the interpretation of current guidance, establishing that the ability to see a proposed development either from the heritage asset itself or from within its setting should not be equated with harm to the significance of the asset. The key issue is whether and to what extent the proposed development would affect the contribution that setting makes to the significance of the heritage asset.
- 2.20 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of site surveys, which were undertaken in January 2015 and concentrated on the following three main areas:
1. Identifying those heritage assets that will potentially be affected by the proposed scheme and the manner in which they will be affected;
 2. Defining the contribution made to their *significance* by their setting; and
 3. Assessing the likely impact upon their *significance* as a result of the form of development proposed being implemented.
- 2.21 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, this was determined in the first instance through desk-assessment, which was then verified during the subsequent field visits.

Section 3

Legislation and Planning Guidance

- 3.1 The following section summarises the key legislative and planning policy context, relating to the proposed development of the site, at the national and local level.

Current Legislation

- 3.2 The *Planning (Listed Buildings and Conservation Areas) Act* of 1990 is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process.

- 3.3 Of relevance is Section 66 of the 1990 Act, which states that:

"...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 3.4 Recent case law has established that Section 66 of the 1990 act should be interpreted as requiring 'considerable importance and weight' to be afforded to the desirability of preserving a listed building's setting.

National Planning Policy

- 3.5 Following its publication in March 2012, the NPPF sets out national planning guidance concerning archaeological remains and other elements of the wider historic environment (DCLG, 2012).

- 3.6 The opening paragraph of Section 12 [126] emphasises the need for local authorities to set out a clear strategy for the conservation and enjoyment of the historic environment, where heritage assets are recognised as a finite and irreplaceable resource, to be preserved in a manner appropriate to their significance.

- 3.7 Paragraph 128 addresses planning applications, stating that:

"...local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on

which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

3.8 Designated assets are addressed in Paragraph 132, which states that:

"...when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

3.9 Annex 2 of the NPPF (see DCLG 2012) defines a 'designated heritage asset' as:

"...a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation".

3.10 Annex 2 of the NPPF defines 'significance' as:

"...the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." (DCLG 2012).

3.11 With regard to non-designated heritage assets, Paragraph 135 states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Local Planning Policy – Harborough District Core Strategy (November 2011)

3.12 The Harborough District Core Strategy sets out overall policies for guiding development. The relevant policy in relation to heritage, encompassing archaeology and built heritage, is Policy CS11 part d which states that:

"Heritage assets within the District, and their setting, will be protected, conserved and enhanced, ensuring that residents and visitors can appreciate and enjoy them through:

- i) *Supporting proposals for the statutory listing of buildings where it can be demonstrated that the buildings meet the criteria for designation;*
 - ii) *Realising and actively seeking opportunities within the planning process to secure the viable and sustainable future of heritage assets at risk of neglect or loss, especially where this supports tourism or business development, providing such development is consistent with the significance of the heritage asset;*
 - iii) *Ensuring development in existing Conservation Areas is consistent with the special character as described in the Statement or Appraisal for that Area, keep these Areas under review and work with local communities to appraise other areas of special architectural or historic interest in the towns, suburbs and villages of the District to inform potential designation of additional Conservation Areas;*
 - iv) *Safeguarding Scheduled Monuments and non-scheduled nationally important archaeological remains, and other areas of archaeological potential or importance and areas of historic landscape;*
 - v) *Encouraging improved access to buildings and places of heritage for local people and visitors;*
 - vi) *Identifying heritage assets of local importance;*
 - vii) *Promoting and managing Foxton Locks and the Grand Union Canal as a tourism attraction and key strategic Green Infrastructure corridor in line with the Conservation Plan and Heritage Partnership Agreement."*
- 3.13 The plans and policies identified above have been considered in the preparation of this assessment.

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Section 4

Existing Information

Introduction

- 4.1 The Site does not contain any designated 'heritage assets', such as world heritage sites, scheduled monuments, listed buildings, historic parks and gardens, registered battlefields or conservation areas.
- 4.2 All designated heritage assets located within the wider 1km study area were assessed to gauge the potential for, and significance of, indirect ('setting') impacts from the proposed development of the site. Only one Grade II listed building was identified, the location of which is shown on **Plan EDP 1**.
- 4.3 Furthermore, additional designated heritage assets, which were located beyond the 1km study area, were assessed in terms of establishing whether the Site could be considered to be within a part of their setting that would contribute to their significance. These were primarily identified during desk-based work, augmented by site visits. This also considered designated heritage assets identified by Historic England through a scoping response.
- 4.4 With regard to non-designated heritage assets, consultation with the Leicestershire Historic Environment Record (HER) has established that there are three HER records within the proposed development area. Further HER records are also present within the 1km study area.
- 4.5 **Plan EDP 1** shows the locations of all known relevant heritage assets recorded on the HER within the 1km study area.

Designated Heritage Assets

- 4.6 There are no designated heritage assets within the boundary of the application site, where there would be a presumption in favour of physical preservation.
- 4.7 The identification of designated heritage assets that may potentially be affected by the proposed development with regard to their setting (Step 1 of the EH guidance (EH 2015)) was determined in the first instance through an initial map analysis, and was augmented through site visits.
- 4.8 This confirmed that no world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or conservation areas would be affected either directly or indirectly in terms of effects on their significance caused by development in their setting.

Listed Buildings

- 4.9 There are no listed buildings located within the Site, and only one has been identified within the 1km study area, which is listed at Grade II.
- 4.10 The Grade II listed building comprises Streetfield Farmhouse and attached Farm Buildings (**LB 1034856**), which is located 0.6km to the southwest of the Site. According to the listing citation, the farm complex is of early 19th century date.
- 4.11 Additional listed buildings were considered that are located beyond the 1km study area, where there may potentially be an effect on their significance due to visual considerations. This was established during the desk-assessment augmented during site visits. Historic England has also identified listed buildings in the village of Cotesbach, 1.5km to the south east, as potential heritage receptors. These consist of:
- Grade II* Church of St Mary (**LB1061446**)
 - Grade II* Cotesbach Hall (**LB1360766**)
 - Eight Grade II listed buildings (**LB 1061444, 1061445, 1061447, 1061448, 1061449, 1178340, 1295122, 1360767**), five of which relate to walls or associated structures to Cotesbach Hall.
- 4.12 Additionally, the site visit identified one additional listed building, the Grade I listed Church of St Mary (**LB1211040**) in Lutterworth, 1.9km northeast of the Site, due to its potential visibility of the Site.
- 4.13 These were visited and assessed individually during the site visit and are discussed further in Paragraphs 4.68–4.77 below.

Non-designated Heritage Assets

Prehistoric (500,000 BC – AD 43)

- 4.14 Two records within the Leicestershire HER relate to the potential for prehistoric activity within the Site. However, in the wider 1km study area, 11 are recorded in the Leicestershire HER and none in the Warwickshire HER.
- 4.15 Within the Site, the HER record relates to a scatter of neolithic or Bronze Age worked flint artefacts (**HER 10428**), consisting of flakes, cores, blades and struck fragments recovered during fieldwalking undertaken in 2003, and scrapers plus a single sherd of Iron Age pottery (**HER 10425**) southeast of Glebe Farm was found during fieldwalking in 1996. Although the flint artefacts may have been derived from a number of sources, it is possible that this may be indicative of an occupation site of prehistoric date within this area.

- 4.16 However, nothing has been found on the Site in the results of the geophysical survey, such as evidence for ditches, pits, enclosures or trackways, which would be suggestive of extensive prehistoric activity on the Site, as would be expected in a survey of this type.
- 4.17 In the wider area, more extensive evidence for prehistoric occupation has been found. During excavations prior to development at Leaders Farm, 0.7km to the northeast of the Site, an Iron Age settlement was recorded (**HER 19881**). According to the HER, this consisted of ditches, an enclosure, a roundhouse and a number of further linear anomalies. Further undated ditches and postholes found during an evaluation here are also likely to be related to this and be of a similar date (**HER 20571**).
- 4.18 Additional prehistoric flints (**HER 10427, 7034, 7199, 10430**), found during fieldwalking 0.7-1km to the northeast of the Site, may indicate further activity associated with the Leaders Farm site.
- 4.19 Elsewhere in the 1km study area, further prehistoric flint collection, consisting of Mesolithic and Bronze Age implements (**HER 10431**), have been recovered 0.7km to the east of the Site during fieldwalking by the Lutterworth Fieldwork Group.
- 4.20 A probable Bronze Age barrow (**HER 1920**), is located 0.5km to the east of the Site, and, according to the HER, a cremation urn was recovered from here by the farmer in 2010, although there are no further details and it is not a scheduled monument.
- 4.21 Cropmarks have been recorded from historic aerial photographs (**HER 1909, 1914**), 0.3km to the south of the Site. These are described as a number of sub-rectangular and circular enclosures, suggesting activity from multiple periods. Fieldwalking in this vicinity recovered prehistoric flint artefacts (**HER 7032**) suggesting a prehistoric date for the enclosures.
- 4.22 In summary, physical evidence for prehistoric activity and land-use within the Site exists in the form of artefact findspots rather than any direct evidence for occupation. There is extensive evidence for Prehistoric activity from the wider study area, as evidenced by the excavations at Leaders Farm to the northeast and cropmarks to the south and southeast of the Site, which may suggest the potential for prehistoric activity from the Site. Nonetheless, the results from the geophysical survey failed to reveal evidence for prehistoric activity, and as such the potential for such activity is considered to be low.

Romano-British (AD 43 – 410)

- 4.23 There are two records relating to Romano-British activity from within the Site recorded by the Leicestershire HER, and a further eight in the 1km search area. None are recorded by the Warwickshire HER.
- 4.24 Within the Site, two scatters of Roman pottery have been recovered during fieldwalking. Three sherds of Roman pottery (**HER 18332**) were found in the field in the northern part of the site in 2003, whilst eight sherds (**HER 10425**) were found to the southeast of

Glebe Farm in 1996. Whilst Roman pottery scatters can be indicative of occupation sites, such low levels of pottery found here may be indicative of lower density activity such as manuring.

- 4.25 This is supported by the results of the geophysical survey, which did not identify any archaeological remains of characteristically Roman date. Such as evidence for ditches, pits, enclosures or trackways as would be expected in a survey of this type.
- 4.26 The Roman Watling Street (**HER 1388**), which is now the A5, runs adjacent to the southwestern border of the Site. The road was widened in 1961, and an Anglo-Saxon burial was discovered (see paragraph 4.31 below). Whilst it is unlikely that any former alignment of the road lies within the Site, there is the potential for associated roadside activity or settlement. However, the geophysical survey failed to reveal any evidence for Roman activity on the Site.
- 4.27 Trial trenching in 2011 at Leaders Farm, 0.7km to the northeast of the Site, recorded various ditches and Roman material, which was interpreted as being indicative of a Roman settlement site (**HER 20570, 19883, 19882**). This seems to suggest a continuity of settlement from the Iron Age period, and is suggestive of the continued utilisation of the landscape during these periods.
- 4.28 Further Roman pottery (**HER 10426**) has been found to the north of Leaders Farm, 0.9km to the northeast of the Site, possibly indicating further settlement associated with the Leaders Farm site. This area is now under housing.
- 4.29 To the east of the Site, 0.9km distant, 13 sherds of Roman pottery (**HER 10432**) have been found during fieldwalking. This may indicate further occupation, possibly associated with undated cropmarks located in this area (**HER 1918**).
- 4.30 The paltry evidence recorded from within the Site does not suggest an extensive level of Roman activity. However, as with the preceding period, the surrounding area appears rich in activity of this date, and the presence of Watling Street to the southwest further enhances the potential for associated roadside activity. Nonetheless, the geophysical survey did not identify any archaeological features of this date, and as such, the archaeological potential for archaeology of this period to be present on the Site is considered to be low.

Anglo-Saxon (AD 410 - 1066)

- 4.31 No Anglo-Saxon archaeological sites or artefact findspots are recorded within the Site by the Leicestershire HER and there is only one in the wider search area. There are none recorded by the Warwickshire HER.
- 4.32 Adjacent to the southwestern boundary of the Site, an isolated Anglo-Saxon inhumation was found with a bone disc, a copper alloy ring and a brooch (**HER 1925**). This was found during road widening in 1961, when workmen uncovered bones and artefacts within the grass verge during widening (Liddle 1986). A further examination of the area

failed to recover any more evidence for burials, although more are known along the line of Watling Street to the south of the study area (Liddle 1986).

- 4.33 The presence of the burial adjacent to the Site suggests that there is the potential to encounter further isolated burials in the vicinity. As such, it is possible that archaeological deposits dating to the Anglo-Saxon period will be present within the Site, albeit restricted to the western part. Although, on the whole, the potential is considered to be low.

Medieval (AD 1066 – 1485)

- 4.34 No features relating to medieval activity are recorded by the Leicestershire HER within the Site, and there are only five in the wider area. None are recorded by the Warwickshire HER.
- 4.35 The geophysical survey identified the buried remains of ridge and furrow across large parts of the Site, which are likely to originate in the medieval period. This shows that the Site was largely agricultural from this time. No other features of this date have been identified in the survey.
- 4.36 A single findspot of a medieval stirrup mount (**HER 6744**) was found adjacent to the southwest of the Site during widening of the A5 in 1961. This may have been a result of casual loss by a medieval traveler, rather than representative of more widespread activity.
- 4.37 The site of a mill, known as Lodge Mill, mentioned in documentary sources from 1273 (**HER 1931**), is recorded by the HER 0.6km to the south of the Site. A possible mill leat has been recorded to the northeast of the mill in the form of earthworks (**HER 1919**). These features represent the localised exploitation of the River Swift to the south of the Site and it is not expected that any related features will be located within the Site itself.
- 4.38 A sub-rectangular cropmark (**HER 1916**) was noted on aerial photographs 0.6km to the east of the Site. According to the HER, upon investigation in 2011, this was considered to be a result of medieval ploughing and may relate to more extensive ridge and furrow in that vicinity (**HER 10417**) in an area now under the outskirts of Lutterworth.
- 4.39 In addition to the findspots and monuments information, areas of ridge and furrow have been mapped by the HER from historic aerial photographs. Ridge and furrow commonly originated in the medieval period and was in use until enclosure in the 18th and 19th centuries and is indicative of agricultural activity. Three such areas have been recorded within the Site: one in the east, one in the southeast and one in the north. None of this survives as visible features, although it does indicate that the Site was in use for agriculture throughout the medieval period.
- 4.40 The available information suggests that the majority of the Site was utilised for agriculture during this period, and most probably formed part of the medieval

agricultural open field system associated with Lutterworth. It is considered that there is the potential to encounter medieval activity within the Site. However, this is likely to represent the buried remains of low value features such as boundaries, ploughsoils, and ridge and furrow. This has largely been confirmed in the geophysical survey, which identified the buried evidence for ridge and furrow.

Post-medieval and Modern (AD 1485 – present)

- 4.41 There are no records relating to these periods within the Site recorded within the Leicestershire HER. In the wider study area, there are only two from the Leicestershire HER and one from the Warwickshire HER. Glebe Farm was constructed in this period, and, although not recorded in the HER or locally listed, is considered further in paragraphs 4.81–4.85 below.
- 4.42 The geophysical survey identified the buried remains of former field boundaries and land drains on the Site, which are likely to date from the post-medieval period. No significant archaeological features have been identified from this period.
- 4.43 To the north of the Site, the Coventry Road is on the line of the 18th century Market Harborough to Coventry Turnpike Road (**HER 20827**). This road is now a dual carriageway and it is not expected that any related features will extend into the Site.
- 4.44 The Warwickshire HER records a brickworks (**HER 3517**), 0.5km to the west of the site which was noted on the Tithe map of 1842. This is an isolated feature and will not be affected by the proposals.
- 4.45 Bitteswell Airfield (**HER 15959**) formerly occupied much of the area north of Coventry Road and is now occupied by the existing Magna Park. The airfield was built in 1941 as a training airfield, and was later used to develop the jet engine. It closed in 1982 and no features now remain.
- 4.46 It is likely that the Site continued in agricultural use during this period, becoming enclosed during the 18th century, as indicated by historic mapping (see below). It is considered that there is potential to encounter post-medieval or modern activity within the Site. However, this will be restricted to the buried remains of low value features such as boundaries, and ploughsoils. This has been confirmed in the geophysical survey which identified the buried evidence for former field boundaries on the Site.

Previous Archaeological Fieldwork

- 4.47 Parts of the Site have previously been subject to fieldwalking by the Lutterworth fieldwalking group. These consist of a field in the northern part of the site (**ELE4029**) and to the southeast of Glebe Farm (**ELE4027**), as well as a number of fields in the wider area (not illustrated). The results of these where relevant have been discussed in paragraph 4.15 above.

- 4.48 A geophysical survey followed by archaeological evaluation was undertaken at Leaders Farm, 0.7km to the northeast of the Site, which uncovered evidence for Iron Age and Romano-British settlement. The results have been discussed in paragraphs 4.16 and 4.25 above.
- 4.49 An archaeological trial trench evaluation at Lutterworth sewage works in 2005 (**HER 16576**), 0.7km to the southeast of the Site, recorded an undated gully containing animal bones. Given the information from the surrounding area, it is possible that these features may date from the prehistoric or Roman periods, although this adds little to the archaeological potential of the Site.
- 4.50 In addition to those works already discussed, numerous pottery sherds and flint objects were recovered in 1987 from spoilheaps during roadworks (**ELE 8282**) at the roundabout for Magna Park, 0.45km to the northwest, which may suggest an unrecorded site was disturbed during these works. No further information is available.
- 4.51 An intermittent watching brief was undertaken during the widening of the Coventry Road and construction of Lutterworth Bypass to the north of the site in 1998 (**ELE 8532**). No archaeological features were recorded, although numerous finds, mainly flint and post-medieval pottery, were recorded, though information is limited regarding their exact locations.
- 4.52 The archaeological investigations within and adjacent to the Site, consisting of fieldwalking, excavations and aerial photograph analysis, have invariably identified evidence for activity, although the nature and extent of activities represented are variable and localised. As such, this adds little to the archaeological potential of the Site as identified in the above sections.

Historic Landscape Characterisation

- 4.53 The Historic Landscape Characterisation (HLC) for Leicestershire was completed in 2010, and describes the present day landscape and records significant changes as observed through historic mapping and aerial photographs. This classifies the area containing the Site as re-organised piecemeal enclosure and represents 18.1% of the total area of Leicestershire, making it the second most common historic landscape type.
- 4.54 Piecemeal enclosure originated in the late medieval to post-medieval period and represents a form of enclosure which respects the earlier medieval open field patterns. Nonetheless, historic map analysis (see below) has shown that the piecemeal enclosure field pattern has been substantially re-modelled and altered in the 19th and 20th centuries. As such, the value of the historic landscape is low.

Early Maps

- 4.55 Maps held by the Leicestershire Archives were consulted to inform this assessment. The earliest consulted map detailing the area of the proposed development was the Lutterworth Enclosure Map of 1790 (**Plan EDP 2a**).
- 4.56 This map shows that the Site was rural at this time. Indeed, no buildings are marked, including Glebe Farm. The map depicts a different arrangement of field boundaries than currently exist, indicating a re-arrangement of field boundaries since this map was made. Some of the cultivation strips are depicted as parallel stippled lines in some of the fields, this is indicative of the direction of cultivation and possibly a remnant of the earlier ridge and furrow. Field names are also annotated on this map, although they add little regarding past use and relate to agricultural terms such as common, short commons, under breach, crab tree corner, long lands and under long lands. A field in the south is noted as church meadow, which is likely to refer to a meadow belonging to the church rather than the location of a former church itself.
- 4.57 The Ordnance Survey surveyors drawing of 1813 (not illustrated <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/r/002osd000000012u00220000.html>) shows that there has been a consolidation of the field boundaries by this time, although not to the extent of the later changes that were to be made. Buildings at Glebe Farm are depicted in block plan, although there is not sufficient detail to fully understand the layout of the farm at this time. The depiction of the farm indicates that the first buildings on this site had been constructed within the 23 years between the earlier 1790 map and this map.
- 4.58 The 6" scale First Edition Ordnance Survey map of 1885 (**Plan EDP 2b**) shows that the earlier field pattern had been changed by this time, with the removal of some of the more sinuous boundaries and addition of more regular boundaries to create smaller fields to create more regular plots. There are, however, more field boundaries shown than currently remain. More detail is shown of Glebe Farm, although it is annotated as 'Lutterworth Fields'. The farm seems to consist of a number of buildings arranged around a courtyard, with the farmhouse depicted in the northeast corner.
- 4.59 The 1904 Ordnance Survey map shows little change to the Site or surroundings (**Plan EDP 2b**). Alterations to the farm have been undertaken, including the extension of two of the ranges and consolidation of the farmhouse.
- 4.60 The 1955 Ordnance Survey map (not illustrated) shows little change to the Site. To the north, the former airfield is depicted, although there is no detail of the structures or runways.
- 4.61 The 1993 Ordnance Survey map (**Plan EDP 2b**) shows that many of the field boundaries had been removed, reflecting the intensification of agriculture in the second half of the 20th century. These changes are also reflected by the farm, which has seen additional

buildings built to the west. In the wider area, some of the warehouses of the current Magna Park site have been constructed.

- 4.62 These assessed maps have demonstrated that, since the late 18th century, the Site has remained as agricultural land. The maps also indicate the significant loss of the enclosure period landscape, especially in the latter half of the 20th century.

Aerial Photographs

- 4.63 A total of 31 vertical and 51 oblique aerial photographs, covering the application site and its immediate environs, were identified within the collection maintained by the Historic England Archive in Swindon. None of the photographs are reproduced here due to copyright restrictions.
- 4.64 The available images span the period from May 1949 to March 2000 and add detail to the land use and development sequence shown on those historic maps available at the Leicestershire Archives.
- 4.65 The photographs demonstrate that, by the later-1940s, the layout and boundaries at the Site appeared much as they do on the 19th and early 20th century historic mapping. Also depicted is the loss of field boundaries consistent with that shown on the historic maps.
- 4.66 No cropmark or earthwork features, suggesting the presence of any form of archaeological activity, were identified on aerial photographs within the Site.

Site Walkover

- 4.67 The Site was visited in January 2015 to assess the current ground conditions and topography, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains.
- 4.68 In addition, a consideration was undertaken of any effects arising in terms of potential impacts on any designated heritage assets in terms of their significance with regards to their settings.

Designated Heritage Assets

- 4.69 Paragraph 4.11 identifies that ten designated heritage assets have the *potential* to be affected in terms of their setting. These were assessed during site visits, which considered designated heritage assets in the wider study area and beyond.
- 4.70 The Grade II listed building Streetfield Farmhouse and attached Farm Buildings (**LB 1034856**) is located 0.6km to the southwest of the Site. The principle relationship of the farm that contributes to its significance in terms of setting is the association of the

farmhouse with its farm buildings and, to a lesser extent, the immediate surrounding land.

- 4.71 It is considered that the farm will not receive an impact on its significance due to the development proposals not contributing to its setting. Furthermore, the intervening large modern farm buildings located directly to the north of the farm prevents any visibility with the Site. As such, the significance of this designated heritage asset will not be harmed.
- 4.72 The listed buildings within Cotesbach, 1.5km to the southeast of the Site, were also visited. This established that in all cases, their significance is derived primarily through the aesthetic and evidential values resulting from their architectural style. Their setting is considered to contribute in a limited way to this significance, and consists of their relationships with their streetscene and each other as a group of historic buildings within a village setting.
- 4.73 This is particularly the case with the church (**LB1061446**), Cotesbach Hall (**LB1360766**) and associated features (**LB1061448, 1061449, 1178340, 1295122, 1360767**), together, these form a visually cohesive group and can be considered to contribute to their significance. Two of the other Grade II listed buildings (**LB 1061445, 1061447**) could also be considered as part of this group, due to their proximity to the church and hall. Other positive historic elements within this group, consist of the churchyard, which is bounded by dense hedgerows and trees, the grounds of the hall and, to a lesser extent, the open field to the immediate north of the church. Beyond this to the north, and blocking the direct line of sight towards the Site, is a large farm complex consisting of 20th century agricultural buildings.
- 4.74 As such, the positions of the listed buildings in Cotesbach, not only in relation to the Site, but also in relation to their surroundings, are such that it is considered that they would experience no loss of significance as a result of the proposed scheme being implemented. In each case, the elements of the listed buildings' settings that contribute to their heritage significance are limited to their immediately surrounding streetscenes and settlement complexes; their functions, forms and locations are such that they clearly do not possess any inter-relationships or inter-visibility with the Site.
- 4.75 One additional heritage asset was identified and assessed due to its visual relationship with the Site. This consisted of the Grade I listed Church of St Mary (**LB 1211040**) located 1.9km to the north east of the Site, within Lutterworth.
- 4.76 The Church of St Mary (**LB 1211040**) is located within the town centre of Lutterworth, and its setting is one of an urban context. The significance of the church itself primarily lies in its aesthetic and evidential value in relation to its architecture, and also the communal value in being the centre of the religious community. Some significance is derived from its relationship to its churchyard, the streetscene and settlement complex as a focal point in the town. Even so, there are few historic buildings within its immediate setting, with modern residential blocks built immediately to the south, and

modern housing bordering the western side of the churchyard. The historic nature of its setting is best appreciated from within the town to the east of the church.

- 4.77 To some extent churches were designed to be visible to their communities, and this is the case with the church in Lutterworth, which is built in a prominent location. Nonetheless, its significance is not derived from the rural landscape; the development proposals will not harm its prominence. As such, it is considered that the land within the Site does not fall within its setting, and it is considered that the church would not experience a loss of significance as a result of the proposed scheme being implemented.
- 4.78 In summary, none of the buildings identified within the study area and further afield, in Cotesbach and Lutterworth, would receive a direct impact from the implementation of the proposed development - neither would their '*special interest*' be diminished nor any of the '*features of special interest*' that they possess be affected by way of any potential for changes within their setting, which has been determined will not occur. The scheme proposed for the application site will be located on land that is concluded to make no contribution to the setting or significance of these designated heritage assets.

Non-designated Heritage Assets

- 4.79 The entire Site was accessible for a walkover survey. The landuse at the time was a mixture of pasture and arable. The walkover paid particular attention to the area close to Watling Street to identify any surface indications for Anglo-Saxon activity. No evidence was found, although the crop in this part did restrict the visibility of the ground surface.
- 4.80 Modern material, in the form of fragments of glass, wood, and brick, was noted on the surface in the northern part of the Site. This is suggestive of an area of agricultural infilling and was identified as such in the geophysical survey.
- 4.81 There were no indications for archaeological remains noted within the Site.

Glebe Farm

- 4.82 An external inspection of the buildings at Glebe Farm was undertaken to assess its likely significance in terms of built heritage. Few buildings of the complex as depicted on the 19th century Ordnance Survey mapping have survived. The surviving buildings consist of the main farmhouse, part of an eastern range of a farmyard, and a small part of a western range.
- 4.83 The farmhouse consists of an 'L-plan' arrangement with the frontage facing east. This frontage forms a three-storey, three-bay, gable ended structure. To the rear of this is a projecting three storey gabled block. The whole is rendered with pale cement and has modern double glazed windows (**Images 1 – 3**). Although only an external inspection, the farmhouse is in a style typical of the 19th century, with few surviving external

features. There is very little architectural merit to the farmhouse and it would appear that there are few indications of surviving original features.

- 4.84 In terms of outbuildings, the eastern range of a former farmyard has survived (**Images 3 - 5**), this represents a single storey brick built structure with corrugated roof and is generally in poor repair. This was much obscured by machinery and hay bales and could not be further inspected. A small single-storey gabled structure was located to the west of the farmhouse, which may represent the northern part of a western range (**Image 6**). Again, this was in a poor state of repair and filled with detritus.
- 4.85 All the other buildings of the current complex consist of modern agricultural buildings of no significance (**Image 7 and 8**).
- 4.86 Overall, the farm is a poor representation of a 19th century farm with few original buildings, no architectural merit and in a poor state of repair. As such, the farm can not be considered to be anything more than of local significance.

Geophysical Survey

- 4.87 A geophysical survey was undertaken on the Site by GSB in February 2015. This comprised a 100% detailed magnetometer survey of all available land within the site (**Appendix EDP 1**).
- 4.88 The survey detected no anomalies that could be interpreted as archaeological features within the survey area. Aspects of the agricultural history of the area were detected, including evidence for ridge and furrow, former field boundaries, as well as modern drainage features. In this regard, it is considered that the survey is an accurate representation of the presence and absence of those features detectable by this method.
- 4.89 No other anomalies were identified within the Site, apart from modern magnetic disturbance linked with an area of agricultural infill and clay pigeon shooting activity. On this basis, the survey indicates that the Site has low potential to contain archaeological remains of any period.

Section 5 Conclusions

- 5.1 This archaeological and cultural heritage assessment has been prepared to satisfy national planning policy set out in the NPPF and local policy.
- 5.2 It concludes that the site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields or conservation areas, where there would be a presumption in favour of preservation *in situ* and retention, and against development.
- 5.3 There is one listed building within a 1km radius of the Site. The historic and modern setting of this has been assessed and it has been determined that there will be no adverse impacts on it as a result of the proposed scheme being implemented.
- 5.4 Further afield, the Grade I Church of St Mary (**LB1211040**) in Lutterworth was assessed due to its potential visual relationship to the Site. Ten listed buildings in Cotesbach, 1.5km to the southeast were also considered on the advice of Historic England. The assessment concludes that the proposed development would not result in an adverse impact on, harm to, or loss of significance from any of the identified designated heritage assets, either in terms of an effect on their physical form/fabric or on their wider settings. The scheme proposed for the application site will be located on land that is concluded to make no contribution to the setting or significance of these designated heritage assets therefore it is not capable of affecting the contribution of the setting to its significance, as per paragraph 13 of the English Heritage setting guidelines (EH 2015).
- 5.5 A 1km study area around the Site contains evidence for human activity throughout the prehistoric and Roman periods, and fieldwalking on the Site itself has recovered small numbers of prehistoric and Roman finds. The Site is adjacent to Watling Street Roman Road, and, although it is unlikely that evidence for the road would be present within the Site itself, it is possible that associated activity may be present. An Anglo-Saxon burial was discovered during road widening, and it is possible that further burials may be present within the Site, but in the localised area immediately adjacent to the road.
- 5.6 It seems likely that the area was part of an agricultural field system from the medieval period onwards. The farm buildings on the Site date from the 19th century, and the poor survival of the farmstead and alteration of the buildings means they are of no more than local significance.
- 5.7 Based on this potential, a geophysical survey was undertaken to augment this assessment and further elucidate the archaeological potential of the Site. This identified the buried remains of ridge and furrow, which seems to confirm the agricultural nature of the Site from the medieval period onwards. Further agricultural features, consisting of

former field boundaries and drainage, were also identified. No other archaeological features were found to be present.

- 5.8 It is considered that the proposed development accords with current legislation in respect of heritage matters, the planning policies contained within the NPPF and the saved policies of the Local Plan. It is considered that this report provides wholly appropriate information to make a positive determination of the application as stated in paragraph 128 of the NPPF in respect of heritage matters.

Section 6 Bibliography

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Liddle, P 1986, *Transactions of the Leicestershire Archaeological and Historical Society*, Vol. 60 pp 16-20

List of Consulted Maps

1790 Lutterworth Enclosure Map

1885 First Edition Ordnance Survey Map

1904 Second Edition Ordnance Survey Map

1955 Edition Ordnance Survey Map

1993 Edition Ordnance Survey Map

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Images



Image EDP 1: View of the farmhouse from the north



Image EDP 2: View of the farmhouse from the east



Image EDP 3: View of the farmyard from the south, showing the farmhouse and the eastern range of outbuildings



Image EDP 4: View of the farmyard looking east, showing the eastern range of outbuildings



Image EDP 5: View of the eastern range of the farmyard, looking northeast



Image EDP 6: View of the remaining section of the west range of the farmyard, looking south with the farmhouse to the left



Image EDP 7: View of the modern buildings in the farmyard, looking south



Image EDP 8: View of some of the 20th century structures at the farm, looking west

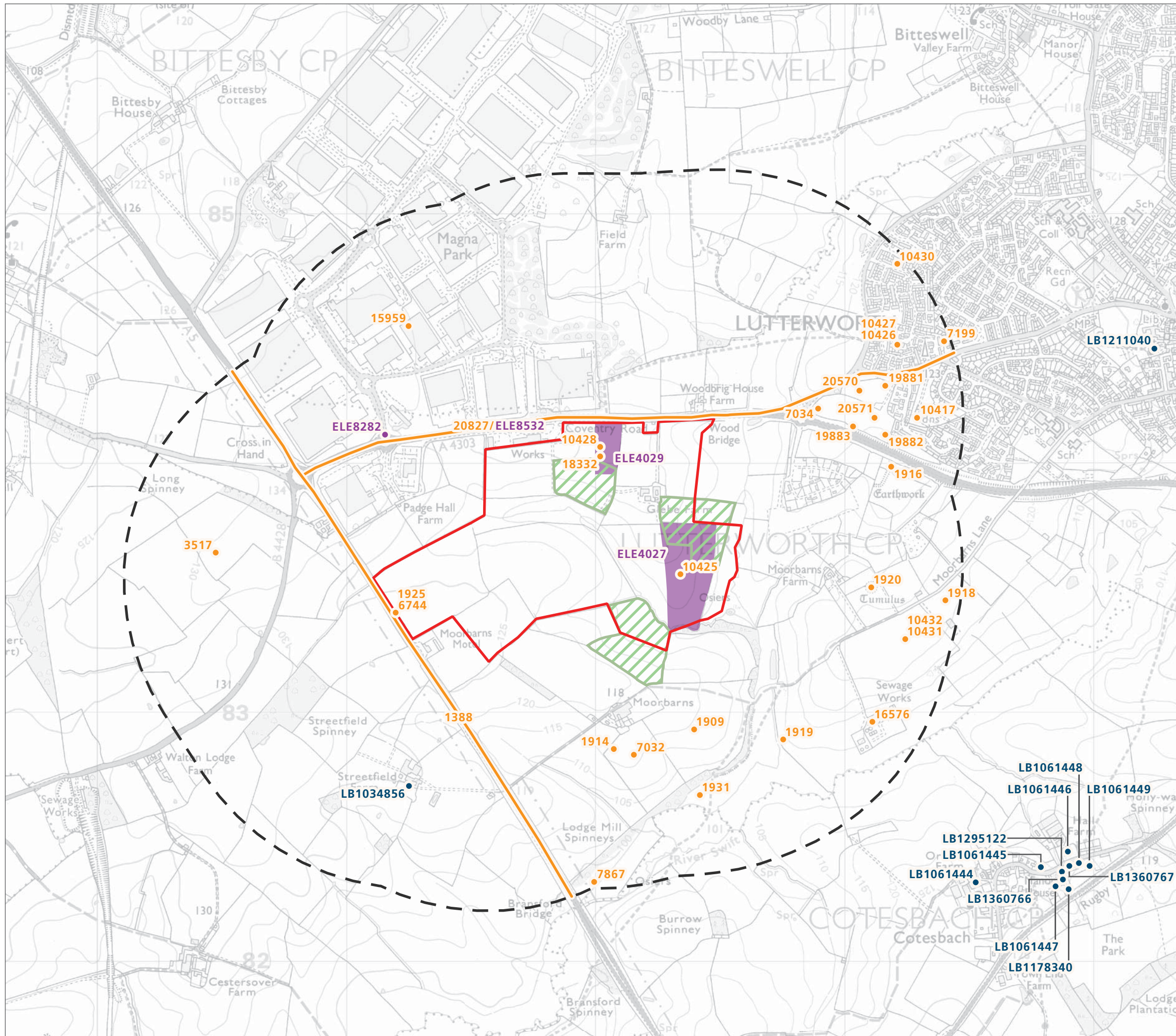
Appendix EDP 1 Geophysical Survey Report

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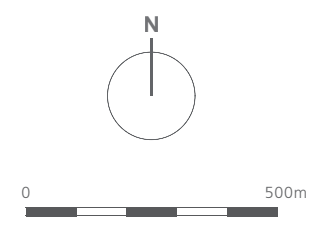
Plans

- Plan EDP 1** Known Heritage Assets
(EDP2307/34a 21 April 2015 TS/EO)
- Plan EDP 2a** Extracts from Historic Mapping
(EDP2307/35a 21 April 2015 TS/EO)
- Plan EDP 2b** Extracts from Historic Mapping
(EDP2307/36a 21 April 2015 TS/EO)

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- Site Boundary
- 1km Study Area
- LBXXXX Listed Building
- XXXX HER Entry
- XXXX Archaeological Events
- Areas of Ridge and Furrow recorded in the HER



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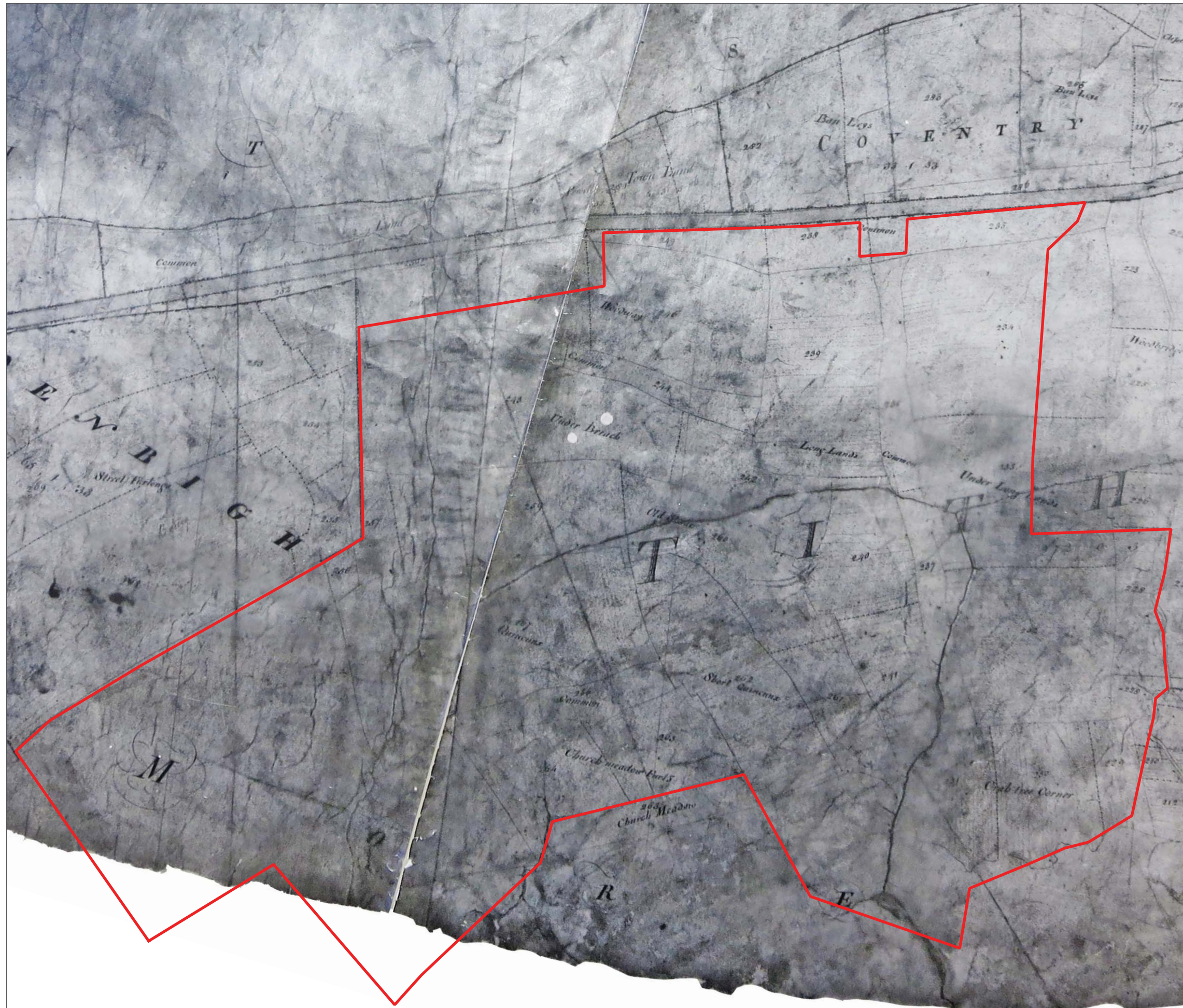
client


db symmetry ltd

project title
symmetry park, Lutterworth

drawing title
Plan EDP 1: Known Heritage Assets

date	21 APRIL 2015	drawn by	TS
drawing number	EDP 2307/34a	checked	EO
scale	See scale bar		



 Approximate Site Boundary



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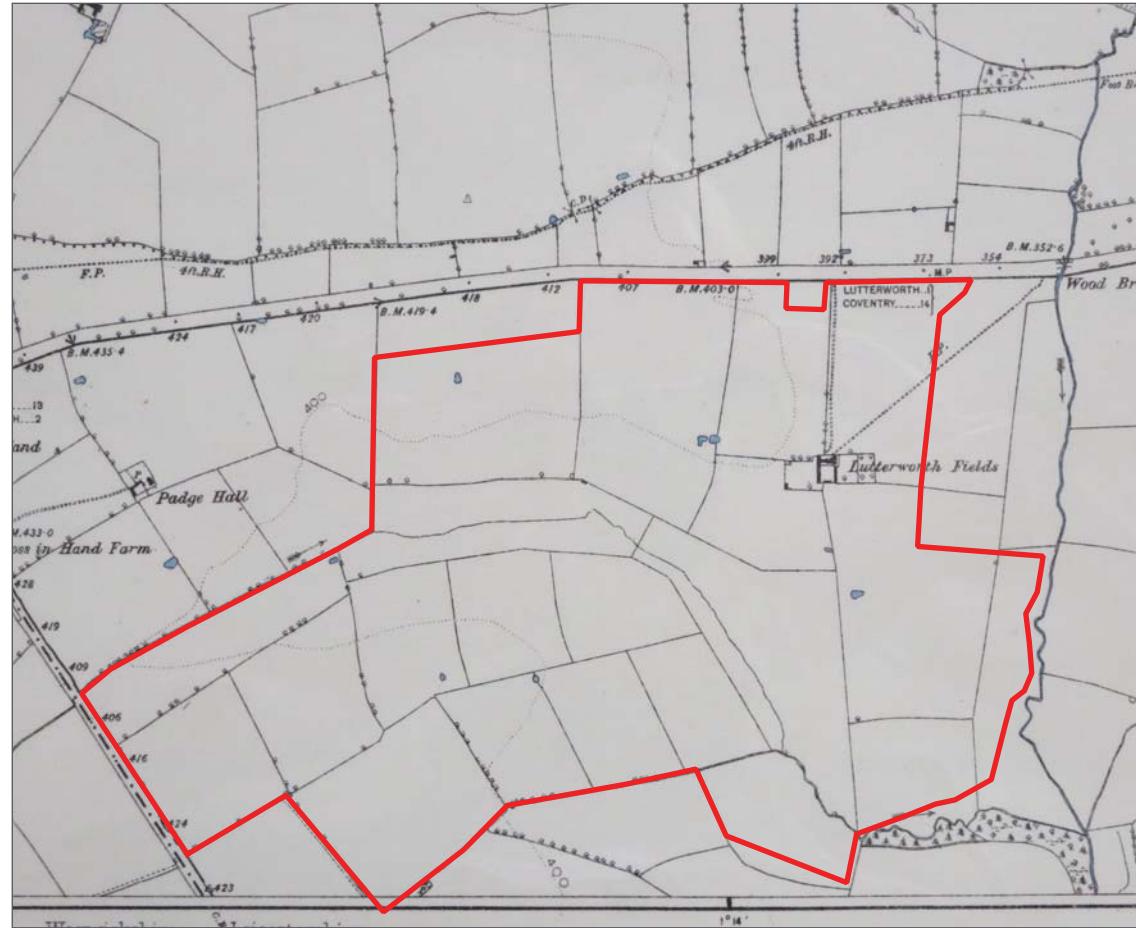
symmetry park, Lutterworth

drawing title

Plan EDP 2a: Extracts from Historic Mapping (sheet 1 of 2)

date	21 APRIL 2015	drawn by	TS
drawing number	EDP 2307/35a	checked	EO
scale	NTS		

1790




1885



1904



1993

 Approximate Site Boundary



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Plan EDP 2b: Extracts from Historic Mapping (sheet 2 of 2)

date	21 APRIL 2015	drawn by	TS
drawing number	EDP 2307/36a	checked	EO
scale	NTS		



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