

Archaeological Services & Consultancy Ltd

DESK-BASED & HISTORIC BUILDING ASSESSMENT: THE OLD SCHOOL HOUSE, LEICESTER ROAD, SAPCOTE, LEICESTERSHIRE

on behalf of

AP Merrion & Associates Ltd



Nicholas A Crank BSc AIFA

February 2005

ASC: 637/SOS/02

Letchworth House
Chesney Wold, Bleak Hall,
Milton Keynes MK6 1NE
Tel: 01908 608989 Fax: 01908 605700
Email: office@archaeological-services.co.uk
Website: www.archaeological-services.co.uk



Site Data

<i>ASC site code:</i>	SOS	<i>Project no:</i>	637
<i>County:</i>	Leicestershire		
<i>District:</i>	Blaby		
<i>Village/Town:</i>	Sapcote		
<i>Parish:</i>	Sapcote CP		
<i>NGR:</i>	SP 48917 93377		
<i>Present use:</i>	Commercial		
<i>Planning proposal:</i>	Erection of 2 storey extension, conversion to apartments, and erection of 3 dwellings to the rear		
<i>Planning application ref/date:</i>	04/1068/1/PX		
<i>Local Planning Authority:</i>	Blaby District Council		
<i>Client:</i>	AP Merrion & Associates Ltd 37 Station Road Lutterworth Leicestershire LE17 4AP		
<i>Contact name:</i>	Tony Merrion		
<i>Telephone</i>		<i>Fax:</i>	--

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<i>Primary Author:</i>	Nicholas A Crank	<i>Date:</i>	February 10 th 2005
<i>Edited/Checked By:</i>		<i>Date:</i>	February 10 th 2005
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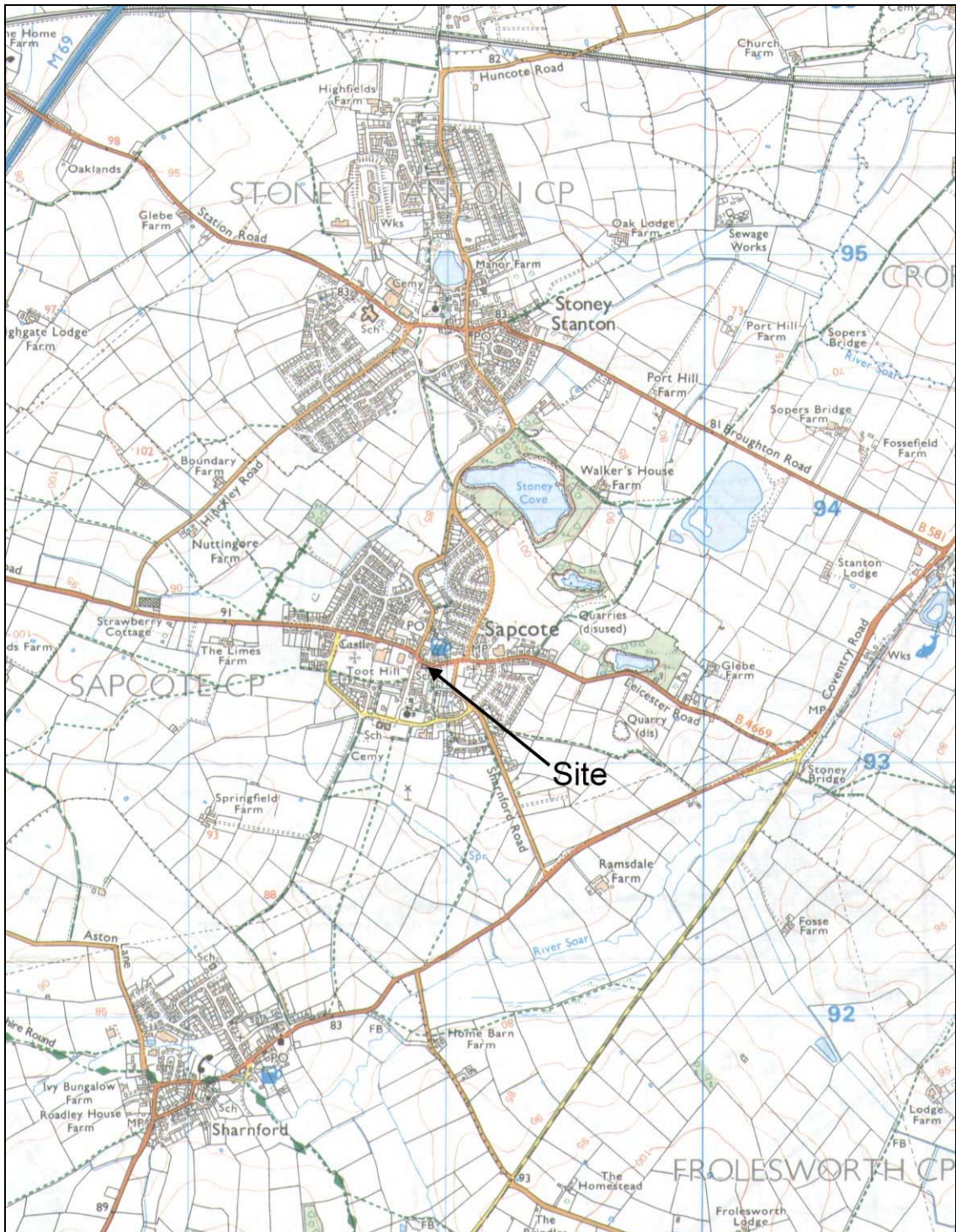


Figure 1: General location (scale 1:25,000)

Summary

In February 2005 an archaeological desk-based and historic building assessment was undertaken on the Old School House, Leicester Road, Sapcote. The desk-based assessment revealed that archaeological remains are not currently known within the boundaries of the site, but a number are known in adjacent areas. The site is within the medieval village core and has good potential for remains of this or the Saxon period in those areas outside the present school footprint.

The building assessment revealed that the core of the Old School House dates to the 19th century with late 20th century extensions. Internally no original fittings survive and the layout has been much altered with the insertion of mezzanine floors and partitions since the 1980s. Externally the original appearance of the building is judged to be largely unaltered save for the masking of some architectural detailing by the 1960s flat roofed extension on the east side of the building.

1 Introduction

- 1.1 In February 2005 *Archaeological Services and Consultancy Ltd* (ASC) carried out an archaeological desk-based and historic building assessment on a site at Sapcote, Leicestershire (NGR SP 48917 93377: Fig. 1). The project was commissioned by AP Merrion & Associates Ltd, and was carried out according to a *brief* (Clark 2004) prepared by the Senior Planning Archaeologist, Leicestershire County Council Historic and Natural Environment Team (SPA), and a written scheme of investigation prepared by ASC (Crank 2004).
- 1.2 The work was required under the terms of *Planning Policy Guidance Notes 15 & 16* (PPG15 & 16), in response to proposals to proposals to convert the Old School into 6 apartments, construct an adjacent cottage, and the erection of 3 dwellings to the rear of the site.

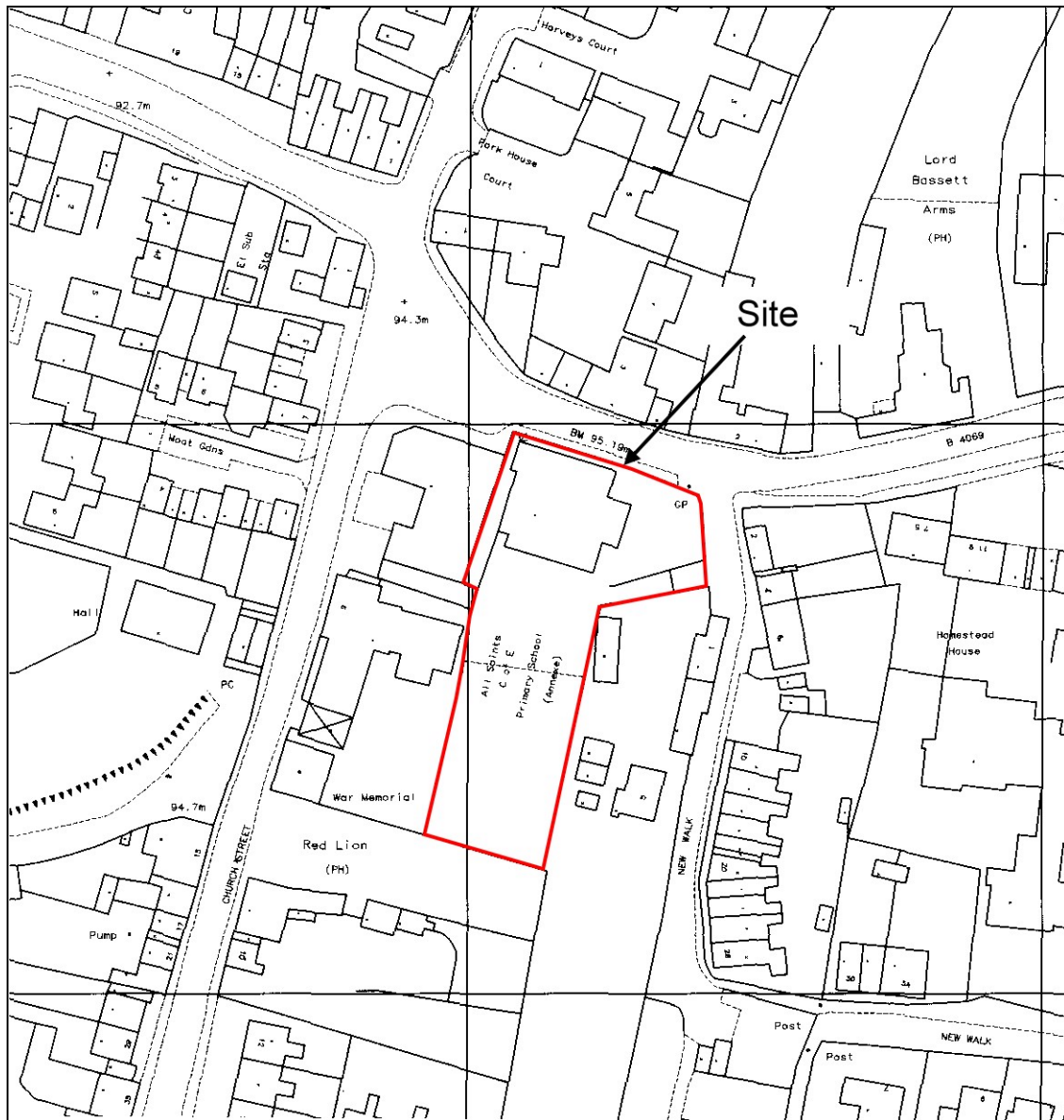


Figure 2: Site location (scale 1:1250)

2 Setting

2.1 Location & Description

The site is located in the village of Sapcote in the rural parish of Sapcote, c.6km east of Hinckley town centre at NGR SP 48917 93377 (Fig. 1), and comprises a roughly L-shaped parcel of land c.0.18ha in area.



Plate 1: Aerial Photograph of the Site Location (Outlined in red)

2.2 Geology & Topography

The site is located on level ground at an elevation of c.94m AOD above the headwaters of the river Soar which flows in a northeasterly direction c.1.1km to the southeast. Soils on the site belong to the Beccles 1 association, defined as ‘Slowly permeable seasonally waterlogged fine loamy over clayey soils, associated with similar clayey soils’ over a drift geology of Chalky Till (Soil Survey 1983, 411r). However, it should also be noted that the *brief* states that the geology is likely to consist of Boulder Clay over the ‘Keuper Marl’ deposits of the Mercian Mudstone Group.

2.3 Existing Buildings and Access

The site is occupied by the Old School House a single storey brick building located on the Leicester Road frontage. The remainder of the site is open and access is gained from New Walk to the east.

3 Aims & Methods

3.1 Aims

In line with the requirements of the *brief* (Section 7.0), the aims of the project were:

- To determine the possible presence/absence, location, extent, survival, significance and date of any archaeological and historical features of importance, and to assess their significance.

3.2 Methods

In line with the requirements of the *brief* (Section 8.0), the methods to be adopted for this project were:

- Desk-based assessment. Comprising consultation of the known and available sources relating to the development site and its surroundings.
- Building assessment. A basic survey to RCHME level 2 (Appendix 1), in order to identify the use, architectural importance and phasing of the building. Also, an appraisal of the impact of the proposed development on the building with proposals and justifications for further work, if necessary.

The relevant detailed methodologies followed are described in detail in the project design (Crank 2004).

3.3 The following readily available sources of information were consulted for the desk-based assessment:

3.3.1 Archaeological Databases

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the Leicestershire and Rutland Sites & Monuments Record (SMR). The study area employed in the SMR search includes the site itself, and a surrounding study area of approximately 0.5km radius.

3.3.2 Historic Documents

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the Leicestershire County Records Office, Wigston.

3.3.3 Cartographic & Pictorial Documents

Old maps and illustrations are normally a very productive area of research. The principal sources consulted are detailed in section 12 (below).

3.3.4 Geotechnical Information

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise

the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

3.3.6 *Secondary & Statutory Sources*

The principal source consulted was Leicestershire County Record Office.

4 Archaeological & Historical Evidence

The local and regional settings of archaeological sites are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs.

The study area lies within an area of archaeological and historical interest, and the site has the potential to reveal evidence of a range of periods. The location of known archaeological and historical sites recorded in the SMR is shown in Fig. 3, and details appear in Section 9.

4.1 *Archaeological & Historical Background to the Study Area*

MLE = Leicestershire and Rutland Sites and Monuments Record number

4.1.1 *Prehistoric (before 600BC)*

Prehistoric remains are not known from within the study area.

4.1.2 *Iron Age (600BC-AD43)*

A single residual sherd of possible late Iron Age pottery was recovered from a large medieval assemblage at 39 Church Street c.150m south west of the study site (MLE282).

4.1.3 *Roman (AD43-c.450)*

Although the Roman road *Fosse Way* forms a part of the eastern boundary of the parish little Roman evidence has been recovered within the village itself. Several sherds of greyware were recovered during building work in 1999/2000 at Park House Farm (MLE9356) c.50m north of the study site. A villa and bath house have been excavated to the east of the village (Scott 1993, 115).

4.1.4 *Saxon (c.450-1066)*

Although no Saxon remains are noted within the study area, it seems likely that Sapcote had its origins during this period, and its inclusion in the *Domesday* survey as the Old English *Scepecote* supports this (Ekwall 1977, 404).

4.1.5 *Medieval (1066-1500)*

During the Medieval period Sapcote was held by the Basset family, who occupied the manorial site of Sapcote Castle (MLE279-282), centred around the probable former motte at Toot Hill to the immediate west of Church Street. Originally excavated in 1958 (Addyman 1960) a later unpublished phase of excavation was undertaken by the Leicester Archaeological Excavation Group during the 1960s (Creighton 1997). More recently University of Leicester Archaeological Services have undertaken geophysical survey on the playing fields to the west.

The parish church of All Saints (MLE288) comprises the only upstanding medieval remains in the village and contains a Norman font in addition to later medieval fabric (Pevsner 1960, 367). Archaeological investigations c.70m north of the assessment site at Park House Farm in 1999 to 2000 revealed medieval pottery and features indicative of occupation (MLE8512).

4.1.6 *Post-Medieval (1500-1900)*

By the post-medieval period the castle at Sapcote had lost its earlier defensive purpose and yet maintained its importance as a manorial complex within a large moated enclosure complete with formal gardens and fishponds (Creighton 1997, 34). In 1664 the village and estate passed into the hands of John Turner, ancestor of the later Rector of Sapcote John Frewen Turner on whose behest the village school would be constructed.

Although largely agricultural in outlook the village was also known for the quarrying of the distinctive pink granite which can be seen in the fabric of both the parish church and the 20th century ‘arts and crafts’ style Methodist Church on Leicester Road (MLE9538), the stone was also in demand for road building and the quarries flourished up until the 2nd World War. The village was also an important centre for the production of hosiery with 210 ‘frames’ being in production in 1810 (Nichols 1811, 897).

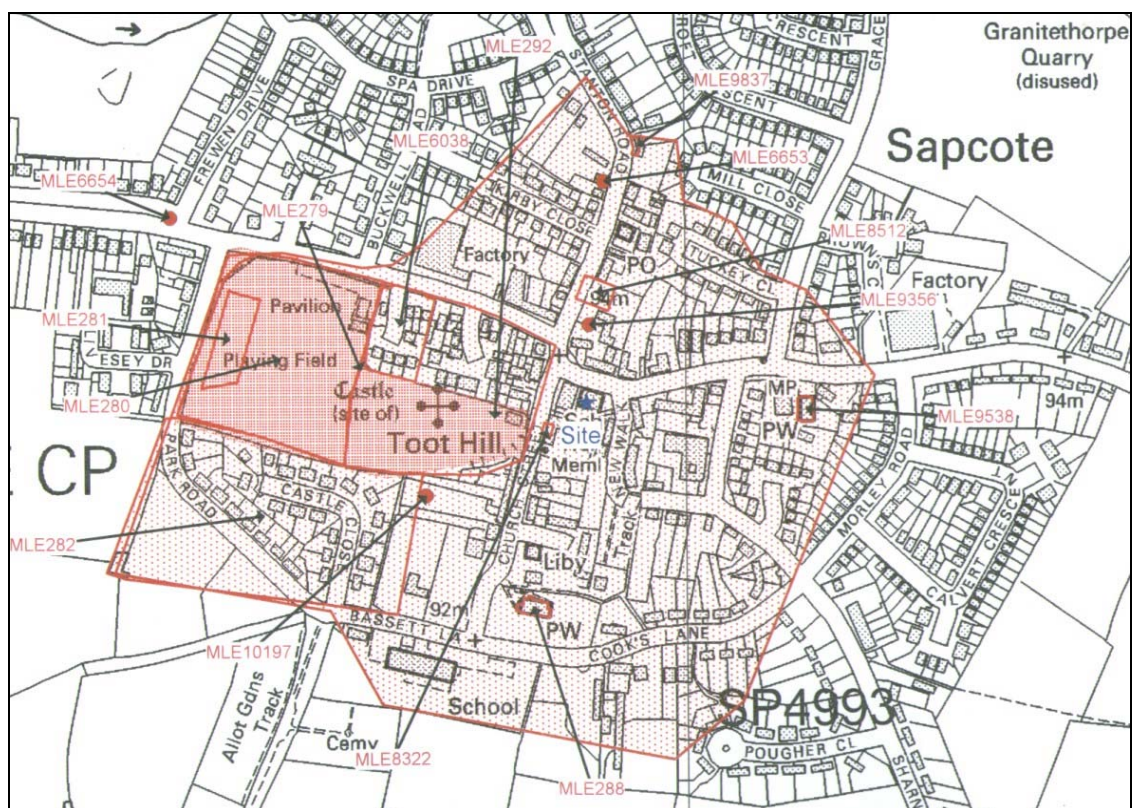


Figure 3: Archaeological sites in the Leicestershire and Rutland SMR (*Not to scale*)

4.2 *The Known Archaeology & History of the Site*

4.2.1 *Prehistoric (before AD43)*

Prehistoric remains are not known on the site

4.2.2 *Roman (AD43-c.450)*

No Roman period remains have been found on the site

4.2.3 *Saxon (c.450-1066)*

Remains of the Saxon period have not been found on the site.

4.2.4 *Medieval (1066-1500)*

No evidence of medieval remains has been found on the site.

4.2.6 *Post-Medieval (1500-1900)*

The earliest map showing the site is the 1778 enclosure map (fig. 4) which shows the site to be largely unoccupied although a few small structures or possible cottages are present in the central and north east areas. The adjacent grade II listed cottage at No. 1 New Walk is clearly marked. The available sources all state that the Old School was constructed in 1819, and indeed the roundel plaque on its Leicester Road frontage reinforces this fact. Its benefactor John Frewen Turner was both the main landowner in the village and the rector of the parish and seems to have taken some interest in the wellbeing of his parishioners having in 1806 built a public bath house over a well on Stanton Road (MLE9837) (Nichols 1811, 897)

The next available map is the Ordnance Survey (OS) 1st edition of 1887 (fig. 5). This depicts the school building in its finished layout minus the small extensions constructed in the 1960s and 1980s. However, it had only recently taken this form, a substantial extension comprising the hall and classroom to the rear of the school and the eastern third of the frontage being constructed around 1881 (pers. comm. R. Haslett). In addition a wall divides the playground and a small probable toilet block is attached to this. The remainder of the site appears to be gardens and is at least partly wooded. A small structure is present on the sites western boundary.

4.2.7 *Modern (1900-present)*

By the time of the 1903 2nd edition OS map the layout of the site is unchanged (fig. 6). The next available map is the 1963 OS 1:2500 sheet (fig. 7) when the site boundaries assume their present form. Between this and the 1971 edition (fig. 8) the construction of the small flat roofed extension on the east of the school is apparent, as is the demolition of the toilet block in the playground. The 1971 map also shows a temporary classroom, briefly used and then removed prior to the re-siting of the school later in the 1970s. A comparison of the school plan between 1971 and today (fig. 3) shows little change except the addition of the two small side extensions to the south east and south west

corners of the building during its conversion to offices and a house in the 1980s.



Figure 4: Inclosure Map 1778 (not to scale)



Figure 5: Ordnance Survey 1887 (Scale 25in)



Figure 6: Ordnance Survey 1903 (Scale 25in)

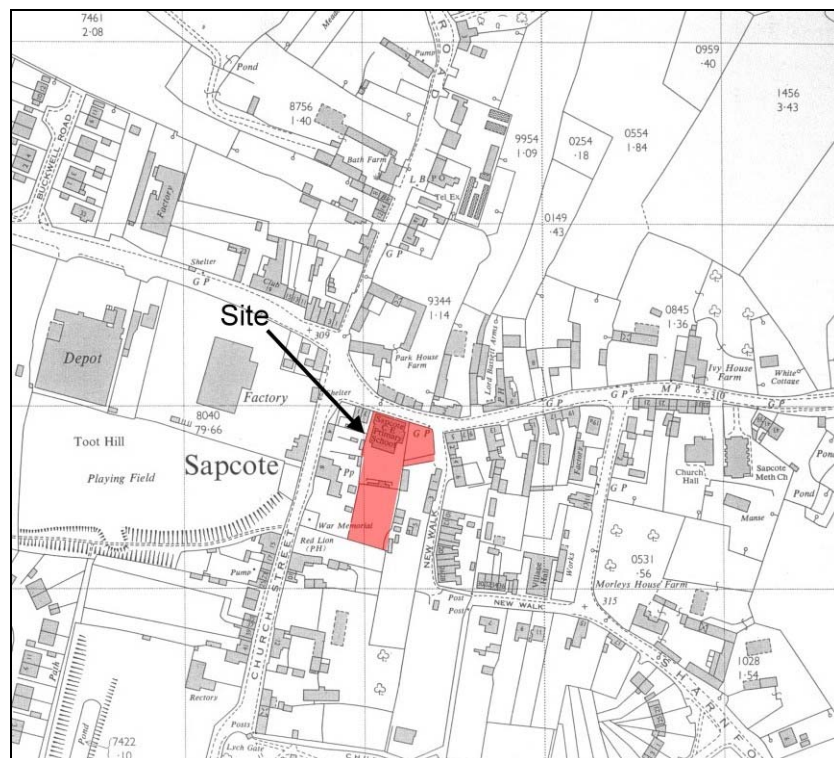


Figure 7: Ordnance Survey 1963 (Scale 1:2500)

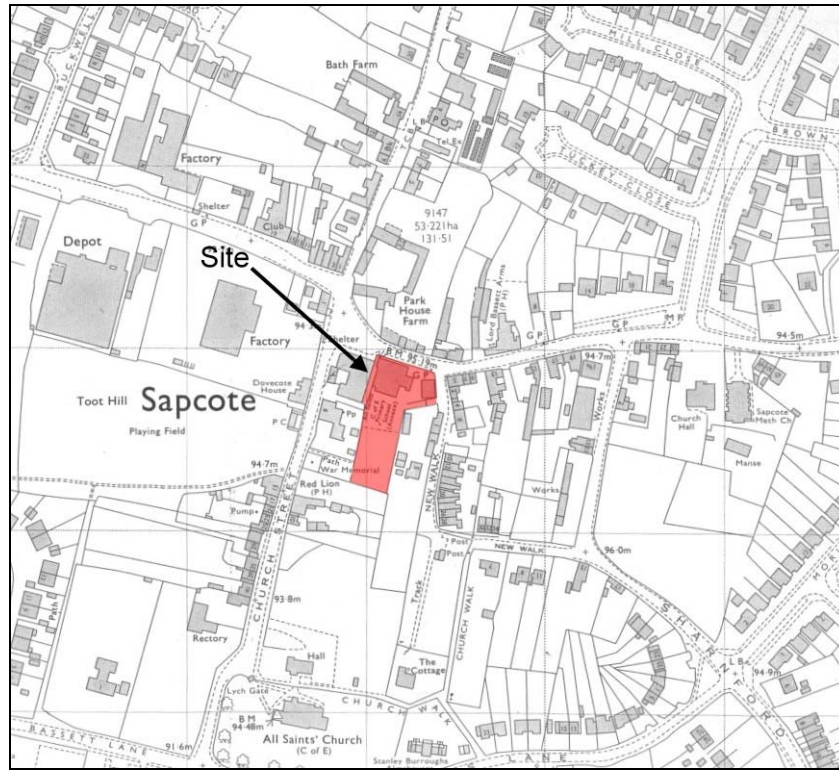


Figure 8: Ordnance Survey 1971 (Scale 1:2500)

5 Walk-Over Survey

As part of the assessment a preliminary walk-over survey of the site was undertaken on Wednesday 2nd February 2005.

5.1 *Aims*

The walk-over survey was undertaken with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the SPA.

5.2 *Results*

- 5.2.1 Access to the site is from the east via New Walk and a driveway surfaced with tarmac. The site comprises a roughly L-shaped parcel of land occupied in its north west corner by the Old School building itself. To the east of the school is a small grassed area bounded by New Walk and fronting onto Leicester Road. This area is walled and gated and partially terraced into by the 1960's extension to the school.
- 5.2.2 To the south of the school is a tarmac area, now used for parking but formerly the playground. Two storage sheds are located in the south east and south west corners of this area, and a small walled patio is appended to the school to the north west.
- 5.2.3 The southern part of the site is a level grassed over garden area containing a number of mature trees and a small shed in its north west corner. It is divided from the car park by a low wooden fence with gate and enclosed by a thick hedge on the other three sides.
- 5.2.4 With the exception of the grade II listed cottage at No 1 New Walk the site is not bounded by any structures of architectural or historic interest.
- 5.2.5 Overhead cables are not present on the site, but there is currently no information concerning the whereabouts of buried services.

6 Historic Building Survey

6.1 General

The Old School House is a Grade II listed building; the listing description is as follows:

Former church school, now a photographic studio and house. 1819, with later C19 and C20 additions and alterations. Built at the charge of John Frewen Turner. Brick with ashlar dressings and plain tile roofs. Plinth, rusticated quoins, moulded eaves, single ridge, single corner and 2 lateral brick stacks. Single storey, 3 bays. L-plan. North side has, to right, a moulded roundel inscribed 'This school was erected and endowed by John Frewen Turner, esq, AD 1819'. Below it, a tablet inscribed 'Sapcote Church School'. On either side, a round headed keystone window with a rusticated surround, with C19 triple lancet glazing bars. Each gable has a central 3 light mullioned casement flanked by single transomed casements, all with segmental heads. Double glazed rear wing has to north, recessed porch to left with inset C20 glazed door and lintel inscribed 'Girls and Infants'. South side has C20 flat roofed addition.

The school is constructed in local red brick, the oldest part of the building fronting onto Leicester Road being laid in Flemish bond, the rear classroom and hall in English bond.

6.2 South Elevation (Plate 2)

The south elevation comprises two bays with gables of uneven height. The western bay is pierced by three tall windows with arched red brick lintels and stone sills. A small louvred vent in the same style is located above. The larger eastern bay features a similar arrangement offset to the east to accommodate a small square chimney stack. The larger central opening in this case featuring a double door with glazing above. Two 1980's constructed lean-to extensions in matching brick abut each side of the wing.

6.3 West Elevation (Plates 3 & 4)

To the north this comprises the gable end of the Leicester Road frontage (Plate 3). It features a central '3 over 3' wood mullioned casement window flanked by smaller single transomed casements. The windows all have red brick segmental arched lintels and stone sills. A small niche detail is positioned centrally above. To the south, recessed porch with stone lintel inscribed 'Girls and Infants' and brown glazed brick surround (Plate 4). Continuing southwards brick built south wing with matched brick 1980's addition.

6.4 East Elevation (Plate 5)

Northern part identical to west elevation with minor differences including projecting eaves and louvred central vent. The southern of the three windows is partially boarded. To the south, a flat roofed single storey 1960's header bond brick extension with matched brick 1980's extension attached.

6.5 *North Elevation* (Plate 6)

As listing description (above). Four iron strengthening wall plates are present at the east end of the building, three iron ventilation grilles are also noted. A vertical join in the brickwork is partly concealed by the cast iron rainwater drainpipe at the east end.

6.6 *Ground Floor* (Fig. 9)

Room 1

Size: 3.25 x 2.10m: Ceiling height 2.41m

Function: Entrance porch

Description: Small rectangular entrance porch, 1980's construction (with Room 13).

Room 2 (Plates 7 & 8)

Size: 10.80 x 6.75m: Ceiling height 5.04m

Function: Office (Hall/Dining Room)

Description: Large lofty rectangular hall, with 1980's mezzanine balcony (Room 18) over northern part. Walls plastered and painted. Large double door with original fittings in south wall, window over. Modern flush panel door in south east corner. Four panelled half glazed door in north wall linking to corridor. Modern dogleg stairway to mezzanine in north east corner. Modern partition forms store in north west corner. Two narrow high windows each side of door in south wall, with modern glazing units. Two blocked and blind fireplaces in north west and south west corners. Hipped plastered ceiling with visible roof beams, and moulded stone plinths (Plate 8). Southern part of floor ceramic tiled, remainder boarded and carpeted.

Corridor (Plate 9)

Size: 8.90 x 1.40m: Ceiling height 2.52m

Function: Corridor

Description: Linking corridor. South wall in brown glazed brick with upper half glazed, no skirting. North wall plastered and painted with dado rail and modern skirting. Door in south wall four panelled half glazed with window over. Doors in north wall and west wall modern flush panel. Ceiling plastered. Floor carpeted.

Room 3 (Plate 10)

Size: 7.45 x 5.00m: Ceiling height 3.51m

Function: Office (Classroom?)

Description: Rectangular room, walls plastered and painted, modern skirting and dado rail. Modern flush panelled door with window over in south wall. Modern flush panelled door in west wall. Double lancet window in north wall. Central three light mullioned casement with flanking single transomed casements in east wall. Ceiling is false and polystyrene tiled. Floor split level: lower part boarded, upper part carpeted. A small partitioned store occupies the south east corner.

Room 4

Size: 3.90 x 3.50m: Ceiling height 2.45m

Function: Bathroom

Description: Rectangular half panelled, plastered and painted, modern fittings. Airing cupboard in south east corner. Modern four panelled flush fitted door.

Window in north wall Round headed triple lancet boxed at top to fit room. Ceiling plastered. Floor modern wood laminate boarded.

Room 5 (Plates 11 & 12)

Size: 6.85 x 4.85m: Ceiling height 6.53m

Function: Games room (Classroom)

Description: Rectangular room, walls plastered and painted, modern skirting. Single four panelled half-glazed modern pine door in south wall. Part blocked fireplace and chimney breast with modern pine surround and mantel in south east corner. Balcony forming mezzanine floor (Room 14) over east half of room with staircase up. Floor is modern wood laminate boarded. The ceiling is plastered and painted and the King post roof truss with paired diagonal braces and a double row of purlins is visible (Plate 12).

Room 6

Size: 5.00 x 3.50m: Ceiling height 2.42m

Function: Hall

Description: Windowless rectangular hall with plastered and painted walls, modern skirting. Modern dogleg stair case up to mezzanine floor. Modern doors opening off each of the four walls. Floor Carpeted. Ceiling plastered.

Room 7 (Plates 13-15)

Size: 8.85 x 5.00m: Ceiling height 5.02m

Function: Lounge (Classroom)

Description: Large rectangular plastered and painted room with modern skirting. Modern balcony forming mezzanine over northern part. Two flush panel modern doors in north west corner. Three tall rectangular windows with modern glazing units in south wall matching those in Room 2. Non-original 19th century painted stone fireplace and chimney breast on west wall (Plate 14). Hipped plastered ceiling with visible roof truss featuring scroll moulded bases (Plate 15). Floor carpeted.

Room 8

Size: 5.65 x 2.45m: Ceiling height 2.91m

Function: Kitchen (Girls cloakroom)

Description: Narrow rectangular room with painted brick walls. West wall has modern kitchen units, sink and niche containing cooker. West wall has some false brick fibreboard panelling with solid fuel range below. Modern glazed doors at north and south ends, flush panel door in east wall. Two modern casement windows in west wall. Ceiling plastered with central joist, sloping with roof line on west side. Floor herringbone patterned linoleum.

Room 9 (Plate 16)

Size: 5.05 x 2.40m: Ceiling height 3.19m

Function: Utility room

Description: Small rectangular room of 1980's construction with painted brick walls, partial high single brick thickness plinth on north and east walls. Modern glazed door set within larger bricked up doorway with segmental arched lintel (Plate 16). Modern double glazed external door in west wall. Single modern casement window in south wall. South part of floor raised with low partition, remainder as in Room 8. Ceiling as in Room 8, with skylight.

Room 10 (Plate 17)

Size: 4.05 x 2.30m: Ceiling height 2.32m

Function: Corridor (Boys cloakroom)

Description: Small rectangular room, walls plastered and painted, modern skirtings. Two modern flush panel doors in east wall, one in south wall. No windows. Modern polystyrene tiled false ceiling. Floor carpeted. Modern worktop and cupboards on west wall. Entrance in north wall notable for arch of brown glazed brick over (Plate 17).

Room 11

Size: 4.23 x 2.10m: Ceiling height 2.29m

Function: Storeroom

Description: L-shaped room, 1960s construction, walls plastered and painted, modern skirtings. Single modern flush panel door in west wall. Double glazed casement windows in north and east walls. Modern polystyrene tiled false ceiling. Floor carpeted. Also ladies and gents toilets to north.

Room 12

Size: 4.23 x 3.25m: Ceiling height 2.30m

Function: Kitchen

Description: L-shaped room, 1960s construction, walls plastered and painted, modern skirtings. Single modern flush panel door in west wall. Double glazed casement windows in south and east walls. Modern polystyrene tiled false ceiling. Floor carpeted.

Room 13 (Plate 18)

Size: 3.25 x 2.10m: Ceiling height 2.30m

Function: Office

Description: Rectangular room, 1980s construction, walls plastered and painted, modern skirtings. South wall is a studwork partition. Single modern flush panel door in south and north walls. Double glazed casement window in east walls. Ceiling plastered and painted. Floor carpeted.

6.7 First Floor (Fig. 10)**Room 14** (Plate 19)

Size: 4.85 x 3.45m: Ceiling height 3.86m

Function: Bedroom

Description: Small rectangular mezzanine bedroom with balcony, formed from roof space over east end of Room 5. King post roof truss and braces visible, as in Room 5 (Plate 19).

Room 15 (Plate 20)

Size: 4.90 x 3.27m: Ceiling height 3.18m

Function: Bedroom

Description: Small rectangular mezzanine bedroom, formed from roof space over Room 4. Double row of purlins present in hipped ceiling.

Room 16 (Plate 21)

Size: 5.05 x 3.50m: Ceiling height 2.41m

Function: Landing

Description: Rectangular landing linking to mezzanine rooms in western part of building, inserted over hall Room 6. Separate toilet and airing cupboard on west wall. Carved roof truss visible on south wall (Plate 21).

Room 17 (Plate 22)

Size: 5.05 x 3.35m: Ceiling height 2.40m

Function: Bedroom

Description: Small rectangular mezzanine bedroom, formed from roof space over Room 7. Glazed partition/balcony in south wall.

Room 18 (Plate 23)

Size: 6.70 x 6.45m: Ceiling height 2.32m

Function: Office

Description: Rectangular mezzanine floor in roof space over Room 2. Roof trusses visible in hipped ceiling. Small partition store on east wall.



Plate 2: South Elevation



Plate 3: West Elevation



Plate 4: West Elevation (detail)



Plate 5: East Elevation



Plate 6: North Elevation (detail)



Plate 7: Room 2, looking south west



Plate 8: Room 2, detail of roof truss



Plate 9: Corridor, doorway to Room 2



Plate 10: Room 3, looking south west



Plate 11: Room 5, looking north west



Plate 12: Room 5, detail of roof truss



Plate 13: Room 7, looking south west



Plate 14: Room 7, fireplace detail



Plate 15: Room 7, roof truss detail



Plate 16: Room 9, detail of bricked up entrance on north wall



Plate 17: Glazed brick over entrance to Room 10, looking south



Plate 18: Room 13, looking north



Plate 19: Room 14, detail of roof truss



Plate 20: Room 15, looking south west



Plate 21: Room 16, detail of roof truss, south wall



Plate 22: Room 17, looking south east



Plate 23: Room 18, looking south



Plate 24: Rooms 4 & 5, c.1980, looking north west



Plate 25: Rooms 4 & 5, c.1980, looking east

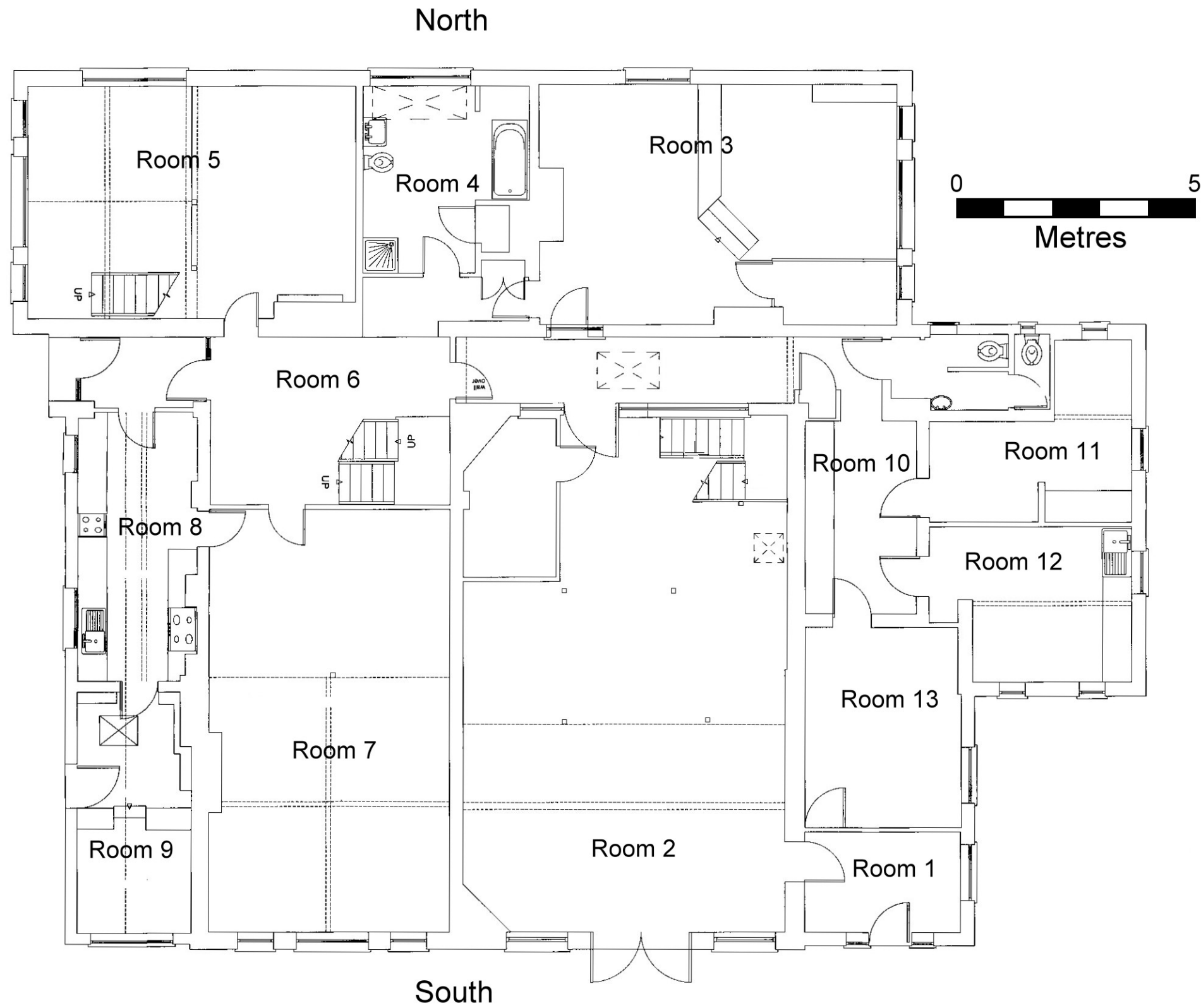


Figure 9: Ground Floor Plan (scale 1:100)

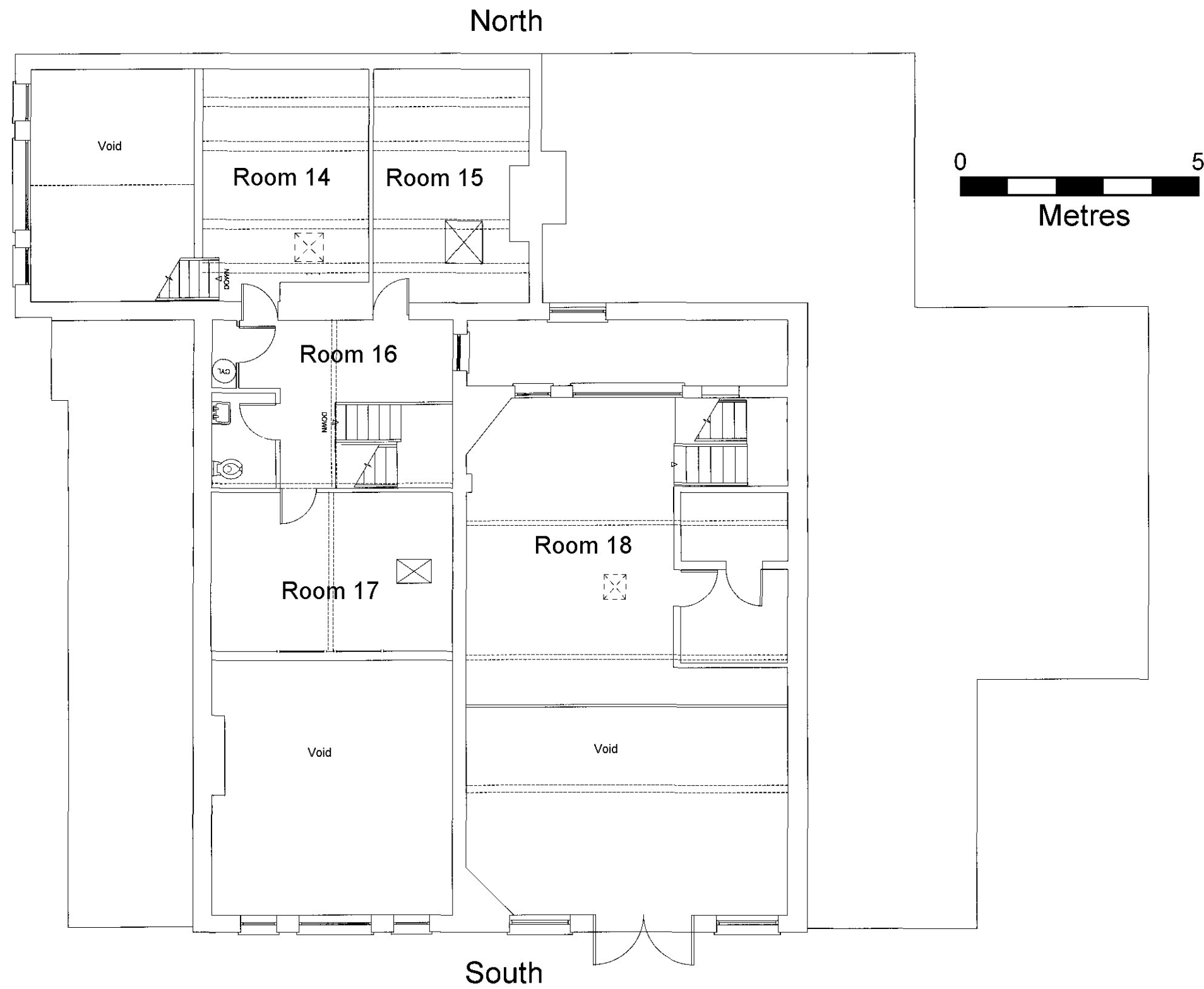


Figure 10: First Floor Plan (scale 1:100)

7 Conclusions

7.1 Desk Based Assessment

7.1.1 The desk-based assessment has revealed that archaeological sites and monuments are not currently known from the site, but a number are recorded in the surrounding area (fig. 3). Finds of the Roman period have been found elsewhere in the village and the potential for occasional isolated finds of the prehistoric and Roman periods on the site should not be ruled out

7.1.2 Sapcote probably developed from the Saxon period and the site is situated within the medieval village core (MLE292, fig. 3). The parish church of All Saints may have Saxon origins and the castle site to the west dates from the Norman period onwards. As the location of a later church school the site may have belonged to the church during the medieval period. The earliest map source (fig. 4) indicates that it was largely open land although some structures, possibly cottages are shown.

7.1.3 *Archaeological Potential of the Site*

The site area may have been in use since the Saxon or early medieval periods. Although it is not currently known if remains of these periods are present on the site, it is considered to offer *moderate* or *good* potential for the discovery of remains of these periods. During the post-medieval period gardens and small cottages or tenements may have occupied the site. The construction of the school in 1819 largely established the present site boundaries, and since this period little ground disturbance appears to have taken place outside of the school footprint. As a result the gardens to the rear of the site and the small grassed area to be built on to the north east of the site are considered to offer *good archaeological potential*.

7.2 Historic Building Assessment

7.2.1 *Phasing*

The existing Old School House can be divided into a minimum of four phases on the basis of the available historical evidence and the findings of the building survey. The first phase is that of the original 1819 school (Rooms 4 & 5). During the late 19th century the school appears to have been greatly enlarged with the construction of the hall and classroom and flanking cloakrooms to the south and an extension to the east of the original phase. The third phase appeared in the late 1960s when a single storey brick extension was added to the east elevation. Finally in the early 1980s two small lean-to extensions in matching local brick were added to the south east and south west corners of the school.

7.2.2 *External Features*

The external appearance of the building has been little altered with the exception of the late 20th century extensions which may have masked original features such as the boys entrance with inscribed lintel which may still be intact behind the 1960s extension on the east side of the school. The opposing girls and infants entrance on the west side remains a point of interest. With the exception of those on the Leicester

Street frontage the window frames are largely modern replacements, and the insertion of the large double doors at the rear of the school is also a modern alteration (Cover Plate).

7.2.3 *Internal Features*

Internally the original layout of the building has been largely reordered by the insertion of mezzanine floors and partitions when it was converted for office and residential use in the 1980s. A series of contact prints and photographs provided by Mr Ray Haslett and taken before and during the conversion show that few original fittings survived prior to this conversion (Plates 24-25), and none were visible during the present survey. Those features of merit constitute part of the building fabric and comprise the roof trusses in Rooms 2, 5 and 7 and the areas of glazed brick in the corridor and girls entrance areas.

7.2.4 *Impact of Proposed Construction Work*

Externally the principal impact will be caused by the proposed demolition of the single storey 1960s extension on the east side of the building. This extension is not in character with the largely 19th century structure and its removal may even enhance the appearance of the building, possibly revealing hitherto lost structural detail such as the boys entrance porch with its inscribed lintel.

Internally no original fittings were apparent and the original layout has been largely subverted by the insertion of modern partitions and mezzanine floors. The design proposals include the extension of the mezzanine floors in Rooms 2 and 7 to the gables thus making these areas completely two storey, and the insertion of a new mezzanine floor in Room 3. As the original character of the interior been largely lost the proposed changes are not construed as detrimental as those elements of historic fabric identified will remain unaltered and the removal of the false ceiling in Room 3 may reveal more original roof trusses as in Room 5.

8 Acknowledgements

The writer is grateful to Mr Tony Merrion for commissioning and funding this assessment and Mr Ray Haslett for the provision of much useful background information and photographs of the site. Thanks are also due to Helen Wells of the Leicestershire and Rutland Sites & Monuments Record for providing access to the SMR data, and the staff of the Leicestershire County Record Office for their assistance. Finally, the on-site hospitality of Rob and Gail of Second Sight Limited is acknowledged.

The research for the assessment, and the walk-over and historic building survey, were undertaken for ASC Ltd by Nicholas A Crank BSc AIFA. The project was managed by Bob Zeepvat BA MIFA. The report was prepared by Nicholas A Crank and edited by Bob Zeepvat.

9. Archive

9.1 The project archive will comprise:

1. Brief
2. Project Design
3. Initial Report
4. Clients plans
5. Building recording sheets
6. List of photographs/slides
7. B/W prints & negatives
8. CDROM with copies of all digital files.

9.2 The archive will be deposited with Leicestershire Museums, accession number X.A187.2005.

10 Sites & Monuments Data

Sites listed below are those within the study area, *i.e.* 500m radius of the site.

SMR No	NGR	Period	Type	Description
10197	SP 487 932	LIA to early Roman	Findspot	Single sherds of LIA/early Rom pot in large medieval assemblage
279	SP 487 934	Early Med	Motte and Bailey	Remains of Sapcote Castle motte on Toot Hill, bailey ditch 100m west
280	SP 486 934	Late Med	Moat	Infilled moat within Park Close
281	SP485 934	Early Med to Post Med	Fishpond	Two fishponds at west end of Park Close
282	SP 486 932	Med to Post Med	Moat Fishpond?	Moat/Fishpond in Rectory garden south of Park Close
288	SP 488 932	Med	Chantry Chapel Church	Medieval church believed to have former chantry chapel
292	SP 488 933	Med	Village	Historic core of Sapcote
6038	SP 4874 9344	Med	Ditch	Two isolated ditches
6653	SP 489 935	Med	Findspot	43 medieval, 1 Roman and 19 th C sherds from watching brief
6654	SP 485 935	Med	Findspot	Medieval crucifix of brass or latten
8322	SP 488 933	Undated	Well	Undated well found during building work in 1988
8512	SP 489 934	Med	Site	Pottery and features found during housing development
9356	SP 489 934	Roman	Findspot	Sherds of greyware found in 1999/2000
9538	SP 491 933	Modern	Church	Sapcote Methodist Church, listed grade II
9837	SP 489 936	19 th century	Bath house	Bath house erected in 1806

11 References

The following references were consulted in the course of this assessment:

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- Clark, R 2004 *Brief for the Desk-Based & Historic Building Assessment of The Old School House, Leicester Road, Sapcote, Leicestershire* (Historic & Natural Environment Team, Leicestershire County Council).
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- OS 1979 *Ordnance Survey Map of Roman Britain*. Ordnance Survey. Southampton
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- Scott E 1993 *A Gazetteer of Roman Villas in Britain*. Leicester Archaeology Monographs 1. University of Leicester
- Soil Survey 1983 *The Soils of England and Wales. Eastern England*. Soil Survey. Harpenden

12 Cartographic Sources

The following historic maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1778	DE 295/16	Plan of Sapcote Lordship Inclosure
1887	XLIII.6	Ordnance Survey 25in 1 st Edition
1903	XLIII.6	Ordnance Survey 25in 2 nd Edition
1963	SP 4993	Ordnance Survey 1:2500
1965	DE2480/114/1-3	Proposed extension to Sapcote School
1971	SP 4993	Ordnance Survey 1:2500

Appendix 1: List of Photographs

No.	View	Description
1	E	Room 1
2	W	Room 1
3	NE	Room 2
4	NW	Room 2
5	SE	Room 2
6	SW	Room 2
7	E	Room 2, roof truss detail
8	W	Room 2, roof truss detail
9	E	Corridor
10	W	Corridor
11	S	Corridor, doorway to Room 2 with glazed brick
12	NE	Room 3
13	SW	Room 3
14	NE	Room 4
15	NW	Room 4
16	SE	Room 4
17	SW	Room 4
18	NE	Room 5
19	NW	Room 5
20	SE	Room 5
21	SW	Room 5
22	SW	Room 6
23	NE	Room 6
24	NE	Room 7
25	NW	Room 7
26	SE	Room 7
27	SW	Room 7
28	W	Room 7, fireplace detail
29	E	Room 7, roof truss detail
30	W	Room 7, roof truss detail
31	E	Girls entrance porch
32	S	Room 8
33	N	Room 9
34	S	Room 9
35	N	Room 9, bricked up entrance detail
36	NE	Room 14, roof truss detail
37	SE	Room 14, roof truss detail
38	SW	Room 5, roof truss detail
39	NW	Room 5, roof truss detail
40	E	Room 5, roof truss detail
41	NE	Room 15
42	SW	Room 15
43	SE	Room 16
44	SW	Room 16, detail of roof truss in toilet
45	S	Room 16, detail of roof truss
46	SW	Room 17
47	SE	Room 17
48	S	Room 10
49	S	Room 10
50	E	Room 11
51	SE	Room 12
52	S	Room 13
No.	View	Description

53	NE	Room 13
54	S	Room 18
55	N	Room 18, to roof walkway
56	N	South elevation
57	SW	East elevation, north part
58	W	East elevation
59	S	North elevation, west end
60	S	North elevation, roundel plaque
61	S	North elevation, east end
62	SE	West elevation, north part
63	E	West elevation, girls entrance detail
64	SE	West elevation, south part
65	NE	West elevation, north part