

Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT,
BUILDING APPRAISAL & EVALUATION:
HOME FARM, BRADGATE ROAD,
ANSTEY, LEICESTERSHIRE**

on behalf of Maplelink Ltd



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April 2005

ASC: 659/ABR/02

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Site Data

ASC site code:	ABR	Project no:	659
County:	Leicestershire		
District:	Charnwood Borough Council		
Village/Town:	Anstey		
Parish:	St Marys		
NGR:	SK 5499-0851		
Extent of site:	52m x 30m (max)		
Present land use:	Farm yard & buildings		
Planning proposal:	Conversion into 7 residential units		
Extent of development:	270 sq. m. (approx)		
Planning application ref/date:	P/04/2200/2 revised scheme P/04/0073/2		
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Internal Quality Check

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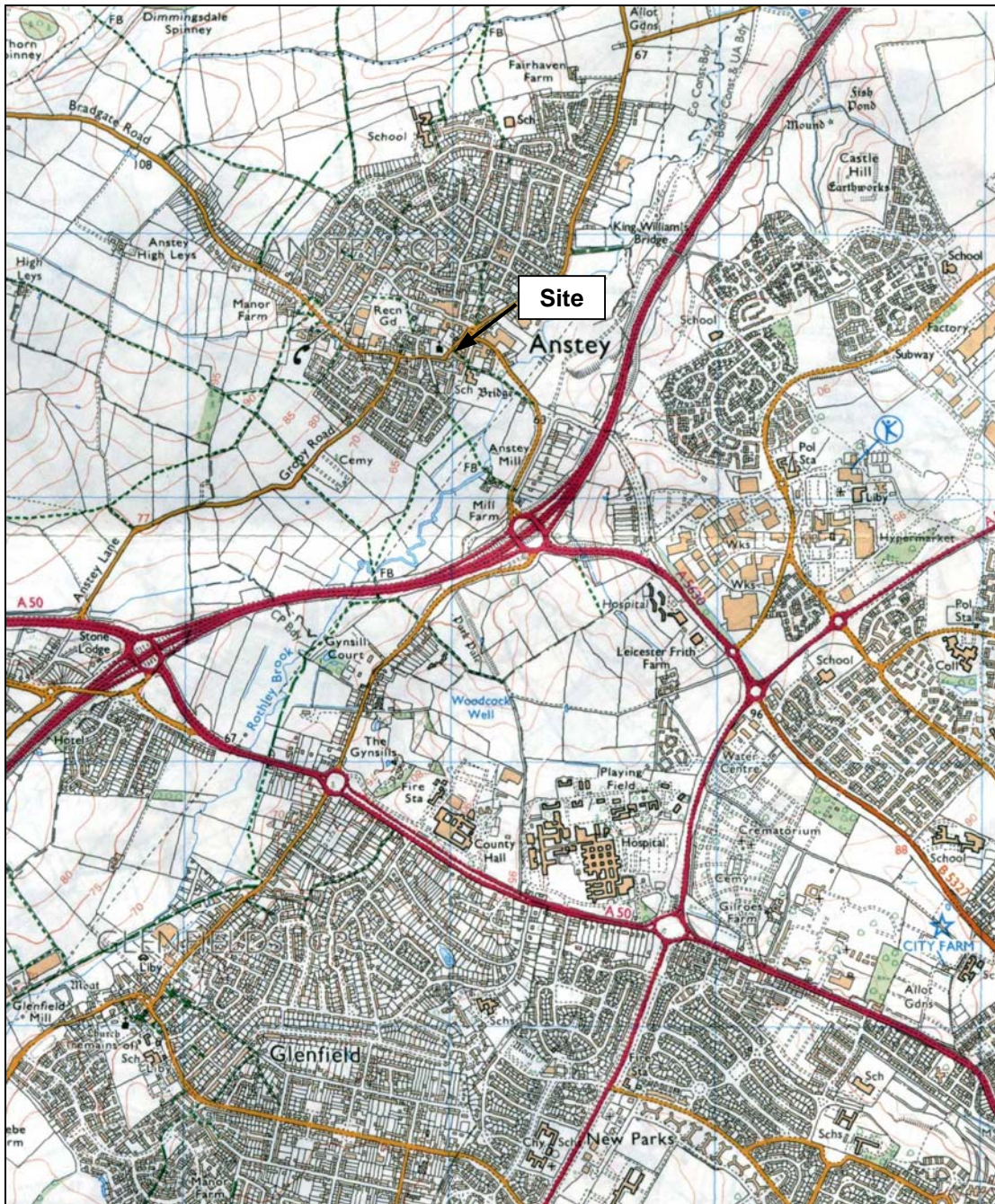


Figure 1: General location (scale 1:25,000)

Summary

In spring 2005 an evaluation comprising desk-based and building assessments and trial trenching was undertaken at Home Farm, Bradgate Road, Anstey. The work was required in relation to the proposed residential development of the site, involving rebuilding of the farmhouse, conversion of a barn, demolition of other farm buildings and some new build. The desk-based assessment did not indicate the presence of anything of archaeological significance within the assessment site. However, the site lies within the historic core of Anstey, and has the potential to contain evidence of occupation from the late Saxon period onwards. From the available cartographic evidence it is apparent that the site has been continuously occupied since at least the mid 18th century. No evidence for occupation pre-dating the late 19th century was found in the evaluation. The building assessment indicated that the two smaller brick structures in the farmyard were of mid 20th-century date. The large stone-built barn on the south side of the site appeared from its roof structure to be of 17th century date, but the structure had subsequently undergone significant alteration, including rebuilding of its east gable in brick, and the demolition of its west bay. To the north, a second stone-built range appeared to be of 18th-century date, with a later roof. Its original function was not determined: latterly it had been a pigsty.

1 Introduction

1.1 In February and March 2005 *Archaeological Services and Consultancy Ltd* (ASC) carried out an evaluation, comprising desk-based and building assessments and trial trenching, of *Home Farm, Bradgate Road, Anstey, Leicestershire* (NGR SK 5499 0851: Fig. 1). The project was commissioned by the developers, *Maplelink Ltd*, and was carried out in accordance with a recommendation by Richard Clarke of Leicestershire Environment and Heritage Services (LEHS), and a written scheme of investigation prepared by ASC (659/ABR/01).

1.2 *Reason for Work*

The work has been required in order to assess the buildings and archaeological potential of the site in response to a planning application for redevelopment (ref: P/04/0073/2)

1.3 *Setting*

1.3.1 *Location*

The site is located in the historic centre of Anstey on the outer fringes of the city of Leicester. The site lies on the south side of the B5327 Bradgate road, southwest of St Mary's Church, and is flanked by urban development. To the west lies a public house and Bradgate Road, to the south a modern residential development (Latimer Court), to the east are the rear boundaries of properties fronting Latimer Street and to the north a factory and tannery beyond. Access to the site is from Bradgate Road, to the west.

1.3.2 *Soils and Topography*

The soils of the area are classified as belonging to the Flint association (Soil Survey 1983, 5721). These soils are described as '*Reddish fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging. Some similar fine loamy soils and some slowly permeable seasonally waterlogged fine loamy over clayey soils*'. The soils of the site are almost certainly to have been modified by human agency. The site lies on flat terrain less than 200m to the west of the Rothley Brook at an elevation of c.65m OD.

1.3.3 *Site Layout*

The site (Fig. 2) comprises the house and agricultural buildings of Home Farm. The house occupies the northwest corner of the site. Agricultural buildings are located to the south and east. A barn (Building 1) stands on the south side of the site, with a range of outbuildings (Building 2) to the north-east. Between Building 2 and the house is a small outhouse (Building 3). A larger outhouse (Building 4) is located towards the south-east corner of the site.

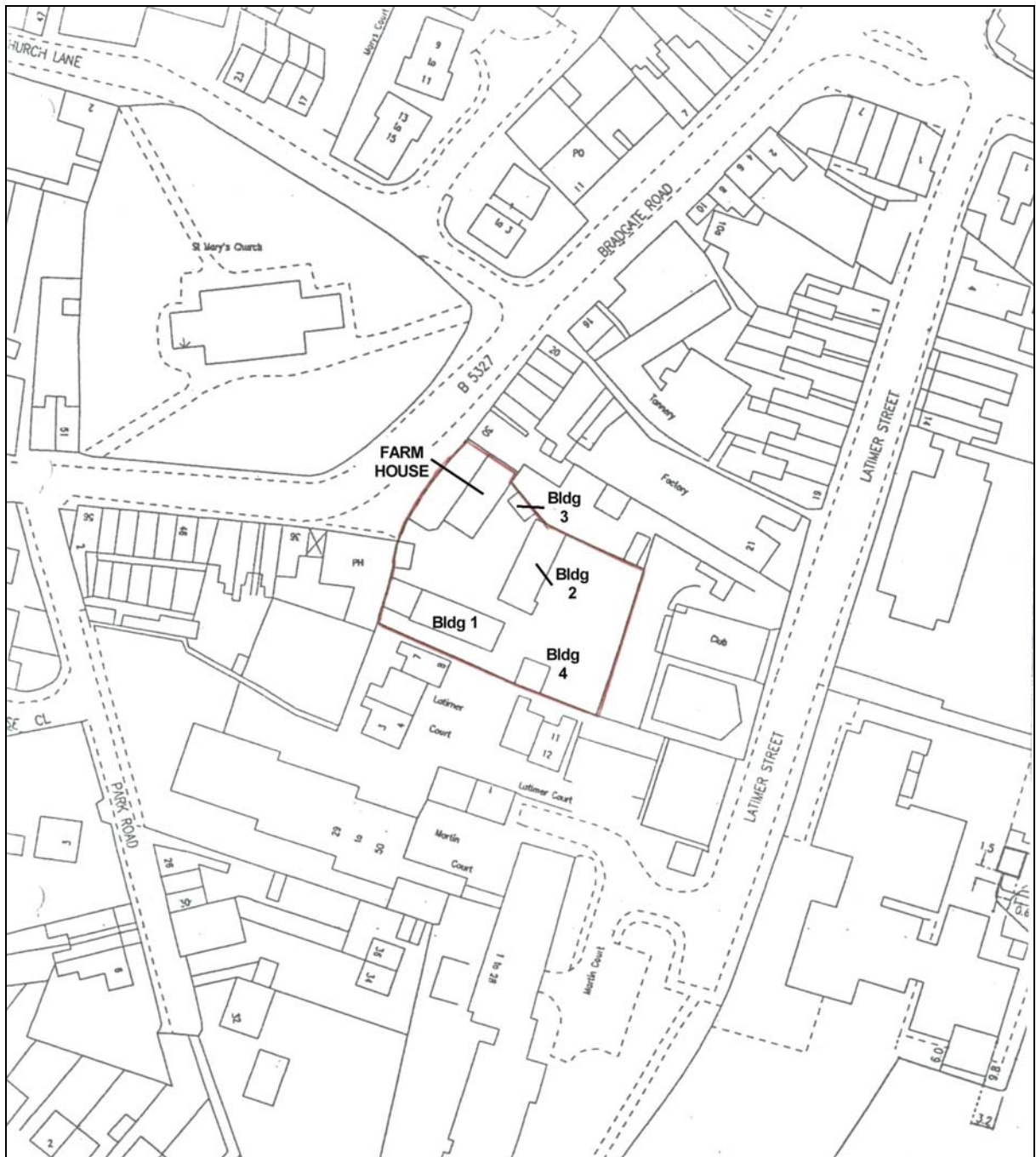


Figure 2: Site location & plan (not to scale)

2 Aims & Methods

2.1 Aims

The aims of the evaluation and assessment were:

- To determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development.
- To provide an assessment of the regional context within which any archaeological evidence rests
- To highlight any regional research priorities relevant to any further investigation of the site.
- To assess the significance of the existing buildings in order to inform the curatorial authorities as to their future management.

2.2 Methods

In line with the requirements of LEHS, the methods adopted for this project were:

- Excavation of two trial trenches, each 2m wide by 12m long (5% of the development area) within the footprints of the proposed buildings.
- A building assessment and recording to RCHME Level 2 (RCHME 1996).

2.3 Standards

The work conforms to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 1991; RCHME 1996), to current guidelines for archaeological work in Leicestershire (LCC 1997), and to the relevant sections of ASC's own *Operations Manual*.

2.4 Constraints

By the time the assessment was commissioned building work had commenced on site, and Buildings 2 and 4 had been demolished. Prior to demolition, both buildings had been photographed by the developer's architect, and plans and elevations had been prepared. The descriptions of Buildings 1 & 2 in Section 5 of this report are therefore based on those photographs and drawings.

Owing to access problems, it was not possible to excavate trenches at the locations shown in fig. 3 of the project design. Following agreement by LEHS, two north-south trenches, each 12 × 2m, were excavated across the proposed locations of the new buildings (Fig. 3).



Figure 3: Trench location plan in relation to proposed development

3. Archaeological and Historical Background

SMR = Sites and Monuments Record

3.1 Prehistoric (Before 600BC)

Little is known of the early prehistoric periods in this part of Leicestershire. A generalised narrative for the county has been composed (Beamish 2004) but little specific or of direct relevance to Anstey is known. The only relevant entries in the SMR refer to the discovery of Mesolithic knapped flints (SMR MLE10236) c.300m northeast of the site, indicating that the area does offer potential for the discovery of early prehistoric remains.

3.2 Iron Age (600BC-AD43)

It is not until the Iron Age that a more coherent narrative starts to emerge (Clay 2004). There is an increase in land clearance from the late Bronze Age onwards and a more managed approach to exploiting the land. This is manifested by the introduction of extensive field and long-distance boundary systems (*ibid*, 42-3). Pit alignments, which are thought to define areas of pasture were constructed but were replaced by single and multiple ditched systems towards the middle of the first millennium BC.

Two hundred and twenty sites of this period are listed in the SMR, giving an average frequency of one every 1.8-2km (*ibid*, 44). The most common form of settlement was the small enclosed or unenclosed farmstead (*ibid.*).

By the late Iron Age larger settlements start to emerge. A settlement of this period, which may have been at least 10ha in extent, has been discovered in Leicester city centre (Cooper & Buckley 2004, 51). About a kilometre southwest of the assessment site late Iron Age material has been located in an evaluation trench. This consisted of ditch, pit and 'house' (MLE411)

3.3 Roman (AD43-c.450)

Ten Roman towns are known in Leicestershire, of which the largest was *Ratae* (Leicester), the *civitas* capital (Liddle 2004, 71-80). No Roman village type settlements have been identified. Sixty-two villas are known or suspected, of which nineteen have been partly excavated. Most of these do not appear to have had stone footings before the 3rd century. A further three hundred and sixty six sites are known which do not exhibit any signs of ever having had stone foundations (*ibid.*). The nearest definite Roman occupation site lies about a kilometre to the southwest of the development site (MLE413). Other stray finds suggest that Roman occupation was concentrated to the west of Anstey (SMR MLE6533, MLE7730-1). None are known from the village itself.

3.4 Saxon (c.450-1066)

There is no evidence for Anglo-Saxon occupation of Anstey. Elsewhere, surveys in southeast Leicestershire has shown that there are closely spaced scatters of occupation in river valleys or on promontories (Knox 2004). Inhumation cemeteries, such as Lowesby, West Langton and Foxton, are more common than settlement sites (*ibid.*). Distinguishing middle Saxon pottery from earlier material is often difficult. There is

good evidence for settlement nucleation between the late 7th and the 9th centuries (*ibid.*). Evidence for structures is typically for wooden buildings, like those discovered at the lost hamlet of Newbottle, near Ketton, which had late Saxon timber halls around a timber church (*ibid.*).

3.5 Medieval (1066-1500)

Anstey has been the subject of a detailed analysis by Paul Courtney (2003) and this section is largely an abstract of the relevant parts of that work. In the medieval period Anstey was a chapelry of Thurcaston (Fig. 4) and did not become an independent parish until 1866 (Courtney 2003, 35-37). Anstey lay in the former hundred of West Gostcote (*ibid.*) and originally was sandwiched between Leicester Forest to the south and Charnwood Forest to the North (Fig. 5).

The village and open fields of Anstey were probably laid out in the late Saxon period, although firm evidence is lacking (*ibid.*, 43). The manor house and adjoining closes were probably laid out at the same time, though the site of the hall is not known (*ibid.*). Courtney has proposed sequence of development (Fig. 6). The earliest part of the village is focused on the Nook, on the eastern side of modern-day Anstey (Browning & Higgins 2003, 68). The second village focus developed around the Green in the period following the Norman Conquest, when it was associated with the Earls of Winchester and the Ferrers family (*ibid.*).

The earliest mention of Anstey comes from the Domesday Survey (1086). The place name is derived from Old English meaning a 'narrow footpath', especially one up a hill (Eckwall 1977, 10). At the time of Domesday the land was held by *Hugh de Grandesmil*. It was a modest estate with land of 4 ploughs, one of which was in demesne with 4 slaves; 13 villeins and bordars held 2 ploughlands between them; there were 8 acres of meadow and woodland was estimated to be 1 league (1½ miles) long by half a league wide and 2 furlongs long by 1 furlong wide. The holding was estimated to worth 40/- in 1086, which was four times its value in 1066 which is unusual (Williams & Martin 2003, 633). Robert Fitz Parnell, Earl of Leicester (1191-1204) granted 24 virgates and 4 cottages at Anstey, together with rights of pasturage to the Augustinian abbey of Leicester (Courtney 2003, 39). At the time of the Poll Tax of 1379 the village seems to have had a shepherd, a butcher, fisher, miller, tailor, tanner and a smith (*ibid.*, 47).

The most enduring legacy of this period is the core plan of Anstey (Fig. 6) and the survival of several key elements, albeit sometimes hidden by later additions. These are listed in the SMR and comprise the following elements:

- The church, or rather site of the chapel, font and cross (MLE 406, 407; Pevsner & Williamson 2003, 72-3)
- The watermill (MLE360 on the Rothley Brook)
- The stocks and village pound or pinfold (MLE 408, 410).

The sites of deserted buildings are recorded less than 300m to the northeast (MLE 409) and structural evidence in the form of buildings (MLE 396, 399 and 8422, though the last one is now demolished).

A medieval toft and croft was excavated at Cropstone Road. Occupation of 12th and 13th-century date was found comprising pits, ditches and post-holes (Browning &

Higgins 2003). The site was abandoned in the late 14th century, but re-used in the 15th century (*ibid.*).

The plan of Anstey also retains much of its medieval form. The small plots shown on the 1762 enclosure map are probably former medieval tofts on the south side of the public footpath, described as Dog Lane in the Enclosure Award (Courtney 2003, 47).

3.6 Post-Medieval (1500-1900)

During the period following the Norman Conquest Anstey was the property of the Priory of Ulverscroft and, in 1545, following the dissolution of the monasteries, it became crown property. The estate was sub-divided in 1609 and sold off to individuals.

In the post-medieval period small-scale manufacturing developed, until by 1808 more than four times the population (221 to 48) were employed in trades as were employed in agriculture. By the early 19th century what had been a mainly agricultural settlement had become dominated by stocking-frame knitting and the manufacture of footwear.

In 1863 Anstey was described as ‘*one of the most salubrious villages in the county with a large number of the inhabitants employed by W. Moore for the wholesale manufacture of boots and shoes*’ (White 1863, 430).

Apart from the fine pack-horse bridge across the river Rothley the village remained comparatively isolated, and it was not until after the First World War that Gorse Lane was extended to Leicester and a bus service began (ACA 2005; Pevsner & Williamson 2003).

The earliest cartographic representation of the village is the Enclosure plan dated 1762 (LRO: DG 20/MA/3/1; Fig. 7). The development site is shown as part of a land parcel owned by one *Lamson*. Buildings are shown at the west end of the site, which may have been Buildings 1 & 2 together with an L-shaped building located where the house stands today. Building 1 appears to have extended further to the west (Fig. 8). A map of c.1813 (LRO: DG 6/B/22) shows the land to the east of the development area as ‘Home Close’, comprising 4.3.0 acres of arable land.

By 1886 the L-shaped building beside the road had been replaced by two, interlinked parallel rectangular buildings (Fig. 9). Building 2 remained the same, but Building 1 is shown as a simple rectangular east-west structure. A square building is shown abutting the east end of the *Old Hare* public house and there was a small rectangular structure in the farmyard area.

3.7 Modern (1900-present)

The second edition Ordnance Survey map of 1903 shows that little change had taken place on the site since the previous edition. The only discernible difference was that the adjoining close had been divided by a boundary projecting from the south side of the barn (Fig. 10).

The situation was similar in 1915 (Fig. 11) The main buildings remained the same but the farmhouse has been divided into three and Building 1 has been divided in two at its western end. The field adjoining the east side of Building 2 remained the same,

though the boundary between the two fields south of Building 1 had been removed. By 1930 a structure had been added to the south side of Building 1, the western end of which was now unroofed. A social club had been built at the east end of the close adjoining Building 2. However access was still retained to Latimer Street to the east (Fig. 12).

From the arrangement of boundaries it seems that a building to the north of the farm house may have been associated with Building 2. The 1938 Ordnance Survey map shows no change to the buildings or boundaries (Fig. 13). By 1968 the structures on the south side of the barn had altered. Instead of the adjoining rectangular building six small roofed cubicles had been constructed with associated pens, probably for pigs. Further to the south, but outside the area of the site was an open rectangular structure, possibly a hay barn. The boundary on the north side of the development area has been moved further south reducing the site area, and Building 3 had been constructed (Fig. 14). The situation was similar in 1988 (Fig. 15).

Between 1988 and 2002 when the present plan of the site was compiled the area underwent some radical changes. Most notably the building adjacent to Bradgate Road was demolished, the structures south of Buildings 1 were also demolished and the south boundary of the site was newly established. Building 4 was constructed east of the barn (Figure 2).

In 1911 the site was described as 'House, premises and land' (LRO DE 2072/1 ref no. 104 on Inland Revenue sheet XXXI.I). The owner, R. Martin, and the occupier, Harvey Jackson, were listed. The property amounted to 15.0.8 acres with a rateable value of £12 (*ibid.*). Kelly's Directory of 1912 lists a George Jackson as 'boot manufacturer', and there was also mention of a Thomas Jackson who was a grazier and farmer in 1912. Either of these two gentlemen might have been associated with what later became known as Homes Farm.

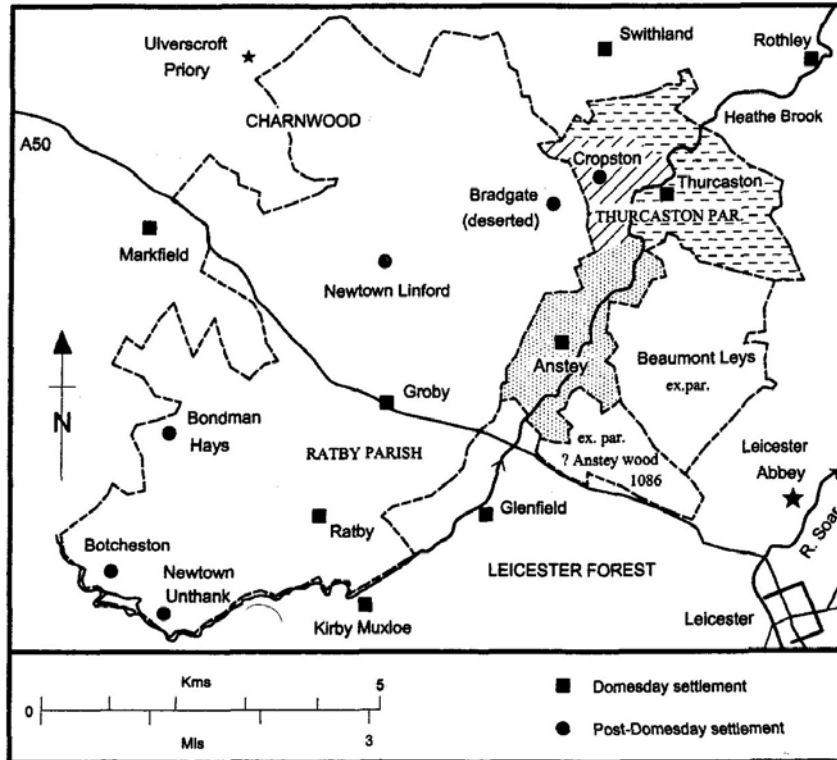


Figure 4: Anstey in relation to Thurcaston parish (after Courtney 2003, 36)

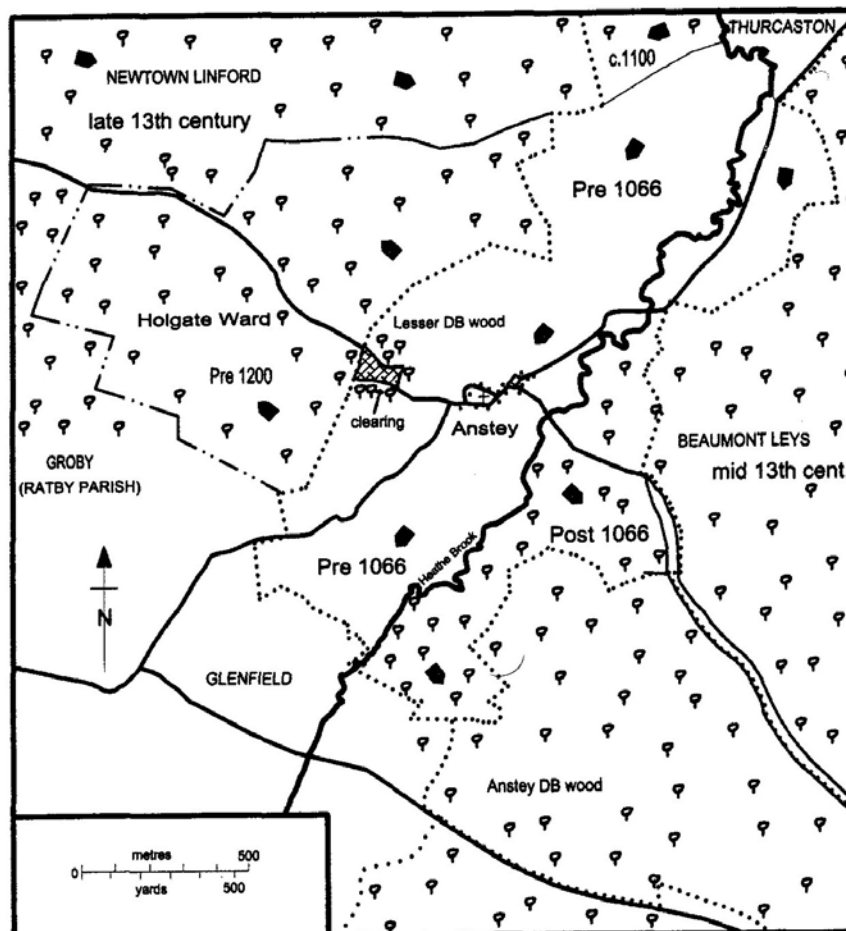


Figure 5: Anstey in relation to woodland (after Courtney 2003, 53)

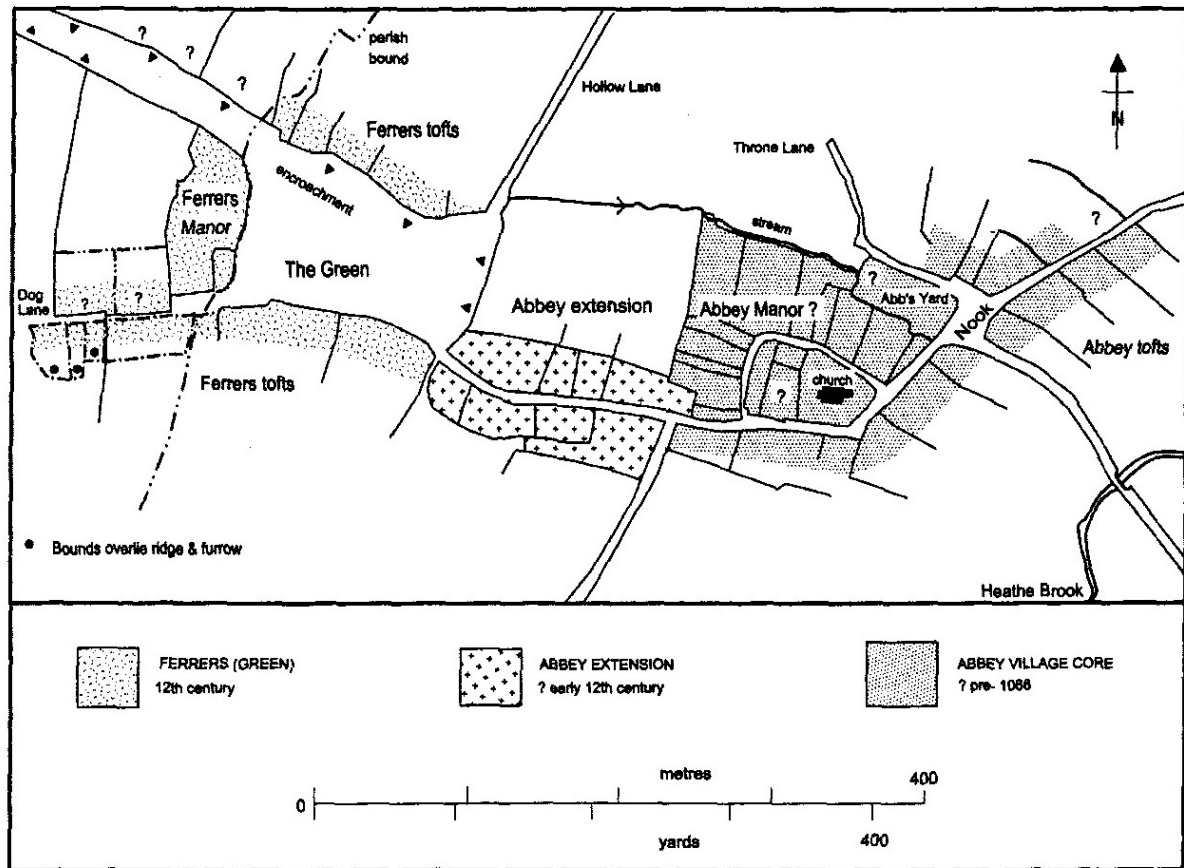


Figure 6: Plan showing suggested phases of Anstey (after Courtney 2003, 50)



Figure 7: Extract from Enclosure map of 1762 (LRO: DG20/MA/3/1)

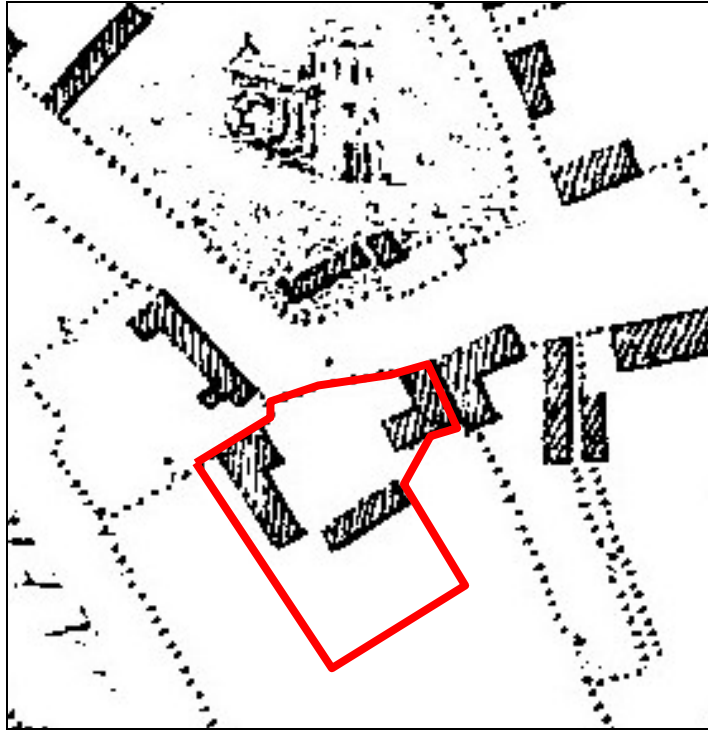


Figure 8: Detail of site taken from Enclosure map of 1763



Figure 9: Extract from 1886 Ordnance Survey (scale 1: 2,500)

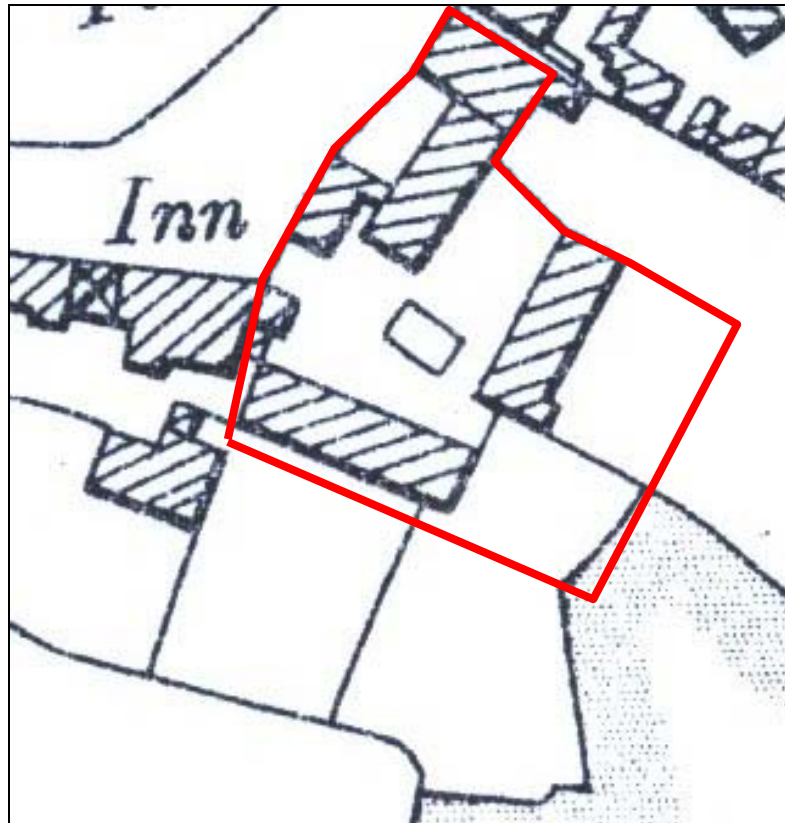


Figure 10: Extract from the 1903 Ordnance Survey map (scale 1: 2,500)

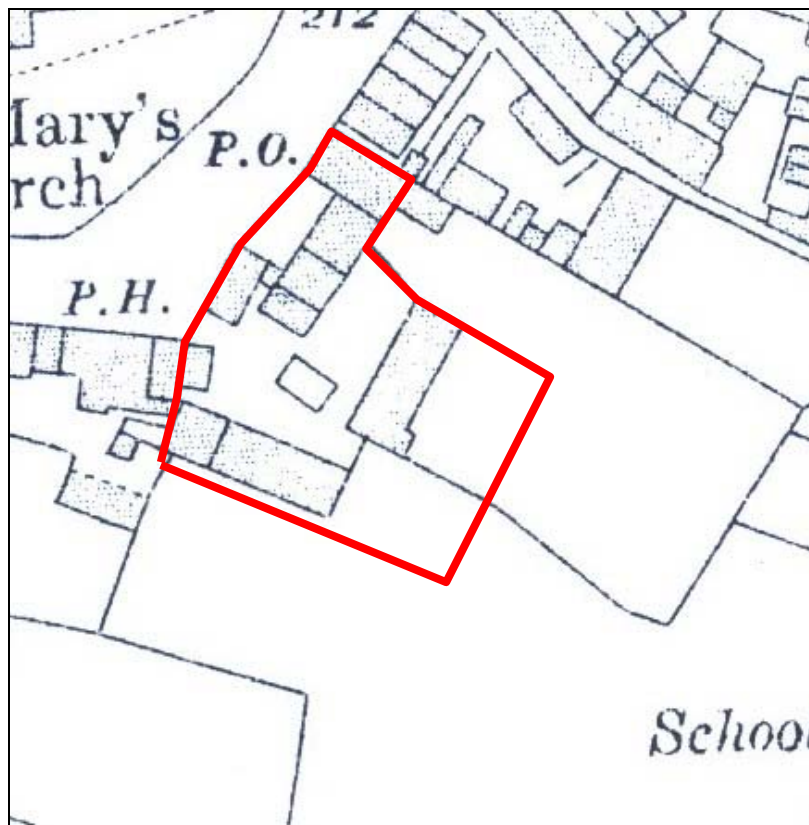


Figure 11: Extract from the 1915 Ordnance Survey map (scale 1: 2,500)

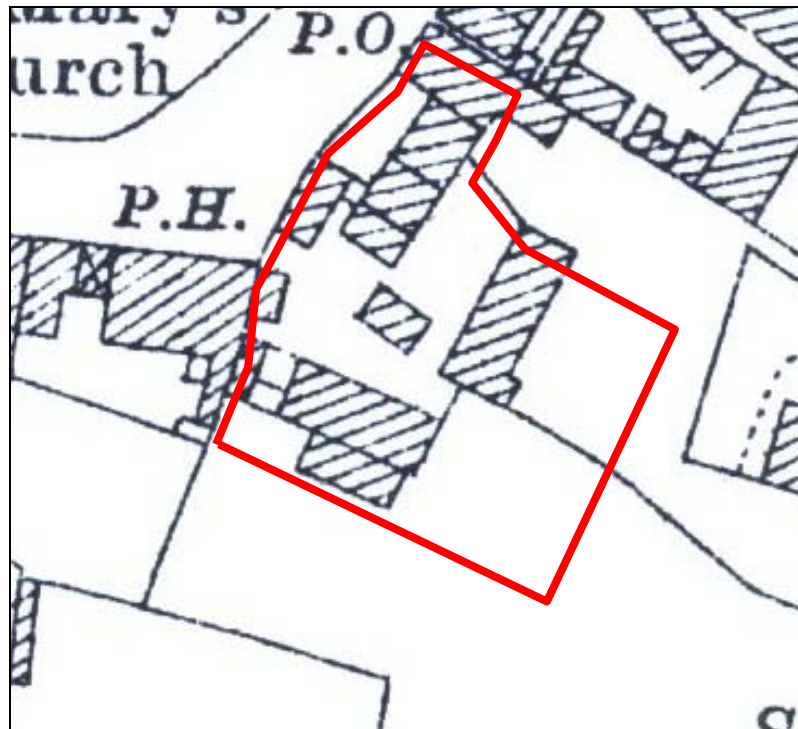


Figure 12: Extract from the 1930 Ordnance Survey map (*scale 1: 2,500*)

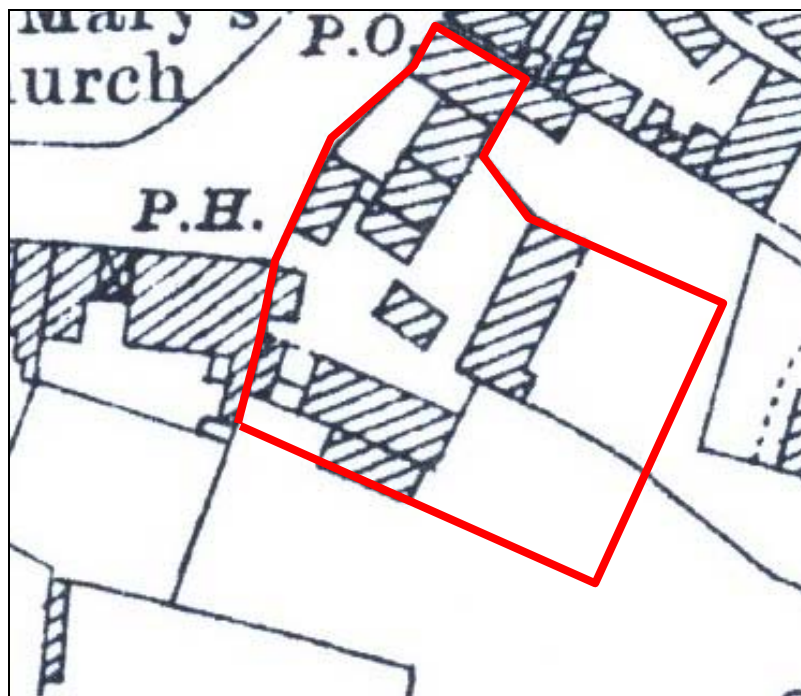


Figure 13: Extract from the 1938 Ordnance Survey map (*scale: 1: 2,500*)

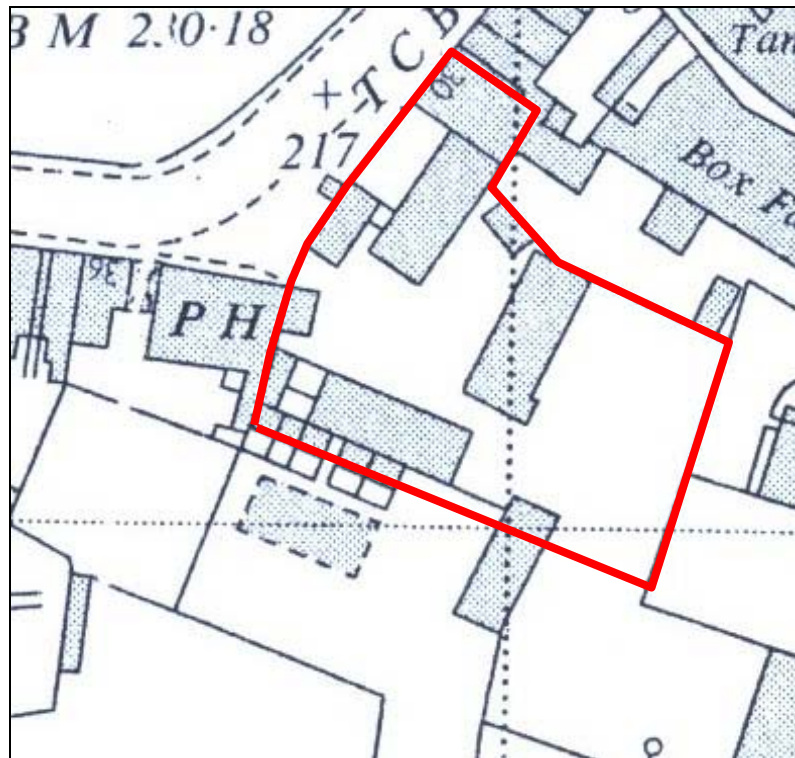


Figure 14: Extract from the 1968 Ordnance Survey map (scale: 1: 2,500)

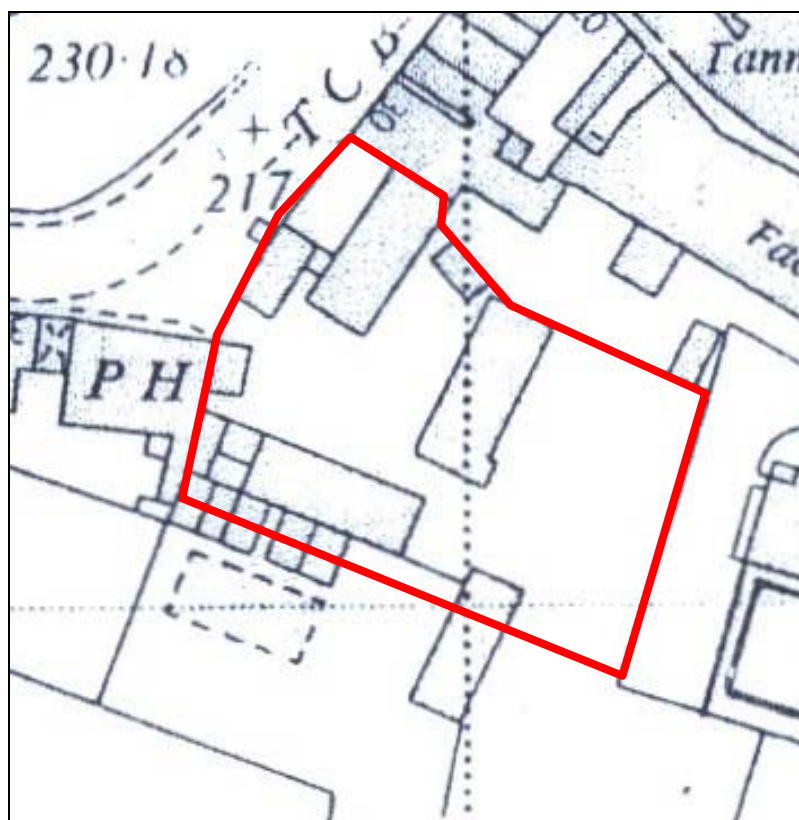


Figure 15: Extract from the 1988 Ordnance Survey map of (scale 1: 2,500)

4 Trial Trenching Results

Two trenches were excavated across the footprints of the proposed houses (Fig. 3). The results are summarised below. Details regarding location, depths, descriptions of fills etc. appear in Appendix 1.

Trench 1

Trench 1 (12 x 2m) was orientated N-S and located 15m to the east of the western end of the barn (Plate 1). Its depth ranged from 1.3m at its northern end to 1.8m at its southern end (Plate 2). The upper 0.6m was made up of demolition material composed of mainly brick rubble. Beneath this lay a dark greyish silt 0.5m thick, containing considerable quantities of 20th-century domestic rubbish in the form of ceramics and complete bottles (Plate 3 & 4). The lowest horizon consisted of a dark grey, organic silt c.0.7m thick. The trench was excavated down to a reddish clay horizon containing areas of pebbles and gravel bands. This is almost certainly the natural glacial boulder clay of the area.

Two features were present, both cutting through the natural strata. A 20th-century drain, aligned WNW-ESE, was located c.8m from the south end of the trench. The second feature was a pit, 11.5m from the southern boundary of the site. It was c.1m and extended into the eastern section (Plate 5). It was filled with dark ashy soil containing late 19th and early 20th-century domestic rubbish. Neither feature was archaeologically significant.

Trench 2

Trench 2 (12.2 x 2m) was located towards the northern side of the site, 11.5m from the east boundary of the site and 1.2m from the north boundary. It was orientated N-S and reached a maximum depth of 0.45m. The upper fill of the trench comprised dark organic topsoil. This sealed the natural reddish gravelly clay observed in Trench 1 (Fig. 6). No archaeological features were present in Trench 2.



Plate 1: Trench 1 looking north

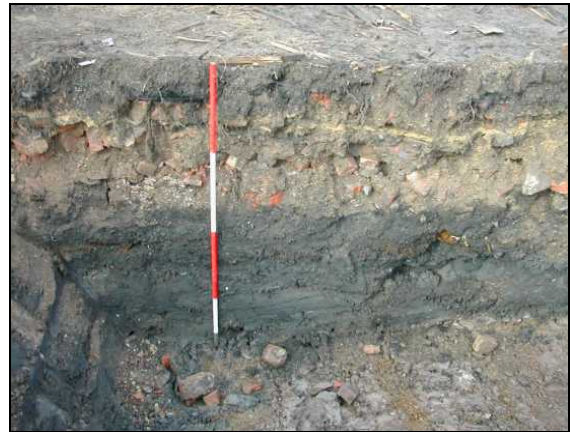


Plate 2: South end of Trench 1 looking west



Plate 3: East facing section in Trench 1



Plate 4: Detail of west section in Trench 1



Plate 5: Modern pit in Trench 1



Plate 6: Trench 2 looking north

5 Building Descriptions

The structures examined in the assessment comprised the four farm buildings shown in Fig 2 (Buildings 1-4). The farmhouse was the subject of a separate planning application, and was not included in the requirement for historic building assessment.

Building 1 (Figs 22-24, Plates 7-18)

Dimensions: 15.7 × 5.75m overall: 3.8m to the roof tie and 7.4m to apex of roof. Originally it was 22.9m long

Most recent use: Store (formerly barn)

Description: Stone-built barn with brick quoins, under a slate roof. Originally four bays, of which the three easternmost survive, each of slightly different lengths. The east bay was 4.75m in length internally, with its main trusses running E-W. Its east wall was composed of stone rubble up to 1.5m high, with brick above. Access was obtained through a stable door on its north side and there was an unglazed window opening to the east. In the south wall was a blocked arched door 1.5m wide x 1.65m high. The next bay to the east was 4.65m in length, with trusses aligned N-S. Access was obtained through a doorway in the north end of the west wall. There was a small window in the north wall. On the south side was a brick-built bench with two square recesses. The top of the west wall of this bay seems to have been a later addition, since it has an access point through the centre 2.5m wide and the roof truss has been severed. The third bay was 4.8m in length, and was dominated by a cart entrance 3.5m wide and 3.7m high, facing north. In the south wall was a similar blocked entrance in which was a smaller blocked door. There were two doorways in the west wall, one of which was blocked. The steeply pitched roof with its curved upper principals, substantial ridge beam, staggered purlins and queen struts, suggests a mid 17th-century date. Outside the western end of the barn the area was devoid of structures.

Comments: The building has undergone several phases of development, commencing as a four-bay barn with opposing double door entrances. The stone walls of the building, and the surviving roof structure, suggest a 17th-century foundation date. The steepness of the roof pitch suggests that the roof was originally clad with clay tiles, or possibly thatch. Considering the predominance of pastoral farming in the area and evidence for animal husbandry, the structure was probably used more as a hay barn than one for threshing corn. Subsequently the building has been much altered. The upper part of the east gable end has been rebuilt in brick, the west bay of the building has been demolished, and various external openings have been made and/or blocked.

Building 2 (Figs 17-20, Plates 19-26)

Dimensions: 15.5 × 5.4m overall

Most recent use: Piggery (demolished prior to survey).

Description: A rectangular stone and brick-built structure of five bays, orientated north-south, beneath a pitched asbestos roof. It had two single door entrances on its west side and one at its south end, and four small window openings to the east. Internally, it was subdivided into five stalls, with a passage on the west side. Stalls 2-5 were separated by modern concrete block walls. There were two attached brick structures to this building. On the west side was a privy, 1.8 x

0.8m overall, and the structure to the east, possibly also a former privy, was 1.35m square.

Comments: The structural evidence suggests that the building had at least three phases, the internal subdivisions representing the latest phase of activity. The roof is of 19th-century date, though according to the map evidence (Fig. 8) the building itself is at least of 18th-century date.

Building 3 (Fig. 16, Plates 27, 28)

Dimensions: 4.1 × 2.9m overall

Most recent use: Office/store?

Description: A small, single roomed, rectangular brick-built structure with a flat asbestos roof. Its window opening and 20th century date suggests it was originally a site office.

Comments: Appears to be of mid 20th-century date. First appears on the 1968 Ordnance Survey map (Fig. 14).

Building 4 (Fig. 21, Plates 29, 30)

Dimensions: 5.3 × 4.2 m overall

Most recent use: Workshop? (demolished).

Description: A small rectangular brick-built structure with a sloping roof covered with felt and pierced by a single skylight. It had concrete floor and a single entrance.

Comments: Appears to be of mid 20th-century date. First appears on the 1968 Ordnance Survey map (Fig. 14), as part of a structure extending southwards into the adjoining property.



Plate 7: Building 1, north elevation.



Plate 8: Building 1, west end



Plate 9: Building 1, south-west corner



Plate 10: Building 1, east end



Plate 11: Building 1, stable door in north elevation



Plate 12: Building 1, cart door in north elevation



Plate 13: Building 1, blocked door on south side



Plate 14: Building 1, roof structure looking east



Plate 15: Building 1, roof structure looking west



Plate 16: Building 1, east gable end



Plate 17: Building 1, brick bench in east central bay



Plate 18: Building 1, east bay



Plate 19: Building 2, east elevation



Plate 20: Building 2, detail of east elevation



Plate 21: Building 2, south elevation



Plate 22: Building 2, west elevation, north end



Plate 23: Building 2 interior, looking south



Plate 24: Building 2 interior, looking north



Plate 25: Building 2, roof structure



Plate 26: Building 2, inside north end



Plate 27: Building 3, south elevation



Plate 28: Building 3, entrance



Plate 29: Building 4, from north-west



Plate 30: Building 4, from north-east

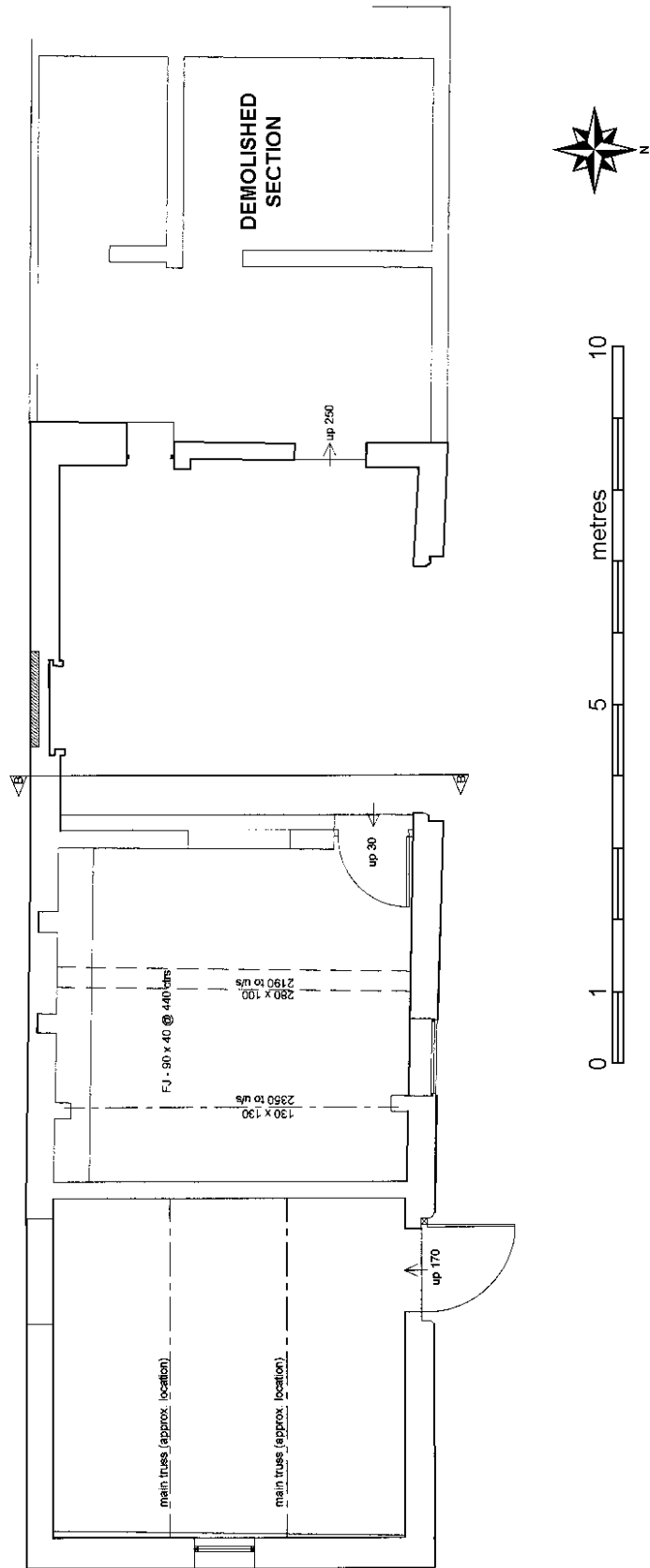


Figure 16: Building 1 plan (scale 1:100)

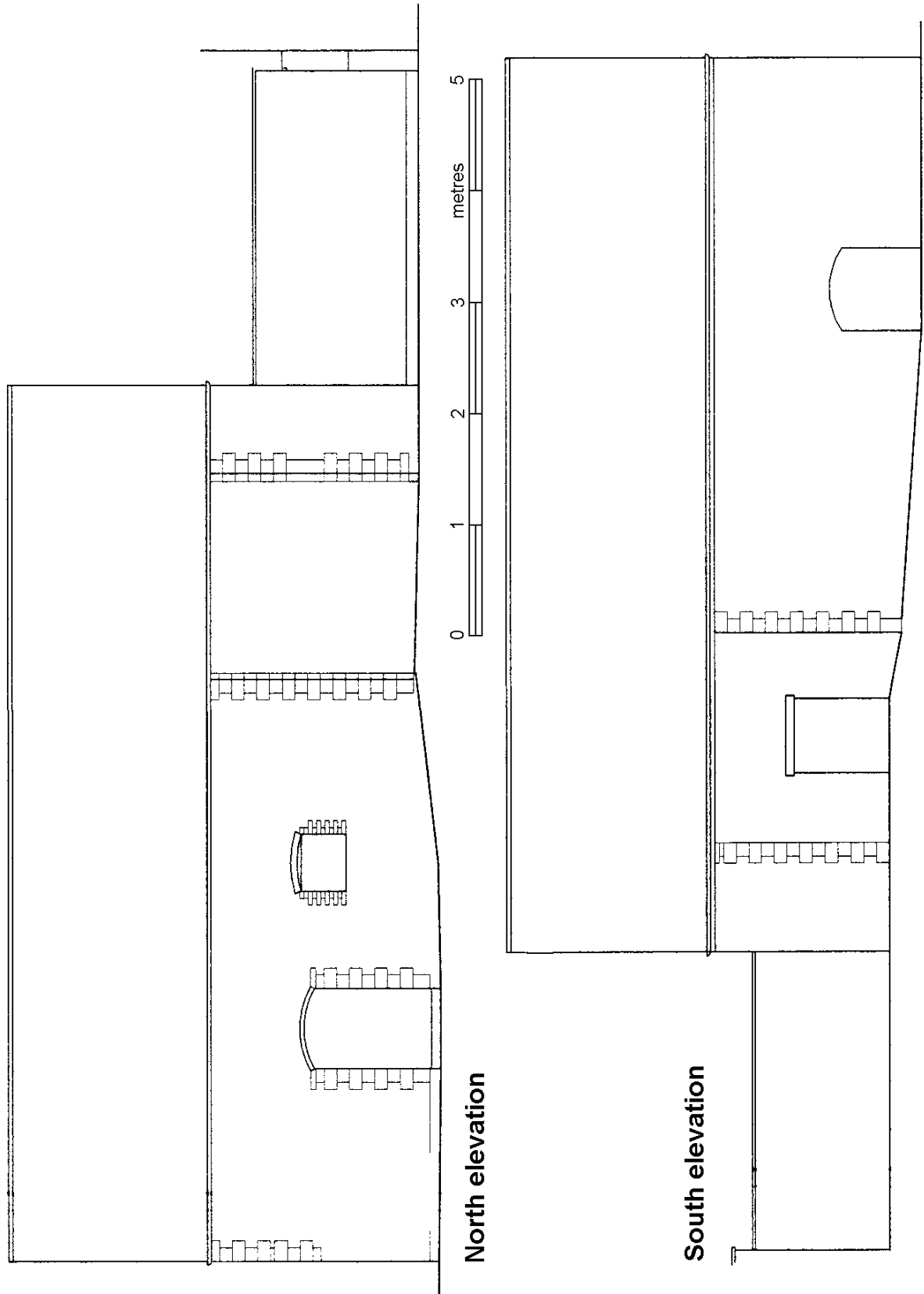


Figure 17: Building 1, elevations (scale 1:100)

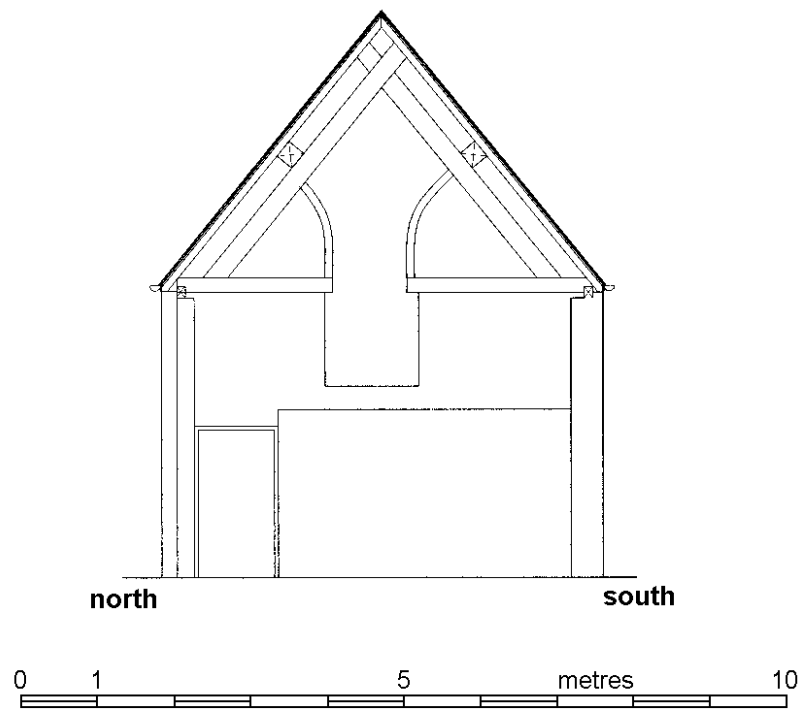


Figure 18: Building 1, section (*scale 1:100*)

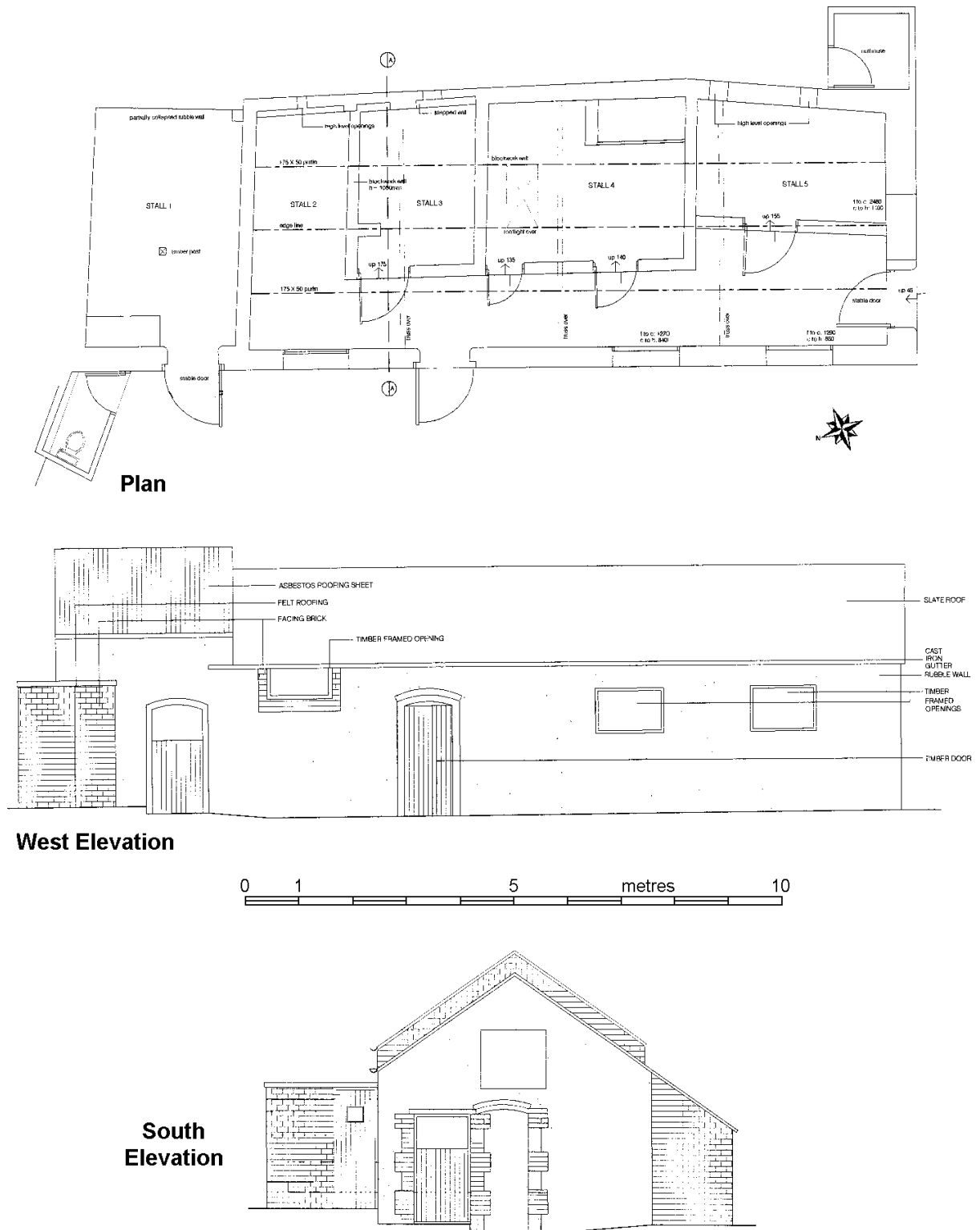


Figure 19: Building 2, plan and elevations (scale 1:100)

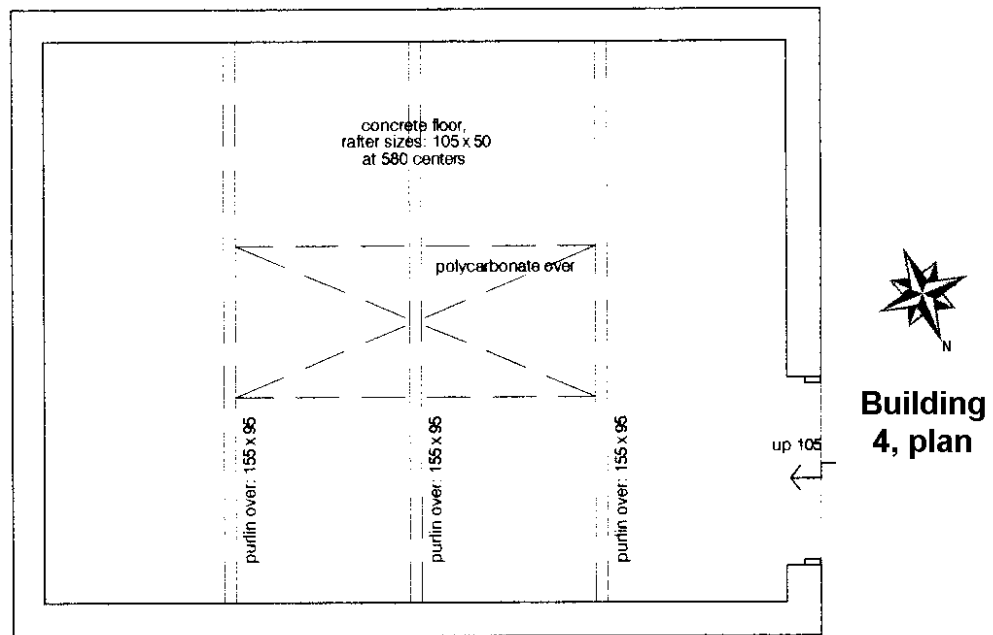
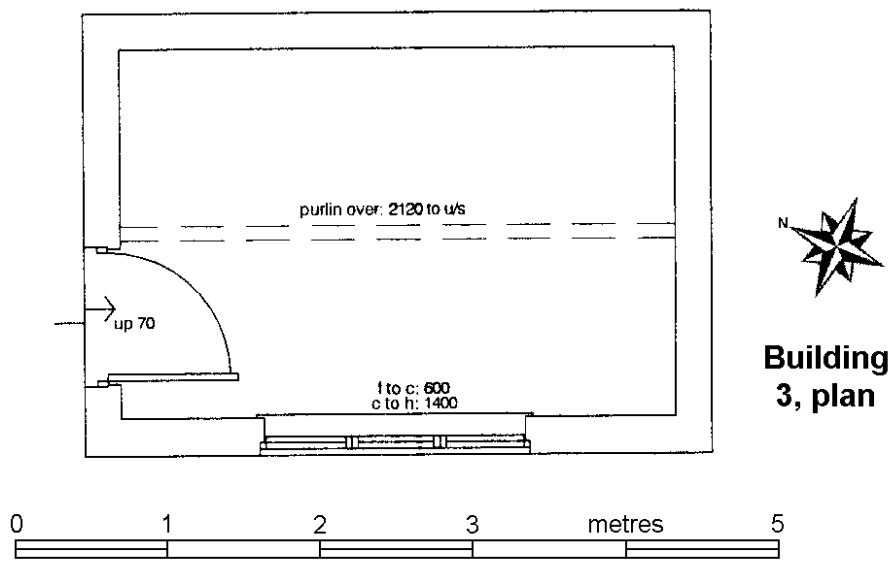
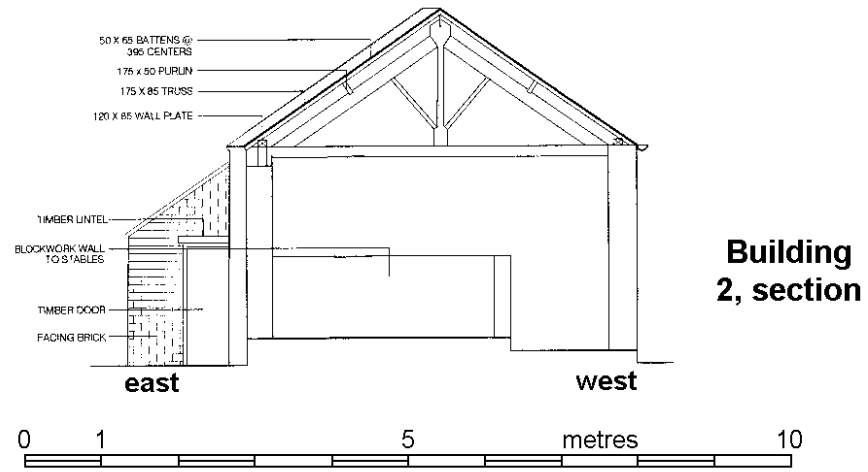


Figure 20: Building 2, section (scale 1:100): Buildings 3 & 4, plans (scale 1:50)

6. Conclusions

- 6.1 The desk-based assessment did not indicate the presence of anything of archaeological significance within the assessment site. However, the site lies within the historic core of Anstey, close to the parish church, and has the potential to contain evidence of occupation from the late Saxon period onwards. From the available cartographic evidence it is apparent that the assessment site has been continuously occupied since at least the mid 18th century, and that Buildings 1 & 2 have been present since that time. There has also been a house in the north part of the site, though it was probably rebuilt in the 19th century. The derivation of the name 'Home Farm' remains uncertain.
- 6.2 The evaluation trenches did not reveal any archaeological deposits predating the late 19th century. The ground on the south side of the site (Trench 1) had been considerably built up, but the buried natural soil in Trench 2 indicates that this area may be less disturbed and built up.
- 6.3 The historic building assessment confirmed that Building 1 is of likely 17th-century date, and retains some of its original roof structure. However, the building has subsequently undergone significant structural alterations, notably the rebuilding of its east gable wall in brick and re-cladding of the roof in slate, both probably in the 19th century, and more recently the demolition of its west bay. Building 2 appears to date from the 18th century, though its roof is a 19th-century replacement. In the mid-late 20th century the building was converted into a pigsty, and no evidence for its former function remains. The two other farm buildings (3 & 4) were shown to be of mid to late 20th-century date.

7. Acknowledgements

The writers are grateful to Martin Moran for commissioning this project on behalf of Maplelink Ltd. Thanks are due to Richard Clarke of Environment & Heritage Services Department of Leicestershire County Council for his advice and pragmatic approach, also to Helen Wells for supplying information from the Leicestershire Sites & Monuments Record. Staff of the Leicestershire County Record Office provided access to the historic maps, and the help of the staff at the National Archives is also gratefully acknowledged.

The desk-based assessment and archaeological evaluation were undertaken for ASC Ltd by Jonathan Hunn BA PhD MIFA, and the building assessment was by Bob Zeepvat BA MIFA. The report was edited by David Fell BA MA MIFA.

8. Archive

8.1 The project archive will comprise:

1. Project Design
2. Initial Report
3. Clients site plans
4. Site records
5. List of photographs/slides
6. Colour slides
7. B/W prints & negatives
8. CDROM with copies of all digital files.

8.2 The archive will be deposited with Leicester Museum: X.A188.2005

9. References


Standards & Guidelines


- EH 1991 *The Management of Archaeological Projects*, 2nd edition. English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standard & Guidance documents (Desk-Based Assessments, Watching Briefs, Evaluations, Excavations, Investigation and Recording of Standing Buildings, Finds)*.
- LCC 1997 *Guidelines & Procedures for Archaeological Work in Leicestershire & Rutland*. Leicestershire County Council Museums, Arts & Records Service, ref: OG/ARC/AG/11/08/97.
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- Williams A. & Martin G.H. 2003: *Domesday Book*. Penguin (London)

Appendix 1: Trench Summary Tables

Trench 1						
	Max Dimensions					
	Length	12.1m	Width	2m	Depth	1.3-1.8m
	NGR Co-ordinates					
	N	55010-08512	S	55006-08502		
	Orientation		SSW-NNE			
	Reason for Trench: Evaluation of the footprint of the proposed new building					
Context	Type	Description and Interpretation	Max Width (mm)	Max Thckn (mm)	Depth BGL (mm)	
1	Layer	Brick rubble		600	600	
2	Layer	Dark greyish silt		500	1100	
3	Layer	Dark grey organic silt		700	1800	
4	Cut	Pit (late 19 th - early 20 th century date)				
4	Fill	Pit (late 19 th - early 20 th century date)				
6	feature	Ceramic drainage pipe				
5	Natural	Glacial boulder clay. Natural strata				

Trench 2						
	Max Dimensions					
	Length	12.2m	Width	2m	Depth	0.6m
	NGR Co-ordinates					
	N	55010-08522	S	55006-08512		
	Orientation		SSW-NNE			
	Reason for Trench: Evaluation of the footprint of the proposed new building					
Context	Type	Description and Interpretation	Max Width (mm)	Max Thckn (mm)	Depth BGL (mm)	
1		Dark organic A horizon		550	600	

Appendix 2: Sites & Monuments Data

SMR number	Type	Category	Date	NGR
MLE390	site	Mill, water	medieval	SK 551-081
MLE391	building	Mill, water	19 th century	SK 551-081
MLE393	structure	Bridge, stone	Late medieval ?	SK 5518-0845
MLE394	object	Boundary stone	undated	SK 553-082
MLE395	site	Brick making	17 th /18 th C	SK 553-082
MLE396	building	Old Ship Inn	15thC	SK 550-085
MLE398	earthworks	House platforms	medieval	SK 552-087
MLE399	building	25, the Nook	medieval	SK 551-087
MLE402	classification	Historic core	Pre-modern	SK 551-086
MLE405	structure	well	Post-medieval	SK 545-087
MLE406	building	church	medieval	SK 550-086
MLE407	structure	Stone cross	medieval	SK 549-085
MLE408	structure	stocks	Med/post-med	SK 549-085
MLE409	earthworks	enclosures	medieval	SK 543-087
MLE410	structure	Pin-fold	Med/post-med	SK 5440-0862
MLE411	site	Ditch/pit/structure	Iron Age	SK 541-079
MLE413	site	Ditch/pit/structure	Roman	SK 541-079
MLE6533	object	Quern stone	LPRIA/RB	SK 539-083
MLE7730	object	coin	Roman	SK 549-093
MLE7731	object	Pot shard	Roman	SK 534-088
MLE8422	Building (demolished)	crucks	medieval	SK 54960-08500
MLE9255	site	Ditches/holloway	Post-medieval	SK 55285-08680
MLE10236	site	Ditch/knapped flints	mesolithic	SK 55139-08733
MLE10237	site	Cottage/features	Post-medieval	SK 55142-08730

Appendix 3: Primary Historical Sources

Type	Date	Reference	Location
Map	1762	DG20/MA/3/1	Leics Record Office
Map	1886	25 ins 1 st edition sheet XXXI.1	Leics Record Office
Document	1897	Farms in Anstey DE 5099/167	Leics Record Office
Map	1903	25 ins 2 nd edition sheet XXXI.1	Leics Record Office
Map	1903 revised 1912	Sheet XXXI.1	Leics Record Office
Reference book	1912	DE 2072/1	Leics Record Office
Map	1915	25 ins 3 rd edition sheet XXXI.1	Leics Record Office
Map	1930	25 ins 4 th edition sheet XXXI.1	Leics Record Office
Map	1938	25 ins 5 th edition sheet XXXI.1	Leics Record Office
Map	1968	SK5508 1:2500	Leics Record Office
Map	1988	SK5508 1:2500	Leics Record Office
Plan	2002	Tangent Design Ltd	Leicester
Trade Directory	1849	Hagar & Co's Commercial Directory	Leics Record Office
Trade Directory	1855 (London)	Post Office Directory	Leics Record Office
History, gazetteer & directory	1863	White, W	Leics Record Office
Trade Directory	1891	Kelly's Directory (London)	Leics Record Office
Trade Directory	1900	Kelly's Directory (London)	Leics Record Office
Trade Directory	1908	Kelly's Directory (London)	Leics Record Office
Trade Directory	1912	Kelly's Directory (London)	Leics Record Office
Trade Directory	1922	Kelly's Directory (London)	Leics Record Office
Documents (misc)	19 th /20 th centuries	Martin MSS	Leics Record Office
Map	1942	MAF 73/22/31	Public Record Office
National Farm Survey	1942	MAF32 375/75	Public Record Office