



Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT:
BARNETTS FARM
CHURCH LANE
EGLETON
RUTLAND**

on behalf of Ms Susan Cross



Calli Rouse BA

May 2005

ASC: 686/ECL/1

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Site Data

<i>ASC project code:</i>	ECL	<i>ASC Project No:</i>	686
<i>County:</i>	Rutland		
<i>Village/Town:</i>	Egleton		
<i>Civil Parish:</i>	Egleton		
<i>NGR (to 8 figs):</i>	SK 876 073		
<i>Present use:</i>	Garden/paddock		
<i>Planning proposal:</i>	Residential development		
<i>Planning application ref/date:</i>	04/1279, 1280, 1281/9		
<i>Local Planning Authority:</i>	Rutland		
<i>Date of assessment:</i>	26/05/2005		
<i>Client:</i>	Susan Cross Barnett's Farm Church Road Egleton Rutland LE15 8AD		
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<i>Revisions:</i>		<i>Date:</i>	
<i>Edited/Checked By:</i>		<i>Date:</i>	

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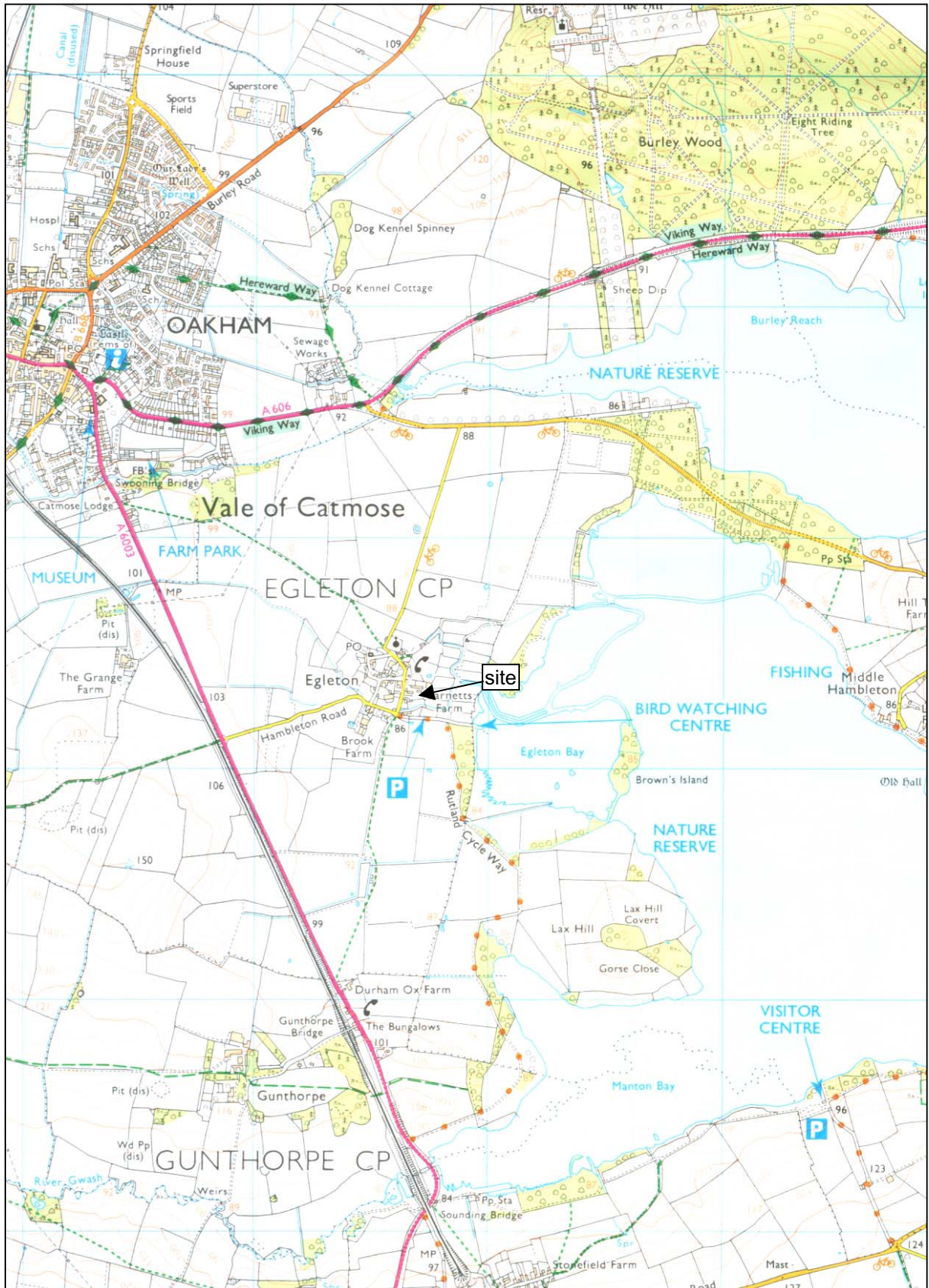


Figure 1: General location map (scale: 1:25,000)

Summary

In May 2005 an archaeological desk-based assessment of Barnett's Farm, Egleton, Rutland, was carried out. No archaeological remains are currently known from the site, but a number are situated in the surrounding area. The site occupies a significant location close to the historic core of the village, and parts of the site may be undisturbed. There is currently little documentary or archaeological data available for the centre of Egleton and the site is considered to offer moderate archaeological potential.

1 Introduction

1.1 In May 2005 *Archaeological Services and Consultancy Ltd* (ASC) carried out an archaeological desk-based assessment of a site at Barnett's Farm, Church Lane, Egleton, Rutland (NGR 876 073: Fig. 1). The project was commissioned by Edward Keymer of *Keymer Cavendish*, on behalf of Ms Susan Cross, and was carried out according to a brief (Clark, 2005) prepared on behalf of the local planning authority (LPA), *Rutland County Council*, by their archaeological advisor (AA), *Leicester County Council Historic and Natural Environment Team*. The relevant planning application references are 04/1279, 1280 & 1281/9.

1.2 *Planning Background*

This assessment project has been required under the terms of *Planning Policy Guidance Note 15* (PPG15), in response to development proposals for the site, provisionally comprising the development of two to three buildings.(Fig. 3).

1.3 *Location & Description*

The site is located on the eastern side of Church Road, Egleton. Area 1 (Fig. 3) is located on an area of raised grass (c.30cm), with a well located on the northern edge of the area. Area 2 (Fig. 3) is behind the current house and Area 1, and is currently used as paddocks.

1.4 *Existing Buildings & Access*

Access to the site is from Church Road, along a gravel driveway. The main access gate is c.3.2m wide. As mentioned in section 1.3, Area 1 is raised c.30cm above ground level, and is surrounded on the south and east sides by shrubbery, and by the house and a stone wall to the north and west. Access to Area 2 is through a c.2.85m wide gate, and the subsequent paddock area is separated into two by a wooden fence. Access to the northern area of the paddock is through one of two gates: the westernmost gate is c.2.5m wide, while the easternmost gate is c3.6m wide. The northern paddock is also covered by apple trees. A small wooden shed with a felt roof is located within the western boundary of Area 2.

1.5 Geology & Topography

The soils of the area are of the *Banbury Association* (Soil Survey, 1983, 544), and are described as 'well drained brashy fine and coarse loamy ferruginous soils over ironstone. Some deep fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging. The underlying geology consists of Jurassic and Cretaceous ironstone. The site itself lies at an elevation of c.87m aOD.

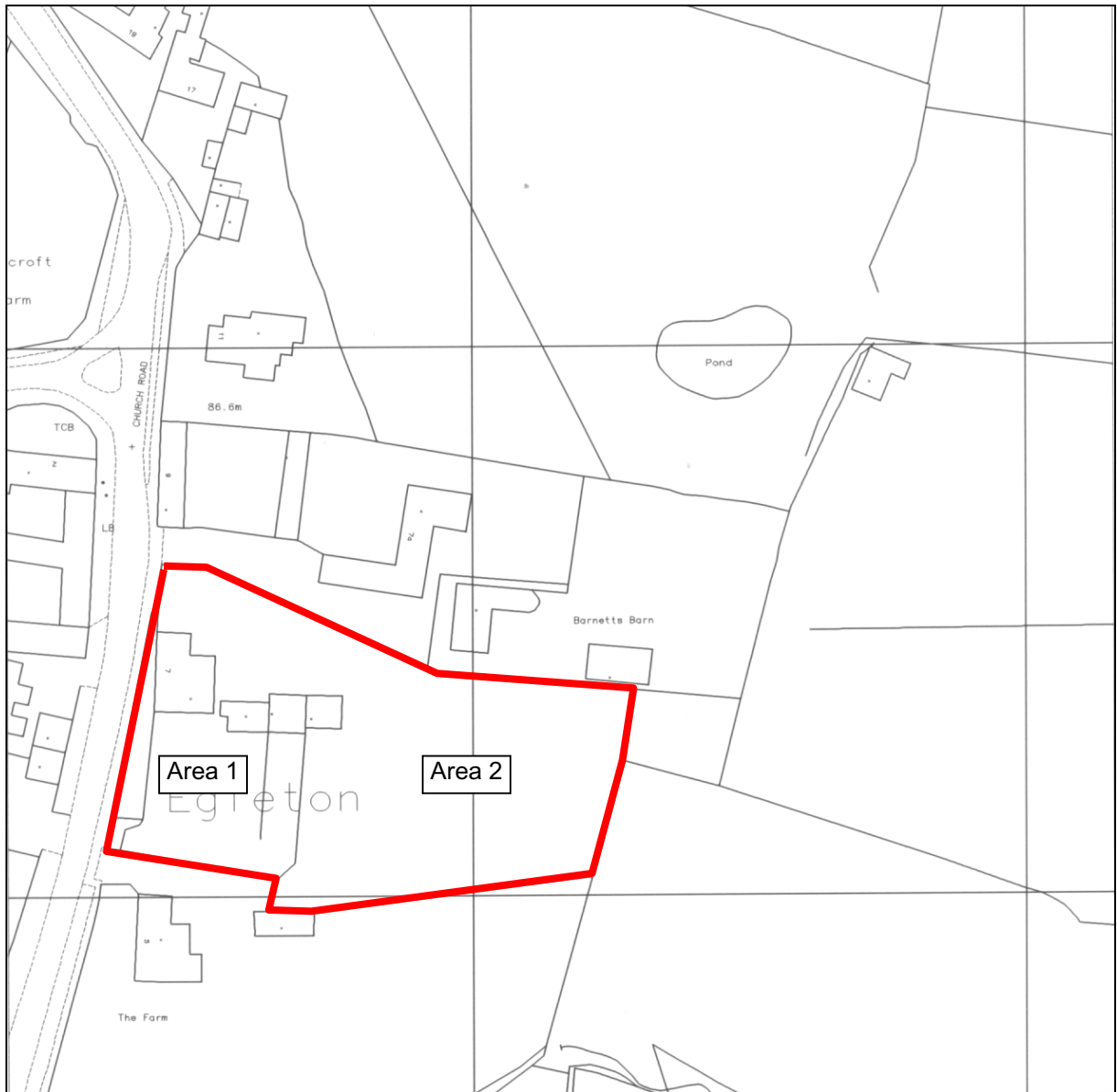


Figure 2: Site location (scale 1:1250)

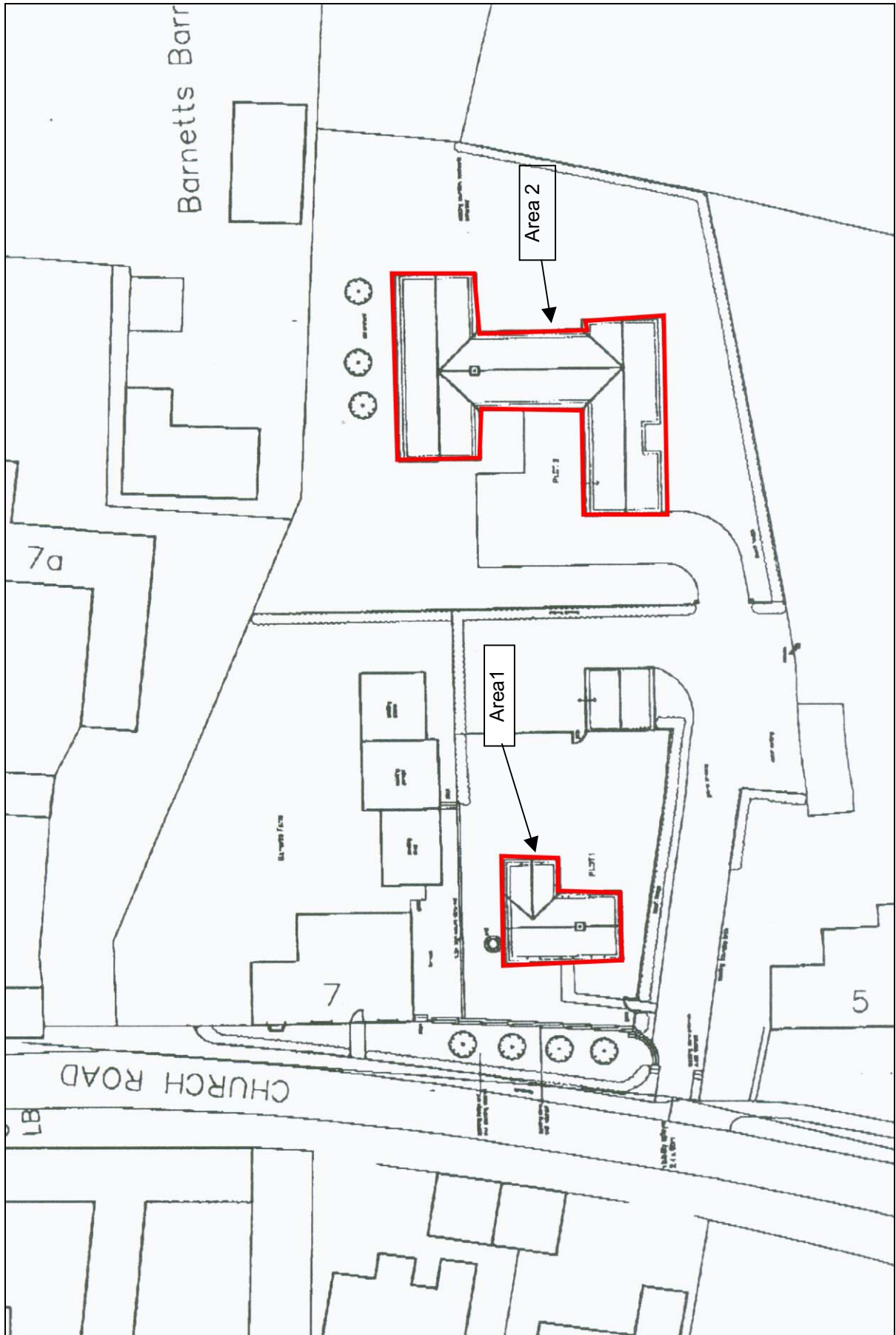


Figure 3: Proposed Development (not to scale)

2 Aims & Methods

- 2.1 An archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered' (IFA 2000).
- 2.2 The assessment was carried out according to the Brief, and the Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).
- 2.3 The following readily available sources of information were consulted for the desk-based assessment:

2.3.1 *Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the *Leicestershire Sites & Monuments Record* (SMR). The study area employed in the SMR search includes the site itself, and a surrounding study area of approximately 1km radius.

2.3.2 *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 were the *Leicestershire County Records Office* (CRO), and *Rutland County Museum*.

2.3.3 *Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal sources consulted were the *Leicestershire Record Office* and the *Oakham Local Studies Library*.

2.3.4 *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 Archaeological & Historical Evidence

- 3.1.1 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.
- 3.1.2 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.

3.1 *Archaeological & Historical Background to the Study Area*

3.1.1 *Early Prehistoric (before 600BC)*

Much of the evidence for early prehistoric activity in the area has come as a result of archaeological fieldwalking and comprises scatters of worked flints. A large scatter of flints (MLE 5153) was recorded *c.*1km to the northwest of the site, which included cores, blades, scrapers and an arrowhead, dating between the late Mesolithic to the early Bronze Age periods (MLE5617). Another scatter dating from the early Neolithic to the Bronze Age has been identified *c.*1km to the east of the site (MLE 8515) and further Mesolithic material has been identified *c.* 1km to the east of the site (MLE 8516).

A number of Bronze Age ring ditches (ploughed out burial mounds) (MLE5153, 8511, 9636) are situated northwest of the site. These have been identified through aerial photography (MLE5580, 8511) or geophysical survey (MLE9635)

3.1.2 *Iron Age (600BC-AD43)*

Evidence for human activity during the Iron Age in the area surrounding the site is restricted to a concentration of pottery *c.*1km to the west of the site found during a fieldwalking survey (MLE 8513).

3.1.3 *Roman (AD43-c.450)*

Evidence for Roman activity in the area comprises three discrete scatters of Roman pottery *c.*1km to the west of the site (MLE8514). They have been interpreted as a site possibly comprising three buildings.

3.1.4 *Saxon (c.450-1066)*

The SMR contains a single reference to the Saxon period (MLE 5156). This is located *c.*900m to the northwest of the site, and represents a scatter of iron slag, indicating iron smelting during the early Saxon period.

3.1.5 *Medieval (1066-1500)*

The village of Egleton probably developed during the medieval period and the historic core of the village is situated *c.*150m west of the site (MLE10384). The modern village may be smaller than its medieval predecessor and earthworks, interpreted as parts of a 'shrunken village' are situated north and southwest of the site (MLE 5150 and 5159). These comprise elements interpreted as house platforms and sunken ways.

The parish church of St Edmund is situated *c.*250m north of the site (MLE5151; Pevsner 1960, 465). It dates to the early medieval period and incorporates a Saxo-Norman south door and chancel arch, 13th century font and 14th century tower and roof.

3.1.6 *Post-Medieval (1500-1900)*

The SMR refers to a windmill (MLE 5157) *c.*250m to the northwest of the site, on the northern site of Orchard Close. Ogilby's map of 1675 shows a windmill in this area, and a windmill mentioned in 1756 on the common fields, which was moved to Oakham at the time of enclosure.

The first readily available map to show the area in detail was prepared in 1797 (not illustrated). This shows the location of individual buildings in this area of the village and provides a broad outline of the village at that time. The first edition Ordnance Survey map was published in 1885 (Fig. 5) and shows that the village had largely reached its present form by the late 19th century.

3.1.7 *Modern (1900-present)*

Egleton has remained a small, rural village throughout the modern period. Figures 5-9 show that there has been very little in the way of development within the village itself, with the biggest change coming with the development of Rutland Water in the late 1960s, to the east of the village.

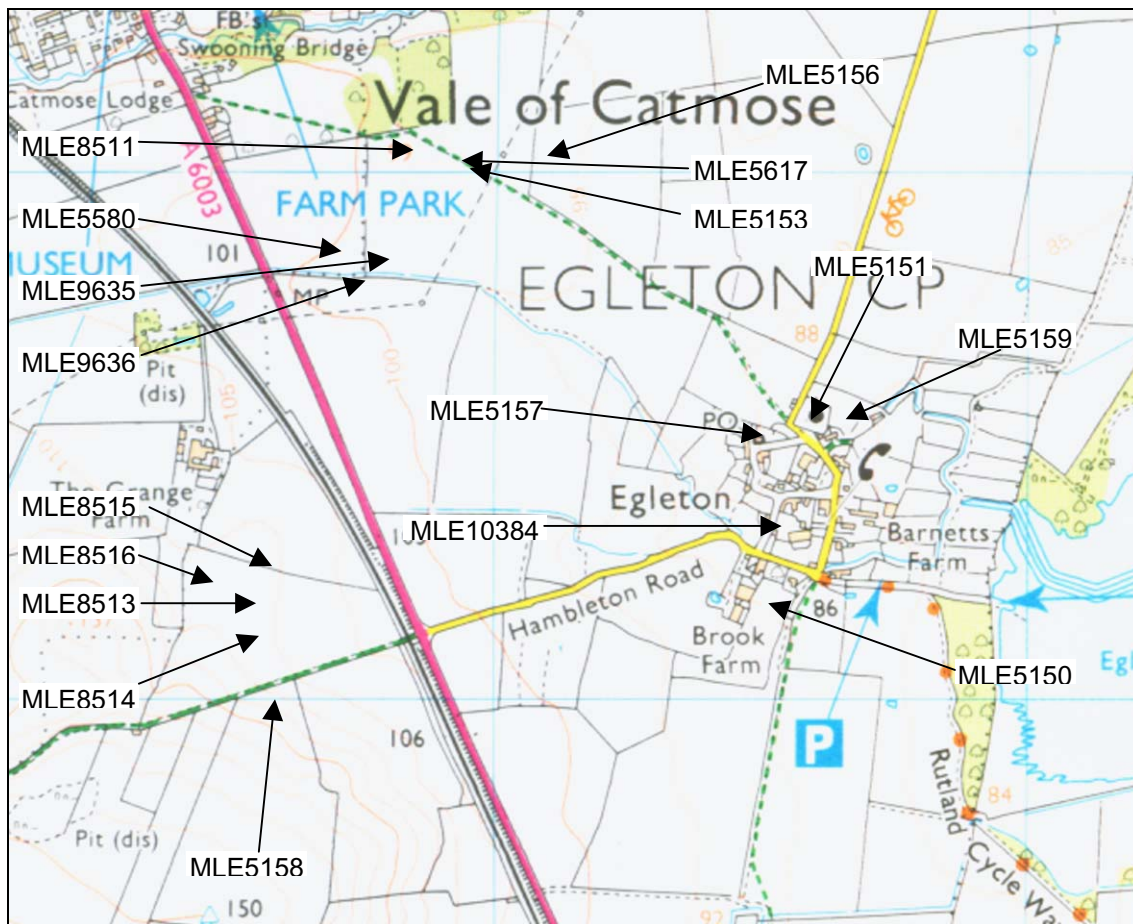


Figure 4: Archaeological sites in the Leicestershire SMR.

3.2 *The Known Archaeology & History of the Site*

3.2.1 *Prehistoric (before 600BC)*

There are no recorded instances of prehistoric activity within the boundaries of the site.

3.2.2 *Iron Age (600BC-AD43)*

No evidence has been found to suggest Iron Age activity on the site.

3.2.3 *Roman (AD43-c.450)*

There are no known Roman remains on the site.

3.2.4 *Saxon (c.450-1066)*

No Saxon archaeology has been found on the site.

3.2.5 *Medieval (1066-1500)*

There is no evidence to show occupation of the site during the medieval period. However, the lack of Tithe maps and Enclosure maps for the area means that we cannot rule out the existence of medieval remains on the site, only the existence of documentary evidence for them.

3.2.6 *Post-Medieval (1500-1900)*

The Towell family are recorded as occupying 7 Church Road from 1652 until 1776, and a stone inscribed '1668 RT' (Plate 14) is incorporated into the existing gate, which could be connected to the Towell family (Parkin, 2000, 17). The existing house is described as having been built in the late seventeenth century, and made of coursed rubble (Parkin, 2000, 18). A village plan from 1797 shows the house, but does not show any associated outbuildings (Field, 1994). On the plan, the name 'Wilcox' is associated with the house. According to Parkin, Ralph Wilcox was the tenant farmer from 1776 until his death in 1807.

3.2.7 *Modern (1900-present)*

The brick-built parts of the existing residence are said to be nineteenth century (Parkin, 2000, 18), and it is therefore reasonable to assume that the outbuildings, which are constructed of the same material, are likely to be of the same date. Figures 5-9 demonstrate that there has been very little change to the site throughout the modern period.

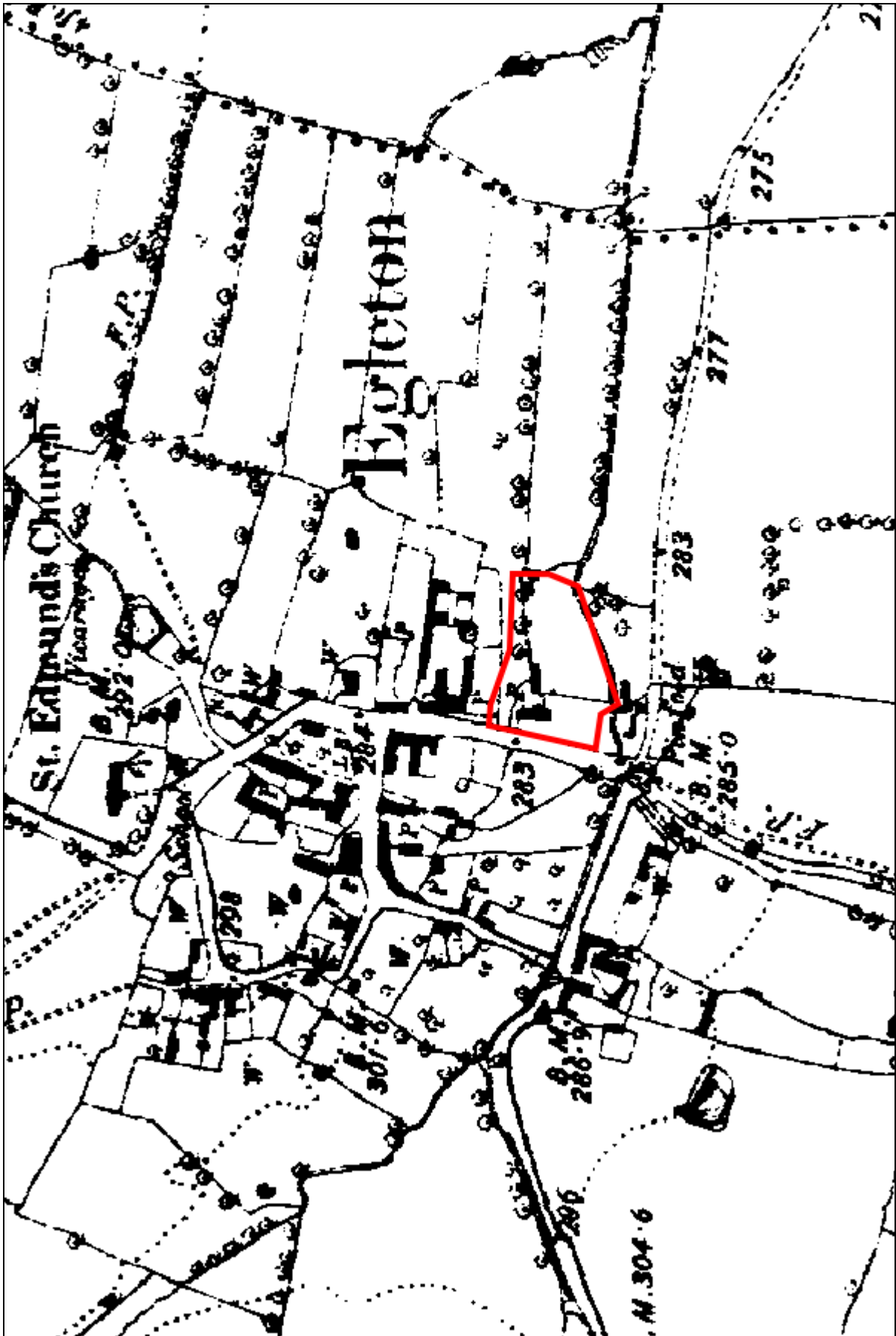


Figure 5: Extract from First Edition Ordnance Survey Map, 1885 (6 inches to 1 mile)

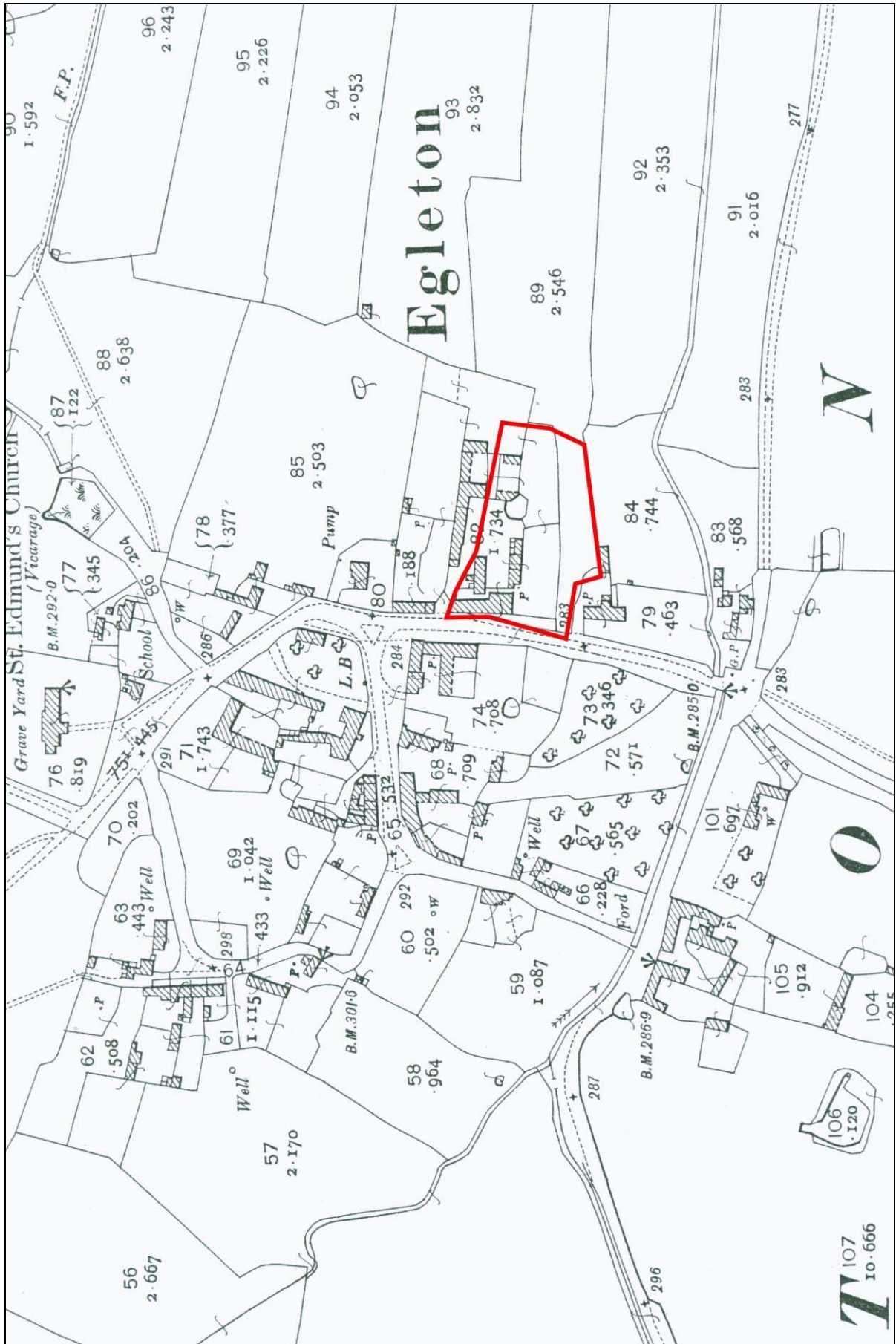


Figure 6: Extract from Second Edition Ordnance Survey map, 1904 (25'' to 1 mile)

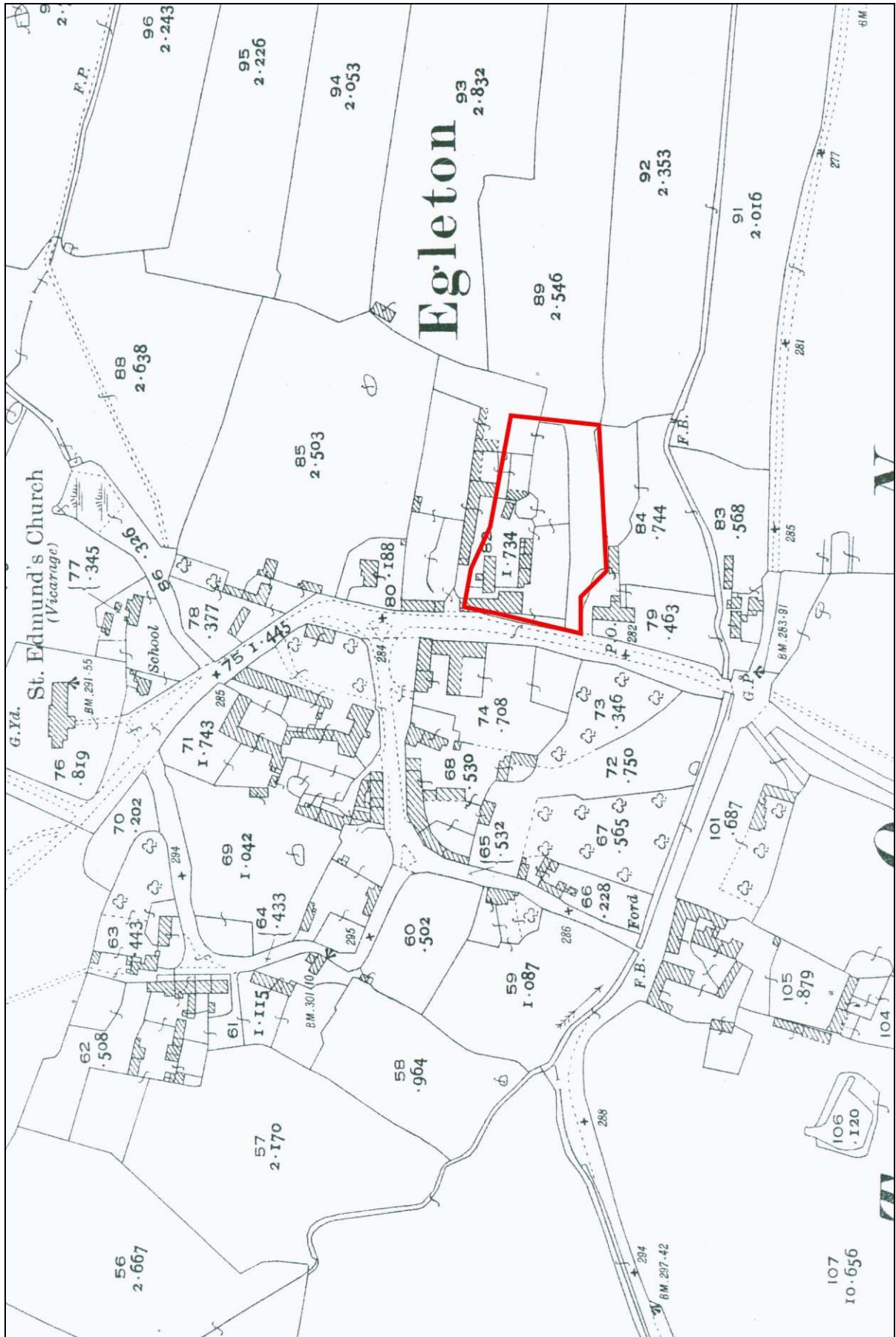


Figure 7: Extract from 1930 Ordnance Survey map (25" to 1 mile)

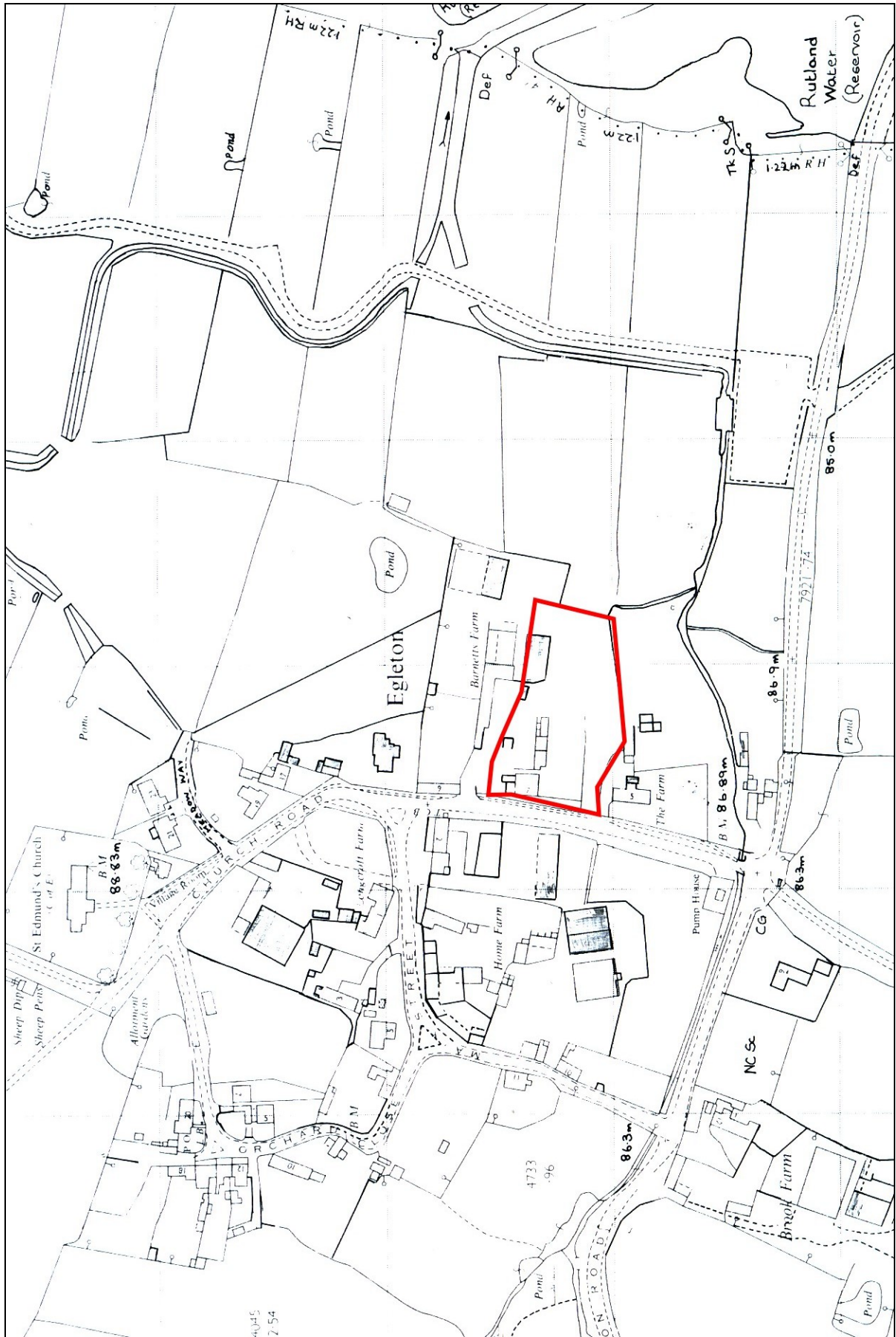


Figure 8: Extract from 1968 Ordnance Survey map (1:2500)



Figure 10: Aerial photograph of site before most recent development

4 Walk-Over Survey

4.1 Aims

As part of the assessment a walk-over survey of the site was undertaken on 26th May, 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 above-ground structures, historic buildings or 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 AA.

4.2 Results

4.2.1 Access to the site is from Church Road, along a gravel driveway (Plates 12 & 13).

4.2.2 As illustrated in Figure 3, there are two areas marked for development. Area 1 consists of a raised garden area (Plate 1). The area is surrounded by shrubbery, and has steps up to the raised area in the southeastern corner, between two large fir trees (Plate 3), and through an arbour, on the eastern side (Plate 1). There is a well situated towards the northwestern corner of the area (Plate 2). Area 1 is surrounded on south and east sides by the existing gravel driveway (Plates 4 & 5).

4.2.3 Area 2 is currently being used as paddock, and is separated into two areas by a wooden fence (Plate 10). The southern half of the area consists mainly of bare earth (Plate 6), with a small shed along the western border (Plates 7 & 10). There is an area of slightly raised earth in the southwestern corner, just inside the main gate into Area 2 (Plate 11). The northern half of Area 2 is also used as a paddock, but is covered in grass and apple trees (Plate 8). The aerial photograph (Fig.10) shows that there were formerly buildings in this area, and their footings may still remain below the ground, although none were observed during the survey. Access between the two halves is provided by two gates, described in section 1.4 above (Plate 9).



Plate 1: Area 1, facing towards road



Plate 2: Well, Area 1



Plate 3: Area 1, southeastern corner



Plate 4: Existing driveway, facing south



Plate 5: Looking west towards main entrance



Plate 6: Southern half of Area 2, looking east



Plate 7: Western end of Area 2, showing shed



Plate 8: Northern half of Area 2, looking east



Plate 9: Easternmost gate, Area 2



Plate 10: View west along southern half of Area 2, showing dividing fence



Plate 11: Slightly raised area of earth inside gate into Area 2



Plate 12: View north along Church Road



Plate 13: View east through main entrance



Plate 14: Stone in gate, inscribed with '1668 RT'

5 Conclusions

5.1 Figure 4 shows that the majority of archaeological sites are to the north and west of the site. Barnett's Farm lies close to the historic core of Egleton, which is located c150m to the west of the site.

5.2 *Archaeological Potential of the Site*

There are no archaeological remains recorded on the site, and documentary evidence for its' development is sparse. However, its' close proximity to the historic core of Egleton increases the site's potential for the discovery of archaeological remains. No Tithe maps or Enclosure maps have survived that show Egleton, so there is little evidence for the site prior to the latter part of the seventeenth century.

As shown in Figure 10, there were formerly buildings in the north eastern part of the site. They are likely to have destroyed any archaeological remains within their footprint. The removal of the trees from the remainder of Area 2 will have also lowered the potential of archaeology surviving beneath the ground. The potential for the survival of archaeological remains in Area 2 is *low/moderate*.

Area 1 has been less disturbed than Area 2. The aerial photograph shows it being used as a kitchen garden, and no evidence has thus far been discovered that suggests the area has ever been built upon. The potential for archaeological remains on this part of the site is therefore significantly higher than in Area 2.

5.3 The framework for the management of archaeological issues in the planning system is currently set out in the document PPG16 *Archaeology and Planning*. Decisions relating to archaeological matters within the area of the site are taken by the Rutland County Council, acting on the advice of Richard Clarke.

6 Acknowledgements

The writer is grateful to Edward Keymer of *Keymer Cavendish* for commissioning the assessment on behalf of Ms Susan Cross, who funded the project. Thanks are also due to Helen Wells of the *Leicestershire Sites & Monuments Record* for providing access to the SMR data. The assistance of the staff of the *Leicestershire County Record Office*, the *Oakham Local Studies Library* and the *Rutland County Museum* is also gratefully acknowledged. The cooperation of Ms Cross during the site visit was also greatly appreciated.

The research for the assessment, and the walk-over survey, were undertaken for *ASC Ltd* by Claire Griffiths BSc and Calli Rouse BA. The report was prepared by Calli Rouse under the supervision of Bob Zeepvat BA MIFA and edited by David Fell BA MA MIFA.

7 Sites & Monuments Data

Sites listed below are those within the study area, *i.e.* 1km

CAS No	NGR	Period	Type	Description
MLE 5150	SK 875 072	Medieval	Earthworks	Shrunken village earthworks
MLE 5151	SK 876 075	Medieval	Church	St Edmund's Church
MLE 5153	SK 869 080	Mesolithic -Neolithic	Scatter	Large scatter of worked flints
MLE 5156	SK 870 081	Anglo-Saxon	Metal Working site	Scatter of iron slag
MLE 5157	SK 875 075	Post Medieval	Windmill	Documentary evidence of windmill
MLE 5158	SK 8663 0701	Unknown	Enclosure	Square enclosure observed in aerial photographs
MLE 5159	SK 876 075	Medieval	Earthworks	Shrunken village earthworks
MLE 5580	SK 867 079	Bronze Age	Cropmark	Ring ditch
MLE 5617	SK 870 091	Neolithic – Bronze Age	Scatter	Large scatter of worked flints
MLE 8511	SK 86853 08034	Bronze Age	Cropmark	Ring ditch, possibly a barrow
MLE 8513	SK 86578 07217	Iron Age	Pottery	Scatter of pottery
MLE 8514	SK 86586 07153	Roman	Pottery	Scatter of pottery in three discrete areas
MLE 8515	SK 86589 07270	Neolithic – Bronze Age	Scatter	Large scatter of worked flints
MLE 8516	SK 86526 07246	Mesolithic	Scatter	Large scatter of flint debris
MLE 9635	SK 86783 07846	Bronze Age – Iron Age	Ring Ditch	Possible roundhouse observed through geophysics
MLE 9636	SK 86727 07788	Bronze Age	Ring Ditch	Possible barrow observed through geophysics
MLE 10384	SK 87542 07321	Medieval	Village	Documentary evidence of historic core

8 References

Standards & Specifications

ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.

Clark, R. 2005. *Brief for an Archaeological Desk Based Assessment of land at Barnett's Farm, Church Road, Eggleton, Rutland*. Leicestershire County Council Heritage Services.

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' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.

RCHME 1996 *Recording Historic Buildings: a Descriptive Specification* (3rd Edition).

Secondary Sources

Field, J. 1994. *Rutland Record*. Rutland Local History and Record Society.

Parkin, M & D. 2000. *Eggleton, Rutland: A short History by Mary and David Parkin*.

Pevsner, N. 1960. *The Buildings of England: Leicestershire and Rutland*. Penguin.

Soil Survey 1983 1:250,000 Soil Map of England and Wales, and accompanying legend (Harpندن).

9 Cartographic Sources

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

Date	Reference	Description
1797		Map of Eggleton
1885	IX.6	First Edition Ordnance Survey map
1904	IX.6	Second Edition Ordnance Survey map
1930	IX.6	Third Edition Ordnance Survey map
1968	SK 8707	1:2500 Ordnance Survey map
1978	SK 8707	1:2500 Ordnance Survey map
1996	15	1:25000 Ordnance Survey map, Explorer Series
2005		Ordnance Survey Landplan data

10 Air Photographs

The following photographs were examined in the course of this assessment:

Identification	Date	Type (O/V)	Description/comments
Aerial view	c.1980-90	O	Copy provided by client.