Archaeological Services & Consultancy Ltd

ARCHAEOLOGICAL DESK-BASED ASSESSMENT: THE RECTORY, STEEPLE ROW LOUGHBOROUGH

on behalf of Andrew Granger & Co

By

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January 2004

ASC: 542/LSR/1

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Site Data

ASC project code:	LSR		Project No:		542
County:		Leicestershire			
Village/Town:		Loughborough			
Parish:		All Saints			
NGR:		SK 537 200			
Present use:		Former rectory			
Planning proposal:		Residential development			
Planning application ref/date:		03/2984/2			
Local Planning Authority:		Charnwood			
Client:		Leicester Diocesan Board of Finance C/o Andrew Granger & Co 21 High Street Loughborough Leicestershire LE11 2PY			
Contact name:		Mr R.C.H. Harrison			
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Cover: View of the rectory

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

Figure 2: Site location *(scale 1:1,250)*

Summary

In January 2004 an archaeological-desk based assessment was undertaken of land at the Rectory, Steeple Row, Loughborough. The assessment revealed that archaeological sites and monuments are not currently known within the boundaries of the site, but a number are known in adjacent areas. The site is close to the church of All Saints and the Old Rectory. These are both medieval buildings and there is potential for the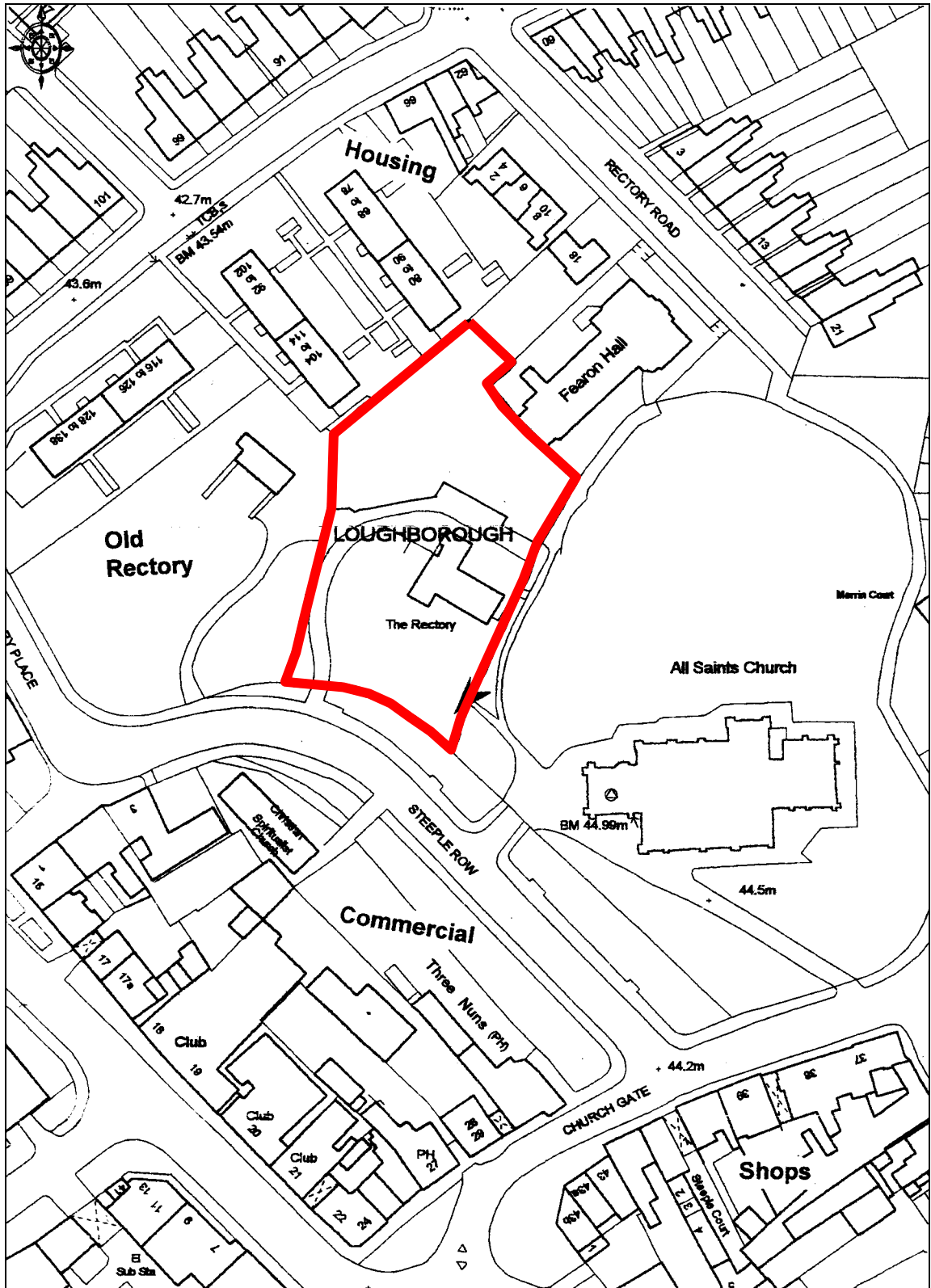 presence of remains of these periods on the site. During the post-medieval period the site was laid out as part of the gardens of the Old Rectory. The present Rectory was constructed in the second half of the twentieth century and any archaeological remains within the footprint of the building may have disturbed during the construction. Any archaeological remains in less disturbed areas away from the Rectory may survive in good condition and these parts of the site offer good archaeological potential.

1 Introduction

1.1 The Leicester Diocesan intend constructing a new housing development on land at the Rectory, Steeple Row, Loughborough. In line with the guidance contained in the document PPG16 *Archaeology and Planning* an assessment is required of the archaeological potential of the site and the *County Archaeology Office* (CAO) advised that an initial archaeological desk-based assessment is required to be followed, if necessary, by an archaeological evaluation of the site.

1.2 The developers consultant *Andrew Granger* & Co commissioned *Archaeological Services and Consultancy Ltd* (ASC) to prepare the desk-based assessment and this document presents the results of the assessment.

1.3 The work was necessary because the proposals for development have the potential to disturb archaeological remains on the site.
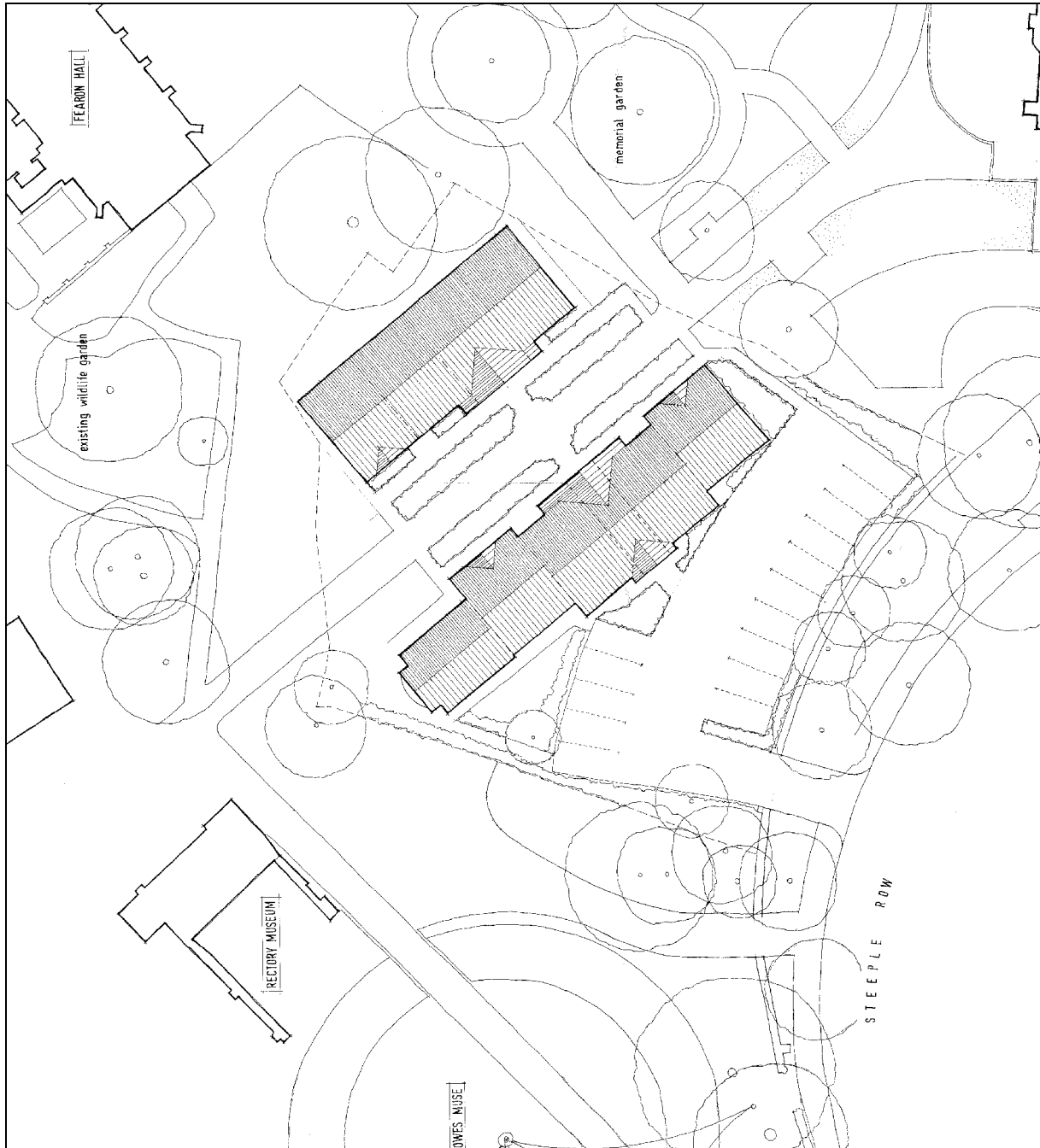
Figure 3: Plan of the proposed development (*not to scale*)

2   Setting

2.1   *Location and Description*

The site is situated in Loughborough in the administrative district of Charnwood (Fig. 1). It lies in Loughborough town centre to the northwest of All Saints Church and is centred at Ordnance Survey National Grid Reference (NGR) SK 537 200 (Fig. 2).

The site covers an area of *c*.0.3 ha and comprises a building known as *The Rectory* and the surrounding grounds. It comprises an irregular area bounded by the churchyard to the south east, Fearon Hall to the northeast. A housing estate is to the northwest and Steeple Row is to the southwest (Fig. 2).
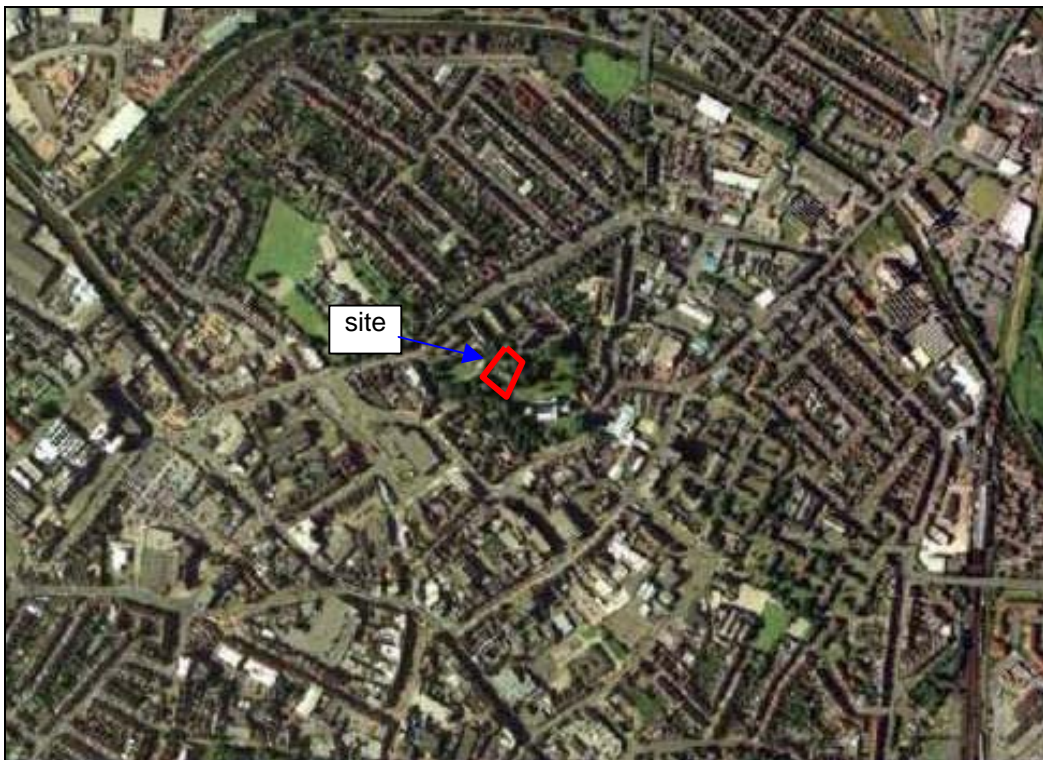
Plate 1: Aerial photograph of Loughborough town centre

2.2   *Geology and Topography*

The site is in an urban area and the soils of the area have not bee mapped. If the natural soils survive they are likely to comprise the *Whimple 3 Association*, namely fine loamy or silty soils over Permo-Triassic and Carboniferous mudstone (Soil Survey 1983). Natural drainage of the region is dominated by the River Soar. This passes the east side of the town and flows into the river Trent near Long Eaton. The site lies on slightly raised ground above the river valley at an elevation of *c*.45m OD.

2.3   *Existing Buildings and Access*

The site is currently occupied by a modern detached house. Access is via a drive off Steeple Row to the southwest.

3 Aims and Methods

3.1 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 archaeological, historical and topographical 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.

3.2 The desk-based assessment was carried out according to the *brief*, and the Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).

3.3 The following readily available sources were consulted for the 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 Sites & Monuments Record (SMR), Thurmaston. The study area employed in the SMR search includes the site itself, and a surrounding area of approximately 500m 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 (CRO).

3.3.3 *Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal source consulted was the *Leicestershire County Record Office*.

3.3.4 *Air Photographs*

Given favourable light and crop conditions, air photographs can reveal buried features in the form of crop and soil marks. They can also provide an overview of and more specific information about land use at a given time. The principal source consulted was the *Leicestershire County Record Office*.

3.3.5 *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 palaeo-environmental deposits.

3.3.6 *Secondary & Statutory Sources*

The principal source consulted was the *Leicestershire County Record Office and Loughborough Library*.

4   Archaeological and 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 review of the archaeological and historical background to the site. In order to provide as full a survey as possible and to set the site in its local and regional context, the study area comprises the site and a surrounding area of *c.*500m radius.

The study area lies within an area of archaeological and historical interest and the site has the potential to reveal evidence of a variety of periods. The definitive list of archaeological and historical sites is the county *Sites and Monuments Record* (SMR). Relevant sites included in the SMR are shown on Figure 4 and listed in Section 9.

Section 4.1 provides a discussion of the archaeological and historical background to the site (*i.e.* the surrounding 500m), while section 4.2 considers the site itself.

4.1   *Archaeological & Historical Background*

4.1.1   *Prehistoric   (before AD43)*

Prehistoric sites not known in the area immediately surrounding the site.

4.1.2   *Roman   (AD43-c.450)*

There is only limited evidence for Roman activity in the area around the site but a coin of the emperor Hadrian has been found *c.*600m southeast of the site (SMR 7749). Sherds of Roman pottery have also been found in the town centre (Scott 1979, 113). A limited number of Roman sites have been found in the valley of the river Soar, but the main urban areas during the Roman period comprised a settlement at Willoughby *c.*15km east of the town centre and the civitas capital of *Ratae* (Leicester), to the south (OS 1979).

4.1.3   *Saxon   (c.450-1066)*

Loughborough may have originated during the Saxon period but little is known of the early history of the town. No Saxon period remains have been found within the area around the site, although the site of the church may have been in use during this period.

4.1.4   *Medieval   (1066-1500)*

The town was of considerable importance during the early medieval period and was included in the Domesday survey (1086), where it is referred to as *Lucteburne* (Morris 1979). The land was held by *Earl Hugh* and contained two mills. Eight villagers, freemen and sixteen smallholders were recorded.

Loughborough continued to develop during the 12th century and is referred to in a document of 1186 as *Luchteburc* (Ekwall 1935, 291). A market and fair were granted in 1221 and are referred to in a grant to Hugh Dispensar in 1228-9. The church of All Saints, which is situated immediately east of the site is first recorded in 1193 although much of the existing architecture is of later periods (SMR 632; Pevsner & Williamson 1998, 281).
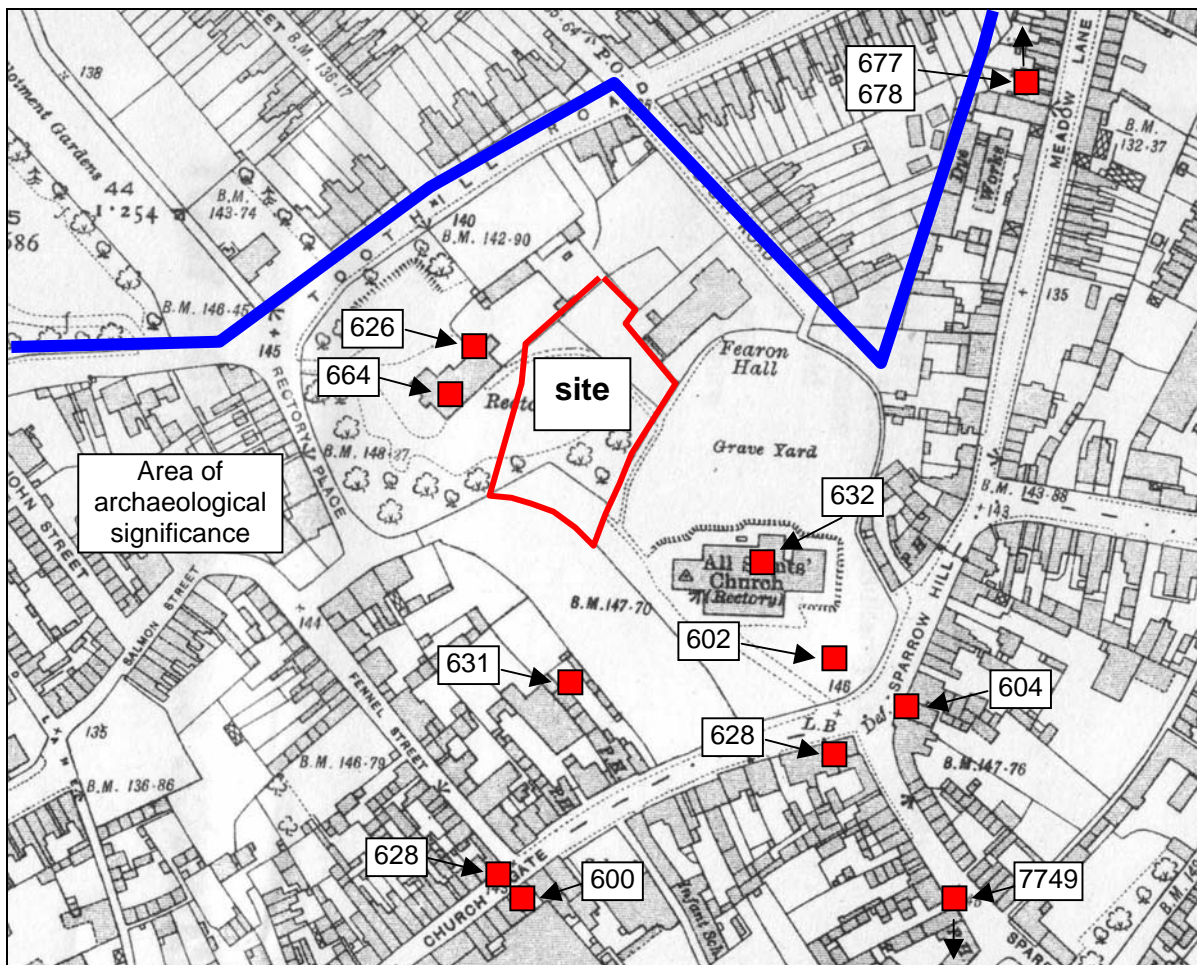
Figure 4: Archaeological Sites in the Leicestershire SMR showing part of the designated Area of Archaeological Significance. Locations are approximate (*scale=1:10,560*)

The site lies towards the north side of the medieval town centre, much of which has been designated by *Leicestershire County Council* as an *Area of Archaeological Significance* (Figure 4).

All Saints Church is situated on the north side of Sparrow Hill and Church Gate. These streets are probably medieval in origin and form a route from the town centre. Sparrow Hill is situated *c.*200m southeast of the site. Loughborough Grammar School (SMR 602) was situated on the north side of Sparrow Hill, on the south side of the church. Thomas Burton left lands in 1495 which were used to found a grammar school and the original building stood until 1748.

A number of ancient buildings survive in the area, notably the Old Rectory, on the northwest side of the site (SMR 626 & 664; Pevsner & Williamson 1998, 293-4). A rector is first mentioned in 1193 and the first reference to the rectory is in 1228, but most of the surviving fabric dates to the 14th century (*ibid*). Most of the building was demolished in 1962 (Williams 1962, 21-22b) but part of the medieval core survives. Formerly a *scheduled ancient monument*, this building was de-scheduled in 1997 and is now classified as a grade II* listed building (DoE 1984). The redevelopment of the modern rectory site may have an effect on the setting of the Old Rectory, which must be taken into account (Section 6.3, below).
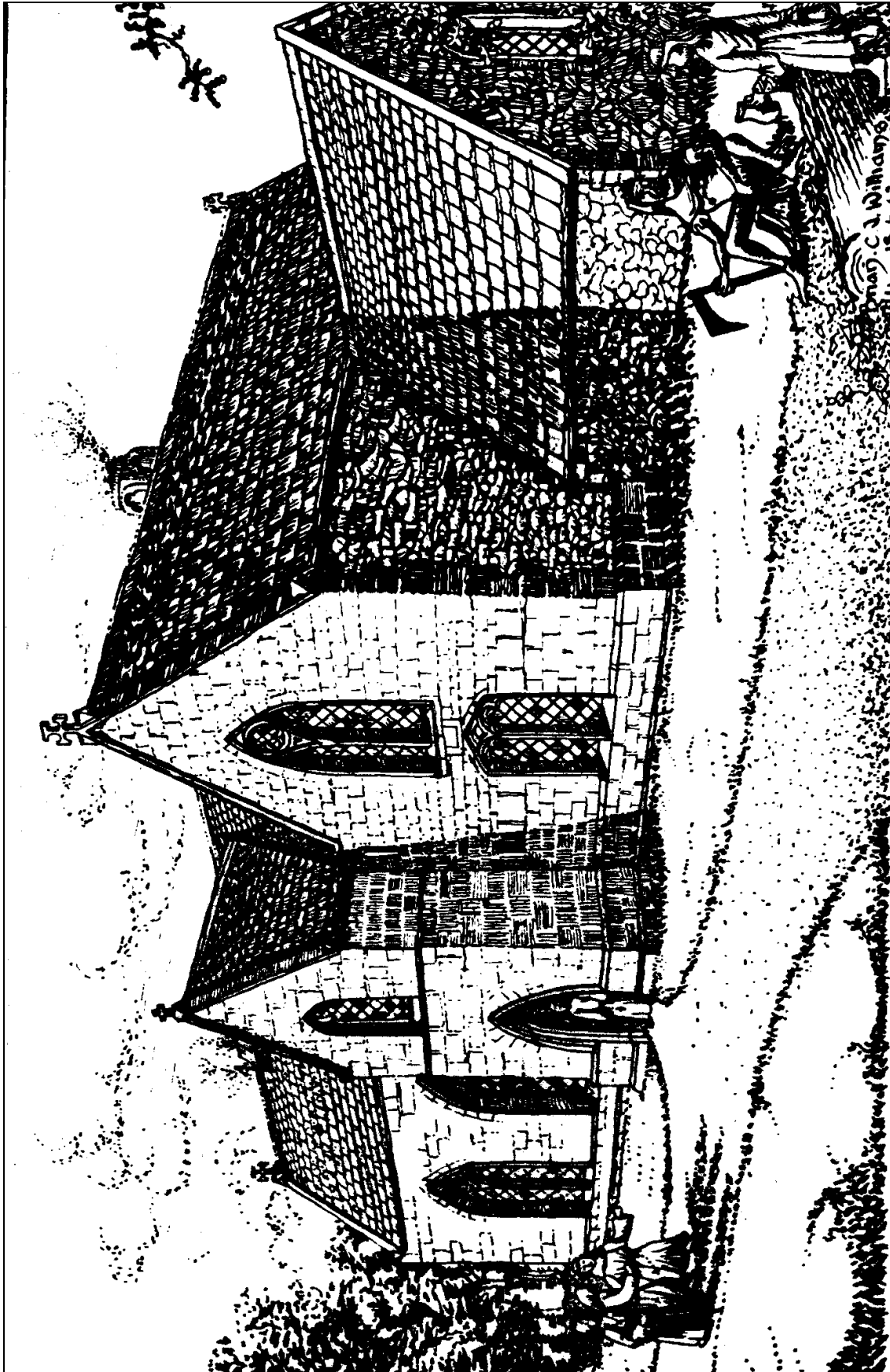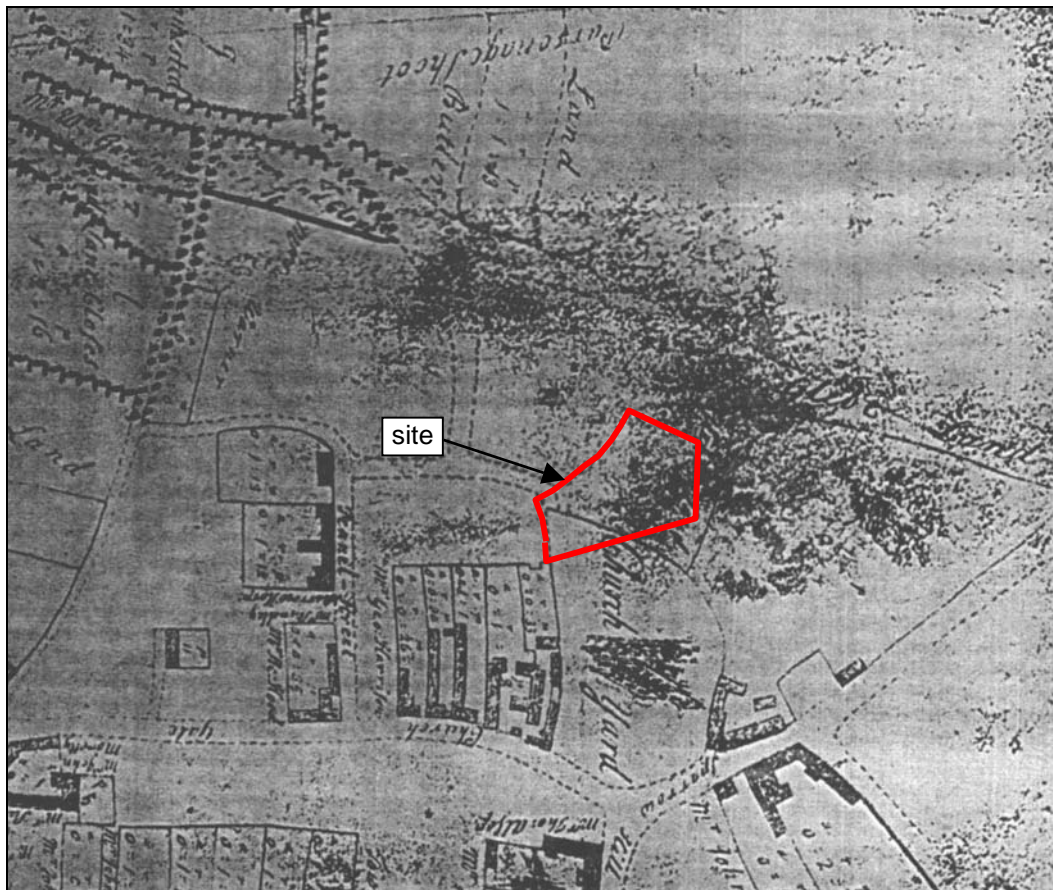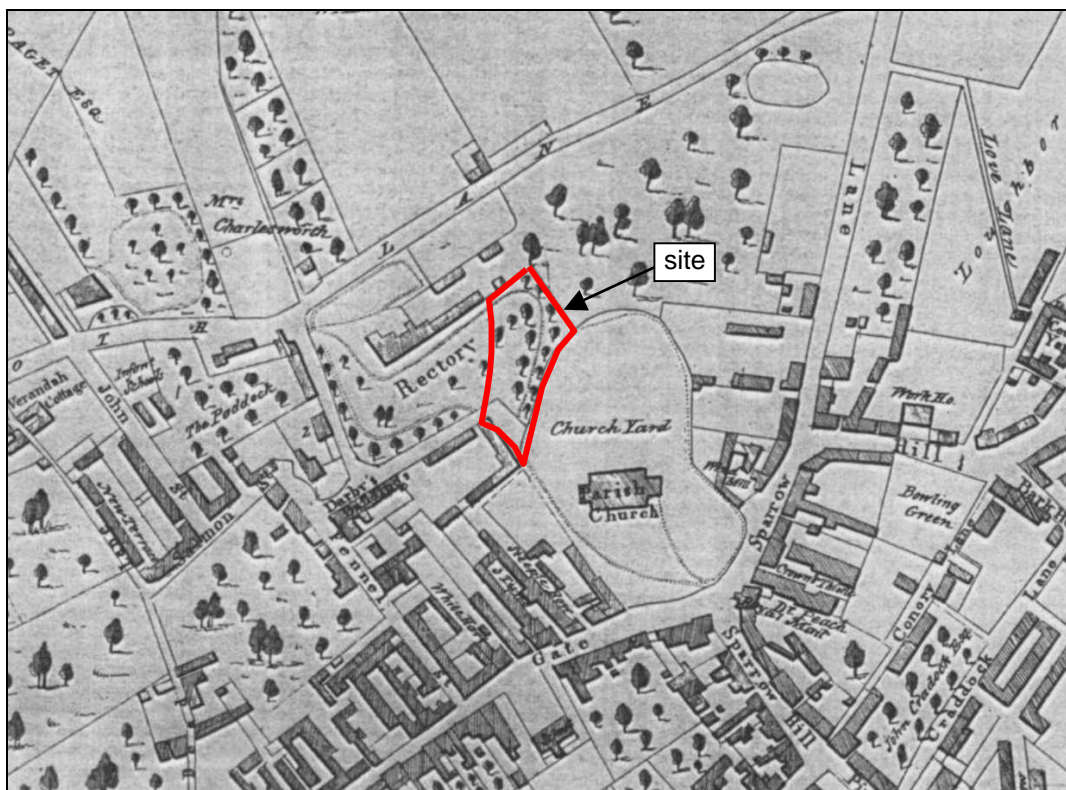
Figure 5: Reconstruction drawing of the Old Rectory by B.C.W. Williams. View looking west approximately from the centre of the site

Figure 6: Extract from a map of Hastings family land, Loughborough (1735)

Figure 7: Extract from a plan of Loughborough (1837)

A timber framed building was situated at 11 and 12 Sparrow Hill (SMR 604) and has been tree ring dated to 1475. This building may have been the home of Edward, first Lord Hastings of Loughborough and may have been the medieval manor house. It also included a private chapel and a *connery*. 16th century timbers have been found within the building at 37-8 Church Gate (SMR 628). This has been identified as a guildhall and remains of a cellar were found during salvage recording.

4.1.5 *Post-Medieval (1500-1900)*

The earliest readily available map to show the area in detail is a plan of land held by the Hastings family, dated 1735 (Figure 6). This indicates that the present layout of the area has changed relatively little since the early 18th century and shows the church, the Old Rectory and tenements extending north from Church Gate, on the site of what is now Steeple Row. The area to the north and west of the site was not developed and comprised open land.

A detailed map of Loughborough was published in 1837 (Figure 7) which illustrates the church and surrounding area. The present boundaries of the churchyard had been established by 1837 and detail is also shown of the Old Rectory, parts of which are shown extending to the boundary of the site under consideration. The land to the north contained trees and may have formed the garden of the Old Rectory. Considerable numbers of houses had been constructed close to the site, including developments off Rectory Place immediately south of the site.

A large scale map of Loughborough was surveyed *c.*1860 (Figure 8) and shows the area around the site. The church and burial ground are shown and a footpath is illustrated to the west of the church, which follows the eastern boundary of the site. The buildings and grounds of the Old Rectory are also shown and detail is provided on Rectory Place and the tenements to the south of the site.

A number of minor changes took place in the area surrounding the site during the 1870s and early 1880s and the layout of the area is shown in considerable detail on the 1883 Ordnance Survey map (Figure 9). The map does not show the footpath leading across the churchyard from the end of Rectory Place. The map also illustrates the layout of the Old Rectory and its grounds. The full extent of the building is shown and details are provided of the layout of the grounds, including minor outbuildings and the arrangement of the gardens. The Ordnance Survey published a map at a smaller scale (25 inches) in 1886, where the arrangement is unchanged (Figure 10).
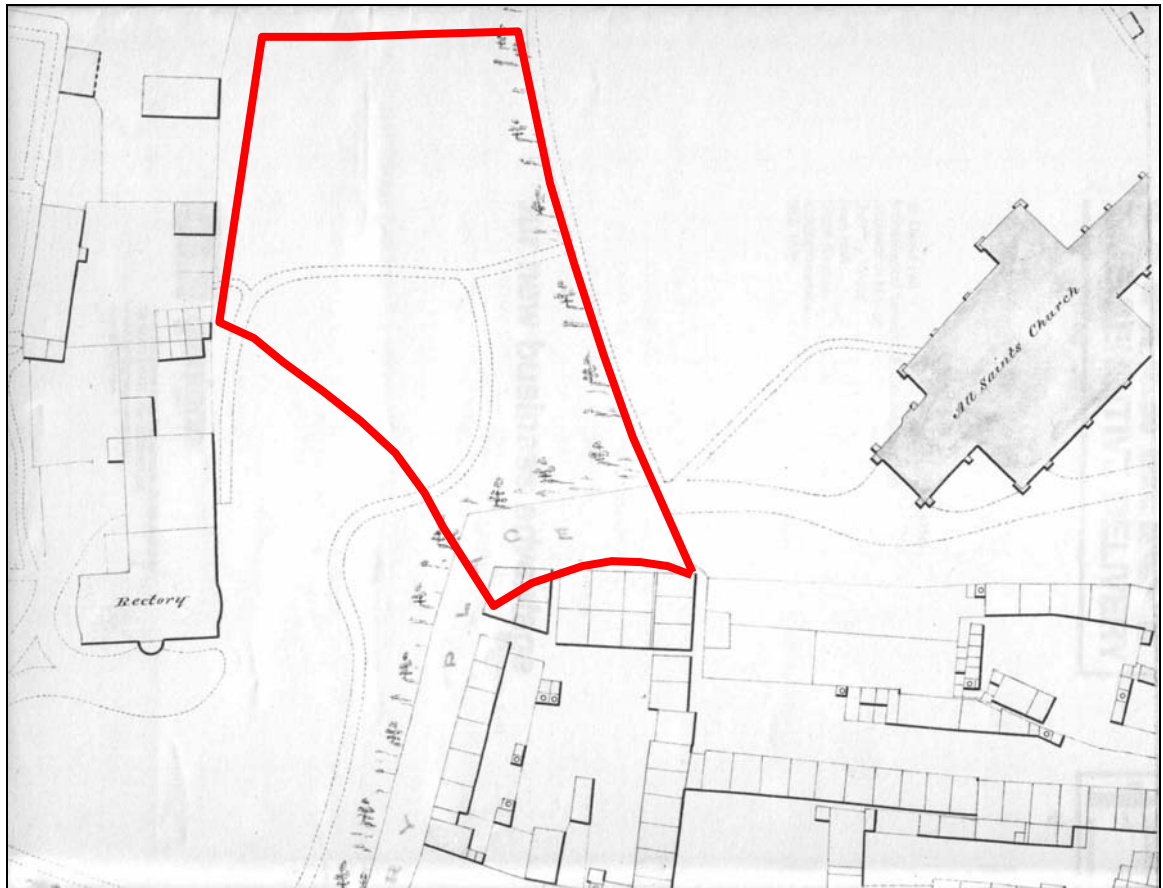
Figure 8: Extract from a map of Loughborough *c.*1860 (*not to scale*)
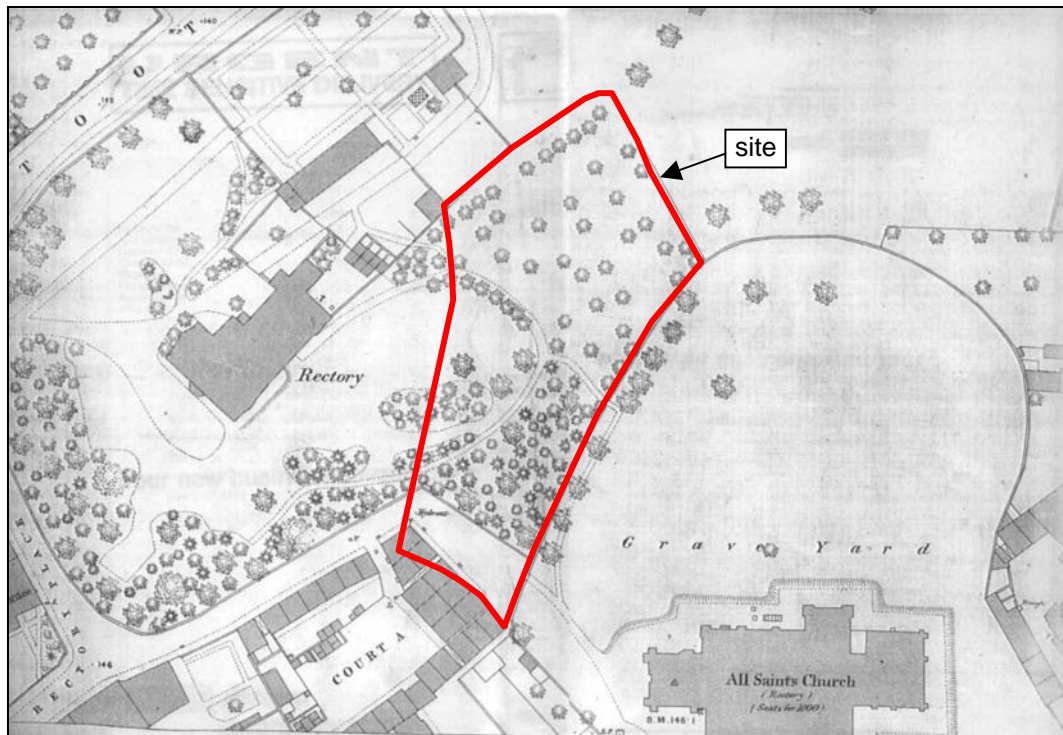
Figure 9: Extract from the Ordnance Survey map *c.*1883 (*not to scale*)
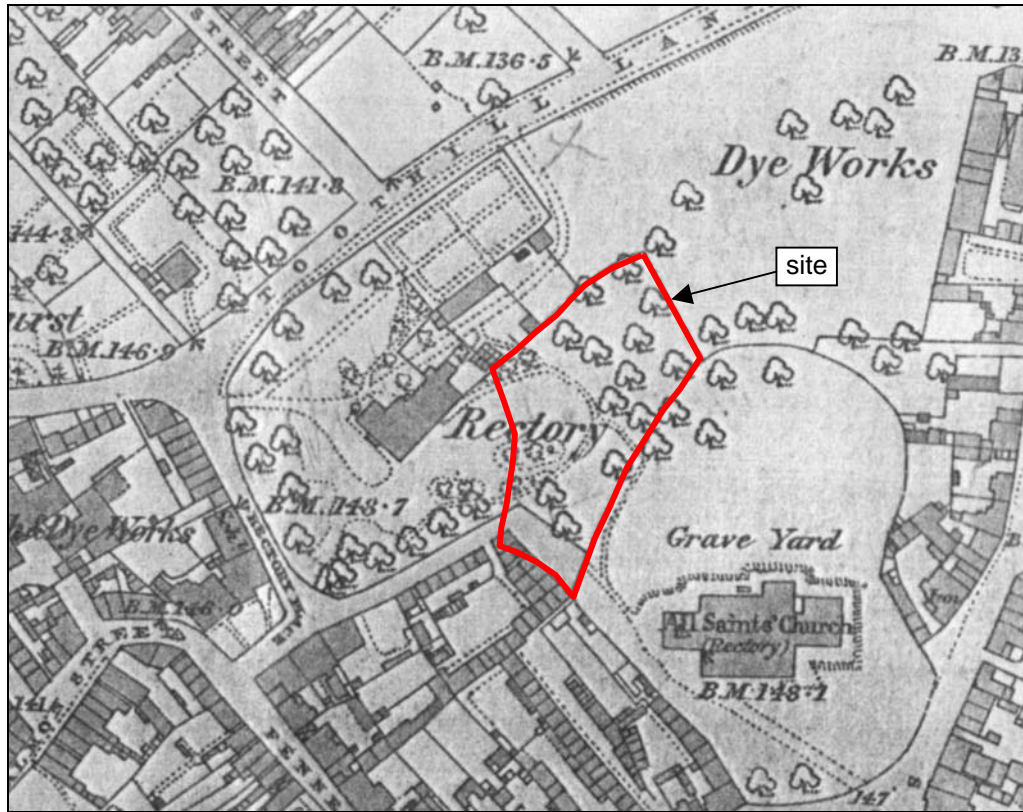
Figure 10: Extract from the Ordnance Survey map *c.*1886 (*not to scale*)
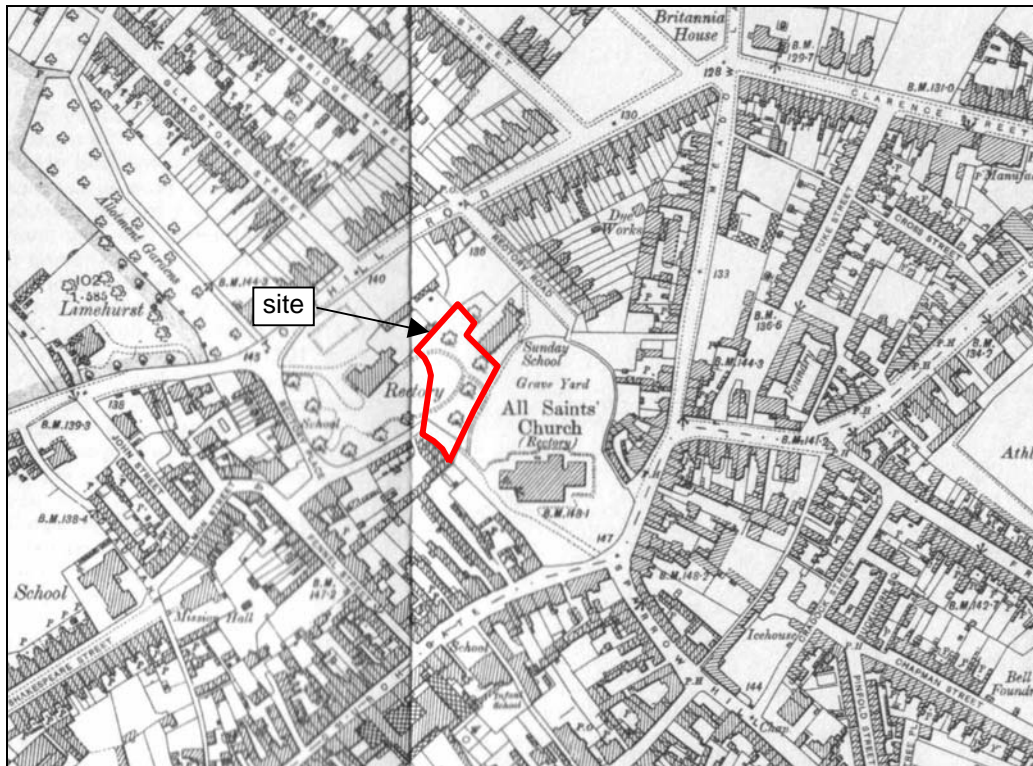
Figure 11: Extract from the 1901 edition Ordnance Survey map (*not to scale*)

4.1.6   *Modern   (1900-present)*

The area developed considerably during the late 19th century and the layout in 1901 is shown on Figure 11. A large building, currently known as Fearon Hall had been constructed on the northeast boundary of the site and Rectory Road had been laid out to the north. Semi-detached houses were built on the northern part of the former garden, fronting onto Toothill Road and Rectory Road. A number of minor modifications were also made to the layout of the Old Rectory and it's outbuildings on the west side of the site.

A revised edition of the Ordnance Survey map was published in 1921 which shows that a number of changes took place in the area during the early 20th century (Figure 12). Access to the church was probably improved by the removal of the a number of buildings to the south, at the end of Rectory Place and on the north side of Church Gate. A number of modifications were made to Fearon Hall, notably a major extension on the north side, and a smaller construction on the northwest, close to the boundary of the site.
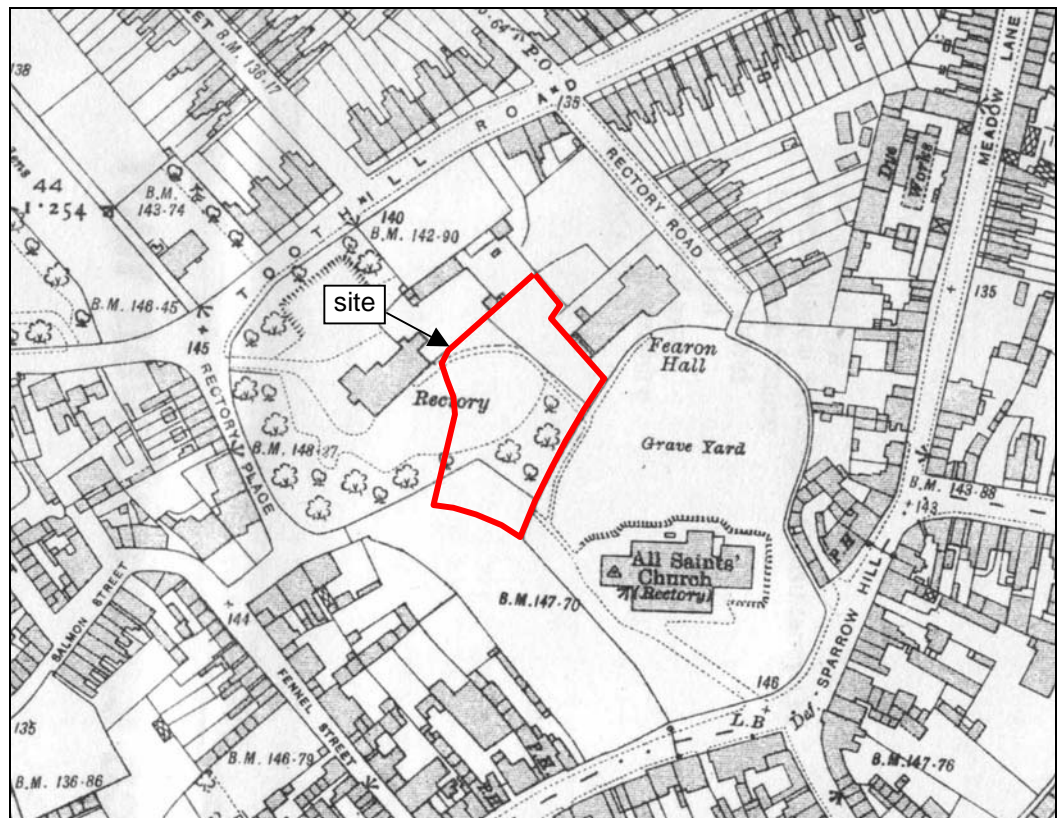
Figure 12: Extract from the 1921 edition Ordnance Survey map (*not to scale*)

A road named Steeple Row currently runs along the south side of the church linking Rectory Place and Church Gate (Figure 13). It was constructed on the site of the former tenement blocks removed during the early part of the century one of which was named Steeple Row and gave its name to the new road. The former northeast boundary of the tenements currently form the southwest boundary of the site and the churchyard. Other mid 20th century changes in the area surrounding the site comprise the construction of 18 Rectory Road on the north side of the site and minor modifications to the grounds of the Old Rectory.

The area surrounding the site underwent a number of major changes during the late 20th century (Figure 2). Much of the Old Rectory was demolished in 1962, although part of the medieval structure was preserved and is now a museum (Plate 2). A number of apartment blocks were built on the site of the Old Rectory garden, to the north and west of the surviving building and numbers 2 to 10 Rectory Road were also constructed. A new rectory building (the subject of this assessment) was constructed on the east side of the medieval building (section 4.2.6).

4.2   *The Known Archaeology and 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. The earliest readily available map showing the site was produced during the post-medieval period (1735; Figure 6), but this map shows that the southern part of the site may have been partially within the church burial ground. The possibility that the part of the southern part of the site may have been used for burials during the medieval period should be considered.

Figure 13: Extract from the 1962 edition Ordnance Survey map (*not to scale*)

Plate 2: The surviving part of the Old Rectory

4.2.5 *Post-Medieval (1500-1900)*

The map of the Hastings estate dated 1735 shows the site partially within the churchyard, although the remainder comprises open ground (Figure 6). The map does not illustrate details of the Old Rectory but during this period the site was probably within the Old Rectory Grounds. The 1837 plan (Fig. 7) is more informative and shows that the present east boundary of the site had been established and that the site contained a number of trees and was within the Old Rectory Grounds.

The map of 1860 (Figure 8) illustrates the site in considerable detail and shows that the east boundary was lined with trees. A footpath led from east to west across the centre of the site, allowing direct access from the Old Rectory to the church. A second path led south from the latter path, towards Rectory Place, the end of which occupied the southern part of the site.

The layout of the site probably changed little during the 1860s and 1870s and the 1883 Ordnance Survey map shows a similar layout to that of 1860, with a denser growth of trees. The same layout is illustrated on the 1886 Ordnance Survey map (Figure 10).

4.2.6 *Modern (1900-present)*

Loughborough expanded considerably during the late 19th century and the 1901 Ordnance Survey map shows the site within an essentially urban environment (Figure 11). The layout of the site remained largely unaltered but Fearon Hall had been constructed on the northern boundary.

The 1921 edition Ordnance Survey map (Figure 12) illustrates a number of minor changes that took place during the early 20th century. The trees in the northern part of the site had been removed and a new division, perhaps a hedge or fence had been added to separate the northern part of the site, from the gardens to the south. The division was immediately north of the rear entrance from the churchyard.

The construction of Steeple Row in the mid 20th century resulted in a number of changes to the layout of the site (Figure 13). A new southern boundary was established on the north side of the new road and the layout of the garden was simplified by the removal of the footpaths.

The site was probably developed in its present form during the 1960s and 1970s on part of the garden of the Old Rectory. The late 20th century detached house on the site may be contemporary with or post-date the demolition of the Old Rectory. The building is enclosed in its own grounds and has separate access from Steeple Row (Figure 2).

5　　The Walk-Over Survey

As part of the desk-based assessment a preliminary walk-over survey of the site was undertaken on 8th January 2004.

5.1　　*Aims of the Walk-Over Survey*

The walk-over survey had 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 CAO.

5.2　　*Results of the Walk-Over Survey*

5.2.1　　Access to the site is from the south. The main entrance is from Steeple Row and is via a driveway surfaced with tarmac (Plate 3). Pedestrian access may be available from the east, via a gate from the churchyard. A modern wall runs along the south side of the site and a number of mature trees are present at various locations.

5.2.2　　The Rectory comprises a late 20th century detached house (Plate 4). It is situated in the centre of the site and is surrounded by hedges/fences with an open area of lawn to the south. A garage with access via a tarmac drive from Steeple Row is situated to the rear (Plate 5).

5.2.3　　The north part of the site is currently laid out as a nature garden and comprises flower beds, a pond and minor paths (Plate 6). This part of the site is separated from the Rectory and its garden by a modern wooden fence and pedestrian access is available via a gate from the Old Rectory grounds.

5.2.4　　A late 19th century Victorian brick building, known as *Fearon Hall* is situated immediately north of the site (Plate 7) and the burial ground of All Saints church is to the east.

5.2.5　　Overhead cables are not present on the site, but there is currently no information concerning the whereabouts of buried services.

Plate 3: The main entrance to the site

Plate 4: The Rectory and garden from the south

Plate 5: The north side of the Rectory

Plate 6: The nature garden

Plate 7: View of the north of the site with Fearon Hall in the background

6   Statutory Constraints on Development

6.1   A variety of planning constraints are in place in the area. These constraints relate both to the area as a whole and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and other local and national bodies.

6.2   *Scheduled Ancient Monuments*

There are no *Scheduled Ancient Monuments* (SAMs) on the site. The site is adjacent to the Old Rectory. This was formerly designated as a SAM (no. 17138), but was de-scheduled in 1997.

6.3   *Listed Buildings*

6.3.1   The site does not contain any *Listed Buildings*. It is adjacent to a number of such buildings including All Saints Church and the Old Rectory.

The Old Rectory is included in the listed buildings register as a Grade II* building and is described thus:

> *Two bays of medieval hall-house, now ruinous, with part of lower end rebuilt as museum. Late C13 or early C14 and later. Coursed rubble with ashlar dressings. Walls thickened, perhaps in C16- cross passage doors (and probably also the windows) had 2-centred arches to exterior, 4-centred to interior. Lower end, 3 arched doorways (central one mutilated) into service area linked by ashlar surround, with fine Geometrical traceried spandrels. Low cusped-headed doorway leading to staircase on right. Left-hand return front of lower end incorporates some old timbers arranged when this block was rebuilt as a museum in the 1960s. At rear, part of ashlar surround to doorway opposite central opening from hall survives, below coping for gable of building beyond, presumably kitchen. Single-light cusped opening to first floor. The Rectory was enlarged at later dates- notably after a fire in 1828- but in 1962 all save the medieval parts were demolished* (DoE 1984, SK 5319 NE 10/82).

All Saints Church is included as a Grade II listed building and is described:

> *Church, mainly C14, restored and enlarged 1862 by G G Scott. Of ashlar. Nave and aisles (with secondary south aisle added 1862 between south transept and porch), transepts, chancel, 4-stage C15 west tower. Four-bay nave with pinnacles and battlements. Three-light aisle windows with decorated tracery. Three-light C15 clerestory windows, 2 to each bay. Chancel with perpendicular windows to north and south, but decorated 5-light east window. Tower: west doorway with shields and leaves carved in the spandrels, 5- light perpendicular west window, 3-light blind window above. Bell stage has 2 tall 2-light windows with transoms and quatrefoil heads flanked by blank panels with identical tracery. Pinnacles and battlements above (restored 1950). Interior: very lofty tower arch. Quatrefoil arcade piers. C19 roofs. Sedilia and piscine in chancel. Piscina and aumbry in south chapel. C19 wrought iron altar table in south aisle. Fine monument to Joanna Walters, d.1673, carved with angels holding a curtain to either side of inscription tablet, and the shrouded bodies of a woman and 2 babies beneath. Some C15 brasses.*

> *Fine collection of carved Swishland slate headstones in churchyard* (DoE 1984, SK 5319 NE 10/86).

6.3.2   The site is within the historic area of Loughborough and a number of other listed buildings are present within the study area.

6.3.3   The Rectory is a modern building and is unlikely to be considered of architectural merit. The building is partially hidden from the medieval buildings by mature trees and hedges.

6.3.4   The design of the new development should take the setting of the listed building into account and appropriate professional advice should be obtained.

6.4   *Archaeological Sites and Monuments*

The site is not currently known to contain any archaeological sites and monuments included in the county *Sites and Monuments Record*, but a number are known adjacent to the site and in the surrounding area (Figure 4). All Saints Church, which is immediately to the east of the site, is included in the SMR as no. 632 and the Old Rectory, on the west side, is no. 626. A map dated 1735 indicates that the burial ground of All Saints Church may have extended into a small area of the southeast corner of the site.

The site is within the historic core of Loughborough and is within an area of archaeological sensitivity. The centre of Loughborough has been designated as an *Area of Archaeological Significance* and the site is within this zone (Figure 4). The local authority is likely to attach archaeological conditions to any applications for permission to developments within such areas. In this case, the local authority has indicated that an *Archaeological Evaluation* may be required.

7   Conclusions

7.1   The desk-based assessment has revealed that archaeological sites and monuments are not currently known from the site, but a number are known in the surrounding area (Figure 4). Finds of the Roman period have been found elsewhere in Loughborough and the potential for occasional isolated finds of the prehistoric and Roman periods on the site should not be overlooked.

7.2   Loughborough developed from the Saxon period and the site is situated to the north of the medieval town centre. The church of All Saints may have Saxon origins and the adjacent Old Rectory dates from the 12th and 13th centuries. The site is situated between the church and Old Rectory and the land may have been held by the church since the medieval period. The 1735 Hastings Estate Map (Figure 6) indicates that the west boundary of the churchyard may have been further to the west than the present boundary and may have extended into the southeast corner of the site. It is also possible that medieval buildings may be present.

7.3   The post-medieval and modern maps indicate that the site formed part of the gardens of the Old Rectory. A number of 19th century maps (*e.g.* Figures 8-10) show that the area was laid out as a formal garden containing trees and paths and was probably laid out as lawn. This layout probably remained until the development of the Rectory during the 1960s or 1970s.

7.4   *Archaeological Potential of the Site*

       There are likely to be areas of the site where ground disturbance has taken place, but archaeological remains may survive in areas away from the main areas of disturbance.

     7.4.1   The site of All Saints Church and the Old Rectory 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 Rectory site, the site is considered to offer *moderate* or *good* potential for the discovery of remains of these periods. During the post-medieval period the site formed part of the gardens of the Old Rectory. Post-medieval gardens are now considered worthy of study (*e.g.* Brown (ed) 1991) and should any 16th to 18th century garden features survive, they should be treated as part of the archaeological record.

     7.4.2   Any archaeological remains in the central part of the site, within the footprint of the house and garage are likely to have been disturbed during the construction of the Rectory. The degree of disturbance will have been determined by the extent of the building foundations. Consequently the footprint of the house is considered to offer *limited archaeological potential.*

     7.4.3   The remainder of the site, comprising the lawn to the south and nature garden to the north is not known to have been developed. Any archaeological remains which are present in these areas are may survive in good condition and these parts of the site are considered to offer *good archaeological potential*.

7.5   The framework for the management of archaeological issues in the planning system is provided in the document PPG16 *Archaeology and Planning*. Decisions relating to archaeological matters in Loughborough are taken on behalf of the local authority by the Senior Planning Archaeologist of *Leicestershire County Council*.

8   Acknowledgements

9   Sites and Monuments Data

Sites listed below are those within the study area, *i.e.* the site and a surrounding area of

*c.*500m

SMR	NGR	Name	Category	Type	Form	Description
600	5374 1982	20 Church Gate Burton's House	Medieval	House	Building	Nichols describes this building, notes its name as 'the old Gaol' mentions its restoration in 1753, its use by the school and records a tradition that Thomas Burton the 15th century benefactor to the town lived there. Green notes its use as the headmasters house, its partial demolition in 1939 and conversion to an air raid shelter and subsequent use as an electronics store. He records an internal well was found- and filled by the last headmaster Final demolition occurred in 1964 and Brian Williams and LDAS recorded what remained. It was a 13th century house lying at right angles to Churchgate. Windows, doors and capitals were recorded and published. It was considered a rich merchants house.
602	5385 1991	Grammar School	Medieval	School	Documentary	Thomas Burton left lands in 1495 which were used to found a free Grammar School (the bequest was originally to maintain a chantry) after the reformation. The school was first mentioned in 1542. It was rebuilt in 1748, demolished in 1825. The 16th century school was in the east corner of the churchyard and contained two rooms.

604	5385 1988	11 & 12 Sparrow Hill	Medieval	Extant building/ documen tary	building	Nichols describes a house 'opposite the broad entrance to the churchyard' where Edward, first Lord Hastings of Loughborough lived. In the 'connery' behind the house was a private chapel and at the bottom on the inclosure are the remains of a large fishpond, now called Connery Pool. The Coneries is a modern street name to the SE of this building. Cook describes the area behind the house as 'Hen Park' of *c.*40 acres and notes that 'in the roadway' the foundations of an old stone wall, 40-50 yards long a *c.*6' thick have been found, probably representing a boundary wall Green identifies the Manor House as 11 (& by implication 12) Sparrow Hill. He describes an ancient fireplace Woodhouse describes timber framing on the north wall Pevsner says that the house (which he calls 54) looks late 17th century but underneath is a close-studded timber-framed building (tree ring dated 1475) with traces of painted decoration inside and a 17th century crosswing. He also says that the Coneries were developed during the early 18th century.
625	SK 536 197	Old Red Lion Inn	Medieval	Occuptn & pottery	Structure & finds	On the site of the Old Red Lion Inn a beaten clay floor between two walls, *c.*7' apart was found at a depth of 2'6". Two sherds of pottery (joining) were sealed beneath this floor. It was hard fired &DDT Clarke says it was 16th century *i.e* probably Midland Purple. Maurice Barley thought it was Derbyshire Ware
626	5371 2000	Old Rectory	Medieval	Parsonag e	Building	The surviving portion of the Old Rectory seems (in origin) to be 13th century with rebuilding in the 17th century and after a disasterous fire in 1826. 13th window & door mouldings survive in-situ and there is some reused 12th century. The remains are essentially a great hall, screen and pantry and buttery. It is in use as a museum. Scheduled Ancient Monument 17138. Descheduled 20/07/97

627	537 198	Church Gate	Medieval	Building	Structure	In 1975 Irish Menswear shop on the corner of Churchgate anmd Warner Lane was demolished. Prior to destruction it was recorded by LAS and Leics Mus. Leics Mus recovered a beam dated 1622, a painted brace (with b & w chevrons), a timber mullion, a joint from the base cruik and a 16th century leather shoe
628	5383 1987	37-8 Church Gate	Medieval	Guildhall	Building	The Great House (Great Hall) Lord's Place is in Churchgate and is said to have belonged to either the Guild of Jesus or St George and may have been their common hall before the 16th century. There are 16th century timber framing remains Woodhouse doubts the identification as a guildhall A medieval hammer head has been found here In July 1996 salvage recording of a wall below ground level was undertaken by Ernie Miller. The wall of mortared 'forest stone' lies under the boundary between 40 and 41 Church Gate, adjacent to the 'Gtreat House'. The wall may be part of a cellar.
629	5372 1982	20 Church Gate	Med & PM	Market Cross & Fair	Documentary & structure	At the south end of the market place was (until 1828) the 'Butter and Hen Cross' (erected 1742) which replaced an earlier cross which was mentioned in 1516. A market and fair was granted in 1221 A grant to Hugh Dispensar of a market and fair at Loughborough is dated 1228
631	538 199	Eagle Inn	Undated	Wells	Structure	In 1949 2 wells were found in the Eagle Inn. One was of rough brick & probably modern while the other was neatly built of stone
632	5380 1993	All Saints Church	Medieval	Church	Structure	Church is first mentioned in 1193. Main body is mostly early 14th century, though the clerestory & tower are late perpendicular (Pevsner)
664	5370 2000	Old Rectory	Medieval	Parsonage	Building	Grade ii listed building, Built using medieval details from earlier parsonage which was destroyed by fire in 1826
677	5390 2017	Windmill Field	Medieval?	earthwork	windmill	A windmill (post & mill) is shown on an engraving printed in Nichols. It was NE of the church. Nichols also mentions a Windmill Field. A Windmill Furlong is shown E of the church on the 1735 Estate map
678	5390 2017	Windmill Field	Medieval?	Windmill	documentary	Place name evidence which supports the windmill mound (LE677)

7749	540 197	Cobden Street area	Roman	Coin	Find	Roman coin found very worn but, probably a sestertius of Hadrian
8696	532 201	Between Queens Rd & Canal				Occupies area between Queens Road and the canal. An engraving of *c.*1892 shows that parts of the building viz. the engine house by the canal, and the pedimented building with semi-circular window are probably over 100 years old, when compared with present remains. Cartwright & Warner went out of business in 1929 and the firm of T.P.Towle bought the site for hosiery manufacture.
9545	534 199	Adjacent to The Rushes	Medieval	Pits, etc	Occupation	During excavation, following a watching brief a series of wall footings were recovered. These probably relate to the boundary of deed Lane. A series of post holes to the north were found but were undatable, with the exception of one which was early medieval. Two ditches were found, probably for drainage: one contained pottery from the Roman to post-medieval periods. Close to the street frontage the remains of a building were found, which dates to the early post-medieval period. A series of gullys and ditches dating from the medieval and post-medieval periods suggests an attempt to drain the land which was known to be boggy. Documentary sources show that many walkways and bridges were built over the area.
9631	536 197	54 Church Gate	Post-medieval	House	Extant	Behind the shop are the remains of an early 16th century timber framed dwelling

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11   Cartographic Sources

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

Date	Reference	Description
1735	DE.4614	Part of a survey of the Hastings family land
1828	DE.319	Plans of the estates of Market Bosworth Free School
1837	-	Plan of Loughborough (Loughborough Library)
1852	DE.5845/38	Plan of Loughborough Rectory Estate
*c.*1860	DE.2789/1-13	Large scale plan of the town of Loughborough. Part 9
1884	Leics XV11:8.10	Ordnance Survey 10.56 feet to 1 mile
1886	Leics XVII:8	Ordnance Survey 25 inch map: County Series
1901	Leics XVII:8	Ordnance Survey 25 inch map: County Series
1921	Leics XV11:8	Ordnance Survey 25 inch map. County Series
1962	SK5219 & SK5319	Ordnance Survey 25 inch map. National Grid Series
2000	246	Ordnance Survey Explorer Map Series
2001	-	Ordnance Survey Superplan data