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CAPABILITY  
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41 and 43 South Street,  
Oakham, Rutland

Historic Building Assessment

Report No. MK127/18

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**41 and 43 South Street, Oakham, Rutland:  
Historic Building Assessment**

**Report No. MK127/18**

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## **1. SUMMARY**

*CFA Archaeology Ltd carried out a historic building assessment of nos. 41 and 43 South Street, Oakham, Rutland in advance residential development. Property No. 41 was originally a stone barn constructed after 1836 that had been converted to a printers in the second half of the 20th century. No. 43 was a red brick Victorian terraced house that subsequently became incorporated into the printers.*

## **2. INTRODUCTION**

### **2.1. General**

This document presents the results of a historic building assessment undertaken by CFA Archaeology Ltd (CFA) between the 15th and 19th March 2018 on a residential development, at 41-43 South Street, Oakham, Rutland. The work was carried out on behalf of Surface Planning.

The work was undertaken in accordance with a Written Scheme of Investigation (WSI) dated February 2018 covering this programme of works produced by CFA and approved by Leicestershire County Council's archaeologists.

### **2.2. Planning Background**

Condition 6 of the planning consent ref 2017/0442/FUL required a programme of archaeological work prior to the development of the Site. This included a historic building assessment on existing buildings and an archaeological evaluation of the footprint of two proposed new dwellings. The current report presents the results of the historic building assessment; a separate report (MK122/18) has been produced for the evaluation.

### **2.3. Background**

The Site is located in the centre of Oakham on the north side of South Street. The plot contains two buildings (No. 41 and No. 43) fronting South Street, a rear yard to the north and concrete/tarmac driveway (Fig. 1a). The Site is bounded to the east and west by brick walls of neighbouring properties and buildings along High Street to the north.

## 2.4. Archaeological Background

The Leicestershire and Rutland HER was consulted for entries within 100m of the Site (Fig. 1b).

### *Prehistoric and Roman*

Prehistoric ditches and a Roman ditch (MLE18282) were found in a three trench evaluation (ELE7238) 100m south of the Site. Redeposited Roman pottery (ELE16224) was found on the site of the Hodges Building in the School to the north of High Street in what is likely to be the town ditch (ELE4594).

### *Saxon*

A sunken featured building with Early Saxon pottery was found during a watching brief in 1994 approximately 100m to the west of the Site (MLE9902). Late Saxon pottery was recovered from an evaluation on the site of Tesco's (ELE5605) to the south-west of the Site.

### *Medieval*

The parish of Oakham was originally two separate medieval townships: Lordshold (MLE20598) and Deanshold (MLE20597). The Site is located within Deanshold in the centre of the medieval town between two of the main thoroughfares through the town, High Street and South Street. The 1787 map of Lordshold shows that the Site lies next to the alignment of two portions of narrow ditch which probably marked the west side of a defensive enclosure associated with the medieval castle (Clough, 2016, 31).

A little to the west of the Site in King's yard two pits were found containing mid 12th century pottery (MLE15943).

During archaeological work in 1994 a very broad ditch - possibly from the town defences - was recorded running to the north and parallel with South Street (MLE9903).

Approximately 100m west of the Site a watching brief recorded a series of pits containing redeposited Saxo-Norman Stamford ware and earlier pottery. A cess pit was also found containing 11th century pottery (MLE6950).

A trial trench evaluation (ELE5605) on the site of Tesco's revealed archaeological remains in 15 trenches including medieval pits and ditches containing waterlogged material. One of the pits was lined. Roughly 100m east of the Site at 22 High Street a watching brief (ELE1775) found a medieval pit containing Stamford ware dating to the 11th century along with sheep and cattle bones (MLE5621). To the southeast of this was an evaluation by Leicestershire Archaeological Unit in between Crown Street and Mill Street (ELE6714) that produced Saxo-Norman pottery and Stamford ware (11th century). A ditch and rubbish pit associated were dated to the 13th century.

Flores House (1073313) is a 13th or 14th century Grade II\* listed building built of stone, located less than 40m north-east of the Site. A building recording and dendro-dating have been carried out on the structure (ELE4924/ELE5924).

On the west side of Gaol Street, an archaeological watching brief in 2004 (ELE6727) identified a wide shallow pit-like feature and two possible ditches (MLE10235) these were associated with Stamford Ware pottery.

Investigations were undertaken on the site of The Hodges Building in the School to the north of High Street revealed a large ditch dug in the early medieval period, and filled in by the C18th, possibly the town ditch (MLE16223). It contained medieval and postmedieval pottery and a few other finds (ELE4594).

On the north side of the High Street at 49a a watching brief in 1994 found two pits that contained early medieval pottery (MLE5912).

#### *Post-Medieval & Modern*

An archaeological watching brief (ELE6706) was carried out within the Site during the construction of an extension the rear of 43 South Street for Matkins Printers in 1996. This identified a single pit containing a medieval pot sherd (MLE19757) though the upper strata on the site had been truncated by later activity.

A linear feature, possibly a ditch and 3 pits containing post-medieval Iron working remains and iron objects were found in a watching brief at King's Yard (ELE4439) immediately to the west of the Site on Gaol Street (MLE15944).

Post-medieval remains were found on the evaluation at Tesco's. Nearby, to the north, was an was a watching brief and evaluation fronting South Street (ELE5605) which exposed a backfilled cellar and features relating to a 19th century yard (MLE17188).

The watching brief at 22 High Street in 1992 (ELE1775) found a post-medieval pit/ditch with pottery (MLE5621).

A watching brief at 33-37a High Street (ELE6704) found post-medieval building footings (MLE9404).

Various post-medieval listed buildings lie within 100m of the Site. Three of these are located to the north on the south side of High Street. They include 44 and 44A (1177749), early 18th century buildings built of chequered red and blue brick; 56 (1361758), an early 19th century brick building and 64 (1073314), 18th century, also built of chequered red and blue brick. On the north side of High Street are 47 and 47A (1073275), an early 18th century building of brick; 45 (1361779), 18th century, constructed from stone; 41 (1073274), a late 18th/early 19th century building of brick; Victoria Hall (1361778), early 19th century; 29 (1073273), early 19th century, red brick; 27 (1073317), early 19th century red brick house and 19 (1361760), early 19th century house, red brick. The Friends Meeting House (1177717) / 59 South Street is located c.60m west of the Site. This is a coursed stone built building with a

Collyweston slate roof built in 1719. The building was subject to a building survey in 2016 (ELE9805).

Listed buildings further away include 6 Church Street (1361757) which has an early 19th century shop front; the Form Room in the yard of Oakham School (1361784), early 18th century, former Dissenting Chapel. To the east of the Site is 2 Crown Street (1073310), a small 18th century thatched cottage made of stone rubble. To the west of the Site on the opposite side of Gaol Street is an 18th century stone barn with a thatched roof (1178023).

The Hodges Building in the School to the north of High Street (MLE16222) was not listed and was demolished in 2005. A survey (ELE4593) indicated that the building was 19th century built of ironstone. When it was surveyed in 2005 few internal features survived due to modernisation. The building was built in the same style as the other buildings that make up the 'School House' quadrangle.

A building recording was carried out west of the Site as part of planning permission granted for the demolition of two outbuildings to the south of number 15 Gaol Street (ELE7762). The survey indicated that the buildings were essentially late 19th century in date, most likely cart sheds but included elements of earlier buildings. An examination of cartographic evidence suggested that the earlier elements, most notably the western wall, may have been remnants of the County Gaol (MLE16843) which originally stood to the north of the proposed development area, and an 18th-century building to the south. An evaluation on the same site found mainly post-medieval evidence (ELE5668) and a watching brief (ELE7765) indicated the area had seventeenth/eighteenth century occupational evidence (including many clay pipe fragments) (MLE17224, MLE20061) and remained largely untouched during the twentieth century.

An archaeological building recording took place at 4-6 High Street (ELE4813) c.90m north-west of the Site. No. 4 dated to the early/mid 18th century and No. 6 at least the 17th. A watching brief in the area (ELE4814) found two possible post-medieval well cuts, post-medieval pits, postholes and a ditch, a likely property boundary, (MLE16609). Nearby was a building recording at Neville House (ELE8463).

High Street was part of the Turnpike road running from Nottingham to Kettering in the 18th and 19th centuries (MLE20656).

#### *Negative evidence*

To the west of the Tesco's site was a watching brief at 78 South Street during the removal of oil tanks and excavation of foundation trenches (ELE6744) that revealed no archaeological remains. A watching brief very close to the Site at 38 High Street (ELE6698) also found no early remains.



## **2.5. Objectives**

The research aims of the project were to:

- To create a record of the building prior to its alteration and establish the building's form, function, date and sequence of development.
- To review the local and regional historical context of the structure making reference to the appropriate regional research agendas where relevant, and to place the findings of the recording in their context with the aim of informing future conservation decisions and subsequent management of the structure.
- Produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form prior to conversion.

## **3. WORKING METHODS**

### **3.1. Standards and Guidance**

CFA Archaeology Ltd follows the Chartered Institute for Archaeologists' Code of Conduct, Standards and Guidance.

### **3.2. Historic Building Assessment**

A photographic record of buildings was made using a Digital SLR, medium format and 35mm B&W film cameras. Existing plans, elevations and sections supplied by the client were corrected using a hand tape and annotated. These were also used to tie the position of the building to the OS national grid. Notes on materials, construction methods and phasing were annotated on plans. The assessment included a visit to the Leicestershire Record Office and Rutland County Museum to obtain historical background.

### **3.3. Archiving**

The project archive, comprising all CFA record sheets, annotated existing plans and elevations, plans, section, digital records and the report, will be deposited with the Rutland County Museum and will conform to current museum requirements and Guidelines. The archive will be ordered, indexed and conform to the requirements of the museum and to all relevant professional guidance (Brown 2011, MGC 1994, SMA 1995, Ferguson and Murray 1997, UKIC 1990 and EH 2006).

## 4. RESULTS

### 4.1. Description

Nos. 41 and 43 along their extensions were united as a single building complex for Matkins Printers in the 20th century. For the purpose of this report the complex has been divided into a number of units reflecting different phases of construction. These are described below; figures referred to in the text can be found at the back of this report.

#### *Unit 1*

This was 'No. 41' and the oldest part of the complex, a stone building fronting South Street (see Figs. 1a, 2, 3, 7 and 8). Formerly this had been the front entrance to Matkins Printers. The walls were constructed from lime mortared squared blocks of local limestone built to level beds. The corner blocks were tall and narrow, between 3 and 5 courses thick. The roof was asbestos and the gutters plastic.

Six openings were located in the front facade (Fig. 9a). In the centre was a 1960s / 1970s doorway flanked on either side by contemporary windows. Above this was a wide 1st floor window of 9 lights inserted at the same time. On the east side of the window was a jamb (2 courses thick), evidence that the window was inserted into an older aperture (Fig. 9b). A large hewn beam located above the window on the inside (Fig. 9c) appears to be the lintel of the original opening. The beam was reused as it had a mortice on the underside. On either side of the entrance were 1960s or 70s windows and above each were contemporary 3-light windows with sides re-built using modern cement. The west window had an original jam and an original sill beam was visible. Like the beam above the central opening this was also made from re-used hewn wood containing an old mortis hole.

The eastern gable had a blocked aperture on the 1st floor filled with limestone blocks and modern cement (Fig. 9d). Above this just below the apex was a blocked ventilation slit. The west gable was abutted by Unit 2 and had become an internal wall in the complex. Exposed stonework was only visible under the stairs in Unit 2 and in the attic where there was a large window with a large wooden lintel, blocked with 19<sup>th</sup> century brickwork (Fig. 9e).

Internally the unit had been converted to offices for the printers and most walls had been clad in plasterboard or plaster (see Figs. 9f-9g). All floor surfaces of the unit were modern and suspended ceilings had been constructed both floors. Three roof lights (plastic) were present in the N-facing pitch of the roof. The north wall was internal and exposed stonework was only present in the garage (where there was another 1960s/70s window) and the upper part of the north wall (Fig. 9h). Most of wall had been removed and replaced with brick when Unit 3 was constructed.

The roof had 5 trusses and rafters joining a ridge board (Fig. 9i); wall plates were not visible. Tie beams just above the modern suspended ceiling were lap jointed to principle rafters of the trusses. The east truss had an additional tie beam below the ceiling which was fixed to the walls or the wall plate with iron straps and staples (Fig. 9j). Small pieces of wood were nailed to the tops of the trusses and the ridge board. Purlins connecting trusses ran through mortice holes and were pegged (Fig. 9k). Trusses, purlins and the ridge board were of pit-sawn pine. Rafters were plain sawn and quartered with adze-shaved downward faces. A sheet asbestos roof (1950s-1970s?) had been fixed above the rafters joined to three sets of narrow purlins.

#### *Unit 2*

This was No. 43 South Street, the end of a late 19th century brick terrace abutting Unit 1 (see Figs. 1-4, 7 and 9l). The building had been used as a side access to Matkins printers and had been converted to office toilets, store rooms and a kitchen (Figs. 9m-o). The unit contained two rooms and a hall on both floors as well as a staircase. Two beams (encased) supported the 1st floor. The roof was made of circular-sawn pine with 2 trusses. Each had two tie beams and a collar; purlins were trenched (Fig. 9p). The roof was slate.

#### *Unit 3*

This was a large extension abutting the north wall of Unit 1 (see Figs. 2, 5, and 8) with a modern steel roof and concrete floor (Fig. 9q). Hazard tape marked the former positions of printing machinery. The unit was divided by a 20th century brick wall but the west side of this had been removed. A trace of this original west part of the wall could be seen as a line on the floor connecting to Unit 4. Stubs of steel I-posts were visible along this line showing that this part of the wall had been replaced by a steel frame prior to the modern roof. Traces of the original roof of the extension could be seen in the west wall (Fig. 9r) with the central wall acting as a valley. A doorway and a blocked doorway connected to Unit 4. There were two rooms behind the central wall ('room behind main factory' and 'room behind garage' on plan); both were modern and fitted with office equipment. The north wall was brick and clearly part of the original extension.

#### *Unit 4*

This was north of No. 43 and constructed from the same red brick (Figs. 2, 3, 5 and 6). On the ground floor was a corridor and beyond a room that was not surveyed because of an asbestos warning on the door. The 1st floor was a single room that had been converted into a large office for the printers (Fig. 9s). The three windows in the east wall of this room were 20th century. The roof was similar to that of Unit 2 though the trusses only had single tie beams. The north gable was clad in brick but the inside face of the top was stone-built to level beds (Fig. 9t).

## Unit 5

This was a modern breeze-block extension built to the N of Unit 3 (Figs. 2, 4 and 6). The extension comprised a corridor and office rooms to the E and the W (Figs. 9u-w).

### 4.2. Date and Sequence of development

Unit 1 and parts of the north gable of Unit 4 are built of local limestone rather than brick and are clearly the earliest elements of the building complex. There are two buildings shown close to the Site on the map of 1787 map of Oakham Lordshold (Fig. 10). The first is shown aligned NNW-SSE in the south-east part of the Site fronting South Street, shaded in pink. A second long building is shown along the west side of the Site running north-south next to a yard belonging to 'Eliza. Grice'. The alignment and position of these buildings suggests that they are unlikely to relate to either Unit 1 or the north gable of Unit 4. Evidence presented in a previous watching brief report (Jones, 1996) that the building is shown on this early map is based on a mis-identification of the building as the structure shown to the east in land belonging to 'Mary Featherstone'. By the 1836 enclosure map the building in the south-west corner has been replaced with a north-south building, but again this does not appear to relate to the current structures. By 1885 (Fig. 12a) Units 1, 2 and 4 are all shown as well as part of the Victorian brick terrace to the west. This is the same on subsequent maps (Figs. 12b and 12c) apart from an east-west wall or boundary line in the rear yard.

The map evidence presented above shows that the earlier stone-built parts of the complex were built after 1836. This is consistent with the pit-sawn timbers found in the roof which are common in the mid 19th century. There is also a notable absence of hewn timber in the roof which would have suggested an earlier date. Beams across the windows in the front gable are hewn but these are re-used showing that parts of the building incorporated elements from earlier buildings. This may also be the case for the stonework which may have been re-used from earlier structures on the Site. The blocked window in west gable of Unit 1 shows that this was originally a free standing structure to which the Victorian terrace (Unit 2) was added probably between 1870 and 1880. The origin and date of the stone part of the north gable of Unit 4 is less clear as no building is shown in this location on early maps. While it is possible that this may be a surviving fragment from an earlier building, the stonework used in the gable may simply be a core of stone rubble borrowed from one of the neighbouring buildings that were demolished by 1885.

The extensions to the rear of Unit 1 (Units 3 and 5) are both 20th century. Originally the south side of Unit 3 was open (as shown on the 1970 OS map - not illustrated) and the north side was a narrow brick building extending from Unit 4. This was accessed from the latter via the blocked doorway. At some point the west part of the wall for this was removed and supported on I-posts. Marks in the west wall show that the southern part of unit became roofed at some point, probably at the same time. The new roof was installed during changes to the printers in 1996 (see Fig. 2 in Jones,

1996). The work involved the removal of all previous roof structures, the I-posts and creation Unit 5 to the north.

### **4.3. Form and function**

Unit 1 was originally a large rectangular stone building with high windows on each of the gables and a ventilation slit on the east gable. Most of the original detail on the south elevation has been destroyed by the 1960/70s windows however traces of original apertures survive. On the west side of the upper west window is the original jamb and inside the building is the original sill beam made of re-used timber. This suggests that the original windows were probably of the same size and position as the current windows. A jamb on the east side of the upper central window and the surviving sill beam above it show that there was originally a central opening in the building. The width of the beam suggests this is likely to have been a large entrance opening onto South Street spanning both floors, probably to accommodate high sided vehicles. No original features survive of the north wall due to remodelling when the extension was created.

The original function of the building appears to have been a barn with a wide front entrance off South Street. Further evidence that the structure was constructed as a barn rather a house is the lack of chimneys in the gables. The ventilation slit is also a feature of barns. The structure was constructed on a plot of land belonging to Earl/Lord Winchilsea (see enclosure map) and was probably an urban barn belonging to the estate. It is not possible to determine when the interior of the structure was first re-modelled for offices but this possibly first happened in the middle of the 20th century prior to it being used by Matkins Printers.

Unit 2 was clearly originally built as a Victorian terraced house, but this has been extensively re-modelled when it was incorporated into the printers. Two central east-west internal wall have been replaced by an reinforced structural joists and there are no original details of the house visible. Unit 4 appears to have been added onto Unit 2 as an extension. This had a slightly different (higher) roof pitch but was constructed in identical red brick and has a similar roof showing it was almost contemporary.

## **5. SUMMARY AND CONCLUSION**

This historic building assessment has identified that the main stone-built part of the building complex (No.41) is quite late for a traditional stone building, dating to after 1836. The exact function of the original building is unclear due to later alterations when the building became printers, but it appears to have been some form of urban barn. Other parts of the complex are later 19th and 20th century and are of little historical significance.

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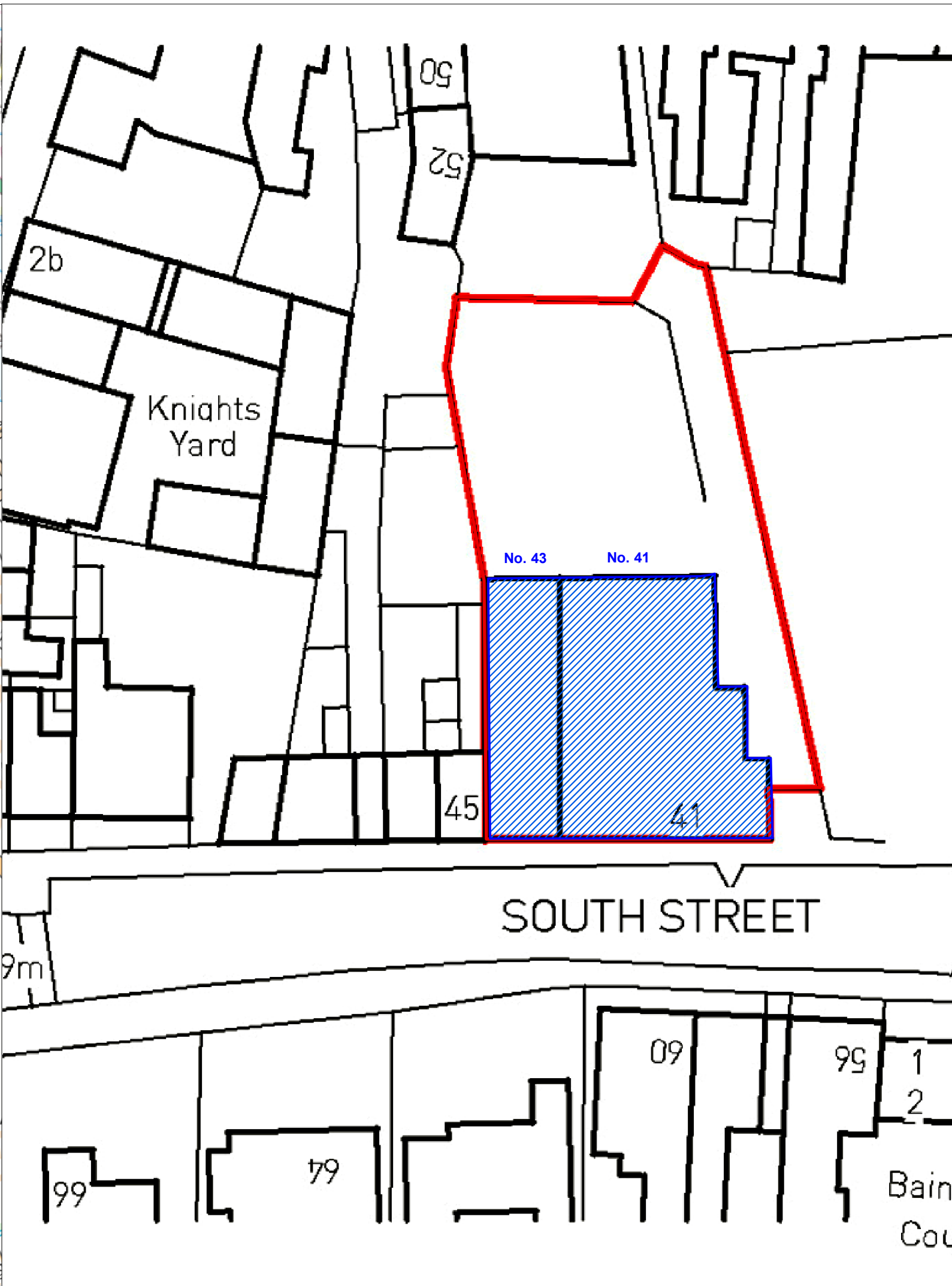
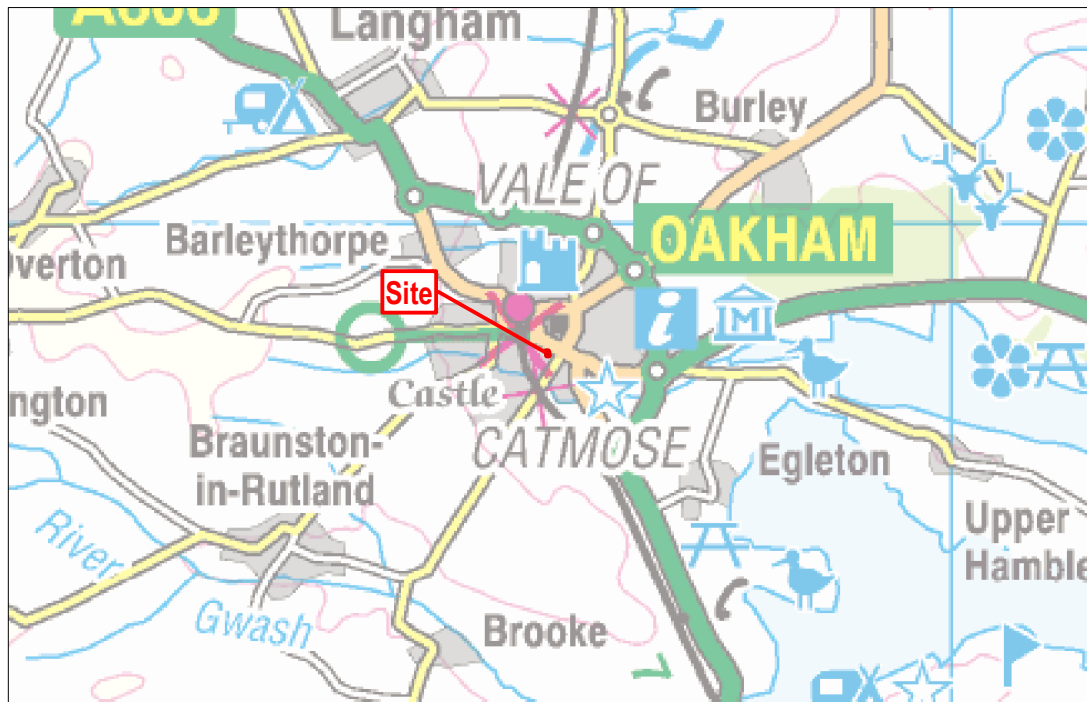
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1787 map of Oakham Lordshold


1836 Enclosure Map of Oakham (MA/EN/A/R35/1)





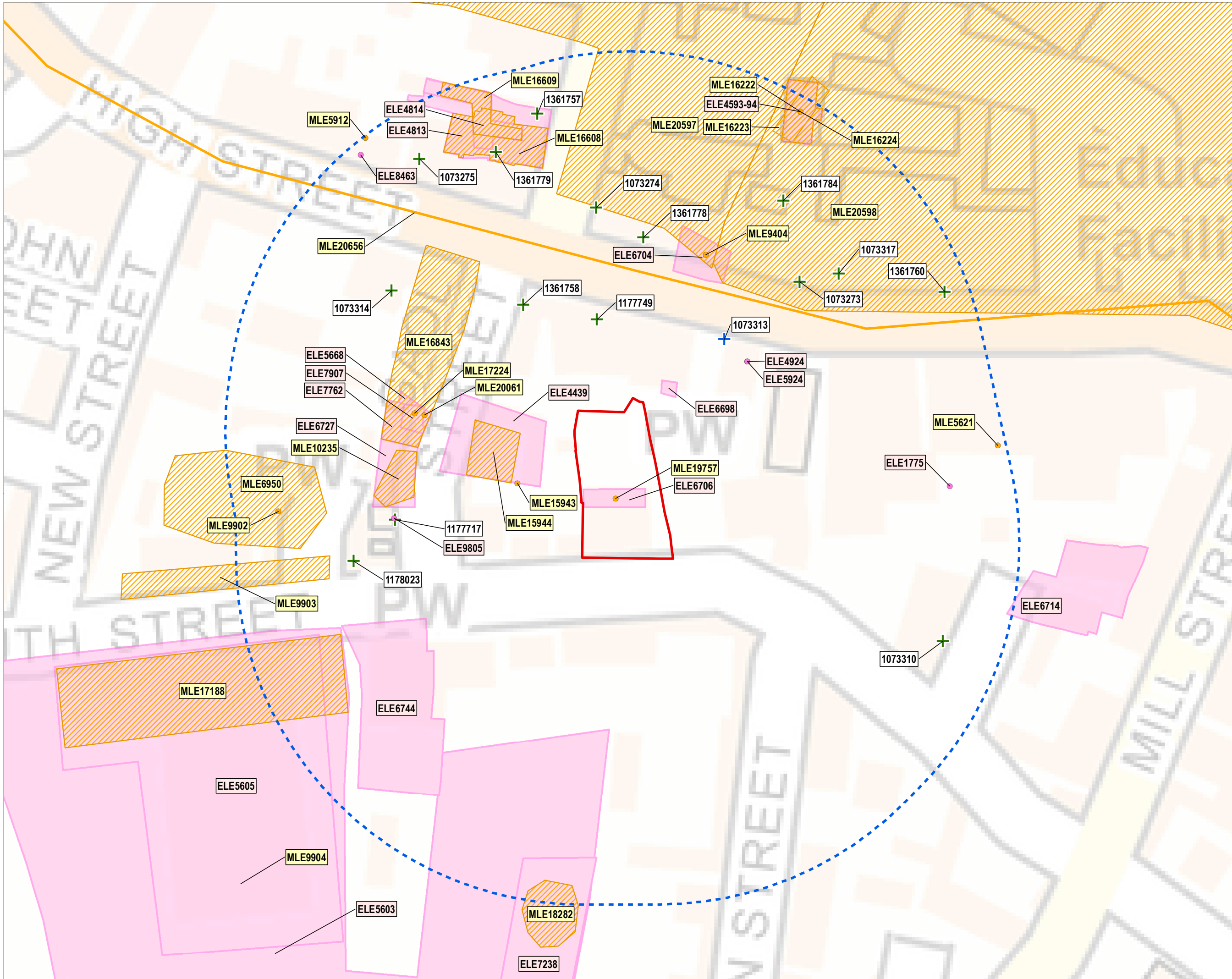
- Site Boundary
- 41 and 43 South Street

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Title: Site location plan		
Project: 41 and 43 South Street, Oakham, Rutland: Historic Building Assessment		
Client: Surface Planning		
Scale at A3: Main map 1:350		
Drawn by: MP	Checked: SW	Date: 13/07/2018
Report No: MK127/18	Fig. No: 1a	



**Key:**

- Site Boundary
- 100m Study Area
- + Grade II\* Listed Building
- + Grade II Listed Building
- HER Site (point)
- HER Site (linear)
- HER Site (area)
- HER Event (area)

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Title:  
**Heritage Assets within 100m of the Site**

Project:  
**41 and 43 South Street, Oakham, Rutland: Historic Building Assessment**

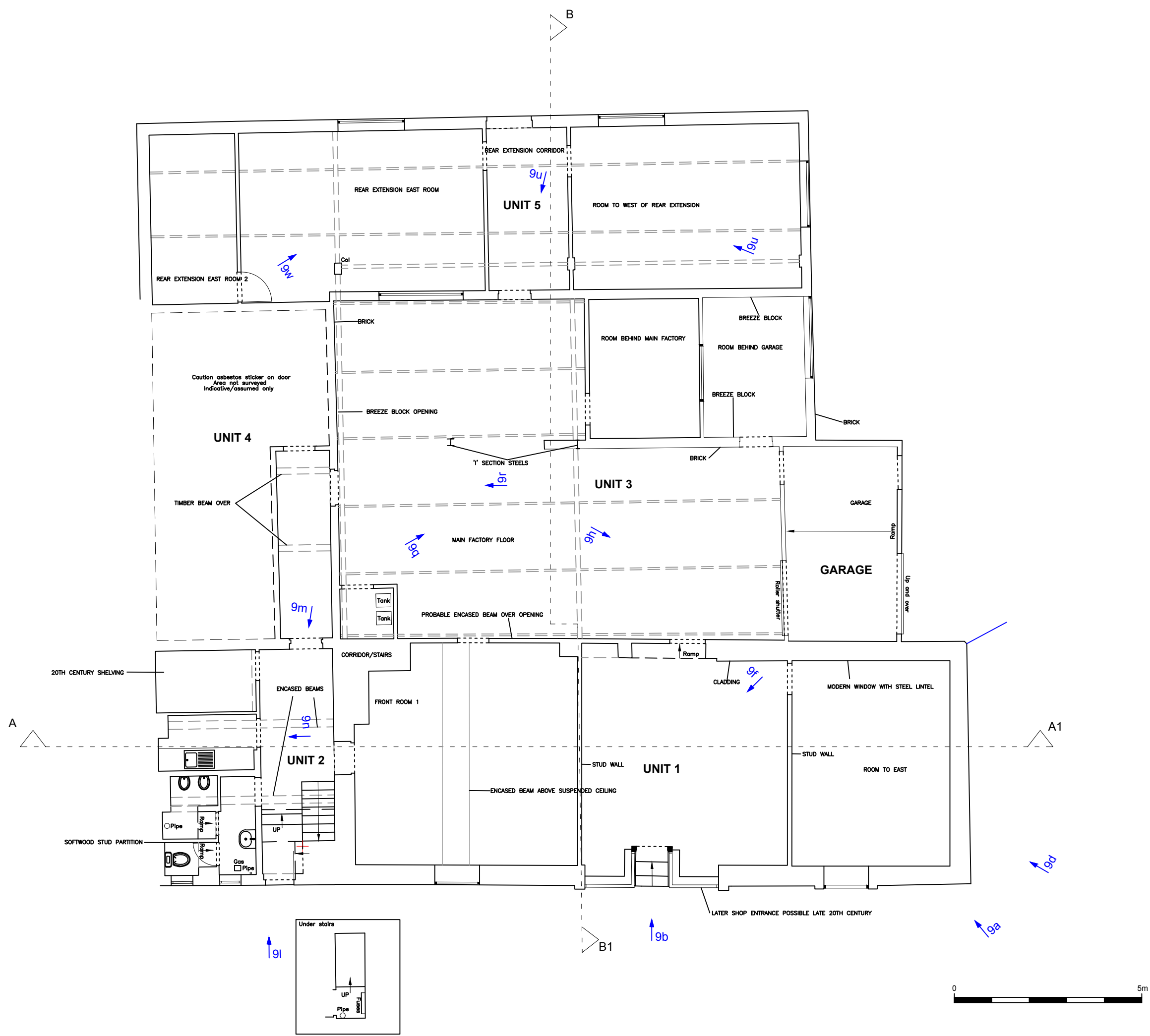
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**Surface Planning**

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Title:  
**Ground floor plan**

Project:  
**41 and 43 South Street, Oakham,  
 Rutland: Historic Building  
 Assessment**

Client:  
**Surface Planning**

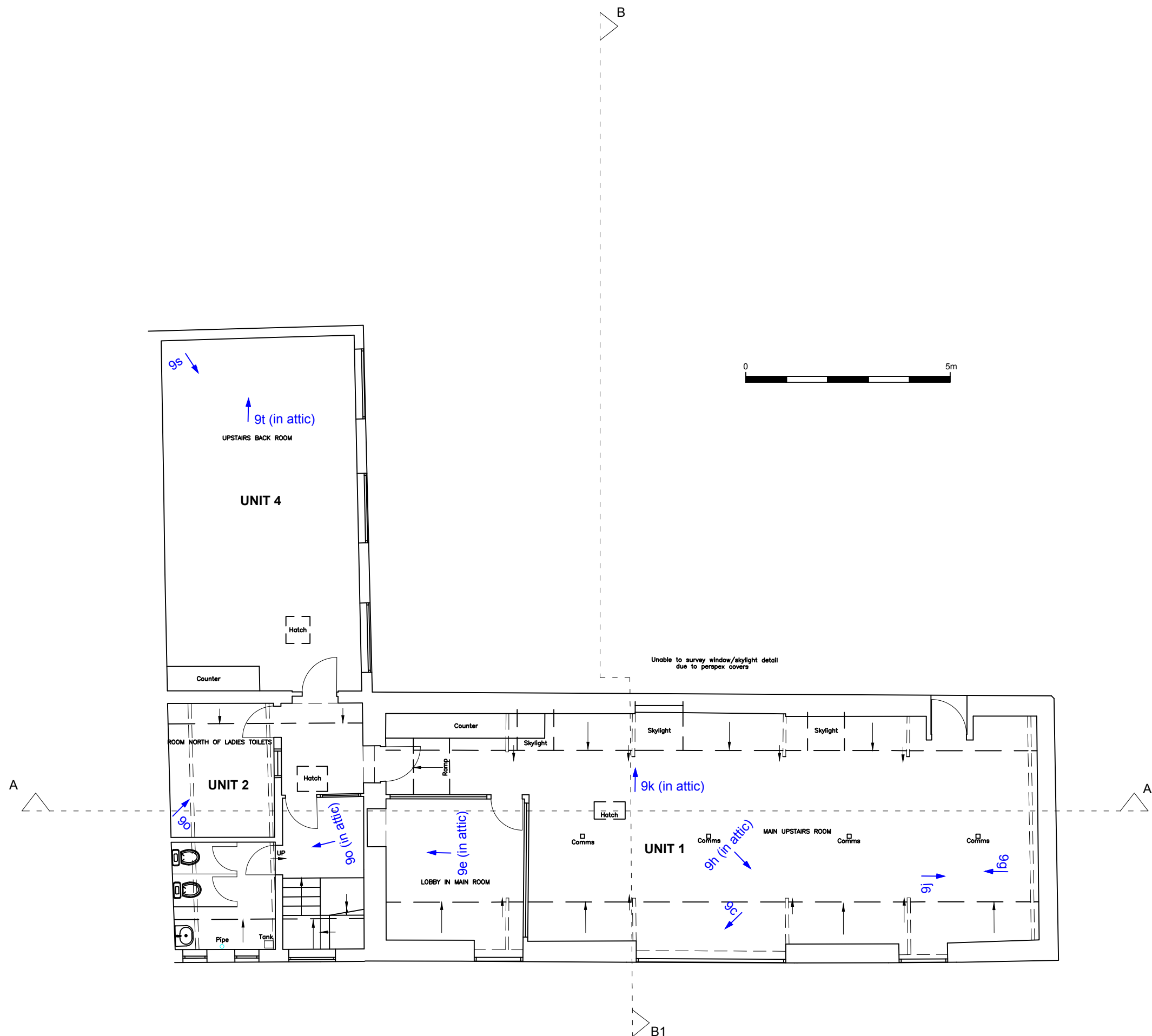
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Report No: MK127/18	Fig. No: 2
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Key:

↑ 100 Photo location



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Title:  
First floor plan

Project:  
41 and 43 South Street, Oakham,  
Rutland: Historic Building  
Assessment

Client:  
Surface Planning

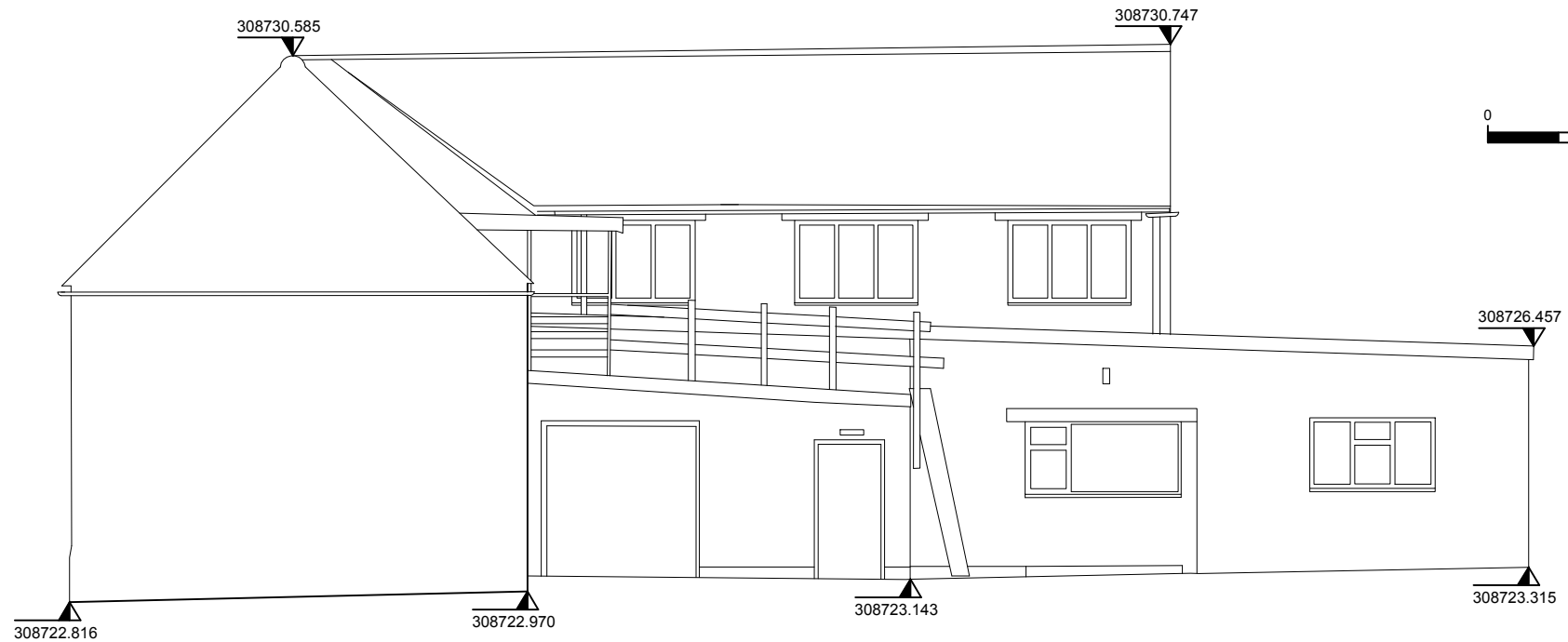
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Report No: MK127/18	Fig. No: 3
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Datum 105.00 m Fig. 4 - South-facing elevation Datum 105.00 m



Datum 105.00 m Fig. 5 - East-facing elevation Datum 105.00 m

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Title:  
Elevations

Project:  
41 and 43 South Street, Oakham,  
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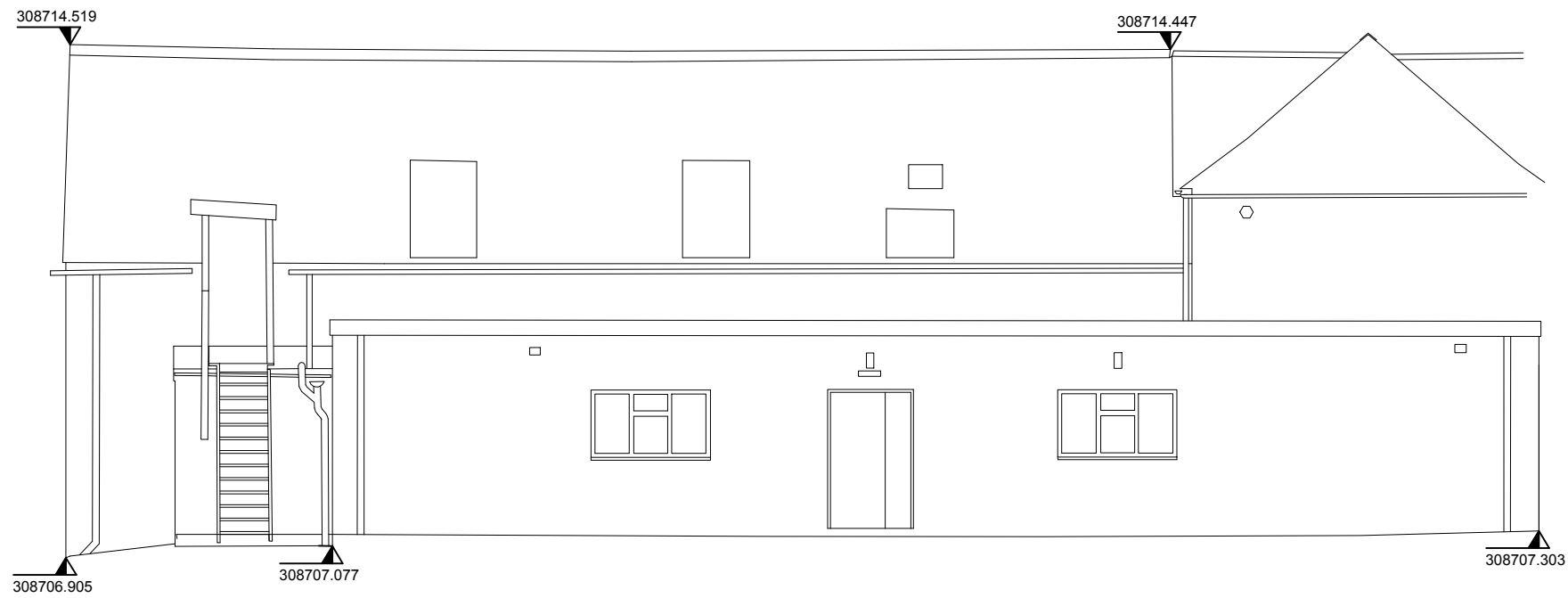
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Surface Planning

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Report No: MK127/18	Fig. No: 4-5
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Key:



Datum 105.00 m

Datum 105.00 m



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Title:  
North-facing elevation

Project:  
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Assessment

Client:  
Surface Planning

Scale at A3:  
1:100

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Report No: MK127/18	Fig. No: 6
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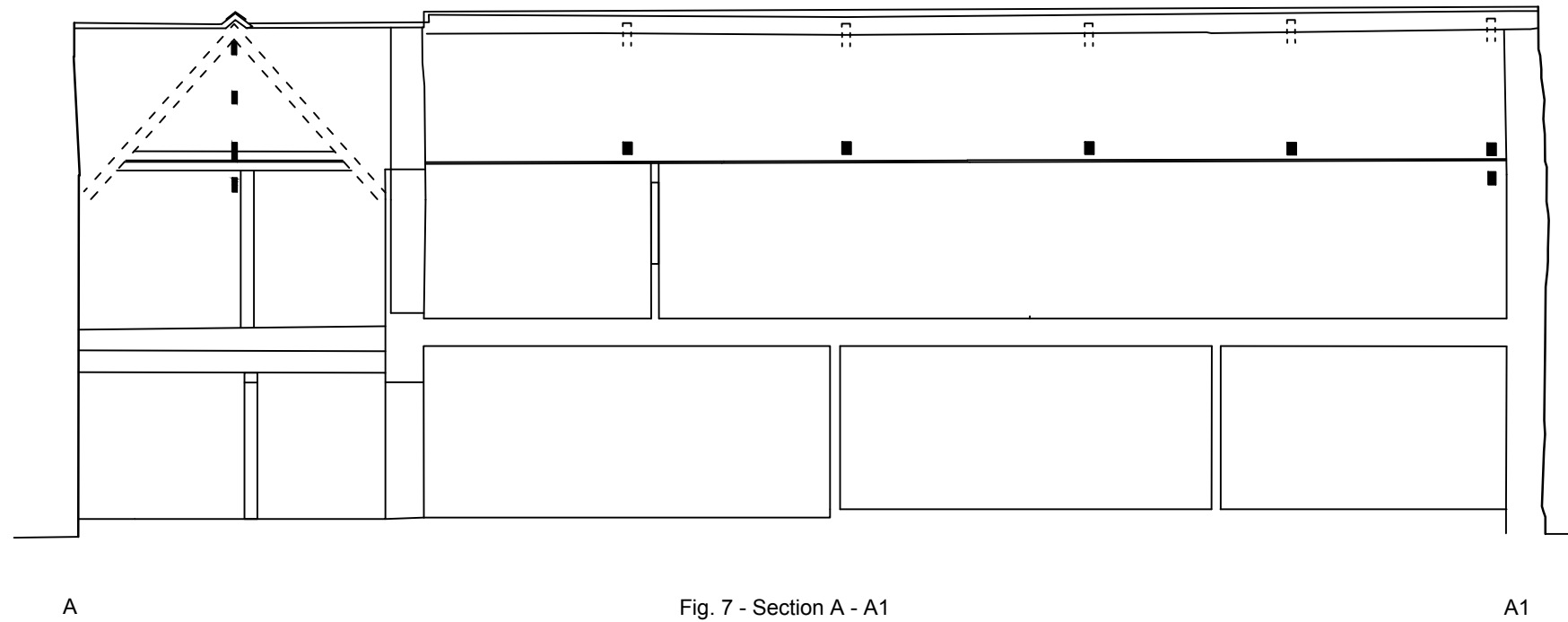


Fig. 7 - Section A - A1

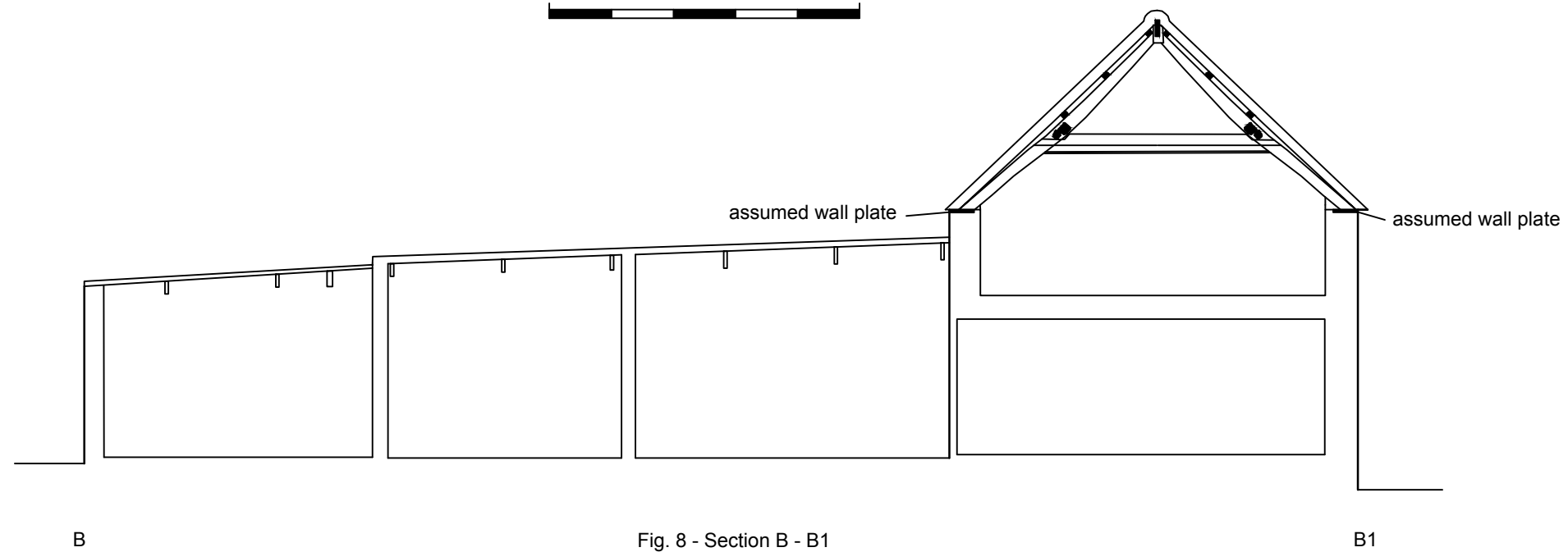


Fig. 8 - Section B - B1

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Title:  
Sections

Project:  
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Oakham, Rutland:  
Historic Building Assessment

Client:  
Surface Planning

Scale at A3:  
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Report No: MK127/18	Fig. No: 7-8
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Fig. 9a - Front elevation, Unit 1, facing NW



*Jam of former aperture*

Fig. 9b - Front entrance, Unit 1, facing N

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Fig. 9c - Beam across central window of Unit 1, facing SW



Fig. 9d - The E gable, Unit 1, facing NW

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Fig. 9e - Blocked window in west gable of Unit 1, facing W



Fig. 9f - Reception room, Unit 1, facing SE

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Fig. 9g - 1st floor room, Unit 1, facing W



Fig. 9h - The N facing side of the N wall of Unit 1, facing S

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Fig. 9i - Photo of truss, Unit 1, facing SE



Fig. 9j - The low tie beam on of the E truss, Unit 1, facing E

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Fig. 9k - Detail of pegged purlin, Unit 1



Fig. 9l - S-facing elevation of Unit 2, facing N

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Fig. 9m - View of ground floor corridor in Unit 2, facing S



Fig. 9n - The kitchen, Unit 2, facing W

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Fig. 9o - Room N of female toilets, Unit 2, facing NE



Fig. 9p - Shot of Attic, Unit 2, facing SW

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Fig. 9q - Unit 3, facing NE



Fig. 9r - The W wall of Unit 3 showing the original 19th century roof line, facing W

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Fig. 9s - 1st floor office, Unit 4, facing SE



Fig. 9t - The internal face of the N gable of Unit 4, facing N

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Fig. 9u - W office, Unit 5, facing NW



Fig. 9v - Central corridor, Unit 5, facing S

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Fig. 9w - E office, Unit 5, facing NE

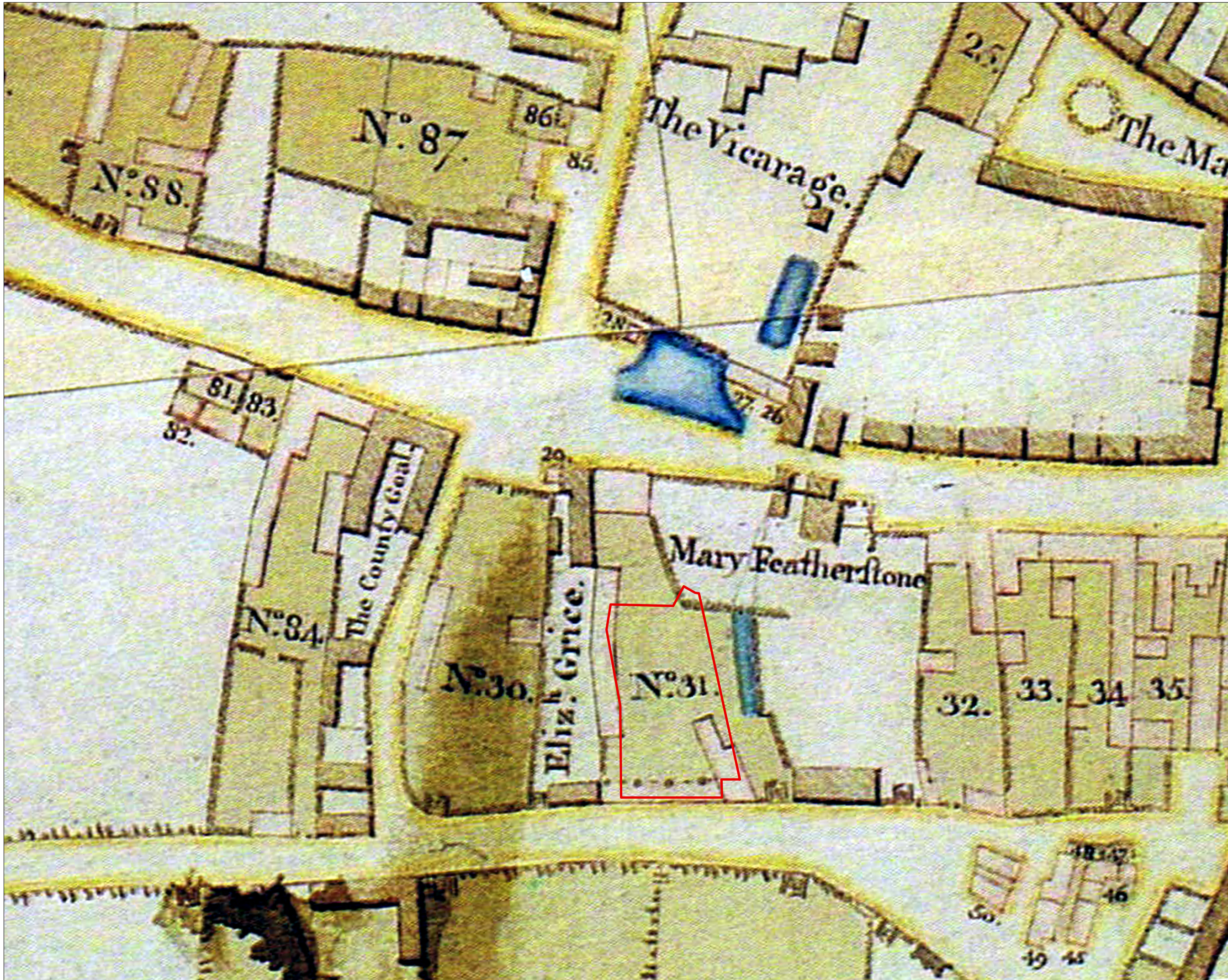
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Key:

Site Boundary



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Title:  
 Site boundary shown on the  
 the 1787 map  
 (A map and survey of  
 Lord Winchilsea's Oakham estate)

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 Historic Building Assessment

Client:  
 Surface Planning

Scale at A3:  
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Report No: MK127/18	Fig. No: 10
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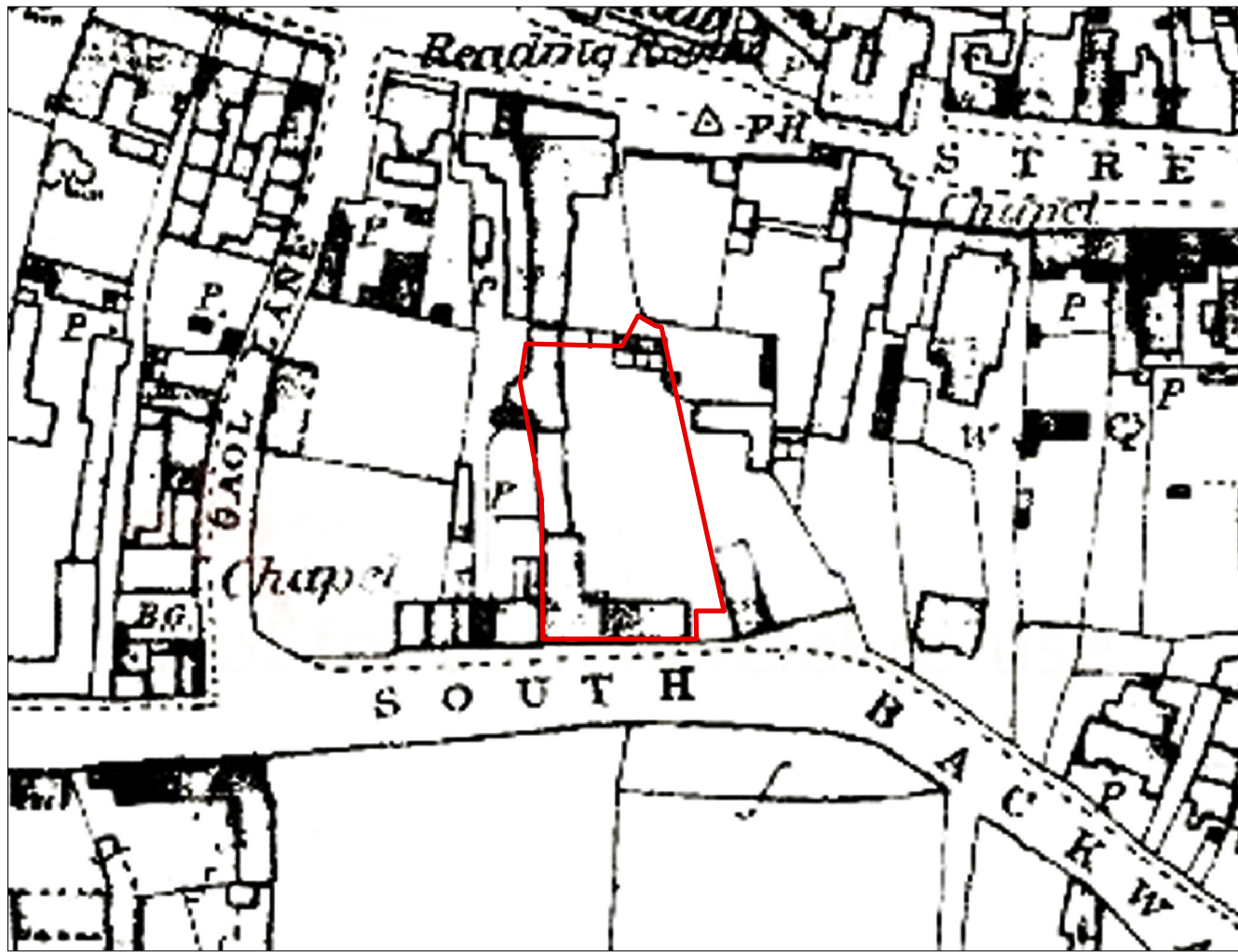


Fig. 12a - 6 Inch OS Map 1885

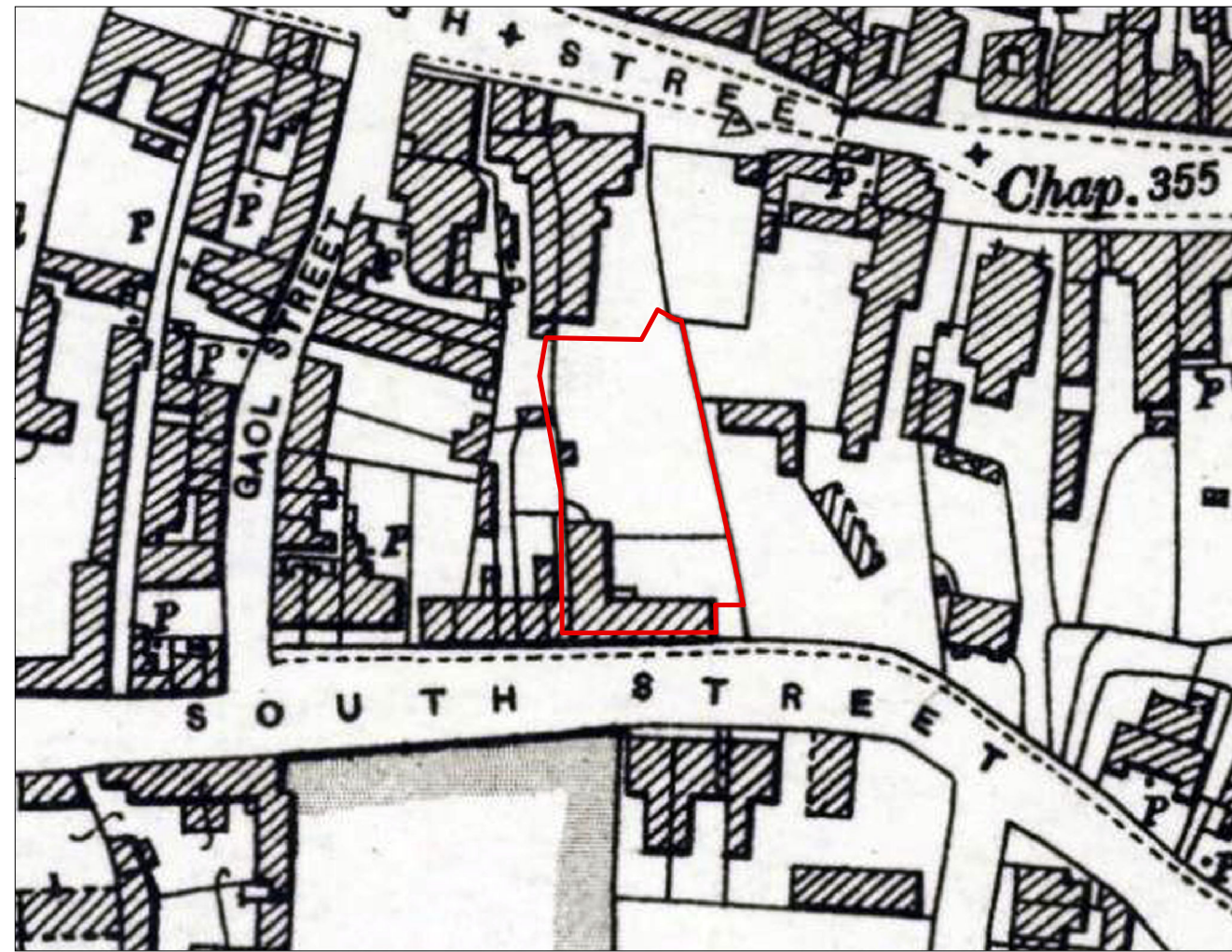


Fig. 12b - 25 Inch OS map 1903

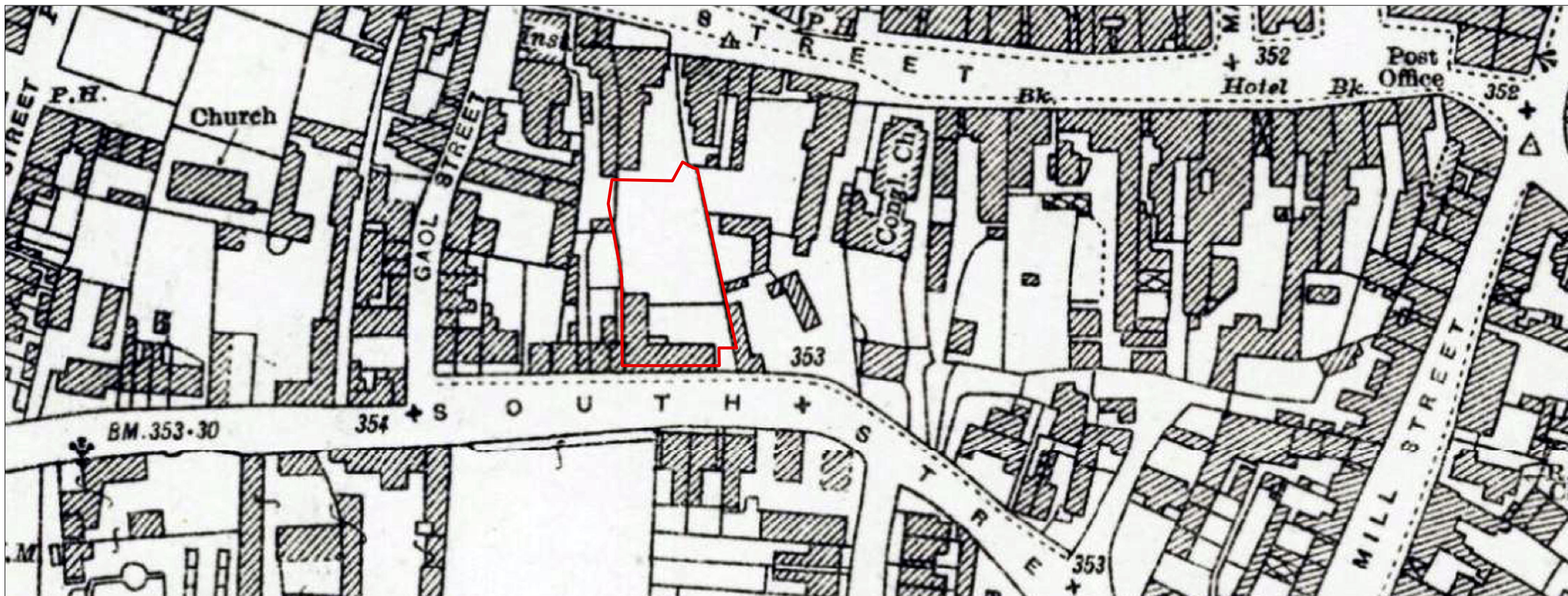


Fig. 12c - 25 Inch OS map 1928

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Site Boundary



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 Historic OS maps

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Report No: MK127/18	Fig. No: 12a-c
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