

Archaeological Evaluation at the former Lonsdale House, Oakham, Rutland



© Worcestershire County Council

Worcestershire Archaeology
Archive and Archaeology Service
The Hive, Sawmill Walk,
The Butts, Worcester
WR1 3PD

Status: Version 3
Date: 12 August 2016
Author: Tim Cornah tcornah@worcestershire.gov.uk
Contributors: Rob Hedge rhedge@worcestershire.gov.uk
Illustrator: Carolyn Hunt chunt@worcestershire.gov.uk
Project reference: P4880
Report reference: 2364
Oasis id: fieldsec1-25883
Museum Accession number: OAKRM:2016.6

Contents
Summary

1

Report

Illustrations by Carolyn Hunt	1
1 Background.....	2
1.1 Reasons for the project	2
2 Aims.....	2
3 Methods.....	2
3.1 Personnel.....	2
3.2 Documentary research	2
3.3 List of sources consulted	2
3.4 Fieldwork strategy	3
3.5 Structural analysis	3
3.6 Artefact methodology, by Rob Hedge	3
3.7 Statement of confidence in the methods and results	4
4 The application site	4
4.1 Topography, geology and archaeological context.....	4
4.2 Current land-use	4
5 Results	4
5.1 Structural analysis	4
5.1.1 Phase 1: Natural deposits	4
5.1.2 Phase 2: Medieval deposits	5
5.1.3 Phase 3: Post-medieval deposits	5
5.1.4 Phase 4: Modern deposits	5
5.2 Artefact analysis, by Rob Hedge	5
5.2.1 Conclusion	6
6 Synthesis	6
6.1 Research frameworks	6
7 Significance and impact of the development	7
8 Publication summary	7
9 Acknowledgements	7
10 Bibliography	7

Archaeological Evaluation at the former Lonsdale House, Oakham, Rutland

Tim Cornah

With contributions by Rob Hedge

Illustrations by Carolyn Hunt

Summary

An archaeological evaluation was undertaken at the former Lonsdale House, Oakham, Rutland (NGR 485419 309323). It was undertaken on behalf of CgMs Consulting, whose client intends to redevelop the site for residential purposes. A planning application has been submitted for this development.

A desk-based assessment of the site was prepared which identified the potential for the survival of significant features from the Prehistoric and Roman eras, with less potential from the Saxon era. A potential for features with low significance of an agricultural nature was suggested for the medieval and Post-medieval eras.

The site lies on the northern side of Barleythorpe Road to the north-west of the historic centre of Oakham. It comprises the grounds of the former Lonsdale House and associated outbuildings, built after 1886.

Three trenches were excavated to the natural substrate. The trenches contained evidence of ploughed out ridge and furrow, a field boundary ditch and structures and features relating to Lonsdale House and its outbuildings, but no archaeological features pre-dating the Medieval period were identified.

Report

1 Background

1.1 Reasons for the project

An archaeological evaluation was undertaken at the former Lonsdale House, Oakham, Rutland (NGR 485419 309323). It was commissioned by CgMs Consulting, whose client intends to redevelop the site for residential purposes. A planning application has been submitted for this development to Leicestershire County Council (Ref 2015/01969/MAJ).

A detailed Written Scheme of Investigation (WSI) for the evaluation was produced (CgMs 2016) and approved by Richard Clark, Principal Planning Archaeologist for Leicestershire County Council.

The project conforms to the *Standard and guidance: Archaeological field evaluation* (ClfA 2014a).

2 Aims

The aims of this evaluation, as outlined within the WSI, are as follows:

- To determine, as far as reasonably practicable, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains within the areas subject to development.
- To establish the ecofactual and environmental potential of archaeological deposits and features encountered.

3 Methods

3.1 Personnel

The project was led by Timothy Cornah (BA (hons.), MSc) who joined Worcestershire Archaeology in 2006 and has been practicing archaeology since 2003, assisted by Nina O'Hare (BA (hons.)). The project manager responsible for the quality of the project was Tom Rogers (BA (hons.); MSc). Illustrations were prepared by Carolyn Hunt (BSc (hons.)). Robert Hedge (MA Cantab) contributed the finds report.

3.2 Documentary research

Documentary research for this site was undertaken elsewhere (CgMs 2015) and will only be briefly summarised below.

3.3 List of sources consulted

Cartographic sources (reproduced in CgMs 2015)

- 1663 Bleau Map
- 1814 Ordnance Survey Drawing
- 1884-5 Ordnance Survey Map
- 1885-6 Ordnance Survey Map
- 1904 Ordnance Survey Map
- 1930 Ordnance Survey Map
- 1970 Ordnance Survey Map
- 1978-82 Ordnance Survey Map
- 1994 Ordnance Survey Map

Documentary sources

Published and grey literature sources are listed in the bibliography.

3.4 Fieldwork strategy

A detailed specification has been prepared by CgMs Consulting (CgMs 2016).

Fieldwork was undertaken between 11 and 13 July 2016.

Three trenches, amounting to just over 225m² in area, were excavated over the site area of 0.64ha, representing a sample of 3.5%. The location of the trenches is indicated in Figure 2. The trenches were located in order to cover a reasonable proportion of the site and target the development areas.

Deposits considered not to be significant were removed using a wheeled excavator, employing a toothless bucket and under archaeological supervision. Subsequent excavation was undertaken by hand. Clean surfaces were inspected and selected deposits were excavated to retrieve artefactual material and environmental samples, as well as to determine their nature. Deposits were recorded according to standard Worcestershire Archaeology practice (WA 2012). On completion of excavation, trenches were reinstated by replacing the excavated material.

3.5 Structural analysis

All fieldwork records were checked and cross-referenced. Analysis was effected through a combination of structural and artefactual analysis, allied to the information derived from other sources. No deposits considered suitable for ecofactual analysis were present on site.

3.6 Artefact methodology, by Rob Hedge

The finds work reported here conforms with the relevant sections of *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (ClfA 2014; <http://www.archaeologists.net/codes/ifa>), with archive creation informed by *Archaeological archives: a guide to the best practice in the creation, compilation, transfer and curation* (AAF 2011; <http://www.archaeologyuk.org/archives/>), and museum deposition by *Selection, retention and dispersal of archaeological collections* (SMA 1993; <http://www.socmusarch.org.uk/publica.htm>).

3.6.1 Recovery policy

The artefact recovery policy conformed to standard Worcestershire Archaeology practice (WA 2012; appendix 2).

3.6.2 Method of analysis

All hand-retrieved finds were examined. They were identified, quantified and dated to period. A *terminus post quem* date was produced for each stratified context. The date was used for determining the broad date of phases defined for the site. All information was recorded in a *Microsoft Access 2010* database.

The pottery was examined under x20 magnification and referenced as appropriate by fabric type and form according to the fabric reference series maintained by University of Leicester Archaeological Services (Davies and Sawday 1999).

3.6.3 Discard policy

The following categories/types of material will be discarded after a period of 6 months following the submission of this report, unless there is a specific request to retain them (and subject to the collection policy of the relevant depository):

- where unstratified
- post-medieval material in general, and;

- generally where material has been specifically assessed by an appropriate specialist as having no obvious grounds for retention.

3.7 Statement of confidence in the methods and results

The methods adopted allow a high degree of confidence that the aims of the project have been achieved.

4 The application site

4.1 Topography, geology and archaeological context

The town of Oakham sits within a broadly flat area, though sloping slightly down towards Rutland Water to its east. The site itself is also broadly flat and at a height of about 114m AOD. The geology of the site is Ferruginous Limestone of Marlstone Rock Formation with no superficial deposits recorded (BGS 2016).

The archaeological context given here is summarised from the Desk Based Assessment (CgMs 2015).

A moderate potential for both Prehistoric and Roman archaeology to extend into the site was suggested. This was based upon the presence of two possible Bronze Age ring ditches to the north-west of the site and Iron-Age roundhouses with associated deposits to the south of Barleythorpe Road. A further Iron Age settlement was suggested between Barleythorpe Road and Huntsmans Drive.

A limited potential for significant archaeology of Saxon or Medieval deposits was suggested. Oakham is thought to have had Saxon origins, and was recorded within the Domesday Survey. The settlement developed throughout the Medieval era and had a timber defensive structure in the Norman era, subsequently rebuilt in stone in the 12th century with a moat. Oakham Castle is the remains of this, though it is likely to have been a fortified manor house. Immediately to the south of the site, Barleythorpe Road is suggested to have had its origins at this point. The site itself is likely to have been part of the agricultural hinterland throughout the Saxon and Medieval eras, as is suggested by the presence of ridge and furrow adjacent to the site.

A similar agricultural use is suggested for the Post-medieval era and confirmed by the historic mapping. The 1814 and 1885-6 maps show the site as three fields divided by field boundaries. Archaeological features of this date are likely to relate to agriculture, which would be of limited significance.

Lonsdale house is first seen on the mapping from 1904. This shows the house on the eastern side of the site with outbuildings to its north and west. The outbuildings in particular change to a small degree throughout the 20th century, but largely remain intact until the 1994 map. A low potential for significant modern remains was identified.

4.2 Current land-use

The site formerly contained Lonsdale House and its associated buildings. This was until recently part of Rutland College, but has since been demolished leaving areas of hard standing former gardens. The site was unused and overgrown.

5 Results

5.1 Structural analysis

The trenches and features recorded are shown in Figures 2 and 3. The results of the structural analysis are presented in Appendix 1.

5.1.1 Phase 1: Natural deposits

Natural deposits present within all three Trenches (102, 204, 302) consisted of weathered Limestone brash deposits with some areas of more intact limestone bedrock.

5.1.2 Phase 2: Medieval deposits

A number of features likely to have originated in this phase were identified. Whilst no dating was recovered from these features, their spacing and shallow profile was suggestive of the ploughed out remains of ridge and furrow cultivation. Four such features were present in Trench 1 [108, 109, 115 and 123] and were broadly evenly spaced and ran in an east to west direction. The same alignment and profile was seen in two features in Trenches 2 and 3 [206, 323].

The subsoil deposits (101, 202, 203 and 301) were recorded in all three trenches and were the same as the deposits filling the furrows. Two pieces of pottery recovered from the subsoils were of a 13th to 14th century date, suggesting not only the date of subsoil formation, but also the broad date of the ridge and furrow cultivation.

5.1.3 Phase 3: Post-medieval deposits

A single ditch was recorded in Trench 1 [121] (Plate 3). This was on broadly the same alignment as the earlier ridge and furrow and fits closely with a field boundary seen on the historic maps from 1814 to 1886. No dating was present within this feature. It was cut by a small posthole [126].

Topsoil deposits were present in all trenches (100, 201 and 300) though not in all areas due to later truncation. This was particularly true within Trench 3. Whilst this topsoil is likely to have originated as a plough soil, it will also have been a garden soil for the later Lonsdale House.

5.1.4 Phase 4: Modern deposits

Modern deposits consisted partly of seven walls within Trenches 1 and 2 (209, 310, 312, 314, 317, 318 and 321) (Plates 8 and 9). These were all constructed with machine-made bricks using variously concrete and lime mortar. These related to the former Lonsdale House, with (209 and 310) being the remnants of its southern and western walls. Walls (106 and 107) related to former outbuildings, also visible on the historic mapping.

5.2 Artefact analysis, by Rob Hedge

The artefactual assemblage recovered is summarised in Table 1.

The assemblage came from four stratified contexts and could be dated from the prehistoric period onwards (see Table 1). Using pottery as an index of artefact condition, this was generally fair with sherds displaying high levels of abrasion but with the average sherd size, at 22.5g, being above average.

period	material class	material subtype	object specific type	count	weight(g)
prehistoric	stone	flint	retouched flake	1	1
medieval	ceramic		pot	2	45
modern	ceramic		sanitary ceramic	3	67
Totals:				6	113

Table 1: Quantification of the assemblage

Summary artefactual evidence by period

Prehistoric

A single residual retouched flint flake came from modern fill (303): although abraded and not typologically diagnostic, it is considered likely to be of earlier (Mesolithic to early Neolithic) date, although a later origin cannot be discounted.

Medieval

Two sherds of medieval pottery were recovered from subsoil deposits (202) and (301): a base sherd and a body sherd, both highly abraded. Unglazed and of calcite gritted fabric with sparse iron ore, grog and quartz inclusions, with grey core and brown/buff surfaces, they are products of the Lyveden/Stanion industries. They are considered most likely to correspond to Leicestershire fabric LY3, of 13th to 14th century date. This is consistent with Rosemary Woodland's observation that this fabric was abundant on excavations at the deserted medieval village of Nether Hambleton (Davies and Sawday 1999, 176; Clough 2007, 435), about 4km to the ESE of the current site.

The inclusions on the inner surface of the base sherd have dissolved, leaving a vesicular appearance. As the inclusions within the core of the pot and on the outer surface are unaffected, their dissolution on the inner surface is likely to have occurred during use, possibly due to contact with acidic foodstuffs/liquids (Derek Hurst, pers comm).

Modern

Three fragments of 20th century sanitary ceramic and tile were present within layer (307).

context	material class	material subtype	object specific type	count	weight(g)	start date	end date	TPQ date range
202	ceramic		pot	1	20	1200	1400	1200 - 1400
301	ceramic		pot	1	25	1200	1400	1200 - 1400
303	stone	flint	retouched flake	1	1	-8000	-3000	8000 B.C. - 3000 B.C.
307	ceramic		sanitary ceramic	3	67	1900	2000	1900 - 2000

Table 2: Summary of context dating based on artefacts

5.2.1 Conclusion

The small quantity of typical local domestic medieval pottery is likely to reflect a background scatter of medieval material in the vicinity of the site, most likely introduced into the site by agricultural processes such as manuring.

6 Synthesis

The earliest features recorded during the evaluation were furrows, the ploughed out remains of ridge and furrow cultivation, visible in all three trenches. These are likely to have originated in the medieval period, but are likely to have been in use until enclosure of the landscape. A further small ditch on the same alignment as furrows was also present and aligns closely with a field boundary ditch which is depicted on historic maps of the site. This feature had a small posthole cut into it, possibly the remains of a fence. These and the remnant ploughsoil suggest an agricultural use of the site during these periods. The remainder of the features and deposits related to the construction use and demolition of Lonsdale House and its outbuildings

The evaluation of the site demonstrates that the prehistoric and Roman features known to have survived in the vicinity do not extend into the site although one abraded Mesolithic or Neolithic flint was recovered as a residual find from a later context.

6.1 Research frameworks

The features present on this site do not contribute to any of the research frameworks outlined within the East Midlands Archaeological Research Framework (Cooper 2006)

7 Significance and impact of the development

Little archaeological significance can be given to this site. The impact of the development will consequently be low.

8 Publication summary

Worcestershire Archaeology has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, Worcestershire Archaeology intends to use this summary as the basis for publication through local or regional journals. The client is requested to consider the content of this section as being acceptable for such publication.

An archaeological evaluation was undertaken at the former Lonsdale House, Oakham, Rutland (NGR 485419 309323). It was undertaken on behalf of CgMs Consulting, whose client intends to redevelop the site for residential purposes. A planning application has been submitted for this development.

A desk-based assessment of the site was prepared which identified the potential for the survival of significant features from the Prehistoric and Roman eras, with less potential from the Saxon era. A potential for features with low significance of an agricultural nature was suggested for the medieval and Post-medieval eras.

The site lies on the northern side of Barleythorpe Road to the north-west of the historic centre of Oakham. This comprises the grounds of the former Lonsdale House and associated outbuildings, built after 1886. Three trenches were excavated to the natural substrate. The trenches contained evidence of ploughed out ridge and furrow, a field boundary ditch and structures and features relating to Lonsdale House and its outbuildings, but no archaeological features pre-dating the Medieval period were identified.

9 Acknowledgements

Worcestershire Archaeology would like to thank Richard Smalley of CgMs Consulting for his kind assistance in the successful conclusion of this project.

10 Bibliography

AAF 2011 *Archaeological archives: a guide to the best practice in the creation, compilation, transfer and curation*, Archaeological Archives Forum, <http://www.archaeologyuk.org/archives/>

BGS 2016 *Geology of Britain Viewer*, <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, British Geological Survey, accessed 19 July 2016

CgMs 2015 *Archaeological Desk Based Assessment Land at Former Lonsdale House Barelythorpe Road Okahm Rutland* CgMs Consulting unpublished document dated July 2015

CgMs 2016 *Archaeological Written Scheme of Investigation in respect of Assessment Land at Former Lonsdale House Barelythorpe Road Okahm Rutland* CgMs Consulting unpublished document dated June 2016

CIfA 2014 *Standard and guidance: Archaeological field evaluation*, Chartered Institute for Archaeologists, <http://www.archaeologists.net/codes/ifa>

CIfA 2014b *Standard and guidance for the collection, documentation, conservation and research of archaeological materials*, Chartered Institute for Archaeologists, <http://www.archaeologists.net/codes/ifa>

DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government

Ragg, J M, Beard, G R, George, H, Heaven, F W, Hollis, J M, Jones, R J A, Palmer, R C, Reeve, M J, Robson, J D, and Whitfield, W A D, 1984 *Soils and their use in midland and western England*, Soil Survey of England and Wales, **12**

SMA 1993 *Selection, retention and dispersal of archaeological collections*, Society for Museum Archaeology, <http://www.socmusarch.org.uk/publica.htm>

Soil Survey of England and Wales, 1983 *Midland and Western England*, sheet 3, scale 1:250,000 + Legend for the 1:250,000 Soil Map of England and Wales (A brief explanation of the constituent soil associations)

Cooper, N J 2006 *The Archaeology of the East Midlands An Archaeological Resource Assessment and Research Agenda*, Leicester Archaeology Monographs No. 13

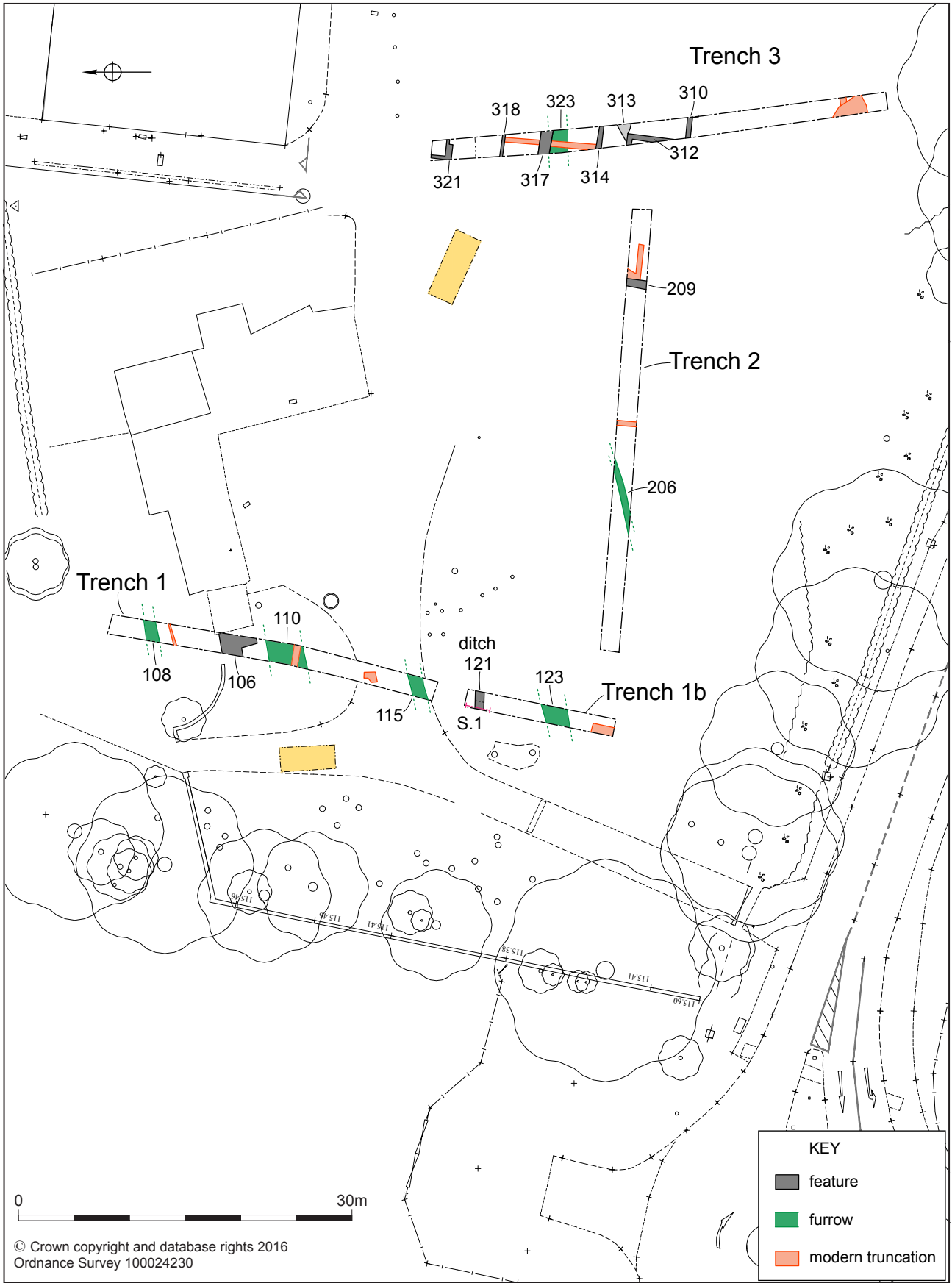
WA 2012 *Manual of service practice, recording manual*, Worcestershire Archaeology, Worcestershire County Council, report **1842**

Figures



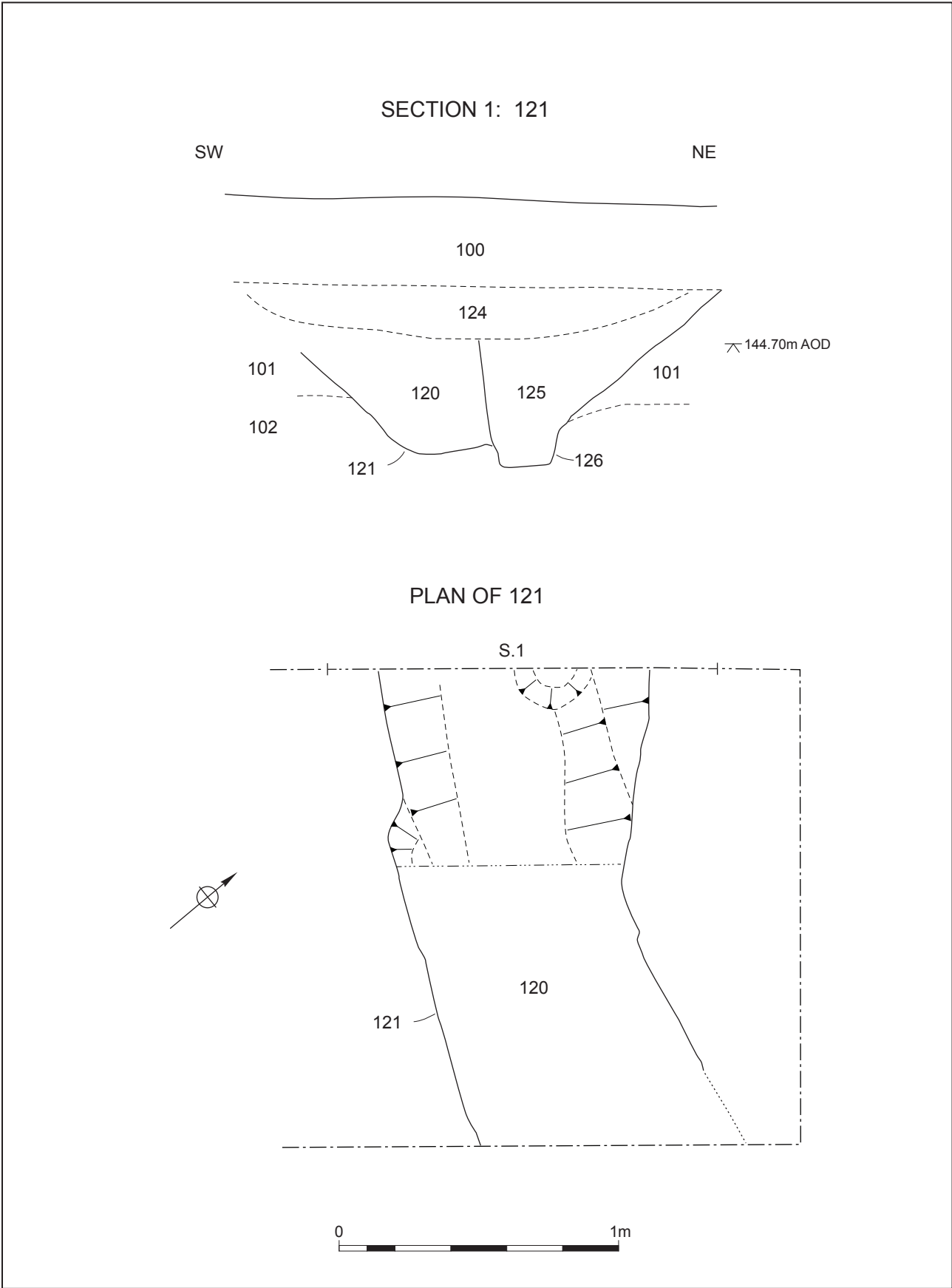
Location of the site

Figure 1



Plan of Trenches

Figure 2



Plan and section of boundary ditch 121

Figure 3

Plates



Plate 1 Trench 1, looking north



Plate 2 Trench 1, looking south



Plate 3 Trench 1 ditch 121, looking west



Plate 4 Trench 2 with surface 211 in the fore ground, looking west



Plate 5 Trench 2, looking east



Plate 6 Trench 3 looking south



Plate 7 Trench 3 looking north



Plate 8 Trench 3 wall 312, looking north



Plate 9 Trench 3 wall 310, looking south

Appendix 1 Trench descriptions

Trench 1

Maximum dimensions: Length: 30.8m and 13.7m Width: 1.8mm Depth: 0.65-1.07m

Orientation: N-S

Main deposit description

Context	Classification	Description	Depth below ground surface (b.g.s) – top and bottom of deposits
100	Topsoil	Loose dark blackish grey clay silt. Topsoil only seen to NE of curbstones (edging the tarmac road) up to brick wall and floor (107), as truncated elsewhere.	0.56m
101	Subsoil	Moderately Compact dark orangey brown clay silt. Subsoil only seen as furrow fills and at SW end of trench - truncated elsewhere.	0.18-0.34m
102	Natural	Compact mid orangey brown limestone brash	0.08m+
103	Modern Layer	Loose light greyish pink Hardcore. Modern deposit of hardstanding at NE end of trench, overlying fragmented tarmac (104).	0.24m
104	Modern Layer	Loose dark greyish black Tarmac. Layer of fragmented tarmac, plastic and modern rubbish between hardcore (103), above, and natural (102) below.	0.28m
105	Drain	Ceramic land drain aligned E-W, at NE end of trench.	
106	Wall	Corner of a red brick building with concrete floor. Machine-made bricks bonded with lime mortar.	
107	Wall	Two narrow brick walls of machine-made red bricks, with a single course brick surface between. West of building (106), which it butts against.	
108	Furrow	Cut of furrow at NE end of trench, truncated by (103) and (104). Filled by subsoil (101)	
109	Furrow	Cut of furrow SW of structure (107), containing subsoil (101) fill.	

110	Posthole	Moderately Compact mid greyish brown limestone brash. Re-deposited limestone brash fill of modern feature [111] containing a square concrete post.	
111	Posthole	Modern posthole for a concrete post, cut under present tarmac road (112). Straight sided and L shape in plan with rounded corners.	
112	Modern Layer	Tenacious dark black Tarmac	0.05m
113	Modern Layer	Moderately Compact light grey hard-core	0.08m
114	Modern Layer	Loose light greyish pink hard-core, overlying subsoil (101).	0.22m
115	Furrow	Cut of furrow under present road, filled by subsoil (101).	
116	Modern Layer	Moderately Compact dark black Tarmac. Old tarmac surface at SW end of trench below topsoil (100). Only seen in western trench section as stops part way across width of trench.	0.04-0.05m
117	Modern Layer	Mid brownish white rubble. Modern rubble dump of red bricks, concrete, lime mortar below tarmac (116) and overlying subsoil (101). Also seen in west section only. Both (116) and (117) are truncated by [119] to SW end and stop before ditch [121] to NE.	0.10-0.14m
118	Pit	Mid orangey brown clay silt. Re-deposited natural and subsoil with patches of charcoal, decayed plant matter and roots containing tile and plastic. Although mixed, fill is broadly banded with organic matter at base, then subsoil and natural - reverse stratigraphy implies that the feature was machine excavated.	1.07m+
119	Pit	Cut of straight sided square or rectangular modern trial trench.	1.07m+
120	Ditch	Soft mid greyish brown sandy silt. Fill of post-medieval field boundary ditch [121], containing occasional limestone fragments and very frequent rooting.	0.59m

121	Ditch	NW-SE aligned field boundary ditch with moderate concave sides and a fairly flat base. Post-medieval and visible on OS maps.	0.59m
122	Furrow	Moderately Compact dark orangey brown clay silt. Fill of furrow [123] - same as subsoil (101).	
123	Furrow	Cut of furrow at SW end of trench - on same alignment as other furrows seen in trench 1.	
124	Ditch	Moderately Compact dark brownish grey sandy silt. Dump of backfill material in field boundary ditch [121], containing frequent coal fragments and rooting. Overlies (120) and (125).	0.19m
125	Posthole	Soft mid brown sandy silt. Fill of posthole [126].	0.64m
126	Posthole	Posthole cut into ditch [121].	0.64m

Trench 2

Maximum dimensions: Length: 41m Width: 1.8mm Depth: 0.73-1.0m

Orientation: E-W

Main deposit description

Context	Classification	Description	Depth below ground surface (b.g.s) – top and bottom of deposits
200	Modern Layer	Loose light brownish grey silt. Silt and lime mortar, mixed with pieces of concrete, red brick fragments, occasional sub-rounded pebbles, glass, plastic and modern pottery.	0.10-0.47m
201	Topsoil	Compact mid brownish grey clay silt. Buried topsoil containing charcoal flecks, rare small fragments of red brick. Old turf line seen in places between (200) and (201) boundary as partially decayed black organic matter.	0.10-0.18m
202	Subsoil	Compact mid orangey brown clay silt. Upper subsoil with moderate rooting, rare charcoal flecks, a possible worked flint and pottery sherd.	0.20m

203	Subsoil	Compact mid reddish brown clay silt. Lower subsoil containing occasional small sub-angular pebbles and rare charcoal flecks. Overlying natural and fills in depressions within the upper surface of (204).	0.25m
204	Natural	Moderately Compact mid orangey brown limestone brash. Limestone brash natural within a reddish-brown silty clay. Uneven surface has created patches filled with (203).	0.08m+
205	Furrow	Compact mid reddish brown clay silt. Fill of furrow [206] - same as lower subsoil (203).	
206	Furrow	Cut of WSW-ENE aligned furrow, only seen at base of furrow in plan due to subsoil fill. On same alignment as trench 1 furrows.	
207	Drain	Fill of drain cut [208] - glazed ceramic water/ sewage drain within subsoil (203) fill.	
208	Drain	Cut of SSW-NNE aligned modern drain.	
209	Wall	Wall of red machine-made bricks forming a 4 course stepped foundation, with 3 courses of yellow bricks above. Bonded with a pale yellowy-white lime mortar and concrete. Southern end of wall is adjoined to another yellow brick wall, or turns a right angle.	0.68m
210	Modern Layer	Loose light whiteish yellow rubble. Dump of modern demolition rubble, part of spread seen in trench 3, containing red and yellow bricks, lime mortar, concrete, 20th century pot and a metal drain pipe. Starts just east of drain [208] and increases in thickness to eastern end of trench.	0.22-0.46m
211	Surface	Light whiteish yellow Concrete. Concrete surface east of wall (209), which it butts against. Course concrete containing large brick fragments. Interrupted by a red machine-made brick wall two bricks wide, circa 3.3m east of (209). Overlies subsoils (203) and (204) in places.	0.12m
212	Drain	Fill of drain [213] containing glazed ceramic pipe.	
213	Drain	Cut of water/ sewage drain under (209). Aligned NE-SW, may be connected to drain [215].	

214	Drain	Fill of drain cut [215] - same as (212) pipe, surrounded by re-deposited natural.	
215	Drain	Cut of water/sewage drain running NW-SE from eastern trench end. May join [213] but is lower than it, or run under wall (209). Re-deposited natural fill makes it hard to see if the drain runs west of (209).	

Trench 3

Maximum dimensions: Length: 40m Width: 1.8m Depth: 0.30-0.80m

Orientation: N-S

Main deposit description

Context	Classification	Description	Depth below ground surface (b.g.s) – top and bottom of deposits
300	Topsoil	Firm mid greyish brown clay silt. Topsoil only seen at southern end of trench as truncated elsewhere	0.18m
301	Subsoil	Moderately Compact mid reddish brown clay silt	0.25-0.47m
302	Natural	Compact mid greyish orange limestone brash. Mottled with reddish-brown clayey-silt patches of subsoil.	0.20m+
303	Pit	Compact mid reddish brown silty clay. Fill of trial trench [204] containing charcoal flecks, a wooden post, in situ plant stump and a residual flint.	0.60m+
304	Pit	Cut of modern dump over service [306] - possibly the corner of a square or rectangular trial trench cutting through topsoil and subsoil.	0.60m+
305	Service	Mid orangey brown limestone brash. Fill of probable service [306]. Vertical base of cut filled with re-deposited limestone brash, overlain by a dump of lime mortar and charcoal stained clayey silt (0.4m in depth).	0.60m+
306	Service	Vertical cut of E-W aligned service (metal cable) with a shallow dump of modern material on top within a concave cut. Cut by trial trench [204] to south.	0.60m+

307	Modern Layer	Compact mid brownish grey clay silt. Possible modern garden subsoil or topsoil, containing lime mortar and white tile. Overlies subsoil (301) in area lacking topsoil (300) - truncated by (307)	0.24-0.46m
308	Modern Layer	Compact mid greenish grey sandy clay. Clay wedge-shaped layer starting north of (307), which partially overlies it, and continuing to rubble deposit (209), which also overlies it. Increases in thickness to north. May be a construction or deliberately sloping deposit associated with wall (310)	0.05-0.25m
309	Modern Layer	Loose light brownish yellow rubble. Demolition rubble dump of red brick, tile, lime and concrete between clay (309) and wall (310), which rubble overlies.	0.40m
310	Wall	Red brick wall bonded with light yellowy-white sandy lime and concrete, three bricks wide and many (4+) courses high. Orientated WNW-ESE, turns a right angle corner on east side and heads south, then turns east again. May be a corner or join between two walls	0.34m
311	Modern Layer	Loose light brownish yellow rubble. Demolition rubble dump - same as (309) but deeper. Runs from wall (310) to wall (318), where it is overlain by yellow brick rubble (319)	0.3-0.6m
312	Wall	Corner of red brick building 9+ courses high. Wall two bricks wide, bonded in courses of headers only and stretchers only in a random pattern. Bonded with light whiteish-brown sandy lime and concrete.	0.75m
313	Layer	Friable dark blueish black charcoal. Spread of charcoal to east and north of wall (312), underneath/ at base of rubble (311).	0.10m
314	Wall	Red brick wall of same bricks and bonding as (310) and (312). Seven courses high and two bricks wide, bonded as (312). May have a spread foundation, but removed by machine. Orientated WNW-ESE.	
315	Service	Loose mid orangey brown limestone brash. Re-deposited natural fill of service [316], underneath walls.	

316	Service	Cut of N-S aligned modern service.	
317	Wall	Red brick wall, same as (314).	
318	Wall	Red brick wall, same as (314) except for slightly different brick depths. Wall to south of detected service, so number of courses unknown.	
319	Modern Layer	Loose light brownish yellow rubble. Demolition rubble north of wall (318) over concrete surface (320). Same as (311) but also containing yellow bricks and light brown sandy silt.	0.30m
320	Surface	Light white-ish brown Concrete. Concrete surface at northern end of trench underneath rubble (319) and between walls (318) and (321).	
321	Wall	Red brick wall bonded with lime mortar. Only one course seen, which is five bricks wide with a random bonding pattern. Aligned E-W and connected to a N-S orientated wall on western side.	

Appendix 2 Technical information

The archive

The archive consists of:

- 5 Context records AS1
- 1 Field progress reports AS2
- 1 Photographic records AS3
- 70 Digital photographs
- 1 Drawing number catalogues AS4
- 1 Scale drawings
- 3 Trench record sheets AS41
- 1 CD-Rom/DVDs
- 1 Copy of this report (bound hard copy)

The project archive is intended to be placed at:

Rutland County Museum
Catmose Street
Oakham
Rutland
LE15 6HW

Museum Accession number : OAKRM:2016.16

Appendix 3 OASIS form

OASIS ID: fieldsec1-258839

Project details

Project name	Archaeological Evaluation at the former Lonsdale House, Oakham, Rutland
Short description of the project	Archaeological Evaluation at the former Lonsdale House, Oakham, Rutland. Three trench archaeological evaluation
Project dates	Start: 11-07-2016 End: 13-07-2016
Previous/future work	Not known / Not known
Any associated project reference codes	2015/01969/MAJ - Planning Application No.
Type of project	Field evaluation
Site status	None
Current Land use	Other 13 - Waste ground
Monument type	FURROW Medieval
Monument type	DITCH Post Medieval
Monument type	WALLS Modern
Significant Finds	POTTERY Medieval
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	Not known / Not recorded

Project location

Country	England
Site location	LEICESTERSHIRE RUTLAND OAKHAM former Lonsdale House, Oakham, Rutland
Postcode	LE15 7GG
Study area	0.64 Hectares
Site coordinates	0 0 N52:40:30 (52.674892 W0:44:18 (-0.738324) Point
Lat/Long Datum	WGS 84 Datum
Height OD / Depth	Min: 114m Max: 114m

Project creators

Name of Organisation	Worcestershire Archaeology
Project brief originator	CgMs Consulting
Project design originator	CgMs Consulting
Project director/manager	Tom Rogers
Project supervisor	Tim Cornah
Type of sponsor/funding body	Consultant
Name of sponsor/funding body	CgMS Consulting

Project archives

Physical Archive recipient	unknown at present
Physical Contents	"Ceramics"
Digital Archive recipient	unknown at present
Digital Contents	"Ceramics"
Digital Media available	"Images vector"
Paper Archive recipient	unknown at present
Paper Contents	"Ceramics"
Paper Media available	"Context sheet", "Diary", "Drawing", "Photograph", "Plan", "Report", "Section"

Project bibliography

1

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Evaluation at the former Lonsdale House, Oakham, Rutland
Author(s)/Editor(s)	Cornah, T
Other bibliographic details	Report number 2364
Date	2016
Issuer or publisher	Worcestershire County Council

Place of issue or publication	Worcestershire County Council
Description	Archaeological Evaluation at the former Lonsdale House, Oakham, Rutland. Three trench evaluation
URL	www.oasis.ac.uk
<hr/>	
Entered by	Tim Cornah (tcornah@worcestershire.gov.uk)
Entered on	28 July 2016