



JOHN MOORE HERITAGE SERVICES

**AN**  
**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**  
**OF**  
**COMPASS POINT,**  
**MARKET HARBOROUGH,**  
**LEICESTERSHIRE**

**SP 7421 8623**

*On behalf of*

*Boden Group*

**JUNE 2006**

<b>REPORT FOR</b>	Boden Group The Corn Exchange 47 High Street Thrapston Northants NN17 5JG
<b>PREPARED BY</b>	John Winterburn
<b>EDITED BY</b>	John Moore
<b>REPORT ISSUED</b>	11 June 2006
<b>ENQUIRIES TO</b>	John Moore Heritage Services Hill View Woodperry Road Beckley Oxfordshire OX3 9UX  <i>Tel/Fax:</i> 01865 358300 <i>Email:</i> <a href="mailto:info@jmheritageservices.co.uk">info@jmheritageservices.co.uk</a>
<b>JMHS PROJECT NO.</b>	1661

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## INTRODUCTION

### 1.1 Origins of the Report

This desk-based assessment was commissioned by The Boden Group Ltd. It has been prepared in support of a planning application for a Dry Detention Basin for Compass Point, Northampton Road, Market Harborough.

### 1.2 Planning Guidelines and Policies

This report has been prepared in accordance with *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment (1990); with the policies relevant to archaeological sites and monuments in The Leicestershire, Leicester and The Harborough District Local Plan, 1991-2006. In format and contents this report conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA September 2001).

#### 1.2.1 Government Planning Policy Guidance

PPG 16 (1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

“The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal.”

The advice given recommends early consultation between developers and the planning authority to determine “whether the site is known or likely to

contain archaeological remains” (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG 16 (Paragraph 20):

“Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG 16 states that in such cases (Paragraph 21):

“it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.”

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG 16 stresses the importance of preservation (Paragraphs 8 and 18):

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.”

“The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.”

But acknowledges that (Paragraphs 24 and 25):

“the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded.”

“Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in

the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such agreements should also provide for the subsequent publication of the results of the excavation.”

This level of work would involve the total excavation and recording of archaeological remains within the development area by a competent archaeological contractor prior to their destruction or damage.

### **1.2.2 The Leicestershire, Leicester and Rutland Structure Plan, 1996-2016.**

The structure plan sets out the broad planning strategy for Leicestershire, Leicester and Rutland and contains policies on the amount and location of development within the county. It also sets out measures and schemes to protect and enhance the environment and these are contained within Chapter 3: Protecting and Enhancing the Historic and Natural Environment.

The structure plan is required to interpret national and regional planning guidance and to provide a strategic context for Local Plans; in this case the “The Harborough District Local Plan”.

Chapter 3 of this plan, “Protecting and Enhancing the Historic and Natural Environment”, contains “Environmental Policy 1: Historic Environment”

This policy states that:

Measures will be taken to identify, protect, preserve and enhance areas, sites, buildings and settings of historic or architectural interest or archaeological importance. Development within Conservation Areas will be required to preserve or enhance the character and/or appearance of the area.

Proposals for development on, in, or adjacent to archaeological or other historic sites and buildings will be considered against the need to ensure their preservation and setting.

Development will only be acceptable where it would not adversely affect any scheduled ancient monument or other nationally important archaeological site, or its setting or amenity value.

Where a known site of county or local significance is to be affected, development may be acceptable if it allows its preservation in situ, or, where this is impractical, its investigation and recording.

Development will only be acceptable in areas of archaeological potential if proper evaluation of the archaeological implications of the proposed development has been undertaken and taken into account.

### **1.2.3 The Harborough District Local Plan**

The purpose of this Local Plan is to outline policies and proposals for the future development of Harborough District for the period 1991 to 2006. The plan contains a number of more detailed policies concerning applications for planning permission where archaeology, sites of archaeological significance and Scheduled Ancient Monuments may be affected.

These policies are outlined below,

#### **Policy RM/12**

“The district council will refuse planning permission for development which would adversely affect the archaeological significance or setting of scheduled ancient monuments or other important archaeological remains which may be identified in the district. In the case of development proposals affecting archaeological remains of lesser importance, the need for preservation in situ will be assessed against the relative importance of the remains and the need for the development.

#### **Sites of Archaeological Interest.**

The District contains the archaeological remains of human activity in the past, which has formed today's built and rural landscapes. Archaeological remains are often fragile and vulnerable to damage and destruction. Where nationally important remains exist, their preservation, together with their settings, will be sought. Other important remains will also be protected. For sites of lesser significance, depending on the merits of the remains, it may be sufficient to make provision for investigation and recording of archaeological evidence before development proceeds.

#### **Scheduled Ancient Monuments**

Many nationally important monuments are included in the Schedule of Ancient Monuments (SAMs) compiled by the Secretary of State for Culture, Media and Sport. A national resurvey of ancient monuments is taking place, resulting in new monuments being added to the schedule. The Leicestershire and Rutland archaeological sites and monuments record should be consulted for up-to-date information.”



### Policy RM/13.

“Planning applications for development proposals that affect a site of identified archaeological interest or potential should be accompanied by an archaeological assessment of the site.

Where the archaeological assessment reveals that important archaeological remains may exist, the prospective developer will be expected to submit an archaeological field evaluation of the site, to assist in the determination of the application.

#### Sites of Archaeological Significance, Field Evaluation.

Sites of archaeological interest are registered on the Leicestershire Sites and Monuments Record maintained by Leicestershire and Rutland Museums, Arts and Records Service. The preservation of archaeological sites, whether scheduled or not is a material consideration in the determination of planning applications for development. Proposals for development that may affect areas of archaeological interest should be discussed with the District Council and the Leicestershire and Rutland Museums, Arts and Records Service at the earliest opportunity. In determining planning applications there are several important stages in assessing the impact of development on a site of archaeological interest.

Prior to submitting an application a developer should undertake an initial assessment of whether the site is known or likely to contain archaeological remains. The assessment will normally involve a desk-based evaluation of existing information involving, as a first step, contact with the Leicestershire and Rutland Museums, Arts and Records Service. This need not involve fieldwork. In areas of important anticipated archaeological interest or potential the District Council will expect a field evaluation of the archaeology of the site to be carried out by a professionally qualified archaeologist or archaeological organisation, at the applicant's expense, prior to the submission of a planning application for development. The evaluation normally involves ground survey and small scale trial trenching. This should assess the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.”

### Policy RM/14

“Where archaeological remains are found to exist and their preservation in situ is justified and feasible, the District Council will apply conditions to any planning permission to ensure that the remains are undisturbed and protected from damage both during and after development.

### Sites of Archaeological Significance, Preservation of Remains.

The District Council will consult the Leicestershire and Rutland Museums, Arts and Records Service over the archaeological importance of remains revealed in any archaeological field evaluations. If the field evaluation reveals the presence of important archaeological remains the District Council will usually seek to preserve the remains in-situ. This may require amendments to development proposals in terms of re-siting or redesign to avoid damage to the remains”

### Policy RM/15.

“Where archaeological remains are found to exist and their preservation in-situ is neither justified nor feasible, the District Council will impose conditions on any planning consent or seek to enter into a legal agreement, requiring that the excavation and recording of the remains is carried out before development commences.

### Sites of Archaeological Significance      Excavation and recording of Remains

Where it is neither justified nor feasible to preserve archaeological remains within a development site, there will be a requirement for the archaeological evidence to be recorded, before it is damaged or destroyed by development. The excavation and recording should be carried out by a professionally qualified archaeologist or archaeological organisation. The results of the excavation should be made publicly available.”

## 1.3      **Aims and Objectives**

The primary aim of this report is to provide a professional assessment of the archaeological potential of the site. This follows the Government guidance in PPG 16 by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of any future redevelopment on the archaeology, if this is warranted.

In accordance with PPG 16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2001). In brief, it seeks to identify and assess the known and potential

archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a regional and national context. It also aims to define and comment on the likely impact of redevelopment on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG 16, this desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and, if warranted by the archaeological potential, may lead to evaluation by fieldwork within the defined development area.

#### **1.4 Methodology**

The format and contents of this report are an adaptation of the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 2001). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps, and has been supplemented with a site visit. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Site visit

The principal sources consulted in assessing this site were:

- The Leicestershire County Historic Environment Record
- The Leicestershire, Leicester and Rutland Record Office.
- The Northamptonshire County Record Office.
- The National Monuments Record, Swindon.
- Leicestershire County Library, Market Harborough local studies collection.
- The Archaeology Data Service.

The Leicestershire County Historic Environment Record holds details of all known archaeological and historical sites, including references to published and unpublished sources, aerial photographs, and the relevant English Heritage lists.

The Leicestershire, Leicester and Rutland Record Office contains copies of the historic maps and various antiquarian and documentary sources. The National Monuments Record includes aerial photographs and retains details of some of the archaeological sites, but generally the information duplicates the material in the Historic Environment Record.

The Archaeology Data Service is an on-line searchable database that provides information and references about some of the known archaeology.

One of the aims of the report is to identify appropriate archaeological response/s. Therefore, consideration has been given to the need for further archaeological work which will ensure the adequate recording and/or protection of any historic buildings or archaeology on the site. Such strategies might involve further assessment and evaluation by fieldwork. If appropriate, this would provide a record of the historic buildings and allow for the identification and location of potential archaeological deposits on the site and provide the evidence necessary to determine their significance and condition.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Leicestershire Sites and Monuments Record is held by Leicester County Council and the historic maps copyright is held by Leicestershire County Council or Northamptonshire County Council unless otherwise stated.

## **2 THE SITE**

### **2.1 Location (Figure 1)**

The application site is located in south-west Leicestershire within the district of Harborough. It is located within the former parish of Little Bowden and lies approximately 1.2km. south-west of the Market Harborough. It is centred on national Grid Reference SP 7421 8623.

### **2.2 Description**

The proposed development is for a “ Dry Detention Basin” of approximately 0.6 hectares and an area to the south of the pond where the topsoil will be stripped, the sub-soil from the pond placed and then re-covered with topsoil. This area is approximately 2.7 hectares and is shown in figures 1 and 2 below.

## 2.3 Topography

The site is located on relatively flat arable farm land, 85m above Ordnance Datum and 80m to the west of the River Jordan. The Brampton Valley Way lies 150m to the Westbrook House is 150m to the north.

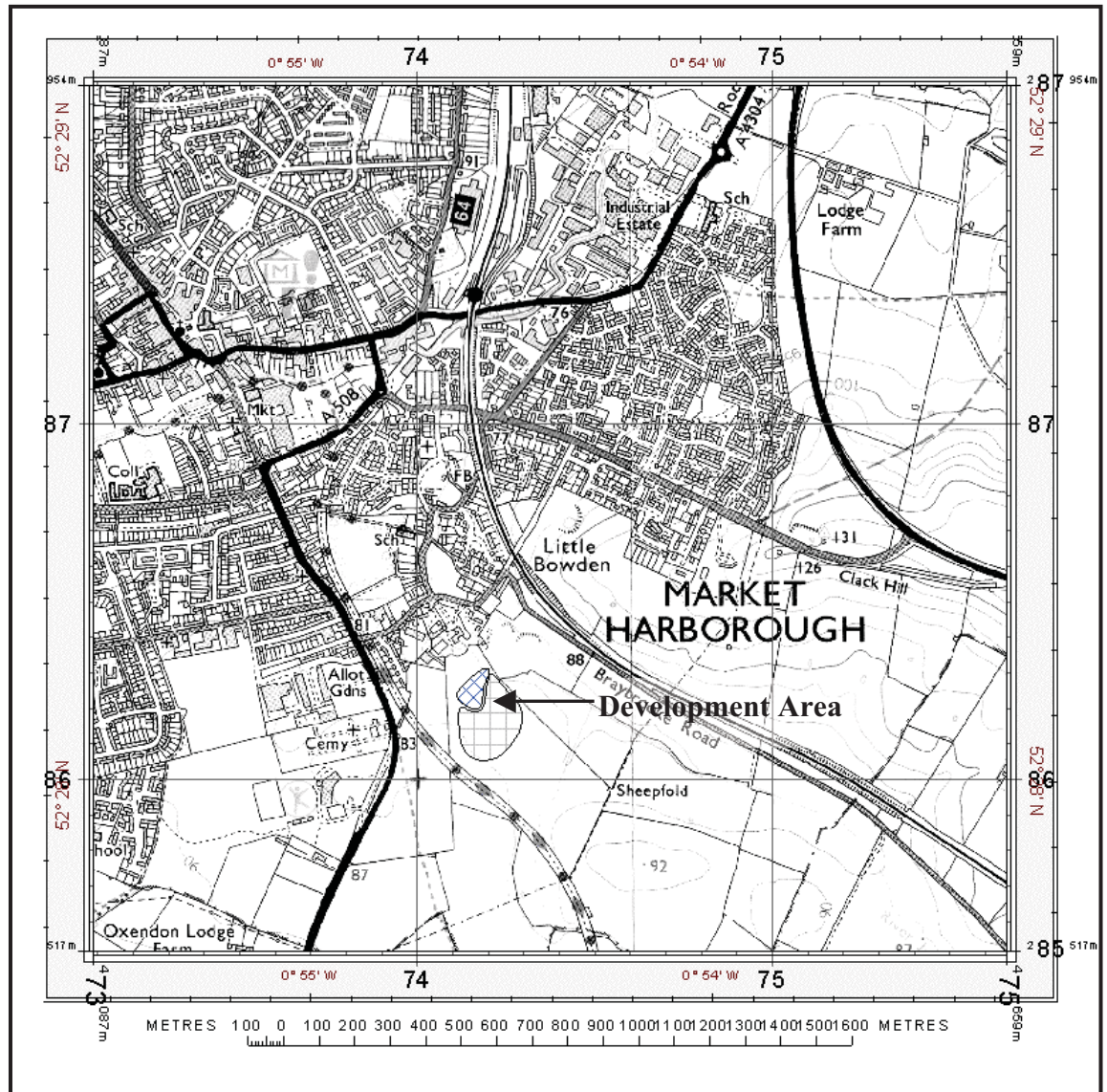
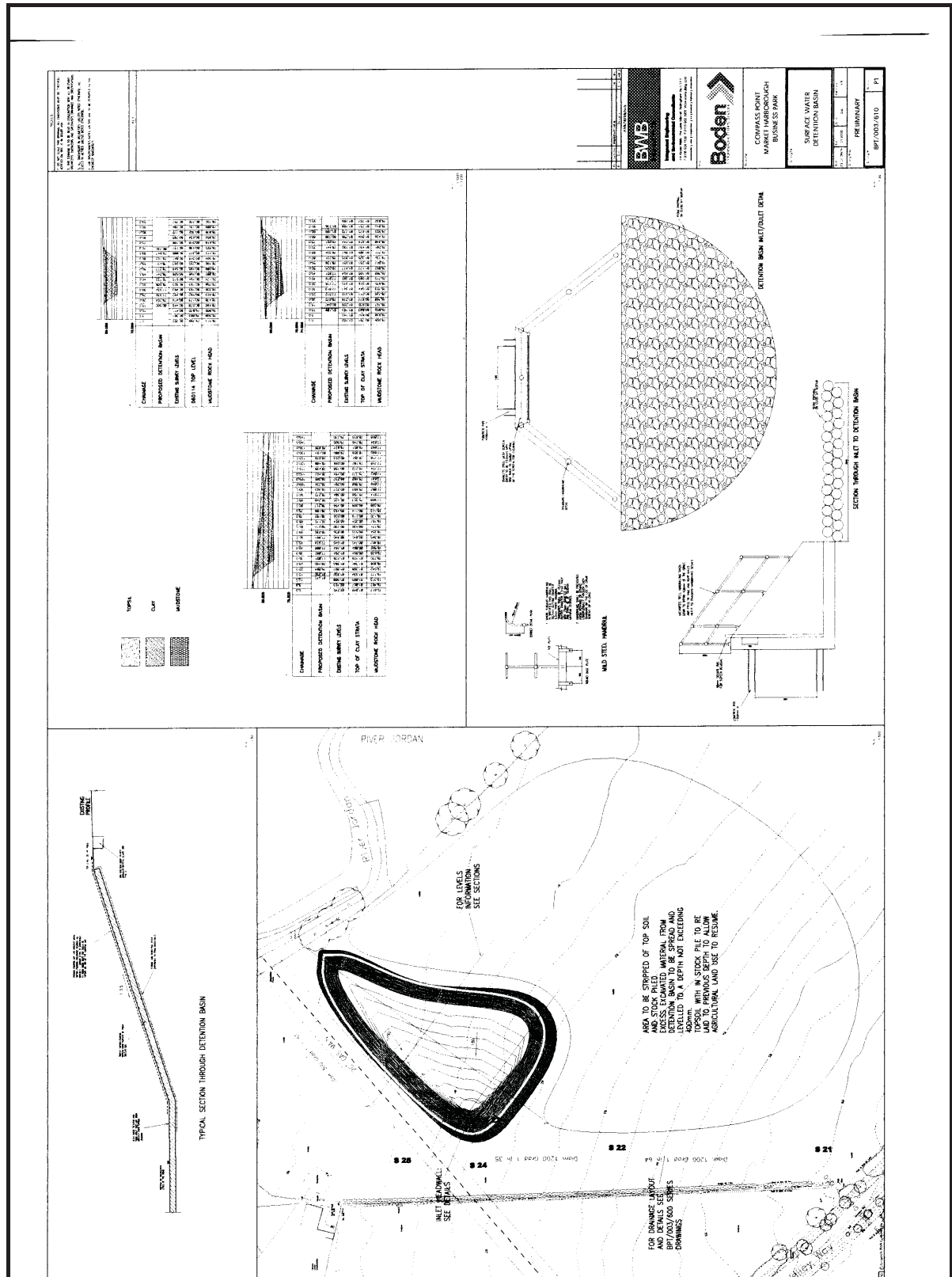


Figure 1. The location of the application site.





**Figure 2. The Site Plan.**

## 2.4 Geology

The geology of the area around Market Harborough and the site is Upper Lias of the Jurassic period. Large expanses of the first terrace of river gravels, composed of buff loams and silts with lenses and bands of gravels, occur in the Welland valley and in the Little Bowden area these are poorly developed (Poole, E. 1968)

## 3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.

The site lies within the Parish of Little Bowden, which was in the County of Northamptonshire until 1888 when it became part of Leicestershire. In 1895 Little Bowden was included in the Market Harborough Urban District.

Both Little Bowden and its near neighbour Great Bowden were well established villages and parishes at the time of Domesday. Little Bowden parish, in the Stotfold hundred and the Gartree wapentake was the land of the Count of Mountain and held by Humphrey. There was land for 6 ploughs with 11 villages and a smallholding, with a value of 30 shillings in 1088.

Today, Little Bowden is part of Market Harborough, which developed as a new town and trading centre and crossing point for the river Welland in the 12<sup>th</sup> century, first mentioned in 1176.

### 3.1 Known Archaeological Sites. (Figure 3)

A gazetteer of the known archaeological sites, from the Historic Environment Record, is given below in section 6.2. and figure 3, below, shows the location of the sites.

There are only 5 entries on the Historic Environment Record for the study area and this probably is a reflection of the lack of archaeological intervention and research work within this area.

Two of the entries, MLE 7878 and MLE 7882, indicated as red squares on the map below, are findspots for early Roman period coins and a single pot sherd. It is thought that these are both isolated finds as widening the study area to 2km results in only one additional Roman period find spot.

The remaining three entries, MLE 14890, MLE 14891 and MLE 14892 are associated with 18<sup>th</sup> and 19<sup>th</sup> century buildings 250m and 475m to the north of the development area. These are indicated as blue squares in figure 3 below.

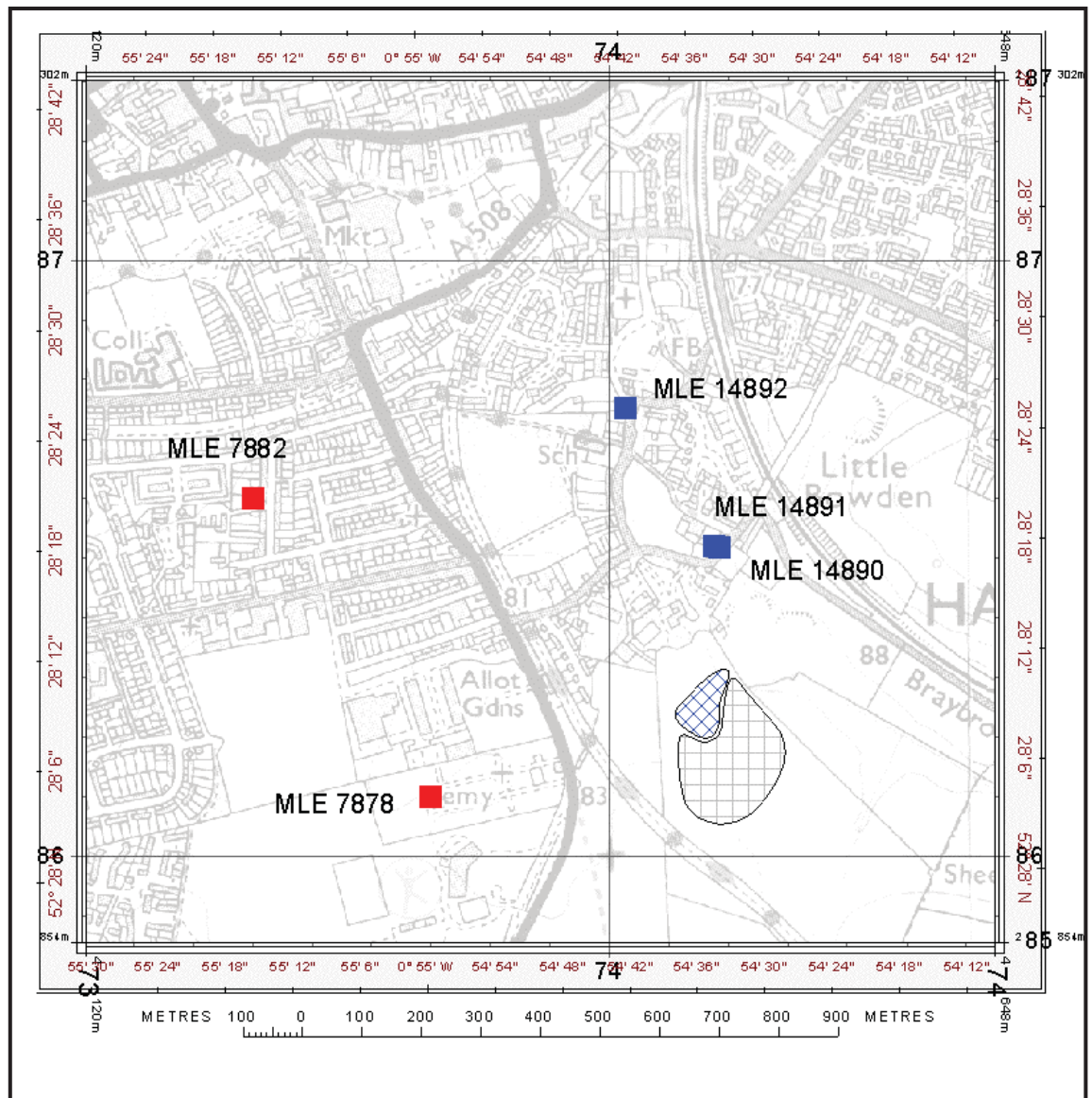


Figure 3. Known archaeological sites. ( Red, Roman period, Blue 18<sup>th</sup> & 19<sup>th</sup> century)

### 3.2 The Cartographic Evidence. (Figures 4 and 5)

A number of historic maps were consulted and a full list of given in section 6.3, below.

The earliest map showing the development area in detail is the Enclosure valuation and Strip Map of 1780. This map shows the enclosed field overlain on the medieval common fields and also shows the strip field systems. The development area lies within the south common-field of Little Bowden in a field called Wilsons Leys and the relict strip field system can be seen in the aerial photograph shown in figure 6, section 3.3, below.

Figure 4 below shows an extract from a map of 1824; probably the Ordnance



Surveyor's drawing (The Alderman Press 1990) with the approximate location of the development area indicated. This map does not show the enclosed field in the area but does show the River Jordan, to the east of the development area before it was straightened.

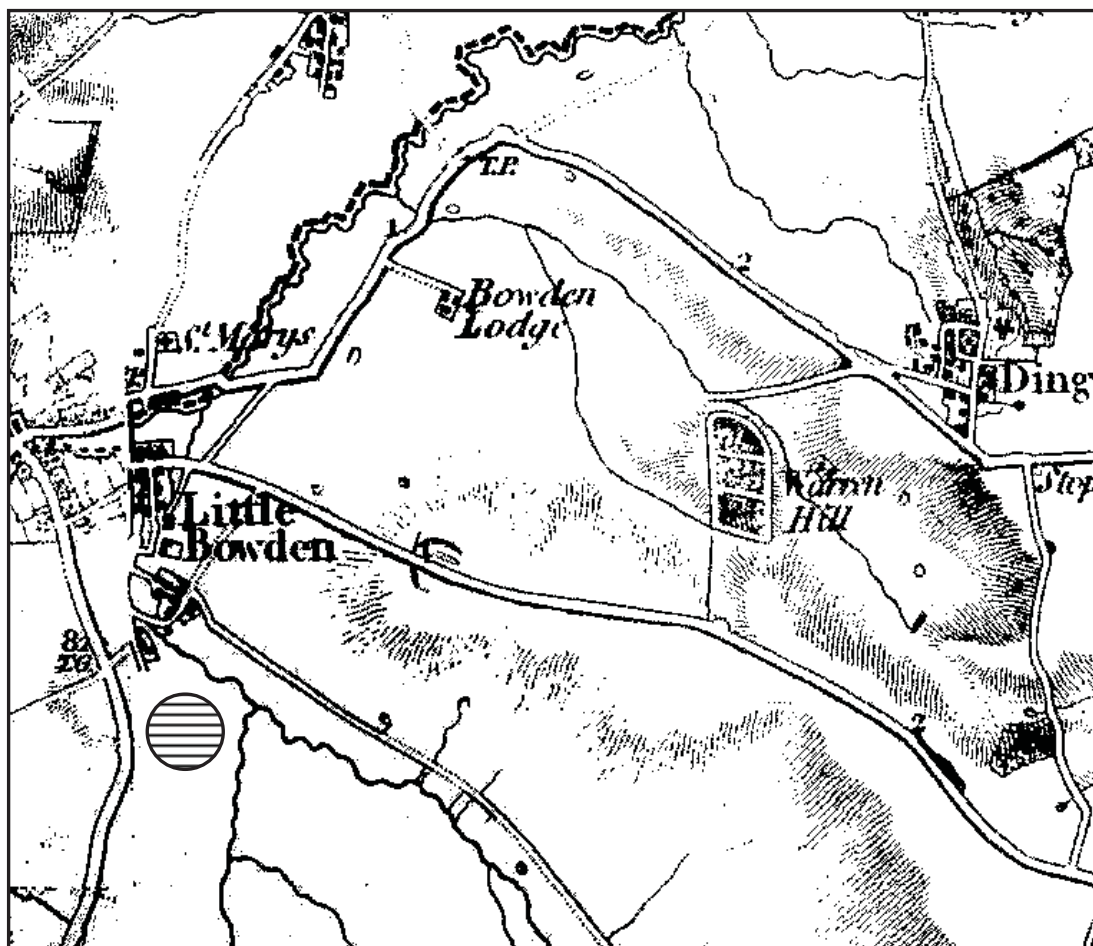
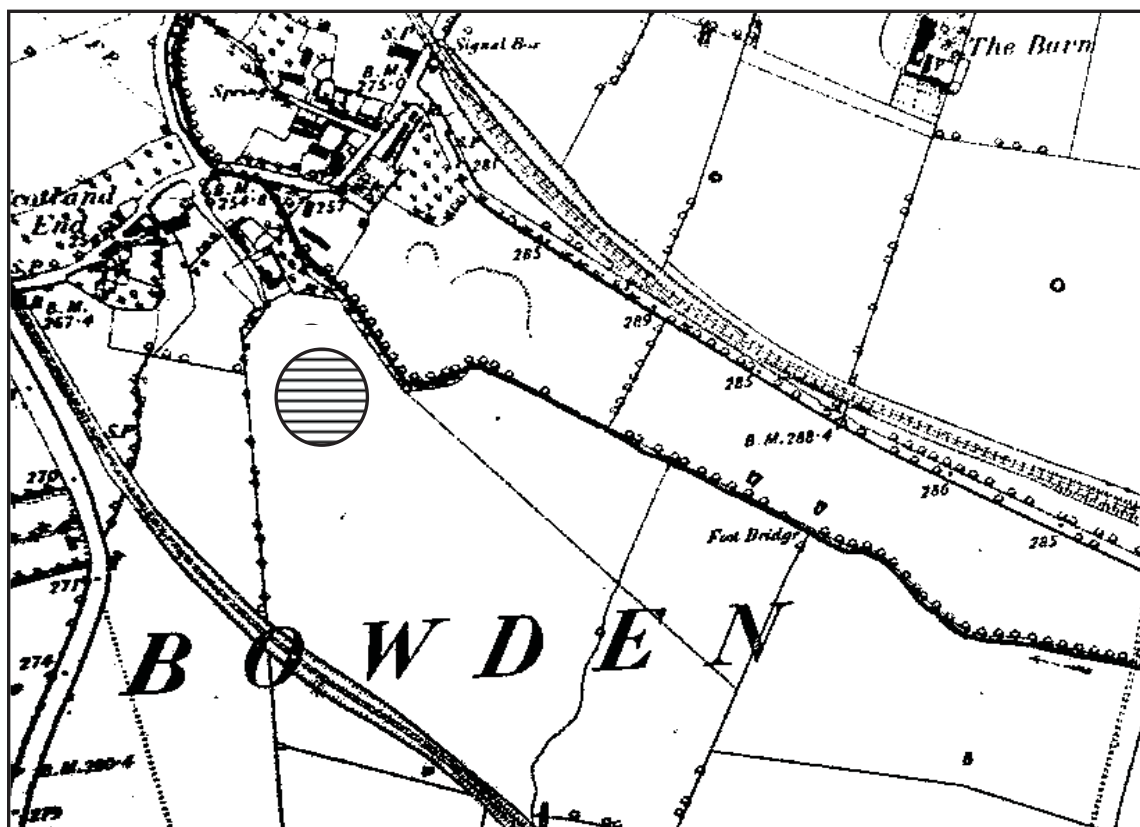


Figure 4. An extract from an 1824 map. with the approximate location of the development area shown. (©The Alderman Press 1990)

The Tithe Award map of 1824 for the parish of Little Bowden is of little use for this study. It appears that most of the parish was exempt from paying tithes and only a small area, away from the development area is shown on the tithe map. The area, 250m to the northwest of the development area is known as Scotland End, a name derived from Scot Land, indicating that the land was taxable and this may explain the lack of tithes within the parish.

The first edition Ordnance Survey, 1885, indicates the enclosed fields and show the straightened River Jordan to the east of the development area.



5. First edition Ordnance Survey map, 1885, with the approximate location of the development area indicated.

The second edition Ordnance Survey map, 1901, shows no additional information for the study area

### 3.3 The Aerial Photographs. (Figure 6 and 7)

A search of the National Monuments Record collection resulted in 43 vertical aerial photographs, from 14 sorties flown between 1944 and 1993, being examined. There was no specialist or military oblique photographs available for the study area. A detailed list of the aerial photography consulted is given in section 6.4, below.

Most of the photographs were examined as stereo pairs and within the study area these highlighted the structure of the medieval and post medieval strip field systems and furlongs. The strip fields are orientated approximately northeast-southwest and the strips being around 15m wide

Photographs from sortie OS/69067, April 1969, frames 85 and 86 show a faint light linear feature to the west of the development area (dimensions approximately 100m long and 8m wide). The feature possibly continues through the modern field boundary and continues to the southwest corner of the pond. Here the feature is around 15 m wide.



The feature can also be seen of photographs from sortie MAL/83025. Oct. 1983, frames 102 and 103, where it appears as a dark feature against the background, possibly of crops.

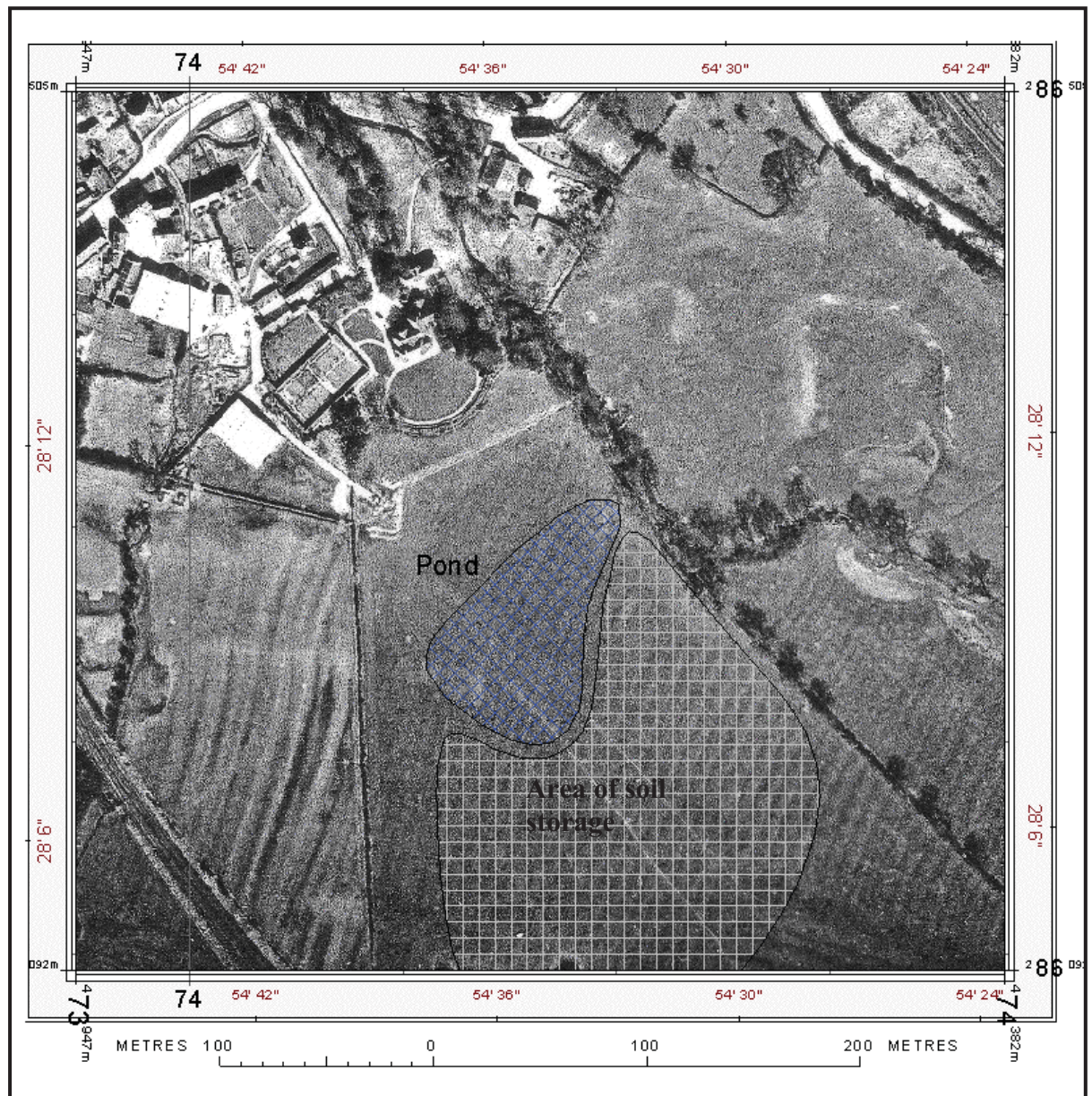


Figure 6. Aerial Photograph indicating the location of the pond and the area of soil storage

Transcriptions of these features were made and overlain on the base map and are shown in figure 7, below.

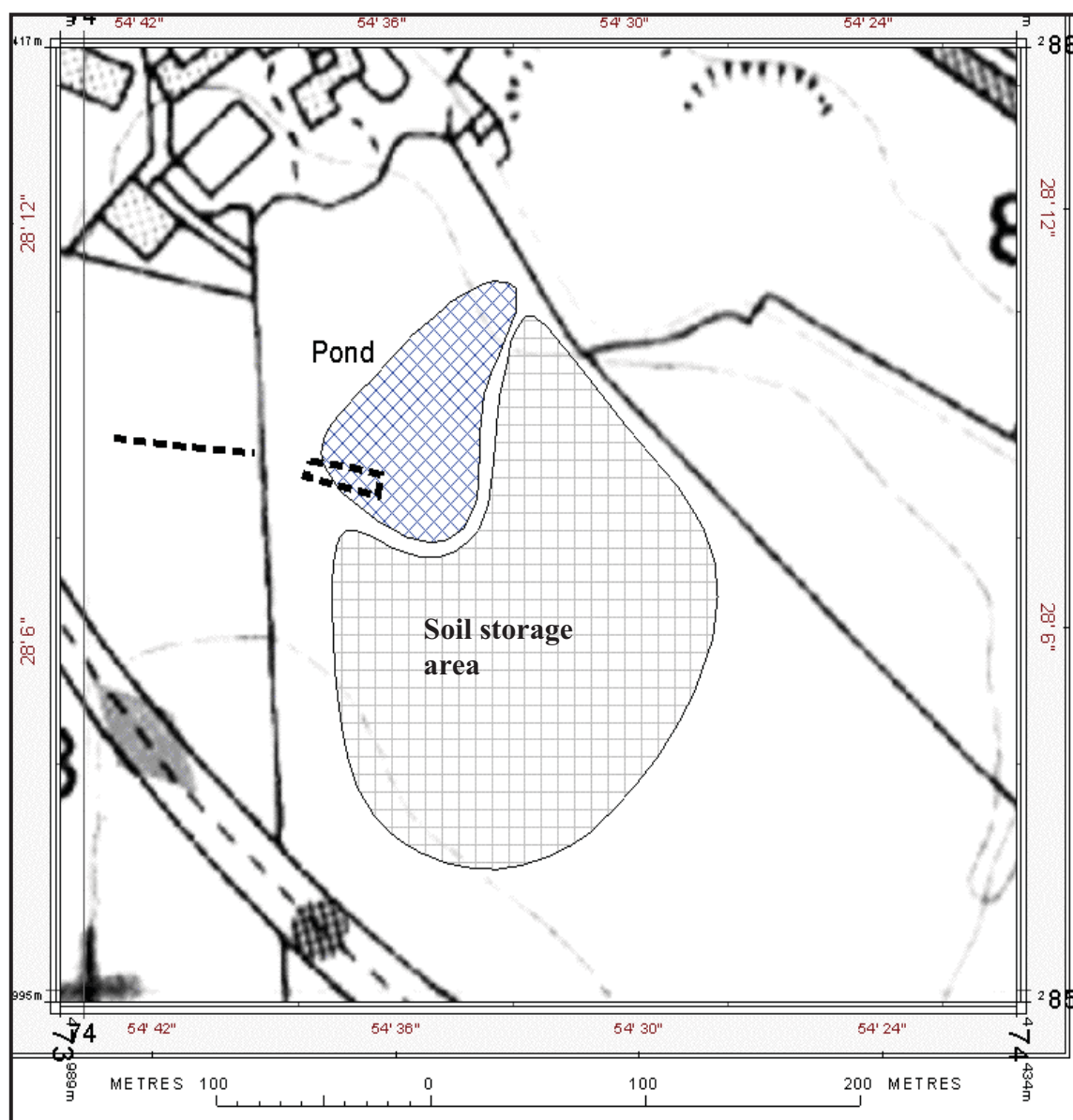


Figure 7. Aerial photograph transcription showing the location of the features and the development area.

## 4.0 DISCUSSION

### 4.1 The Potential of the Site

The proposed development site lies within an area that has been used for agricultural purposes from at least the medieval period and probably for much longer. It lies within the common strip field systems for the parish of Little Bowden and is 600m to the south of the parish church. The limited archaeological information for the study area suggests that there is a low probability of finding significant archaeology within the development area. However there appears to have been no archaeological

interventions within this area, which may account for paucity of information.

The cartographic evidence, supported by aerial photography indicates that the area was within the common strip field of the parish. A linear feature runs from the southwest corner of the pond area to the west and this may well be a headland or boundary associated with medieval fields. However there is some potential for this feature being prehistoric in date.

There are other features apparent from the aerial photography within the study area that would suggest buried archaeology. The site is on relatively flat gravel beds in the flood plain of the rivers Welland and Jordan and there is some potential for prehistoric archaeology to be found in these situations.

#### **4.2 The Impact of Previous Development and Land-Use on Potential Remains.**

No evidence has been found for previous development but medieval, post medieval and modern agricultural activity may have damaged or removed any potential archaeology within the area.

#### **4.3 Site Walkover.**

The site was visited on May 24<sup>th</sup> 2006. There was a standing crop of Rape over the area of interest and it was not possible to inspect the site in any detail.

### **5 CONCLUSIONS AND RECOMMENDATIONS**

There is a linear feature running from the development area to the west, which is probably a medieval field system boundary but could also be a prehistoric feature. Apart from these features visible on the aerial photography the site has a low potential for other archaeology.

#### **5.1 Recommendations.**

Due to the presence of a linear feature it is recommended that a machine-cut evaluation trench be cut across the area of the feature and aligned north-south within the pond area. Two machine cut trenches should also be cut within the soil storage area, one in the north of the area and aligned north-south and one in the south of the area aligned east-west. The results from the initial evaluation should then be assessed and the evaluation trenches extended if required.

Whether any further archaeological work is necessary prior to development, during groundworks, or at all, can only be determined in the light of the results of the evaluation trenches.



## 6 BIBLIOGRAPHY AND SOURCES CONSULTED.

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**6.2 Gazetteer of Known Sites from the Historic Environment Record.**

<b>HER Ref.</b>	<b>NGR</b>	<b>Name</b>	<b>Description</b>
MLE7878	SP 737 861	Northampton Road cemetery	Bronze coin of Severus Alexander. (Early Roman - 222 AD to 235 AD)
MLE7882	Centroid SP 734 866	Southern estate	A bronze coin of Trajan and a fragment of Samian found in 1960. COIN (Roman - 43 AD to 409 AD) SHERD (Roman - 43 AD to 409 AD)
MLE14890	Centroid SP 7417786520	The Old House, Braybrooke Road (west side), Little Bowden	Datestone 1759. Stands on the curve in Braybrooke Road. Stuccoed facade grooved to simulate masonry - rusticated quoins and stone-coped gable ends. Band at eaves. Double span slate roof with end chimneys. 2 storeys. 5 windows with incised lintels. Pedimented doorcase with fluted pilasters and panelled reveals. Plain rectangular fanlight and C19 door. Rear of house probably earlier. Year of construction: 1759
MLE14891	Centroid SP 74184 86517	Gate piers, garden wall of The Old House, Braybrooke Road (west side), Little Bowden	C18 and C19 garden wall. Circa 6' to 8' high. Red brick, part with stone plinth. Ramped. Buttressed at north side of house. End gate piers at west end. Wall follows street boundary and, with the house, makes an attractive contribution to the street scene here.
MLE14892	Centroid SP 74026 86753	Little Bowden Post Office and stores, Scotland Road (west side)	Mid C18 facade. Red brick with thatched roof. End and off-centre chimneys. 1 1/2 storeys, dormers break through eaves. 3 windows; late C18/early C19 casements. Part of north elevation of stone rubble. Eastern gable end to road has C19 shop front, which has entablature with cornice and panelled pilasters. 1 vertical glazing bar only remains.

**6.3 Historic and Modern mapping**

<b>Date</b>	<b>Description</b>
1780	Enclosure Valuation and Strip Map. Leicestershire Record Office MA/EW/A/199/1
1834	Coombes Map Leicestershire and the surrounding County.
1845	Tithe. Award Map. January 15 <sup>th</sup> , 1845. Leicestershire Record Office. MA/EN/A/199/1 DE 1185
1846	11 Maps with plans of Little Bowden town. Leicester Record Office MA/AX/1991/1
1885	1 <sup>st</sup> . Edition Ordnance Survey map 6". Northamptonshire sheet XVI SW.
1901	2 <sup>nd</sup> . Edition Ordnance Survey map 6". Northamptonshire sheet XVI SW.
2006	Ordnance Survey 1:25000, sheet 223.

**6.4 Aerial Photographs Consulted (National Monuments Record)****Vertical Aerial Photography**

<b>Sortie No.</b>	<b>Library No.</b>	<b>Frame Nos.</b>	<b>Date</b>	<b>Scale</b>
RAF/106G/UK/636	16	4126	10/08/1945	1:10200
RAF/CPE/UK/2535	815	5193-5195	25/03/1948	1:4800
RAF/CPE/UK/2535	815	5203-5205	25/03/1948	1:4800
RAF/CPE/UK/2595	817	5043-5045	16/04/1948	1:5000
RAF/541/143	928	3073-3074	24/08/1948	1:9960
RAF/541/602	1129	334-3235	04/08/1950	1:10000
RAF/82/758	1420	437-439	08/04/1953	1:5200
RAF/540/1164 *	1481	151	25/07/1953	1:1260
RAF/541/256	2680	4335-4337	10/05/1949	1:10000
US/7PH/GP/LOC311	8192	13027-13028	22/04/1944	1:1250
OS/75397	9825	45-47	08/09/1975	1:7800
OS/75397	9825	54-56	08/09/1975	1:7800
OS/64234	10903	23-24	14/10/1964	1:7500
OS/69067	10912	85-86	05/04/1969	1:7500
MAL/83025	12537	102-103	23/10/1983	1:11000
OS/93531	14503	46-47	29/08/1993	1:8200
OS/03531	14503	49-51	29/08/1993	1:8200

Notes. \* All sorties show the location of the site except for this one.