



HERITAGE STATEMENT

**IN RESPECT OF:
MAGNA PARK EXTENSION:
HYBRID APPLICATION
LUTTERWORTH
LEICESTERSHIRE**

**ON BEHALF OF:
IDI GAZELEY**

SEPTEMBER 2015

**AUTHORS
Dr Ramona Usher BA (Hons),
MSc, PgDip**

**APPROVED BY
Jonathan Smith, BA (Hons), MA,
PGCE, MIfA, IHBC**

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1.0 INTRODUCTION

- 1.1 This Heritage Statement has been researched and prepared by CgMs Consulting on behalf of IDI Gazeley Ltd. It considers the potential impact of the use of the land for distribution warehouses, a Logistics Institute of Technology and associated infrastructure at Magna Park, Leicestershire will have on the significance of designated and non-designated heritage assets. The study site is shown edged red in Figure 1.
- 1.2 The site, also referred to as the 'study site', is located along the A5, approximately 3km west of Lutterworth. The site has been separated into two zones. Zone 1 of the proposed development site comprises approximately 227 hectares of land centred at National Grid Reference SP 4998 8606 (Figure 1). This zone is bounded by the A5 to the south-west, by the property boundary of White House Farm to the west, outlying fields to the north and Mere Road and Magna Park Lutterworth distribution centre to the east. Zone 2 is a small area of land approximately 6.7ha in size, located beyond the existing Magna Park on Land at Plot 7300. This land is allocated for the rail freight terminal and is bounded by the A4303 Coventry Road and Plot 7100 of Magna Park to the north, Plot 7200 to the west and open countryside to the south and east.
- 1.3 Twenty Listed Buildings, two Conservation Areas and one Registered Park and Garden of Special Historic Interest lie within a 2km radius of the study site. It is therefore considered that the potential indirect impact upon the built historic environment would be changes in the setting of heritage asset listed above. Historic England (formerly 'English Heritage') defines setting to be '*the surroundings in which a heritage asset is experienced*'. In accordance with their guidance, this report seeks to determine the significance of identified built heritage assets and to what extent the site contributes to their setting and significance.
- 1.4 Three non-designated heritage assets lie within the study site: Bittesby House, Bittesby Cottages and the former lodge to Bittesby House. The proposed development would result in the demolition of these buildings. It is therefore considered that the potential direct impact upon the built historic environment would be restricted to the demolition of buildings of local interest.
- 1.5 This document will present a summary of the relevant legislative framework and planning policy at both national and local levels, with particular reference to policies that relate to Statutorily Listed Buildings and their settings.
- 1.6 Results of the archaeological assessment, which includes three Scheduled Monuments (one within the study site, and two within a 2km search radius), are

reported separately (CgMs, 2015. *Archaeological Desk-Based Assessment*, reference: AT/SM/17561).

- 1.7 By virtue of paragraph 128 of the National Planning Policy Framework, applicants are required to describe the significance of any heritage assets which may be affected by a proposed development, including any contribution made to their setting. This Heritage Statement fulfils these information requirements by providing an assessment of the built heritage assets which are located in the vicinity of the study site and an assessment of the impact of the proposed development upon them.
- 1.8 A separate *Landscape and Visual Impact Assessment* has been prepared, as Chapter 9 in Volume 2 of the scheme Environmental Statement, in support of the application and this should be consulted to provide further information on the anticipated effects of changes in views experienced by people visiting Heritage Assets.

2.0 LEGISLATION, POLICY AND GUIDANCE

- 2.1 This section sets out the key planning policy considerations taken from national, strategic and local policy documents that are considered applicable to this proposal.
- 2.2 The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.
- 2.3 The primary legislation relating to historic buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires Councils to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (sections 16 & 66) and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (section 72).
- 2.4 With regard to Parks & Gardens of Special Historic Interest although the inclusion of an historic park or garden on the Register in itself brings no additional statutory controls, local authorities are required by central government to make provision for the protection of the historic environment in their policies and their allocation of resources. Registration is a material consideration in planning terms so, following an application for development which would affect a registered park or garden, local planning authorities must take into account the historic interest of the site when determining whether or not to grant permission.

National Planning Policy

National Planning Policy Framework (NPPF), (March 2012)

- 2.5 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.
- 2.6 When determining Planning Applications the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other

policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 14 of the NPPF.

2.7 Within section 7 of the NPPF, 'Requiring Good Design', Paragraphs 56 to 68, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

2.8 Section 12, 'Conserving and Enhancing the Historic Environment', Paragraphs 126-141, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance. The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- Heritage asset. This is '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions*'. *Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*'
- Significance. '*The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*' 'Setting' is defined as '*the surrounding of a heritage asset from which it is experienced*' – NPPF glossary).

2.9 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation; The wider social, cultural, economic and environmental benefits that the conservation of the historic

environment can bring;

The desirability of new development in making a positive contribution to local character and distinctiveness;

Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 2.10 In order to determine applications for development, Paragraph 128 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.
- 2.11 According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.12 Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.
- 2.13 Paragraph 134 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.14 Paragraph 135 notes: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'* It also states that *'Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.'* [para. 136]
- 2.15 The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic

environment, towards intelligent, imaginative and sustainable approaches to managing change. Historic England defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as '*a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.*' (Constructive Conservation in Practice, English Heritage, 2008)

National Planning Guidance

National Planning Practice Guidance (NPPG) (March 2014)

- 2.16 The NPPG is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled *Conserving and enhancing the historic environment*. The guidance given in this section is effectively a condensed version of the PPS5 Practice Guide and sets out the best practice to applying government policy in the NPPF.
- 2.17 The guidance states that '*Local planning authorities may identify non-designated heritage assets*' and defines non-designated heritage as '*buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed.'*' In addition, '*local lists incorporated into Local Plans can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development.*'
- 2.18 The guidance asks that '*when considering development proposals, local planning authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an early stage in the process. Ideally, in the case of buildings, their significance should be judged against published criteria, which may be generated as part of the process of producing a local list.*'

Conservation Principles, Policies and Guidance (English Heritage, 2008)

- 2.19 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

2.20 This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that '*considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment*' (paragraph 25).

Overview: Historic Environment Good Practice Advice in Planning

2.21 The PPS5 Practice Guide was withdrawn on 25 March and has been replaced with three separate Good Practice Advice in Planning Notes (GPA's) published by Historic England. *Historic Environment Good Practice Advice in Planning Note 1 (GPA1): The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. This was published on 25 March 2015. *Good Practice Advice in Planning Note 2 (GPA2): Managing Significance in Decision-Making* was published on 27 March 2015. This document includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners and practitioners and other interested parties. Published on the 25 March 2015, *Good Practice Advice in Planning Note 3 (GPA 3): The Setting of Heritage Assets* replaces Historic England's previous guidance which was published in 2011. The Good Practice Advice in Planning Notes are intended to assist councils, owners, applicants and practitioners implement the historic environment policies in the NPPF and the related guidance in the Planning Practice Guidance.

2.22 In accordance with the NPPF, the first three adopted GPA's emphasise that the information and assessment work required in support of plan-making, heritage protection, applications for planning permission and listed building consent should be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

2.23 At present, there are some gaps in the guidance formally provided by the PPS5 Practice Guide. It is hoped that these gaps will be filled by the emerging *Good Practice Advice in Planning: Note 4: Enabling Development and Heritage Assets*, and the two Historic Environment Advice Notes entitled *Conservation Area Designation, Appraisal and Management (HEA 1)* and *Making Changes to Heritage Assets (HEA 2)*, for which the consultation process finished on 17 April 2015. If, as predicted, these

documents are adopted in 2015, the resultant suite of advice notes will completely replace the guidance set out in the former PPS5 Practice Guide. Each of the adopted Good Practice Advice in Planning Notes outlined above are detailed further below.

Historic Environment Good Practice Advice in Planning: Note 1 (GPA1): The Historic Environment in Local Plans

- 2.24 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF. The document provides advice on how information about the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.
- 2.25 The document gives advice on how the heritage policies within Local Plans should identify areas that are inappropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with paragraph 153 of the NPPF can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic Environment Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment

- 2.26 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is as follows:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;

3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.27 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking. The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

Historic Environment Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets

2.28 This advice note focuses on the management of change within the setting of heritage assets. This document is an update to guidance previously published by Historic England (*The Setting of Heritage Assets*, 2011) in order to ensure that it is fully compliant with the NPPF and is designed in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.29 As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset nor a heritage designation and that its importance lies in what it

contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.30 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.
- 2.31 This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:
1. Identification of heritage assets which are likely to be affected by proposals.
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset.
 3. Assessing the effects of proposed development on the significance of a heritage asset.
 4. Maximising enhancement and reduction of harm on the setting of heritage assets.
 5. The final decision about the acceptability of proposals.

2.32 The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Emerging Guidance

2.33 As noted previously, a number of key emerging documents are yet to be adopted to fill the guidance gaps left by the withdrawal of the PPS5 Practice Guide. Until these documents have been formally adopted, they are not considered to carry any weight. However, the consultation process for the two Historic Environment Advice Notes highlighted beneath finished on 17 April 2015 and the additional GPA entitled Enabling Development and Heritage Assets is listed as forthcoming by Historic England.

2.34 In line with the NPPF, *HEA 1: Conservation Area Designation, Appraisal and Management* emphasises that work in designating, appraising and managing conservation areas should be proportionate to the significance of the heritage assets affected and to the potential impacts on them. *HEA 2: Making Changes to Heritage Assets* seeks to promote well-informed and collaborative conservation, in recognition that change to heritage assets and their settings is only unacceptable where it harms significance without the balance of public benefit, as set out in the NPPF. As aforementioned, once adopted HEA1 and HEA2, together with the three adopted Good Practice Advice Notes set out above and the additional forthcoming Good Practice Advice Note entitled *Enabling Development and Heritage Assets*, will provide a complete replacement of the PPS5 Practice Guide.

Local Planning Policies and Guidance

Harborough District Council

Core Strategy

2.35 The Harborough Local Development Framework Core Strategy was adopted on 14th November 2011. The strategic objectives of the Core Strategy include two relevant to the historic environment:

1.65: To protect and enhance the District's distinctive rural landscape, settlement pattern, historic assets, natural environment and biodiversity;

1.66: To safeguard and enhance the character and built heritage of the District's settlements and ensure that residential amenity is protected;

2.36 The approach to the District's historic environment and individual heritage assets is further addressed in Core Strategy Policy CS11:

Policy CS11: Promoting Design and Built Heritage

In recognition of the importance of good design and the built heritage of the District, the highest standards of design in new development will be sought to create attractive places for people to live, work and visit. This will be achieved in the following way:

a) Development should be inspired by, respect and enhance local character, building materials and distinctiveness of the area in which it would be situated. Proposals which are rich in architectural detail, individual, yet sympathetic to the local vernacular will be particularly supported. In areas with particularly high heritage value (such as Conservation Areas), new development should be sympathetic to those characteristics that make these places special.

b) All development should respect the context in which it is taking place and respond to the unique characteristics of the individual site and the wider local environment beyond the site's boundaries to ensure that it is integrated as far as possible into the existing built form of the District. New development should be directed away from undeveloped areas of land which are important to the form and character of a settlement or locality.

c) Development should be well planned to:

- i) Incorporate safe and inclusive design, suitable for all to access;*
- ii) Make the most of local built and natural assets;*
- iii) Be of a scale, density and design that would not cause damage to the qualities, character and amenity of the areas in which they are situated;*
- iv) Ensure that the amenities of existing and future neighbouring occupiers are safeguarded;*
- v) Reflect the landscape or streetscape in which it is situated and include an appropriate landscaping scheme where needed;*
- vi) Enable adaptation, allowing for mixed uses with the potential to change use where appropriate;*
- vii) Enable adaptation, ensuring suitability for today's users and capability for alteration to suit users in a future changing climate;*
- viii) Where appropriate, encourage travel by a variety of modes of transport;*
- ix) Minimise waste and encourage re-use and recycling wherever possible.*

- d) *Heritage assets within the District, and their setting, will be protected, conserved and enhanced, ensuring that residents and visitors can appreciate and enjoy them through:*
 - i) *Supporting proposals for the statutory listing of buildings where it can be demonstrated that the buildings meet the criteria for designation;*
 - ii) *Realising and actively seeking opportunities within the planning process to secure the viable and sustainable future of heritage assets at risk of neglect or loss, especially where this supports tourism or business development, providing such development is consistent with the significance of the heritage asset;*
 - iii) *Ensuring development in existing Conservation Areas is consistent with the special character as described in the Statement or Appraisal for that Area, keep these Areas under review and work with local communities to appraise other areas of special architectural or historic interest in the towns, suburbs and villages of the District to inform potential designation of additional Conservation Areas;*
 - iv) *Safeguarding Scheduled Monuments and non-scheduled nationally important archaeological remains, and other areas of archaeological potential or importance and areas of historic landscape;*
 - v) *Encouraging improved access to buildings and places of heritage for local people and visitors;*
 - vi) *Identifying heritage assets of local importance;*
 - vii) *Promoting and managing Foxton Locks and the Grand Union Canal as a tourism attraction and key strategic Green Infrastructure corridor in line with the Conservation Plan and Heritage Partnership Agreement.*

Local Plan

- 2.37 The new Local Plan for Harborough District Council is currently undergoing consultation and is intended for submission to the Secretary of State in September 2016.
- 2.38 Therefore in considering the archaeological and heritage implications of the proposed planning application for development, the local planning authority will be guided by the policy framework set by government policy, and Policy CS11 of the LDF Core Strategy document.

Supplementary Planning Documents

- 2.39 Character Statements for Conservation Areas in Harborough have been adopted as Supplementary Planning Guidance (Issue 1, September 2001).

3.0 HISTORICAL DEVELOPMENT

- 3.1 There is evidence of Romano-British settlement and activity within the area surrounding the study site. The route of a major Roman road, Watling Street is followed by the modern A5 and is located south-west of the study site. A detailed assessment of below-ground heritage assets within the site and wider study area has been undertaken within a separate report (CgMs 2015; reference: AT/SM/17561).
- 3.2 The deserted settlement of Bittesby, located within the centre of the site, is recorded in Domesday Survey (1086) as 'Bichesbie'. This name consists of 'Byttel' and 'Oscan' which combines a Saxon personal name with a Viking word for habitation, suggesting that the Medieval settlement may have been renamed from an existing Saxon settlement.
- 3.3 The settlement of Willey, c.400m south-west of the study site, is also recorded in Domesday Survey (1086), which suggests that the village was settled during the Late Saxon period and is contemporary with Bittesby settlement.
- 3.4 The Deserted Medieval Village (DMV) of Bittesby is located within the centre of the site. The eastern extent (approximately 2.3ha in size) of the DMV is designated as a Scheduled Monument.
- 3.5 The Domesday Survey records Bittesby as having a population of c.50. By 1279, it is recorded that 25 families lived in the village (Hoskins 1950, 93). Subsequent depopulation of the settlement is recorded in 1488 and 1494 and in 1517, the Earl of Shrewsbury evicted 60 people, effectively 'killing off' the settlement (Archaeological Services and Consultancy 2008, 10). By 1536, the only remaining family was the Salisbury family in the village. Hoskins notes that a fine dating from 1572 records that Bittesby consisted of 40 acres of arable, 60 acres of meadow and 1000 acres of pasture land (1950, 93). This information suggests that the desertion of the settlement may have been due to the eviction of the populace by the Lord of the Manor, in order to create extensive areas of sheep pasture, presumably to capitalise on the increasing profitability of the wool trade in the 16th century.
- 3.6 The Reverend Aulay Macaulay, 1791, neatly summarises William Burton's (1622) account of the historical development of Bittesby. Much of both accounts is taken up with a description of the transfer of ownership of the land and is therefore not relevant to this assessment. Of interest however, is Macaulay's statement that '*The lordship, which Burton tells us was anciently called Bittelusby, and which in the endowment of the vicarage in 1260 is spelt Budesby, contains only one house. The*

whole lordship is now almost entirely occupied by one person, and the greatest part of the land has long since been converted into pastures for cattle and sheep, and, to use Burton's words "it is a most fertile and fruitful soil". Bittesby is remarkable for having been the manor of John Talbot, the first and famous earl of Shrewsbury, who distinguished himself so much in France in the reign of Henry VI.' He later proceeds to explain that 'Bittesby lordship seems to have been converted into sheep pastures before Burton's time. It now remains chiefly in that fate, and many people are confident, that if the plough were admitted there, the curiosity of the Antiquary might be richly gratified.'

- 3.7 In c.1840, the embankment for the railway line was constructed through the earthworks of the Deserted Medieval Village (DMV) of Bittesby, splitting the settlement in two. The mapped area of Historic Environment Record entry MLE1226 for the DMV encompasses an area of approximately 10 hectares. However, the geophysical survey of the land appears to have revealed additional evidence of the DMV to the east, suggesting the DMV comprised at least 17ha in area (see: CgMs 2015; reference: AT/SM/17561).
- 3.8 Outside the study site, earthwork remains of the shrunken settlement at the northern end of Willey village are visible on aerial photographs, c.330m south-west of the study site. Presumably these earthworks represent the shifting location of the Medieval village of Willey, now recorded approximately 420m south-west of the study site and centred around the Church of St Leonard, originally built in the Medieval period.
- 3.9 The Scheduled site of a moat, fishponds and shifted village earthworks at Ullesthorpe (National Reference: 1010300) is approximately 590m north of the study site. The Monument consists of a rectangular island, which contains exposed stonework and foundations of a possible manor house surrounded by a moat. The moat intersects a fishpond which curves round to enclose a second island. South of this is another fishpond which also contains islands and further south of this are several house platforms. The moat and fishponds form part of a Medieval settlement which became deserted when the village shifted focus further north to its present location (Scheduled Monument description: 1010300).
- 3.10 The fields surrounding the DMV on the site formed part of the open field system of the settlement in the Medieval period (Figure 3). No upstanding earthworks of ridge and furrow are extant within the study site. Beresford recorded the layout of the ridge and furrow earthworks that were extant at the time to the west of the settlement. Areas of ridge and furrow cropmarks and earthworks are also visible on

aerial photographs from the 1960s (see Plates in CgMs 2015; reference: AT/SM/17561).

- 3.11 The Midlands Counties Leicester to Rugby railway line originally ran along a north-south aligned embankment through the site. The railway was initially built to supply Leicester with coal from the Nottinghamshire coalfield and opened in 1840. A railway underpass, presumably built in c.1840, is also located to the south of the Scheduled Monument. The railway line closed in 1961. Sections of the embankment were demolished in the late 1970s and 1980s.
- 3.12 Bitteswell Airfield, a former training airfield which opened in 1941 and closed in 1987, is located partly within the south-eastern boundary of the site. This land was re-developed to accommodate distribution sheds at Magna Park in the 1990s.
- 3.13 Bittesby House is located within the study site. This building originated as a farmhouse, with the earliest parts of the building dating from at least the 18th century. It was substantially extended in the early 19th century, and further altered in the late 19th century. The 'lodge' is located in the south-western part of the study site. A pair of semi-detached cottages ('Bittesby Cottages') lie within the study site, to the north-east of Bittesby House.
- 3.14 Today, Bittesby House and the more substantial outbuildings are primarily used as office accommodation. Access to Bittesby House is no longer gained via the lodge: this is now from Mere Lane to the south-east of the building.

Historic Map Progression

- 3.15 According to the Scheduled Monument description, enclosure of the fields around Bittesby is recorded in 1488 and 1494 (Reference: 1012563). The settlement became a single family occupation site by 1536 and presumably shortly after this, the site became completely deserted. There are no contemporary maps showing this part of the settlement's history, and the earliest maps showing the area in any detail are of 19th century date.
- 3.16 Henry Stevens' 1813 East Warwickshire Map (Figure 5) records a cluster of buildings in 'Bitchby', presumably on the site of what is now Bittesby House (see Section 6).
- 3.17 The original settlement of Bittesby is not marked on Greenwood's Map of Leicestershire, 1826 (Figure 6). However, the buildings now known as Bittesby House are marked as 'Bittesby' on the map. A path leading from Ullesthorpe to these buildings and presumably into the settlement of Willey (in Warwickshire and thus not

depicted on Greenwood's map) is shown. Watling Street forms the south-western boundary of the site and the river is shown through the site.

- 3.18 The first map to show the site in detail is the Tithe Map of Bittesby, 1844 (Wigston Magna Reference Ti/36/1; Figure 7). The fields on the western part of the site are large in comparison to those in the south-east of the study site, which are narrower and have a structured rectangular layout. These large fields were likely to have been maintained as pasture land rather than as part of the open field system associated with a nearby settlement. This corresponds with the reported history of Bittesby which states that the land surrounding the settlement was largely pasture by the 16th century. The conversion of these fields to pasture has been suggested as the reason for the enforced clearance of the village.
- 3.19 Bittesby House is marked on this map and consists of a farmhouse (shown in pink), with farm buildings to the north-east of the main building. Small enclosed fields, marked '27', are depicted around the buildings and a pond. Paths leading from Claybrooke and Ashby Parva towards Bittesby House are shown on this map.
- 3.20 The Midland Counties Railway was constructed through the site in c.1840 and is shown on this map. The route of the southern section of the river appears to have been altered when compared with Greenwood's map, presumably during the construction of the railway. A small building is also recorded within Field 3.
- 3.21 There have been few changes to the site layout between 1844 and the First Edition Ordnance Survey map, 1886 (Figure 8). Three field boundaries have been removed and a 'Lodge' along Watling Street, two buildings now known as 'Bittesby Cottages', and two small building in the north-west of the site have been constructed. A spring is also marked in the southern field to the south of Bittesby House and a sheepwash is depicted along the river in the area of the Deserted Medieval village, indicating that much of the land was likely to have been pasture land as this time. A footbridge across the river is also shown in the north of the site. The small building marked on the Tithe Map is not depicted on this map.
- 3.22 The only change shown on the Second Edition Ordnance Survey map, 1905 is the construction of Willey Gates along the railway line, along the south-western boundary of the study site.
- 3.23 The later 20th century maps show that the eastern boundary of the site is formed by Mere Road which separates the site from Bitteswell Airfield (1955; Figure 9). In the

north-east of the site, a sewage farm, consisting of two buildings and a circular tank, is shown on the map. A wind pump is also marked in the centre of the site.

3.24 By c.1965, the two small buildings in the north-west of the site have been demolished. The airfield, to the south-east of the site is now marked as 'Bitteswell Aerodrome'. The Midlands Railway closed in 1961 and at some time between this date and 1983, part of the embankment of the railway, to the north of Bittesby DMV has been demolished. Between 1983 and 1990, part of the southern section of the embankment has also been demolished. From 1983 onwards, 'Medieval Village of Bittesby (site of)' is shown on the maps. In the early 1990s, the land of the former Bitteswell Aerodrome was developed as Magna Park Lutterworth and the sewage park has been remodelled into a balancing pond and nature area.

4.0 SITE APPRAISAL

- 4.1 The study site lies within the Leicestershire Vales Natural England Character Area. The Character Area (NCA) consists of '*an open landscape of gentle clay ridges and valleys (with)...an overall visual uniformity to the landscape and settlement pattern.*'
- 4.2 The main watercourse on the study site flows north through the valley in the centre of the study site.
- 4.3 The ground levels of the site fall from the western boundary, which is just under 120m AOD, to the valley, which is c.100m AOD. The ground levels rise again from this point to the south-eastern and north-eastern boundaries, both of which are c.120m AOD.
- 4.4 The embankment of the dismantled railway is aligned north-east to south-west and stretches through the centre of the study site. The southern third of the embankment on the study site was levelled in the late 1970s (see HER MLE1230).
- 4.5 Bittesby House lies to the south-west of the main body of the study site. It originated as a farmhouse, but was extensively extended in the mid-late 19th century. The original farmhouse is composed of red brick, with a gabled plain tile roof, and two chimney stacks. The windows are timber casements, and the front door (on the north elevation) is painted timber (Plates 6 and 7). Many of the lintels are composed of stone, suggesting the original farmhouse was altered during a Victorian reconfiguration of the principal dwelling.
- 4.6 The south elevation (of what is now the principal building, see Plate 8) is five bays wide, two of which are projecting. These double height bays were most likely added during the mid to late 19th century modifications. The front door is positioned between these, being single storey in height, and recessed back marginally from the flanking bays. The remainder of the façade extends to the south-west, with four two-over-two sliding sash windows. Some of these sashes are modern replacements. The walling material is brick, whilst the lintels are stone. One exception is the two-over-two window on the first floor, over the entrance bay. This follows the same Victorian glazing pattern, but the lintel appears to be a painted brick, suggesting the window opening is original. The hipped roof is composed of slate, with an array of chimney stacks. The deep cornice is composed of painted timber.
- 4.7 The south-west elevation contains a projecting bay window, one storey high, finished with a slate roof (Plates 9 and 10). A two-over-two sash window sits directly above

on the first floor. Further to the north is a painted timber door, with a two-over-two window above.

- 4.8 The rear (north) elevation presents a combination of 1820s and Victorian features (Plate 11). The attic dormer window is very likely to date from the 1820s. The positions of the remaining window openings may also date from that period: the lintels are composed of brick, in contrast to those of stone on the Victorian extensions. Two of the ground floor windows are multi-pane timber casements. One ground floor window has been infilled with brick, suggesting the internal reordering of rooms. A single storey pitched roof lean-to is possibly Victorian, and thus later, in date, given its uncomfortable junction with the windows adjacent. The timber cornice cuts across the first floor brick lintels, suggesting the cornice is a later addition.
- 4.9 The eastern elevation is of brick, with only two windows in the north-east corner. This is connected to the original farmhouse via a narrow two storey extension (Plate 7).
- 4.10 Internally, many historic fixtures and fittings remain, including doors (Plate 13), fireplaces (Plate 14), staircase, servant bells (Plate 17), panelling and cornice details in the principal rooms. Whilst some of these features may date to the late Georgian period, the remainder are Victorian and potentially Edwardian. The roof has been stripped and re-laid in the more recent past, as evidenced by the presence of mid-late 20th century felt and rafters.
- 4.11 The remaining agricultural buildings associated with the farm are in varying degrees of repair (Plates 15 and 16). Many have been substantially altered through conversion to office accommodation, whilst the pigsties are in poor condition. The tree lined avenue remains, in addition to the unremarkable lodge (now with inappropriate uPVC windows) next to the A5 (Plate 21). However, the principal access road to Bittesby House has shifted away from the lodge, and now lies to the south-east, off Mere Lane. The semi-detached cottages – Bittesby Cottages - to the north-east of Bittesby House remain (Plate 22), but the original windows have been replaced with timber-stained casements.

5.0 HERITAGE ASSETS

Designated Heritage Assets

5.1 Data obtained from Historic England and the Local Authority confirms that there is one designated heritage asset within the study site. There are several designated heritage assets within a 2km radius of the study site and their locations are shown in Figure 2.

Scheduled Monuments

- 5.2 One Scheduled Monument, 'Bittesby Deserted Medieval Village' (Reference: 1012563), lies within the study site.
- 5.3 There are two Scheduled Monuments within the 2km search area. The 'Moat, fishponds and shifted village earthworks at Ullesthorpe' (Reference 1010300) is located c.590m north of the study site.
- 5.4 The other Scheduled Monument is the 'Moated site, enclosure and trackway at Claybrooke Parva' (Reference 1010191), located c.1.2km north of the study site.
- 5.5 These three Scheduled Monuments are considered further in the Archaeological Desk-Based Assessment which accompanies this application (CgMs Ref: AT/SM/17561).

Listed Buildings

- 5.6 There are twenty Listed Buildings within a 2km radius of the study site. Their list descriptions can be found in Appendix A.
- 5.7 Of these, the following listed buildings will not be considered further in this report as their settings are not deemed to be affected by the proposed development due to distance from the study site, topography, intervening vegetation and development:
- 5, Station Road, Ullesthorpe – Grade II (Reference: 1211322)
 - Congregational chapel and railings to west, Ullesthorpe – Grade II (Reference: 1209178)
 - The Manse, Ullesthorpe – Grade II (Reference: 1211309)
 - Claybrooke Hall, Claybrooke Parva – Grade II (Reference: 1209154)
 - Claybrooke House, Claybrooke Parva – Grade II (Reference: 1292803)
 - Cream Cottage, Claybrooke Parva – Grade II (Reference: 1209155)
 - Ashleigh, Claybrooke Magna – Grade II (Reference: 1209152)
 - Vineyard House, Claybrooke Magna – Grade II (Reference: 1292801)
 - Dairy Farmhouse, Claybrooke Magna – Grade II (Reference: 1292802)

- Littlecroft, Wibtoft – Grade II (Reference: 1034858)
- Chapel of St Mary, Wibtoft – Grade II (Reference: 1116376)
- Manor Farmhouse, Wibtoft – Grade II (Reference: 1365108)
- Cottage Farmhouse, Wibtoft – Grade II (Reference: 1116323)
- The Cottage, Little Walton – Grade II (Reference: 1365104)
- Streetfield Farmhouse and attached farm buildings, Streetfield – Grade II (Reference: 1034856)

5.8 Therefore, this assessment will consider the potential impact of the proposed development on the following listed buildings:

- Church of St Leonard, Willey – Grade II* (Reference: 1116337)
- Cottage Nurseries, Willey – Grade II (Reference: 1034859)
- Ullesthorpe Mill, Ullesthorpe – Grade II (Reference: 1292776)
- Home Farm House, Ullesthorpe – Grade II (Reference: 1211290)
- Church of St Peter, Claybrooke Parva – Grade I (Reference: 1209153)

5.9 Claybrooke Mill (Grade II) is located c.3km north-west of the site in Claybrooke Magna. The building is screened from the site by local topography. Although the Mill is located outside the search area, there is concern from the mill owner to ensure that his business is not impacted by development proposals. Any potential impact on the Mill will be addressed in the hydrological report which accompanies this application.

Conservation Areas

5.10 The Conservation Area of Ullesthorpe is located approximately c.920m north of the study site at its closest point. The Conservation Area was designated in 1978, and the Conservation Area Character Statement was last updated in 2001.

5.11 Claybrooke Parva Conservation Area is located c.1.2km north-west of the study site at its closest point. The Conservation Area was designated in 1987, and the Conservation Area Character Statement was last updated in 2001.

Registered Parks and Gardens

5.12 Newham Paddock, Grade II, is on the Register of Parks & Gardens of Special Historic Interest (Reference: 1001191). The north-west boundary of the Newham Paddock lies, at its closest point, 1.7km from the study site. Its list entry can be found in Appendix A. Newham Paddock will not be considered further in this report as its setting is not deemed to be affected by the proposed development due to distance from the study site, topography, and intervening vegetation:

Non-Designated Heritage Assets

5.13 The following buildings lie within the study site and have been assessed in this report as 'non-designated heritage assets':

- Bittesby House
- Bittesby Cottages
- Former 'lodge' to Bittesby House

6.0 ASSESSMENT OF SIGNIFICANCE

6.1 Paragraph 128 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

6.2 In accordance with the NPPF the following assessment seeks to identify built heritage assets that are within the site and its vicinity in order to describe their heritage significance and understand the setting in which they are currently experienced. In accordance with Historic England's guidance both the physical surroundings and the ways in which each asset are experienced have been addressed.

Scheduled Monuments

6.3 The Scheduled Monuments of 'Bittesby Deserted Medieval Village', 'Moat, fishponds and shifted village earthworks at Ullesthorpe' and 'Moated site, enclosure and trackway', Claybrooke Parva are considered in a separate report (*Archaeological Desk-Based Assessment* – CgMs reference: AT/SM/17561).

Listed Buildings

6.4 There are twenty Listed Buildings within a 2km radius of the study site. The settings of five of these buildings may be affected by the proposed development, and their significance is assessed below.

Church of St Leonard, Willey, Grade II*

6.5 The Church of St Leonard is located in the village of Willey. The church, which dates from the late 14th/15th century, is relatively small with a square tower. The nave and tower date from the late 14th/15th century, whilst the remainder of the church was rebuilt and renewed in 1884 by Reverend F.M. Payler. Historic England notes '*churches with extensive medieval fabric will almost always warrant listing at a high grade*' (2011, 3). The survival of the church's medieval tower and nave is reflected in its Grade II* designation.

6.6 Historic England also state that '*most medieval churches occupy a site of great antiquity, and in their plan form or orientation may echo earlier structures on or near the site*' (2011, 3). The settlement of Willey is recorded in Domesday Survey (1086), which suggests that the village was settled during the Late Saxon period. The church represents the earliest surviving structure in the village, whilst Cottage Nurseries (discussed below) dates from the 17th century. Most of the remaining buildings in the

settlement date from the 19th and 20th centuries. Willey village is surrounded by open fields to the west and north-west. To the north lies a busy trunk road (A5, formerly Watling Street), whilst to the east the former Midlands Counties Leicester to Rugby railway line cuts a swath through the landscape.



Plate 1: Church of St Leonard, Willey

- 6.7 The immediate setting of the church is defined by the graveyard to the north-west, and mature planting to the east. This building shares a historic and spatial relationship with the historic core of Willey which stretches away from the church to the south, west and north-west. Therefore, the significance of the Church of St Leonard derives primarily from its architectural and historic special interest.

Cottage Nurseries, Willey, Grade II

- 6.8 Cottage Nurseries, located on the west side of Main Street, is a thatched cottage dating from the 17th century. The roughcast render conceals the building's timber frame construction. Historic England note '*Many surviving vernacular buildings, including some of the earliest, are timber framed ... it remained the building material of choice until the second half of the seventeenth century, but by the eighteenth century it was no longer considered fashionable even by people of moderate wealth, as classical paradigms became ever more dominant.*' (2011, 4-5) The application of render over the timber framed structure of Cottage Nurseries is likely to have been a response to this change in fashion. However, the early date of the building remains

discernible through its thatched roof and the horizontal shape of its window openings.



Plate 2: Cottage Nurseries, Willey

- 6.9 This building's setting is defined by the agricultural land to the west, the long linear plot which stretches from the rear of the building to the north-west, and also by other historic buildings in Willey. Cottage Nurseries provides evidential value as to the changing tastes and fashions of vernacular dwellings. The significance of Cottage Nurseries derives from its architectural and historic special interest and also its relationship with the long plot to the rear, which informs the agricultural context of the dwelling.

Ullesthorpe Mill, Ullesthorpe, Grade II

- 6.10 Ullesthorpe Mill is located in the north part of the Ullesthorpe village. It was built by subscription in 1800. It is seven storeys high, constructed with red brick, finished with a creosoted iron pepperpot cap. The external walls are relieved by various leaded casements located on different floor levels. In the first half of the 19th century such mills were widespread, typically wind-driven. Ullesthorpe Mill supplied the local market, and the significance of the building lies in its historic interest, particularly its importance to the economy of Ullesthorpe and its surrounds in the 19th century. Its architectural significance has been somewhat diminished by the loss of its sails and fantail.



Plate 3: Ullesthorpe Mill, Ullesthorpe. As viewed looking north over Country Chequers Inn carpark, Main Street

6.11 The Mill is now predominantly surrounded by modern residential development. There are some older buildings in its immediate vicinity which contribute to group value. The Mill sits on the highest ground in the village, and is particularly prominent when viewed looking north over the Country Chequers Inn carpark on Main Street (Plate 3). Therefore, the immediate setting of the Mill comprises Ullesthorpe village – the settlement which it traditionally served when fully functional.

Home Farm House, Ullesthorpe, Grade II

6.12 This farmhouse dates from the 17th century, potentially retaining some late medieval fabric in the rubble section of the building. It is constructed with a variety of materials including rubble, brick and concealed timber framing. The roof is finished with tile and Welsh slate, whilst the fenestration ranges from leaded casements, a bay window, and various other irregular openings which reflect the complex evolution of the building from the late medieval period.

6.13 Home Farm House's immediate setting comprises a series of wide-span industrial sheds associated with the farming industry of the site. In terms of its wider setting, the complex is located on the outskirts of Ullesthorpe, and, as such, shares a historic and social relationship with the village. The open fields around the farm contribute to the overall significance of the listed building by amplifying its landscape context.



Plate 4: Home Farm House, Ullesthorpe. As viewed looking east over the Scheduled Monument: 'Moat, fishponds and shifted village earthworks at Ullesthorpe', located centre-right of image

Church of St Peter, Claybrooke Parva, Grade I

- 6.14 The parish Church of St Peter dates from the 12th century, with phases of rebuilding and alteration spanning the 14th, 15th, 16th, 17th and 19th centuries. The tower was rebuilt in the early 17th century. G.E. Street 'restored' the church in the 1870s. Pevsner described the church as *'quite large, and memorable for its chancel, which dates from c. 1340 and is on a scale not only of size but of lavishness beyond the rest of the church.'* (2003, 131) The church's Grade I designation reflects the survival of early fabric and evidence of early phases, and thus it holds a high degree of architectural and historic significance.
- 6.15 The immediate setting of the church comprises the pedestrian access and graveyard to the north, and the more mature tree lined access from the south. The church stands on the crest of a hill, with the surrounding residential properties set at a lower level. The tower is discernible above the tree canopy in wider views. The asset is best experienced at close quarters, as part of an ensemble of older buildings within Claybrooke Parva.



Plate 5: Church of St Peter, Claybrooke Parva as viewed looking south

Conservation Areas

Ullesthorpe Conservation Area

- 6.16 Ullesthorpe Conservation Area encompasses the 19th and early 20th century village core, including houses and cottages, finished with brick, slate and whitewash. The grain of the Conservation Area is quite loose, with the large car-park serving Country Chequers Inn affording the best views of the Mill. There are two distinguishable character zones: the tight bends and road junctions Main Street, College Street and the Frolesworth Road which make an attractive focal point in the settlement, whilst the spread out cottages and farmhouses on Manor Road, combined with the Grade II listed congregational chapel, provide a pleasing array of buildings. The Conservation Area, particularly to the north, east and south, is surrounded by mid-late 20th century housing developments. There are only glimpsed views of its landscape setting from within the Conservation Area.

Claybrooke Parva Conservation Area

- 6.17 Claybrooke Parva Conservation Area includes the central open space containing the Church of St Peter, churchyard, paddock to the east of the churchyard, copse and land to the north of the church and the land around it. The 2001 Character Statement notes '*this open central area is unusual in the district; around it is the settlement.*' Around this space stand the historic residential buildings: two pairs of late 19th century villas and a row of cottages to the east of the church; Claybrooke

House (Grade II) to the south-east of the church, Claybrooke Hall (Grade II) to the north, and the scheduled moat to the west. The Conservation Area is also characterised by hedgerows and trees, both deciduous and coniferous.

6.18 The Conservation Area is set in flat agricultural countryside. The trees provide a visual buffer, limiting views of the landscape beyond. The central area and the Church of St Peter create a central focus; therefore the Conservation Area is inward looking. Only the tower of the church demarcates the settlement in wider views.

Non-Designated Heritage Assets

6.19 The following buildings lie within the study site and have been assessed in this report as 'non-designated heritage assets':

- Bittesby House
- Bittesby Cottages
- Former lodge to Bittesby House

Bittesby House

6.20 Bittesby House, a non-designated heritage asset, is located to the south-west of the main part of the study site. This building has only limited architectural interest. The overall incoherent design of the property is a result of the rather eclectic and visually uneasy mix of different architectural elements. There is little of national importance in the building's construction, craftsmanship and decoration. The evolution of the building in the 19th century is of local interest, as the productivity of the farm is reflected in the architectural aspirations of the building's occupiers.

6.21 On 26th May 2015 Historic England rejected an application to list Bittesby House for the following principal reasons:

- Lack of architectural interest: the house is of modest architectural quality and lacks both external and internal detailing of special interest;
- Comparative significance: mid-late 19th century houses of this type survive in very considerable quantities in both urban and rural contexts throughout England, and only examples of architectural distinction merit designation.

6.22 The historic development of Bittesby House is set out below. This includes a description of the extant building.



Plate 6: North elevation of Bittesby House



Plate 7: South-east elevation of Bittesby House

- 6.23 White's Directory (1846) described 'Bittesby' as '*a small liberty and township, in Claybrooke parish, near the Midland Counties Railway, 3 miles W. of Lutterworth. It has only 28 Inhabitants, and about 600 acres of fertile land, all the property of Edward Townley, Esq., and in one farm, occupied by Mr. John Bond. It has been variously spelt Bichesbie and Butlesby, and was held by the Furnivals in the early part of the 15th century, as of the honor of Leicester. From them it passes to the famous Earl of Shrewsbury, who died in 1453.*'
- 6.24 'Bittesby House' originated as a farmhouse, with the earliest parts of the building dating from at least the 18th century. Cary's Map of the County of Leicester (1787; Figure 4) illustrates a building on the site, which most likely represents the original farmhouse. Evidence on site suggests the principal elevation of the original farmhouse faced north (Plates 6 and 7).
- 6.25 Greenwood's Map of Leicestershire (1826; Figure 6) shows a cluster of three buildings at Bittesby, presumably the farmhouse and the ancillary agricultural buildings which evolved around the original farmhouse. However, by the mid-19th century the house had been extended extensively to the south-west. A timber beam in the attic bears the inscription 'Built 1828' (see Plate 12); therefore the late Georgian extension can be plausibly dated to that year. It was physically attached to the original farmhouse on its south-western corner, with the principal front façade of the extension facing south-east (Plate 8). The extension was designed in typical Georgian style: the walls composed of brick, carefully ordered windows, simple rectangular footprint, finished with a hipped roof. The Bittesby Tithe Map (1844; Figure 7) shows such a footprint, with access gained from the north and east, encircling the house to the north, west and south. There is sufficient evidence remaining on the north (rear) elevation to ascertain the original appearance of the building (Plates 10 and 11). A dormer window serving the attic space retains its original multiple glazing bar arrangement, suggesting the 1828 fenestration followed the same pattern, with the lintels composed of red brick.
- 6.26 However, the 1886 First Edition Ordnance Survey Map (Figure 8) shows the plan form of Bittesby House becoming more complex – new bay windows on the southern elevation are apparent, the porch to the rear has been added, and the 1828 structure has been extended to the south-west. The principal approach is now definitively from the south-west, off Watling Street, through a tree lined avenue, enhancing the status of the building and its occupants. This route closely followed the field boundary apparent on the 1844 Tithe map.



Plate 8: South elevation of Bittesby House



Plate 9: South-west elevation of Bittesby House



Plate 10: South-west and north-west elevation of Bittesby House



Plate 11: North elevation of Bittesby House



Plate 12: 'Built 1828' in attic, Bittesby House



Plate 13: Internal door detail, Bittesby House



Plate 14: Victorian fireplace, Bittesby House

6.27 The south and south-western elevations became the most significant, aesthetically, with the addition of the bay windows, stone lintels and deep cornice (Plates 8, 9 and 10). The north elevation reveals an awkward arrangement, whereby the timber cornice cuts across the top of the brick window lintels (Plate 11). The alterations to access and the appearance of the building were most likely heralded by changes in fashion from the Georgian to Victorian period, and also the construction of the railway, to the west of Bittesby House, c.1838. The latter was laid on an embankment, thus detracting from this previously open aspect. The increase in train movements along this line in the mid to late 19th century may have also prompted the change in the building's principal orientation away from the railway line.



Plate 15: Pigsties to the east of Bittesby House



Plate 16: Extension to pigsties

- 6.28 Pigsties were added in the mid-late 19th century, by extending the northern elevation of an outbuilding (running south-west to north-east). These have arched door surrounds and timber ledged and boarded doors (Plate 15). The limit of the original building is signposted by a change in brickwork and coursing on the north eastern elevation (Plate 16).
- 6.29 The 1904 Second Edition Ordnance Survey Map shows the addition of further structures to the north-east of the house.
- 6.30 Historical directories in this period record the occupiers of Bittesby House. The 1855 Post Office Directory of Leicestershire & Rutland lists George Bond as a farmer at Bittesby. In 1861 Drake described Bittesby as '*a small township, in the parish of Claybrooke, 3 miles W. of Lutterworth, its Union town, contains about 600 acres of land, and 17 inhabitants. It has been spelled Butlesby and Bichesbie. Mr. George Bond is the only farmer residing here.*' Both Kelly's (1881) and Wright's (1883-84) directories record the occupant of Bittesby House as G. Bond and George Bond, presumably one and the same.
- 6.31 George's son, Charles John Bond was born at Bittesby House on 27th October 1856. Charles was brought up on Bittesby Farm and attended Repton School. He chose a career in medicine, rather than farming, and attended Leicester Royal Infirmary and University College London (Walker, 1984: 317). Charles became eminent in his field, promoting the use antiseptic methods of surgery. However, he later in his career he was a proponent of the contentious fields of eugenics and voluntary euthanasia. He married Edith Simpson (daughter of George Simpson, the Justice of Peace of Hazlebrown, Derbyshire), and they had two children, Eric and Margaret. Charles died in 1939. His strong historical association with Leicester Royal Infirmary is commemorated there with a memorial plaque. Historic England suggests that associations '*with individuals of local importance including those identified by commemorative plaque scheme*' should be considered as a criterion for local heritage lists (2012: 16). However, Bond's relationship with Bittesby House is limited to his childhood and not his important work in medicine, particularly his promotion of antiseptic methods in surgery. Unfortunately, there is a certain dissonance with his later research exploits, with eugenics now discredited.
- 6.32 Kelly's directory of 1891 records the occupant of Bittesby as George Simpson, farmer. The servants' bells have been retained at Bittesby House, with one for 'Mr. Simpson's Room' (see Plate 17). It is unclear, but likely, that this is Edith Simpson's father. By 1908, the occupant of the house is listed as John Albert Berridge (farmer), and in 1916, Robert MacLean (farmer).



Plate 17: Servants bell 'Mr Simpson's Room', Bittesby House

6.33 'Bittesby House Farm' was auctioned on 12th July 1944, along with several other 'Freehold Agricultural Properties' belonging to the late Robert Barr MacLean, who appears to have died in 1932 or before. Bittesby House Farm was described in the sale particulars as comprising of '539 Acres, 0 Roods, 12 Perches, or thereabouts, with extremely attractive Residence, adequate Farm Buildings, and Six Cottages.' (Record Office for Leicestershire, Leicester & Rutland, DE3931, 'Bittesby House – Sales particulars. 12 July 1944'). 'The Residence' is recorded as '*substantially built of brick and roofed with slates, being in first-class structural condition, provides a superior and comfortable home with spacious rooms, and stands in an ideal position, approached through an Avenue of Chestnut and Lime trees.*' The farm buildings which complete the complex included:

'Outside is the Large Wash-house, with Loft over, and Double Garage. Adjoining the House is a Courtyard with Three-stall Nag Stable, Garage, Saddle Room and Coal Place, and in close proximity is the Orchard and the productive Kitchen Garden. The Excellent Farm Buildings near the House are conveniently arranged around a Stone Paved Yard, and consist of Loose Box, Shedding to tie Forty-two Cows, twelve Stalls being fitted with water bowls, the whole having feeding gangways; Barn with Granary over, and Engine House. Adjoining the above are Five Enclosed Pig Styes or Calf Places with Workshop at back and Granary over, Two open Pig Styes, Large Four-bay Implement Shed with Workshop adjoining, Two Dutch Barns, one with seven bays (6 yards by 4 yards) enclosed on three sides, and one open with six bays

(6 yards by 4 yards). The lower Stone Paved Yard has Blacksmith's Shop with Forge, Large Barn with Granary over, Two Loose Boxes, Open Shed with wood front to tie twenty beasts, Six-stall Stable, Loose Box and Chaff House with Granary over, and Paved Sheep Yard with Dipping Bath, surrounded by pens and shedding.'

- 6.34 It was noted that the late Mr. R. B. Maclean '*intensively farmed [there] for many years and by the present tenant since 1933.*' The tenant was named as Mr. Evan Jones. This suggests the historical connection between the Bonds and Bittesby House had ceased by the early-mid 20th century.
- 6.35 The setting of Bittesby House has changed over time – it was originally accessed from the north (see the 1844 Tithe Map, Figure 7), but by 1886, the principal entrance shifted to the south-west (see Figure 8, 1886 Ordnance Survey Map). The 'lodge' was built adjacent to Watling Street, and a dog-legged tree lined avenue planted between it and the house. The alterations to access and the appearance of the building were most likely heralded by changes in fashion from the Georgian to Victorian period, and also the construction of the railway, to the west of Bittesby House, c.1838. The latter was laid on an embankment, thus detracting from this previously open aspect. However, the original approach to Bittesby House, past the lodge, has now changed. It is now accessed off Mere Lane, but the tree lined avenue remains. Despite these changes, the avenue continues to contribute positively to the significance of Bittesby House as the only original tangible aspect of its historic setting.
- 6.36 In terms of the wider historic landscape setting of Bittesby House, the original purpose and character of adjacent fields has disappeared: field boundaries and ridge and furrow were probably removed in the mid - late 20th century. Therefore, the historic field pattern which had contributed positively to the house's setting is now absent.
- 6.37 Bittesby House represents one of many dispersed historic farmsteads scattered along Watling Street (A5) including, but certainly not restricted to, Tithe Platts Farm, Willey Fields Farm, Norwood Farm, Spring Farm, Streetfield Farm, all located to the west and south of the study site, on the west side of Watling Street. Additional isolated historic farmsteads can be found to the east of Watling Street, south of Magna Park: Padge Hall Farm and Glebe Farm. Of these, Streetfield Farm is the only one that is listed (Grade II, Reference: 1034856).



Plate 18: Bittesby House, undated photograph. Record Office for Leicestershire, Leicester & Rutland, DE6789, 'Bittesby House – photographs & Sibley Plans. 1920-1958'



Plates 19 and 20: Bittesby House, undated photographs. Record Office for Leicestershire, Leicester & Rutland, DE6789, 'Bittesby House – photographs & Sibley Plans. 1920-1958'

Former lodge to Bittesby House

- 6.38 The former 'lodge' to Bittesby House (Plate 21) lies in the south-western arm of the study site. The lodge first appears on the 1886 First Edition Ordnance Survey Map (Figure 8). It originally served Bittesby House, which was accessed past this lodge and along a tree lined avenue. Entrance lodges were placed for security and to give the passer-by or visitor a hint of the quality of the principal house beyond (Historic England, 2011). However, this particular lodge has no significant architectural or historic interest, and is devoid of distinguishing features or aesthetics. Furthermore, the building has been much altered: the loss of its original windows detracts further from an already mundane appearance. The former lodge has lost its spatial and functional relationship with Bittesby House through the reconfiguration of the principal access and changes in ownership. Therefore, the former lodge has limited significance.
- 6.39 Emmanuel Cottages, to the north-east of the former lodge, date to the second half of the 20th century, and hold no historic or architectural significance.



Plate 21: Bittesby House (centre right of image) and former 'lodge', indicated by arrow, as viewed looking north-west from current access road

Bittesby Cottages

- 6.40 To the north-east of Bittesby House stand Bittesby Cottages (Plate 22) of red brick construction and plain tiles, dating from the late 19th century, and apparent on the 1886 Ordnance Survey map (Figure 8).
- 6.41 They have limited architectural significance, and are much altered with their original windows removed. They have a historical association with Bittesby House, potentially having housed farm workers employed by the occupants of the House.



Plate 22: Bittesby Cottages

7.0 NATURE AND IMPACT OF THE PROPOSED DEVELOPMENT

- 7.1 This Heritage Statement considers an outline planning application for the erection of distribution warehouses, ancillary offices, incubator space, an estate office, Logistics Institute of Technology, rail freight terminal, HGV parking facility and associated infrastructure.
- 7.2 The application accommodates approximately 5 million square feet of B8 space, an estate office incorporating a public exhibition space for Bittesby Deserted Medieval Village and the history of Magna Park, plus a Logistics Institute of Technology. The density will be significantly lower than the existing Magna Park land to the east of the study site, which accommodates c.8 million square feet on c.200 ha. The need for the application is to meet burgeoning demand within the local area for large scale B8 space. The area allocated for the proposed rail freight terminal was subject to a previous planning application for land at Plot 7300, Magna Park (revised scheme reference 11/01757/FUL) for change of use of the land to provide HGV and car parking and associated landscaping.
- 7.3 There is one designated heritage asset within the study site: the Scheduled Monument of 'Bittesby Deserted Medieval Village'. The impact of the proposed development upon this asset is explained in depth in a separate report (*Archaeological Desk Based Assessment* – CgMs reference: AT/SM/17561). Suffice it to say here that the part of the site proposed to be developed has been purposely chosen to avoid both the monument and a significant area of land within the site boundary to the north and east of the monument.
- 7.4 Non-designated heritage assets within the study site include Bittesby House and its associated outbuildings, Bittesby Cottages and the former lodge to Bittesby House. These are considered from para 7.13 onwards.
- 7.5 Beyond the study site there are twenty Listed Buildings within a 2km radius, but only five (para 6.4) are judged sufficiently close to experience any possible impact upon their settings from the proposed development. None of the remainder has a setting which includes the study site, due to the distance from the site and the screening effects of the local topography and mature tree cover and development within the study site will not affect their setting or significance. The five affected assets are:
- 7.6 **Church of St Leonard, Willey, Grade II***
The historically meaningful setting of St Leonard's comprises essentially the immediate historic village core of Willey, stretching a short distance away from the

church to the south, west and north-west. The proposed development may be perceived at a distance from the church, but the key elements of its village setting will be unaffected and the significance thereof likewise. The assessment in Section 6 has established that the primary significance of the church derives from its architectural and historic interest and these will also be unaffected by the development. The level of impact is therefore considered to be minor.

7.7 **Cottage Nurseries, Willey, Grade II**

This thatched cottage is a small mid village dwelling with a rural outlook to the west and north-west. Its historic setting is the immediate village frontage onto Main Street and the agricultural land to the west at its rear. The development would not be visible from this asset due to other intervening buildings to the north and the interruption of the disused railway and associated dense tree planting to the east and its setting will therefore be unchanged. The key aspects of its significance in heritage terms, its architectural and special historic interest, will not be affected.

7.8 **Ullesthorpe Mill, Ullesthorpe, Grade II**

By reason of its height - a function of its industrial purpose - the Mill is a landmark feature of the village and its Conservation Area and therefore commands a wider visual setting than structures of lesser scale. However, these are not designed views: windmills are functionally vertical in order to maximise exposure of the sails to prevailing winds, and are consequently visually prominent structures with wide-ranging outlooks. The proposed development will result in the extension of Magna Park with additional buildings apparent in the distance, as viewed from the upper two windows of the windmill which have a southerly aspect. Its immediate setting, the village itself, has changed with the introduction of modern housing in its vicinity, although some older buildings nearby confer a degree of historic group value upon this setting which will not be changed by the development. Longer views across open countryside from the study site towards the Mill will be partially interrupted by the upper parts of some buildings in the southern part of the proposed development, but in heritage terms these are incidental to the key aspects of its significance which are its built form and its social and economic interest. There is therefore deemed to be a minor impact upon the wider setting and no harm to the significance of the building.

7.9 **Home Farm House, Ullesthorpe, Grade II**

This building is located at the southern edge of the village and therefore has a setting which encompasses the settlement to the north and the open farmland to the south, ultimately including the application site. As a building of agricultural origins, this aspect of its setting is of some significance, albeit that its prime heritage

significance lies in its age and evolution. The main aspect of the building is orientated towards the more open land in the foreground of Claybrooke Parva, away from the study site. In addition, the distance of the building from the parts of the study site to be developed means that the impact upon this wider setting will be minor and any harm to significance certainly less than substantial, in the terms of the NPPF.

7.10 **Church of St Peter, Claybrooke Parva, Grade I**

The church occupies a prominent site and the tower is visible above a tree canopy in long views. Its prominence is deliberate, as part of its function as a place of worship, and therefore this aspect of its wider setting has some significance in heritage terms. However the key aspect of its significance is the survival of comparatively early fabric, warranting its high listing grade, which will not be affected by the proposal. Its immediate setting, accompanying other historic buildings within the village, will also remain unaffected. Overall there is considered to be less than substantial harm to the significance of the listed building.

7.11 **Ullesthorpe Conservation Area**

The distance of the Ullesthorpe Conservation Area from the study site means that it is not generally sensitive to development within the site. Views of the study site and the existing Magna Park are possible from the upper floors of Ullesthorpe Mill which is Grade II listed (para 7.8 above). However, as explained above, this will not harm the architectural or historic interest of the Conservation Area, nor detract significantly from its wider setting.

7.12 **Claybrooke Parva Conservation Area**

This Conservation Area is quite inward looking, with the Church of St Peter and the open central area providing key foci. There may be glimpsed views of the western part of the development, particularly during the winter, but, as with Ullesthorpe Conservation Area, this will not detract significantly from its wider setting.

7.13 **Non-designated heritage assets**

There are three non-designated heritage assets within the study site: Bittesby House and its associated outbuildings, Bittesby Cottages and the former Lodge to Bittesby House. The proposed development will entail the demolition of all three. Paragraph 135 of the NPPF notes that: *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

- 7.14 As set out in the above assessment, **Bittesby House** and its associated outbuildings are of limited architectural and historic significance, being of local interest only. The ultimate test of national importance has been addressed and a request for statutory listing has been rejected by Historic England. Section 6 provides a comprehensive assessment of Bittesby House, and this demonstrates it is of local interest only. The final arbiter of its fate therefore rests in the making of a balanced judgement between the significance of the assets and the public benefits of the proposed development. The planning statement which accompanies this application lists the public benefits of the proposed development.
- 7.15 **The former lodge** is proposed for demolition to accommodate improvements to the A5 which would serve the site. It is of low architectural and historic interest and has been much altered; it has also lost its original physical road link to its 'parent' building at Bittesby House, further detracting from its significance. Therefore, the building has a very low level of significance.
- 7.16 **Bittesby Cottages** likewise, are unremarkable, having little architectural significance and also suffering loss of original features.
- 7.17 The proposed development will result in harm to these non-designated heritage assets through their demolition. However, the loss of significance from a heritage perspective will be minor, and must be judged in the context of the positive aspects of the development set out in the planning statement. These include the employment opportunities to be created, and the proposal to provide public exhibition space for the Bittesby Deserted Medieval Village scheduled monument, in conjunction with the extensive archaeological investigation which is anticipated as part of the development.
- 7.18 Paragraph 141 of the NPPF states: *'Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'* The loss of these non-designated heritage assets can be mitigated by thorough recording and public archiving of information gleaned from this process.

8.0 CONCLUSIONS

- 8.1 This Heritage Statement has been prepared by CgMs Consulting on behalf of IDI Gazeley Ltd. in consideration for an extension to Magna Park, Lutterworth, Leicestershire.
- 8.2 The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This Heritage Statement includes a summary of relevant planning policy and guidance at national and local levels.
- 8.3 One designated heritage asset lies within the study site: 'Bittesby Deserted Medieval Village' Scheduled Monument. The significance of this asset, and the potential impact of the proposed development upon it, has been assessed in a separate report (*Archaeological Desk-Based Assessment* – CgMs reference: AT/SM/17561).
- 8.4 An assessment of nearby heritage assets has revealed no listed buildings will be directly affected by the proposed development. The majority of Listed Buildings located within the 2km search area are not sensitive to development within the study site as they are screened by local topography and mature tree cover and intervening buildings. The settings of some of these listed buildings and the two Conservation Areas will experience some minor change through development within their wider setting.
- 8.5 Three non-designated heritage assets lie with the study site: Bittesby House and associated outbuildings, Bittesby Cottages, and the former lodge to Bittesby House. This report has assessed the historic and architectural significance of these buildings and concludes they are of local interest only; Historic England's decision not to list Bittesby House amplifies this.
- 8.6 The proposed development will result in the demolition of the aforementioned buildings. This will result in harm, but their loss should be balanced by the overall public benefits of the proposed development. This loss can also be mitigated through historic building recording and the consequent generation of a publically accessible archive.

SOURCES

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Leicestershire and Rutland Historic Environment Record (HER)

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Cartographic

1790 Map of the outskirts of Lutterworth (Wigston Magna Record Office Reference Misc 239)

1813 Henry Stevens East Warwickshire Map (British Library Online Gallery: <http://www.bl.uk/onlinegallery>)

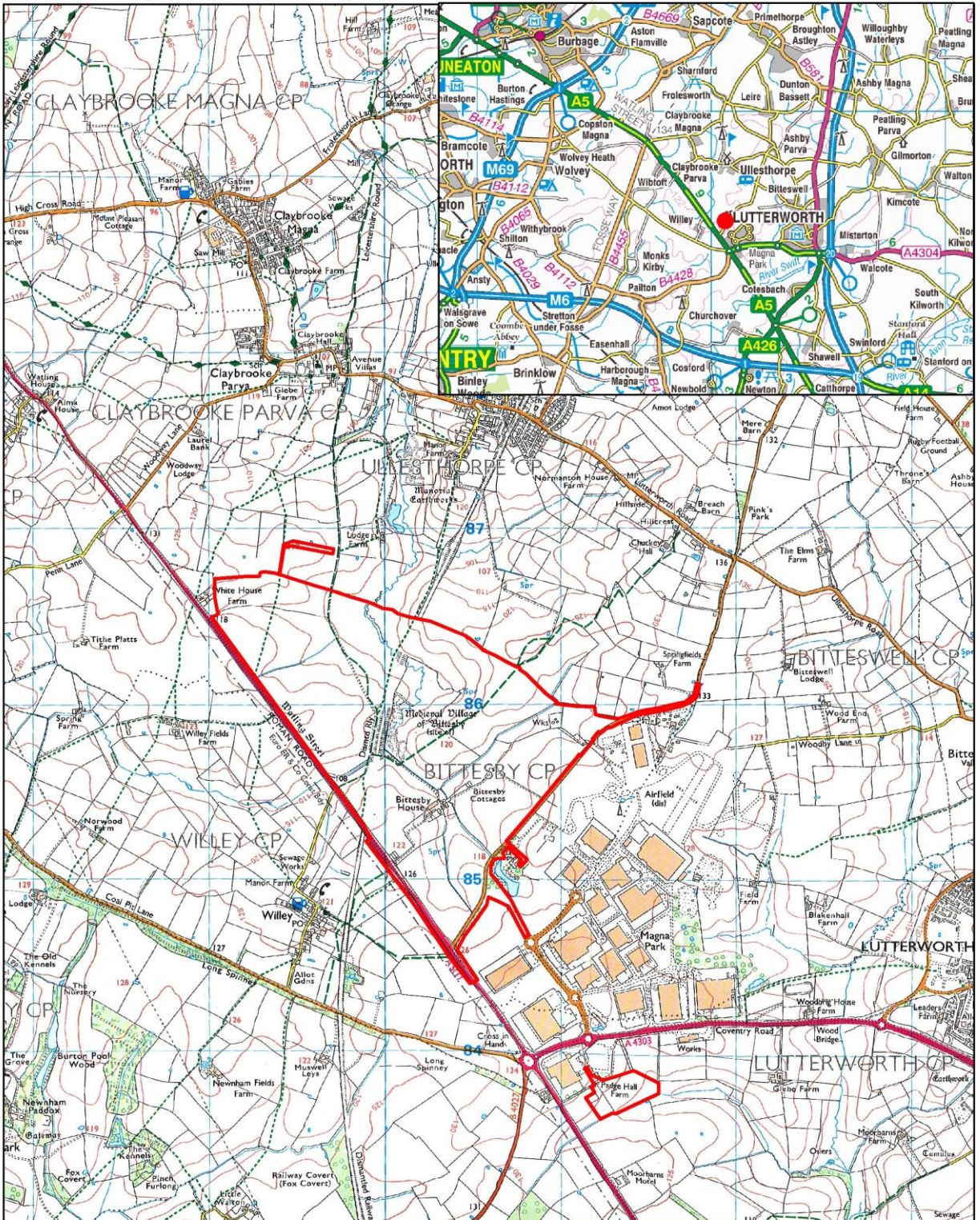
1844 Bittesby Tithe Map (Wigston Magna Record Office Reference Ti/36/1)




1853 Lutterworth Tithe Map (site not shown) (Wigston Magna Record Office Reference Ti/211/1)

Ordnance Survey 1:2500 editions: 1888, 1903, 1963, 1983, 1994

Ordnance Survey 1:10,000 / 1:10,560 editions: 1886, 1904, 1955, 1965-68, 1983-87, 2006, 2014

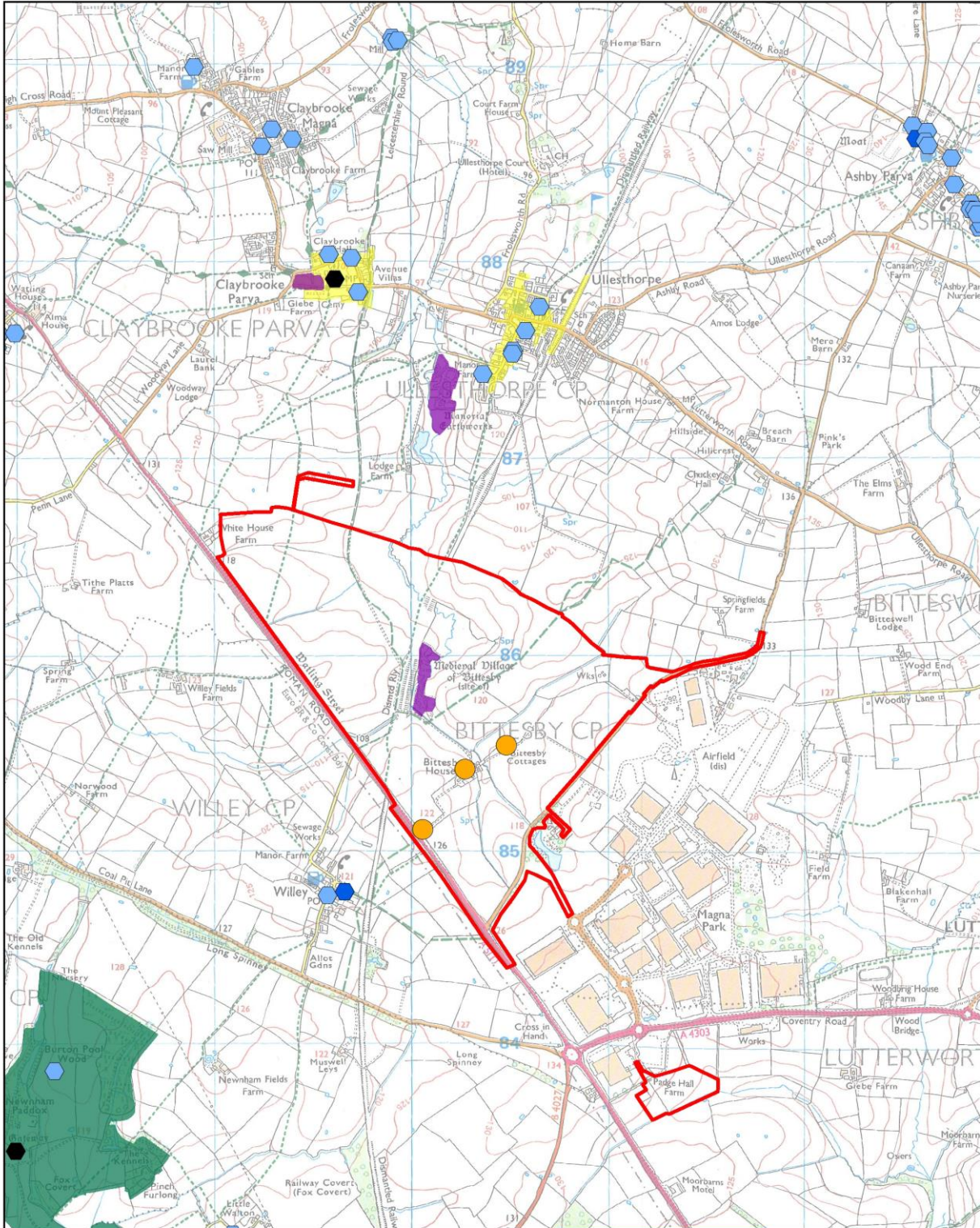
S:\documents\Archaeology Jobs\17001 - 18000\17561 - Project Atlantis\DBA - Outline full site\GIS\Magna Park Outline Site Plan.mxd Drawn By PC / 18.08.15



<ul style="list-style-type: none"> Site Boundary ● Site location 	 <p>Cgms CONSULTING</p> <p>Planning • Heritage www.cgms.co.uk</p>	<p>Scale at A4: 1:30,000</p> 
	<p>Figure 1: Site location</p>	

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<p> Site Boundary</p> <p>Grade</p> <p> I</p> <p> II*</p> <p> II</p>	<p> Scheduled Monument</p> <p> Conservation Areas</p> <p> Registered Parks and Gardens</p> <p> Non-Designated Heritage Assets</p>	<p>N</p>	<p>Cgms CONSULTING</p> <p>Planning • Heritage www.cgms.co.uk</p>	<p>Scale at A4: 1:27,000</p> <p>0 800 m</p>
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Figure 2:
Designated
Heritage Assets

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Figure 3: Former ridge and furrow

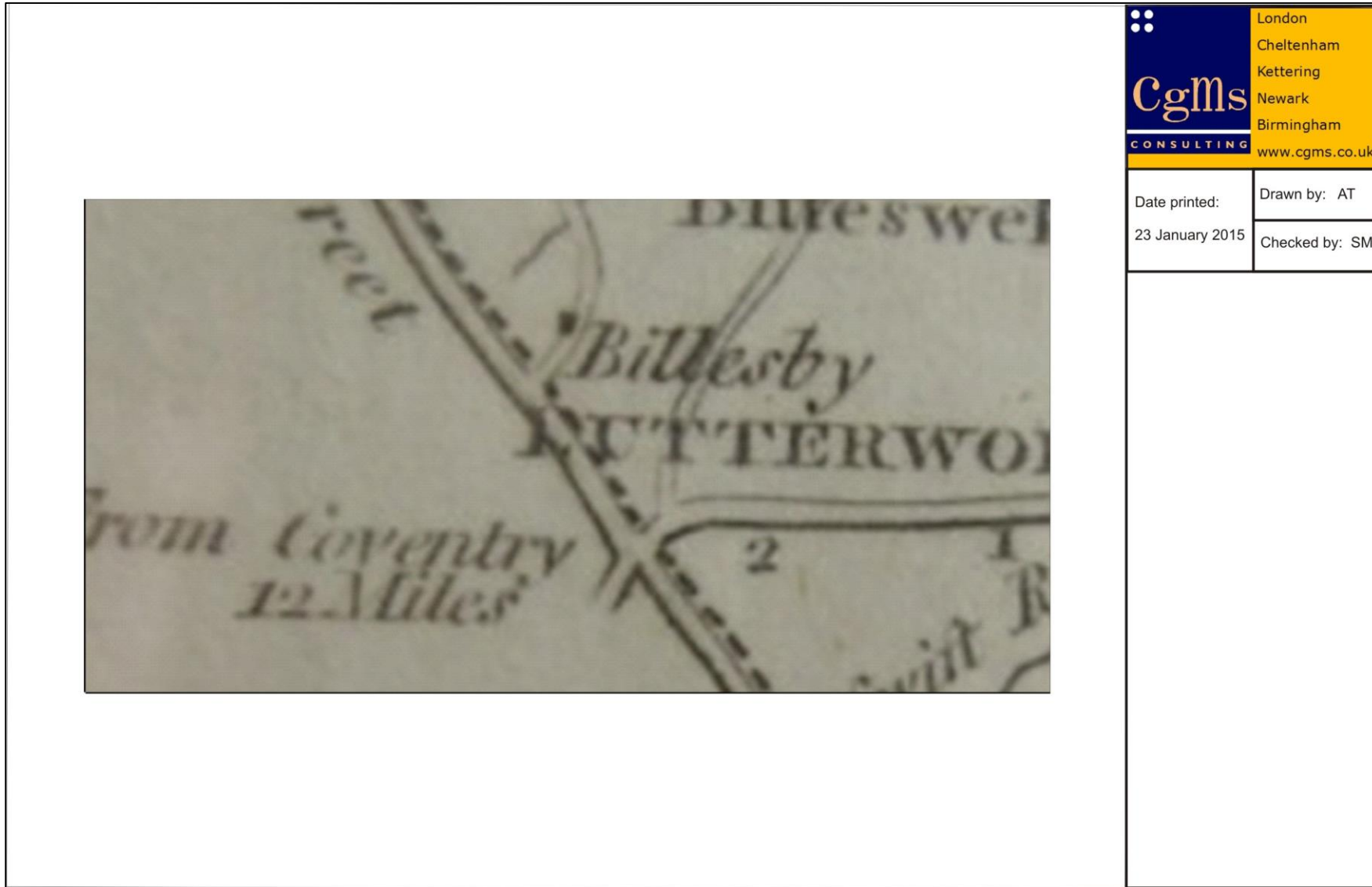


Figure 4: Cary's Map of the County of Leicester, 1787



Figure 5: Henry Stevens East Warwickshire Map, 1813

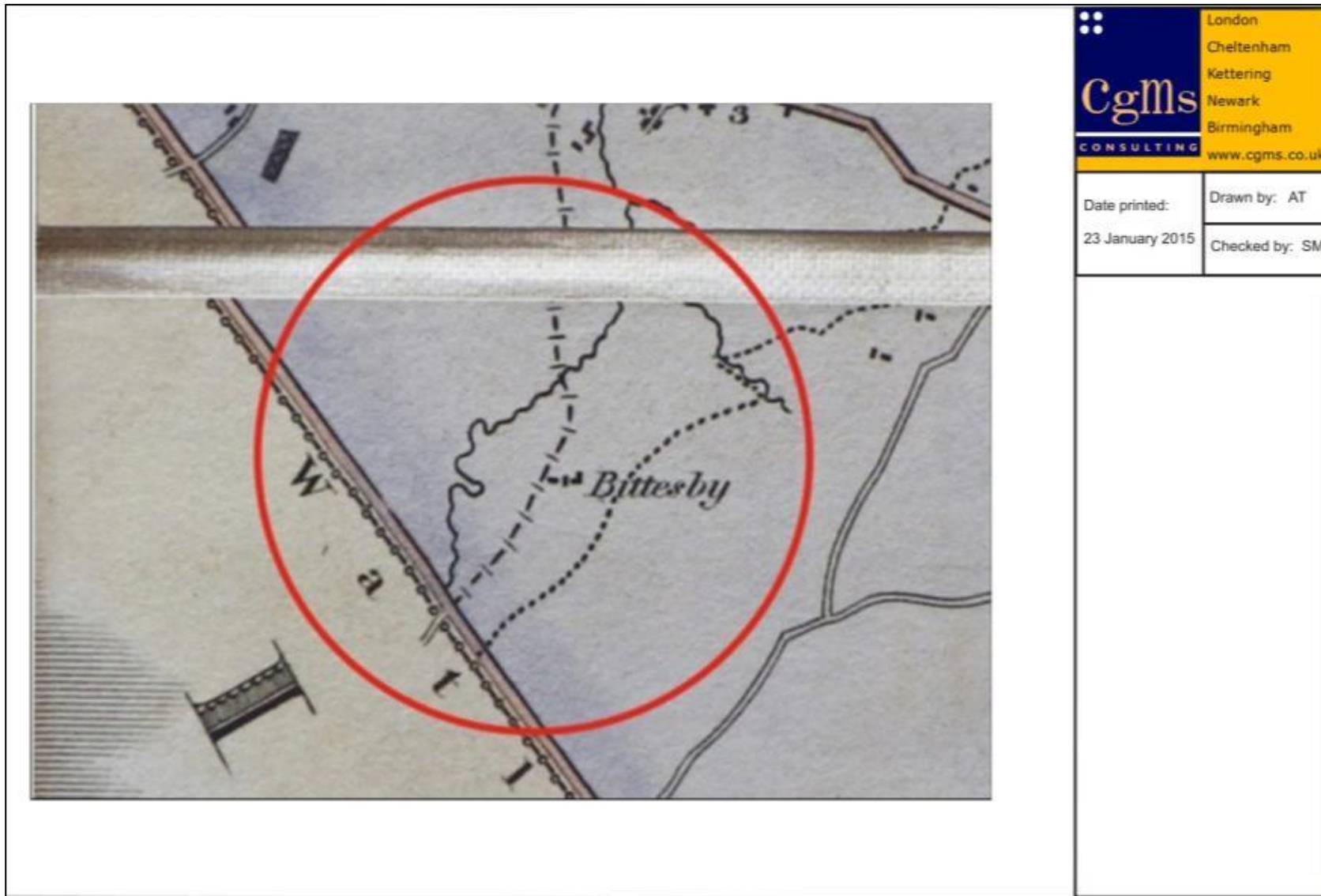


Figure 6: Greenwood's Map of Leicestershire, 1826



Figure 7: Bittesby Tithe Map, 1844

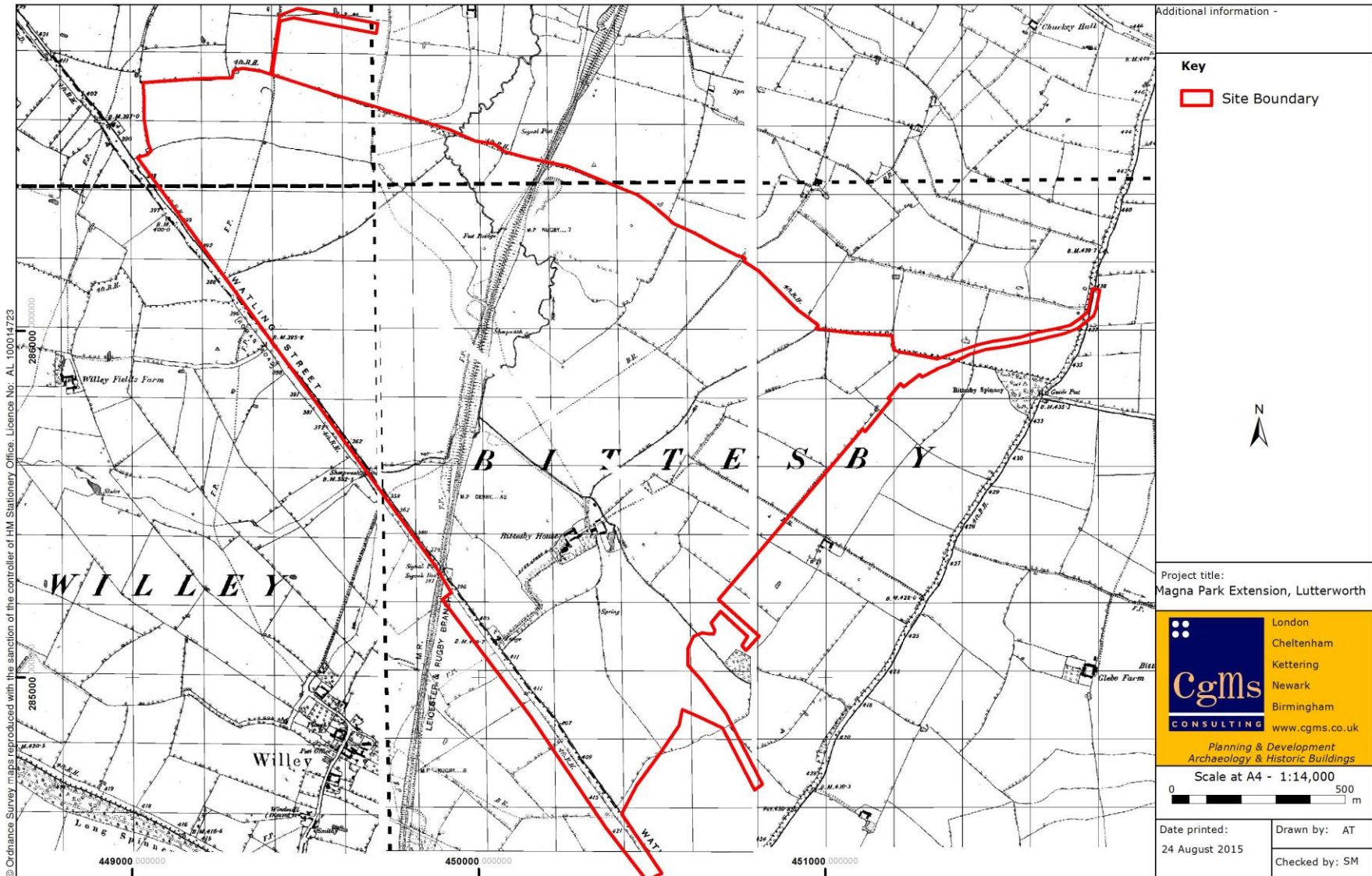


Figure 8: Ordnance Survey Map, 1886

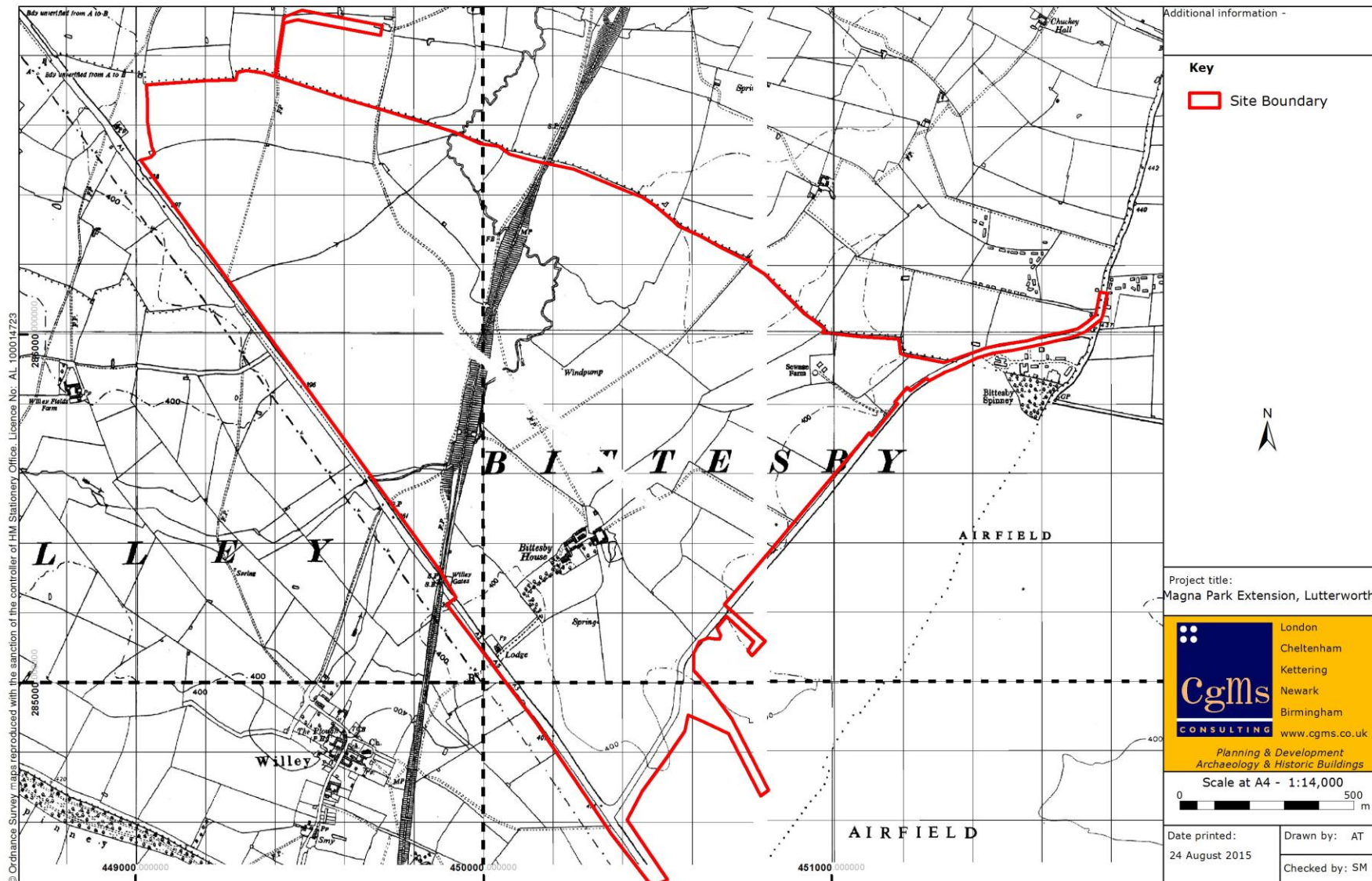


Figure 9: Ordnance Survey Map, 1955

APPENDIX A – DESIGNATED HERITAGE ASSETS - LIST DESCRIPTIONS

Name: CHURCH OF ST LEONARD

List entry Number: 1116337

Location: CHURCH OF ST LEONARD, MAIN STREET

Grade: II*

Date first listed: 06-Oct-1960

List Entry Description:

WILLEY MAIN STREET SP48SE (East side) 8/30 Church of St. Leonard 06/10/60 - II*

Small church. Nave and tower late C14/C15. Chancel rebuilt, vestry and south porch added and parapets renewed in 1884 at the expense of the Reverend F.M. Payler. Tower and part of nave of sandstone ashlar. Remainder of sandstone rubble with limestone dressings. Chancel and porch have moulded cornices, stone slate roofs and coped gable parapets with gablet kneelers. Nave roof is hidden by embattled parapet. Chancel, nave, west tower, south porch, north vestry. 2-bay chancel, 3-bay nave. Chancel has north and south buttresses flush with east wall. 3-light east window has curvilinear tracery. Cross finial. Moulded trefoiled-arch south doorway has hood mould with shield stops, and plank door. Cinquifoiled eastern lancet to north and south. 2-light south-west window has simple tracery. Vestry has quoins. North side has paired segmental pointed lancets. Gable apex has round chimney stack. Chamfered segmental-arched west doorway with plank door. Half-octagonal rood loft stair turret between vestry and nave has renewed upper part with embattled parapet. Nave has splay plinth. South side has 3 buttresses of 2 offsets. Porch has buttresses flush with front. Doorway of 2 run-out chamfered orders has hood mould. Gable has blind trefoil. Chamfered doorway and plank door inside. North and south sides have straight-headed Perpendicular windows, of 3 lights with hood moulds to east, and 2 much smaller lights to west. Blocked north doorway. Small tower of 3 stages has splay and moulded plinth, and splays between stages. Diagonal west, and north and south buttresses of 5 offsets. First stage has 4-centred west window. Second stage has quatrefoil opening to south. Third stage has bell openings with hood moulds and remains of carved stops. West window and bell openings have cusped Y-tracery. Embattled parapet with gargoyles. Interior is plastered, but chancel is of colourwashed brick, with boarded roof. Piscina. C19 chancel arch has outer continuous chamfer and inner order with half-octagonal responds. Nave has 4-centred rood loft stair doorway with plank door, and chamfered Tudor-arched doorway above. Tower arch of 2 segmental pointed orders. Perpendicular roof has Clb timbers, with carved wall posts and head corbels. Fittings: C19 altar rails, stalls, font, etc. Disused C14 font has round bowl and octagonal base. C17 altar table. Old plank chest. Monuments: nave north wall has reworked tomb recess with moulded segmental pointed arch. Remains of early C14 effigy, with half-length figure and

enriched ogee quatrefoils forming part of a cross. C17 funeral helm and breast plates. The rebuilding cost 1500 pounds. (V.C.H.: Warwickshire, Vol.VI, pp.2b0-2b1; Buildings of England: Warwickshire, p.473; Kelly's Directory of Warwickshire, 1892, p.247).

Name: COTTAGE NURSERIES

List entry Number: 1034859

Location: COTTAGE NURSERIES, MAIN STREET

Grade: II

Date first listed: 18-Feb-1988

List Entry Description:

WILLEY MAIN STREET SP48SE (West side) 8/31 Cottage Nurseries – II

Cottage. C17 with C19 alterations. Whitewashed roughcast over timber framing with some plastered infill. Corrugated iron roof over thatch; C19/C20 brick ridge stack. 2-unit baffle-entry plan. One storey and attic; 2 ground-floor windows. 4-panelled door has simple moulded wood frame, and flush rendered vertical pediment. C19 three-light windows with glazing bars. Left return side has C20 bow window. C19/C20 three-light casement above has horizontal glazing bars. Right return side has exposed framing. Swept dormer to rear. C20 whitewashed brick single-storey additions. Interior not inspected.

Name: ULLESTHORPE MILL

List entry Number: 1292776

Location: ULLESTHORPE MILL, MILL ROAD

Grade: II

Date first listed: 02-Nov-1972

List entry Description:

ULLESTHORPE MILL ROAD SP58NW 1323-0/3/104 (West side) 02/11/72 Ullesthorpe Mill II Windmill tower. Built by subscription 1800. Round red brick tower with batter and slight bell-cast. Creosoted iron pepperpot cap, rounded with finial. Drive-shaft still in existence. Door on ground floor to south-east with one on first floor above and one second floor to north-east, all boarded. Various leaded casements on different floors, all in segment-headed openings. Interior: machinery more or less intact, including shafting, wallower, spur wheel, grain nuts and shafts, bins and hoists.

Name: CONGREGATIONAL CHAPEL AND RAILINGS TO WEST

List entry Number: 1209178

Location: CONGREGATIONAL CHAPEL AND RAILINGS TO WEST, MANOR ROAD

Grade: II

Date first listed: 30-Sep-1993

List entry Description:

ULLESTHORPE MANOR ROAD SP58NW 1323-0/3/102 (East side) Congregational Chapel and railings to west GV II

Chapel. 1825, altered in 1883. Red brick with cogged eaves cornice to very shallow hipped slate roof. Regular side fenestration of three upon three windows, all round-arched 3 lights with transom, glazing. Main facade of three round-arched windows with drip-moulds and Y-glazing over lean-to porch with dog-tooth cornice and three coupled round-arched windows in centre. Round-arched panelled doors in sides of porch. Later C19 cast-iron railings on low stone-coped walls, all with fleurs-de-lys heads and dog rails, flanking entrances and as lower railings to front with four stone-coped piers.

Name: THE MANSE

List entry Number: 1211309

Location: THE MANSE, MANOR ROAD

Grade: II

Date first listed: 30-Sep-1993

List entry Description:

ULLESTHORPE MANOR ROAD SP58NW 1323-0/3/103 (East side) The Manse GV II

Manse to Congregational Chapel. Probably 1825. Red brick with slate roof. Two storeys with cornice band to very shallow hipped roof with two tall brick stacks to rear. Regular three window front, glazing bar sashes with rusticated flat-arched heads and keyblocks. Central panelled door with transom-light in architrave surround with flat hood on curved brackets over.

Name: HOME FARM HOUSE

List entry Number: 1211290

Location: HOME FARM HOUSE

Grade: II

Date first listed: 30-Sep-1993

List entry Description:

ULLESTHORPE Home Farm Farmhouse SP58NW 1323-0/3/101 II

Farmhouse. C17, with later alterations; the stone section may in part be medieval. The latter rubble; the rest part timber-framed (concealed) and brick clad, part brick. Roofs of tile and Welsh slate. The building history is complex and uncertain. Principal range, 2 storeys, C17 but much remodelled returns to form a double-depth wing under various roof levels, part C17 and part C19, which presents gabled fronts towards the garden; this in turn connects with a rubble cross-wing that may be late medieval in origin. The main rooms are contained within the principal range. Part of this consists of a converted barn. Farmyard

elevation irregular, 4-windows to 1st floor with C20 2 and 3-light casements; pentice roof over doorway and canted bay window, with small single-light window to right. Rear elevation of this range with a regular 2-window disposition under coggled brick eaves cornice, the windows to both floors with segment heads, 2 and 3-light casements, leaded to 1st floor, with external shutters to ground. Gabled porch to centre doorway. The attached former barn irregularly fenestrated in C20. The return of principal range and wing has oversailing corridor above corner entrance with massive ridge stack above; the remainder of this wing towards farmyard with 2 and 3-light casements. The garden front dominated by the end wall of principal range to left (with 2-light 1st and blocked attic windows both under labels and probably C17 with shallow porch to French window below) and, to right, another wing with one window to each floor and attic. Between these flanking gables is a third lower wing similarly fenestrated. To the ridge is an extremely tall stack. Rubble wing, also 2 storeys with attic, the gable wall rebuilt in brick towards garden, has one 2 or 3-light window to each floor except the elevation facing farmyard which is blank under a brick end stack. Interior: rubble wing with chamfered ceiling beams and joists to 1st floor and a roof with very large scarfed side purlins supported on massive raking struts. The attic contains ventilated panelled nesting boxes with eggshelf; various joinery, some with HL hinges. Principal range with mainly unchamfered ceiling beams. Returning wing with large chamfered ceiling beams, one with step stops, and large bressumer to fireplace. Much evidence of timber framing at junction of these ranges. The house stands adjacent to extensive manorial earthworks.

Name: No name for this Entry

List entry Number: 1211322

Location: 5, STATION ROAD

Grade: II

Date first listed: 30-Sep-1993

List entry Description

ULLESTHORPE STATION ROAD SP58NW 1323-0/3/105 No.5 II

House. Late C17 with C19 and later alterations. Timber-framed with brick infilling and partial rebuilding, the front roughcast. Welsh slate roof with large central ridge stack. 2-unit plan formerly baffle entry with stair to rear. Front: 2-window range, 3-light casements throughout those to ground with segment heads. Door to extreme left, panelled and part glazed under canopy on shaped brackets. Framing visible to left return and rear; large panels with straight braces; some herringbone nogging to end wall. Rear with small C19 leanto; Yorkshire sashes to ground, 2 small windows above and a tiny syair light. Queen-post roof with V-struts above collar.

Name: CHURCH OF ST PETER

List entry Number: 1209153

Location: CHURCH OF ST PETER, MAIN STREET

Grade: I

Date first listed: 11-Jan-1955

List entry Description:

CLAYBROOKE PARVA MAIN STREET SP48NE 1323-0 2/33 (South side) 11/01/55 Church of St Peter I

Parish church. Possible C12 remains, rebuilt circa 1300 with chancel of circa 1340 in curvilinear Decorated style. Nave possibly rebuilt towards end of C14 (see nave arcades). Tower rebuilt in early C17 with stones dated 1614 in second stage and 1615 in top stage. Some work, including the blocking-up of the east window, before 1810. Restored by G E Street, 1876-78. Random rubble stone with ashlar dressings, quoins, buttresses and roof and gable-parapets. Plain tiled roofs. West tower, nave with north and south aisles and north and south porches, chancel. Three-stage tower with diagonal buttresses away from church and side angle buttresses against church. Stages, of which second is very shallow, separated by drip moulds and topmost stage surmounted by crenellated parapet with corner obelisk finials. Single quatrefoil openings below parapet with early C17, Perpendicular-style windows in same stage below, of four lights, two on two, each with semi-circular cusped head and upper quatrefoil. West window, probably of C14, restored, of two lights with single upper light in chamfered surround with hollow-chamfered hoodmould carried across face of tower. Small window on second stage to south, partially hidden by clock face on north side. Nave with lower aisles and four-bay clerestorey with identical windows, though longer, to right on two-bay north aisle and at west end of that aisle. Window with Y tracery to left of gabled porch on north aisle. South aisle with two-light window to right, probably a C17 copy of C14 work, and a wide C15 or even C16 window to left. Central gabled porch with hollow-chamfered outer surround. Three-bay chancel with identical curvilinear decorated tracery of mouchettes and trefoils over three lights to all windows, which are surmounted by slightly ogee hoodmoulds and separated by buttresses with crocketed and gabled canopies to niches below and similar canopies, without crockets, to the weatherings above. Below the lefthand south window is a very small two-light window. Below the central north window are two doorways, the lefthand one round-arched and probably the remains of a C12 former priest's doorway to the former sacristy, now gone, but the gabled roofline of which remains against the south aisle, and the righthand one with a triple hollow-chamfered ogee surround and the remains of side crocketed finials. East window, flanked by buttresses similar to those of the sides of the chancel, with five lights topped by curvilinear tracery, by Street, 1876-78. Interior: double-chamfered tower arch. Four-bay nave arcades with late C14 red sandstone piers with four shafts and four hollows, carrying arches with double wave-mouldings. Clerestorey above. Pre-C14 roof line visible at west end against tower. C14 nave

roof with brattished tie-beams, arcaded in the spandrels of the braces and to either side of the king-posts. Moulded ridge-piece and purlins; various moulded bosses. Restored 1876-78, but with retention of C14 work. Blocked pointed rood-loft doorway to left of chancel arch. C14 tower arch with double chamfers on piers similar to those of the nave arcades. Wave-moulded rere-arches to chancel windows. Hoodmoulds with head stops. Fittings: font, probably by Street, 1876-78. Stone with octagonal bowl with leaf and tracery decorated panels on octagonal base with piers in corners. Arcaded and traceried stone pulpit, also probably by Street, 1876-78. Other furnishings later C19 in date. Remains of the base of roodscreen, probably C15. Some C14 stained glass fragments in chancel windows. (The Buildings of England: Pevsner N, Williamson E, Brandwood G: Leicestershire and Rutland: London: 1984-: 131-2).

Name: CLAYBROOKE HALL

List entry Number: 1209154

Location: CLAYBROOKE HALL, MAIN STREET

Grade: II

Date first listed: 30-Sep-1993

List entry Description:

CLAYBROOKE PARVA MAIN STREET SP48NE 1323-0 2/34 (North side) Claybrooke Hall II House. Early C19. Plastered with flat wooden eaves soffit with paired brackets to shallow hipped slate roof with stacks on and behind ridge to right and behind ridge to left. Two storeys; regular three window front, glazing bar sashes. Central panelled door in entablature-headed porch in flat surround with paired Tuscan columns. Two-storey canted bay on right return front. Lower two-storey wing with hipped roof to left.

Name: CLAYBROOKE HOUSE

List entry Number: 1292803

Location: CLAYBROOKE HOUSE, MAIN STREET

Grade: II

Date first listed: 30-Sep-1993

List entry Description:

CLAYBROOKE PARVA MAIN STREET SP 48 NE (south side) 2/35 Claybrooke House II

shall be replaced by the following;

SP 48 NE CLAYBROOKE PARVA MAIN STREET (south side) 2/35 Claybrooke House 30.9.93
II

House. c1720 with early C20 alterations. Red brick, roughcast to west, with slate roof, hipped to north east, and roughcast and brick ridge and end stacks. L-plan, with wing to rear on east and angle filled in. 2 storeys and attic; 3-window range of 2/2 sashes with

gauged brick lintels and keystones. Plinth and platband. Central half-glazed door with flanking lights in late C19 wide gabled porch. Further sashes, square bay and French window to east with 2 2-light hipped dormers above. INTERIOR. Original openwell staircase with turned balusters rises from ground floor to attic. 2 open fireplaces, one with altered arch. Chamfered spine beam to dining room. Original roof with chamfered purlins.

Name: CREAM COTTAGE

List entry Number: 1209155

Location: CREAM COTTAGE, MAIN STREET

Grade: II

Date first listed: 26-Apr-1984

List entry Description:

CLAYBROOKE PARVA MAIN STREET SP48NE 1323-0 2/36 (North side) 26/04/84 Cream Cottage II

Cottage. Late-C17 or early-C18, restored in late C20. Timber-framed, clad in red brick, painted white. Plain tiled roof. Two unit plan. Two storeys with roof with red brick end stacks. Irregular two-window front, two-light casements on first floor and three-light on ground floor. Small window off-centre to left on first floor. Central doorway with boarded door and late-C20 porch. Timber rail exposed.

Name: LITTLECROFT

List entry Number: 1034858

Location: LITTLECROFT, GREEN LANE

Grade: II

Date first listed: 14-Jun-1995

List entry Description:

WIBTOFT GREEN LANE SP48NE (West side) 5/27 Littlecroft – II

Cottage. Mid/late C18. Flemish bond brick. Thatched roof; rebuilt brick ridge stack. 2-unit baffle-entry plan. One storey and attic; 2 ground floor windows. Gable end to road. C20 part-glazed door. 2-light wood and iron casements with glazing bars. All openings have brick segmental arches. Left return side to road is a one-window range. Gable has firemark. Interior not inspected.

Name: CHAPEL OF ST MARY

List entry Number: 1116376

Location: CHAPEL OF ST MARY, GREEN LANE

Grade: II

Date first listed: 06-Oct-1960

Date of most recent amendment: 14-Jun-1995

List entry Description:

WIBTOFT GREEN LANE SP48NE (East side) 5/26 Chapel of St. Mary 06/10/60 (Formerly listed as Church of St. John) – II

Small church. Dated 1634, but with mediaeval origins and remains. Rebuilt early/mid C19. Coursed squared and rubble limestone west and south walls, with stone plinth throughout, largely rebuilt in English bond brick. Plain-tile roofs. One-bay chancel, 2-bay nave. Chancel has 2 low east buttresses. Painted wood lead-latticed windows throughout. 3-light Tudor-arched east window has simple tracery. Gable has moulded datestone. Nave windows have Y-tracery and metal casements with irregular brick surrounds. West front has chamfered arch doorway with brick jambs. Old studded plank door. Simple timber bellcote, probably of 1889, has pyramidal roof. Simple interior is plastered. Chancel has boarded roof. Simple plaster chamfered segmental chancel arch. Queen strut nave roof. Octagonal stone font, chamfered to square base, has blind quatrefoils to alternate sides. (V.C.H.: Warwickshire, Vol.VI, p.258; Buildings of England: Warwickshire, p.472).

Name: MANOR FARMHOUSE

List entry Number: 1365108

Location: MANOR FARMHOUSE, GREEN LANE

Grade: II

Date first listed: 18-Feb-1988

List entry Description:

WIBTOFT GREEN LANE SP48NE (West side) 5/29 Manor Farmhouse – II

Farmhouse. C18, possibly with earlier origins; C19 and C20 alterations; front range mid C18. Flemish bond brick. Old plain-tile roofs; brick ridge stacks. L-plan with wing on left to rear. Front range of 3 storeys; 2 bays. String courses and painted moulded wood cornice. Hipped roof. Sashes, of 9 panes to second floor, have painted gauged brick flat arches with keystones. One-bay left return side. Wing has brick dentil cornice. Half-hipped roof. 2 storeys; 3-window range. C20 glazed porch in angle. Ground floor has C19/C20 rendered i curved bay. First floor has sashes with painted wood lintels. Interior not inspected.

Name: COTTAGE FARMHOUSE

List entry Number: 1116323

Location: COTTAGE FARMHOUSE, GREEN LANE

Grade: II

Date first listed: 31-May-1977

Date of most recent amendment: 18-Feb-1988

List entry Description:

WIBTOFT GREEN LANE SP48NE (West side) 5/28 Cottage Farmhouse 31/05/77 (Formerly listed as The Old Farmhouse (otherwise known as Cottage Farm) – II

Farmhouse. C17 with C19 alterations. Whitewashed roughcast, probably over timber framing and some stone. Plain-tile roof; two C20 brick ridge stacks, and roughcast internal stack to left corner. 3-unit, probably formerly through-passage, plan. 2 storeys; 4-window range. Third bay has part-glazed fielded 6-panelled door in wooden surround. Hood on brackets. Cross-glazed horizontal sash above. C20 half-glazed door on far right. 2-light casements with horizontal glazing bar. On ground floor, second and fourth bays have 4-pane sashes. Interior has a small amount of exposed framing. Room on right has broad-chamfered beam. Central room has moulded beam; former open fireplace has moulded bressumer.

Name: ASHLEIGH

List entry Number: 1209152

Location: ASHLEIGH, MAIN STREET

Grade: II

Date first listed: 30-Sep-1993

Date of most recent amendment: 14-Jun-1996

List entry Description:

SP 48 NE CLAYBROOKE MAGNA MAIN STREET (north east side)
2/31 Ashleigh

House. Early C19. Plastered with boxed wooden eaves to slate roof with end stacks. Two and a half storeys; regular three window front, glazing bar sashes, with rusticated plastered heads to ground floor windows. Wider outer windows. Central four-panelled door with wreathed and radiating fanlight over. Moulded round-arched surround with keyblock, fluted pilasters and deep open pediment on reeded curved brackets. Cast-iron footscrapers to right of door.

Name: VINEYARD HOUSE

List entry Number: 1292801

Location: VINEYARD HOUSE, BACK LANE

Grade: II

Date first listed: 04-Oct-1974

List entry Description:

CLAYBROOKE MAGNA BACK LANE SP48NE 1323-0 2/30 (East side)
04/10/74 Vineyard House II

House. Late C16 or early C17, extended in early C19, restored in later C20. Timber-framed, exposed to front and rear with red brick extensions to left. Tiled roof. Narrow portion of

timber-frame building at its left, brick clad. L-plan with gabled crosswing to right. Gabled cross wing with jetty on brackets; some decorative curved bracing in gable. Red brick clad ground floor below jetty. Two storeys with two brick ridge stacks to left and various stacks to rear. Irregular fenestration of five windows on first floor and seven on ground floor, all C20 wooden casements of various sizes. Entrance in half-glazed door in small extension to left, linking house to later C20 gabled double garage. (The Buildings of England: Pevsner N, Williamson E, Brandwood G: Leicestershire and Rutland: London: 1984-: 132).

Name: DAIRY FARMHOUSE

List entry Number: 1292802

Location: DAIRY FARMHOUSE, THE VINEYARD

Grade: II

Date first listed: 30-Sep-1993

List entry Description:

CLAYBROOKE MAGNA THE VINEYARD SP48NE 1323-0 2/32 (North side) Dairy Farmhouse II House. C17 with front block of early C18, but containing C15 survivals. Timber-framed to rear with front block of red and blue brick chequer; plain tiled roof. Two storeys with dentilled brick band and brick cornice. Roof hipped to front with gabled wing to rear. Two gabled dormers and brick ridge stacks on rear wing. Irregular three window front, wide casements with gauged flat-arched surrounds on ground floor. Panelled door, probably C19, in pilastered doorcase with flat hood over. West elevation, two bays of C18 date in brick chequer, continued by C19 red brickwork to left. Gable to right on north side with C17 timber frame exposed below gable and on the east return front of its wing. Lean-to addition on angle and C19 1 1/2 storey extension to east. (The Buildings of England: Pevsner N, Williamson E, Brandwood G: Leicestershire and Rutland: London: 1984-: 132).

Name: STREETFIELD FARMHOUSE AND ATTACHED FARMBUILDINGS

List entry Number: 1034856

Location: STREETFIELD FARMHOUSE AND ATTACHED FARMBUILDINGS, A5
STREETFIELD FARMHOUSE AND ATTACHED FARMBUILDINGS, WATLING STREET

Grade: II

Date first listed: 18-Feb-1988

List entry Description:

MONKS KIRBY WATLING STREET (A5) SP58SW (West side) 9/21 Streetfield Farmhouse and attached farm buildings – II

Farmhouse and attached farm buildings. Early C19: covered cartway has date 1835 on beam. Flemish bond brick. Slate roofs. Farmhouse has brick plinth, stone sill course and moulded stone cornice. Hipped roof; brick lateral stacks. Central staircase L-plan, with wing

on right to rear. 3 storeys; 3-window range. Symmetrical front. 6-panelled door and overlight with fan glazing. Open gabled porch. Sashes have rusticated rendered flat arches with keyblocks. Second floor has 6-pane sashes, without flat arches. 2-bay right return side. Left return side has 3-light wood mullioned and transomed window with glazing bars. Wing to rear of one storey and attic. Interior: kitchen has chamfered beam. Open fireplace has wood surround with dentil cornice. Range of farm buildings attached to rear wing. L-plan with wing on right. Granary to left has external brick staircase. Central cartway. Stable and loosebox in wing. 2 stable doors have brick segmental arches. Interior has brick and stone troughs, stalls and remains of hayrack.

Name: THE COTTAGE

List entry Number: 1365104

Location: THE COTTAGE

Grade: II

Date first listed: 18-Feb-1988

List entry Description:

MONKS KIRBY LITTLE WALTON SP48SE 8/14 The Cottage – II

House. C17 with early/mid C19 wing. Timber framed with brick infill. Wing of brick. Plain-tile roofs; brick internal stack and ridge stack to wing. 2-unit plan extended to T-plan, with C17 range forming cross wing on right. 2 storeys and attic; C19 wing of one storey and attic. 3 bays. C19 wing has open timber porch in angle. Plank door. 2- and 3-light casements with glazing bars throughout. Most ground-floor windows throughout have brick segmental arches. No first-floor windows. Small single-storey range to left. Cross wing has no windows to road. Left return side has 3-light casements. Right return side is a 3-window range. 2 roof dormers. Interior not inspected.

Name: NEWNHAM PADDIX

List entry Number: 1001191

Grade: II

Date first registered: 01-Feb-1986

List entry Description

Summary of Garden

A mid C18 landscape laid out by Lancelot Brown from 1746, with early C19 alterations by John Webb and late C19 gardens by John Fleming.

HISTORIC DEVELOPMENT

Newnham Paddox was acquired by the Feilding family in 1433. In the late C16 or early C17 they built a large, probably timber-framed house, which in 1666 contained thirty-four

hearths (Tyack 1994). In 1620, Sir William Feilding, who was married to the Duke of Buckingham's sister, was raised to the peerage as a baron, and in 1622 was created Earl of Denbigh. The family was divided by the Civil War, the Earl adhering to the Crown and his son, Viscount Feilding, fighting with Essex at Edge Hill. The first Earl died as a result of wounds sustained in a skirmish near Birmingham in 1643, and was succeeded by his son, who was in turn succeeded as third Earl in 1675 by his nephew, William, second Earl of Desmond. Alterations were made to the gardens in the late C17, probably under the fourth Earl who inherited in 1685; these elaborate formal gardens were illustrated by Knyff and Kip in an engraving published in 1707. The fourth Earl died in 1717 and was succeeded by his eldest son who continued to live abroad. On his return to Newnham Paddox in 1741, the fifth Earl began a major programme of improvement which is recorded in a Building Book (WCRO). Work began in the gardens and park in 1741, and in 1746 the 'great canal' was altered 'by a Plan and the direction of Mr Brown, Gardiner to Lord Cobham'; Lancelot Brown (1716-83) continued to supervise improvements in the grounds until c 1770. In 1754 Brown undertook the first phase of the rebuilding of the C17 house. Despite the death of the fifth Earl in 1755, work on the house and grounds continued intermittently under his son, Basil, sixth Earl, until the 1770s when the kitchen garden was constructed. Viscount Feilding, the sixth Earl's eldest son, died in 1799, a year before his father. The sixth Earl was succeeded as seventh Earl by his grandson, William Basil, who in 1818-21 employed John Webb (1754-1828) to make alterations to the grounds. Further changes to the gardens were made by John Fleming (d 1883) for the eighth Earl, who inherited Newnham Paddox in 1865. Wrought-iron gates from Berwick House, Shropshire were introduced, and the house was radically remodelled by T H Wyatt in 1876-9. The eighth Earl died in 1892 and was succeeded by his eldest son, the ninth Earl, who lived until 1939. Rudolph, Viscount Feilding, son of the ninth Earl, died during his father's lifetime in 1937. During the First World War the house was used as a convalescent home, but in 1938 it was closed. Between 1940 and 1946 the house was let to a convent school. After 1946 the house remained unoccupied and was demolished in 1952. The stables were retained and converted to domestic use, and today (2000), the estate remains private property.

Newnham Paddox was the first of a group of sites in Warwickshire at which Lancelot Brown advised in the mid and late C18. These include Charlecote Park (qv), Combe Abbey (qv), Compton Verney (qv), Packington Hall (qv), Ragley Hall (qv) and Warwick Castle (qv).

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Newnham Paddox is situated c 0.75km east of the village of Monks Kirby and c 1.75km north-east of the village of Pailton, some 1.25km south-west of the A5 Watling Street, which here forms the boundary between Warwickshire and Leicestershire. The c 135ha site comprises some 20ha of gardens, pleasure grounds and ponds, and c 115ha of park and woodland. To the south-east the site is bounded by A427 Lutterworth Road, while to the west the site adjoins domestic premises in Brockhurst, a hamlet immediately to the east of Monks Kirby. To the north, east and south the site adjoins agricultural land, and is enclosed by hedges and fences. The site is generally quite level, with a gentle slope rising to the north. A ridge of slightly higher ground extends south into the park to the west of the site of the house, while to the east a small stream flows south through a shallow valley. A further stream, the Smite Brook, crosses the south park from east to west in a shallow valley c 700m south-east of the house site. Some 1km north of the house site a shallow plantation, Long Spinney, extends c 5km from north-west to south-east along Coal Pit Lane and closes views to the north. Long Spinney was enclosed in 1743 and planted with elm and ash in 1745 (Building Book). Further areas of woodland, including Garden Spinney, are significant in views to the north-west.

ENTRANCES AND APPROACHES

Newnham Paddox is approached from Monks Kirby to the west. Some 700m north-east of the parish church a simple gate leads east from Brockhurst Lane. The tarmac drive leads c 240m east through the park, before sweeping north-east for c 300m and ascending a slight ridge which extends south into the park. A C20 drive leads north to Park House, a late C19 brick house constructed for the eighth Earl in the shelter belt north of the park as a presbytery for the Roman Catholic church in Brockhurst. Descending, the principal drive continues east-north-east for c 270m before turning south-east for c 100m and joining the south drive. A triangular area of grass planted with specimen trees is enclosed by drives, one of which leads c 160m north to reach the west side of the C18 stable court. A service drive leads north from the stables to the kitchen garden and park.

The south drive leads north-west from the A427 Lutterworth Road, passing for c 800m through a late C19 avenue of limes (VCH) which descends into a shallow valley. A lodge shown to the west of the entrance on the late C19 OS map does not survive. Crossing the Smite Brook on Folly Bridge, the drive climbs gently north-west and north-north-west for c 550m through the south park to join the west drive to approach the stables. Folly Bridge may be the bridge to which Walpole referred in 1755 (Toynbee 1927-8). Today (2000) the south drive survives as a track. It was altered to its present form as part of the improvements undertaken by John Webb for the seventh Earl of Denbigh in 1818-21 (Clwyd

RO). Webb appears to have developed an existing drive, and a formal avenue and approach from the south is shown in Kip's view of Newnham published in 1707.

The C18 and C19 course of the drive continues for c 100m through a late C19 avenue, and thence c 80m north to enter a forecourt south of the site of the house through monumental early or mid C18 wrought- and cast-iron gates (all listed grade I). The central pair of gates is surmounted by an elaborate overthrow and flanked by a pair of screens incorporating a decorative circular motif. The side screens are flanked by a pair of lower, arch-topped gates which are supported to east and west by a pair of late C19 brick and stone piers. The central gates and screens are supported on C18 open-work, square-section, cast-iron piers surmounted by vase finials ornamented with flowers and foliage. The gates and screens were brought to Newnham Paddox c 1870 by the eighth Earl of Denbigh from Berwick House, Shropshire, an estate which he had inherited from an uncle and which he sold to redeem mortgages on the Newnham estate. The gates were made by the Davies brothers in the 1720s (Stamper 1996). The C19 forecourt was enclosed to east and west by low stone balustrades, with ornamental trees and shrubs planted on banks beyond the drive and on lawns to the west of the house. Today the outline of the forecourt is indicated by surviving C19 planting and the outer grass banks, and yew hedges to the south. Kip's early C18 view indicates walled gardens to the south of the house entered through gates aligned with the south avenue and the principal door of the house. A pair of pavilions flanked a gate leading from the outer court to a middle court laid out with four lawns divided by cruciform walks, while further gates set in a pale fence led to an inner court enclosed on three sides by the C17 house (Kip, 1707).

PRINCIPAL BUILDING

Newnham Paddox was demolished in 1952, and today (2000) the principal building to which the site relates is the C18 stable court which was converted to domestic use in the mid C20. The stables lie c 50m west of the site of the mansion, while a late C20, two-storey, square-plan house of timber construction has been built on the site of the forecourt.

The mansion demolished in 1952 incorporated the house constructed by Lancelot Brown for the fifth and sixth Earls in 1754-68; this house was in turn on the site of that built in the early C17, and may have incorporated some of its fabric (Tyack 1994). Brown's new, Palladian-inspired south facade comprised two storeys under a pitched roof, with a projecting central pediment and a pair of low, pyramid-roofed towers to east and west. The principal rooms were arranged on the first floor. Wings extended north behind the east and west towers, with a chapel in the west wing, echoing the 'H' plan of the C17 house. A further wing to the north occupied the site of the principal wing of the C17 house. The mid

C18 house was constructed in brick with stone dressings, and is shown in a watercolour view of c 1800 in the Aylesford Collection. In the early C19 the seventh Earl added a third storey to Brown's house, and covered the exterior with stucco (*ibid*). By the late C19 the house required extensive repairs, and the eighth Earl commissioned T H Wyatt to remodel it in a French Renaissance style with pavilion roofs over the mid C18 corner towers and new towers at the north ends of the wings. Mansard roofs, a projecting porch and exposed brickwork with stone ornaments were also added to the house. The chapel was rebuilt in Gothic style in 1888 for the eighth Earl who was a convert to Roman Catholicism.

GARDENS AND PLEASURE GROUNDS

Formal terraced gardens lie to the east of the site of the mansion, with areas of informal pleasure grounds to the north and west.

A shallow flight of stone steps descends from the site of the forecourt to a wide grass terrace which extends c 60m south to an area of lawns and specimen trees, and c 60m north to a flight of stone steps which descends to the pleasure grounds. To the south-east an east-facing grass slope descends to a sunken rectangular lawn. Today this lawn is enclosed to the east and south by evergreen shrubbery. Early C20 photographs show the lawn planted with specimen conifers and topiary yews (Rugby Library Collection). To the north of the sunken lawn and below the site of the east facade of the house, a further sunken lawn is approached from the upper terrace by a flight of stone steps. This area is now enclosed by mature conifers to the north and east and is entirely laid to grass, with a central, circular, stone-kerbed fountain basin (*dry, 2000*). This northern sunken lawn was a late C19 formal flower garden with perimeter walks enclosing lawns and geometric flower beds; semicircular bastions projected from the centre of the north, south and east sides of the garden, which appears to have been enclosed by hedges (OS 1886; photograph, Rugby Library). The formal gardens to the east of the house were laid out c 1870, and are attributed to John Fleming, gardener at Cliveden, Buckinghamshire (qv) (DNB 1993); they replaced the southern end of Lancelot Brown's serpentine artificial river which had itself been formed from the late C17 or early C18 formal Great Canal in 1746 (*Building Book*). The serpentine river was partially drained c 1870 when it was found that the foundations of the east wing required extensive repair (Tyack 1994). The formal gardens and the pleasure grounds to the north are separated from the park to the east by a brick channel through which runs the stream which formerly fed the serpentine water.

A walk leads north-west from the steps at the north end of the east terrace. To the north-east a gently sloping lawn on the site of the upper section of the mid C18 serpentine water is planted with specimen trees and groups of ornamental shrubs. Some 140m north-west of

the terrace, the walk joins a formal walk which led north from the west side of the house. There is a further area of lawns, specimen trees and shrubs to the west of the formal walk. To the north of the junction the walk continues as an informal path, passing for c 250m through an ornamental plantation, The Grove, to the west of an informal lake. The Grove, today characterised by C19 ornamental planting, was planted with home-grown ash and elm from Lutterworth in 1743 (Building Book). The lake originated as a rectangular pond in the park which is shown in Kip's early C18 engraving. Modified by Brown in the mid C18 and planted with 'hanging slopes' in 1748 (ibid), in 1770 the 'Middle Pond' was incorporated into the serpentine water (WCRO). This arrangement is reflected on the 1842 Tithe map.

An informal walk leads north-east along a dam which retains a further informal lake, the Middle Pond, which extends north into the park; this lake is also shown as a rectangular pool in Kip's engraving (1707). The walk continues along the east bank of the Middle Pond which is planted with specimen trees and ornamental shrubs. At the south-east corner of the Middle Pond a mid C20 summerhouse is constructed on the site of a C19 structure (OS 1886). The walk returns west across the dam which retains the Middle Pond, to rejoin the principal walk through The Grove.

A walk extending west across an area of informal lawns south of the stables which replace the formal parterres shown by Kip (1707) leads to the western pleasure grounds. Here a wide, mown grass walk extends west-north-west parallel to the boundary between the pleasure grounds and the park to the south, which is here formed by metal estate fencing. This walk is partly lined by mature trees which survive from a more regular avenue shown on the late C19 OS map. To the north of this walk a south-facing sloping area of grass planted with C19 specimen conifers was laid out c 1870 as a pinetum. A curvilinear walk sweeps north-west and west around the Pinetum, leading through dense evergreen shrubberies to the remains of a small conservatory constructed against the outer face of the south wall of the kitchen garden, c 260m north-west of the site of the house. Low brick walls survive from this structure, together with scoriae attached to the rear wall. In the vicinity of the conservatory are the remains of a C19 or early C20 wrought-iron pergola or arched supports for climbing plants. The perimeter walk continues south-west from the conservatory, passing through further areas of evergreen shrubbery. Some 60m south-west of the site of the conservatory are the remains of a mid or late C19 Jacobean-style sundial base. The walk continues c 80m south-west to reach the western end of the south perimeter walk. To the west a further area of pleasure ground is today densely planted with evergreen shrubbery and C19 specimen trees; the C19 circuit of curvilinear walks in this area is largely lost. The western pleasure grounds were developed in the late 1860s and early 1870s, possibly with the advice of John Fleming. Accounts record payments to Messrs Veitch and

Sons and to Batley of Rugby for plants in 1869(70 (WCRO). An account of 1864(5 for the reconstruction of the conservatory (WCRO) suggests that the existing building replaced an earlier structure; however the 1842 Tithe map does not indicate the Pinetum as an area of garden.

PARK

The park lies to the north, east, south and south-west of the site of the house. The northern and eastern areas of park remain (2000) as pasture with scattered deciduous trees on ground which slopes up to the north and north-east. In the late C19 the park was noted for its mature elms, some of which survived from the late C17 or early C18 formal avenues illustrated by Kip (1707), but many have succumbed to disease in the mid and late C20 (VCH). To the north-east the park is bounded by Burton Pool Wood, to the south of which a marshy area is the remains of a triangular-shaped pond which is shown on the Tithe map (1842). Some 300m north-east of the site of the house, a late C18 or early C19 icehouse (listed grade II) of domed, brick construction is covered by a mound. The mid C19 Tithe map indicates that the northern park formerly extended up to Long Spinney, which formed a boundary plantation screening Coal Pit Lane. This land had been disparked by 1906 (OS), and is now in arable cultivation. The late C19 OS map (1886) shows remnants of an avenue extending north-north-east across the park to join Coal Pit Lane c 1.2km north-east of the house. A ride, possibly that cut in the 'New Plantation' in 1781, extends the length of Long Spinney; a further ride passes through Burton Pool Wood to join the remnant avenue c 670m north-east of the house site.

The southern area of park is largely in arable cultivation, but boundary plantations survive on the A427 Lutterworth Road. Mid and late C20 commercial plantations have been made to the south of the site of the house. The south-west park remains pasture with scattered mature trees to the north and south of the west drive. A further area of plantation, Cabbage Clump, is planted on a west-facing slope c 670m south-west of the site of the house.

KITCHEN GARDEN

The kitchen garden lies c 130m north-west of the stables and c 200m north-west of the site of the house, immediately to the west of the northern pleasure grounds. Octagonal on plan, the garden is enclosed by brick walls c 3m high with entrances set at the centre of the east, north and west walls. The garden, which is no longer in cultivation, was constructed in 1770-2, possibly to the design of Brown (Building Book). The late C19 OS map shows extensive ranges of glass built against the inner face of the north-west and north walls; these do not survive. A valuation of 1871 refers to a peach house, vineries, fig house, melon pits and a mushroom house in the garden (WCRO); the construction of a melon pit in

1782 is recorded in the Building Book. The slip gardens shown on the 1886 OS map to the north, east and south-east of the garden are no longer in cultivation.

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Archival items [all held at Warwickshire County Record Office unless indicated otherwise] Feilding family collection, including accounts, estate papers and surveys (CR2017) James Fish, *A Survey Book containing the Survey of the Manours and Lordships of Newnham Padox ... in the County of Warwick* (no plan), 1724 (CR2017/E46) *An Account of Fish put in the Waters At and About Newnham*, 1747-c 1777 (CR2017/E106/1) *Newnham Padox Building Book*, 1743-1830 (MI416) W Hitchcock, *Particular of the Estate of the Right Hon William Bazil Percy, Earl of Denbigh and Desmond, in the Parishes of Monks Kirby and Willey ...* (no plan), 1805 (CR2017/E47) Accounts, including garden accounts, C18 and C19

(CR2017/A232) Correspondence between Thomas Lloyd, agent to the Earl of Denbigh, and John Webb, 1818-21 (D/BC382), (Clwyd County Record Office)

Description written: April 2000 Amended: May 2000, September 2000 Register Inspector:
JML Edited: January 2001

APPENDIX B – ADDITIONAL ARCHIVAL RESEARCH: BITTESBY

This additional archival research has been undertaken in response to archaeological comments on planning application 15/00919/FUL (Harborough District Council: Land at Mere Lane, Bittesby) made by the Senior Planning Archaeologist, Leicestershire County Council: 'It has also come to our attention that historic documents, including the 'Papist' Returns, relating to the post-medieval period provide further and more detailed understanding of the ownership and land use of the area [Bittesby]' (Teresa Hawtin, 27 July 2015, sent by Email). Whilst those comments pertain to a different, albeit linked, planning application, the findings of this archival research are deemed more appropriate in the context of the Magna Park Extension: Hybrid Application. This additional archival research has not uncovered any significant historic documents relating to ownership and land use in the Bittesby area.

Registration of Papist Estates – QS45

By the Act of 1 George I statute 2 cap 55 (1715) Papists were required to register details of their names and real estate with the Clerk of the Peace for the county in which the estate lay. The Act of 3 George I cap 18 (1716) reinforced and extended these requirements. The Registrations in the Leicestershire Quarter Sessions records date from 1717 to 1785 and give details about these estates, including acreages, names of tenants and rents.

Leicestershire County Quarterly Sessions Records 45 – Papists

QS45/1/1: Roll of 17 Membranes, containing 31 Registrations

The first membrane of the roll contained an index of the registrations (Figure 1B). Third from the bottom is listed *Talbot, John of Longford in the County of Salop Esq* and the location, *Bittesby of Bittesby*. The 'County of Salop' refers to the County of Shropshire.

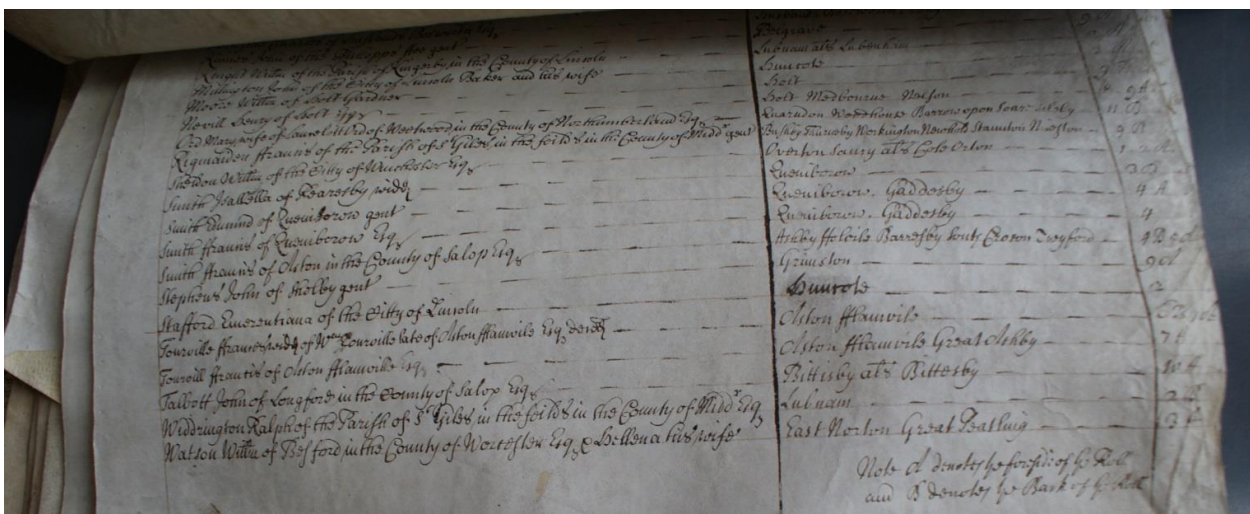


Figure 1B: QS45/1/1: Roll of 17 Membranes, containing 31 Registrations – Index of individuals

A smaller membrane in the roll dated 1717 and signed by John Talbot appears to have been the Warrant of Attorney, stating his compliance to the registration of his estate and naming of two attorneys, Stephen Andrews of Clifton in Warwickshire Gent and Thomas Pidgin of the County of Stafford Gent (Figure 2B). There is no specific reference to Bittesby within this document.

Stephen Andrews of Clifton in Warwickshire likely refers to the same individual listed as the tenant of the land on the final membrane, the Register (Figure 3B). The majority of the other information on the Register is replicated in the Application for Registrations, as summarised below.

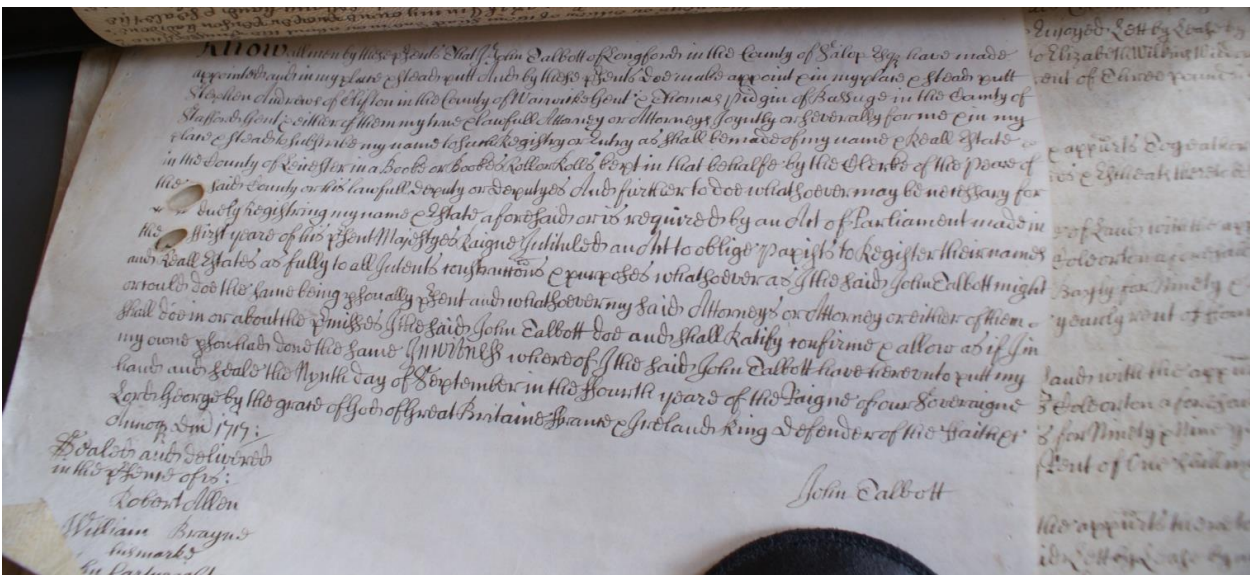


Figure 2B: QS45/1/1: Roll of 17 Membranes, containing 31 Registrations – Warrant of Attorney

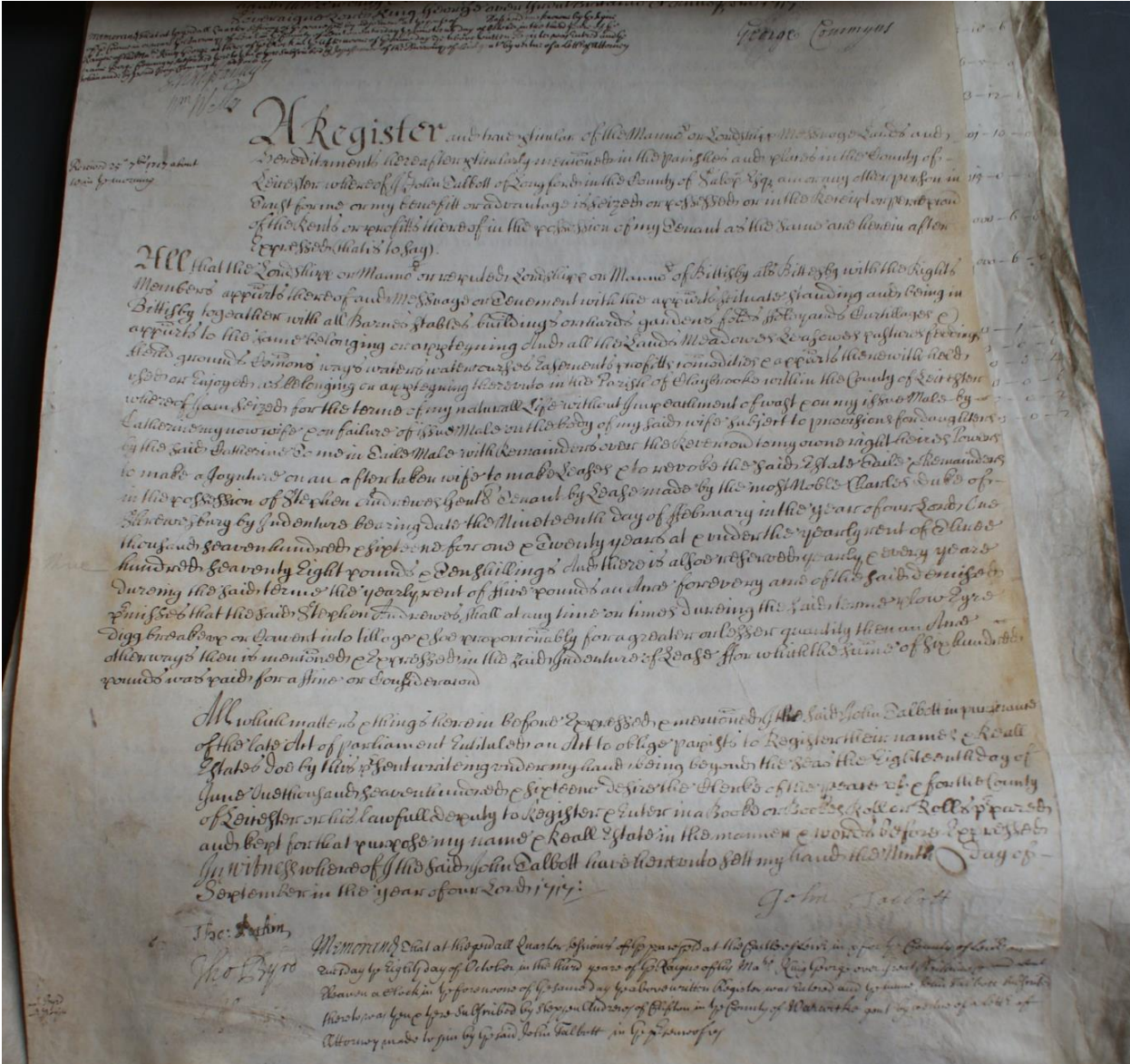


Figure 3B: QS45/1/1: Roll of 17 Membranes, containing 31 Registrations

Applications for Registrations

These original Applications by Papists for Registration of their estates are identical with the Registrations, apart from the Headings and the note of receipt of the Application by the Clerk of the Peace. The date given below is that of receipt by the Clerk unless otherwise stated.

QS45/2/29: John Talbot Esq, his register for lands in Leicestershire, dated 25th September 1717 (Figures 4B and 5B):

...Manor of Bittesby at Bittesby with all rights member appurtenances thereof and message or tenement with the appurtenance...standing and being in Bittesby together with all barns, stable buildings, orchard gardens, folds, fold yards, curtilages and appurtenance to the same belonging or appertaining and with the land, meadows...pastures...

The reference to Bittesby, its message or tenement and the barns and stables compare favourably to Bittesby House Farm, even though there is no specific location recorded in QS45/2/29. This suggests that the farm was active in the 18th century in line with findings from this Heritage Statement and Archaeological Desk-Based Assessment (AT/SM/17561/06).

The listing of *folds* and *fold yards* suggest the area was involved in sheep husbandry which matches William Burton's (1622) historical account of Bittesby, as summarised by Reverend Aulay Macaulay in 1791 and referred to in Section 3.6 of this Heritage Statement and Section 5.9.4 of the Archaeological Desk-Based Assessment. Please note: John Talbot, the first Earl of Shrewsbury, is not to be confused with John Talbot of the Papist records above. It is likely that there was a family connection but this has not been substantiated.

Within the application Stephen Andrews is named as tenant of John Talbot's land and the lease appears to have commenced in 1716 for a term of 120 years. The lease was made possible by Charles the Duke of Shrewsbury which suggests a more complex land ownership. A search has been conducted into Stephen Andrews (Gent) but this has not yielded any pertinent information other than being referred within the papist records as being from Clifton, Warwickshire. Speculatively Stephen Andrews may have tenanted the land but not been living at Bittesby.

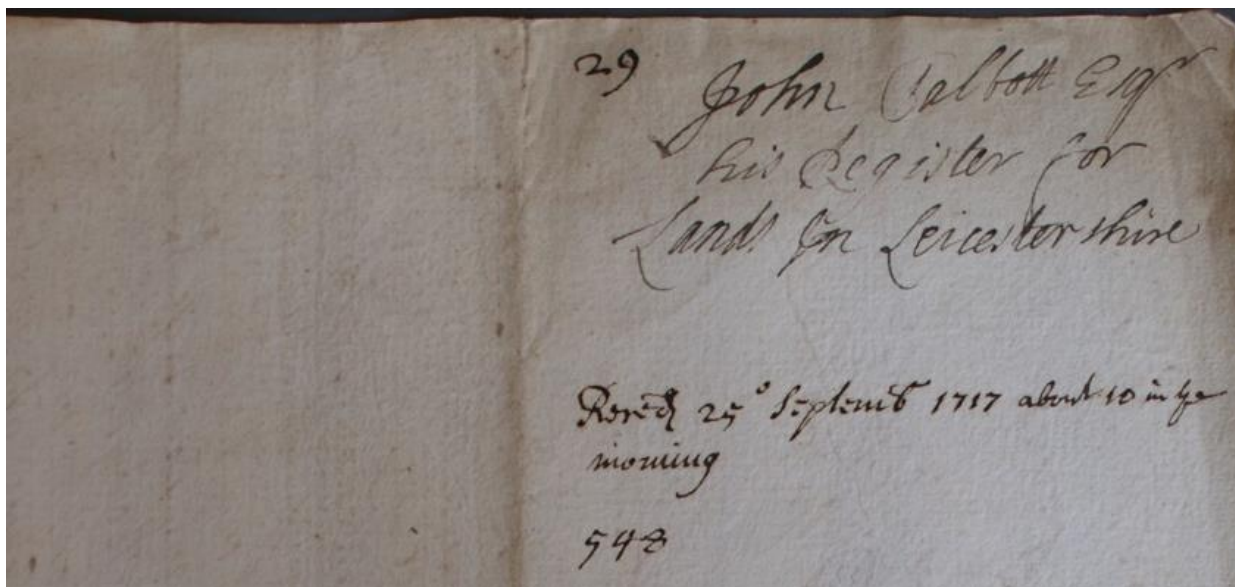


Figure 4B: QS45/2/29: John Talbot Esq, his register for lands in Leicestershire, dated 25th September 1717

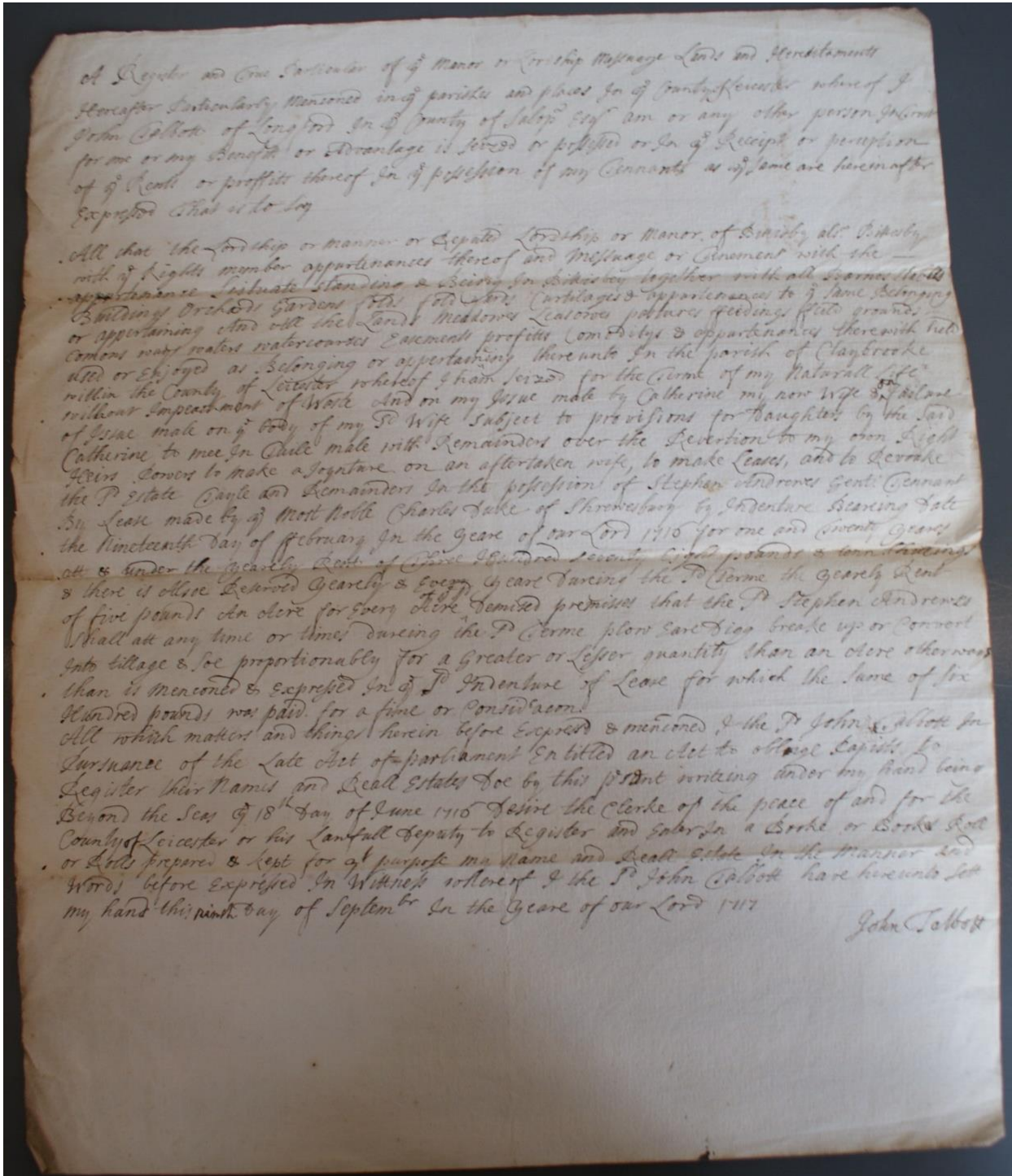


Figure 5B: QS45/2/29: John Talbot Esq, his register for lands in Leicestershire

Other Papist Records

A further search of records in relation to Papists was conducted but there were no other specific entries for John Talbot. Papist records relating to *Copies of Orders of Deputy Lieutenants* to various Militia Officers to search houses of papists were examined (T744 – *Lieutenancy and Militia, 2 – General Orders and Warrants, 2-7 Folios* [possibly from book] 7th October 1678).

The majority of these documents contained many duplicate pages of the same orders. A document referenced as *LM2/3/b/4* and dated *11 July 1764* mentioned the hundred of Guthlaxton, which was an ancient hundred of Leicestershire with jurisdiction over Lutterworth and Bittesby. The Orders did not detail any house searches but were instead focused on the locations of future Militia meetings and the raising of men to form the Militia. The Hind Inn at Lutterworth is referred to as the meeting place for the Guthlaxton hundred, and there is no reference to Bittesby. A search was conducted of Papist Returns between 1680-1781 via the Parliament search engine portcullis and a map-based search function. No pertinent records were found for Bittesby.

Other records examined

A search of the index-card catalogue resulted in one entry: Reverend Aulay Macaulay's 1791 book: *The history and antiquities of Claybrook, in the county of Leicester, including the hamlets of Bittesby, Ullesthorpe, Wibtoft, and Little Wigston*. Reference to this text has already been made in Section 3.6 of the Heritage Statement and Section 5.9.4 of the Archaeological Desk-Based Assessment

QS93/2/206: Poor Records for Bittesby and **18D56/1** Notes by George Farnham on Leicestershire Villages were unavailable to view due to temporary inaccessibility of some archival materials.

QS28/155: Crop Returns in 1795 recorded one entry for Bittesby, citing Thomas Burrows as the grower of three and half acres and seven quarters of wheat and two acres and nine quarters of oats. No other information was listed.

DE2072/133: Bittesby and Bitteswell – Duties on Land Values (Domesday) Books, created under Finance (1909-10) Act, 1910. The Domesday Books, properly titled *Duties on Land Values*, were prepared by the Inspector of Taxes for the Board of Inland Revenue District Valuation Offices under the provisions of the Finance (1909-10) Act 1910. They contain entries for each hereditament in England and Wales, providing basic information relative to the valuation of the property, including the valuation assessment number, map reference, owner, occupier, situation, description and extent. No specific mention of Bittesby House was found.