



Narborough Arms, Narborough, Leicestershire Written Scheme of Investigation for Monitoring and Historic Building Recording

Client: Greene King

NGR: SP 5397 9740

Local Planning Authority: Blaby District Council

Planning ref: 23/0167/LBC & 23/0166/FUL

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1.0 Introduction

- 1.1 The following Written Scheme of Investigation (WSI) has been prepared by Prospect Archaeology Ltd for Greene King, and details the staffing, methodology and timetable for a programme of monitoring and building recording at the Narborough Arms, Narborough, Leicestershire.
- 1.2 The scheme of works will require an appropriate programme of monitoring and building recording to be undertaken during the uncovering of floor surfaces during development works. It takes into account guidance from Leicestershire Historic and Natural Environment Team (HNET) and has been prepared in accordance with the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014, updated 2020) and the Historic England guidance note *Understanding Historic Buildings: A Guide to Good Reporting Practice* second edition (2016).
- 1.3 The work will be carried out in accordance with this WSI.

2.0 Site Location and Description

- 2.1 Narborough is a village in the district of Blaby, Leicestershire, situated c.8.5km southwest of Leicester city centre. The Site is the Narborough Arms located on the Coventry Road, in the historic core of the village, about 175m southwest of the church at NGR SP 5397 9740, see Figure 1). The site is a public house and hotel consisting of a core timber framed 17th century range, with a 19th century house as a range to the west and 19th and 20th century additions forming hotel accommodation to the rear. It is a grade II listed building (list entry no. 1177288) and is situated within the Narborough Conservation Area. The listing description is as follows:

Public house and restaurant, part formerly a separate house. Main part is C17, heavily restored 1978-9; to right is a former house of early C19 date, also altered 1978-9; to rear are large C19 and C20 extensions of various dates, part a former maltings. C17 part is timber-framed with close studding and colour-washed render infill, much of the timber renewed C20. Granite rubble plinth, Swithland slate roof, brick chimneys to left and between right bays, the right chimney with some thin brick. 2 storeys, cellar and attic; 3 bays. C20 paired barred wooden casements, 2 to ground floor, 4 to first floor. large canted bay window of 1909 to ground floor centre. Cellar grill to left, attic windows in gable ends. C20 door between right bays in surround with moulded segmental arch. C19 house to right, now restaurant, is rendered and colourwashed with slate roof and brick chimney. 2 storeys, 3 bays. C20 3-light barred wooden casements, those to ground floor with segmental heads. Bow window to left renewed C20. Brick extensions to rear. Interior of C17 part has heavy chamfered spine beams. Probably once of lobby entry plan but now with entry passage cut through stack.

3.0 Planning Background

3.1 The Site has full planning permission (23/0166/FUL) and Listed Building Consent (23/0167/LBC), granted for *Erection of post & chain fence to side of external seating area, timber fence & gate within rear alleyway facing car park, metal fire escape stairwell to replace existing within rear alleyway and internal alterations & refurbishment at ground and first floor levels*. The permission is subject to a condition (No. 6) that states:

Prior to any restoration or installation works in relation to the flooring as identified under reference GF4 of the submitted Heritage Impact Assessment (received 02.06.2023) a method statement for the removal and treatment of any existing flooring and the installation of any new materials shall be submitted to and agreed in writing by the District Planning Authority. The method statement shall include the submission of a schedule of the proposed materials and finishes. Thereafter the restoration and installation works shall be carried out in strict accordance with the approved details.

And a condition (No.8) which states:

In respect of works to the covered timber board flooring of the 17th century structure and widening of the existing doorway to the accessible w/c hereby approved no demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and;

- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

4.0 Historical Background

4.1 A Heritage Statement (Raper 2023) was prepared to accompany the planning application and listed building consent. The following is a summary is taken from the historical context provided in that document.

4.2 Narborough is believed to have been established in the 7th century was not recorded in the Domesday Survey of 1086. The village was granted a market and fair in 1318 and the local parish church, the Church of All Saints (list entry ref: 1074720), incorporates fabric from the 13th century.

- 4.3 The settlement retains several post-medieval buildings, including the Old House (list entry no. 1074725), Narborough Hall (list entry no. 1074722), Ivy Cottage (list entry no.1307505), 30 Coventry Road (list entry no. 1361062) as well as the Narborough Arms.
- 4.4 Ownership was shared by the Warren, Beauchamp, Boteler, Ferrers, Howard, and Hastings families. It was enclosed in 1752 and by the middle of the 19th century Narborough had grown into a large village, with an economy based largely on agricultural, though ‘... with many framework knitters...’ (William White’s 1846 Directory).
- 4.5 The Narborough Arms was originally built in the 17th century and served as an inn for those travelling between Coventry and Leicester. The original, timber framed section of the building runs parallel with the main road (now Leicester Road) and has been extended incrementally to the south. To the west, a 19th century dwelling under the same ownership as the inn has over time become internally integrated with the present day public house. A mid-19th century map shows The Narborough Arms with an adjoining early C19 dwelling to the west and numerous extensions and outbuildings to the south.
- 4.6 In 1869 The Narborough Arms formed part of the Narborough Estate, which also comprised two farmhouses and buildings, three dwellinghouses, thirty-two cottages, and about 485 acres of arable and pasture land.” The 1888 OS map shows the original inn to have been extended to the rear with two long, perpendicular ranges, the easternmost of which is subdivided and may have provided stabling and coach rooms. An adjoining dwelling to the east addresses the junction between Leicester Road and Station Road and is not associated with the public house through historic use or ownership.
- 4.7 In the early 20th century, the Narborough Arms was owned by locally prominent Everard’s Brewery, managed by John George Collis and marketed as the ‘Narborough Hotel’. A photograph from c.1909 shows two separate entrances into the 17th century section of the building, the rightmost with a sign for billiards above. Collis’ proprietorship is reflected in a painted text on the eastern gable end of the adjoining dwelling, which had by this time become part of the hotel. The photograph also evidences the more sparse, square pattern of timber framing that preceded the close studding present on the existing building.
- 4.8 The list entry description notes how, in the same year as the above photograph was taken, a large single storey canted bay window was added to the front of the original section of the building. This window is shown in a later photograph from the 1920s, which also takes account of Everard’s Brewery’s ownership and Major Walter C. Clover’s management of the building.

- 4.9 The 1917 OS map reveals little change in the configuration of the site in the decades surrounding 1900. The 1945 OS map evidences several changes occurring during the Interwar Period, including the demolition of an outbuilding which fronted Station Road and the extension of the westernmost rear range.
- 4.10 Attempts to demolish and replace the pub in the 1970s were thwarted by the listing on 12th August 1974 (from which several photographs survive). Everard's closed the Narborough Arms in May 1976 and following the sale of the Site, the public house was fully refurbished in 1978-9 and much of the timberwork renewed.
- 4.11 The Narborough Arms continued to be extended throughout the late 20th century, with the addition of single storey elements including a new kitchen and dedicated toilet blocks. The car park was also extended to encompass the area to the south of the public house and much of the original car park (and prior to this, the stable yard) is now used as a beer garden.
- 4.12 The Narborough Arms is now a managed public house owned by Greene King Limited and also operates as a hotel, with guest accommodation located at first floor level.

5.0 Aims and Objectives

- 5.1 The aim of the survey is to
- Monitor the removal of floor coverings from the 17th century range.
 - Identify and record any historic fabric revealed by the above.
 - provide input into the method statement required by condition 6 in Section 3 above.
 - produce a report and archive.

6.0 Scope of Works

- 6.1 This document sets out the requirements for all monitoring and building recording. Following guidance from HNET (phone conversation 26/01/24) the programme of archaeological works will comprise:
- Examination of the floors within the 17th century range of the Narborough Arms (ground and first floor) following the removal of current floor coverings
 - Recording of any historic fabric revealed from beneath the current floor coverings
 - Production of an interim statement to aid in the preparation of the method statement for the renovation and recovering of the floors required by condition 6 of the planning permission and listed building consent
 - Production of an appropriate final report and archive.

6.2 No additional archival research is proposed prior to the work commencing, that presented in the Heritage Statement (Raper 2023) being deemed sufficient. Sufficient research will be undertaken to understand and assess any historic fabric revealed.

6.3 Following consultation with HNET it is agreed that the widening of the door to allow disabled access to the WC off the 17th century public house will not be required.

7.0 Methodology

Building Recording

7.1 The potential for survival of features relating to the original/earlier floors of the 17th century range will be a primary focus of on-site recording.

7.2 A site visit will be made in order to make a descriptive record of the flooring and context, with appropriate annotations of survey drawings and a photographic record.

7.3 Existing drawn surveys of the building will be used as the base record and checked on Site for accuracy and enhanced as necessary to comply with Historic England drawing conventions and to add observations. Drawings will include:

- Floor plans, showing the location of any historic fabric
- details of decorative or architectural features revealed

Photographic Record

7.4 A Photographic record will comprise:

- General views of the floor surfaces revealed sufficient and their context to show the form, general appearance and, if appropriate, manner of construction.
- Detail photographs of any decorative/architectural features, fixtures and fittings.
- A plan with directional arrows cataloguing the photographs taken.

7.5 photographs will be taken with a high-resolution digital SLR camera with sensors.

7.6 All photographs will include a suitable scale bar and be no less than 12 Mega pixels in resolution. Images will be taken in TIFF format for archive purposes.

8.0 The Report

8.1 The report will comprise a detailed written description of the surfaces and features revealed a discussion of their historical context and significance.

- a non-technical summary of the results of the work
- general site description

- historical background, including past and present uses of the building
- Results of the monitoring and recording with a description of the historic features revealed
- An interpretation of the results and review of the narrative established by historic evidence in light of the results
- index to site archive
- OASIS summary

8.2 The written account will be accompanied by

- location plan and Site plan showing the areas observed
- annotated scale plans, and other plans/sections as appropriate
- detailed drawings of historic features as appropriate
- selected photographs
- annotated plans to show locations of photographs taken

8.3 Digital copies of the final report will be supplied to the client for distribution to the local planning authority and the HNET Historic Environment Record. A hard copy of the report will also be supplied to HNET on request. Additional hard copies of the report will be subject to a cover charge.

8.4 The deposition of a copy of the report at the HER will be deemed to put all information in the public domain, unless a request is made for confidentiality. If material is to be held in confidence a timescale must be agreed with HNET. In normal circumstances the agreed term does not usually exceed six months.

9.0 Archive

9.1 A fully indexed field archive will be compiled comprising:

- List of all plans and sections
- All primary written documents
- All plans and sections
- List of all photographic negatives and digital images

9.2 The archive will be prepared in accordance with the relevant sections of the UKIC's document *Guidelines for the Preparation of Excavation Archives for Long Term Storage* and the ClfA's *Standard and Guidance For The Creation, Compilation, Transfer and Deposition Of Archaeological Archives* 2014.

- 9.3 Deposition will be with Leicestershire Museums in accordance with their current requirements. The Site Code is NANA 24. The museum accession code is X.A21.2024.
- 9.4 Born digital data will be archived with the Archaeological Data Service (ADS) in accordance with the ADS acceptance policy.
- 9.5 On completion of the report and archive an electronic data submission form will be completed for the Online Access to the Index of archaeological Investigations (OASIS), to enable information about the site to be accessible to the wider archaeological community and the public.
- 9.6 A budget to cover the deposition charge, if appropriate, will be allowed for in the project costs to the client.

10.0 Publication and Dissemination

- 10.1 Should it be deemed appropriate by HNET then provision will be made for the publication of the results of the work in an appropriate national or local journal. A separate publication proposal will be produced dealing with content and timescales. A summary of an appropriate length will be prepared and submitted in digital format, for publication in *Transactions of the Leicestershire Archaeological and Historical Society*, as appropriate.

Public Engagement & Outreach

- 10.2 The duration and nature of the project means that there will not be a significant opportunity for public engagement or outreach although any historic features revealed can be considered for display or interpretation, as appropriate.

11.0 Copyright

- 11.1 PA and its sub-contractors shall retain full copyright of any commissioned reports or other project documents, including all data, text and graphics, (in accordance with ClfA guidelines) under the Copyright Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides a licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification. The HER will be given a licence to make all reasonable professional use of this material, granted that the appropriate copyright is acknowledged. The relevant organisations receiving the archive will be granted licence to use the archive material, including reproduction for third parties, in perpetuity.

12.0 Health and Safety

12.1 All site work will be carried out in accordance with the relevant current Health and Safety legislation. A full RAMS will be prepared and approved prior to any works on site. A copy of the Health and Safety Document is available on request and a Risk Assessment will be prepared prior to commencement of work on site.

13.0 Insurance

13.1 PA and its sub-contractors are fully covered by Employers and Public Liability and Professional Indemnity insurances, copies of which are available for inspection on request.

14.0 Programme and staffing

14.1 The work will be carried out by Allen Archaeology Ltd. The monitoring/survey works is expected to take 1 day commencing in February 2024. A report can be expected within 3 months of completion of the fieldwork and archiving within 6 months. Any changes will be confirmed to HNET in writing.

15.0 Monitoring/Review

15.1 HNET will be responsible for monitoring the project and given at least 1 week's notice of the proposed start. All monitoring visits will be organised through Prospect Archaeology and HNET will be invited to inspect the fieldwork. Any opportunities for additional scientific analysis, research and publication will be discussed with HNET.

16.0 References

CifA 2020a Code of Conduct, Institute for Archaeologists

CifA 2020b Standard and guidance for the archaeological investigation and recording of standing buildings or structures Chartered Institute for Archaeologists

Historic England 2015 *Management of Research Projects in the Historic Environment: The MoRPHE Projects Managers' Guide*.

Historic England 2016 *Guidance Note Understanding Historic Buildings: A Guide To Good Reporting Practice Second Edition* Historic England

Ministry of Housing, Communities and Local Government 2019 *Revised National Planning Policy Framework (NPPF)*

Raper, J, 2023 *Heritage Impact Assessment The Narborough Arms, Narborough*, ID Planning

17.0 Figures

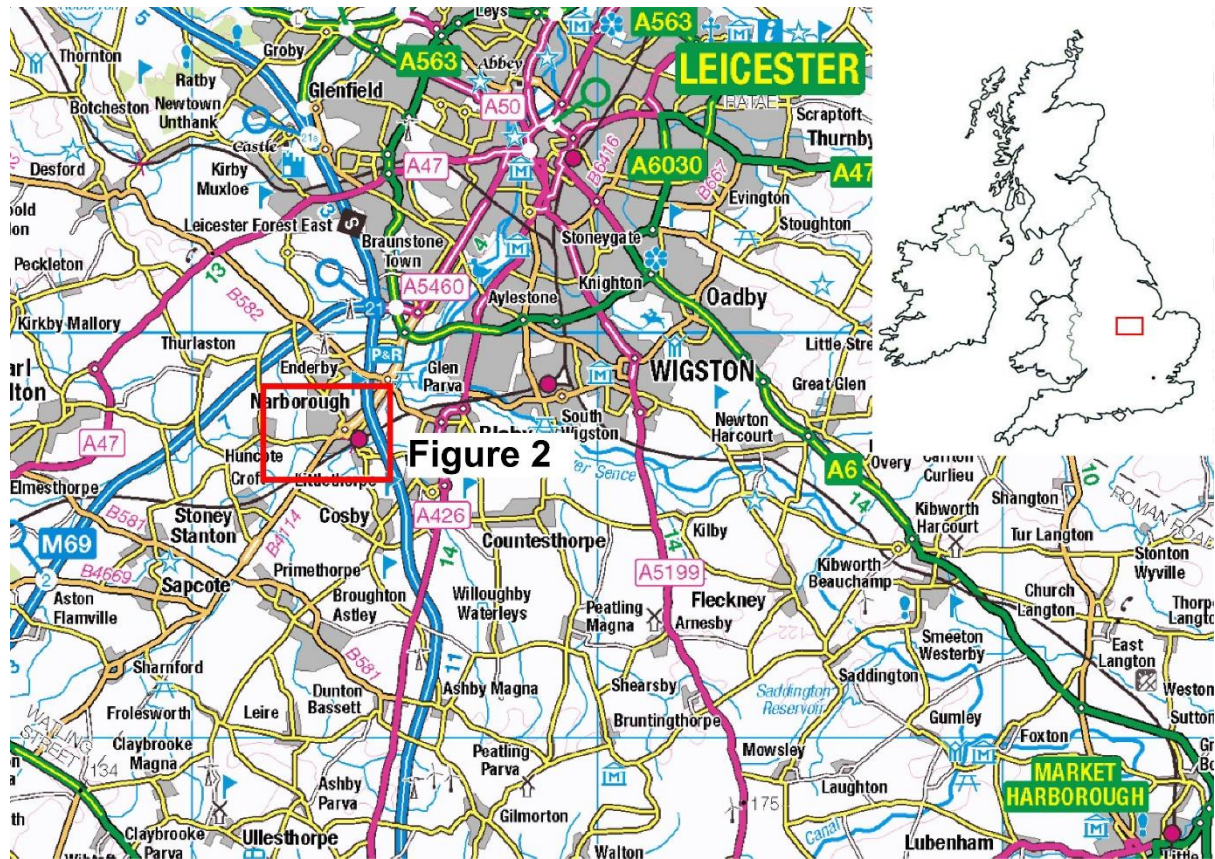


Figure 1 Site Location

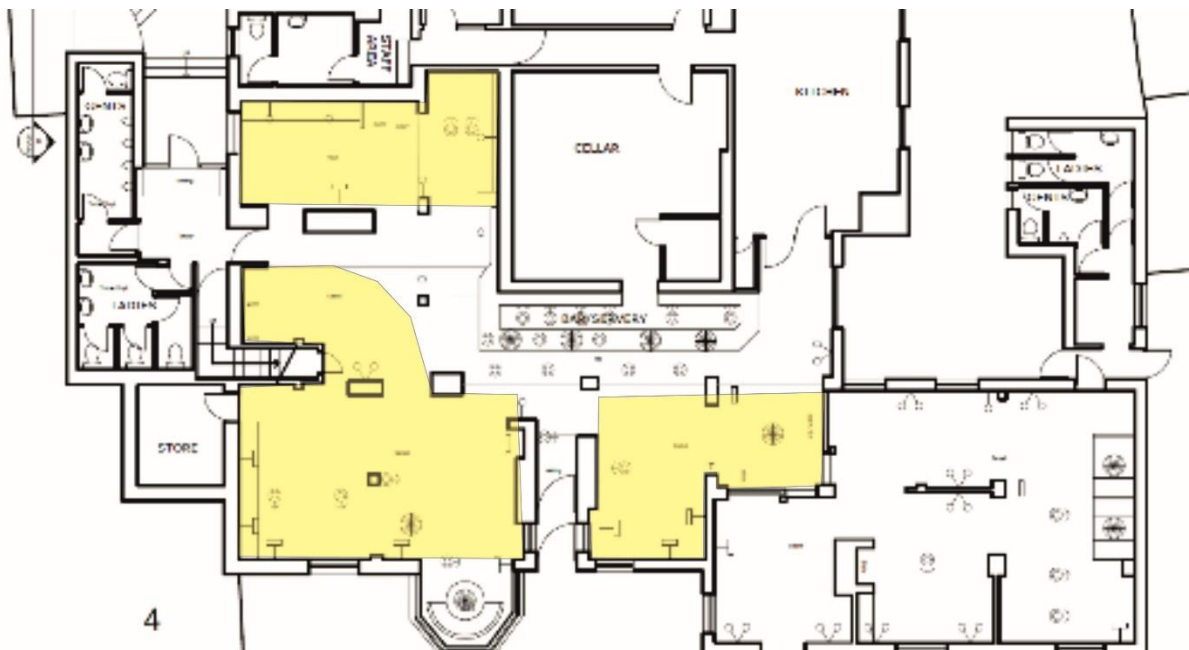
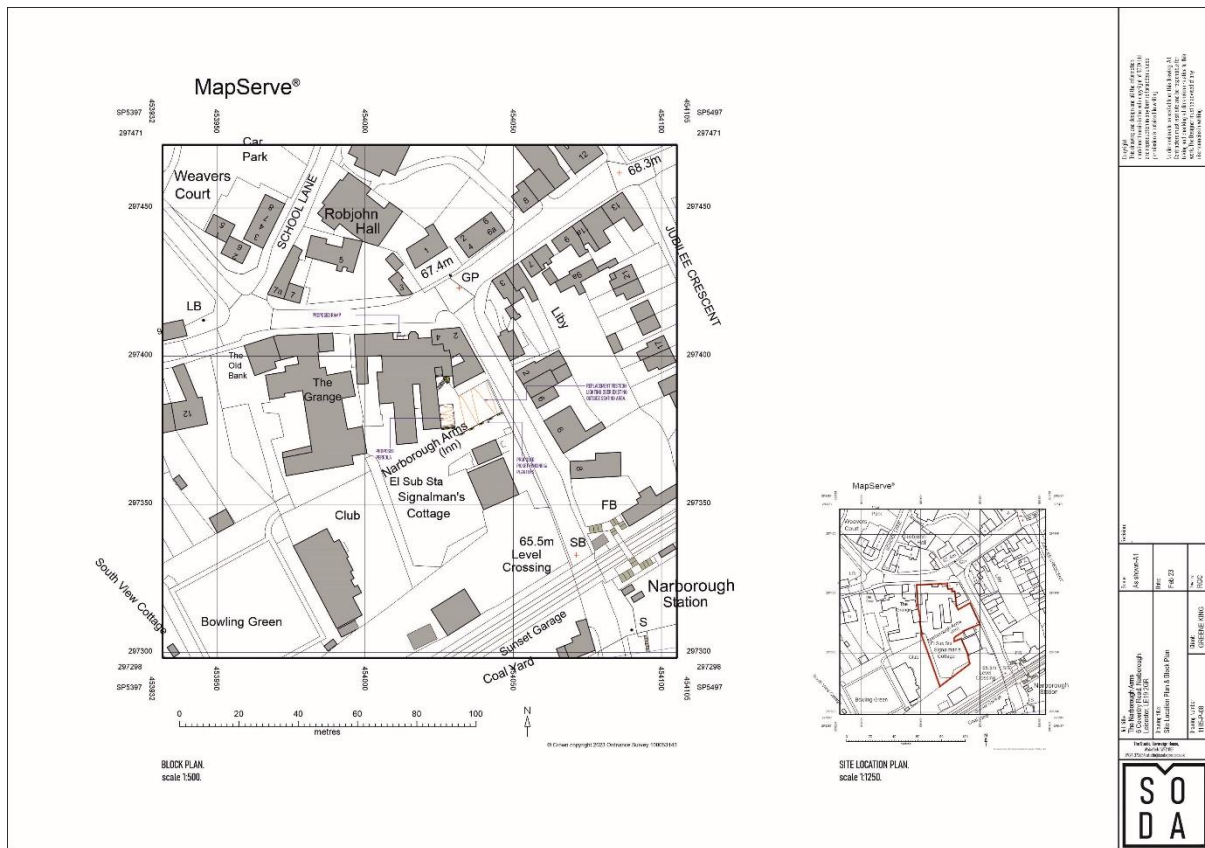


Figure 2 Site Plan and ground floor areas to be monitored in yellow

