



# MEDBOURNE NEIGHBOURHOOD PLAN

Submission - Version 1.0 - November 2017

## Appendix 11

### Local Heritage Assets

hyperlinked from main document  
Medbourne Neighbourhood Plan

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## Medbourne Local Heritage Assets

At the first Neighbourhood Plan Open Day in June 2016, villagers were asked to identify heritage assets in Medbourne that were important to them. The Heritage and Environment Theme Group then considered the social history, determining character and visual impact for each chosen building and structure using the criteria set out in "Defining the Scope of the Local Heritage List" (Historic England). These were presented at the second Consultation event in May 2017. In addition, in response to the Questionnaire (that was sent to all residents), 77% of respondents said that they strongly agreed that 'Listed buildings, historic sites, bridges and other heritage assets' were important to them.

The following heritage assets greatly contribute to the character of the village. These heritage assets are highly valued by village residents and visitors.

### Defining the Scope of the Local Heritage List – Criteria

Criteria	Notes
<b>Age</b>	
<b>Rarity</b>	As judged against local characteristics
<b>Aesthetic value/Architectural Interest</b>	
<b>Group value.</b>	Visual / design/ historic
<b>Evidential value.</b>	Significant contemporary or historic written record
<b>Historic association</b>	Including. important local figures.
<b>Archaeological interest</b>	
<b>Designed landscapes</b>	
<b>Landmark status</b>	Strong communal / historical associations / especially striking aesthetic value
<b>Social and communal value</b>	Source of local identity, distinctiveness, social interaction, and coherence.

## 1. Mission Hall

<b>Criteria</b>	<b>Name of building/structure</b> Mission Hall (Independent Wesleyans), 30 Main Street
<b>Age</b>	The original Medbourne chapel, purchased in 1798, was in a yard near the Old Queen House but was relocated to Main Street in 1870. Plaque with date 1870 inset on Gable. Used as place of worship until 1986.
<b>Rarity</b>	Strong street scene value, unlike any other building in the village. Red brick with yellow brick dressings in the Romanesque style (HER MLE 21465).
<b>Aesthetic value/ Architectural Interest</b>	Built by Mrs Bryan Ward of Slawston (1835-1898)  Leicestershire & Rutland Historic Environment Record HER MLE 21465  Originally had a wrought iron gate made by local blacksmith Mr Len Barlow, the last village blacksmith.
<b>Group value</b>	Situated next to the Manse, Chapel School House built at around the same time.
<b>Evidential value</b>	1964 A History of the County of Leicestershire Vol 5. Gartree Hundred (Victoria History of the Counties of England) p 239  Medbourne Historic Village Trail Harborough Tourism (un-dated)  Ref: The Medbourne of Yesterday - Some Historical and Social Perspectives June 1986
<b>Historic association</b>	Association with local craftsmen and builders  19th / 20 <sup>th</sup> C religious affiliations
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic value
<b>Social and communal value</b>	The Mission Hall was served for many years by people from Medbourne and district. Services were conducted each Sunday at 3 p.m. and weddings and baptisms were regularly celebrated. There does not appear to have been a resident minister. The Leicestershire and Rutland Congregational Union serve the Mission Hall. All denominations were welcomed but the numbers attending fell away and the Hall closed in January 1986. Subsequently became a fashion designer workshop.

## 2. Chapel House, Main Street

<b>Criteria</b>	<b>Name of building/structure</b> Chapel School House, Main Street
<b>Age</b>	Circa 1870
<b>Rarity</b>	The Manse (next door to the Mission Hall) was built and lived in by Mrs Bryan Ward of Slawston around the same time that the Mission Hall was built.
<b>Aesthetic value/ Architectural Interest</b>	Leicestershire Historic Environment Record HER MLE 21465
<b>Group value</b>	Situated alongside the Mission Hall and built at around the same time
<b>Evidential value</b>	1964 A History of the County of Leicestershire Vol 5. Gartree Hundred (Victoria History of the Counties of England) p 239
<b>Historic association</b>	Association with local craftsmen and builders  19th / 20 <sup>th</sup> C religious affiliations ref The Mission Hall (Independent Wesleyans)
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic and historical value as part of the village street scene
<b>Social and communal value</b>	n/a

### 3. Reading Room, Main Street

<b>Criteria</b>	<b>Name of building/structure</b> Reading Room, Main Street
<b>Age</b>	1913
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	<p>Prior to 1913 apart from the Church and the various Public Houses there was no suitable facility in the village to hold public meetings and social gatherings. For many years the idea of a Village Hall (Reading Room) had been discussed but it proved difficult to find a suitable site. However, in 1913 the Market Harborough Co-operative Society stated that they were willing to sell a piece of land adjacent to their premises in Main Street.</p> <p>Brickwork by Mr Marlow of Hallaton and carpentry was by Mr Orton of Medbourne.</p>
<b>Group value</b>	n/a
<b>Evidential value</b>	<p><a href="http://medbourne.org.uk/HTML/the-reading-room---the-old-villa.html">http://medbourne.org.uk/HTML/the-reading-room---the-old-villa.html</a></p> <p>Medbourne Tales “A Guided Walk around Medbourne “ ed: Mick Cooper circa 1982 p8</p>
<b>Historic association</b>	<p>The original village hall was opened by Sir Bache Cunard from Nevill Holt on 27<sup>th</sup> September 1913. The village hall transferred from the Reading Room site to the existing site in 1988 and the former Reading room premises is now in private hands.</p> <p>Village celebrations for Queen Elizabeth II’s Silver Jubilee took place at the Reading room in 1977</p>
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	n/a
<b>Social and communal value</b>	n/a

#### 4. Cobblers Cottage

<b>Criteria</b>	<b>Name of building/structure</b> Cobblers Cottage, Old Green
<b>Age</b>	Unknown
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	Previously two cottages; is thought to have been a private school and even a doctor's surgery but records do not show whether it was ever a cobbler's cottage.
<b>Group value</b>	Adds considerably to the village scene and is part of an important open vista in the centre of the village
<b>Evidential value</b>	Medbourne Tales "A Guided Walk around Medbourne " ed: Mick Cooper circa 1982 p 12
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic value
<b>Social and communal value</b>	n/a

#### 5. Brook Terrace, Drayton Road

<b>Criteria</b>	<b>Name of building/structure</b> Brook Terrace, Drayton Road
<b>Age</b>	Victorian
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	A terrace of brick built houses overlooking a green with an old horse-chestnut tree and nearby to the Medbourne Brook and the Grade 2

	Listed Building Bridgedale Farmhouse and a significant other building known as Burnside
<b>Group value</b>	Attractive row of houses which add significant value to the vista at the South end of the village.
<b>Evidential value</b>	n/a
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic value
<b>Social and communal value</b>	n/a

#### 6. Burnside, No.8 Brook Terrace, Drayton Road

<b>Criteria</b>	<b>Name of building/structure</b>
	Burnside, 8 Brook Terrace, Drayton Road
<b>Age</b>	1861
<b>Rarity</b>	One of the earliest brick buildings in Medbourne
<b>Aesthetic value/ Architectural Interest</b>	Burnside, a grand stone and brick built detached house, stands on a private road after crossing the flat bridge over the Medbourne Brook at the South end of the village near Brook Terrace. There is a stone date inscription <i>TS 1861</i> . The property also has an inset date stone, much worn, inscribed <i>1601, Robart Smith, R.N. Serve God</i> . Burnside is very close to Bridgedale Farmhouse a Grade 11 listed building.
<b>Group value</b>	Nearby to Burnside are two weeping willow trees, on the bank of the brook, which are a picture in Spring. They hang over the brook which winds under the road bridge on the Ashley Road and around the back of Brook Terrace, then bending round Burnside to the Drayton Road side of the property.

<b>Evidential value</b>	Medbourne Tales “A Guided Walk around Medbourne “ed: Mick Cooper circa 1982 p 13  1964 A History of the County of Leicestershire Vol 5. Gartree Hundred (Victoria History of the Counties of England) p 231
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	n/a
<b>Social and communal value</b>	n/a

## 7. Village Stores and Post Office

<b>Criteria</b>	<b>Name of building/structure</b> Village Stores and Post Office, 3 Springbank.
<b>Age</b>	Victorian
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	Part of a row of stone buildings known as Springbank. Retains many old features and Victorian appearance
<b>Group value</b>	As part of the array of buildings which are Springbank, the village Stores and Post Office represent a prominent feature in the village centre.
<b>Evidential value</b>	moved to this location in 1999, retains its original Victorian appearance. It was once Warner’s grocery shop which later became a butcher's shop.  This building has been identified via the HBG scheme as being of possible historic interest Leicestershire & Rutland Historic Environment Record HER MLE 15301
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a



<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic value
<b>Social and communal value</b>	An informal place for social interaction for local residents and visitors.

## 8. Springbank

<b>Criteria</b>	<b>Name of building/structure</b> Springbank
<b>Age</b>	Victorian
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	Springbank includes a row of largely stone buildings.  There was previously a thatched cottage on the site of 4a/4b which has been demolished – some history remains in that there is still some original stone in the wall and evidence of the stone step to the original cottage that was demolished.  Tobbit's Garage was at what is now 4 Springbank.  Late 18 <sup>th</sup> c Georgian Dovecote at side of No 1 Doveside Court (behind Springbank)  Village Stores and Post Office – see separate listing
<b>Group value</b>	A group of interesting buildings in the central part of the village scene, including the village stores and post office
<b>Evidential value</b>	<a href="http://medbourne.org.uk/HTML/history-in-photos.html">http://medbourne.org.uk/HTML/history-in-photos.html</a>
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic value
<b>Social and communal value</b>	n/a

### 9. Old Forge Cottage, Main Street.

<b>Criteria</b>	<b>Name of building/structure</b> Old Forge Cottage, Main Street
<b>Age</b>	1875
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	Now converted to a private house, it was built 1875 on the site of the village workhouse by local builder William Letts from Manor Farm. Shoeing of horses there ended in 1958.
<b>Group value</b>	Formerly the village blacksmith's, it has been the subject of many photographs depicting the premises with its wide arched doorway often with local celebrities and blacksmiths tending to the horses. The Smithy has also featured on old village post cards published over the years.
<b>Evidential value</b>	Wrought iron decoration of Smith's implements can be seen on top of the gable of the former Smithy. The initials WM and date 1875 also appear in stone high up on the front of the property.  Medbourne Historic Village Trail Harborough Tourism (undated )
<b>Historic association</b>	William Letts  Blacksmiths - Eli and Len Barlow
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	A building of much historical interest given its past as the village blacksmiths and central to the life of the village over almost 100 years.  Striking aesthetic value
<b>Social and communal value</b>	n/a

### 10. Old Co-op, 35 Main Street

<b>Criteria</b>	<b>Name of building/structure</b> Old Co-op, No 35 Main Street
<b>Age</b>	1908
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	a testament to the historical legacy of the village
<b>Group value</b>	now converted to a private house, the Co-op sold groceries and other household requirements to Medbourne and surrounding villages and also operated a delivery round until 1968 when trading ceased.
<b>Evidential value</b>	Medbourne Historic Village Trail Harborough Tourism (undated) <a href="http://medbourne.org.uk/HTML/history-in-photos.html">http://medbourne.org.uk/HTML/history-in-photos.html</a>
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	n/a
<b>Social and communal value</b>	n/a

### 11. Old Fernie Hunt Kennels, Manor Road

<b>Criteria</b>	<b>Name of building/structure</b> Old Fernie Hunt Kennels, Manor Road
<b>Age</b>	Circa 1880
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	A row of red brick converted cottages near to the Grade II listed Manor House with views down Manor Road towards the Grade II listed wall at the Old Hall. Retain original features, for example, the original kennel railings behind no. 40.

<b>Group value</b>	The former Fernie Hunt Kennels built by Sir Bache Cunard now converted into cottages. The kennels were relocated to Great Bowden in 1923. The old kennels enhance the village scene looking down Manor Road nearby the Grade 11 listed Manor House. Kennel Lane was the former name of what is Manor Road today.
<b>Evidential value</b>	Medbourne Tales “A Guided Walk around the Village “ circa 1982 ed: Mick Cooper  Ref: Particulars of valuable Properties and Land for auction 12 July 1927 LRO ref DE4674/216 [ in the Estate of Mrs E.R Fernie ]  The Harboro’ Country by Charles Simpson 1927 The Bodley Head p 50,107  <a href="http://medbourne.org.uk/HTML/history-in-photos.html">http://medbourne.org.uk/HTML/history-in-photos.html</a>
<b>Historic association</b>	Sir Bache Cunard became Master of the Hunt in 1878
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	n/a
<b>Social and communal value</b>	n/a

## 12. Row of cottages 22-30 Manor Road

<b>Criteria</b>	<b>Name of building/structure</b> Row of 5 cottages No’s 22 – 30 Manor Road
<b>Age</b>	1884
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	A row of 5 cottages of historical interest built by Sir Bache Cunard substantially built of brick, ornamented by rough cast, timber with tile-hung and jettied gables dated 1884
<b>Group value</b>	This row of 5 cottages significantly enhances the village scene adjacent to the two cottages at No 18-20 Manor Road built by the Nevills in 1861, also this row of 5 cottages is nearby the Grade 11 listed Manor House and opposite the Grade 11 listed wall on Manor Road belonging to the Old Hall. Manor Road used to be known as Kennel Lane after the Fernie Kennels.

<b>Evidential value</b>	<p>Plaque 1884 can be seen on the front gable of the cottages</p> <p>Medbourne Tales “A Guided Walk around the Village” circa 1982 ed: Mick Cooper</p> <p>Ref: Particulars of valuable Properties and Land for auction 12 July 1927 LRO ref DE4674/216 [ in the Estate of Mrs E.R Fernie ]</p>
<b>Historic association</b>	<p>When Sir Bache Cunard (who owned Nevill Holt Hall circa 1880) became Master of the Fernie Hunt in 1878 , he relocated the Hunt Stables and Kennels to Medbourne. It is believed that he built the cottages for use by Hunt staff.</p>
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	n/a
<b>Social and communal value</b>	n/a

### 13. Spring Cottage (No. 18) and Nevill Cottage (No. 20), Manor Road.

<b>Criteria</b>	<b>Name of building/structure</b>
	Spring Cottage No 18 and Nevill Cottage No 20 Manor Road
<b>Age</b>	1861
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	Two cottages; semi-detached built of brick
<b>Group value</b>	<p>These 2 cottages significantly enhance the village scene adjacent to the 5 cottages at No 22-30 Manor Road built by Sir Bache Cunard in 1884, also these 2 cottages are nearby to the Grade 11 listed Manor House and opposite the Grade 11 listed wall on Manor Road belonging to the Old Hall.</p> <p>Manor Road was formerly called Kennel Lane.</p>

<b>Evidential value</b>	Plaque on front CN 1861  <a href="http://medbourne.org.uk/HTML/nevill-holt-hall---family-histor.html#NH13">http://medbourne.org.uk/HTML/nevill-holt-hall---family-histor.html#NH13</a>
<b>Historic association</b>	Following the death of Charles, Cosmas Nevill (1848-1876) inherited the Nevill Holt Estate. It is believed that the family continued to live an extravagant life-style, and this coupled with their papist beliefs eroded their finances and their social standing in the country. Cosmas was to be the last owner of the estate in the Nevill family.
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status)</b>	n/a
<b>Social and communal value</b>	n/a

#### 14. Old Fernie Hunt Stables, Ashley Road.

<b>Criteria</b>	<b>Name of building/structure</b>  Old Fernie Hunt Stables, Ashley Road - now converted to private residences
<b>Age</b>	1880
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	Plaque above archway and below the Fox weathervane inscribed "BC 1880"
<b>Group value</b>	n/a
<b>Evidential value</b>	When Sir Bache Cunard (BC) who owned Nevill Holt Hall became Master of the Hunt in 1878, he re-located the Hunt stables (and Kennels) to Medbourne. The round window in the top centre above the archway of the old stables was intended for a clock, but after local disagreement with the Parish Council, it was never installed. The stables moved to Great Bowden in 1923; the property is now converted to private residences which add significantly to the history of the village.  Ref: Medbourne Tales "A Guided walk around the village" ed: Mick Cooper circa 1982

	<p>The Harboro' Country by Charles Simpson 1927 The Bodley Head p 50,107</p> <p>Medbourne Historic Village Trail Harborough Tourism leaflet (undated)</p> <p><a href="http://medbourne.org.uk/HTML/history-in-photos.html">http://medbourne.org.uk/HTML/history-in-photos.html</a></p>
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic value
<b>Social and communal value</b>	Links particularly with the Leicestershire hunting scene of the 19 <sup>th</sup> and 20 <sup>th</sup> c and with other buildings attributed to Sir Bache Cunard in the 1880's being built in and around the village for hunt staff on some of which can be seen his initials.

#### 15. Irish Bridge (Ford), Hallaton Road.

<b>Criteria</b>	<b>Name of building/structure</b>
	Irish Bridge (Ford), Hallaton Road
<b>Age</b>	1935
<b>Rarity</b>	n/a
<b>Aesthetic value/ Architectural Interest</b>	Where the Medbourne Brook crosses the Hallaton Road there is a ford. An 'Irish Bridge' was constructed there in 1935 by Marlow's of Desborough while building elsewhere in the village. The water now passes directly through a multi-culverted ford under the road - except after heavy rain, when the Ford can be difficult for vehicles to pass sometimes being high enough to make the road impassable.
<b>Group value</b>	A central and prominent feature of the village where locals and visitors can often be seen admiring the view from the ford towards the St Giles Church and the Pack Horse Bridge or down the Towpath. It is also quite a sight when the road is flooded.
<b>Evidential value</b>	<p><a href="http://medbourne.org.uk/HTML/Photo-Gallery/gallery-764460.html">http://medbourne.org.uk/HTML/Photo-Gallery/gallery-764460.html</a></p> <p><a href="http://medbourne.org.uk/HTML/Photo-Gallery/gallery-650118.html">http://medbourne.org.uk/HTML/Photo-Gallery/gallery-650118.html</a></p> <p>personal communication David Tyler</p>

<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic value
<b>Social and communal value</b>	n/a

### 16. Millenium Plinth (towpath)

<b>Criteria</b>	<b>Name of building/structure</b> Millenium Plinth, Towpath  Made of Haddon Stone with a stainless-steel orientation table with compass dial showing local village landmarks and points of interest. It was designed and erected by villagers to commemorate the Millennium with funding from a Heritage Lottery Grant. According to the inscription the Health Education Authority and Harborough District Council funded the stainless-steel top.
<b>Age</b>	Erected to commemorate the Millennium (2000)
<b>Rarity</b>	Specific to Medbourne
<b>Aesthetic value/ Architectural Interest</b>	Enhances the Towpath walk beside Medbourne Brook
<b>Group value</b>	Commemorates the Millennium (2000) together with slate plaque (reclaimed from part of one of the disused railway parapets) in the nearby Children’s Play area when it was refurbished - with funds raised by the village, for the benefit of future generations.
<b>Evidential value</b>	Medbourne Parish Plan (2004)  Personal Communication David Tyler
<b>Historic association</b>	The Millennium
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a



<b>Landmark status</b>	n/a
<b>Social and communal value</b>	n/a

### 17. Mill Mound, Slawston Road.

<b>Criteria</b>	<b>Name of building/structure</b> Mill mound, Slawston Road
<b>Age</b>	Pre 1571 and late 18 <sup>th</sup> C – demolished 1902
<b>Rarity</b>	Specific to Medbourne
<b>Aesthetic value/ Architectural Interest</b>	Only the mound is visible Aerial LIDAR images show the site of the mounds
<b>Group value</b>	n/a
<b>Evidential value</b>	<p><a href="http://medbourne.org.uk/HTML/history-in-photos.html">http://medbourne.org.uk/HTML/history-in-photos.html</a></p> <p>A windmill is mentioned pre-1571 and a smock mill is described in the late C18th. It was demolished in 1902. Tailby (in Nichols, 1798) gives a full description. It is shown on Prior (1779), King (1806) and Greenwood (1826).</p> <p>Tailby (in Nichols, 1798) described 3 mounds on the hill, which he believed to be barrows - one had the mill on it, one had been levelled and the third was perfect (but has since been cleared). These may be barrows but could be medieval mill mounds (there are C14th references to mills).</p> <p>References to finds in Millfield and around the mound - Leicestershire Archaeological and Historical Society. 1855-present. Transactions of the Leicestershire Archaeological and Historical Society. Vol 62 (1988), p73-4</p> <p>Leicestershire &amp; Rutland Historic Environment Record HER MLE 2020 / 2038 / 2040</p>
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	References to finds in Millfield and around the mound - Leicestershire Archaeological and Historical Society. 1855-present. Transactions of the Leicestershire Archaeological and Historical Society. Vol 62 (1988), p73-4
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	n/a
<b>Social and communal value</b>	n/a

### 18. The Cottage, Rectory Lane.

Criteria	Name of building/structure
	The Cottage, Rectory Lane
Age	circa 1820
Rarity	No similar frontages in Medbourne
Aesthetic value/ Architectural Interest	Formerly two cottages; evidence of previous thatch; ironstone and brick  Remodeled into one residence sometime prior to 1894 by Henry Orton, local builder
Group value	Frontage is adjacent to the Grade 11 listed wall at The Old Hall (Rectory Lane South side ) and also being on Rectory Lane, the Cottage is nearby to 2 listed buildings - the Old Hall and the Old Rectory
Evidential value	“House “  “House and Garden”  The two last entries <b>1844 Enclosure Award for Medbourne</b> p 43  Proprietor Thomas Ward - area 28 perches in total
Historic association	Possibly at one time, the buildings may have been associated with The Old Hall, Rectory Lane. The Cottage is clearly shown on the pre-enclosure award Stanley Estate map of Medbourne (1835).  It was here that Dan Usher and his wife Fanny Rose Ann set up an alternative village meeting place, in an ex-army hospital hut situated next to the Cottage in opposition to the Village Hall owing to a dispute with the Village Hall Committee and was in operation for four or five years in the 1920’s.  Ref: Medbourne Tales “A Guided Walk around Medbourne “ ed: Mick Cooper circa 1982 p 10
Archaeological interest	n/a
Designed landscapes	Mr. and Mrs. Oakley (who once owned The Cottage) commissioned garden designer John Codrington to redesign the garden in 1979.  Refs: personal communication and letters; also ref “An Officer and a Gardener” Telegraph Weekend Magazine 9 Sept 1989; John Codrington Daily Telegraph , Obit, 30 April 1991

<b>Landmark status</b>	Striking aesthetic value as part of the local street scene
<b>Social and communal value</b>	n/a

### 19. Plaque on Medieval Packhorse Bridge.

<b>Criteria</b>	<b>Name of building/structure</b> Plaque on Medieval Pack Horse Bridge
<b>Age</b>	provided in 1977 by Harborough District Council & Medbourne Parish Council
<b>Rarity</b>	A substantial bronze plaque on the side of the bridge which commemorates the Silver Jubilee of the Accession of H.M. Queen Elizabeth 11
<b>Aesthetic value/ Architectural Interest</b>	The Pack Horse Bridge is constructed mainly of stone and spans the Medbourne Brook and is thought to date from the 13 <sup>th</sup> Century. The plaque details the history of the Pack Horse Bridge - see Listed Buildings <b>Bridge at Medbourne - Heritage Category Listing Grade 11</b>
<b>Group value</b>	The Roman Villa site is about 150 yards S.W from the Pack Horse Bridge.
<b>Evidential value</b>	See plaque for details. Leicester Mercury article “Jubilee Plaque marks site of ancient ford “ 1 November 1977
<b>Historic association</b>	See above
<b>Archaeological interest</b>	see Listed Buildings <b>Bridge at Medbourne - Heritage Category Listing Grade 11</b>
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	The bridge with the plaque is of striking historical and aesthetic value in centre of village nearby to Grade 11 listed Church of St Giles and other Grade 11 listed buildings
<b>Social and communal value</b>	The bridge with the plaque is a distinctive feature in the centre of the village and an attraction to visitors including artists. The plaque provides residents and visitors with historical detail about the village.

### 20. Brick wall – Old Rectory, Rectory Lane and Main Street.

<b>Criteria</b>	<b>Name of building/structure</b> Brick wall with stone caps at Old Rectory ( North side ), Rectory Lane continuous with brick wall with Drinking Niche ( water tap inset ) and iron gate at Old Rectory, Main Street ( East )
<b>Age</b>	19 <sup>th</sup> Century
<b>Rarity</b>	
<b>Aesthetic value/ Architectural Interest</b>	Important and attractive historical features in the centre of the village which collectively add considerably to the village scene. The Old Rectory is a Grade II listed building, so the surrounding walls may well be protected but they are not separately listed [ as are the surrounding walls at the Old Hall bordering Rectory Lane ( South side ) and on Manor Road ( North side )]
<b>Group value</b>	Complementary to the listed walls in the vicinity
<b>Evidential value</b>	
<b>Historic association</b>	n/a
<b>Archaeological interest</b>	n/a
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	Striking aesthetic value
<b>Social and communal value</b>	n/a

### 21. Site of Roman Villa at Saddler’s Cottage, Waterfall Way.

<b>Criteria</b>	<b>Name of building/structure</b> Site of Roman Villa, Saddler’s Cottage, Waterfall Way
<b>Age</b>	Roman 43 AD to 409 AD
<b>Rarity</b>	A high status Roman Villa
<b>Aesthetic value/ Architectural Interest</b>	Site of a Roman corridor villa. Since the C18th various tessellated pavements, walls etc have been recorded here. The villa had corridors with flanking rooms, a hypocaust and a bath house.

	<p>A tessellated pavement was discovered in about 1721 and re-opened on 22/8/1793 for Mr Tailby, Mr Throsby and Rev Anderson. It was in a yard 50 yards N of the Red Lion and 3 1/2 feet deep. The stones were 3/4" square, some limestone, some composition-stone coloured with red, black, etc.</p> <p>In 1801 it was re-excavated, "the earth that lay upon it was a rich black mould, intermixed with stone, fragments of Roman brick, pottery etc." William Fowler of Winterton drew it.</p> <p>In early 1877 the pavement, in a small paddock not far from the church and by the side of the stream, was laid bare by Frederick Peake and H A Dibben, the LNWR engineer. It was estimated at 42' long by 22' wide (though the drawing shows a geometric mosaic or rather 2 mosaics within a common border, some 11' 6" by 21' 6" surrounded by a plain border of larger tesserae with an apse at the N end). It was sent to S Kensington Museum.</p> <p>The pavement was found 3-4' deep. Only about 1/6 of the pavement survived and the design was reconstructed.</p> <p>The pavement was set in a bed of mortar upwards of 1" thick which in its turn rested on the native earth. Fragments of pavements had previously been found in an adjoining garden.</p> <p>The mosaic was lifted and offered to S Kensington museum. When the offer was refused the fragments remained in a London office and were finally destroyed.</p> <p>In 1980 tesserae were picked up in the north-west part of the garden. In 1985 Mr &amp; Mrs Plunkett's collection was borrowed for recording. It included tesserae, roof tile, flue-tile, pottery - C1st (grog-tempered 'Belgic, perhaps Late IA), late C4th Oxfordshire ware, a bone pin (probably late Roman), slag and a possible Roman spindle whorl.</p> <p>In 1988 a small excavation was undertaken. A robbed out wall lay on the edge of the garden. The area excavated may have been the courtyard of farm yard of the 'villa'.</p> <p>A watching brief was undertaken in 1990. Plot 2 contained a series of gullies containing late Iron Age/early Roman pottery and, in the south-east corner, the end of a narrow, waterproofed chamber was recorded, probably Roman. Another wall was located running parallel to the brook, built of large Ironstone blocks. A large proportion of plot 2 was covered with hardstanding up to 12 inches below ground level. Plot 1 was considerable further on in development when visited but several features were recorded in section.</p> <p>In 1992 in small-scale building work west of the cottage a tessellated pavement was uncovered. It was part of a corridor running north/south.</p>
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	In 1993 further excavation showed that the corridor flanked rooms to the west and an apparently south and west wall of the block was uncovered. Some tessellated pavement was in situ.
<b>Group value</b>	Associated with the Medbourne Roman Small Town  See Leicestershire and Rutland Historical Environment Record HER MLE 2005
<b>Evidential value</b>	See Leicestershire and Rutland Historical Environment Record HER MLE 2001
<b>Historic association</b>	See above
<b>Archaeological interest</b>	Hypocaust, Mosaic, Villa
<b>Designed landscapes</b>	n/a
<b>Landmark status</b>	n/a
<b>Social and communal value</b>	n/a