

Online Comment

Application H04-0027-23
Location WYKES MANOR WYKES LANE DONINGTON PE11 4SD
Proposal Internal and external alterations & extension to house and conversion including alterations and partial demolition of outbuildings to be used as storage, workshop, swimming pool changing room and annexe.

Name Ian Marshman, Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street Lincoln LN1 1XX

Date Submitted 24-01-23
For/Against Comments

Wykes Manor in the parish of Donington has been a manorial centre since the early mediaeval period, when a free manorial chapel was founded during the reign of Richard I (1189-1199). By 1280 the manor belonged to the Earl of Richmond. The manor house and chapel are likely to have been high status stone buildings, and the chapel was recorded as still standing in 1526. The present Grade II* Listed Manor House is thought to have been built in 1680 by Thomas Cowley, the founder and patron of Donington School, after he had acquired the manor.

Earlier Roman pottery has also been found to the north of the site, and there is some uncertainty about whether earthworks in the field to the north of the manor are from Roman or medieval settlement.

Wykes Manor is remote from the medieval settlement core on an area of slightly raised ground that would have been on the edge of the former Bicker Haven. Such an area may therefore have been attractive for settlement during earlier periods.

The proposed development would involve partial demolition of the Listed building and others within its curtilage and a number of alterations to the historic fabric, as well as a new extension, new buildings, swimming pool and other landscaping. We welcome the detailed and well-researched Heritage Impact Assessment produced by Locus Consulting, which provides considerable information on the historic development of the standing buildings and potential for survival of below ground archaeological remains.

This office supports the conclusions of the developer's Heritage Impact Assessment regarding potential impacts on remains of the earlier medieval manor from the proposed development. We would therefore recommend that all groundworks, including excavations within the 17th century manor (required to install underfloor heating) be subject to archaeological monitoring and recording. This should be secured using South Holland District Council's standard condition AR1, AR2, and AR3.

In addition to below ground remains there will also be a number of impacts on and the partial loss of the building's historic fabric, which are also of evidential value. However, the recording carried out for the Heritage Impact Assessment is sufficient to serve as a record of the current condition of the building's fabric prior to demolition and alteration. We would therefore not recommend any further recording be required on archaeological grounds, but if the Local Planning Authority's conservation officer recommends any further recording we would recommend that copies should also be required to be deposited with the Lincolnshire Historic Environment Record.

"They [The local planning authority] 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) publically accessible." National Planning Policy Framework, section 16, paragraph 205.