



WRITTEN SCHEME OF
INVESTIGATION

WYKES MANOR, DONNINGTON,
LINCOLNSHIRE

PLANNING REF: H04-0027-23

PREPARED FOR: MR AND MRS STEVENSON

SITE CODE: WMWR 23

APRIL 2023

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Document Control

Element:	Name:	Date:
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1. Introduction

- 1.1 Past to Present Archaeology was commissioned by Mr and Mrs Stevenson to undertake an archaeological scheme of works on land at Wykes Manor, Donnington, Lincolnshire (Figure 1).
- 1.2 This document presents a Written Scheme of Investigation (WSI) which outlines the proposed methodology for undertaking the required scheme of works.
- 1.3 The document has been completed with reference to current national guidelines, as set out in the Chartered Institute for Archaeologists 'Standard and guidance for an archaeological watching brief' (CIfA 2014), and in the Lincolnshire Archaeology Handbook (LCC 2019)

2. Site Location and Description

- 2.1 The proposed development area (PDA) is located on land attached to Wyke Manor which lies directly east of Wykes Road. Donnington lies approximately 1.5km to the west and Spalding 10km to the south.
- 2.2 The PDA measures approximately 0.5ha and is presently occupied by Wyke Manor, outbuildings and associated mature gardens. The site is centred at National Grid Reference (NGR) 523163 335402 and is c.4m above Ordnance Datum.
- 2.3 The bedrock geology comprises Oxford Clay Mudstone, with superficial deposits of tidal clay and silt (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3. Background of the Proposed Development

- 3.1 A planning application for Listed Building Consent (ref H04-0027023) was submitted on 12th January 2023 comprising:

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.

- 3.2 *This application was granted on 13rd March 2023 with conditions, including nos. 3, 4 and 5 relating to archaeology.*

- 3.3 Condition 3 of the planning permission states:

No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).

2. A methodology and timetable of site investigation and recording.

3. Provision for site analysis.

4. *Provision for publication and dissemination of analysis and records.*
5. *Provision for archive deposition.*
6. *Nomination of a competent person/organisation to undertake the work.*
7. *The scheme to be in accordance with the Lincolnshire Archaeological Handbook.*

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

3.4 Condition 4 of the planning permission states:

The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 3 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019

3.5 Condition 5 of the planning permission states:

A copy of the final report required in connection with Condition 3 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook. Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021. This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

3.6 This document sets out the methodology for the archaeological scheme of works and reporting on this site.

4. Archaeological Background

This section sets out the historic environment data for the PDA and study area. It summarises the historic environment by historic periods, and the archaeological significance and potential of the PDA. A Heritage Impact Assessment (Locus Consulting Ltd 2022) was previously produced for the site and contains further detail on the Manor buildings themselves.

Table 1: date ranges for the archaeological periods used in this report

Period	Date Range
Earlier prehistoric: Palaeolithic, Mesolithic, Neolithic	before ca. 2400 BC
Bronze Age	2400-800 BC
Iron Age	800 BC-AD 43
Roman	AD 43-410
Anglo-Saxon	AD 410-1066
Medieval	1066-1539
Post-medieval and Early Modern (Industrial)	1539-1700, 1700-1939
Modern	1939-Present

Prehistoric

- 4.1 During the prehistoric period the PDA would have lain in an area of mixed salt marsh and tidal flats and likely subject to at least seasonal flooding. Activity was likely restricted to any raised areas of land such as roddons formed from infilled creek systems. No prehistoric finds have been recorded near the PDA.

Roman

- 4.2 A find scatter of Roman pottery was noted during fieldwalking in the 1980s from within 500m of the PDA (MLI23515).

Early medieval and Medieval

- 4.3 By the time of the Domesday Survey of 1086, Donington was owned by Peterborough Abbey and the settlement contained 32 households as well as land for ploughlands, meadow and notably 16 salthouses (Williams and Martin 2002). The presence of salthouses indicates this was one of many medieval saltmaking areas along the Lincolnshire coast at this time. The place name Donington likely derives from the Old English personal name *Dunna* and suffix *-ington* for settlement (Watts 2007). The place name *Wyke* likely refers to the Old English word for fortified place.
- 4.4 A possible medieval moated mound (MLI 22987) lies directly north of Wyke Manor. Donnington Wykes Manor is known to have existed since at least 1280 under the ownership of the Earl of Richmond. Earthworks are clearly visible to this day in the landscape with a geophysical survey finding evidence for probable collapsed stone buildings and boundaries lying just below the turf. Nearby Bicker Haven permitted easy access to water transport; however, the estuary silted up near the end of the 16th century removing this benefit. Manorial records survive from the mid-16th century, however the current manor farm house dates from the late 17th century suggesting the manor had shrunk considerably in this period.

Post-medieval and modern

- 4.5 Wyke Manor itself is a Grade II listed building (LB 1359286) built in 1680. The listing describes it as follows:

Farmhouse. 1680, built by Thomas Cowley, founder of Donington School, altered and extended C18 and C19. Red brick in English bond, machine plain tiled and pantile roof, large axial ridge stack. T-plan. Two storey and garret, irregular three bay front, originally five, with plinth, first floor band, two tall margin light sashes to ground floor, one glazing bar sash lighting stair mezzanine at the centre. To first floor three glazing bar sashes and two blocked openings. All openings have brick segmental arches. In the right hand gable an ashlar datestone inscribed "TC1680," with fan above. In the right hand gable, which is offset, the initials TC in the tie plates. To the rear a single storey C18 kitchen range, partly covers the site of the original door, and has a six panel door and overlight and a tripartite plain sash, both with segmental heads. Above a three light dormer. Behind a mid C19 addition. Interior. Contemporary dogleg stair with large turned balusters, wide moulded handrail. Large square panelled newels and panelled risers. Bolection moulded panels to stair wall. Small cellar beneath stair. Left hand room with full height bolection moulded panelling, deeply moulded cornice, bolection moulded architrave to door. To first floor a very fine room with full height bolection moulded pine panelling, bolection moulded fireplace surround with large C18 cast iron grate, cornice, architrave to match, double doors, full wooden cornice. Doors have original H hinges. Six bays of staggered butt purlin roof in sawn softwood, pegged. The principal rafters rest on posts. The chimneys join in an arch to form the ridge stack. Original planked doors, and stair partition. Two roll moulded beams in former kitchen.

- 4.6 A Grade II listed Traphouse, Pigeoncote and Curtledge Outbuildings (LB 1166255) are also present:

Former traphouse, stables, granary and pigeoncote, now garage and store. 1810, altered C20. Red brick in English bond, pantile roof, raised brick coped tumbled gables with gable stack to left. Traphouse and stables to ground floor, granary and pigeoncote to first floor. Two storey, five bay front with brick dentillated eaves. Planked door with segmental head has to left a louvred vent with three panes over in segmental opening. To right two oval openings, glazed upper lights, boarded below. Beyond again a C20 sliding garage door. To first floor three small hinged planked openings to eaves. At the right hand end, stone steps lead to a planked doorway at first floor granary. Above are four ledges and pigeon holes. The top brick is dated 1810 and bears the initials TH.

5. Proposed Archaeological Works

- 5.1 This WSI sets out the methodology and protocols for archaeological scheme of works of the PDA in order to fulfil a planning condition. This will include the following scope:
- Monitoring of all ground works with the ability to stop groundworks and record archaeology as required. This would include within the interior of the 17th Century manor itself when excavating to install new underfloor heating.
 - Recording the location, extent, nature, and date of any archaeological features or deposits that may be present.
 - Record the integrity and state of preservation of any archaeological features or deposits that may be present.
 - An appraisal of the results of the fieldwork and their significance with regard to the development site and the wider context in a client report.

- 5.2 Consideration of research themes is key to understanding the potential evidential significance of archaeological remains. The proposed development is close to areas of known Prehistoric, medieval and post-medieval heritage assets.
- 5.3 Key additional archaeological research agendas include:
- East Midlands Archaeological Research Framework
<https://researchframeworks.org/emherf/research-agenda/>
 - Historic England (formerly English Heritage) archaeological guidance, advice notes and research agendas (e.g. EH 2005), and thematic strategies such as those for prehistory (EH 2010), the Roman period (EH 2012), and the historic industrial environment (EH 2010).
- 5.4 The **Specific** aims of the archaeological scheme of works are to:
- Identify what if any archaeological remains survive within the PDA through monitoring all groundworks.
- 5.5 The General aims of the archaeological scheme of works are to:
- Generate a reliable predictive model of the location, extent, date, character, date, condition and quality of any archaeological remains within the PDA;
 - Ascertain their significance,
 - Determine the amount of truncation to buried deposits
 - Assess the state of preservation of deposits within any negative features that may be present
 - Elucidate site formation processes
 - Define the extent of any areas of made ground and previous ground disturbance which may have destroyed archaeological deposits;
 - Engage in a programme of post-excavation archiving, synthesis and study, leading to publication and dissemination of results, and
 - Ensure the long-term survival of the information through deposition of a project archive.

6. Fieldwork Procedures

- 6.1 All fieldwork will follow the guidance as set out in the Lincolnshire Archaeological handbook and in line with ClfA standards and guidance.
- 6.2 Fieldwork will comprise the monitoring of all groundworks, with the ability to stop and fully record archaeological features.
- 6.3 Any archaeology exposed will be examined and investigated by hand and recorded both in plan and section. Work will focus upon obtaining a thorough record and good understanding of the stratigraphic sequence with a view to achieving the stated objectives.
- 6.4 Archaeological remains will be hand-excavated in a controlled and stratigraphic manner, and in sufficient quantities to establish their date, nature, extent and condition. Each investigated

deposit will be given a unique context number and will be recorded on its own pro-forma context sheet.

- 6.5 The location of archaeological deposits and interventions will be recorded by means of measured plan or GPS. Measured plans and sections will use appropriate scales (normally 1:20 and 1:10 respectively) and will record the OD height of all principal strata.
- 6.6 Digital photographic records (10 megapixel or higher digital formats) will incorporate an identification board that will include the site code and context number, appropriately sized scales and a directional arrow. The photographic archive will include general site images as well as detailed feature shots and those suitable for publication if required. Digital images will be stored as high quality TIFFs or RAW formats for archiving purposes.
- 6.7 All stratified finds will be collected and bagged. All bags will be labelled with the project code and context number. Initial handling and packaging will conform to best practice (Watkinson & Neale 1998). National guidance documents will be consulted in order to provide a strategy for the excavation, field treatment and conservation of delicate organic materials (Historic England, 2012, 2010, 2008).
- 6.8 All finds that qualify as “treasure” under the Treasure Act 1996 (as amended) will be excavated and removed from site to a secure location on the day of their discovery. Where removal cannot be affected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft. All finds of “treasure” will be reported to the client, LHEO and the Lincolnshire finds liaison officer within 2 days of discovery and notified to the local coroner within 14 days of their discovery.
- 6.9 If human remains are encountered, the presumption is that they will be cleaned and recorded with minimal disturbance, left in situ and covered over until an appropriate strategy can be agreed. It is presumed that the discovery of human remains would require subsequent planned mitigation excavation where they could be excavated, recorded and lifted under best practise with an appropriate Ministry of Justice (MOJ) license in future work. If necessary, adequate security measures will be put in place. If there is doubt over the antiquity of the remains, work will cease and the Police will be contacted.
- 6.10 All environmental sampling will comply with current best practise (Historic England 2011) and the Lincolnshire Archaeological handbook. Samples will be taken from securely dated contexts that will contribute to understanding the archaeological resource on site. Copies of any reports will be provided to the Historic England Science Advisor.
- 6.11 All work shall be carried out in compliance with the Health and Safety at Work Act 1974 and its related regulations and codes of practice. Current government guidelines and safe working procedures regarding COVID-19 will also be taken into account and the additional risks will be appropriately assessed and mitigated.
- 6.12 A Safety, Health & Environment Risk Assessment Method Statement (RAMS) will be prepared in advance of site works. The RAMS will detail any identified constraints to groundworks, including the location of live services, Tree Preservation Orders and public footpaths.

7. Insurance

- 7.1 Past to Present Ltd carries appropriate levels of public liability, employer's liability and professional liability insurances, details of which are available on request.

8. Client Report

- 8.1 A programme of post-fieldwork assessment and reporting will be initiated upon completion of archaeological fieldwork. This will include the preparation, processing, research, assessment, analysis and investigative conservation necessary to prepare the project archive for preservation in a usable form and to produce an archive. This work will be carried out in accordance with current national guidelines (Historic England 2006).
- 8.2 Upon the completion of the fieldwork, the document archive will be checked and quantified, and a phased matrix of contexts will be prepared. Stable finds will be washed, marked and re-bagged. Unstable finds will be subject to remedial conservation. A full archive catalogue will be prepared. The archive will conform to current national standards (AAF 2011) and those of the recipient museum.
- 8.3 Finds and samples will be sent to appropriate specialists for assessment where they are recovered, along with stratigraphic information and copies of relevant plans and sections. All specialist reports will conform to national standards.

Material	Specialist
Animal bone	Jennifer Wood
Artefact conservation	York Conservation Trust
Ceramic building material	Jane Young or Zoe Tomlinson
Clay tobacco pipe	Mike Wood
Flint	Rupert Birtwistle
Human remains	Dr Emma Green
	Jennifer Wood
Palaeo-environmental analysis	Val Fryer
	Bryn Leadbetter
Production process residues	Dr Roderick Mackenzie
Post-Roman pottery	Jane Young
Prehistoric pottery	Sarah Percival
Romano-British pottery	Ian Rowlandson or Ruth Leary
Registered/Small finds	Adam Daubney or Mike Wood

Table 2 Proposed specialists

8.4 The report will contain as a minimum:

- Non-technical summary
- Introduction – incl. description of the scheme and its physical environment, planning background, archaeological/ historical background and aims and objectives of the project;
- Methodologies;
- A description of the results;
- An interpretation and discussion of the results;
- Conclusions – incl. consideration of the archaeological evidence from within the site set in its broader landscape setting, recommendations for further reporting, assessment of the methodologies employed and confidence rating in the results;
- References;
- Location plan tying the results into the Ordnance Survey national grid;
- Detail plans and sections;
- Plan showing both actual and, where possible, predicted archaeological deposits, in relation to previous site data (e.g. geophysical survey data);
- Plates;
- Appendices (e.g. specialist reports);
- Details on composition and location of archive.

8.5 Copyright of all documents will remain in the ownership of Past to Present Ltd under the Copyright Designs and Patent Act, 1988, although they will grant an exclusive licence to the client and LCC in respect of this work, to reproduce all or part of any report, drawing or other documentation produced by them as part of this project. Past to Present Ltd retains the right to be identified as the author in any such reports, drawings or documentation.

9. Archive Deposition

9.1 The recipient museum will be The Collection, Lincoln under accession number **2023.66**.

9.2 On completion of the reporting stages of the project, the archive will be prepared for long-term storage, and in a format agreed in advance with the recipient museum, and in accordance with national guidelines (Walker 1990; Museums & Galleries Commission 1992; Society of Museum Archaeologists 1995; Ferguson & Murray 1997; ClfA 2014b).

9.3 The deposited archive will include all written, drawn and photographic records, including copies of relevant reports and any finds generated from the archaeological works.

9.4 Digitally generated material will be supplied 'as is' (i.e. in its native format). Hand drawn / written material of A4 size or smaller will be submitted as scanned copies, at a resolution of 150dpi, and for all hand drawn material of larger than A4 size, at a resolution of 150dpi and at 300dpi.

10. References

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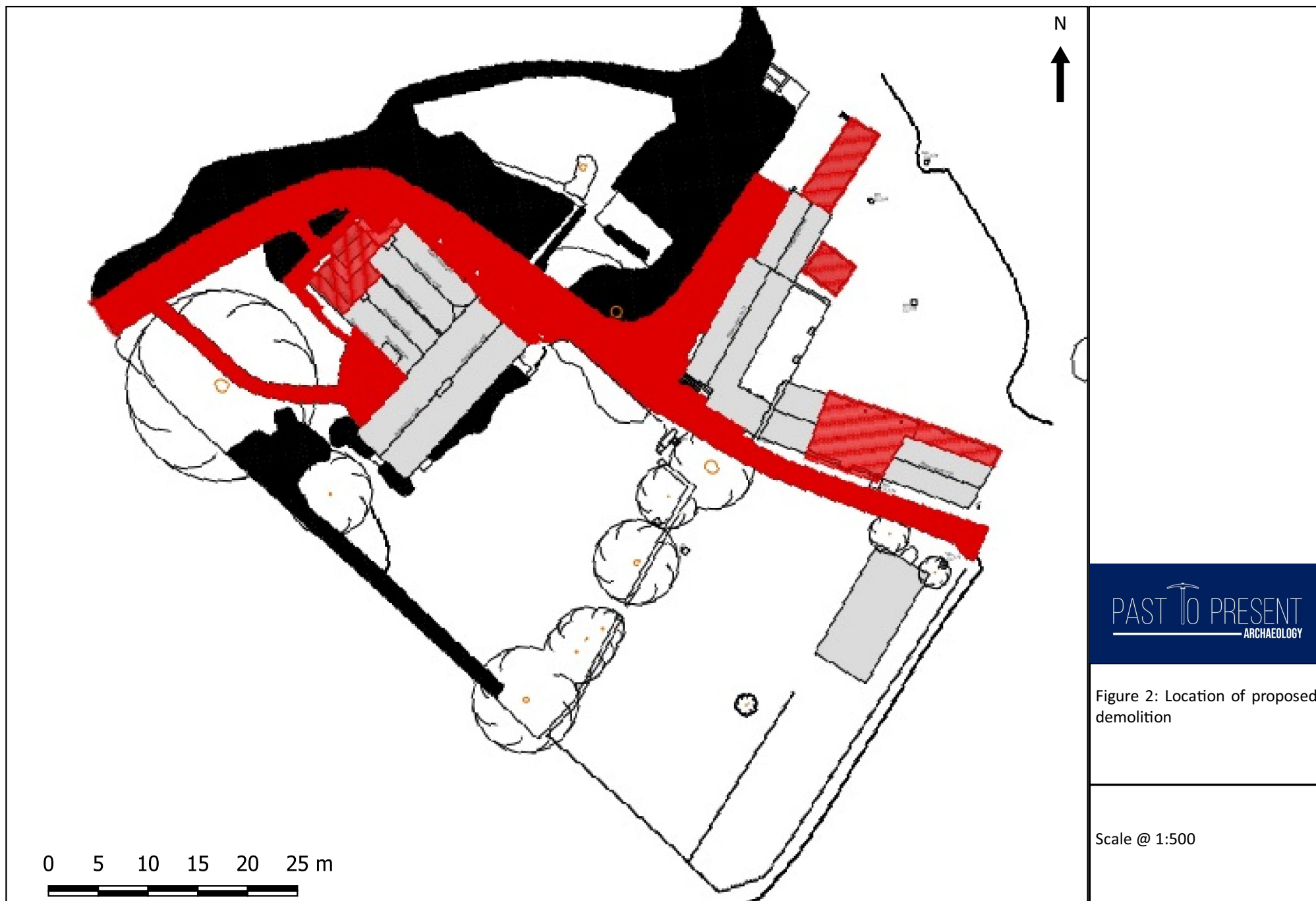
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Appendix 1: Figures





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