


**Written Scheme of Investigation for a  
Programme of Archaeological Work**  
(Level 2 building recording)

**The Old Rectory,  
Pilton Road, Wadenhoe**

**ENN110107**



**January 2021**

Client	Harris McCormack Architects (for Mr Raby-Smith)	
Site name	The Old Rectory, Pilton Road, Wadenhoe	
Report type	Written Scheme of Investigation	
Report reference	P00079.01.1	
Event UID	ENN110107	
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# 1 Introduction

- 1.1. Heritage Archaeology Ltd has been appointed by Harris McCormack Architects (the agent) on behalf of Mr Raby-Smith (the Applicant) to provide a Level 2 Building Record for a group of residential and ancillary buildings at The Old Rectory, Pilton Road, Wadenhoe, Northamptonshire. Planning consent has been obtained to renovate the existing residential dwelling and convert an outbuilding to ancillary accommodation.

## Site location

- 1.2. The site is located at The Old Rectory, Pilton Road, Wadenhoe, Northamptonshire, PE8 5SU. The national grid reference is 501274, 283667 (TL01288366).

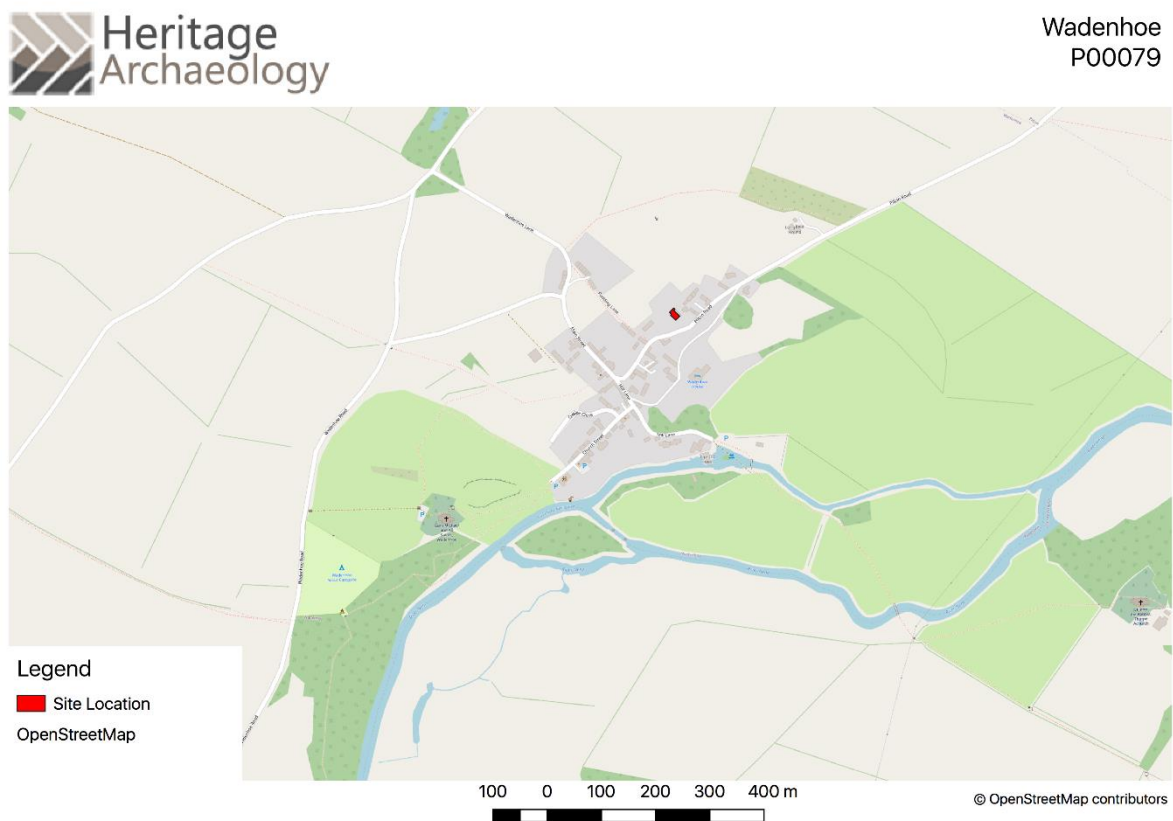


Figure 1: Site location

## Planning background

- 1.3. A planning application (reference 20/01309/FUL) was submitted to East Northamptonshire District Council in 2019. That application was subsequently approved.
- 1.4. The decision notice includes a condition (number 4) which states that:

*No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of*

*investigation which has been submitted by the applicant and approved by the Planning Authority*

*This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:*

- (i) fieldwork in accordance with the agreed written scheme of investigation;*
- (ii) post-fieldwork assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);*
- (iii) completion of post-fieldwork analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.*

*Reason:*

*To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.*

- 1.5. Northamptonshire County Council's Archaeology Advisor provided consultation advice to East Northamptonshire District Council, recommending that a 'level 2' historic building survey in line with the guidance set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) be undertaken, particularly in reference to the works to the stable building, as shown below:

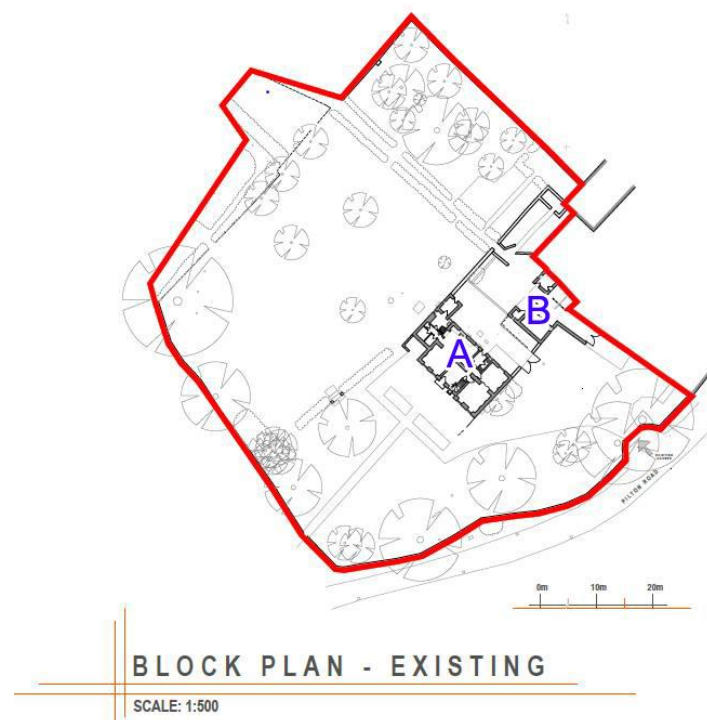


Figure 2: Location of buildings (A- Old Rectory, main house; B – Stable Block)

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## Aims of the assessment

- 1.6. The following programme has been designed to address the consultation advice provided by Northamptonshire County Council by setting out a method for the level 2 building recording, reporting, archiving and publication commensurate to any findings on site.
- 1.7. The programme of work specifically aims to make a record of the historic buildings on site prior to their renovation / conversion and to identify any evidence for the development and use of them.
- 1.8. This approach is consistent with paragraph 199 of the National Planning Policy Framework.
- 1.9. The East Midlands Archaeological Research Framework: Updated Research Agenda, Post Medieval (1485-1750)<sup>1</sup> includes a number of research questions relevant to this survey, including:
  - *How can we advance studies of building plans and standing remains, especially where hidden inside later buildings, and of caves and cellars?*
  - *Can we develop as an aid to academic study and conservation management a regional typology of farmhouses, barns and other rural vernacular buildings?*

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<sup>1</sup> <https://historicengland.org.uk/images-books/publications/east-midlands-heritage/em-updated-research-agenda-strategy/>

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## 2 Operational matters

### Regulatory requirements

#### *The National Planning Policy Framework (NPPF), 2019*

- 2.1. Paragraph 199 states that "*local planning authorities 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*". The condition attached to planning consent, and this corresponding WSI, conform with this policy provision of the NPPF.

### Best practice and guidance

- 2.2. The guidance most relevant to this WSI is provided in:
- Historic England, 2016 *Understanding Historic Buildings: A guide to good recording practice*
  - Chartered Institute for Archaeologists 2020, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*, and
  - Historic Environment Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, Historic England, 2015;
- 2.3. Historic England, in GPA2 (pages 11-13), provides advice on the content of Written Schemes of Investigation, archaeological conditions, reporting, publication and archiving, and unexpected discoveries during work.

### Monitoring

- 2.4. The implementation of the works outlined in this WSI will be monitored by Northamptonshire County Council, who will be kept up to date with progress during all phases of the works.
- 2.5. All fieldwork will be undertaken by a suitably qualified organisation, working under the direction of a full Member of the Chartered Institute for Archaeologists, or equivalently qualified project director.
- 2.6. An Event UID has been obtained from Northamptonshire County Council's Historic Environment Record Officer (ENN110107) and will be referenced on all reports.

### Programme

- 2.7. It is anticipated that the works will happen in accordance with the following programme:
- January 2021 - submit WSI for approval by East Northamptonshire District Council and Northamptonshire County Council;

- January 2021 – standing building recording (1 day on site)
- +2 - 4 weeks – off site reporting
- +6 months - deposition of archive

### **Organisation and Key Personnel**

- 2.8. The archaeological works will be undertaken and managed by **Helena Kelly BA MCifA**.

### **Health and Safety**

- 2.9. All work on site will be undertaken strictly in accordance with the project health and safety plan and task specific risk assessments. A dynamic site-specific risk assessment will be undertaken. Any buildings that are in a derelict condition will be inspected and internal recording will only be undertaken where it is deemed safe to do so.

### **Outreach**

- 2.10. If required the results of the recording can be made publicly available, through a period journal, popular publication or community engagement, as appropriate and required, and proportionate to the level of local interest and results obtained.
- 2.11. The results will be made available via the historic environment record and ADS.



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### 3 Archaeological and historic context

- 3.1. The Old Rectory is a grade II listed building, the listed building description (taken from the National Heritage List for England) is as follows:

*Rectory, now house. Probably C17/C18 origins, remodelled by B. Browning in 1834. Squared coursed limestone with Welsh slate roof. Double-depth plan. 2 storeys. Main front is a 6-window range of unhorned sash windows with glazing bars, and rendered surrounds. First floor window to left of centre is blocked. Part-glazed door to left of centre has moulded wood Doric surround with pediment. 2-window range to right breaks forward slightly. Hipped roof with lateral brick stacks to side walls. Mid C19 lean-to extension to rear left. Rear elevation is a 5-window range of alternate large and small windows with rendered surrounds; the large windows are sashes similar to the front elevation. Interior not inspected but probably has staircase c.1834. Browning removed a gable in 1834 and refenestrated the house at a cost of 140 pounds for materials and 588 pounds and 15 pence for alterations. Samuel Parr; the educationalist and political writer, became Rector in 1789. (V.C.H: Northamptonshire, Vol.3, p.149; Northamptonshire County Records Office, Architectural Drawings Collection).*

- 3.2. Wadenhoe is a village with early medieval (9<sup>th</sup> or 10<sup>th</sup> century) origins. To the south of the village, in fields to the north of the parish church, is a probable late Anglo-Saxon or early medieval fortified manorial complex, including part of an associated deer park, the south side of which contains cultivation strips, surviving as ridge and furrow, as well as possible pillow mounds (artificial rabbit warrens) and a mill mound.
- 3.3. Historic maps show the village of Wadenhoe; Joan Blaeu's map of Northamptonshire, 1646, shows Wadenhoe with a church and deer park, but the scale does not show whether the Old Rectory's plot is occupied at that time. The village is however documented as dating to the mid-17<sup>th</sup> century, having been built within the extent of the former deer park and presumably shifting the settlement from the now deserted fortified manorial site, which survives as earthworks (this is a scheduled monument, and is the area around the church referred to above). The later, post medieval village, contains a number of 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century buildings, predominantly of limestone construction with thatched or Collyweston slate tile or pan tile roofs.
- 3.4. The Enclosure Award Map (1793)<sup>2</sup> shows the layout of the village, with the Old Rectory marked as it is currently, although the Pilton Road has subsequently been realigned. The 1885 Ordnance Survey map shows the house and outbuildings, appearing little changed to their current layout.

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<sup>2</sup> Viewed as a sketch map of Wadenhoe drawn from the 1793 Enclosure Award Map in "The Story of Wadenhoe, Chapter 3, The Village")

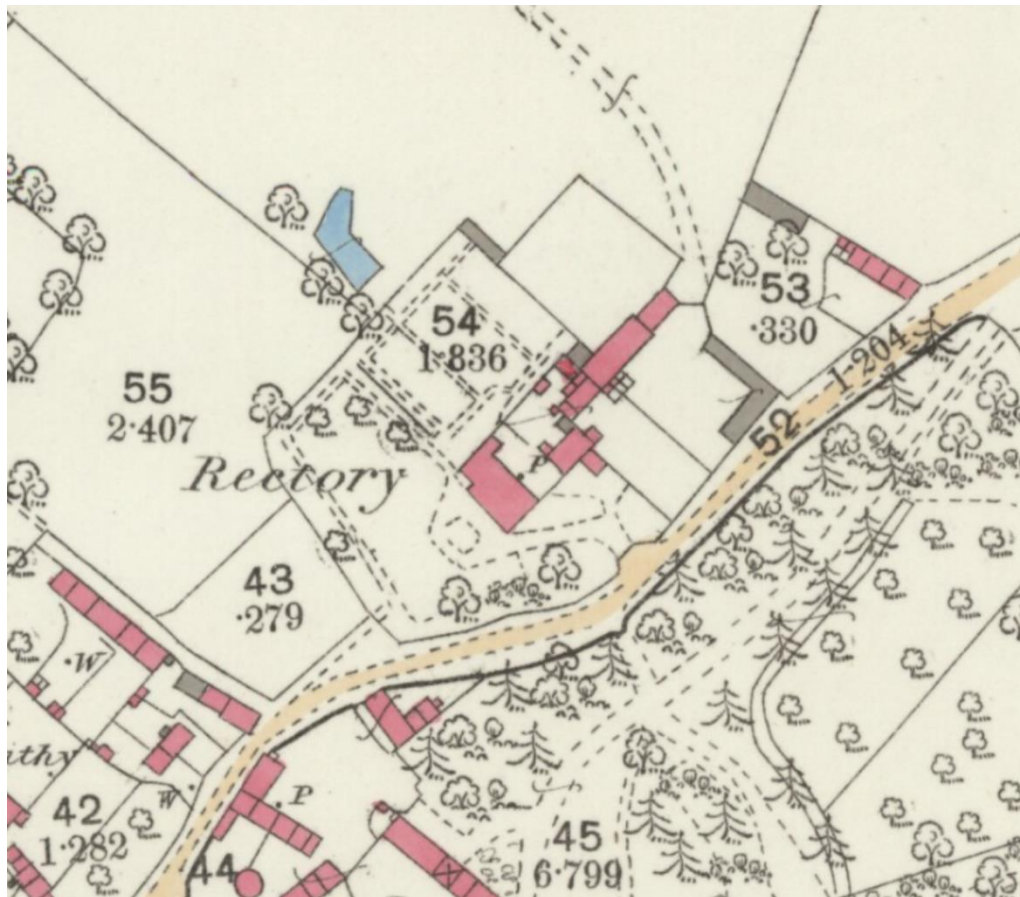


Figure 3: 1885 Ordnance Survey County Series, Northamptonshire, 1:2,500

- 3.5. The church and manor house were likely the focal point of the medieval village, which then and throughout the post medieval period, was predominantly occupied with agriculture. Wadenhoe is described by the Victoria County History as follows: "*The village stands on rising ground near to the River Nene, a little way off the high road from Islip and Aldwinkle to Oundle. The church is in an isolated position to the south-west of the village on high ground overlooking the river. On the opposite side of the village is the Old Rectory, sold to G. Ward Hunt and occupied by Capt. W. Ward Hunt, R.N., D.S.O., as the rector resides at Pilton, the living of which he holds with that of Wadenhoe... John Palsgrave, tutor to Henry Fitzroy, natural son of Henry VIII, was rector here from 1545 to 1554. Samuel Parr, the educationist and political writer, became rector in 1789 by exchange with Dr. Bridges, but apparently never resided in the parish.*"
- 3.6. The advowson of the rectory of Wadenhoe has been held by the manor throughout its history and is documented from the 13<sup>th</sup> century. The manor of Wadenhoe was held by the Wards, later the Hunts, from the early 18<sup>th</sup> century. George Ward Hunt was Chancellor of the Exchequer and First Lord of the Admiralty. His son George Eden Hunt succeeded him in 1877 and died in 1892 leaving a son George Ward Hunt, presumably the G W Hunt referenced above as a resident of the Old Rectory, a captain in the Northamptonshire regiment, who was killed in action in 1915. The Wadenhoe Trust was created by the Ward Hunt family in the mid-20<sup>th</sup> century.

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- 3.7. The Old Rectory is within the Wadenhoe Conservation Area. It is a historic building, dating to the late 17<sup>th</sup> or 18<sup>th</sup> century, presumably having been built as part of the early post medieval redevelopment of the village. The Old Rectory comprises the main house, which was remodelled in 1834, and has a small single-storey lean-to extension on the north elevation, there is also a stable block which is shown on historic mapping from the 19<sup>th</sup> century, and gardens, with a low stone wall along Pilton Road.
- 3.8. A more detailed historic background will be included in the historic building record report, including data from the historic environment data (which has been consulted) and additional historic map regression to provide context to the building as currently experienced.

### **Statement of significance**

- 3.9. The Old Rectory is a grade II listed building and is within a conservation area, making a positive contribution to the character, appearance and heritage value of the conservation area. It is a historic building that has high historical and architectural (aesthetic) heritage value, and it is a designated heritage asset. The stable building is a curtilage structure to the main house and is also of high value.

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## 4 The programme of archaeological work

### Building recording

- 4.1. A level two building record will be undertaken, in accordance with the method provided by Historic England, in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016). Level 2 is a descriptive record that records the exterior and interior of the building (described and photographed) and the examination of the building will produce an analysis of its development and use. It is proposed that in this case the level 2 record will comprise:
- Drawn record: measured floor plans for all relevant buildings (ground floor); upper floors will be measured if safe to do so or sketched if not;
  - Drawn record: a site location plan, and a site plan relating the buildings to each other;
  - Drawn record: a plan identifying the location and direction of accompanying photographs;
  - Photographic record: general views of the buildings (individually, as a group and in their wider setting);
  - Photographic record: A record of the building's external appearance (oblique views), including all available elevations;
  - Photographic record: A record of the building's internal appearance (oblique views, as far as it is safe to do so, showing overall appearance of rooms);
  - Photographic record: A record (with scale) of any architectural features that reflect the original use of the buildings or illustrate the architectural details and historic development of the buildings;
  - Written record: The site location, a description of its designation status and the date on which the record was made; and
  - Written record: A written account that summarises the buildings' form, function, date and sequence of development. Where known, this will include a historic record of owners and occupiers.
- 4.2. The above will provide a narrative and accurate record of the building's architectural and historic value.
- 4.3. The consented development is for the renovation, extension and internal alterations to The Old Rectory, conversion of an outbuilding (the stable block) to ancillary living accommodation, and a scheme of landscape and associated remedial works, specifically comprising:

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- i. A two-storey extension to the existing single storey lean-to style extension to the north east elevation to provide an extended plant room at ground floor and a bathroom at first floor to serve bedroom four (referred to as 'the extension');
  - ii. The conversion of an existing outbuilding (the stable block) to an ancillary annex (referred to as 'the annex') providing a single storey, one bedroom living space; and
  - iii. Formal landscaping of the gardens to consist of the erection of a 400mm high wall to the front elevation, creation of terraces and raised beds, the laying out of formal gardens and the erection of a timber pergola and greenhouse.
- 4.4. Emphasis will be on recording the areas of the proposed extension and the annex, as these parts of the property will be the most altered by the consented development works, but this will be placed into context considering the development of the site and main house as a whole.

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## 5 Reporting

5.1. A programme of reporting will be undertaken, to commence on completion of fieldwork.

5.2. The report will include;

- an introduction to include the NGR, and HER Event reference number;
- a concise, non-technical summary of the results;
- the circumstances of the project and the dates on which the fieldwork was undertaken;
- description of the methodology;
- description of the building, its historic context and architectural / archaeological character;
- written, drawn and photographic record;
- the report will also include a complete bibliography of sources from which data has been derived, and a list of any further sources identified but not consulted;
- a site location plan related to the national grid; and
- plan showing the positions of where the survey photographs were taken.

### Publication

5.3. If appropriate, the results of fieldwork will also be published in a relevant and appropriate journal, or other publicly disseminated publication.

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## 6 Archive

- 6.1. A copy of the report provided, in digital and hard copy format as specified, will be submitted to the client, and to Northamptonshire Historic Environment Record within six months of the completion of the report.
- 6.2. An archive of the results of the archaeological work will be produced, in accordance with current English Heritage guidelines (Management of Archaeological Projects, Appendix 3, 2nd edition, 1991) and Chartered Institute for Archaeologists Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (CIfA 2014).
- 6.3. Archiving will be undertaken in accordance with *Northamptonshire Archaeological Resource Centre, January 2020, Archaeological Archive Standard*.
- 6.4. Details of the work will be entered on the OASIS database at <http://ads.ahds.ac.uk/projects/oasis>. The report will be entered on to OASIS within 12 months of the completion of the project. As digital photography only will be undertaken, archiving will be with *ADSEasy*.

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## 7 Glossary and abbreviations

*Time periods used are as follows:*

- Prehistoric: 500,000 BC - AD 43
- Roman: 43 – 410
- Early medieval (Anglo-Saxon): 410 - 1066
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

*Abbreviations used are as follows:*

- ADS – Archaeology Data Service
- HER – Historic Environment Record
- LB - Listed Building
- NCC – Northamptonshire County Council
- NDHA – Non-designated heritage asset
- NGR – National Grid Reference
- NPPF – National Planning Policy Framework
- OASIS - Online access to the index of archaeological investigations



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## 8 References

*CIfA, 2020, Code of Conduct. Chartered Institute for Archaeologists*

*CIfA, 2020, Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives. Chartered Institute for Archaeologists*

*Duffey, R. (ed.), 1998, The Story of Wadenhoe, Wadenhoe History Group (published online)*

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*Knight, D. Vyner, B and Allen, C. 2012. East Midlands Heritage, An updated Research Agenda and Strategy for the Historic Environment of the East Midlands. The University of Nottingham and York Archaeological Trust. York.*

*National Planning Policy Framework, 2019*

*A History of the County of Northampton: Volume 3. Originally published by Victoria County History, London, 1930.*

### **Websites**

*<https://magic.defra.gov.uk/MagicMap.aspx>*

*[www.pastscape.co.uk](http://www.pastscape.co.uk)*

*[Old-maps.co.uk](http://old-maps.co.uk)*

*<http://www.british-history.ac.uk>*

*<http://www.wadenhoehistorygroup.org/books/>*