

**Boundary Wall
Manor House Close
Earls Barton
NN6 0EN**

**WRITTEN SCHEME OF INVESTIGATION FOR LEVEL 2
HISTORIC BUILDING RECORDING**



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Boundary Wall Manor House Close Earls Barton NN6 0EN

Sign-off history

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1 Introduction

1.1 Project background

- 1.1.1 This Method Statement (also 'Written Scheme of Investigation' or WSI) for a Historic England Level 2 Historic Building Recording (HBR) on the site of Boundary Wall House Manor Close, Earls Barton, NN6 0EN, NGR 485383 263956 has been commissioned from MOLA by David Smith Associates on behalf of the client.
- 1.1.2 The site comprises two sections of brick wall and 2no. gate piers located along the pavement of High Street in Earls Barton (Figure 1).
- 1.1.3 The proposed scheme comprises that both sections of wall and piers to be carefully taken down, the land behind be regraded to a suitable slope and size and once the land has been regraded, the wall and pier are to be rebuilt to match existing prior to deconstruction. All damaged bricks and stones are to be replaced with matching.
- 1.1.4 The recording of the building has been requested by the North Northampton Council and has been secured by a condition attached to planning permission (refs NW/22/00836/FUL) and Listed Building Consent (ref NW/22/00837/LBC) dated 5 December 2022 and planning permission (ref NW/23/00096/FUL) and Listed Building Consent (ref NW/23/00097/LBC) dated 21 February 2023. Condition 5 of all of these requires:

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-excavation 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-excavation 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 policy 2 (d) of the North Northamptonshire Joint Core Strategy and Paragraph 205 of the National Planning Policy Framework.

- 1.1.5 The detailed requirements were specified in the letter prepared by Dr Rachael Townend Assistant Archaeological Advisor (Minerals and Planning Service), dated 18th January 2023, which states as follows:

I recommend that a programme of historic building recording to Level 2 as defined in Understanding Historic Buildings (Historic England 2016) is undertaken during the works to enhance the existing record represented by the research undertaken in connection with the supplied Heritage Statement (MOLA 2022) and record any construction details or other features. A programme of Observation, Investigation, Recording, Analysis and Publication (OIRAP) may also be a useful component of any package of mitigation measures depending on observation made of the side following demolition of the wall.

- 1.1.6 The purpose of this document is to present a 'written scheme of investigation' for a historic building recording, which represents the mitigation strategy necessary to meet the brief in support of an application for planning permission at the site.

- 1.1.7 The archaeological building recording project has been assigned the Event UID ENN111433 by the Northamptonshire Archaeological Resource Centre.
- 1.1.8 The results of the standing building survey will be set out in a report to be issued within 6 weeks of completing the fieldwork. The site archive will be deposited within 12 months of issuing the report.
- 1.1.9 This document sets out the methodologies (including Health & Safety) which will be followed during the standing building survey. These will follow the Standards and Code of Practice laid down by the Institute for Archaeologists, local and regional planning authority archaeology guidance, Historic England Centre for Archaeology Guidelines where appropriate and research priorities.
- 1.1.10 This document constitutes a Written Scheme of Investigation (WSI) for the programme of historic building recording and sets out the proposed methodologies, resources and programme for the assessment, recording and analysis of historic fabric. It has been prepared by MOLA specifically to conform to the Historic England guidance document: Understanding Historic Buildings; a guide to good recording practice (HE 2016a, Section 5.2). It also draws upon guidance from RCHME (1996) as well as the Standard and Guidance for the Investigation and Recording of Standing Buildings or Structures (ClfA 2020a).
- 1.1.11 This Written Scheme of Investigation (WSI) has been prepared by MOLA. It describes the proposed methodology to be undertaken for the historic building recording. This document has been prepared in compliance with current best archaeological practice as defined in the Chartered Institute for Archaeologists' Code of Conduct (ClfA 2021) as well as the Historic England procedural document Management of Research Projects in the Historic Environment (MoRPHE) (HE 2015a).

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as Scheduled Monuments, Listed Buildings and Registered Parks and Gardens.
- 1.2.2 The structure is listed within the National List for England as:
 - *Wall and Gate pier approximately 15 metres northeast of the manor house.*
The asset is nationally designated (protected) at Grade II (List Entry Number 1294248)
- 1.2.3 The site does fall within the Earls Barton Conservation Area.

1.3 Brief summary of the buildings

- 1.3.1 Boundary Wall consists of two sections of brick wall capped with copings and a panelled ashlar gate piers. The wall and gate piers match the listed structures to the west.
- 1.3.2 The site, Boundary Wall, was built in 1783-1793 as a gate and boundary wall to the former Manor House, also known as Barton Hall or Barton House. The Georgian main building was designed in a Tudoresque style with references to the castle style, with two wings and central loggia on the garden front. Opposite the site is the current Manor House which was a chief Manor House before the construction of the former Barton Hall. It is likely that after the construction of the former Barton House, the older manor became the steward's house (Palmer and Palmer, 1982).
- The walls are constructed of poor-quality red/orange homogenous bricks laid in Flemish

bond, the use of poor-quality bricks was quite common for boundary walls in this area or/and similar construction date. The average height of the wall is approximately 22 courses.

- 1.3.3 Within the wall, headers are either glazed or over-vitrified and now stand proud of the elevation. It is likely that the bricks originally had a chequerboard appearance with darker headers and lighter stretchers forming a pattern. The original bricks used have no frogs; their dimensions at 9" x 4½" x 2½" (230mm x 115mm x 65mm) make them typical for the late 18th to early 19th century.
- 1.3.4 Areas of remaining historic lime mortar can still be observed within the structure. The mortar is in buff/orange colour with dark aggregates and has in some areas been pointed over with dark grey cement mortar. It is not possible to determine whether the material dates to the wall's construction.
- 1.3.5 The wall's gate piers - contemporary with the structure - are built with stone-facing slabs wrapped around a brick core. The remains of the iron hinges of the gate project from the piers.
- 1.3.6 Within the wall, there are some obvious areas of modern repair executed using 20th-century bricks with cement pointing. Almost consistently throughout the structure, the top two to four courses have been re-laid, mainly using historic/matching bricks. A number of historic sandstone copings remain in place, with some elements already replaced by concrete slabs or covered with cement render.
- 1.3.7 Historically the wall ran further east and was shortened to give access to the newly laid Manor Road. The division line between the historic and new walls is visible at the east end of the site.

Summary condition

- 1.3.8 The wall is leaning and bowing in some areas severely, which is a cause of concern as it displays compromised stability. The condition is likely caused by the extensive ground build-up on the north side of the structure.
- 1.3.9 Although the increased ground level could be historic, it is rather unlikely that the former Barton House was built at the same height as the current buildings, as this would have caused a degree of loss of privacy for the occupants. Thus, the ground build-up is likely caused by the construction of the flats during the 1980s.
- 1.3.10 Along the wall, there are multiple large areas of erosion to bricks and mortar caused by the effect of continued water splashing onto 'splash zones'. Likely, in the past, the heavily trafficked road reached the wall, and the absence of pavement made the structure more exposed to vehicles. Moreover, some areas of efflorescence, which can be caused by the soil moisture rising from the ground on the north side trying to escape through the brick wall, can be observed along the south elevation.
- 1.3.11 The wall is heavily covered by vegetation, mainly by well-established ivy, whose roots deeply penetrated the wall and caused movement.



Fig 1 Site location

NORT2333HS226#01

Figure 1 Site location

2 Aims and Objectives

2.1 Specific objectives and research aims

- 2.1.1 The objectives of the Standing Building Survey have been set out in both planning permission (refs NW/22/00836/FUL & NW/23/00096/FUL) and Listed Building Consent (refs NW/22/00837/LBC & NW/23/00097/LBC) dated 5 December 2022 and 21 February 2023 issued by North Northamptonshire Council, which states in Condition 5 of all of these a requirement for the recording and historic analysis of the wall and gate piers structure, architectural detail and archaeological evidence. This will be considered alongside an appraisal of relevant archive material.
- 2.1.2 The architectural and historic interest of the wall and gate piers is considered sufficient to merit listing to Grade II and it will be reflected during the recording.
- 2.1.3 The historic building recording will be carried out to a Level 2 on both parts of the wall, in accordance with the Historic England guidance document Understanding Historic Buildings; a guide to good recording practice (HE 2016).
- 2.1.4 A Level 2 historic building recording forms a descriptive record of a structure. The Historic England guidelines state that a Level 2 will be created by examining the exterior, photographing and describing these elements. The examination will show the development through analysis and conclusions reached, but will not discuss in great detail the evidence on which this is based.
- 2.1.5 The objective of the building recording is initially to fulfil the need for a survey of the built heritage assets within the site. This will address the buildings' structural and architectural detail and archaeological evidence to produce a descriptive record of the building/s which will be sufficient in mitigating the built heritage conditions attached to the planning consent relating to built-heritage assets. The aims of the investigation are to:
- to undertake a photographic record of the wall and gate piers. The photographic record will include detailed and general shots of the exterior fabric, where this can be safely done,
 - to analyse and describe the fabric of the wall and gate piers before the commencement of the proposed work with the aim of elucidating use and development,
 - to report the results in a suitable form, publish a summary, register the report through the Historic England OASIS form, LAA and with the LPA in due course.

3 Methodology

3.1 Physical investigation

- 3.1.1 Physical investigation of the both parts of the wall and gate piers will be carried out on site, prior to works commencing and during and/or after alteration works. This aspect of the investigation will be selective, aimed at elucidating significant details regarding construction, use and development.

3.2 Written records

- 3.2.1 Handwritten notes will be taken on site to record the findings of the on-site analysis of the wall and gate piers. These will be notes on the fabric, form, functions and evident past changes to the structure. All handwritten notes will be included in the material to be archived.
- 3.2.2 The Project Manager and Site Supervisor will be responsible for ensuring that the written record will be submitted to the archive and comply with the standard and guidance for archaeological investigation of standing buildings or structures as stated by the Chartered Institute for Archaeologists (CIfA 2020a).

3.3 Drawn records

- 3.3.1 Sketch plans will be made on-site in order to provide photographic location plans as illustrations to the report.
- 3.3.2 Other drawings may include cross-sections or long sections, architectural decoration, elevations, or a site plan.
- 3.3.3 Any hand-drawn records will conform to the conventions and procedures laid out in the Historic England guidance (HE 2016b). Any metric survey data created by MOLA will conform to Historic England guidance (HE 2015b).

3.4 Photographic records

- 3.4.1 The record will include external photographs as required using large format DSLR cameras at a minimum of 12 megapixels. The photographic record will include general views of the wall and gate piers within its setting, its external appearance, and the overall appearance of internal spaces.
- 3.4.2 The photographic record will be sufficiently thorough and detailed to illustrate the most important areas, important structural relationships, individual items of interest and a recording of the exterior areas of the wall and gate piers to capture:
- The structure's external appearance
 - The overall appearance of the principal elements
 - Example of bricks and stone used for construction before the commencement of works
 - Examples of mortar joints.
 - Any detail relevant to the design, development and use which does not show adequately on general photographs and which is visible and accessible
- 3.4.3 The photographic record will be carried out during the demolition of the wall and gate piers and exposure of hidden elements.

- 3.4.4 Additional photographs will be taken to be used in the off-site analysis of the building.
- 3.4.5 Where possible, all photographs will include an appropriate scale. The scale will be positioned so as not to be intrusive
- 3.4.6 A register of photographs will be produced
- 3.4.7 A photographic location plan will be produced showing direction and frame numbers.
- 3.4.8 Lighting equipment may be required if the structure does not have a suitable electricity supply at the time of recording and a scale bar will be used if possible.

3.5 Documentary research

- 3.5.1 The repository expected to hold historic documents relative to the site is the Northamptonshire Archaeological Resource Centre.

4 Reporting and Archive

4.1 Post-fieldwork, reporting and dissemination

- 4.1.1 Following the completion of fieldwork, the assessment of the site records will lead to a report in accordance with the Management of Research Projects in the Historic Environment (MoRPHE) (HE 2015a) Understanding Historic Buildings: a guide to good recording practice (Historic England, 2016a) and ClfA Standard and Guidance: for the archaeological investigation and recording of standing buildings or structures (ClfA 2020a).
- 4.1.2 The report will include a summary of the work undertaken and the aims and methods employed during the course of the recording. This will form an analytical record incorporating an introductory description followed by an account of the structure development and use, citing the documentary archive material used as evidence for the conclusions drawn. The text will be supported by the use of illustrations and photographs.
- 4.1.3 The report will also include a summary of the observations during the demolition and reconstruction works and the methods used.
- 4.1.4 In addition to this technical report, which MOLA can prepare an additional interim report giving an overall view of the project and its results in non-technical language. This should be agreed with the Project Manager in advance, and may be prepared and issued to the client and other relevant parties on or before completion of the Full Report.

4.2 The project archive

- 4.2.1 The project archive will include all materials retained (or the comprehensive record of such materials as referred to above) and all written, drawn and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent before permanent transfer within six months of the report publication to the relevant repository: Northamptonshire Archaeological Resource Centre. The archaeological building recording project has been assigned the event UID ENN111433
- 4.2.2 The archive will be prepared and ordered in a site archive compatible with other archaeological archives in the Northamptonshire and adhering to standards set out in the following:
- Northamptonshire Archaeological Resource Centre: Archaeological Archives Standard (September 2023)
 - Archaeological Archive Forum, Archaeological Archives: a guide to best practice in creation, compilation transfer and curation (2011)
 - Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992),
 - Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992).
 - Society of Museum Archaeologists (1995) Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales.
 - United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990)
- 4.2.3 All projects conducted by MOLA contain an Online Access to the Index of Archaeological

Investigations (OASIS V) registration form in the report. This data is used to keep the online database up to date with the most recent projects conducted by MOLA. When completed and approved the digital report will be uploaded to OASIS for submission to the ADS website.

4.3 Publication/dissemination

- 4.3.1 In all cases a short summary of the results of the work will be submitted through the Historic England OASIS archaeological data collection form, and for publication in Post-Medieval Archaeology if appropriate.

5 Key personnel and timetable

5.1 Personnel

- 5.1.1 MOLA is a CfA registered organisation, under the overall management of **Guy Hunt, Chief Executive Officer**.
- 5.1.2 The project will be carried out under the oversight of appropriately experienced MOLA project Manager. The fieldwork will be supervised by one of MOLA's qualified and experienced supervisors supported by archaeologists drawn from MOLA's team of permanent and temporary staff.

5.2 Field programme

- 5.2.1 The initial recording programme is expected to involve a single site visit for recording by 1 member of staff, for approximately 1 day (for pre-construction recording). The number of visits during demolition and exposure of the currently buried face is to be determined in accordance with the contractor's work schedule.
- 5.2.2 If unforeseen engineering or health and safety problems should arise, or if extensive, significant features are found to survive in the area which cannot be satisfactorily accessed and recorded in this period, then there should be sufficient flexibility within the programme and resources to enable the features and/or structures in question to be observed and recorded to the satisfaction of the Local Planning Authority's designated representative/advisor. The exact details of time, areas and numbers of staff involved would be agreed upon in discussions between representatives of the developer and/or their agents, MOLA and the Local Planning Authority's designated representative/advisor.

6 Bibliography

- Archaeological Archive Forum, 2011 Archaeological Archives: a guide to best practice in creation, compilation transfer and curation
- BADLG, 1991 *Code of Practice*, British Archaeologists and Developers Liaison Group
- Cifa, 2014 [Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives](#), Chartered Institute for Archaeologists
- Cifa, 2020a [Standard and guidance for the archaeological investigation and recording of standing buildings or structures](#), Chartered Institute for Archaeologists
- Cifa, 2021 [Code of conduct](#), Chartered Institute for Archaeologists
- HE, 2015a [Management of Research Projects in the Historic Environment \(MoRPHE\)](#), Historic England
- HE, 2015b [Metric survey specification for cultural heritage \(3rd Ed.\)](#), Historic England
- HE, 2016a [Understanding historic buildings: A guide to good recording practice](#), Historic England
- HE, 2016b [Drawing for understanding: Creating interpretative drawings of historic buildings](#), Historic England
- NARC 2023 *Archaeological Archives Standard* Northampton Archaeological Recourse Centre
- Palmer, J. and Palmer, M., 1982. Life in 18th century Earls Barton. *Life: Northamptonshire & Bedfordshire*, pp.37-40.

7 Health and Safety Risk Assessment and Method Statement (RAMS)

- 7.1.1 A site specific risk assessment and safety plan (RAMS) will be prepared before the start of the project and will be updated throughout the project if appropriate. All site staff are inducted in the site-specific risk assessment and made aware of potential hazards before they commence the works on site.
- 7.1.2 MOLA is a responsible employer and all work is conducted in accordance with MOLA's established Health and Safety Policy. This provides a practical framework for the implementation of the Health and Safety at Work Act 1974, the management of Health and Safety at Work regulations 1992 and other relevant legislation.