



**ARCHAEOLOGY  
WARWICKSHIRE**

# **Land to the rear of The Manor House Burbage Leicestershire**

**Written Scheme of Investigation  
Archaeological evaluation**

Archaeology Warwickshire  
July 2023



**Warwickshire**  
County Council

**Land to the rear of The Manor House, Burbage, Leicestershire**

Written Scheme of Investigation: Archaeological evaluation

Date: July 2023

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<b>Commissioned by:</b>	Mr and Ms Bennett
<b>Site code:</b>	LM23
<b>Planning authority:</b>	Hinkley & Bosworth Borough Council
<b>Accession number:</b>	X.A66.2023
<b>National Grid Reference:</b>	SP 44428 92720
<b>Planning reference:</b>	22/01176/OUT
<b>Project manager:</b>	Paul Clarke BA
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<b>Approved by:</b>	Stuart Palmer MCIfA FSA
<b>Date:</b>	July 2023
<b>Version:</b>	1

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## **1 INTRODUCTION**

- 1.1 Planning permission (application ref. 22/01176/OUT) is sought from Hinckley & Bosworth Borough Council for the erection of a single dwelling to the rear of The Manor House, Church Street, Burbage, Hinckley, Leicestershire, LE10 2DB (hereafter referred to as 'the site').
- 1.2 The Manor House is a Grade II Listed 17th century building. An Archaeological Heritage Statement produced for the site identified that it 'is located within an area of some archaeological potential', with potential for a medieval or post-medieval fishpond at the eastern end of the site.
- 1.3 Archaeological comment provided by William Kelly, Senior Planning Archaeologist for Leicestershire County Council, recommended that an archaeological evaluation be undertaken prior to determination of the planning application. Archaeology Warwickshire (AW hereon) have been commissioned to produce a Written Scheme of Investigation for such an archaeological evaluation.
- 1.4 This Written Scheme of Investigation has been compiled in accordance with the Chartered Institute for Archaeologists Standard and guidance for archaeological field evaluation (2020).



## 2 SITE LOCATION

- 2.1 The site (Fig 1) is centred on National Grid Reference SP 44428 92720, at the eastern edge of the historic settlement core of the village of Burbage. The site lies within the civil parish of Burbage but the historic parish of St Catherine's.
- 2.2 The site comprises gardens within the domestic curtilage of the Grade II Listed 17th century Manor House (National Heritage List for England no. 1178080), which lies to the west of the site. The boundaries are established property boundaries marked by domestic fencing including brick-built walls. Open fields lie to the north, east and south-east. The Grade II Listed early 18th century Burbage Hall (NHLE: 1074253) lies to the south and Manor Farm to the north-west.
- 2.3 The British Geological Survey (2023) records the underlying geology as Mercia Mudstone Group, with superficial deposits of Dunsmore Gravel - Sand and gravel. The site lies at a height of around 128m above Ordnance Datum (aOD).

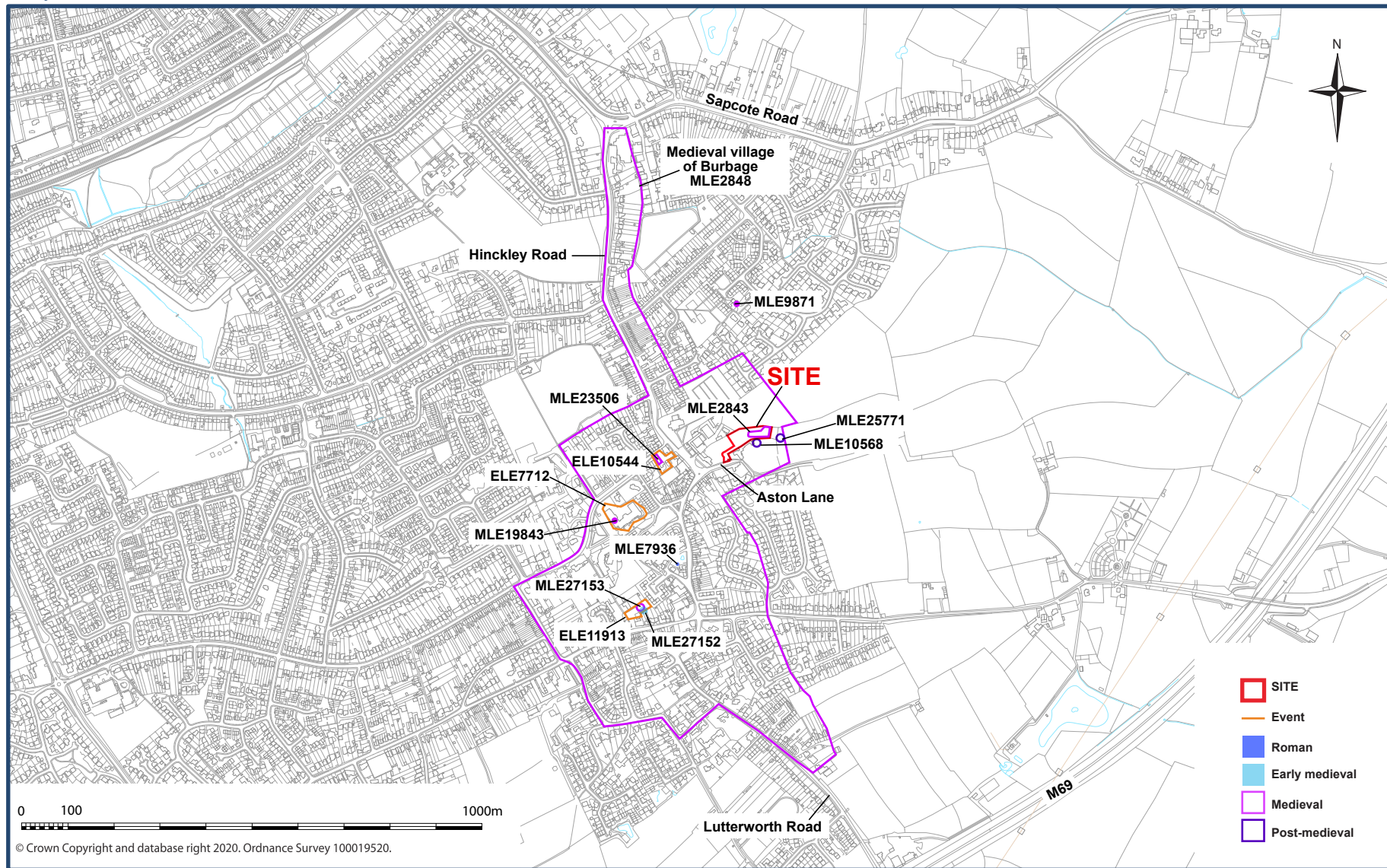


Fig 1: Location of site and selected Historic Environment information

### **3 BASELINE ARCHAEOLOGICAL DATA**

- 3.1 The baseline heritage data was established in January 2023 (Archaeological Building Recording Services 2023) and has been summarised below. A 1km HER search was also requested from Leicestershire Historic Environment Record (HER).

#### **Prehistoric**

- 3.2 As yet no finds or sites known to date from the prehistoric period are recorded by the HER within the search area.

#### **Roman**

- 3.3 Evidence for Roman period settlement in Burbage derives from an unconfirmed report of a “Roman mosaic of some considerable quality” in the Horsepool area, some 310m south-west of the site (HER ref. MLE7936).

#### **Early medieval**

- 3.4 It is likely that the settlement of Burbage existed in the Saxon period (MLE2848) and a ditch containing a sherd of early to mid-Saxon pottery (MLE27152) was reported to the rear to 32 Windsor Street, some 430m south-west of the site.

#### **Medieval**

- 3.5 The site is located on the eastern fringe of the historic settlement core of Burbage (MLE2848; as suggested by historic mapping). A 15th century ring was found (MLE9871) some 300m north of the site and 12th century pottery (MLE19843) was reported 40m WSW of the site.
- 3.6 The remains of two 11th or 12th century structures (MLE27153) were reported 440m SW of the site and a medieval sherd was found in one of two post-medieval pits (Event ID ELE10544) (MLE23506).

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- 3.7 Within the boundaries of the current site is a possible medieval fishpond (MLE2843). Due to its proximity to Burbage Hall, the HER surmises it may have originally belonged to the Hall and not to the Manor House. The pond itself is steep sided and irregular in shape and may, in fact be a flooded brick pit.

**Post-medieval & modern**

- 3.8 The HER records a number of features of historic significance dating to the post medieval and modern periods within the search area. The main road through Burbage follows the alignment of the Hinckley to Lutterworth Turnpike (MLE20924), north of Burbage the road meets the Burbage to Narborough Turnpike (MLE21284).
- 3.9 The site itself is within the curtilage of the Grade II Listed 17th century *Manor House* (NHLE: 1178080; MLE13029).
- 3.10 The earliest source viewed was John Prior's Map of Leicestershire published in 1777 (not reproduced). The map records the village as a number of buildings fronting the principal thoroughfares and clearly distinct to Hinckley to the north-west. It is unclear whether the buildings are a true representation of the village and its lay out or merely indicative. There is a roadway following the alignment of what is currently Hinckley Road, Church Street and Lutterworth Road and there are buildings recorded fronting this roadway within the vicinity of the proposed development area, one of which could conceivably be the Manor House.
- 3.11 More immediate to the site, archaeological work at the early 18th century Burbage Hall, which has a shared boundary with the site, recorded walls of an outbuilding associated with the Hall (MLE10568) and a ditch containing animal bone (MLE25771).
- 3.12 The next available map of the proposed development area is a tithe map of 1841 (ROLLR Ref PP451/14 (not reproduced)). The site occupies the

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easternmost extent of an irregular shaped parcel of land east of the Manor House and is, at the time undeveloped. The accompanying apportionment identifies the house as No. 116, "House, outbuildings, yards & garden", this would indicate that at the time the house was part of a working farm, most likely Manor Farm, which is now a modern farmhouse to the east of the traditional farm buildings north of Manor House. The site itself, No. 119 is identified as "Plantation". The flooded feature is apparently mapped in outline, but not identified.

- 3.13 The First Edition Ordnance Survey of the area was published in 1888 (ROLLR Ref XLII.12; not reproduced); it is the first modern map to record the site in significant detail. The Manor House is now identified as such, but appears still to be part of Manor Farm, the site itself is again recorded as undeveloped, but does include standing trees, supporting the plantation description of the Tithe Map. The flooded feature is clearly recorded.
- 3.14 The remainder of the early 20th century Ordnance Survey maps (Figs 2 & 3) show no alterations to the site itself and only minor alterations to the Manor House.



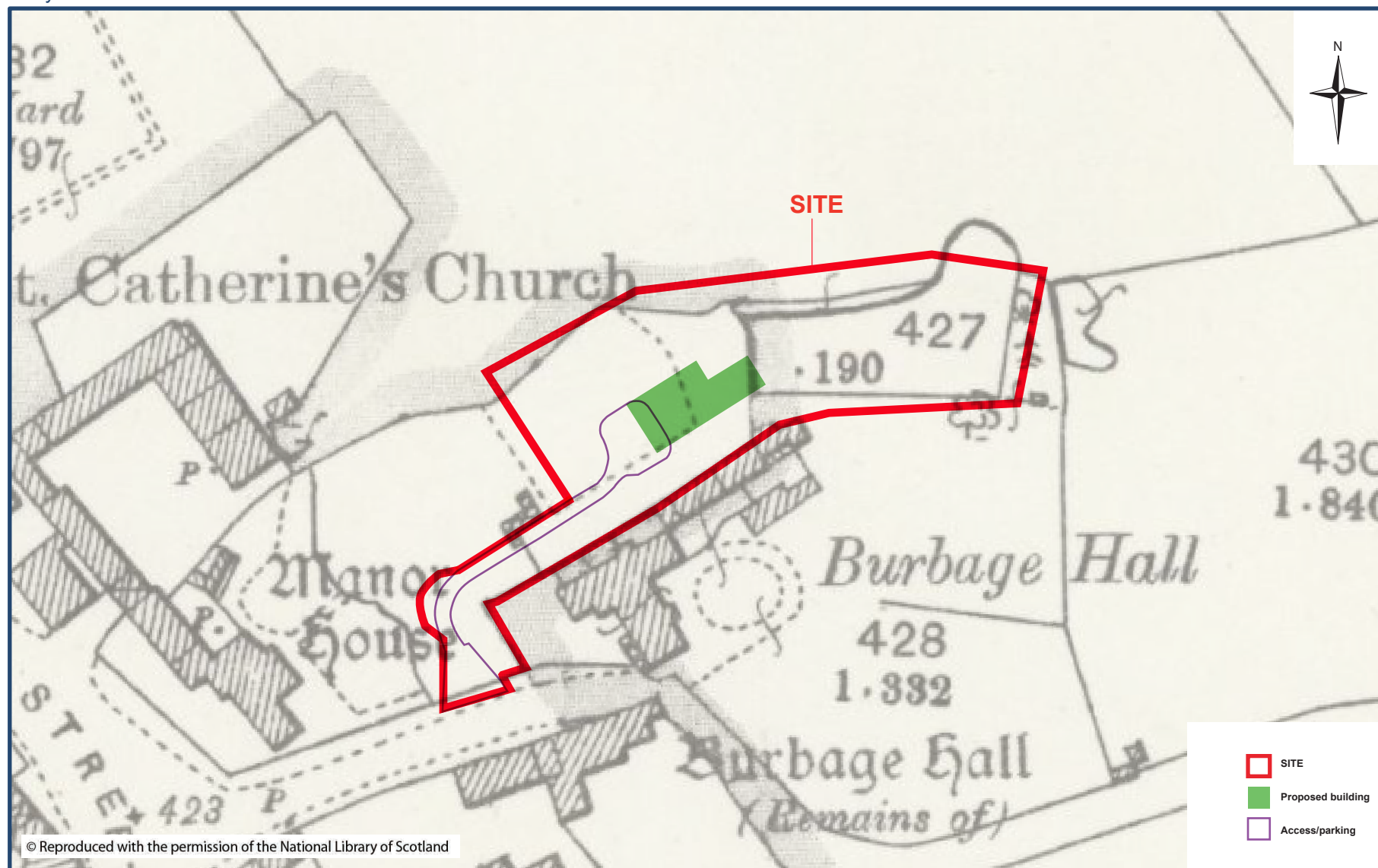


Fig 2: Detail from Ordnance Survey 1:2500 map of 1903 (Leicestershire XXLII.12)

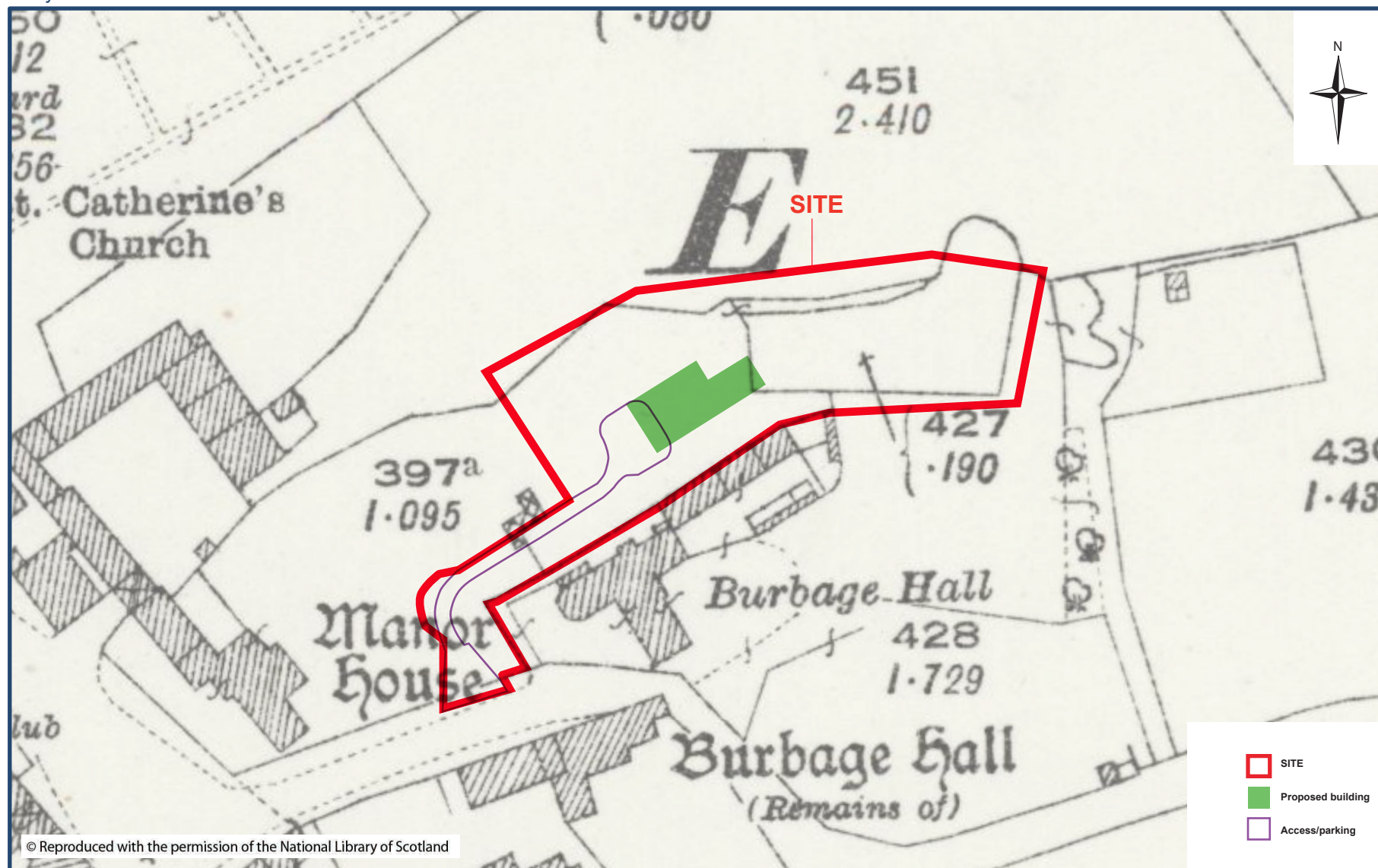


Fig 3: Detail from Ordnance Survey 1:2500 map of 1925 (Leicestershire XXLII.12)

## 4 AIMS AND METHODS

- 4.1 The main aim of the evaluation is to determine if there are any significant archaeological remains in the area to be developed; to form an understanding of their value and their potential to shed light on the subsequent development of the area.
- 4.2 Secondary aims include placing the results in their wider local and regional contexts as appropriate. The results of the evaluation will be tied into the regional research themes set out in *An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands* (Knight *et al* 2012), where warranted.
- 4.3 The objectives will be to locate, record and analyse archaeological materials and deposits and to disseminate the results in an appropriate format.
- 4.4 It is proposed to evaluate the area by means of 20m of trial trenching (one 20m x 1.8m trench; Fig 4), with a contingency for an additional 20% by area to clarify the character or extent of any significant features or deposits where necessary.
- 4.5 Topsoil, former ploughsoils and demonstrably modern overburden will be removed by an appropriate machine using a toothless bucket under direct archaeological supervision. Ground reduction will be in shallow spits until the uppermost archaeological horizon, or the geological natural is reached (whichever the higher). Excavation will then continue by hand.
- 4.6 A suitably experienced archaeologist will scan arisings from the trench using a metal detector.



**Monitoring**

- 4.7 The relevant planning archaeologist will be given at least a week's advance notice of the programmed start on site and an indication as to the anticipated completion date so that arrangements for monitoring can be made.
- 4.8 The appropriate Historic England Regional Archaeological Science Advisor will be contacted with regard to any specific application of archaeological science.
- 4.9 Reasonable access to the site works will be provided to representatives of the Client and the Local Authority and a site tour and opportunity to scrutinise artefacts and site records will be provided as appropriate.
- 4.10 Exceptional finds or results will be reported to the client / consultant and, if necessary, the planning authority's archaeological advisor / Historic England within 24 hours.



Fig 4: Location of proposed development and trial trench

## 5 DETAILED METHODOLOGY

- 5.1 All work will be undertaken in accordance with AW's Procedures Manual, and the Standards and Guidelines of the Chartered Institute for Archaeologists (CIfA).
- 5.2 Archaeological contexts encountered will be cleaned and photographed. Where possible pits and postholes will be half excavated and linear ditches and gullies sampled by cross section at suitable intervals. Part excavated features will be re-photographed and their cross-sections drawn to scale. All significant layers and structures will be photographed.
- 5.3 Site plans will predominantly be acquired using Leica Netrover GPS supplemented by hand drawn details where necessary (1:20 or 1:50 on permatrace). All levels will be related to Ordnance Datum. Cross sections will be drawn at 1:10 or 1:20 depending on their complexity.
- 5.4 All archaeological contexts will be recorded using the standard Archaeology Warwickshire recording system using pro forma context sheets with standardised descriptions based on Soil Survey soil texture terminology and Munsell colour descriptions. **'Diggit' digital recording will be phased in over the course of 2023.** All finds recovered will be assigned to a context.
- 5.5 A digital photographic record of the fieldwork will be produced to include individual trenches, features and appropriate feature groups along with images useful for public presentation.
- 5.6 Sampling strategies will be developed subject to the requirements of the project and its aims and findings. Sampling will take into account the guidance provided in Environmental Archaeology; a guide to the theory and practice of methods, from sampling and recovery to post-excavation (English Heritage 2011). Environmental samples will be taken from

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appropriate deposits where secure stratigraphic relationships are present subject to Health and Safety considerations and where contamination is not an issue. Samples will be taken in order to retrieve wider palaeoenvironmental, industrial, economic evidence or contextual data (Table 1).

- 5.7 In the event of human remains being revealed these will be left in situ and the Coroner and archaeological advisor informed. Such remains may be covered and protected unless there is a risk that they could be damaged or stolen. Any subsequent excavation or removal will take place after the relevant Ministry of Justice licence had been obtained, as required by the Burials Act.
- 5.8 In the unlikely event finds of gold or silver being revealed these will be reported to the Coroner in accordance with the Treasure Act 1996. Such finds would be removed to a safe location for temporary storage and the archaeological advisor informed.

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**Most samples must be context-specific; and that is much more important than achieving larger sample volumes that potentially cross context boundaries. We are sampling distinct events.**

Potential data	Deposit criteria	Sample method	Feature or context type	Sample size	Excavated sample	Sampling objective
Charred Plant Remains	Stratified deposits, datable and low risk of contamination	Bulk samples	Structural or occupation features (intensive), including hearths, floors, etc.	Up to 40 L	100%	Clear potential to recover important ecofactual information or significant material
		Bulk samples	Prehistoric & early medieval	40 litres	10-20% linears, 50-100% pits	
			Roman	20-40 L depending on abundance	10% linears, 50% pits	
			Medieval & Post-medieval	10-20 L depending on abundance	10%-20% linears, 50% pits	
		Bulk samples: taken for wet sieving (to recover small animal bone, plant macro-remains, small artefacts)				
Waterlogged organic remains		Sample	Any	15-20 L or whole context, or stratified sequence of 10 L samples		Clear potential to recover important ecofactual information or significant material
Small mammal bone, bird and fish bone, marine mollusc		Bulk sample	Layers	20-40 L distributed	50%	
Pollen, other micro environmental		Monolith / kubiena	Deposit sequence or soil	As advised. Following discussion with specialist and/or curator		
Land snails	Small specific bulks/column of samples	Deposit sequence (and single entity				
Dating		Radiocarbon	Single entity organics, articulated bone, structural material			

**Sampling levels, including the frequency and size of samples may vary from the broad outline strategy according to the characteristics and potential of deposits and how deposits may or may not address the aims and objectives of the project. The level of sampling may be higher or lower following on-going sampling strategy reviews during the course of the project.**

Table 1 Standard sampling strategy

## **6 ANALYSIS AND RECORDING**

- 6.1 A report of the results of the archaeological evaluation is required regardless of what is found and would be produced following the completion of the fieldwork programme. The report will be completed in the standard AW format which would include a description of the methodology employed, an account of the archaeological evidence and an interpretation of the remains.
- 6.2 The report will contain illustrations and plans showing survey areas, the positions of trial trenches and the location of archaeological deposits. It will include a description and interpretation of the deposits, and a list and description of the finds recovered.
- 6.3 A digital copy of the report will be provided for the client. A draft report will be sent to the relevant archaeological advisor for approval. A final, agreed version of the report will be sent in PDF format to the Historic Environment Record on the understanding that it would become a public document after six months.
- 6.4 A summary report would be prepared for publication in a CBA regional journal and, if significant results are established, in a national or period journal to provide wider dissemination.
- 6.5 AW publish all reports (subject to confidentiality agreements) on a dedicated web site and digital reports are submitted to OASIS.

## **7 ARCHIVE DEPOSITION**

- 7.1 The site archive will be prepared in accordance with Historic England and CIfA guidelines.
- 7.2 The archive will be deposited with Leicestershire Museums, under the accession number X.A66.2023. Finds ownership will remain with the landowner until such time as title may be transferred in accordance with appropriate agreement. A list of finds will be made available to the landowner and arrangements can be made for finds to be viewed, if required. AW will encourage landowners to donate the finds to appropriate institutions for their long-term curation.
- 7.3 All recovered artefacts and other material will be cleaned, bagged and boxed in accordance with AW procedures and the requirements of appropriate repository institutions.
- 7.4 All finds storage materials or packaging will be clearly marked with the assigned Warwickshire site code or appropriate assigned accession number.
- 7.5 If required, a CD containing a digital copy of the report, digital photographs and/or data will be included with the archive in accordance with the relevant requirements of the repository institution.

### **Finds selection strategy**

- 7.6 A non-retention policy for artefacts without archaeological significance will be followed unless an individual collection repository has an alternative policy. The non- retention policy will accord with the aims and objectives of the project, the requirements of the archaeological brief and the finds deposition requirements of the relevant repository.

## **8 PROJECT MANAGEMENT**

- 8.1 The personnel for the project will be selected from Archaeology Warwickshire's permanent staff and relevant external specialists (Table 2).

### **Quality Control**

- 8.2 AW is a Registered Organisation with the Chartered Institute for Archaeologists and therefore all work will be undertaken in accordance with relevant CIfA Code of Conduct, Standards, Guidance and Practices. CIfA's Registered Organisation scheme is a quality assurance scheme unique to the historic environment. It is a 'kite mark' of commitment to professional standards and competence that demonstrates the holder has been assessed and found to be professional and accountable.
- 8.3 AW operates an internal quality control system. All projects have a dedicated project manager who is responsible for the quality of the work involved. Project managers report regularly to the Chief Archaeologist who has overall responsibility for ensuring compliance with AW, CIfA and WCC standards and protocols. All completed reports and publications are checked by the Principal Archaeologist or by another senior member of staff prior to dissemination.
- 8.4 The Chief Archaeologist & Delivery Lead bears ultimate responsibility for the conduct of all AW activity and reports to the Service Manager (Planning Delivery). Warwickshire County Council (WCC) also has a formal complaints procedure, details of which are available on request.
- 8.5 AW will from time to time sub-contract some aspects of a project, fieldwork or post-excavation processing and analysis, in whole or in part, to suitably qualified sub-contractors. AW will always retain the project management role and ensure standards are adhered to. Sub-contract work is always undertaken in accordance with AW Procedures Manual and Health & Safety Policy.



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<b><i>Project responsibility</i></b>	<b><i>Team member</i></b>
Chief Archaeologist	Stuart C Palmer MCI fA
Operations Manager	Caroline Rann MCI fA
Projects Manager	Nigel Page MCI fA
Assist. Project Manager	Paul Clarke BSc
Senior Archaeological Officers	Dr Cathy Coutts MCI fA / Pete Thompson BA / Matt Jones BA / Dr Simon Davies
Senior Heritage Officer	Frances Bradbury MSc ACI fA
Archaeological Officers	Bryn Gethin BA / Dr Alexander Portch ACI fA
Assist. Archaeological Officers	Adam Griffiths ACI fA
Archaeological Supervisor	Jodie Duffy BA PCI fA / Eleanor Boot BA
Post-excavation Supervisor	Bekky Hillman BA ACI fA
Graphics Officer	Candy Stevens
UAV Technician	Rob Jones PCI fA
Archaeologists	Hannah Child MSc PCI fA / Els Meirsmen MSc / Bethany Morgan MSc PCI fA
Senior Field Technicians	John Appleby MRes PCI fA / Anna Szulfer MA / Lucy Mills MA / Harry Mason-Hodges BA / Katie Lea MA / Roland Maynard BA
Early prehistoric pottery	Dr Alex Gibson
Roman & Saxon pottery	Dr Jerry Evans
Medieval/Post-medieval pottery	Stephanie Ratkai BA / Paul Blinkhorn BTech
Ceramic Building Material	Dr Phil Mills
Metalwork	Dr Lynne Bevan
Flint	Dr Lynne Bevan
Slag	Dr David Dungworth
Animal Bone	Sheila Hamilton-Dyer
Human bones	York Osteoarchaeology
Environmental remains	AEA
Research	Jonathan Parkhouse MCI fA / Iain Soden BA

Table 2 Project staff and specialists

### **Health and Safety**

- 8.6 AW will conduct all works in accordance with the Health and Safety at Work Act 1974 and Archaeology Warwickshire's Health and Safety Policy. A dynamic risk assessment, which all staff will be made aware of, will be undertaken prior to commencement and updated during the course of the work. AW staff will make provision for assessing or re-assessing additional risks which may be encountered during the project. This will reflect any changes in the working environment or circumstances on the site. Any such documentation may be viewed at the AW office and can be copied to the Client and Curator on request.
- 8.7 All AW staff and sub-contractors hold relevant CSCS cards and each project will be led by staff who have completed, as a minimum, a Site Supervisors Safety Training Scheme. All staff will be trained in the use of any equipment used during the project. Any equipment, plant or welfare facilities provided by the Client will be inspected before use by AW staff.
- 8.8 AW project teams and contractors will follow any proper instruction for the purposes of health and safety when on site. Protective clothing will consist of hard hat, protective boots, and high visibility jacket. Hazard fencing will be erected around work areas where there may be a hazard to others working on the site.
- 8.9 The Client must notify AW of any hazards within the archaeological site before the project commences. These include the location of existing services and unsafe parts of any structure.
- 8.10 Where excavated evaluation trenches present a health and safety risk due to depth or unstable edges there is a presumption that these will be completely or partly backfilled in order to make the site environs safe. Appropriate recording defined by a dynamic risk assessment will take place prior to backfilling.

### **Insurances**

- 8.11 8.11 AW as part of Warwickshire County Council is covered by Public Liability Insurance to a limit of £50,000,000, Products Liability Insurance to a limit of £50,000,000 and Employers' Liability to a limit of £50,000,000.

### **Agreement**

- 8.12 The project will be initiated and undertaken once it is supported by a written agreement between the Client, or their representative, and AW. The client will inform AW of relevant constraints to the site including tree preservation orders, protected species or Sites of Special Scientific Interest.

### **Data management**

- 8.13 All digital data created during the project will be copied to the WCC server, which is backed-up on a daily basis. Following the completion of the post-excavation phase, data will be selected for the final digital archive in accordance AW Procedures and OASIS guidelines, terms and conditions. Digital photographs will be selected and archived in accordance with Historic England's 2015 guidelines for best practice (Digital Image Capture and File Storage). Data produced by sub-contractors will be granted under license for inclusion in the digital archive.

### **Public engagement, participation and benefit**

- 8.14 The fieldwork as proposed will not afford opportunities for general public participation or engagement. However, AW have a long tradition of hosting volunteers, work experience placements and student training placements, both in the field and in the laboratory, where project parameters permit. In addition the results of the work will be publicly available on the ADS with exceptional finds reported on the AW website.

**Staff training and CPD**

- 8.15 The AW business model is predicated on a CPD driven streamlined promotion process whereby opportunities for development are positively encouraged at every stage of a career. AW also operate a CIfA approved training scheme and trainees may be allocated to any aspect of the project.

## 9 COPYRIGHT

- 9.1 Archaeology Warwickshire shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that it hereby provides an exclusive licence to the client and/or commissioning agent for the use of such documents by the client and/or commissioning agent in all matters directly relating to the project as described in this document.
- 9.2 Licence will also be given to the archaeological curators (Planning Archaeologists, Historic Environment Record and Archive Repository) to use the documentary archive for educational, public and research purposes.
- 9.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeology Warwickshire. In these circumstances it will be an infringement under the *Copyright, Designs and Patents Act 1988* for the client and/or commissioning agent to pass on any report, partial report, or copy of same to any third party. Reports submitted in good faith by Archaeology Warwickshire to any Planning authority (Planning Archaeologists, Historic Environment Record and Archive Repository) will be removed from said Planning authority (Planning Archaeologists, Historic Environment Record and Archive Repository). The Planning authority (Planning Archaeologists, Historic Environment Record and Archive Repository) will be notified by Archaeology Warwickshire that the use of any such information previously supplied constitutes and infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.
- 9.4 The author of any report or specialist contribution to any report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

## REFERENCES

BGS British Geological Survey 2023 *Geology Viewer*, accessed July 2023  
[geologyviewer.bgs.ac.uk](http://geologyviewer.bgs.ac.uk)

Chartered Institute for Archaeologists (CIfA) 2020 *Standard and guidance for an archaeological field evaluation*

Knight D, Byner B & Allen, C 2012 *An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*

### **Cartographic sources**

Ordnance Survey map, 1903, 1:2500, digitised version

Ordnance Survey map, 1925, 1:2500, digitised version