

**An Archaeological Evaluation at  
5 Burgins Lane,  
Waltham on the Wolds, Leicestershire.  
NGR: SK 804 251**

Andrew Hyam  
September 2007

*Planning Application Ref:2004/00897/6*

*Client: HSSP Architects*

**Checked by :**

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**An Archaeological Watching Brief at 5 Burgins Lane, Waltham on the Wolds,  
Leicestershire. NGR: SK 804 251**

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**An Archaeological Watching Brief at 5 Burgins Lane, Waltham on the Wolds,  
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Andrew Hyam

**Summary**

*A watching brief was undertaken for HSSP Architects by the University of Leicester Archaeological Services (ULAS) on 3rd of September 2007 during the excavation of foundation trenches in preparation for a single domestic dwelling (NGR SK 804 251; planning application 2004/00897/6). The site lies on the edge of the historic core of Waltham on the Wolds and was seen to have potential for surviving archaeological deposits. Topsoil was excavated within the development area to reveal mid –orange-brown silty clay subsoil which was then excavated down to an orange-brown sandy clay and gravel natural substrata. A stone-lined well was noted near the front of the property but no other archaeological features or deposits were observed elsewhere on site.*

*Records will be deposited with Leicestershire County Council, under Accession number X.A.208.2007*

**1. Introduction**

Waltham on the Wolds lies approximately 7km north-east of Melton Mowbray, Leicestershire (Fig 1.). The site for the new development is on Burgins Lane which heads in a north-easterly direction from the High Street (NGR SK804 251) (figs. 2 and 4). A single domestic dwelling is planned which until recently was used as a garden and garages. Despite being behind the original historic medieval village core and street frontage there was still a reasonably high potential for buried archaeological deposits surviving on the site. The proximity of the church, manorial earthworks and local medieval finds reinforced this potential. In view of this, as a condition of the planning permission granted by Melton Borough Council, a watching brief was required during all groundworks to ensure that any affected deposits were adequately recorded as specified in the Design Specification (ULAS 19.03.2007; Appendix 1).

As mentioned, the site was used until recently for a garden with at least one large tree and a metalled driveway running along the northern edge of the site leading to a (now demolished) garage built on a concrete plinth occupying the western edge of the site. A new brick wall has been constructed along the south side of the plot to divide the old garden. At the time of the watching brief the east side fronting onto Burgins Lane was open. Modern housing surrounds the development plot.

**2. The Archaeological and Historical Background (from Browning 2005)**

The proposed development area is located to the north of the village centre and does not contain any known sites. The following is a brief summary of relevant sites listed on the Historic Environment Record for Leicestershire and Rutland (hereinafter HER)

numbered in brackets. Details of sites in the village core area but which are not in close proximity to the development site are listed in Appendix 1 and their locations can be seen on figure 3. The name 'Waltham' derives from 'weald' (woody) and 'ham' (town), while the word 'wold' is from a Saxon word meaning 'hill or high place' (Nichols 1795, 379).

### *Prehistoric*

An undated cropmark of a rectangular enclosure is located 150m northwest of the site (**MLE4191**). The HER does not indicate what this may be but in many cases these cropmarks represent prehistoric (possibly Iron Age) features.

### *Roman*

The line of a Roman road passes through the village on a northwest-southeast alignment (**MLE3814**). It follows the line of High Street and Goadby Road and runs adjacent to the site. This stretch of road is known as King Street Lane and links the Roman small towns at Thistleton and Goadby Marwood, probably then continuing to Margidunum in south Nottinghamshire (Liddle 2002, 1). The road joins the Drift (otherwise known as Sewstern Lane) with the Salt Way, which runs along the ironstone escarpment between Six Hills and Grantham.

Locally made Roman pottery found to the east of the site, at a property on the High Street, suggests possible occupation (**MLE4201**).

### *Medieval and Post-Medieval*

The village core has been deduced by R. F. Hartley and is shown on figure 3 (**MLE9114**). This indicates that the depot is just on the periphery of the medieval village. At the time of Domesday lands in Waltham belonged to Hugo de Grentemaisnell (who owned much of Leicestershire) and Walter held the land for him. From Hugo the land devolved to the Earls of Leicester. The greatest part of the town belonged to nearby Croxton Abbey (Nichols 1795, 379), northeast of the village. There is documentary evidence for a medieval market (**MLE4200**). Henry III granted a weekly market in the village on a Thursday and an annual fair on the 8th September. Nichols remarks that the small market no longer occurs in his day (late eighteenth century) but there is still a fair held on 19th September 'for horses, horned cattle, hogs and goods of all sorts' (Nichols 1795, 382). During the fair anyone who wanted to brew beer could sell it and many made it just to give away.

The Church of St. Mary Magdalene (**MLE4183**) has origins in the Saxo-Norman period but most of the fabric dates around 1300. It contains a Norman octagonal font (**MLE4194**) and there is a well associated with the building, possibly post-medieval in date (**MLE4195**). The medieval manorial complex is located approximately 350m to the southeast of the site (**MLE4205**). Approximately 800m to the west of the site are the remains of a large dam used to retain the millpond (**MLE4182**).

Vertical air photographs show earthwork remains in the village at grid reference (SK803 248), some distance southeast of the development site. The lane to the old windmill continues as a hollow way and there are faint traces of earthworks between

this and the main road, including the foundations of a substantial building 50m southwest of the windmill (Hartley 1987, 15).

Waltham on the Wolds seems to have been primarily agricultural. The *Leicester Advertiser* remarks that farming was the only industry of the village and by the mid-1950s those that did not work on the land tended to work in Melton Mowbray. There was no piped water in the village until the late 1950s (Leicester Advertiser 1957, 10). There are a number of listed buildings in the village but none are close to the development site.

### ***Cartographic Evidence***

No enclosure or title maps were available. The earliest available map of the area was dated between 1887-1891 (Ordnance survey 1st edition) ([www.old-maps.co.uk](http://www.old-maps.co.uk)). This shows the site and surrounding locality to be empty although the existing street layouts are present which may indicate the possibility of earlier demolished structures. The location of a well is also marked on the map which corresponds to the development site.

### **3. Archaeological Objectives**

To identify the presence/absence of any archaeological deposits.

To establish the character, extent, date range and significance of any archaeological deposits affected by the proposed ground works.

To excavate and record any archaeological deposits affected by the ground works.

To produce an archive and report of any results.

### **4. Methodology**

All vegetation and much of the topsoil had already been cleared before the commencement of the watching brief, although this did not appear to have affected or disturbed any of the underlying deposits. The work consisted of the excavation of foundations within the footprint of the proposed building. All foundation excavation was observed and the spoil scanned for finds.

All spoil from the excavation was removed using a toothed bucket on the back actor of a JCB 3X mechanical excavator. All deposits were recorded by notes, photographs and sketches.

All work followed the Institute of Field Archaeologists (IFA) Code of Conduct and adhered to their *Standard and Guidance for Archaeological Watching Briefs*.

### **5. Results**

Most trenches were excavated to a width of 0.7m with some wider portions for chimneys, bays etc. Any remaining topsoil was removed which would have had a total depth of approximately 0.4m. Beneath the topsoil was an orange-brown sandy

clay subsoil, varying in depth from between 0.3m and 0.4m. In places, especially along the southern boundary, the subsoil was extremely disturbed. The previous owner, who still lives next door, said that this was due to the presence of a large tree which occupied much of this space until recently. The natural substratum, seen in all trenches, was a mid-brownish-orange sandy clay with patches of ironstone (Figure 5).

No archaeological features were seen in section or cutting into the natural clay. Some very modern fragments of pottery were observed in the spoil but were not retained. However, a modern concrete cap in the south east corner of the site was removed to reveal a 5m deep well (Figure 6). It had a diameter of approximately 1.2m and was lined with coursed limestone rubble for the first few metres. As this lay close to the front of the proposed house it is to be backfilled with concrete in order to stabilise the surrounding ground.

## **6. Discussion**

No archaeological deposits, features or pre-modern artefacts were encountered during the watching brief. The only visible disturbance came from the partially stone lined well towards the front of the development site. Such structures are hard to date although its presence on the First Edition OS map makes it at least 100 years old.

## **7. Archive**

The archive consists of site notes, sketches and photographs to be held by Leicestershire County Council, under accession number X.A.208.2007.

## **8. Publication**

A summary of the work will be submitted for publication in the *Transactions of The Leicestershire Archaeological and Historical Society* in due course.

## **9. Acknowledgements**

Fieldwork was undertaken by A R Hyam. The project was managed by Dr P Clay.

## **10. Bibliography**

Browning, J., 2005 *An Archaeological Desk-based Assessment for land off Goadby Road, Waltham-on-the Wolds, Leicestershire, (NGR SK 800 271)* ULAS Report 2005-037

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*Figure 1. Waltham on the Wolds location map.*  
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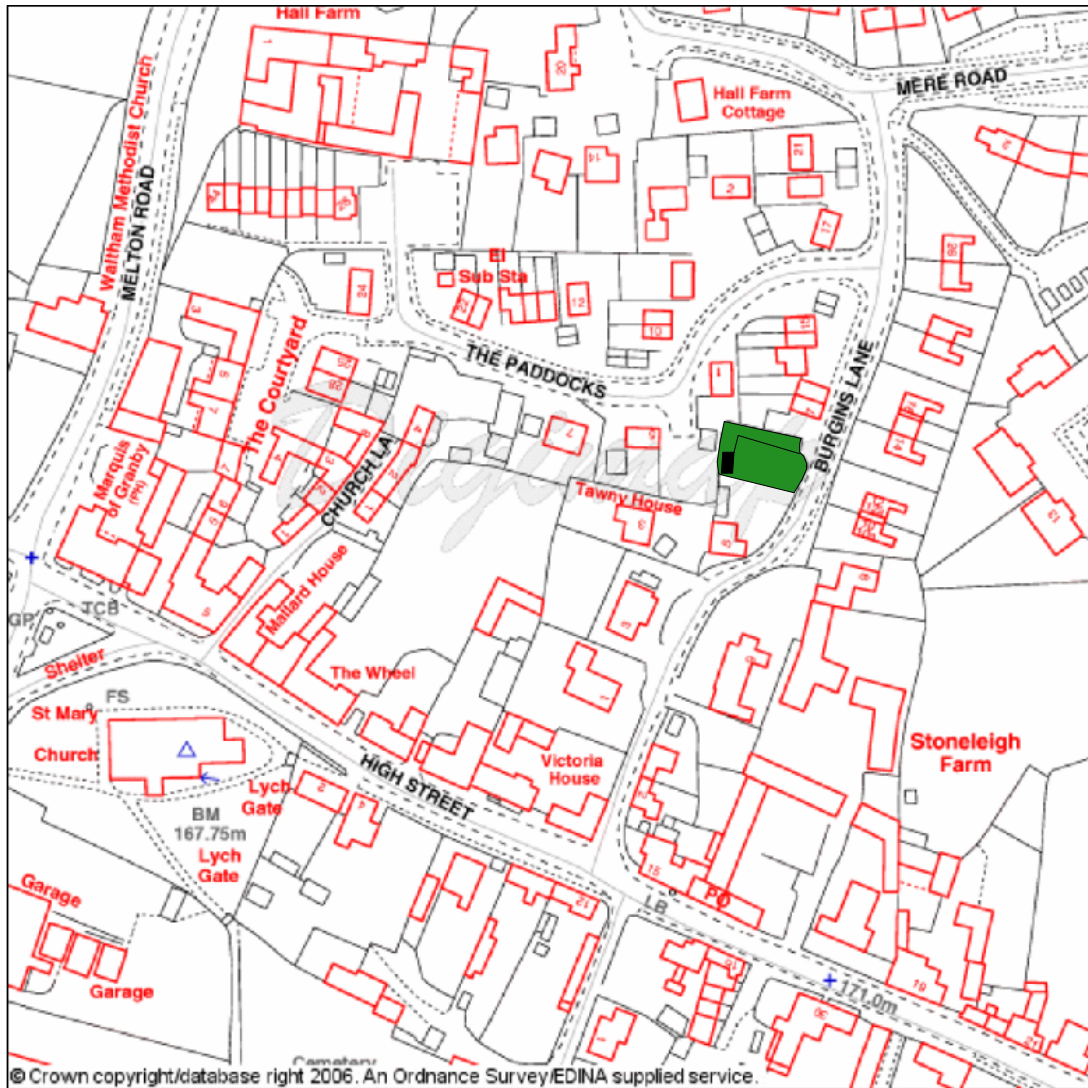


Figure 2. Proposed development site highlighted in green with garage and drive also shown. Source: Ordnance Survey/Edina



*Figure 3. First Edition OS map. Site location marked by W – well.*



*Figure 4. Development site looking west from Burgins Lane.*





*Figure 5. Trenches nearing completion.  
Concrete capping for well near to the Heras fencing top right.*



*Figure 6. View of well after lifting capping.*

## **Appendix 1 *ULAS Design Specification***

### **UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES**

#### **Design Specification for Archaeological Works**

*Site: 5, Burgins Lane, Waltham on the Wolds, Leicestershire*

*NGR: TF 047 127*

*Client: HSSP Architects*

*P.A 2004/00897/6*

*Planning Authority: Melton Borough Council*

#### **1. Introduction**

##### **1.1 *Definition and scope of the specification***

In accordance with Planning Policy Guidance Note (PPG16, Archaeology and Planning), para.30, and the condition placed on planning permission, this specification constitutes a 'written scheme of archaeological investigation' which ULAS intends to implement on behalf of the Client in mitigation of any damage which may be caused to buried or standing archaeological remains from the development.

1.2 The definition of archaeological watching brief, taken from the Institute of Field Archaeologists Standards and Guidance: for Archaeological Watching Briefs (IFA S&G: AWB) is a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.

1.3 The purpose of a watching brief, as laid down in the IFA S&G AWB is:

to allow, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works.

to provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment.

1.4 This document provides a scheme of works for an 'intensive watching brief' as defined by the IFA:

Archaeological supervision, attendance and recording during topsoil stripping and groundworks likely to disturb archaeological remains, if present.

#### **2. Archaeological Objectives**

The main objectives, within the resources available, are

- To identify the presence/absence of any archaeological deposits.
- To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
- To excavate and record any archaeological deposits to be affected by the ground works.
- To produce an archive and report of any results.

### **3. Background**

- 3.1 The site is located within the medieval historic core of Waltham on the Wolds close to the church, the earthworks of a manorial complex and mediaval finds. Roman remains are also known from the vicinity.
- 3.2 Due to the site's location it is seen as having the potential to contain associated archaeological deposits of medieval and later periods. There is still a potential for archaeological deposits predating the early medieval period to survive, although this level of potential has not been assessed.
- 3.3 Planning permission has been granted by Melton borough Council for the erection of a single dwelling. A condition for an archaeological watching brief has been placed on the planning decision.
- 3.4 The groundworks to be undertaken during the development will comprise the removal of topsoil, excavation of footings, associated services and access routes, which could severely damage or destroy any archaeological remains that may be present on the site.

### **4. Methodology**

#### **4.1 *General Methodology and Standards***

- 4.1.1 All work will follow the Institute of Field Archaeologists (IFA) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Watching Briefs*.
- 4.1.2 Staffing (as far as is possible), Recording systems, Health and Safety provisions and Insurance details are included below.
- 4.1.3 Internal monitoring procedures will be undertaken including visits to the site by the project manager. These will ensure that project targets are met and professional standards are maintained. Provision will be made for external monitoring meetings with the Senior Planning Archaeologist of the Historic and Natural Environment Team, Leicestershire County Council, Rutland County Council planning authority and the Client, if required.

#### **4.2 *Watching brief methodology***

- 4.2.1 The archaeologist will be present during all groundworks that have the potential to affect any surviving archaeological deposits within the development area. The commencement of groundworks and subsequent timetable of works has been agreed between the Client, the Client's contractor and ULAS.
- 4.2.2 The archaeologist will supervise and observe any topsoil stripping and the excavation of foundation trenches and drains, by the Client's contractors, in order to obtain an adequate record of any archaeological deposits or finds disturbed or exposed by groundworks associated with the development.
- 4.2.3 The archaeologist will cooperate at all times with the contractors to ensure that there are no unnecessary delays to the work. However, if any archaeological deposits are seen to be present, the archaeologist will have the power to temporarily halt the works in order to define and record areas of archaeological interest.
- 4.2.4 Any archaeological deposits encountered will be recorded and excavated using standard ULAS procedures (see section 5 below).
- 4.2.5 In the event that unforeseen archaeological discoveries are made during the development, ULAS shall have the power to halt any ground works and shall inform the site agent/project manager and the Senior Planning Archaeologist, and prepare a written statement with plan detailing the archaeological evidence. Following assessment of the archaeological remains by the Senior Planning Archaeologist, ULAS shall, if required, implement on behalf of the Client a contingency scheme for salvage excavation of affected archaeological features.

#### **4.3. *Environmental Sampling***

- 4.3.1 If significant archaeological features are subject to excavation, the sampling strategy will include the following if practicable, within the scope of the project and with the allocated resources:

A range of features to represent all feature types, areas and phases will be selected on a judgmental basis. The criteria for selection will be that deposits are datable, well sealed and with little intrusive or residual material.

Any buried soils or well-sealed deposits with concentrations of carbonised material present will be intensively sampled taking a known proportion of the deposit.

Spot samples will be taken where concentrations of environmental remains are located.

Waterlogged remains, if present, will be sampled for pollen, plant macrofossils, insect remains and radiocarbon dating provided that they are uncontaminated and datable. Consultation with the specialist will be undertaken.

#### **4.4 Recording Systems**

4.4.1 The ULAS recording manual will be used as a guide for all recording.

4.4.2 Individual descriptions of any observed archaeological strata and features exposed by the works will be entered onto pro-forma recording sheets.

4.4.3 A site location plan based on the current Ordnance Survey 1:1250 map (reproduced with the permission of the Controller of HMSO) will be prepared. This will be supplemented by a plan at appropriate scale, which will show the location of the investigation area in relation to the OS or site grid, as appropriate.

4.4.4 A record of the full extent in plan of all archaeological deposits encountered will be made. Sections including the half-sections of individual layers of features will be drawn as necessary, typically at a scale of 1:10. Relative levels of archaeological deposits will be taken across the site area.

4.4.5 A photographic record of the investigations will be prepared illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include 'working shots' to illustrate more generally the nature of the archaeological operation mounted.

4.4.6 As a minimum, the watching archaeologist will record the location and depths of any areas of groundworks, including descriptions and depths of all principal strata disturbed, even if no archaeological features are present.

### **5. Finds and Samples**

5.1 The IFA Guidelines for Finds Work will be adhered to.

5.2 All antiquities, valuables, objects or remains of archaeological interest, other than articles declared by Coroner's Inquest to be subject to the Treasure Act, discovered in or under the Site during the carrying out of the project by ULAS or during works carried out on the Site by the Client shall be deemed to be the property of ULAS provided that ULAS after due examination of the said Archaeological Discoveries shall transfer ownership of all Archaeological Discoveries unconditionally to Leicestershire Museums for storage in perpetuity.

5.3 An accession number will be obtained for the watching brief which will be used to identify all records and finds from the site.

5.4 All identified finds and artefacts are to be retained, although certain classes of building material will, in some circumstances, be discarded after recording with the approval of the Senior Planning Archaeologist. The IFA Guidelines for Finds Work will be adhered to.

5.5 All finds and samples will be treated in a proper manner. Where appropriate they will be cleaned, marked and receive remedial conservation in accordance with recognised best-practice. This will include the site code number, finds number and context number. Bulk finds will be bagged in clear self sealing plastic bags, again marked with site code, finds and context numbers and boxed by material in standard storage boxes (340mm x 270mm x 195mm). All materials will be fully labelled, catalogued and stored in appropriate containers.

### **6. Report and Archive**

- 6.1 The full report in A4 format will usually follow within four weeks of the completion of the fieldwork and copies will be dispatched to the Client (2 copies), Senior Planning Archaeologist/Leicestershire SMR (2 copies) and Rutland County Council Planning Officer (1 copy).
- 6.2 The report will include:-
- Summary
  - The aims and methods adopted in the course of the watching brief.
  - The nature, location, extent, date, significance and quality of any structural, artefactual and environmental material uncovered.
  - Appropriate illustrative material including maps, plans, sections, drawings and photographs.
  - The location and size of the archive.
- 6.3 A full copy of the archive as defined in *The Guidelines For The Preparation Of Excavation Archives For Long-Term Storage* (UKIC 1990), and *Standards In The Museum: Care Of Archaeological Collections* (MGC 1992) and *Guidelines for the Preparation of Site Archives and Assessments for all Finds* (other than fired clay objects) (Roman Finds Group and Finds Research Group AD 700-1700 1993) will usually be presented to within six months of the completion of fieldwork. This archive will include all written, drawn and photographic records relating directly to the investigations undertaken.

## **7 Publication and Dissemination of Results**

- 7.1 A summary of the work will be submitted to the *Transactions of the Leicestershire Archaeological and Historical Society* for publication. A larger report will be submitted for inclusion if the results of the archaeological works warrant it.

## **8 Acknowledgement and Publicity**

- 8.1 ULAS shall acknowledge the contribution of the Client in any displays, broadcasts or publications relating to the site or in which the report may be included.
- 8.2 ULAS and the Client shall each ensure that a senior employee shall be responsible for dealing with any enquiries received from press, television and any other broadcasting media and members of the public. All enquiries made to ULAS shall be directed to the Client for comment. The Senior Planning Archaeologist will also be consulted when dealing with such enquiries.

## **9 Copyright**

- 9.1 The copyright of all original finished documents shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations.

## **10 Timetable/Staffing**

- 10.1 One member of ULAS staff will be present on the site during groundworks. An initial start date for the works is to be agreed.
- 10.2 The report will normally be completed within eight weeks of the completion of fieldwork.

## **11 Health and Safety**

- 11.1 ULAS is covered by and adheres to the University of Leicester Archaeological Services Health and Safety Policy and Health and Safety manual with appropriate risks assessments for all archaeological work. A draft Health and Safety statement for this project is attached as Appendix 1. The relevant Health and Safety Executive guidelines will be adhered to as appropriate. The HSE has determined that archaeological investigations are exempt from CDM regulations.

A Risks assessment form will be completed prior to work commencing on-site, and updated as necessary during the site works.

It is assumed that the locations of all services on the site are already known to the Client, and that this information will be made known to the attending archaeologist.

**12. Insurance**

- 12.1 All employees, consultants and volunteers are covered by the University of Leicester public liability insurance, £20m cover with St. Paul Travellers (policy no. UCPOP3651237). Professional indemnity insurance is with Lloyds Underwriters 50% and Brit Insurance 50%, £10m cover (policy no. PUNIO3605). Employer's Liability Insurance is with St. Paul Travellers, cover £10m (policy no. UCPOP3651237).

**13. Monitoring arrangements**

- 13.1 Unlimited access to monitor the project will be available to both the Client and his representatives and Senior Planning Archaeologist subject to the health and safety requirements of the site.
- 13.2 All monitoring shall be carried out in accordance with the IFA *Standard and Guidance for Archaeological Watching Briefs*.
- 13.3 Internal monitoring will be carried out by the ULAS project manager.

**Bibliography**

- MAP 2, The Management of Archaeological Projects 2nd edition English Heritage 1991
- MGC 1992, Standards in the Museum Care of Archaeological Collections 1992 (Museums and Galleries Commission)
- RFG/FRG 1993, Guidelines for the preparation of site archives (Roman Finds Group and Finds Research Group AD 700-1700 1993)
- SMA 1993, Selection, retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland 1993 (Society of Museum Archaeologists)

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