



THE ARCHAEOLOGY CO.

Waddington Old Hall, Waddington
Written Scheme of Investigation

April 2025

1: Introduction

Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for an archaeological monitoring and recording at Waddington Old Hall, Waddington during ground works associated with the development. Condition 5 of Listed Building Consent 3/2025/0057 states:

No excavation or ground disturbance works on the application site, including any required for clearance/demolition, site preparation, services, etc. shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological monitoring and recording works, to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development. These works must be carried out by an appropriately qualified and experienced professional contractor and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority and shall include a contingency plan for the unexpected discovery of complex, extensive or particularly significant remains. The works shall result in the compilation of a formal report on the works undertaken and the results obtained and include the deposition of a copy of the report with the Historic Environment Record. The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

The works are for the “installation of underfloor heating at ground floor”. This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

2: Site Location

Waddington Old Hall lies to the east side of Clitheroe Road, set back from it, in Waddington Centre. The postal address is Waddington Hall, Clitheroe Road, Waddington, BB7 3HP and



the NGR is SD 72934 43805. The hall is a Grade II Listed. The surrounding land is relatively flat and the underlying geology is Clitheroe Limestone Formation and Hodder Mudstone Formation (BGS 2024).

3: Historical Background

A heritage assessment was performed by Sunderland Peacock in 2024 which gave a brief history of the building. This has been reproduced below

'Waddington' is thought to be derived from Anglo Saxon English meaning 'the homestead' of the village of Wada's people. Wada was an Anglo-Saxon ruler who apparently conspired to murder the then King of Northumbria, Aethelred, in 794 AD, and died at the Battle of Billangahoh (modern day Billington) in 798 AD. It is Duke Wadda that the origins of Waddington are traditionally accredited to.

The Waddington family are considered to be ancient and trace their lineage to before the Norman Conquest and their seat was in Waddington then in the West Riding of Yorkshire. Waddington was part of the lands held by Roger De Pitou at the time of Domesday and who had received the land from King William the First. From the 1300's the hall was the seat of the Tempest family who had inherited the lordship of Waddington through the marriage of Roger Tempest to Alice Waddington, heiress and daughter of Walter de Waddington.

The exact date of the original halls' construction is unknown; however, parts of the extant building are considered to be 12th century in origin and it is thought that this is largely confined to the ground floor where the external walls are approximately 1m thick and it is the room known as the 'Monks Room' which is considered to be the oldest part of the building. Other areas are likely to be early 17th century suggesting later rebuilding and alteration works, possibly undertaken by John Bannester (the nephew of Richard Tempest of Bracewell) or his decedents, who resided here in the early 17th century and the building was in use as a farm at this time.

One of the most notable associations with the building is a connection with Henry VI, who reportedly sought refuge at Waddington Old Hall following his defeat against the army of Edward IV at the Battle of Hexham in May 1464. Henry had sought refuge at other northern locations including Muncaster Castle and then the nearby Bolton Hall, before moving to Waddington Old Hall where he was harboured by Sir Richard Tempest. However, in July 1465, his location was betrayed and an attempt to arrest him whilst eating dinner was made by Sir James Harrington and members of the Talbot Family of Bashall. Henry supposedly escaped through a first-floor window but was pursued and eventually arrested at the Brungerly Hipping Stones and was taken to London where he died, likely murdered, in the tower of London in 1474.

By the mid-19th century, the building was documented as being in a very poor condition and was still in use as a farmhouse and barn and was also thought to have been subdivided into three cottages at some time.

By c.1900, the hall was purchased by John Waddington who set out to restore the building resulting in significant rebuilding, enlargement and alteration, which were funded by his investments in gold mining. He also considered himself to be a direct descendent of the Anglo-Saxon ruler Duke Wadda. John Waddington's alterations appear to be extensive and include, the gate entrances to the external boundary walls, the construction of the extension to the north wing of the building, the front entrance porch, the rear two storey canted bay windows as well as various embellishments to the external and internal appearance of the building.

4. Archaeological Monitoring and Recording

Aims

The purpose of archaeological monitoring and recording is to allow the preservation by record of archaeological deposits, the presence and nature of which could not be established in advance of development or other potentially disruptive works. It also provides an opportunity 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 monitoring itself are not sufficient to support treatment to a satisfactory and proper standard.

Method

The proposal is for the removal of the present concrete floor in order to install below floor heating. It is not anticipated that archaeological deposits will be cut into, but they may be revealed beneath the concrete. As such, an archaeologist shall be present during initial cutting and clearance work. Should further excavation be required an archaeologist shall be present throughout this work.

Ground excavation is to be carried out with hand tools, with opportunities for archaeological observation. The attending archaeologist will be given opportunity to direct the workers to stop to allow inspection, excavation and/or recording of potential archaeological features. Where archaeological features are deemed to be present, they shall be archaeologically exposed and recorded. All possible features and deposits will be examined and tested. Any encountered archaeological remains will be cleaned manually to define their extent, nature, form, condition and, where possible, date. Hand excavation will be undertaken by trained professional archaeologists. Discrete features shall be half sectioned and linear features 10% sampled (at least). Where there are intersecting features, these intersections shall be targeted.

Context sheets shall be used for recording on site features. Photographic recording shall take the form of digital photography (DSLR 10 Megapixel minimum). An appropriate photo scale shall be present in each of the shots and a photo register compiled, recording the direction and subject of each shot. Features shall be located in plan at 1:50 scale. If the features warrant it, details will be drawn at 1:20 and sections also produced.

Finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines) and subject to expert advice in order to minimise deterioration. All finds are to be recorded by context. Significant "small finds" should be located within three dimensions to the nearest 10mm and bagged and labelled separately, numbered and a simple description made so that they can be identified within the assemblage. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Any single find or finds



assemblage that can be classified as Treasure under the Treasure Act 1996, will be reported as required by the provisions of that Act.

Those involved with recovery, treatment, packing and subsequent analysis of archaeological material will be familiar with accepted methods for its care and storage. All finds and samples shall be collected, processed and sorted. They shall then be quantified and recorded for the report.

Human remains are not expected to be present, but if they are found they will, if possible, be left in-situ covered and protected. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and curator will be informed immediately. Where a licence is issued, all human skeletal remains must be properly removed in accordance with the terms of that licence. Where a licence is not issued, the treatment of human remains will be in accordance with the requirements of CiFA "Updated Guidelines to the Standards for Recording Human Remains" (2017) and Historic England guidance (2017).

Post excavation shall involve the digitisation of drawings and the compilation of a report. Finds shall be cleaned and processed. Where the assemblage is large, a sample of finds should be photographed for the report purposes. Any special finds should be photographed separately. The finds assemblage shall be assessed by a finds specialist to give an overview of its potential to meet the research aims of the project. The value of the archaeological material for research and/or educational use will also be recorded.

Reporting

The results will be presented within a fully illustrated report, which will include the following:

- A non-technical summary of the survey's findings;
- Introductory statements;
- Aims and objectives;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- An outline of the survey methodology;

- Results of the watching brief;
- Conclusions;
- A location plan at 1:10,000 and site plan at 1:2500 or 1:1250
- A set of measured scaled drawings;
- A photograph register including the direction of shot as well as details of the subject;
- A copy of the Online Access to the Index of Archaeological Investigations form (OASIS);
- A catalogue of photographs and other archive items;
- Archive location; and
- Appendices containing a copy of the WSI and other essential technical and supporting detail.

The work will be carried out in accordance with the guidelines laid out by the Chartered Institute for Archaeologists “Standard for Archaeological Monitoring and Recording” (2023).

5: Archive

The results of the survey will form the basis of a full archive to professional standards, in accordance with ClfA Archives Selection Toolkit, Archaeological Archives Forum (2011) Archaeological Archives and current ClfA “standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (published October 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.

All documents and project files will be reviewed by Steven Price throughout the project lifespan. Material will be selected on the basis of its contribution to the overall aims of the project as set out in section 4. The selection of the archive will be undertaken by Steven Price with advice from the Lancashire Historic Environment Record if important



architectural features are encountered. The selection process will be a single phase following the approval of the final report by the archaeological planning officer at the Lancashire Historic Environment Record.

All digital data created over the course of this project will be collected, stored, and selected for final deposition. Only final copies of any born digital data will be deposited in the final project archive. Deselected material is expected to include duplicates and any non-final versions of data. In terms of photographic images, this would include blurred or light imbalanced images. Deselected material will be deleted following acceptance of the archive.

The archive will comprise the report and digital photographs. The primary digital archive shall be deposited with the Archaeological Data Service (ADS). This shall comprise the digital photographs saved as tiff files following ADS guidance, and will be deposited with them, along with a digital copy of the report. A digital copy of the report will also be sent to Lancashire Historic Environment Record. Should archaeology be found then the physical archive shall comprise the finds as well as a copy of the report. These shall be offered to Clitheroe Museum. Should the results warrant it, a summary report, or detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project, as well as being uploaded to the OASIS database. This shall be done no later than one year after the completion of the work.

6: Staff

Steven Price of the Archaeology Co. is nominated to carry out the works. All fieldwork will be undertaken by Pascal Eloy and/or Steven Price BA (Hons.) MA, MPhil, PCIfA.

7: Timetable

Two weeks' notice prior to commencement of the works shall be given. It is anticipated that the watching brief will be undertaken over a period of seven non-consecutive days, and a report will be produced within six weeks of commencement.

8: Health and Safety

Health and Safety regulations and requirements cannot be ignored no matter how imperative the need to record archaeological information. Hence health and safety will take priority over archaeological matters.

Full regard will be given to all constraints during the course of the project. A Health and Safety Statement, along with a risk assessment, will be provided. All site procedures shall be in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.

9: Monitoring

Monitoring shall follow the guidelines set out in the ClfA's "Standard and Guidance for an Archaeological Watching Brief". Monitoring will be undertaken against the WSI by the Lancashire County Council Historic Environment Team on behalf of the Local Authority, and visits will be documented. Non-compliance with the agreed WSI must be pointed out by the monitor to the archaeologist undertaking the work, and their client if appropriate, at the earliest opportunity. The Local Planning Authority and Archaeological Planning Officer (Peter Iles) will be notified in advancement of the commencement of the works and will be kept informed of developments during the scheme, and it is recognised they may visit the site during the fieldwork element to monitor the archaeological work.

10: Insurance

Steven Price maintains Professional Indemnity Insurance to £1,000,000

11: Copyright

Full copyright shall be retained by the author until project completion, at which point it shall be transferred to Lancashire Record Office. The Project Completion form shall be submitted along with a full transfer of title and the Assignment of Copyright for the Archives.

Bibliography

BGS 2024 "Geology Viewer". Accessed online at: <https://geologyviewer.bgs.ac.uk/>

CIfA 2020 "Code of Conduct and Standard and Guidance for an Archaeological Investigation and Recording of Standing Buildings and Structures"

CIfA 2020 "Standard and Guidance for an Archaeological Watching Brief"

Historic England 2016 "Understanding Historic Buildings – A guide to good recording practice"

"National Planning Policy Framework" 2012 accessed online at:
<https://researchframeworks.org/nwrf/>

Sunderland Peacock and Associates Ltd. 2024 "Heritage Statement - Proposed Underfloor Heating at Waddington Old Hall, Clitheroe Road, Waddington, Lancashire"

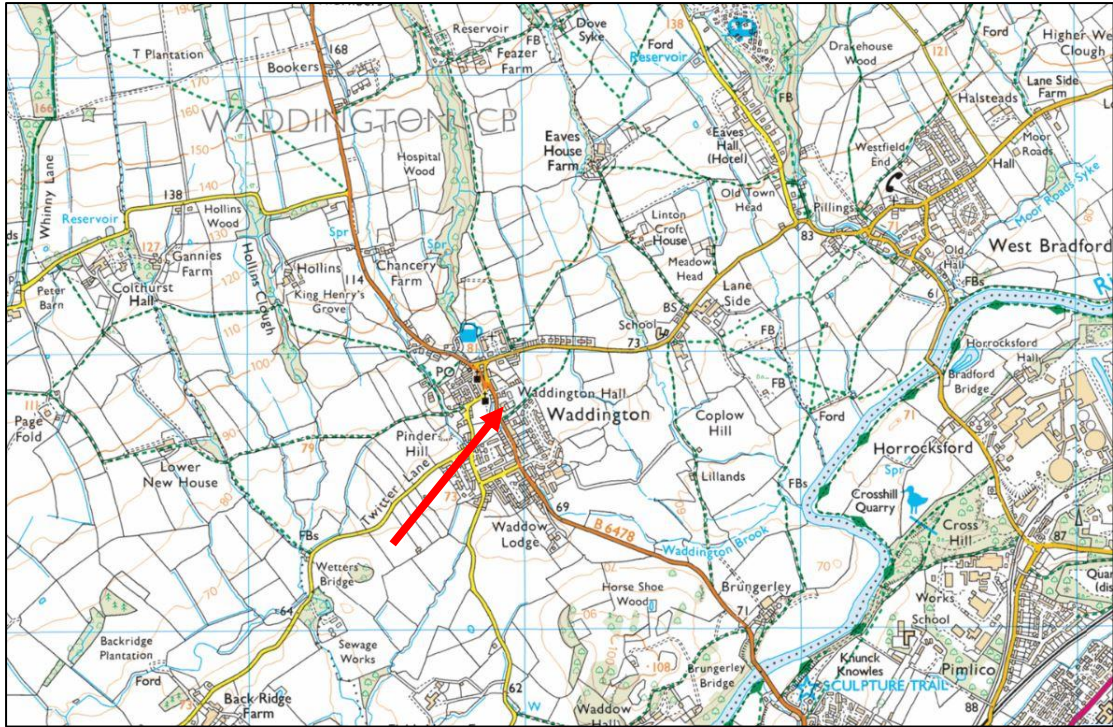


Figure 1: Location Plan (OS Licence Number: 100057911)

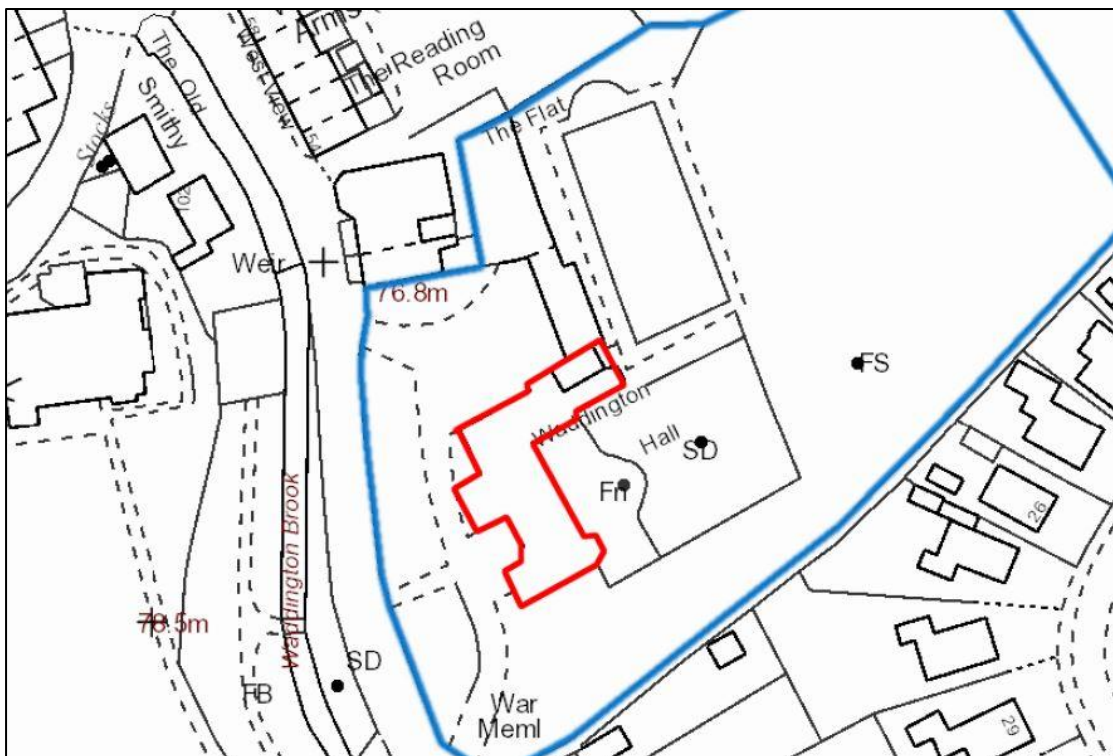


Figure 2: Site Plan (Courtesy of client)

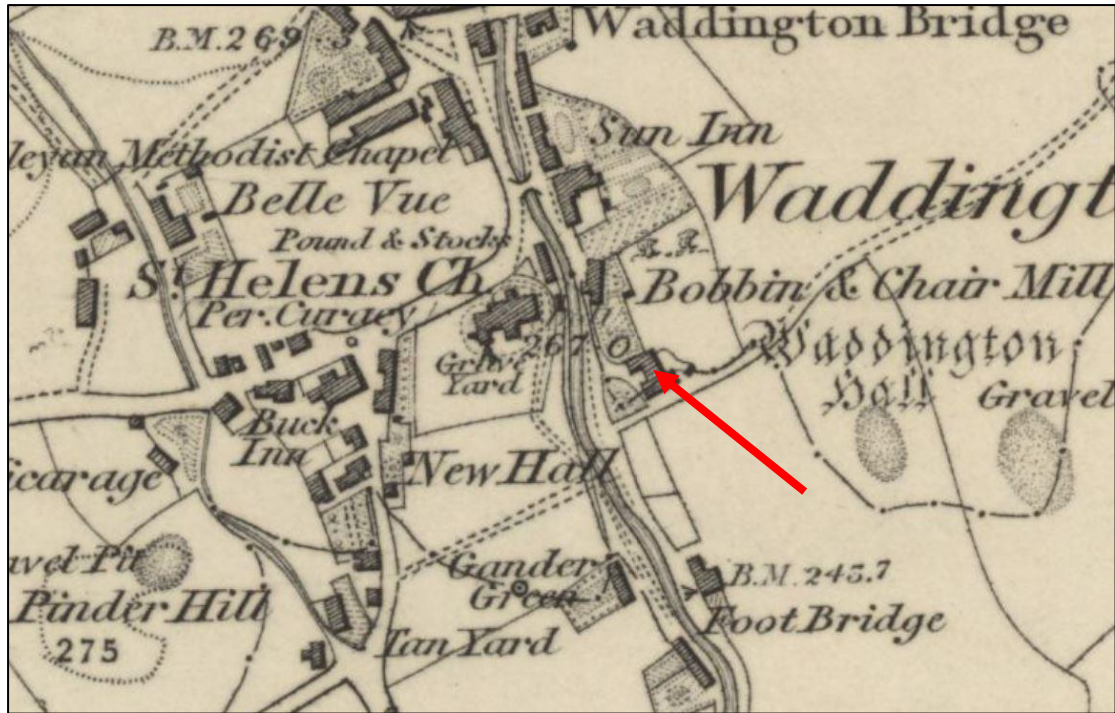


Figure 3: 1850 6" OS map Yorkshire Sheet CLXXXII

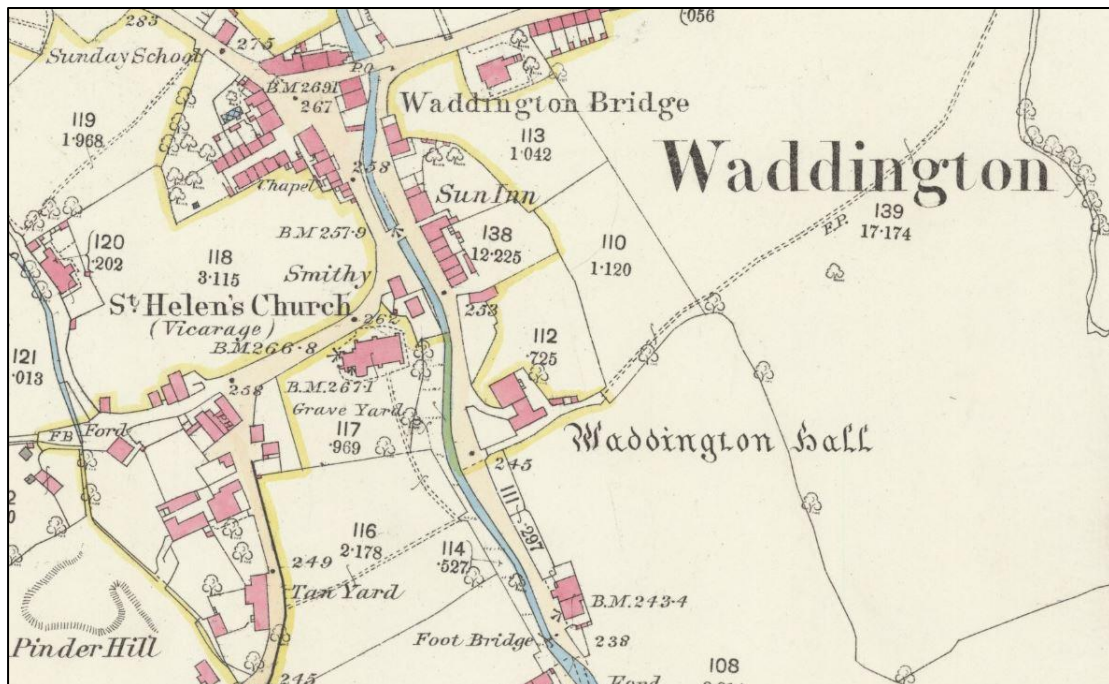


Figure 4: 1886 25" OS map Yorkshire Sheet CLXXXII.10

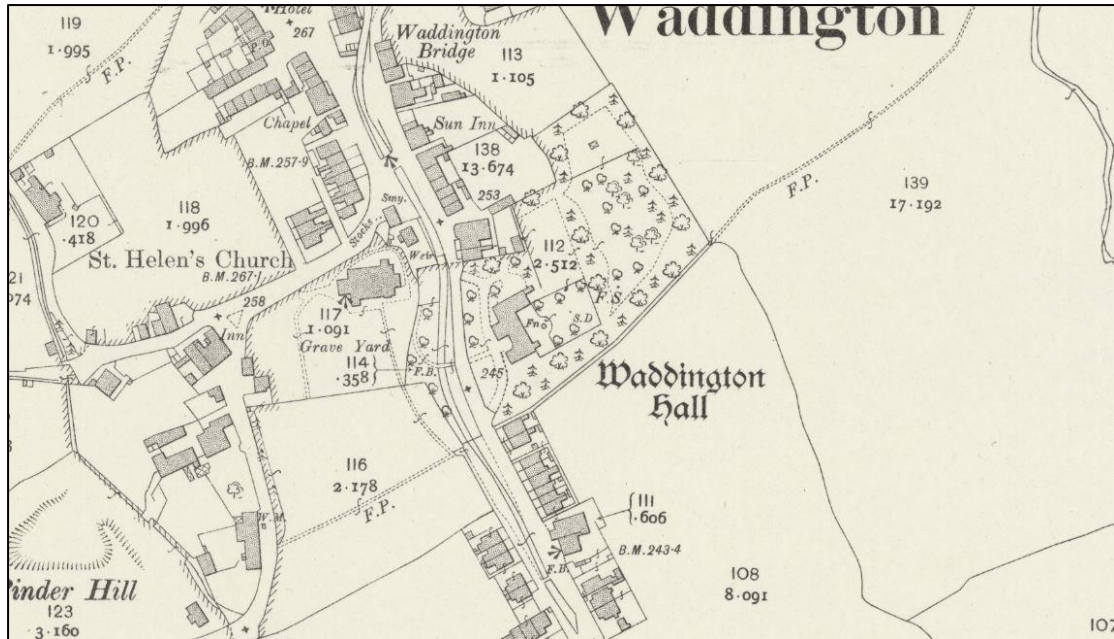


Figure 5: 1908 25" OS map Yorkshire Sheet CLXXII.10

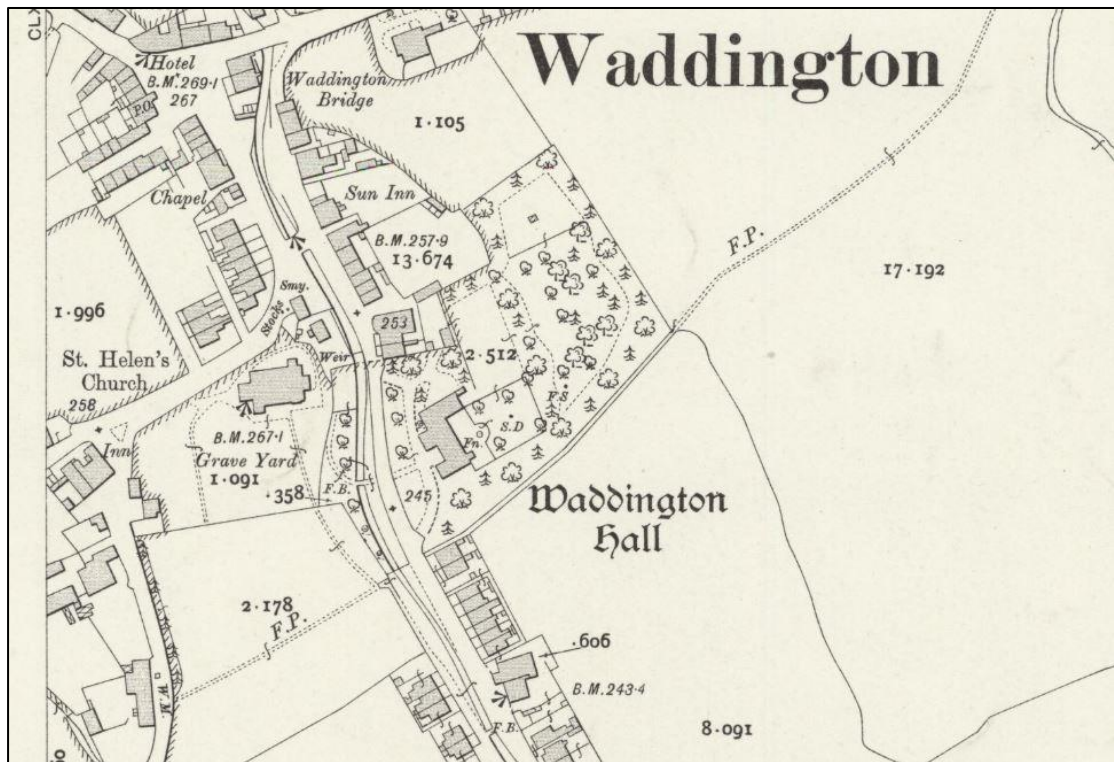


Figure 6: 1912 25" OS map Lancashire Sheet XLVII.6