Land at Station Road, Wilburton, Cambridgeshire

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Land at Station Road, Wilburton, Cambridgeshire

Desk-Based Assessment

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Summary

In October 2010 Oxford Archaeology East were commissioned by Luminus Homes to undertake a desk-based assessment for a c.0.5ha site to the west of Station Road, Wilburton in East Cambridgeshire. The aim of this report is to assess the presence, nature and extent of any heritage assets likely to be affected by the proposed affordable housing development.

The study area is located within a Conservation Area on the fringe of the historic core of the village, c.0.5km to the east of the church and c.140m to the north-west of the manor house known as The Burystead. The manor was formerly part of the holdings of Ely Cathedral but passed into private ownership in the early 1600s when the Burystead, a Grade II* listed building, was constructed. In the 19th century the manor, including the study area, was in the ownership of Lady Pell, who at Enclosure was one of the two largest landowners in the parish.

Cartographic sources indicate that from at least the early 1600s the study area was part of the manorial estate and was located within a large open field that gradually became enclosed and sub-divided, with part being under woodland. By the late 19th century and until relatively recently most of the study area appears to have been cultivated as orchards. This might have resulted in a greater depth of topsoil across the site.

Assessment of the distribution of known finds, listed buildings and archaeological investigations in the vicinity of the site indicates that the site has a low to moderate level of archaeological potential. There is moderate potential for deposits of Late pre-Roman-Iron Age to Early Roman date, given the proximity of enclosures of this date to the west of the site, close to Carpond Lane. The likelihood of encountering archaeology of medieval and post-medieval date is also moderate, and is likely to take the form of features associated with agricultural and possibly manorial activity.

The proximity of the site to three listed buildings of 17th century date (the manor house and two associated barns) is worthy of note, especially as one of the barns is immediately adjacent to the proposed development.

Although there are no known cropmarks or earthworks recorded within the current site, possible earthworks were noted within the tree belt at the east of the study area and may warrant further investigation in advance of construction of the access road.
1 INTRODUCTION

1.1 Planning Background

1.1.1 Luminus Homes have commissioned Oxford Archaeology East to undertake an archaeological desk-based assessment for a c.0.5ha site to the west of Station Road, Wilburton in East Cambridgeshire.

1.1.2 The aim of this report is to assess the presence, nature and extent of any heritage assets within and adjacent to the proposed development area. This is in accordance with the guidelines set out in Planning Policy Statement 5: Planning for the Historic Environment (Department for Communities and Local Government 2010) and with IfA's Standard and Guidance for Archaeological Desk-based Assessment (Revised 2008). Heritage assets are defined as 'those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest' (PPS5, 1).

1.1.3 The proposed affordable housing development includes the construction of ten residential units and an associated access road at the eastern extent of a triangular plot of largely open land close to the historic core of the village. The study area, which is partly wooded, is located within a Conservation Area and there are a number of known historic assets within the vicinity.

1.2 Location, Geology and Topography (Fig. 1)

1.2.1 Wilburton parish lies at the southern edge of the largest of the fen-islands, the Isle of Ely, c.10km to the south-west of the cathedral city. Natural bedrock in this area comprises Kimmeridge and Amphill Clay (Hall 1996, 71; Pugh (ed) 1967, 168-9).

1.2.2 The village of Wilburton developed on a narrow band of Greensand which formed along the top of the east-to-west-aligned ridge extending between Haddenham and Stretham. The core of the village lies at a height of c.22m OD (along the Streatham Road), falling to c.9m towards the northern extent of the modern settlement. Before the major drainage of the Fens in the later post-medieval period this 'hill' would have formed an island surrounded by water and marshland.

1.2.3 The study area is located on the fringe of the historic core of the village, c.0.5km to the east of the church and c.140m to the north-west of the manor house known as The Burystead. The plot has a generally flat aspect, comprising partly open and partly wooded ground. Further to the north in the area of Berristead Close, the land falls gently in a north-westerly direction, suggesting that the study area is situated on the edge of the higher ground.

1.2.4 Access for the proposed development will be created through an existing belt of mixed woodland on the west side of Station Road (formerly Berestead Lane). The tree belt also extends along the northern edge of the site, beyond which lie back gardens of houses fronting onto Berristead Close. To the south the boundary is formed by the northern limit of the curtilage associated with the former manor house farm; open scrubland/pasture extends to the west.
1.3 Acknowledgments

1.3.1 OA East would like to thank Luminus Homes for commissioning this desk-based assessment; thanks are also due to Andy Girvan of Campell Buchanan. Research, collation of material and photography was undertaken by the author who would like to thank Hazel White at Cambridgeshire County Council HER, in addition to staff at Cambridgeshire Archives (Record Office) and the Cambridgeshire Collection, for their assistance. Thanks are also due to Neil Smith for tabulating the HER data. The project was managed by James Drummond-Murray, who also edited this report; Séverine Bézie produced the illustrations and was responsible for collating and printing the report.
2 ARCHAEOLOGICAL AND HISTORICAL SOURCES

2.1 Historical Sources

2.1.1 Original historical research is outside the scope of this study and much of the historical background and development of the site has been drawn from secondary sources such as unpublished reports, published histories and web-based resources.

2.2 Historical Background

2.2.1 There are a number of theories regarding the origin and meaning of the name Wilburton. Reaney (1943, 244-5) suggests that it means 'The farm of Wilburth' – a woman's name found also in Wilbraham; Pinion (1933, 3) further elucidates, indicating that the village was built as a seat for Princess Wilbur, daughter of Penda King of Mercia. A second theory is that the village was named after Wilburtus, a Saxon who was killed there in 870AD in battle against the Danes (Pinion 1933, 3).

2.2.2 Despite uncertainty over the origin of the name, Wilburton clearly has Saxon origins, with settlement probably focused around the church and possibly a green towards the west of the present village. Through a combination of gifts and purchases land within Wilburton was given to, or acquired by, the abbey at Ely. These included five hides (300-500 acres) bequeathed to the abbot by Ethelwold, Bishop of Winchester, and Brithnoth, an Essex Ealdorman, probably in the late 10th century (Pugh 1967, 168-9; Sneesby 1970, 6).

2.2.3 At Domesday Wilbertone was held by Wulfric, abbot of Ely and contained 7 plough-lands, three of which, assessed at three hides one virgate, were in demesne. There were four soke men bound to the land, nine villeins, nine cottars, and eight serfs, and there was sufficient meadow and pasture for all the ploughteams and cattle. The sum of 1s. 4d. was received from the sale of reeds (Juncis). At the Conquest in 1066 the vill had been worth £4 and at the time of the Domesday Survey in 1086, £7 (Pugh 1967, 168-9; www.pase.ac.uk).

2.2.4 In 1569-79 Bishop Heton granted the manor to Queen Elizabeth and on her death it passed to James I who in 1609 granted it to Sir John Jolles, a London alderman (Sneesby 1970, 17). It is not clear whether Jolles was responsible for building the fine manor house 'The Berrystead' which still stands on the junction of Statham Road and Station Road (Plate 1) and is a Grade II* Listed Building (see Section 2.4 below). The VCH (Pugh 1967, 168) indicates that it was Jolles' niece and co-successor, Alice Towers, who replaced the manor with 'a very gentlemanlike brick house'; she was lady of the manor c.1632-50. Whether this, or its predecessor, replaced a medieval manor house on the same site is not known; in a survey of 1356 the house had been described as 'ruinous and of no value' (ibid). The name Berrystead is thought to be a reference to 'burh' (manorial) and 'stede'; there is also a Berrystead farm in nearby Sutton where the remains of a rectangular earthwork have been found (Reaney 1943, 241; 245-6). Pinion (1933, 5) makes an intriguing reference to the discovery of 'foundations of a supposed castle [which] covered a vast area' in the village. The location of this discovery is not known but it was apparently next to a lane called Castle Lane (enclosed in the 19th century) and was in the ownership of Mr B. Pell (see below).

2.2.5 By 1656 the manor had been sold by Alice's son Francis Towers to Haynes Barlee for £1000, within whose family it remained until 1778 when it passed to Catherine Buckle, who was lady of the manor until 1808. In 1817 the estate was purchased by Lady Margaret Letitia Matilda as part of her dowry upon her marriage to Sir Albert Pell
(Pinion 1933, 79; Sneesby 1970, 19). Following Sir Albert's death in 1832, Lady Pell held the manor in sole possession and was the second largest landowner documented in the Inclosure Award, validated in 1855.

2.2.6 The manor house was again rebuilt, probably in the 1840s and to the designs of Pugin, on a new site set within parkland on the east side of Station Road. A letter dated 2001 from Sir David Hughes, son of Lilian Adelaide Pell and living at 'The Berristead' explains that the reason for the move was because the existing manor was already an old house and there was a dispute over the right of way of the track (now Station Road) running in front of the house and across their parkland. Another handsome building, the new manor was only occupied for two generations and was compulsorily purchased after the Second World War; it is now in-use as the Manor School (Holley 2006).

2.3 The Cambridgeshire Historic Environment Record (HER) (Fig. 2)

2.3.1 A 1km search of the archaeological and historical record around the study area was commissioned from the Cambridgeshire Historic Environment Record (CHER). The HER is a computerised database of all listed and other historic buildings and all known archaeological sites, historic parks and gardens and other historic landscape features in the county, plotted onto linked digital mapping and often supplemented by photographs, drawings and substantial written accounts.

2.3.2 There are no HER entries within the study area, although there are a number of records in the vicinity, ranging from archaeological investigations to listed buildings and historic parklands.

Prehistoric

2.3.3 Relatively few prehistoric finds are recorded within the village, although Wilburton is well known for its hoards of Bronze Age metalwork. The first of these was discovered in 1844, at a depth of c.1m in an area of Grunty Fen (to the north of the village) used by the poor for digging peat. This comprised three looped 'celts' and a fine gold torc which have been dated to the Middle Bronze Age. A second hoard comprising a founder's stock was uncovered in 1882 in c.0.7m of peat overlying clay. This contained 163 pieces that included 115 spearheads, a looped palstave, two socketed axes, swords and scabbard ends that date from the Late Bronze Age (Hall 1996, 71).

2.3.4 Other finds include a Bronze Age beaker found to the south of the village in 1847 (CHER 05882), a short distance to the north-west of which human remains were also previously discovered in 1846. More recently a small assemblage of Late Neolithic or Early Bronze Age flint artefacts was recovered from a layer of hillwash or colluvium during evaluation to the south-east of the village in 2006 (MCB17765: ECB2329).

2.3.5 At Mitchell's Farm, slightly closer to the study area, a scatter of waste flint flakes and the base of a pottery vessel (MCB17366) were found during excavations, indicating Late Bronze Age/early Iron Age activity in the nearby area.

2.3.6 Iron Age and Roman

2.3.7 Evidence of later prehistoric activity was found during an evaluation at land off Carpond Lane (MCB17548) to the west of the study area, where a series of boundary and enclosure ditches of late pre-Roman Iron Age to early Romano-British date were revealed. Further details of this site can be found in section 2.6 below.

2.3.8 Further to the south a geophysical survey followed by evaluation revealed the southern part of a Middle Iron Age farmstead at the west of the development area, with evidence of re-occupation in the later Roman period (MCB17765: ECB 2795 and 2329).
2.3.9 Other recorded Roman finds include pottery and a bronze fibula in perfect condition (CHER 05755; MCB16760) that were recovered from gardens in the south of the village.

2.3.10 Several mounds identified in the south-west of the village are recorded as possible Roman barrows, or burial mounds, although another they is that they were constructed for archery or target practice in the Elizabethan period (CHER 05939).

Saxon and medieval

2.3.11 Despite its Saxon origins no evidence of occupation of this date yet appears to have been recorded within Wilburton.

2.3.12 Evidence relating to medieval Wilburton is more plentiful. Recent investigations at Warren Lodge Farm (CB14607) to the south-west of the study area recorded features of possible medieval date that were probably associated with property division and cultivation. Similar evidence was revealed during the archaeological evaluation at Carpond Lane (MCB17549) to the west of the study area, where a boundary ditch containing pottery of 13th-14th century date was uncovered.

2.3.13 Excavation in 2004 at Mitchell's Farm to the south of the High Street/Streatham Road. (MCB14623; CB14622) revealed that this area was subdivided into plots during the medieval period; the remains of a possible medieval structure were also uncovered.

2.3.14 Further evidence for medieval Wilburton is represented by architectural stone fragments from a Gothic stone window (CHER 05462) that were found in the garden of the Old Rectory in the east of the village, and are believed to have been part of an old Chantry Chapel. Chance finds of this period from the village include the discovery of two medieval whetstones (CHER 05624, not illustrated). Evidence of medieval cultivation in the form of ridge and furrow was recorded during geophysical survey to the south-west of the village (MCB 7765:ECB 2795).

2.3.15 There are a number of medieval buildings, both standing and not, within the village that are noted in the HER. These include Wilburton Manor (CHER 01081), possibly on the site of the Berryestead to the immediate south of the study area. Associated with this are the semi-circular remains of a possible moat shown on a number of historic maps within the adjacent manor farm (CHER 01081A), to the immediate south of the current study area.

2.3.16 Located at the western end of the village, Saint Peter's Church (CHER 05869; LB49518), as in many villages, is the oldest standing building in Wilburton. Very little survives of a previous Norman church, comprising two fragments of shafts with capitals which are kept in the south porch. The tower and chancel arch are possibly late 13th century, otherwise the church most mainly dates to the Perpendicular period (1375-c.1530).

Post-medieval to modern

2.3.17 Excavation at Mitchells Farm (MCB14623) revealed post-medieval boundaries and structural remains; some of the boundary alignments continued those that had been established in the medieval period. A possible trackway was also identified on an east-west orientation across the northern part of the site.

2.3.18 A post-medieval boundary feature was recorded to the west of the study area at Carpond Lane (MCB17549), where features of 18th-19th century date were also identified, including a ditch, two pits, and at least two large ponds. Evidence of post-medieval quarrying was found during evaluation to the south-east of the village in 2006.
(MCB17765: ECB 2329); these were thought to have been for extracting the underlying sand.

2.3.19 Chance finds of this period comprise a silver spoon bearing the date of the reign of James II (CHER 05462a) that was discovered with stone fragments in the garden of the Rectory, a building of 15th century origin that was added to in the late 17th and early 18th centuries (MCB17343; LB49519).

2.3.20 Other post-medieval buildings of note include The Burystead (CHER 01081b; LB49515), the early 17th century former manor house located to the south of the study area (Plate 1). In 1851 this was replaced by a new manor house that was designed by Pugin (CHER 07748) and set within parkland (MCB19198) extending over 25 acres on the opposite side of the road to the current site.

2.3.21 A post-medieval great house and landscaped garden was also constructed in the west of the village (CHER 05859), and nearby are the garden, parkland and cemetery (CHER 12250 and 12551) associated with The Rectory (see below).

2.3.22 Other buildings of note are the Tithe House (CHER 05705) and Baptist Chapel (MCB17196) located towards the centre of the village.

Undated

2.3.23 Records of undated features comprise a series of linked rectangular ponds sloping down the hill-side near Dog House Grove in the south of the village (CHER 05625), which could be medieval or post-medieval. Remains of field boundaries of unknown date have also been identified on RAF aerial photographs to the south-east of the village (CHER 05607).

2.4 Listed Buildings

2.4.1 There are a number of Listed Buildings within the village of Wilburton, some of which have been covered in the section above; a full list is included as a table in Appendix 1. Those that are pertinent to the current study are:

The Burystead  Grade II*  (CHER 01081b; LB49515; Plate 1)

2.4.2 Former manor house, probably built c.1610 for Sir John Jolles, Alderman of City of London, but some of the features would seem to be of later date. Altered internally in the later 19th century. Red brick, English bond and broad mortar courses. On high plinth. Plain tiled gabled roof with with sawtooth eaves cornice. The house is of particular interest as being externally nearly intact and a good example of a house of the period. Located to the south of and close to the study area.

2.4.3 In 1851 this was replaced by a new manor house designed by Pugin (CHER 07748) set within parkland (MCB19198) extending over 25 acres on the opposite side of the road. The drive was lined with an avenue of lime trees which continued across Berrystead Lane (now Station Road). To the south of the house was a sunken parterre with a central stone sundial; nearby were fishponds, and to the north of the house a walled kitchen garden and orchard. The house and part of the park are currently used by a school.

Barn, about 50 yards North of the Burystead  Grade II  LB49516; Plate 2

2.4.4 17th century barn. Red brick, English bond and half hipped longstraw thatch roof. On a plinth with header brick to upper course. Original gabled porch on the east side has weatherboarded gable above the doorway. There is a tiled dormer with boarded pitch
door to a loft at the south end. The rear wall has four loop openings. This barn is located between the Burystead and the current study area.

2.4.5 Barn, 200 yards North East of the Burystead  Grade II  LB 49517; Plates 3 and 4

- Early-mid 17th century barn. Red brick, English bond on high base. Reed thatched roof, hipped to north end and parapetted gable to south end. The parapet does not have tumbling. Loop openings to side walls. East wall has enlarged cart openings. Five bays, aisled. Two stage Queen strut roof trusses on braced tie beams with jowled heads. Staggered butt purlins. This barn is located to the west of the Manor Farm yard and abuts the current study area.

2.5 Other Designations

2.5.1 The current site is located within a Conservation Area. There are no Scheduled Monuments within the study area or surrounding village. It is not currently known whether any Tree Preservation Orders (TPOs) are in place.

2.6 Aerial Photographs, Earthworks and Cropmarks

2.6.1 Aerial photographic survey was not commissioned as part of this study. A review of freely available aerial photographs taken over the last 10 years (Google Earth 2010) shows that this plot appears not to have been cultivated in recent years and may have been used as rough pasture. Photographs taken before and during 2003, however, shows rows of cultivated crops, possibly fruit trees, bushes or part of a nursery across much of the triangular plot of land within which the study area is located. There are no known cropmarks within or in the vicinity of the study area.

2.6.2 A brief site visit undertaken on the 5th October identified no surviving earthworks within the main open area of the study area, although the current overgrown status of the ground may have masked any upstanding features. The wood belt between the study area and Station Road, through which the main access will be created, however, did contain a number of large depressions. The main depression/earthwork (Plate 4) was located in the southern part of the wooded area; it appears to be roughly rectangular in plan and less than a metre deep; identification of its extent and nature was hampered by thick brambles and other undergrowth. Other smaller depressions could be the remains of quarrying or tree throws.

2.7 Archaeological Excavations and Surveys (Fig. 2)

2.7.1 There have been a number of evaluations, excavations and surveys within and around the village of Wilburton that are recorded in the HER, of which Carpond Lane has perhaps the most relevance for the current study.

- Evaluation at Warren Lodge Farm  ECB417  TL 48272 74816 (CCC AFU 2000)

2.7.2 Evaluation found features of possible medieval date, and undated features probably associated with property division and cultivation.

- Evaluation at Mitchell's Farm, ECB445  TL 48433 74774 (CCC AFU 2000)

2.7.3 Evaluation revealed probable medieval occupation in the north-eastern part of the site (post holes and ditches with Ely Ware pottery (1200-1350AD)). Post-medieval deposits including structural remains and field boundaries were revealed in the northern and central parts of the site. The southern part appears to have been cultivated throughout the medieval and post-medieval periods.
Excavation at Mitchell's Farm, MCB17366; ECB2375  TL 48418 74808 (Heritage Network 2004)

2.7.4 An excavation of c.4600 sq m was undertaken in advance of residential development, revealing four phases of usage of the site. Late Bronze Age/early Iron Age activity is represented by a scatter of waste flint flakes and pottery. During the medieval period, the area was subdivided into a plots with ditched boundaries, some of which were recut and modified over time. Most of this activity dated to the 12th-14th centuries, although the pottery indicates some features may be earlier in date. The remains of a possible medieval structure were recorded in the north-east corner of the site, adjacent to the road frontage. The boundary alignments continued into the post-medieval and modern periods, as demonstrated by a number of linear features excavated in the south-east part of the site.

2.7.5 A possible trackway running across the northern part of the site on an east-west alignment was also established in the post-medieval period.

Geophysical survey, proposed Mereham development, MCB17765; ECB2795 TL 49390 73860 (Archaeological Services Durham University 2006)

2.7.6 Approximately 40% (78ha) of the proposed Mereham development area was sampled via 69 north-south transects of magnetometry. Geophysical anomalies indicative of settlement features were located in two areas, and evidence for a cluster of pits and a ring ditch was also revealed.

Evaluation at Wilburton (Mereham), ECB2329 TL 49284 73047 (Oxford Archaeology 2006)

2.7.7 An evaluation on land at Wilburton revealed the southern part of a Middle Iron Age farmstead at the west of the development area. The site appears to have contracted or gone out of use, based on ceramic evidence, before being re-used in the later Roman period. Elsewhere on the site, post-medieval quarries, probably opened to extract the underlying sand were noted. Ridge and furrow agriculture is visible through geophysical survey plots across much of the site, although no ridge and furrow was observed during the evaluation. Of note was a small assemblage of late Neolithic and Bronze Age flint artefacts, all of which were found in association with later pottery. The effects of hillwash/colluvium formation appear to have moved these artefacts from their original location, the suggestion being that there may be an earlier prehistoric site in the vicinity, probably on the higher ground of the east-west ridge extending across the site.

Evaluation of Land to the South of 4 Car Pond Lane, MCB17548  TL 48351 74960 (Heritage Network 2007)

2.7.8 An evaluation at land off Carpond Lane to the west of the study area revealed a series of boundary and enclosure ditches of late pre-Roman Iron Age to early Romano-British date. The activity appeared to focus on two areas, one defined by a small enclosure ditch, the other defined by ditches in the eastern part of the site. The enclosure ditch produced several large and relatively unabraded sherds of pottery, indicative of domestic activity in the immediate vicinity. Ditches on the eastern site of the site (closest to the study area) yielded the greatest quantity of pottery, suggesting that the main focus of occupation lay to the east of the site.

2.7.9 A post-medieval boundary feature was recorded to the west of the study area at Carpond Lane (MCB17549). The feature, which aligned with existing property boundaries to the north and south, is also shown on the 1st edition Ordnance Survey
as continuing through the site. Other features of 18th-19th century date were also identified, including a ditch, two pits, and at least two large ponds.

2.8 Cartographic Evidence

2.8.1 Historic maps showing the current study area and spanning the period 1636 to the late 19th century were examined at Cambridgeshire Archives (Cambridge Record Office). These on the whole show little change on the site, which is notable for its proximity to the Manor house and adjacent Manor farm, for the past c. 400 years.

1636 Estate Map and Terrier CRO R106/091 (Figs 3a and 3b)

2.8.2 This is the earliest map viewed at Cambridgeshire Archives and appears to have been commissioned by Thomas Towers, presumably the first husband of Alice Towers. This clearly shows the village of Warburton with the church, houses, gardens and fields within the manor and the names of the occupants.

2.8.3 At this time the study area is shown as a large (unnamed) open field to the immediate north of the manor and its curtilage, which is located at the junction of what is now Station Road and High Street. To the west of the manor are tenements fronting onto the High Street with long gardens extending to the rear and abutting the field within which the study area falls. On all other sides the field is bounded by roads or tracks, many of which are recognisable today; no houses or other buildings are shown abutting the roads or within the study area. A number of roads or tracks are shown adjacent to the fields on the opposite side of what is now Station Road, some of which do not appear to have survived into later centuries.

2.8.4 There is an accompanying terrier with the map which lists occupants and rentals for the estate, but this proved too difficult to read.

1838 Tithe Map CRO R72/52 (Fig. 4)

2.8.5 Only a black and white photostat of the Tithe map and the altered apportionment were available at the Record Office. This maps shows much more detail: the large field identified on the 1636 maps is called Berrestead Close, a title that directly links it with the adjacent manor house. This field name is perpetuated as a road name for a post-war development to the north of the site. The name of the current incumbent of the manor, the honourable Lady Pell, is clearly written across the field, spanning Berrestead Lane and the fields to the east of this road.

2.8.6 The large field, Berrestead Close, has been sub-divided in part with half of the study area falling within an irregular-shaped enclosure at its south-east corner formed by the northern boundary of the Manor Farm and Berrestead Lane to the east.

2.8.7 This enclosure has been further sub-divided into smaller plots which from the eastern edge comprise a wedge-shaped open field adjacent to Berrestead Lane; there is a faint track shown bisecting this. To the immediate west of this is a similarly-shaped plot containing wood/scrubland with what appears to be a fence adjoining the boundary with Manor Farm. A large open plot lies beyond this to the west, bounded along its northern (curving) edge by a swath of wood or scrubland and a small section of fence. There is a further belt of woodland along the eastern boundary of the field, to the north-east.

2.8.8 Of particular interest perhaps is that the barn (Listed Building 49517; Plates 3 and 7) projects into the latter open plot and is separated from the other Manor Farm buildings
by a curving boundary, suggesting that it once was associated with the current study area.

2.8.9 The semi-circular moat surrounding a small square building within Manor Farm is also of note as this could be the remnants of an earlier phase of activity, or could equally be indicative of a dovecote or pigeon house. No sign of this survives today, although mention of a large square dovecote associated with the manor is made in Pinion's history of the village (1933, 42). The other listed barn adjacent to Berestead Lane is also clearly shown as is the manor house itself; other buildings illustrated on this map do not appear to have survived.

2.8.10 Also of interest, but not directly pertinent to the current study area, are the clear strip allotments 'for Common Rights' to the north of Berestead Close/Broad Way, and the smaller allotments 'for Manorial Rights' to the east of Berestead Lane. The roads or tracks shown on the 1636 map to the east of the lane are becoming less well-defined by this period.

Draft Inclosure Map and 1850 Inclosure Map CRO Q/RDc/75; Figs 5 and 6

2.8.11 Both of these maps are very similar to the Tithe map and are likely to have been based upon it; Lady Pell is still the landowner. The only discernible difference in relation to the study area is that the barn appears to be within its own enclosure and separated by a fence from the large plot to the north, although it is possible that there was access between the two. The track on the eastern side of Berestead Lane is still faint but the words 'Right of Way' can be discerned. The Draft Inclosure (which is in fairly poor condition) is interesting as traces of annotations including the field measurements and other calculations survive, otherwise there is very little difference between this and the final Inclosure map in relation to the study area at least.

2.8.12 An area of 807 acres in Wilburton was enclosed under the general Act of 1845, the award being made in 1855. At that time there were six open fields in the parish: Little (north-west of the village), Flexon (north-east), Mill (east), Towns End (south-east), Dog House (south-west), and New Ditch (on the southern edge of the parish). In all sixty-five proprietors participated in the award, but over half of the inclosed land went to the Pell and Camps families. Lady Pell received 203½ acres, 2½ as lady of the manor, 131 as a freeholder and 70 as lessee of the Archdeacon of Ely. Two acres were allotted for the poor, one for a public recreation ground and one for a sandpit to provide road-mending material, all on the east side of the road to Twenty Pence Bridge. (VCH; Pugh 1967 168).

1st Edition Ordnance survey map 1:2500 sheets XXIX8 and 12 (1885-7) Fig 6

2.8.13 The main change visible on this map is that the large open field Berestead Close (now Berestead Close) has been further sub-divided with two large plots at the western end, a strip of trees along the northern edge adjacent to the Broadway, and a triangular plot in the southern half that is still recognisable today. This latter plot, within which the study area is located, appears to be cultivated as orchards. A track traverses it, passing through the wooded and fenced plot adjacent to Berestead Lane (comprising the two triangular plots which now appear to have been combined) and continuing westwards through the new triangular plot before turning south to join Carpond Lane.

2.8.14 Another change is that The Berrystead is now referred to as the old manor (denoted by its typeface), and has been replaced by a new Wilburton Manor set within parkland with
a tree-lined avenue opposite the current study area on the east side of the road. A
lodge has appeared to the north of the study area and the site of a spring is noted on
the north-west corner of the tree belt to the south of this. The old Manor Farm is no
longer identified, although there are a number of new buildings; the semi-circular moat
has all but disappeared and the farm’s internal sub-divisions appear to have altered.

20th century Ordnance survey maps (not illustrated)

2.8.15 More recent mapping was viewed on-line at www.oldmaps.co.uk. Although there is very
little change in terms of land-use and boundaries for the triangular plot that the current
study area falls within, these maps are useful for illustrating the encroachment of
development to the north and west of the site. The 1952 1:10,560 map shows the
layout of the early post-war housing estate named Berristead Close to the north of the
study area, with further detail provided by the 1976 1:2,500 survey. The latter shows the
main triangular plot still under orchard with tree belts to the east and north and nursery
buildings to the south. Several buildings within the former Manor Farm appear to have
disappeared and the new Wilburton Manor has become the Manor School.

2.9 Site Visit (Plates 1-7)

2.9.1 A brief site visit was undertaken on 5th October with the aim of assessing the study
area within the context of its topography, current land-use and relationship with known
and previously unidentified heritage assets.

2.9.2 Plate 1 shows The Berrystead, the early 17th-century Grade II* listed former manor
house that could conceivably be located on the site of the medieval manor. Plate 2
shows the Grade II-listed barn facing onto Station Road (formerly Berrestead Lane).
Plate 3 is a view from the road across the former Manor Farm showing more recent
buildings in the foreground and the second Grade II-listed barn in the background; the
study area is located behind these buildings.

2.9.3 Plate 4 was taken within the tree belt on the eastern edge of the study area from within
a large, possibly rectangular earthwork/depression located towards the southern edge
of the woods. Undergrowth within the wood made the identification of the extent or
shape of any depressions/potential earthworks difficult. The latter could be the remains
of quarries or possibly ponds, none of which are shown on the historic mapping.

2.9.4 As mentioned above, much of the triangular plot of land that the study area is located
within is overgrown, with large areas of thick brambles present, hampering identification
of any surviving earthworks in this area. Plate 5 shows the north-east corner of the plot
with the extant tree belts forming boundaries to the east and north; Berristead Close
lies to the north of the latter.

2.9.5 Plate 6 is a view westwards across the triangular plot showing the generally flat but
overgrown/abandoned nature of the site; modern development off Carpond Lane can
be discerned in the distance.

2.9.6 Plate 7 illustrates the proximity of the Grade II listed 17th-century barn that is shown on
the later historic mapping and forms the southern boundary to the current study area.
3 DEPOSIT MAPPING

3.1 General
3.1.1 This section aims to broadly predict the existence of archaeological remains within the study area based on the mapping of the distribution of all known historic assets outlined in the previous sections.

3.2 Prehistoric
3.2.1 Earlier prehistoric finds have been identified at a low level both on the ridge forming the backbone of the village and more widely within the low-lying fen to the north and south. The nearest finds of this date were at Mitchell's Farm to the south-west of the study area, indicating that if deposits of this date are present they are likely to take the form of flint and possibly pottery scatters of Bronze Age or Early Iron Age date.

3.3 Iron Age and Roman.
3.3.1 The area around Wilburton, which is located on the edge of the Isle of Ely, was clearly attractive to Iron Age settlement as demonstrated by the presence of a Middle Iron Age Farm to the south of the village. In addition, late pre-Roman Iron Age enclosure ditches were revealed off Carpond Lane to the west of the study area, with the likely focus of occupation to the east (closer to the current site).
3.3.2 Evidence for Roman occupation is relatively sparse, and appears to have been located on the south side of the village, although this may reflect the absence of fieldwork to the north rather than the absence of deposits.
3.3.3 It is possible that archaeological features of a similar character, that is enclosure ditches and perhaps settlement-related deposits, of Iron Age date are located within the study area. Romano-British deposits are perhaps less likely to be present.

3.4 Saxon and medieval
3.4.1 No finds of Saxon date appear to have been recorded close to the study area or indeed within the village as a whole. Contrasting with this, medieval features mostly representing plot boundaries and occasional structures, have been identified around the historic village core, further supplemented by occasional find spots such as those near to the church and Rectory.
3.4.2 The study area was once part of the manor of Wilburton initially owned by Ely Cathedral and later passing into private ownership. Although there are no known findspots or features of medieval date close to the study area, its proximity to The Burystead and Manor Farm (if the 17th century house replaced a medieval predecessor) suggests that medieval deposits may be present. The undated semi-circular moat within the Manor Farm to the immediate south of the site could conceivably be the remnants of a medieval structure or feature. The presence of medieval plot boundaries identified close to Carpond Lane to the west and Mitchell's Farm to the south indicate that similar features may be present within the study area, although it is located away from the main built up street frontages.

3.5 Post-medieval and modern
3.5.1 The study area is located adjacent to, or close to, three 17th-century listed buildings and it is opposite a mid-19th century manor house and associated parkland, indicating
the possibility that deposits of a contemporary date might be present. These may take the form of agricultural features such as ditched or fenced boundaries, small ponds, rubbish pits or quarries. The depressions noted in the belt of woodland to the east of the site may be the remains of sand extraction pits to quarry material for road repairs.
4 DEGREE OF SURVIVAL

4.1 General

4.1.1 This section broadly assesses the degree of likely survival of any archaeological remains in the study area. It has not been possible to provide a detailed predictive deposit model as there have been (on present knowledge) no site investigation reports and there are no recorded finds from the subject site, therefore the following is intended as a guide only.

4.1.2 The past land-use of much of the study area as an orchard indicates that the depth of topsoil could be greater than average. As a result any buried archaeological remains may survive well, although more recent cultivation in the post-war years may have have had a more detrimental effect. Based on historic mapping, no buildings are known to have been present on the site.

4.2 Rating

4.2.1 Based on the distribution of known finds and other heritage assets and their likely degree of survival within the study area, a broad rating can be summarised as follows:

<table>
<thead>
<tr>
<th>Period</th>
<th>Distribution</th>
<th>Survival</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mesolithic</td>
<td>Low</td>
<td>Unknown</td>
</tr>
<tr>
<td>Neolithic</td>
<td>Low</td>
<td>Unknown</td>
</tr>
<tr>
<td>Bronze Age</td>
<td>Low</td>
<td>Unknown</td>
</tr>
<tr>
<td>Iron Age</td>
<td>Moderate</td>
<td>Good</td>
</tr>
<tr>
<td>Roman</td>
<td>Low</td>
<td>Unknown</td>
</tr>
<tr>
<td>Saxon</td>
<td>Low</td>
<td>Unknown</td>
</tr>
<tr>
<td>Medieval</td>
<td>Moderate</td>
<td>Good</td>
</tr>
<tr>
<td>Post Medieval</td>
<td>Moderate</td>
<td>Good</td>
</tr>
</tbody>
</table>

4.3 Summary

4.3.1 Preservation of archaeological deposits on the site is dependant on the type of post-war cultivation, i.e. whether the site has been deep-ploughed or not. On current information it seems likely that there is relatively little impact from ploughing as the site appears to have been an orchard in the later 19th and into the mid to late 20th century. If these trees were later grubbed-out then this may also have had an impact on any buried remains. The absence of chance finds from this part of the village may support the idea that it has not been systematically ploughed in recent times.

4.3.2 There is a low probability of encountering prehistoric deposits. If they are present they are most likely to be finds scatters of Bronze Age to Early Iron Age date.

4.3.3 There is a moderate probability of encountering Late Iron Age remains given the proximity of the enclosures, field boundaries, pits and related deposits uncovered at land off Carpond Lane less than 200m to the west of the current site. The evaluation recovered a moderate assemblage of artefacts dating to the late 1st century BC to the late 1st century AD, the distribution of which indicated that the main settlement focus lay to the east of the site, i.e. in greater proximity to the current study area. A small enclosure containing unabraded pottery sherds was also found in the west of the site close to Carpond Lane.
4.3.4 The features generally survived to a good depth below a layer of what was interpreted as imported topsoil; a subsoil layer was also recorded in some of the trench sections. It is worthy of note that a high water table was encountered during the evaluation, which topographically appears to be broadly comparable to the current study area. The finds assemblage comprised moderate amounts of pottery, CBM, animal bone, stone, flint and slag; a single iron object was also recovered (Saunders 2007).

4.3.5 The likelihood of encountering Roman remains is low given the paucity of finds of this date in the vicinity. The site near Carpond Lane was clearly short-lived, suggesting that a later Roman settlement may have shifted elsewhere (conceivably closer to the subject site) unless the site was abandoned completely.

4.3.6 There is low probability of encountering Saxon remains given the absence of finds of this date within the village. The likelihood of encountering archaeology of medieval and post-medieval date is moderate, and is likely to take the form of features associated with agricultural and possibly manorial activity.
5 Discussion and Conclusions

5.1 General

5.1.1 The objective of this desk-based assessment was to assess the archaeological potential of the study area by drawing together all known documentary, cartographic and archaeological evidence from the surrounding area.

5.1.2 The site has a low to moderate level of archaeological potential. Archaeological work previously carried out nearby has revealed remains of predominantly Late Pre-Roman Iron Age to early Romano-British date. Documentary and cartographic sources indicate that there is also potential for evidence of medieval and post-medieval land-use, possibly associated with the adjacent manor with which the current site is undoubtedly linked. Features associated with agriculture including ditched or fenced boundaries, ponds, quarry pits and possibly rubbish pits might be anticipated. Its peripheral location in relation to the main built up areas of the village suggests that it is unlikely that the remains of buildings are present within the study area, unless they are those of small or insubstantial agricultural structures.

5.1.3 The proximity of the site to three listed buildings of 17th century date, comprising the manor house and two associated barns, is worthy of note, especially as one is immediately adjacent to the proposed development.

5.2 Impact on Heritage Assets

Below ground heritage assets

5.2.1 Any below ground works necessary as part of the redevelopment of the site are likely to affect any archaeological features present within the study area. The greatest impact is likely to be from site preparation/landscaping and tree-removal, and construction of new building foundations, service trenches, access roads, garage footings etc.

Above ground heritage assets

5.2.2 The study area lies within a conservation area and is the last wedge of open ground in this part of the village to the west of Station Road. However, the current proposed scheme incorporates most of the existing tree belt so the visual impact from the road and former parkland to the east will be significantly reduced. Possible earthworks were noted within this tree belt and may warrant further investigation in advance of construction of the access road.

5.2.3 There is a listed building immediately adjacent to the study area (Plate 7), however, and the visual impact of the proposed development in terms of its setting will be moderately severe, given the potential loss of its once rural context.
## APPENDIX A. HER SEARCH

<table>
<thead>
<tr>
<th>CHER number</th>
<th>Site Name</th>
<th>Record type</th>
<th>NGR</th>
<th>Period</th>
<th>Summary/Comments</th>
<th>Associated Events/Designation/Historic Landscape Character Records etc</th>
</tr>
</thead>
<tbody>
<tr>
<td>01081A</td>
<td>Manor Farm, Wilburton</td>
<td>Monument</td>
<td>TL 4855 7500</td>
<td></td>
<td>Semi circular remains of possible moat, entrance gap to SE; one building in the centre. S2, same but entrance gap on E. O1,</td>
<td></td>
</tr>
<tr>
<td>01081b</td>
<td>The Burystead/Berristead, Wilburton</td>
<td>Building</td>
<td>TL 4860 7492</td>
<td>17th century</td>
<td>Bury stead was replaced as the manor house c 1632-1650... Like its neighbours Haddenham and Stretham... Wilburton was allotted to the Bishops of Ely in 1109... in 1356... The manor house was ruinous... During the latter part of the C14 conditions seem to have improved. S2, The Bury stead (former Manor House). A good medium sized red brick mansion of c 1600. Now divided into 2 residences, only C19 work visible is minor restoration. O2, Ancient red brick, now used as farmhouse. Erected 1620. S3, Berristead (former Manor House), Wilburton. A substantial and attractive red-brick house built circa 1600 for Alice Thompson, lady of the manor circa 1632 - 1650 and wife of Sir John Thompson, Bt. The property was bought 1817 by Sir Albert Pell whose descendant, Mr. BS Pell now lives in Wilburton Rectory. Berristead is now the home of Sir David Hughes 14th Bt. See Listed buildings</td>
<td></td>
</tr>
<tr>
<td>05462</td>
<td>Carved stone, Wilburton</td>
<td>Monument</td>
<td>TL 4788 7487</td>
<td>Medieval</td>
<td>At this spot in the Old Rectory shown ancient stone work has been found which formed a Gothic stone window and believed to have been the part of an old Chantry Chapel and probably belonged to a very early period.</td>
<td>FCB3193</td>
</tr>
<tr>
<td>05462a</td>
<td>Silver spoon dating to James II's reign, Wilburton</td>
<td>Find Spot</td>
<td>TL 4788 7487</td>
<td>Post Medieval</td>
<td>Amongst the stonework on the site was found a silver spoon bearing the date of the reign of James II.</td>
<td>FCB3192</td>
</tr>
<tr>
<td>CHER number</td>
<td>Site Name</td>
<td>Record type</td>
<td>NGR</td>
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<td>Summary/Comments</td>
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<tr>
<td>-------------</td>
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<td>----------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>05607</td>
<td>Remains of field boundaries, Wilburton</td>
<td>Monument</td>
<td>TL 491 744</td>
<td></td>
<td>Remains of field boundaries visible on RAF APs.</td>
<td></td>
</tr>
<tr>
<td>05624</td>
<td>Medieval whetstones, Wilburton</td>
<td>Find Spot</td>
<td>TL 479 747</td>
<td>Medieval</td>
<td>2 sharpening stones, micaceous schist, one small and complete, one part of a large one.</td>
<td></td>
</tr>
<tr>
<td>05625</td>
<td>Linked rectangular ponds, Wilburton</td>
<td>Monument</td>
<td>TL 480 744</td>
<td></td>
<td>Series of rectangular ponds, linked, sloping down the hill-side. 4 distinct ponds and 3 - 4 slight depressions. The date is not known.</td>
<td></td>
</tr>
<tr>
<td>05705</td>
<td>Tithe House</td>
<td>Building</td>
<td>TL 4844 7482</td>
<td>16th century</td>
<td>O1, A C16 cottage, close studded timber framing with brick infill. Not outstanding.</td>
<td></td>
</tr>
<tr>
<td>05859</td>
<td>Post-medieval great house and landscaped gardens, Wilburton</td>
<td>Monument</td>
<td>TL 4787 7495</td>
<td>Post Medieval</td>
<td>Cemetery (TU) on site of (TI) Mansion (NR). O1, To the immediate S of the cemetery slope ornament shows a mound with a bank attached. The latter was removed when the cemetery was extended and the mound now has a large hole in its top.</td>
<td></td>
</tr>
<tr>
<td>05869</td>
<td>Saint Peter's Church, Wilburton</td>
<td>Building</td>
<td>TL 479 750</td>
<td>13th century to Modern</td>
<td>See listed building entry</td>
<td></td>
</tr>
<tr>
<td>05882</td>
<td>Bronze Age beaker, Wilburton</td>
<td>Monument</td>
<td>TL 4860 7411</td>
<td>Bronze Age</td>
<td>2. According to an old label inside The pot, an &quot;A&quot; beaker, it was found with the skeleton of a man in a sitting position, and with a burial Urn - on a sand hill in the Bedford level Fens - at Wilburton in 1847 and another label stuck to the outside describes it as an &quot;Old British Burial Urn with Bulls Horn found. 3. BA pottery found AD 1847. O1, This antiquity having been discovered AD 1847 is now in the possession of A J Pell, Wilburton Manor and a short distance NW human remains were found in 1846.</td>
<td></td>
</tr>
<tr>
<td>05939</td>
<td>Mounds, Wilburton</td>
<td>Monument</td>
<td>TL 479 747</td>
<td>Roman?, 16th</td>
<td>R2, Mounds (GT). (Ref s'A' TL/4793/7476, 'B' TL/4797/7475,</td>
<td></td>
</tr>
<tr>
<td>CHER number</td>
<td>Site Name</td>
<td>Record type</td>
<td>NGR</td>
<td>Period</td>
<td>Summary/Comments</td>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>07748</td>
<td>Manor House, Wilburton</td>
<td>Building</td>
<td>TL 4871 7525</td>
<td>19th century</td>
<td>Good C19 country houses are... rare. Only one must be recorded... Wilburton Manor House of 1848 by Pugin. 1848 - 1851 by Pugin. Red brick with stone dressings, asymmetrically composed on all sides. Straight gables. The main windows with perpendicular tracery under straight heads. Inside a rather bare staircase hall and in other rooms three more adomed chimney pieces.</td>
<td></td>
</tr>
<tr>
<td>12250</td>
<td>Rectory, Wilburton</td>
<td>Park and Garden</td>
<td>TL 479 749</td>
<td>Rectory grounds at Wilburton. No details in cemetery. Still some gardens in rectory grounds.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12251</td>
<td>Cemetery, Wilburton</td>
<td>Park and Garden</td>
<td>TL 4785 7494</td>
<td>Cemetery at Wilburton. No details - i.e. no layout</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CHER number</td>
<td>Site Name</td>
<td>Record type</td>
<td>NGR</td>
<td>Period</td>
<td>Summary/Comments</td>
<td>Associated Events/Designation/ Historic Landscape Character Records etc</td>
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<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Wilburton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ECB417</td>
</tr>
<tr>
<td>CB14607</td>
<td>Medieval features,</td>
<td>Monument</td>
<td>TL 48273</td>
<td>Medieval</td>
<td>Evaluation found features of possible medieval date, and undated features probably associated with property division and cultivation.</td>
<td>ECB417</td>
</tr>
<tr>
<td></td>
<td>Warren Lodge Farm, Wilburton</td>
<td></td>
<td>74824</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CB14622</td>
<td>Medieval remains,</td>
<td>Monument</td>
<td>TL 48410</td>
<td>Medieval</td>
<td>1. Evaluation revealed probable medieval occupation in the north-eastern part of the site (post holes and ditches with Ely Ware pottery (1200-1350AD)). The southern part appears to have seen cultivation throughout the medieval and post-medieval periods. 2. Three parts of the site were subject to further excavation in 2004. During the medieval period, the area was subdivided into plots with ditched boundaries, some of which were recut and modified over time. Most of this activity dated to the 12th-14th centuries, although the pottery indicates some features may be earlier in date. The remains of a possible medieval structure were recorded in the NE corner of the site, adjacent to the road frontage. No other structures were identified during the fieldwork, suggesting that the site was open ground from the medieval periods until the present day.</td>
<td>FCB11193, FCB11194, FCB16346, ECB445, ECB2375</td>
</tr>
<tr>
<td></td>
<td>Mitchell's Farm, Wilburton</td>
<td></td>
<td>74770</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CB14623</td>
<td>Post-medieval boundaries and structural remains,</td>
<td>Monument</td>
<td>TL 48410</td>
<td>Post Medieval</td>
<td>2 Boundary alignments which had been established in the medieval period continued into the post-medieval and modern periods, as demonstrated by a number of linear features excavated in the SE part of the site. A possible trackway running across the northern part of the site on an E-W alignment was also established in the post-medieval period.</td>
<td>FCB16347, FCB16348, ECB445, ECB2375</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MCB16760</td>
<td>Roman fibula and pottery scatter, Wilburton</td>
<td>Find Spot</td>
<td>TL 4830 7444</td>
<td>Roman</td>
<td>Bronze fibula found with pottery scatter. Fibula in very good condition: one piece bow, with spring and catch plate. Catch plate has geometric cut holes. Probably 1st century. No details of pottery.</td>
<td>FCB15197, FCB15198</td>
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<tr>
<td>MCB17196</td>
<td>Wilburton Baptist Chapel, High Street</td>
<td>Building</td>
<td>TL 4827 7489</td>
<td>19th century to Modern</td>
<td>Although the chapel possibly has its origins in 1802, the present chapel dates from the rebuilding of 1845.</td>
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<tr>
<td>MCB17343</td>
<td>The Rectory, Wilburton</td>
<td>Building</td>
<td>TL 47970 74898</td>
<td>15th century to 19th century</td>
<td>Rectory dating to the C15, with late C17, and early C18 additions.</td>
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<tr>
<td>MCB17366</td>
<td>Late Bronze Age/early Iron Age finds scatter, Mitchell's Farm, Wilburton</td>
<td>Find Spot</td>
<td>TL 4841 7477</td>
<td>Late Bronze Age to Early Iron Age</td>
<td>A scatter of waste flint flakes and the base of a pottery vessel were found, indicating Late Bronze Age/early Iron Age activity in the nearby area.</td>
<td>FCB16349, FCB16350, ECB2375</td>
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<tr>
<td>MCB17548</td>
<td>Iron Age-Roman ditches, Carpond Lane, Wilburton</td>
<td>Monument</td>
<td>TL 4836 7496</td>
<td>Late Iron Age to 1st century AD</td>
<td>The enclosure ditch produced several large and relatively unabraded sherds of pottery, indicative of domestic activity in the immediate vicinity. Ditches on the eastern site of the site yielded the greatest quantity of pottery, suggesting that the main focus of occupation lay to the east of the site. A pit containing several fragments of burnt clay are likely to be contemporary with this period.</td>
<td>FCB16907, FCB16908, FCB16909, FCB16910, FCB16911, FCB16912, FCB16913, FCB16914, ECB2551</td>
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<tr>
<td>MCB17549</td>
<td>Medieval and post medieval remains, Carpond Lane, Wilburton</td>
<td>Monument</td>
<td>TL 4836 7496</td>
<td>18th century to 19th century</td>
<td>An evaluation revealed a medieval boundary ditch, which produced pottery of 13th-14th century date, which cut a gully. The feature aligns with existing property boundaries to the north and south, and the 1st edition Ordnance Survey shows this boundary continuing through the present site. Other features of 18th-19th century date were also identified, including a ditch, two pits, and at least two large ponds.</td>
<td>FCB16915, FCB16916, FCB16917, ECB2551</td>
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<tr>
<td>MCB19198</td>
<td>Park and gardens of Manor House, Wilburton</td>
<td>Park and Garden</td>
<td>TL 4894 7525</td>
<td>19th century</td>
<td>1. The Manor House stands in a park of 25 acres, planted soon after the house was built in 1851. The drive was lined with an avenue of lime trees which continued across Berriestead Lane. To the south of the house was a sunken parterre with a central stone sundial. Nearby were fishponds, and to the north of the house a walled kitchen garden and orchard. Today (2000), the house and part of the park are used by a school. 2. The park and gardens are clearly shown on the First Edition Ordnance Survey map. The 19th century fishpond, belts of trees and mature specimen trees still exist.</td>
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<td>ECB445</td>
<td>Evaluation at Mitchell’s Farm, Wilburton, 2000</td>
<td>Event</td>
<td>TL 48433 74774</td>
<td>Evaluation revealed probable medieval occupation in the north-eastern part of the site (post holes and ditches with Ely Ware pottery (1200-1350AD)). Post-medieval deposits including structural remains and field boundaries were revealed in the northern and central parts of the site. The southern part appears to have seen cultivation throughout the medieval and post-medieval periods.</td>
<td>Unpublished report: Cooper, S. and Connor, A. 2000. Medieval and Post Medieval remains at Mitchell’s Farm, Wilburton: an archaeological evaluation. CCC Archaeological Field Unit Report A168</td>
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<tr>
<td>ECB2375</td>
<td>Excavation at Mitchell’s Farm, Wilburton, 2004</td>
<td>Event</td>
<td>TL 48418 74808</td>
<td>An excavation of c. 4600 sq m was undertaken in advance of residential development, revealing four phases of usage of the site. Late Bronze Age/early Iron Age activity is represented by a scatter of waste flint flakes and pottery. During the medieval period, the area was subdivided into a plots with ditched boundaries, some of which were recut and modified over time. Most of this activity dated to the 12th-14th centuries, although the pottery indicates some features may be earlier in date. The remains of a possible medieval structure were recorded in the NE corner of the site, adjacent to the road frontage. The boundary alignments continued into the post-medieval and modern periods, as demonstrated by a number of linear features excavated in the SE part of the site. A possible trackway running across the northern part of the site on an E-W alignment was also established in the post-medieval period.</td>
<td>Unpublished report: Ashworth, H. 2005. Mitchell’s Farm, School Lane, Wilburton, Cambs. Archaeological Assessment Report. Heritage Network Report 306</td>
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<tr>
<td>ECB2795</td>
<td>Geophysical survey, proposed Mereham development, 2006</td>
<td>Event</td>
<td>TL 49390 73860</td>
<td>Approximately 40% (78ha) of the proposed Mereham development area was sampled via 69 north-south transects of magnetometry. Geophysical anomalies indicative of settlement features were located in two areas, and evidence for a cluster of pits and a ring ditch was also revealed.</td>
<td>Unpublished report: Roberts, S. and Hale, D. 2006. Proposed Mereham Development, Wilburton, Cambridgeshire. Geophysical surveys. Archaeological Services University of Durham 1421</td>
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<tr>
<td>ECB2329</td>
<td>Evaluation at Wilburton (Mereham), 2006</td>
<td>Event</td>
<td>TL 49284 73047</td>
<td>An evaluation was undertaken by OA on land at Wilburton on behalf of CgMs Consulting following the results of a geophysical survey. The evaluation revealed the southern part of a middle Iron Age farmstead at the west of the development area. The site appears to have contracted or gone out of use, based on ceramic evidence, before being re-used in the later Roman period. Elsewhere on the site, post-medieval quarries, probably opened to extract the</td>
<td>Unpublished report: Oxford Archaeology 2006. Land at Wilburton, Cambridgeshire (Mereham New Community). Archaeological Evaluation Report. Oxford Archaeology Report 3276</td>
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</table>
underlying sand were noted. Ridge and furrow agriculture is visible through geophysical survey plots across much of the site, although no ridge and furrow was observed during the evaluation. Of note was a small assemblage of late Neolithic and Bronze Age flint artefacts, all of which were found in association with later pottery. The effects of hillwash/colluvium formation appear to have moved these artefacts from their original location, the suggestion being that there may be an earlier prehistoric site in the vicinity, probably on the higher ground of the east-west ridge extending across the site.

ECB2551  Evaluation of Land to the South of 4 Car Pond Lane, Wilburton, 2007

Three evaluation trenches were excavated in advance of proposed new housing, revealing a series of boundary and enclosure ditches of late pre-Roman Iron Age to early Romano-British date. A medieval boundary ditch and associated gully were also observed, together with other features of 18th-19th century date, including a ditch, two pits, and at least two large ponds.


### Listed Buildings

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<tr>
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<th>LB number</th>
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<th>Grade</th>
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<td>DCB1091</td>
<td>49505</td>
<td>WILBURTON CHURCH LANE</td>
<td>Listed Building II</td>
<td>II</td>
<td>TL4804975007</td>
<td>Pair of cottages now one. Early C19</td>
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<td>DCB784</td>
<td>49506</td>
<td>Belligables, WILBURTON CHURCH LANE</td>
<td>Listed Building II</td>
<td>II</td>
<td>TL 48005 75021</td>
<td>House. Late C17.</td>
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<td>DCB1215</td>
<td>49507</td>
<td>The Grange, WILBURTON CHURCH LANE</td>
<td>Listed Building II</td>
<td>II</td>
<td>TL 47931 75045</td>
<td>House. Late C15 and C17.</td>
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<td>DCB785</td>
<td>49508</td>
<td>Eastleigh, WILBURTON HIGH STREET</td>
<td>Listed Building II</td>
<td>II</td>
<td>TL 48356 74876</td>
<td>House. C15 origin, mid C17, and c1720.</td>
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<td>DCB1092</td>
<td>49509</td>
<td>Post Office, WILBURTON HIGH STREET</td>
<td>Listed Building II</td>
<td>II</td>
<td>TL 48324 74885</td>
<td>House and modern ground floor shop insertion. Mid-late C18.</td>
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<td>DCB1364</td>
<td>49510</td>
<td>Warren House, WILBURTON HIGH STREET</td>
<td>Listed Building II</td>
<td>II</td>
<td>TL 48311 74894</td>
<td>House and barn. Late C17-early C18.</td>
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<td>TL 48319 74914</td>
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<td>DCB1216</td>
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<td>WILBURTON HIGH STREET</td>
<td>Listed Building II</td>
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<td>TL 48164 74961</td>
<td>Cottage formerly the Old Chequers PH. 1662, extended by one bay at east end C18.</td>
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<tr>
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<td>The Limes, WILBURTON HIGH STREET</td>
<td>Listed Building II</td>
<td>II</td>
<td>TL 48055 75002</td>
<td>House. Circa 1840. Included for group value.</td>
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<td>DCB1212</td>
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<td>WILBURTON SCHOOL LANE</td>
<td>Listed Building</td>
<td>II</td>
<td>TL 48440 74835</td>
<td>Cottage. C16 and late C19 alterations.</td>
</tr>
<tr>
<td>DCB1336</td>
<td>49515</td>
<td>The Burystead, WILBURTON STATION ROAD</td>
<td>Listed Building</td>
<td>II*</td>
<td>TL 48602 74938</td>
<td>House, formerly the manor house. Probably c1610 for Sir John Jolles, Alderman of City of London, but some of the features would seem to be of later date. Altered internally later C19. Red brick, English bond and broad mortar courses. On high plinth (see Yew Tree House, Witcham and other Fenland houses eg Hannah Hall, Tydd St Giles). Plain tiled gabled roof with sawtooth eaves cornice. End parapets on kneelers having finials and an apex finial on a corbel all of moulded brick, some repaired. Two ridge stacks to the centre range and one to each wing. Each having two restored octagonal shafts on rectangular base with moulded brick entablature. There is a later side stack to the north wing. Original half-H plan with symmetrical stair turrets in the reentrant angles. Centre range of two storeys. One C18 three light first floor casement and an enlarged ground floor window. Reused red brick in front wall. South stair turret has similar parapetted gables with finials. One casement window to each flight. A doorway in the ground floor is modern. South wing is two storeys and attic. It was probably the family or guest wing. A principal doorway was in the north side wall. Window and door openings where original have splayed reveals and header brick arches. The gable end has an attic and first floor casement and an inserted ground floor window. The windows in the south wall are all C20 wood cross frame casements with leaded lights but some evidence of original openings remains including at first floor a closet window of some size. The rear elevation has four gables including those of the wings. One gable has been substantially rebuilt and all have been repaired. The fenestration is C20 wood cross frame casements, with leaded lights but some of the splayed openings are original and there are relieving arches to the gables. Three gables have straight joint continuous from ground to first floor on either side of the present windows. This suggests that originally there were two storey bay window to the gables. At a fairly early stage these were removed as the brick infill is of C17. The north stair turret is similar to the south and the doorway at ground floor, although now partly blocked, is probably its original principal entry. The string course which is continued round the entire exterior of the house is here carried over one of the stair turret windows. One of these is also original having an ovolo moulding. Interior: The plan of the house remains intact. At the south end in the ground floor there have been some changes however. The staircases were replaced in C19. The centre block has a large fireplace with shaped back wall and moulded cornice above the hearth opening. This is carried round the side wall of the chimney. The south wing has an anteroom at the east end and larger room with original clunch.</td>
</tr>
<tr>
<td>CHER number</td>
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<td>Name</td>
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<tr>
<td>DCB1093</td>
<td>49516</td>
<td>Barn, about 50 yards North of the Burystead, WILBURTON STATION ROAD</td>
<td>Listed Building</td>
<td>II</td>
<td>TL 48606 74985</td>
<td>Fireplace except for mantel and frieze. The main hearths have ovolo mullions. The first floor of this wing still retains an intact hearth of clunch. The surround is formed of pilasters on bases with diamond enrichment and having a frieze enriched with raised and fielded panels in similar material. Other rooms have similar hearths with shaped backs but without surrounds. The inglenook hearth is in the north wing and is now blocked. The roof in the south wing and main range is of staggered butt purlin type. That over the north wing has been rebuilt. The house is of particular interest as being externally nearly intact and a good example of a house of the period.</td>
</tr>
<tr>
<td>DCB788</td>
<td>49517</td>
<td>Barn, 200 yards North East of the Burystead, WILBURTON STATION ROAD</td>
<td>Listed Building</td>
<td>II</td>
<td>TL 48532 75004</td>
<td>Barn. Early-mid C17. Red brick, English bond on high base. Reed thatched roof; hipped to north end and parapetted gable to south end. The parapet does not have tumbling. Loop openings to side walls. East wall has enlarged cart openings. Five bays, aisled. Two stage Queen strut roof trusses on braced tie beams with jowled heads. Staggered butt purlins.</td>
</tr>
<tr>
<td>DCB1213</td>
<td>49518</td>
<td>Church of St Peter, WILBURTON WEST END</td>
<td>Listed Building</td>
<td>I</td>
<td>TL 47978 75000</td>
<td>Parish church. C13 remains in chancel arch, tower and tower arch. Mainly late C14-early C15. Rubble and fieldstone with clunch and limestone dressings. West tower with spire, aisleless nave, south porch and chancel. West tower of four stages with embattled parapet and leaded spire. Four stage angle buttressing and half octagonal newel stair turret in south-east corner. Rear doorway has two centred arch of clunch and limestone with wave moulding and label with mask stops. C15 west window, restored. Three cinquefoil lights in two centred arch. i</td>
</tr>
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APPENDIX B. BIBLIOGRAPHY


Holley, C., 2006 Wilburton manor house and Wilburton Manor House. Unpublished report held in the Cambridgeshire Collection


Pinion, P. J. M.1933 A short History of Wilburton Unpublished hand-written account held in the Cambridgeshire Collection


Sneesby, J.M., 1970 The history of Wilburton Private Print, copy held in the Cambridgeshire Collection

On-line resources


www.oldmaps.co.uk Date accessed 6th October 2010

Other sources consulted but not cited

"Berristead Close, Wilburton": council housing estate – Francis Frith Collection. Frith WBN 8

"Burystead Manor, Wilburton" sketch from 1977

Maps consulted:

Manor of Wilburton: map and terrier 1636 R106/091

Photocopy of Tithe Map (1838) R72/52

Wilburton Draft Map showing pre-Inclusion boundaries 515/P

Wilburton Q/RDc/75 25 January 1855 Inclosure Map and Award

Ordnance Survey 1st edition 1885 1:2,500; 1952 1:10,560 map; 1976 1:2,500 map.
APPENDIX C. OASIS REPORT FORM
All fields are required unless they are not applicable.

**Project Details**

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**Type of Project/Techniques Used**

**Prompt**
Direction from Local Planning Authority - PPS 5

**Development Type**
Rural Residential

**Please select all techniques used:**

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**Monument Types & Period**
List feature types using the **NMR Monument Type Thesaurus** together with their respective periods. If no features were found, please state “none”.

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**Project Location**

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<td>Project Manager</td>
<td>Paul Spoerry/James-Drummond-Murray</td>
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<td>Supervisor</td>
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**Digital Media**

- Database
- GIS
- Geophysics
- Images
- Illustrations
- Moving Image
- Spreadsheets
- Survey
- Text
- Virtual Reality

**Paper Media**

- Aerial Photos
- Context Sheet
- Correspondence
- Diary
- Drawing
- Manuscript
- Map
- Matrices
- Microfilm
- Misc.
- Research/Notes
- Photos
- Plans
- Report
- Sections
- Survey

**Notes:**

This DBA was commissioned at a pre-planning stage
Figure 1: Site location with the study area (outlined red)
Evaluation at Warren Lodge Farm, Wilburton, 2000

Evaluation of Land to the South of 4 Car Pond Pane, Wilburton, 2007

Excavation at Mitchell’s Farm, Wilburton, 2004

Geophysical survey, proposed Mereham development, 2006

Figure 2: HER entries with the study area (red)
Figure 4: Extract from 1838 Tithe Map (copy of photostat in CRO) with study area (outlined red)
Figure 5: Extract from Draft Inclosure Map with study area (outlined red)
Figure 6: Extract from 1850 Inclosure Map with study area (outlined red)
Plate 1: The Burystead: early 17th century former manor house (listed building 4915) from north-east

Plate 2: Thatched 17th century barn c. 50m to north of the Burystead (listed building 4916) from east
Plate 3: View across farmyard (former Manor Farm) showing 17th century barn in the background, c. 200m to north-east of the Burystead (listed building 4917) from south-east.

Plate 4: View of possible earthwork within woodland belt at east edge of study area; from north-west.
Plate 5: View across study area to tree belt to rear of Berristead Close and part of tree belt to east adjacent to Station Road, from south

Plate 6: View across study area showing overgrown nature of the ground with the edge of modern development (Carpond Lane) in the distance; from east
Plate 7: View of listed barn (listed building 4917) adjacent to and abutting the south side of the study area; from north