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ARCHAEOLOGICAL MONITORING
ON LAND TO THE REAR OF
2 & 6, WEST STREET,
CROWLAND, LINCOLNSHIRE.

National Grid Reference: TF 2392 1017
Site Code: WSCR14
Accession No: LCNCC: 2014.193
Planning Reference: H02-0928-13

PREPARED FOR MR. PAUL MILWARD

By

Neville Hall MIFA

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Summary

The archaeological monitoring of the groundworks pertaining to the construction of a new bungalow on land to the rear of Nos. 2 and 6, West Street, Crowland, Lincolnshire was carried out by Neville Hall MIFA on the 18th and the 20th of April 2015.

The archaeological monitoring of the groundworks on this site did not identify any archaeological activity or indeed any such activity or finds which would be associated with the medieval and/or post-medieval settlements of Crowland.

The archaeological monitoring identified several variations of deposit sequences which comprised a very deep and substantial topsoil/ploughsoil horizon, a thin horizontal band of peat, (which appeared to be confined to the south-eastern portions of the site), a modern made ground deposit which overlay the topsoil/ploughsoil horizon and an underlying natural horizon of marine alluvium. These variations were recorded within a total of five representative sections. The deep and substantial nature of the topsoil/ploughsoil horizon is typical of sites which have undergone a long and continuous period of arable cultivation outside of the focuses of the nearby medieval and post-medieval settlements of Crowland.

1. Introduction

- 1.1 Neville Hall MIFA was commissioned by Mr. Paul Milward to undertake the archaeological monitoring of the groundworks pertaining to the construction of a new bungalow on land to the rear of Nos. 2 and 4, West Street, Crowland, Lincolnshire, centred at National Grid Reference TF 2392 1017. The archaeological monitoring was carried out at the development site on the 18th and the 20th of April 2015.
- 1.2 The work was carried out according to the requirements of various archaeological conditions, which were attached to the granting of planning consent for this development by South Holland District Council, the Local Planning Authority, and acting on the advice of Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, in her capacity as archaeological advisor on planning issues to the District Council. This is in accordance with the principles established in *NPPF: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department of Culture, Media and Sport, 2010), *Standard and guidance for archaeological watching briefs* (IFA, 2008).
- 1.3 Copies of the final report will be deposited with the client, Ms Louise Jennings, the Planning Department of South Holland District Council, the Lincolnshire Heritage Environment Record (HER) and The Collection, Lincoln, along with an ordered project archive for long term storage and curation.

2. Site Location and Description

- 2.1 The development site is situated within the historic core of the modern town of Crowland, and on a site which is set back from the southern frontage of West Street. Crowland is located approximately 12km to the south of Spalding and 22km to the east of Stamford. The development site is situated at National Grid Reference TF 2392 1017 and at a height of approximately 4.5mAOD. Crowland is situated within the parish of the same name, and in the administrative district of South Holland, county of Lincolnshire [**Figures 1 and 2**].
- 2.2 The development site is located in a flat and low-lying area within the south Lincolnshire Fens. The development site is situated on deep permeable sandy soils of the Isleham 1 Series. These soils overlie Oxford Clays and Kellaway Beds of the Upper Jurassic [Soil Survey, 1983; BGS, 1984].

3. Planning Background

- 3.1 A planning application for the proposed erection of a new bungalow on land to the rear of Nos. 2 and 4, West Street, Crowland, Lincolnshire (Planning Reference: H02-0928-13) has been submitted to and granted consent by South Holland District Council, the Local Planning Authority [**Figure 3**]. However, as the proposed development was situated within a perceived archaeologically sensitive area, archaeological conditions (Nos. 3-5) were attached to this consent. Following the receipt of an Archaeological Brief for this planning consent by Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, it was established that the requirement for the fulfilment of these conditions would be the archaeological monitoring of all groundworks during the construction stage of development at the site.
- 3.2 A specification or written scheme of works for the archaeological monitoring was submitted to and approved by Ms Louise Jennings of the Lincolnshire County Council

Historic Environment Team (on behalf of the LPA) prior to the commencement of the on-site works as required by Condition No. 3 of this planning consent.



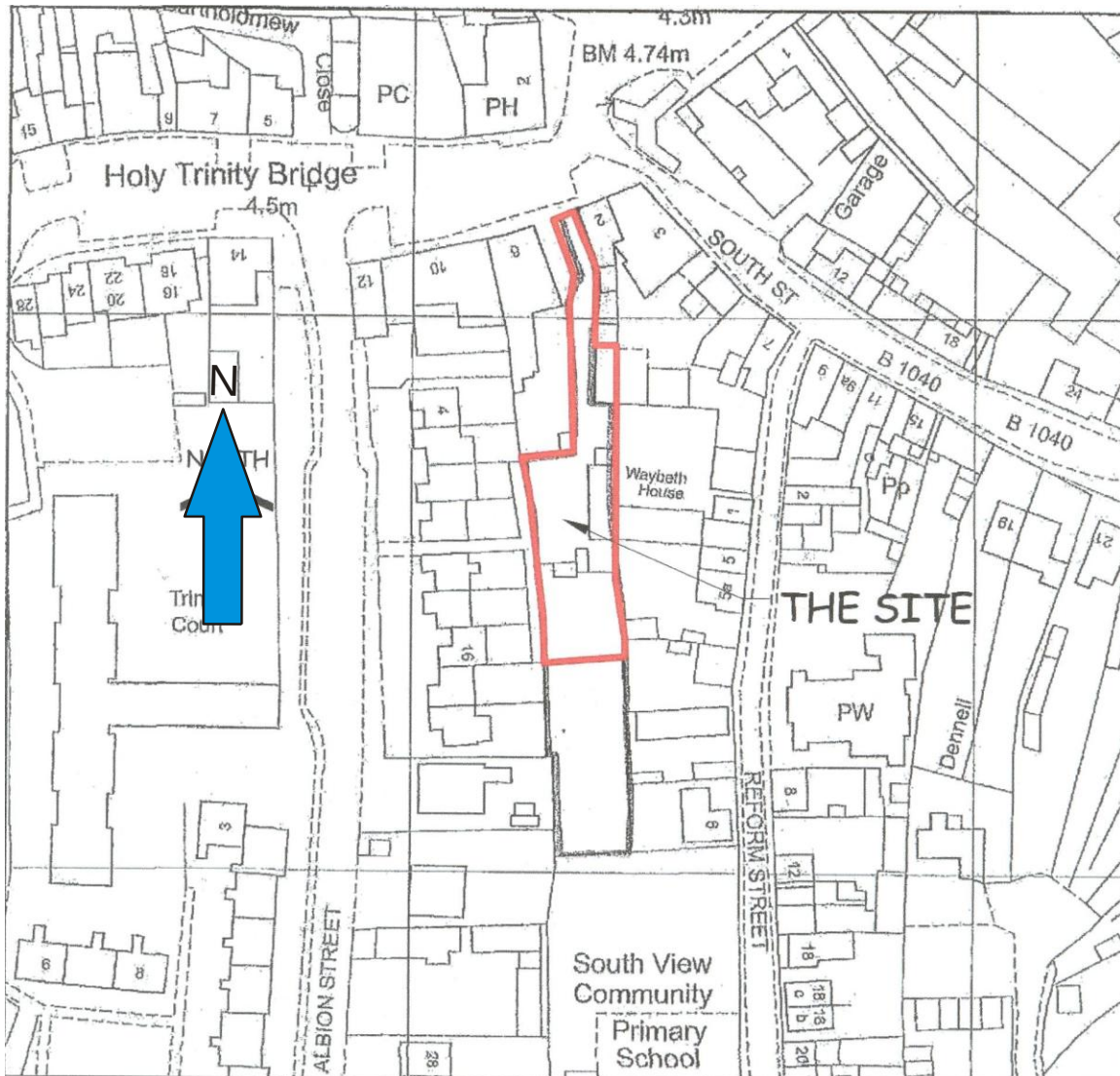


Figure 2: Site location at an original scale of scale 1:1,250, (extract from Architects plan). The site is shown outlined in red.

4.2 The objectives of the project were:

To establish the presence/absence of archaeological remains within the area of the development site.

To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.

To allow the preservation by record of archaeological deposits.

4.3 The development site is situated within the area of the medieval and post-medieval settlements of Crowland. It was considered very likely that archaeological features, deposits, structures and finds associated with these settlements would be encountered on this development site. The specific objectives of this project were to record any archaeological features, structures, deposits and finds associated with these settlements.

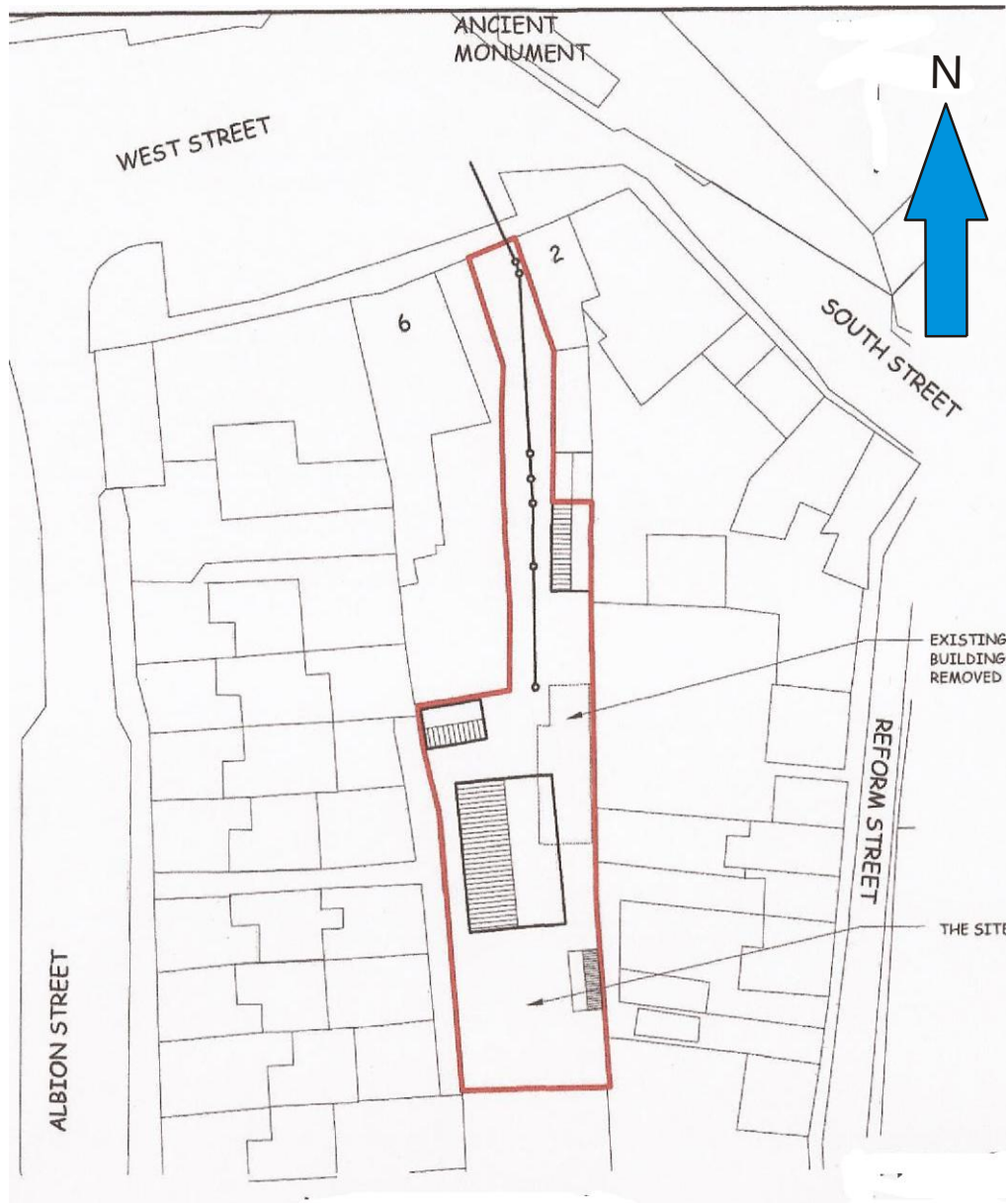


Figure 3: Block plan showing the proposed layout of the development site at an original scale of 1:500 at A3, (extract from Architects plan)

5. Archaeological and Historical Background

- 5.1 Background research sources were consulted at the Lincolnshire Archives, the Lincoln Local Studies Library and the Lincolnshire County Council Historic Environment Record (HER). A search of the Lincolnshire HER was conducted within the vicinity of the development site.
- 5.2 Two Neolithic flint axes have been found in school grounds to the north of the development site (HER 22005).
- 5.3 An archaeological watching brief which took place at Cluttons Close in 1999 and to the north of the development site during the construction of a new house, garage and

swimming pool identified a flint blade and a buried soil of Late Neolithic-Early Bronze Age date in section (HER 23652, ELI1015).

- 5.4 A possible early Bronze Age barrow cemetery is situated to the north of the development site and was constructed along a gravel peninsula (HER 20265). A barrow was taken down in this area in 1880 and was recorded as being one of a series which were removed and which extended along lines to the north-east from Crowland Abbey to the hill in Anchorage Field and to the south-west of the Abbey to Mill Steam Lot. Many finds were also recorded from the destroyed barrow and from their surroundings
- 5.5 The findspot of a bronze ring head pin of Iron Age date was found in 1965 in Crowland to the east of the development site (HER 22018).
- 5.6 A Roman intaglio was found in the ruins of the 'Great Isle' of Crowland Abbey (HER 22049).
- 5.7 The place name of Crowland appears to have originated in the mid-Saxon period. The earliest documentary reference to this place name dates from the c.AD745 when it is referred to as *Cruwland* and *Crugland* by Felix, the biographer of St. Guthlac. The place name itself is derived from the Old English *cruw* or 'bend' and the Old English *land*. This place name appears to have a topographical origin with the *cruw* or bend referring to a bend in the nearby River Welland, hence a 'tract of land at the river bend'. This bend is not now very pronounced, but was very likely to have been so prior to the draining of the fens later in the medieval period [Cameron, 1998; Mills, 1991, Ekwall, 1991].
- 5.8 In the late Saxon period, Crowland is referred to in the Anglo-Saxon Chronicle in the 9th century AD as *Crugland*, as *Cruwland*, as *Cruland* in AD1000, and as *Crulande* in AD963, 1066 and 1076. Crowland or *Croiland* is only referred to indirectly in the Domesday Survey of AD1086 in an entry for Spalding, which is recorded as an 'outlier of Crowland'. Later medieval documentary references variously refer to Crowland as *Cruland* (AD1100) and *Croyland* (AD1114). The modern spelling of Crowland became commonplace after 1700 [Cameron, 1998; Mills, 1991; Ekwall, 1991, Morris, 1986; Foster & Longley, 1976].
- 5.9 The site of the Anglo-Saxon monastery at Crowland is included as part of the scheduled area of the later Crowland Abbey complex (HER 23519). A hermitage was founded at this site in AD699 by St Guthlac. The Hermitage consisted of an oratory, a guesthouse and a number of cells. These cells are thought to have been scattered over a wider area, though the buildings of this monastery and in particular the oratory and the cell of St Guthlac are linked by medieval tradition to the site of the later abbey church. By tradition, the monastery was founded by King Ethelbald in AD716. It was destroyed by the Danes in AD870 and was refounded as a Benedictine Abbey in the mid 10th century.
- 5.10 The medieval settlement of Crowland to the north was situated in the Wapentake of Elloe, on a narrow gravel promontory and on slightly higher ground than that of the surrounding and low-lying fens and marshlands (HER 20268). This settlement grew up around the Benedictine Abbey.
- 5.11 The site and ruins of Crowland Abbey are scheduled as an ancient monument (SM No. 1012410), (HER 20551). The original monastery was founded at this site in the 8th century AD on the site of the hermitage of the Anglo-Saxon Saint Guthlac. It was subsequently destroyed by the Danes in AD870 and was refounded as a Benedictine abbey in the mid 10th century. The abbey was finally dissolved in 1539 and all of the monastic buildings were demolished with the exception of the nave and aisles of the abbey church, which were taken into use as the parish church. The area of the scheduled monument incorporates the ruins of part of the abbey church, the buried remains of the Anglo-Saxon hermitage, the Anglo-Saxon monastery (HER 23519), the surviving

medieval monastic buildings and the earthworks of the Civil War defences (HER 22051). Excluded from this scheduling are the walls and fabric of the present Grade I listed parish church and its tower, the Grade II listed abbey churchyard walls and gateways along with the Grade II listed gravestones, table tombs, coffins and monuments to the west and to the north-east of the parish church.

- 5.12 To the north-east of the development site is Crowland Bridge or the Trinity Bridge (HER 20552). This is scheduled as an ancient monument (SM No. 1005051). It was constructed between AD1360-90 to provide a crossing place over three streams at the confluence of the Rivers Nene and Welland, but now stands high and dry near the market place. It is formed of three half pointed arches in the form of a triangle. An earlier bridge was documented on this site in AD943. An archaeological watching brief was undertaken here prior to repairs being made on the bridge in 2002 (HER ELI3372, Site code: CTB01). Post-medieval deposits were identified with no evidence for any earlier archaeological activity.
- 5.13 A building of late medieval date is situated at 9-11, East Street (HER 23767). The building originated at this time as a half timbered structure constructed on a stone plinth. The building underwent approximately six phases of redevelopment including the conversion of the two cottages into a single building. The building currently has a Georgian facade and now comprises two cottages. Dendrochronological dating was used to date the felling of the timbers used in the construction of the original building and therefore the building was almost certainly built in 1444.
- 5.14 The Manor House at No. 5, East Street is a Grade II* listed manor house dating from 1690 with additions made to the building at around 1775 with additional 20th century alterations (HER 25466).
- 5.15 During the English Civil War of the mid 17th century, Crowland was a Royalist stronghold centred on Crowland Abbey church (HER 22051). The church was surrounded by earthen defences composed of banks and ditches taking the form of a defensive rampart around the churchyard with projecting bastions. In the 18th century, the nave and south aisle of the church became ruinous with parish use being restricted to the north aisle. The earthworks of the Civil War defences are included within the scheduled monument area of the ruins of Crowland Abbey (SM No. 1012410).
- 5.16 An historic park of post-medieval date is situated at Crawford House and is featured on the First and Second Edition Ordnance Survey maps (HER 25074).
- 5.17 A post-medieval windmill mound is situated to the south-west of the development site (HER 22001). It is featured on an Ordnance Survey map of 1904 and is depicted as 'windmill, corn'. A second probable mill mound of post-medieval date is situated to the north-east of the development site (HER 22020). However there is no trace of such a mound at its presumed location, the being predominately occupied by a church and churchyard.
- 5.18 There a large number of Grade II listed buildings and structures within the vicinity of the development site. These comprise: an 18th century mounting block in East Street (HER 22050); two shops dated to 1832 at No. 13 and 15 West Street (HER 25223); a house dated to 1775 at 22 East Street with 19th and 20th century alterations (HER 25224); a late 18th century cottage at No. 65 North Street with 20th century alterations (HER 25225); the George and Angel Public House, dating from 1714 with 20th century alterations (HER 25226); a school on Postland Road dating to 1856 (HER 25227); a mid 18th century cottage at 53, South Street with 19th and 20th century alterations (HER 25228); two late 18th century cottages at No. 33 and 35 West Street with mid 19th and 20th century alterations (HER 25229); a shop with above accommodation and

outbuildings to the rear dating from 1820 with 20th century alterations (HER 25230); a house, now two houses dating from the 17th century with mid 18th, 19th and 20th century alterations (HER 25279); Crawford House, a late 17th century house which was refronted in 1800 and has late 19th century alterations (HER 25282); two cottages at No. 50 and 52 West Street dating from 1811 with 20th century alterations (HER 25283); a late 17th century cottage at No. 27, East Street with 19th and 20th century alterations (HER 25389); a late 18th century cottage at 46, North Street with late 18th and 20th century alterations (HER 25439); the War Memorial on East Street dating from 1918 (HER 25467) and two cottages dating from 1793 at Nos. 45 and 47 North Street with 20th century alterations (HER 25468).

- 5.19 There are a large number of buildings within the study area which are unlisted but which are included on the Local List of South Holland District Council. A pair of unlisted stone built cottages of post-medieval date are situated at 5 and 7 South Street (HER 24082). A further unlisted building of post-medieval date is located at No's 9-9a South Street (HER 24083). An unlisted house probably dating to the mid-late 18th century is situated at No. 11 South Street (HER 24084). An early 19th century unlisted cottage is located at No. 15 South Street (HER 24085). An unlisted post medieval building which has undergone much rebuilding is located at No. 4C South Street (HER 24086). Lapstone House, 2, Reform Street is an unlisted 18th century townhouse (HER 24087). A post-medieval townhouse at No. 4 Reform Street is also unlisted (HER 24088). A row of three unlisted post-medieval cottages with a passageway are situated between 12 and 14 Reform Street (HER 24090). An unlisted house of post-medieval house is situated at No. 18a Reform Street (HER 24091). An unlisted house of post-medieval house is situated at No. 7 Reform Street (HER 24092). An unlisted house with shop fronts is situated at Nos. 1 and 1a North Street (HER 24093). The Crown Public House at No. 17, West Street is of post-medieval date and is also unlisted ((HER 24094). It is detailed in White's Directory of 1856.
- 5.20 An unlisted post-medieval house is situated at No. 21, West Street (HER 24095). An unlisted cottage of post-medieval date is located at No. 25, West Street (HER 24096). An unlisted house of post-medieval date is situated at No. 31, West Street (HER 24097). An unlisted house of post-medieval date is located at No. 45 West Street (HER 24098). An unlisted post medieval house known as 'The Priory' at No. 3, East Street (HER 24130). An unlisted post-medieval house is situated at Nos. 17 and 19 East Street (HER 24131). A small cottage of post-medieval date is unlisted and is located at No. 37, East Street (HER 24132). An unlisted house of post-medieval date is situated at No.2 East Street (HER 24133). A row of four unlisted post-medieval houses occur at Nos. 8-14 East Street (HER 24134). A house of post-medieval date is situated at No. 9 North Street (HER 24135). A pair of unlisted post-medieval cottages are located at Nos. 29 and 31 North Street (HER 24136). An unlisted house of post-medieval date is situated at No. 43, North Street (HER 24137). an unlisted house of post-medieval date is located at No. 69 North Street (HER 24138). An unlisted house of post-medieval origin is located at No. 113 North Street (HER 24139). An unlisted house of post-medieval with 19th century additions is located at No. 6 North Street (HER 24140). An unlisted house of post-medieval date is situated at No. 18, North Street (HER 24141). An unlisted house dated to 1935 is located at No. 38 North Street (HER 24142). An unlisted house of post-medieval date is situated at No. 44, North Street (HER 24143). An unlisted house of post-medieval date is situated at No. 48 North Street (HER 24144). An unlisted house dated to 1649 is located at No. 60, North Street (HER 24145). Two unlisted houses of post-medieval construction are situated at Nos. 47 and 49 West Street (HER 24146). An unlisted house of post-medieval date is situated at No. 51, West Street (HER 24147). An unlisted Victorian house is situated at No. 68 West Street (HER 24149). An unlisted house dated to 1794 is located at No. 72, West Street (HER 24150).

- 5.21 The Crowland Methodist Church on Reform Street was built in 1914 to replace an earlier Wesleyan chapel built in 1831-2. The present chapel is still in use as such (HER 24089). A former Primitive Methodist Chapel and Sunday School was located on Broadway (HER 25654). The building is now used by the Royal British Legion. The Chapel is featured on Ordnance Survey maps of 1904 and there are documentary references to a Primitive Methodist Chapel here in 1838. The present chapel, which was built in 1862 may represent a successor to this earlier chapel. A building to the rear, which was constructed in 1903 may represent the former Sunday School.
- 5.22 There have been a number of other previous archaeological investigations within the vicinity of the development site. An archaeological watching brief which took place on land adjacent to Abbey Walk in 1998 identified a series of limestone layers which were thought to represent the remains of former structures which were associated with the nearby Crowland Abbey. Other finds included fragments of medieval roof tile and pottery of late Anglo-Saxon date (HER 23653).
- 5.23 An archaeological watching brief was carried out on land adjacent to 3, Cluttons Close and to the north of the development site in 2004 (HER 23923, ELI5523, Site code: CCC03). This monitored the groundworks for a new house with attached garage. The watching brief identified a number of undated pits and two parallel ditches which were aligned from north east-south west. Other findings from this watching brief comprised a quarry pit and a further ditch of post-medieval date (HER 23924). These features produced finds dating from the 16th - 17th centuries.
- 5.24 A programme of historic building assessment was undertaken in advance of alterations and extensions to an existing Co-Operative retail store in 2004 at the junction of Albion Street and West Street and to the north-west of the development site (HER 23926, ELI5632, Site code: CAS03). The building assessment concluded that the store and associated structures had originally comprised a 19th century shop and a short terrace of domestic houses. The western end of the terrace incorporated part of an earlier, probable post-medieval stone wall and window. An archaeological evaluation and an excavation followed by a watching brief also took place at this site in 2005. The archaeological evaluation identified a mud deposit which was probably deposited at the edge of a river channel. Map evidence had shown that such a channel ran down the adjacent West Street until at least the 17th century. This mud deposit was in turn overlain by a soil or a dump deposit of medieval date. Further dumping occurred here in the 18th century. A ditch or possible robber trench to remove a wall was also identified and which was cut into 18th century deposits. This feature was recorded on maps as late as 1958. Part of a brick structure similarly recorded on 20th century maps was also located. Further dumped deposits which created a modern raised garden were also noted (Site code: CAS03). This was followed by an archaeological excavation and a watching brief. The area of the excavation examined the foundations of a wall along Albion Street that had been recorded prior to its demolition. The investigations also revealed natural alluvial deposits and undated made ground deposits. Post-medieval brick and stone walls, some forming cellars were also noted along with a number of other deposits that were associated with these structures. Finds included 18th and 19th century pottery and medieval stonework (HER ELI6629-30, Site code: CAS05) [Taylor, 2003; Cope-Faulkner, 2005].
- 5.25 An archaeological evaluation undertaken on Broadway in 2004 located a post-medieval gully along with finds of contemporary pottery. Environmental sampling suggested that this area may have been susceptible to flooding (HER 23942, Site code: CRBE04).
- 5.26 An archaeological watching brief on the groundworks for a new house and garage at Cluttons Close in 2001 identified a pit of post-medieval date along with contemporary pottery and a sherd of medieval pottery (HER 25086, ELI1876, Site code CCC00).

- 5.27 An archaeological watching brief on the groundworks for a new pair of semi-detached houses at Nos. 11-13 North Street in 2010 did not identify any significant archaeological activity (HER ELI10253, Site code: CROW10). The earliest finds comprised a made ground deposit of Victorian date along with a modern soakaway and services.
- 5.28 An archaeological watching brief on the groundworks for a new residential development at South Street in 2010 did not identify any archaeological activity or finds (HER ELI10527, Site code CSSW10). The only findings consisted of a modern services and a gravel driveway.
- 5.29 An archaeological watching brief on the groundworks for a new development on North Street in 2010 identified medieval occupation deposits and a building of post-medieval date (HER ELI1977, Site code: CNSB10). An archaeological watching brief on the groundworks for a new bungalow on Low Road in 2010 did not identify any archaeological activity or finds (HER ELI10883, Site code: LRCR10).
- 5.30 An archaeological watching brief on the groundworks for a new garage at 33 West Street in 2000 did not identify any archaeological features or finds (HER ELI1164, Site code: CWS00). An archaeological watching brief on the groundworks for a new double garage located a single sherd of post-medieval pottery, but did not locate any archaeological features (HER ELI1305, Site code: CNSA00).
- 5.31 In 2000, an archaeological watching brief took place on street improvements in West Street and Albion Road (HER ELI1460, Site code: CWSB00). This did not identify any deposits of archaeological significance; the shallow works remained mostly within the backfills of modern service trenches and from a post-medieval culvert. Gravel deposits were observed at West Street and peat deposits were visible in the trench in Albion Street. This suggested that the surrounding area had not been suited for development in the past [Tann, 2000].
- 5.32 An archaeological watching brief on land at Broadway in 2000 did not identify any archaeological features or finds (HER ELI2707, Site code: CBY00). An archaeological evaluation on land at Reeds Yard in 2001-2 in advance of a residential development did not identify any archaeological activity or finds (HER ELI2928, Site code: CNSR02). An archaeological watching brief on land to the rear of 99, North Street in 1999 involving the excavation of a test pit identified peat deposits (HER ELI3441, Site code: CNS99).
- 5.33 An archaeological watching brief on the groundworks for a new extension at 70 West Street in 2004 identified subsoil layers and recovered a single sherd of post-medieval pottery (HER ELI 4623, Site code: CWS03). An archaeological watching brief on the groundworks for a new house and detached garage on Crease Drove in 2004 did not identify any significant archaeological features or finds (HER ELI5517, Site code: CCRD04).
- 5.34 An archaeological watching brief on the groundworks for a new conservatory at 20 East Street in 2002 did not identify any significant archaeological remains, but did recover a single sherd of medieval pottery (HER ELI5634, Site code: CES02). An archaeological watching brief on drainage and improvements to East Street in 2003 did not identify any archaeological deposits or finds (HER ELI5694, Site code: CESC03). An archaeological watching brief on the groundworks for a new extension at 62, West Street in 2005 did not identify any archaeological features, deposits or finds (HER ELI6544, Site code: WSC05).
- 5.35 An archaeological watching brief on the groundworks for a new residential development at 10 North Street in 2005 located undated archaeological features including a possible palaeochannel and post-medieval archaeological features (HER ELI66011, Site code: CNS05). An archaeological watching brief at 1 West Street in 2006 located a watercourse

which flowed until at least the 17th century (HER ELI6647, Site code: CWS06). An archaeological watching brief on the groundworks for a new residential development at 32, West Street in 2005 recorded deposits dating from the late Anglo-Saxon to the post-medieval periods (HER ELI6648, Site code: CWS05).

- 5.36 An archaeological watching brief on the groundworks for three new residential dwellings in 2006 at No. 27A Chapel Street did not locate any significant archaeological deposits or finds (HER ELI7262, Site code: CRSC06). An archaeological watching brief on the groundworks for a new residential development on Trinity Close in 2007 located a medieval ditch, two medieval quarry pits and post-medieval dumping deposits (HER ELI7994, Site code: CWST07). An archaeological watching brief on the groundworks for a new residential development at 3, East Street in 2009 identified post-medieval deposits which appeared to have disturbed any earlier archaeological remains (HER ELI9991, Site code: CRES08).
- 5.37 An archaeological evaluation at 60, North Street in 2009 identified medieval archaeological remains (HER ELI9994, Site code: CRNS09).
- 5.38 A map regression exercise was undertaken using published Ordnance Survey (O.S.) maps from the Lincolnshire Archives and the local studies collections of the Lincoln Central Library. The extract from the First Edition six inch to one mile scale Ordnance Survey map of 1891 shows the entrance to the site extending off the southern frontage of West Street. This entrance extends onto a narrow strip of land which is made up of three small and narrow linear enclosures to the south, of which the present development site occupies the northern portion.
- 5.39 The extract from the Second Edition six inch to one mile scale Ordnance Survey map of shows little change to the layout of the development site with the exception of the removal of an east-west orientated enclosure boundary to the north. The extract from the Provisional Edition six inch to one mile scale Ordnance Survey map of 1951 shows no change to this layout of the development site. The extract from the 1:10,560 scale Ordnance Survey map of similarly shows no change to the layout of the development site.

6. Methodology

- 6.1 The archaeological monitoring was undertaken by Neville Hall MIFA at the development site on the 18th and the 20th of April 2015. This comprised the continual archaeological monitoring and recording of the groundworks at the development site which comprised the mechanical excavation of the foundations for the new bungalow. The mechanical excavations were undertaken using a 3-ton 360° mechanical excavator fitted with a 0.60m wide toothless bucket.
- 6.2 Where necessary, surfaces were hand cleaned for examination and recording, and the deposits observed were recorded on standard *pro-forma* context recording sheets. A plan at a scale of 1:50 was compiled on site of the monitored groundworks. This is reproduced at the reduced scale of 1:100 in this report on **Figure 4**. This plan was also used to plot the location of the five sections of the recorded deposit sequence [designated as **Representative Sections 1-5**]. These sections were compiled on site at a scale of 1:20 and are similarly reproduced at this same scale on **Figure 4**. A digital colour photographic record was also maintained, which is reproduced in **Appendix 1**. A list of contexts recorded is reproduced in **Appendix 2**.

- 6.3 All work was carried out according to the approved Specification as required by the archaeological planning condition and to the Institute of Field Archaeologists (IFA) standards and guidance for archaeological watching briefs.

7. Results [Figure 4; Appendix 1; Plates 1-29]

- 7.1 The mechanical excavation of the foundations for the new bungalow were the subject of continual archaeological monitoring. The foundation trenches were excavated to varying lengths, to widths of between 0.40m-0.80m and to depths of 1.30m-1.40m below ground levels [Plates 2-4, 6-7, 9-11, 13-14, 16-19 and 22-28].
- 7.2 Within the south-eastern portion of the new build area, these mechanical excavations extended through a very deep and substantial topsoil/ploughsoil horizon (001). This in turn overlay a thin horizontal band of black peat (002), which was in turn above the natural horizon (003), which was encountered at the base of this excavation. This deposit sequence was recorded within **Representative Section 1 [Plate 5]**. The peat horizon (002) appeared to be confined to this area of the site.
- 7.3 Within the southern portion of the new build area, the peat horizon (002) was absent from this sequence, such that the topsoil/ploughsoil horizon (001) retained its deep and substantial nature, but came down directly onto the natural horizon (003) at the base of the foundation excavations in this area. This slight variation to this deposit sequence was recorded within **Representative Section 2 [Plate 8]**.
- 7.4 Within the remainder of the monitored area, the mechanical excavations went through and encountered a further variation to the deposit sequence. The uppermost deposit in this variation comprised a modern made ground deposit (004). This in turn overlay the topsoil/ploughsoil horizon (001), which in turn came down directly onto the natural horizon (003) at the base of the excavations. This latter deposit sequence was notable for the complete absence of the peat horizon (002) over the remainder of the monitored area and for the less substantial nature of the topsoil/ploughsoil horizon (001), which had been truncated by the made ground deposit (004). This deposit sequence was recorded within the remaining three **Representative Sections 3-5** over the remainder of the monitored area [Plates 12, 15 and 29]. Occasional sherds of modern pottery within the deposit (001) were noted, but were not retained.
- 7.5 No archaeological activity was identified on this site and there were no finds.

8. Discussion and Conclusions

- 8.1 The archaeological monitoring of the groundworks on this site did not identify any archaeological activity or indeed any such activity or finds which would be associated with the medieval and/or post-medieval settlements of Crowland.
- 8.2 The archaeological monitoring identified several variations of deposit sequences which comprised a very deep and substantial topsoil/ploughsoil horizon, a thin horizontal band of peat, (which appeared to be confined to the south-eastern portions of the site), a modern made ground deposit which overlay the topsoil/ploughsoil horizon and an underlying natural horizon of marine alluvium. These variations were recorded within a total of five representative sections. The deep and substantial nature of the topsoil/ploughsoil horizon is typical of sites which have undergone a long and continuous period of arable cultivation outside of the focuses of the nearby medieval and post-medieval settlements of Crowland.

9. Effectiveness of Methodology and Confidence Rating

- 9.1 The methodology chosen clearly demonstrated the absence of archaeological activity and finds on this site; while providing sufficient time to record the deposit sequences observed. A more detailed level of archaeological assessment and investigation clearly would not have been necessary. It is considered that the implemented methodology was sufficient to confirm the absence of archaeological activity and finds present and to record the deposit sequences present within the area of the development site with a high degree of confidence.

10. Acknowledgements

- 10.1 Thanks are gratefully extended to Mr. Paul Milward for commissioning this work. Thanks are also extended to Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, and to the staff of the Lincolnshire Heritage Environment Record, the Lincoln Local Studies Library and the Lincolnshire Archives for their kind assistance.

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Appendix 1: Plates



Plate 1: Pre-groundworks, from the north



Plate 2: Excavation of the foundations, from the north



Plate 3: Excavation of the foundations, from the south



Plate 4: Excavation of the foundations, from the north



Plate 5: Representative Section 1, from the east



Plate 6: Excavation of the foundations,
from the north



Plate 7: Excavation of the foundations,
from the north



Plate 8: Representative Section 2,
from the north



Plate 9: Excavation of the foundations,
from the north



Plate 10: Excavation of the foundations, from the south



Plate 11: Excavation of the foundations, from the south



Plate 12: Representative Section 3, from the east



Plate 13: Excavation of the foundations, from the south



Plate 14: Excavation of the foundations, from the south



Plate 16: Excavation of the foundations, from the south



Plate 15: Representative Section 4, from the north



Plate 17: Excavation of the foundations, from the north



Plate 18: Excavation of the foundations, from the south



Plate 19: Excavation of the foundations, from the north-west



Plate 22: Excavation of the foundations, from the south



Plate 20: Breaking up of the concrete hardstanding, from the north



Plate 23: Excavation of the foundations, from the east



Plate 21: Breaking up of the concrete hardstanding, from the south



Plate 24: Excavation of the foundations, from the north



Plate 25: Excavation of the foundations, from the north



Plate 28: Excavated foundations, from the south



Plate 26: Excavation of the foundations, from the south

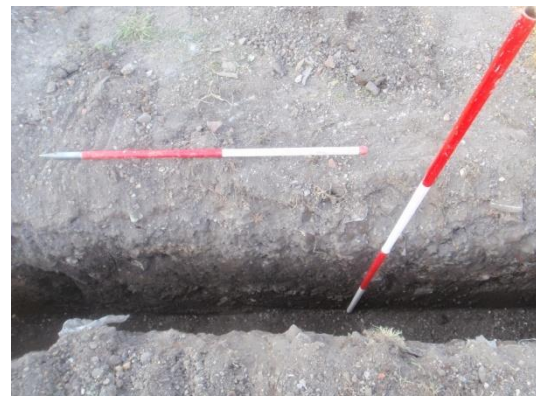


Plate 29: Representative Section 5, from the north



Plate 27: Excavated foundations, from the north

Appendix 2: List of Contexts

- 001** Topsoil/ploughsoil horizon. Friable, dark orange brown sandy silt. Below **(004)** and above **(002)**. Recorded within **Representative Sections 1-4**. Depth - 1.20m.
- 002** Thin horizontal horizon of black peat. Below **(001)** and above **(003)**. Recorded within **Representative Section 1**. Depth - 0.10m.
- 003** Natural horizon of marine alluvium. Soft and friable, dark orange brown sandy silt with small angular stones and small flint fragments 1%. Below **(002)**. Recorded within **Representative Sections 1-4**. Depth - >0.22m.
- 004** Made ground deposit. Friable, dark orange brown sandy silt with small angular stones and small flint fragments (gravel) 60% and frequent small-medium brick/tile fragments and small-medium concrete fragments. Above **(001)**. Recorded within **Representative Sections 3-5**. Depth - 0.53m.

Appendix 3: The Archive

The archive consists of:

Four context records
One site plan at a scale of 1:50
Ten section drawings at a scale of 1:20
One context register
One photographic register

All records are currently held at:
38 Finningley Road
Lincoln
LN6 0UP

And will be deposited in due course at:

The Collection
Danes Terrace
Lincoln
LN2 1LP

Under the accession number **LCNCC: 2014.193** and site code **WSCR14**

Appendix 4: Photographic Register

Camera No.	Date Loaded / /	Time Loaded :	Comments	B&W Col. Digi. ☐ ☐ ☒		
Frame	Comments	View	Scale	Init & Date	Site	
	Identification Shot	N/A	N/A			
1	Pre-groundworks	N		At 15/4	15 WSCR14	
2	Excavation of The Foundations	"		" "	"	
3	Excavation of The Foundations	S		At 15/4	15 WSCR14	
4	Excavation of The Foundations	N		At 15/4	15 WSCR14	
5	Representative Section 1	E		At 15/4	15 WSCR14	
6	Excavation of The Foundations	N		At 15/4	15 WSCR14	
7	Excavation of The Foundations	N		At 15/4	15 WSCR14	
8	Representative Section 2	N		At 15/4	15 WSCR14	
9	Excavation of The Foundations	N		At 15/4	15 WSCR14	
10	Excavation of The Foundations	S		At 15/4	15 WSCR14	
11	Excavation of The Foundations	S		At 15/4	15 WSCR14	
12	Representative Section 3	E		At 15/4	15 WSCR14	
13	Excavation of The Foundations	S		At 15/4	15 WSCR14	
14	Excavation of The Foundations	S		At 15/4	15 WSCR14	
15	Representative Section 4	N		At 15/4	15 WSCR14	
16	Excavation of The Foundations	S		At 15/4	15 WSCR14	
17	Excavation of The Foundations	N		At 15/4	15 WSCR14	
18	Excavation of	S		At 15/4	15 WSCR14	

[illegible]

Appendix 5: OASIS Summary Sheet

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Land to the Rear of 2 and 6, West Street, Crowland, Lincolnshire - Neville Hall MIFA

OASIS ID - nevilleh1-212290

Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nevillehallmifa@gmail.com	27 May 2015

Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

File submission and form progress

Grey literature report submitted?	Yes	Grey literature report filename/s	Sent by other means
Boundary file submitted?	No	Boundary filename	
HER signed off?		NMR signed off?	

[Upload images](#) [Upload boundary file](#) [Request record re-opened](#) [Printable version](#)

[Email Lincolnshire HER about this OASIS record](#)

OASIS:

Please e-mail Historic England for OASIS help and advice

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Cite only: <http://www.oasis.ac.uk/form/formctl.cfm?OID=nevilleh1-212290> for this page

Appendix 6: Specification for Archaeological Monitoring

**Specification for Archaeological Monitoring
on Land to the Rear of 2 and 6, West Street,
Crowland, Lincolnshire.**

Prepared for Mr. Paul Milward

National Grid Reference: TL 2393 1012

Site Code: WSCR14

Accession No: LCNCC: 2014.193

Planning Reference: H02-0928-13

**Prepared by Neville Hall MIFA, Freelance Field
Archaeologist & Consultant**

October 2014

S **Non-technical summary**

S1 *A scheme of works comprising archaeological monitoring is required during the groundworks pertaining to the construction of a new bungalow, garage and outbuildings on land to the rear of 2 and 6, West Street, Crowland, Lincolnshire.*

S2 *The development site is situated within the area of the medieval and post-medieval settlements of Crowland. It is considered very likely that archaeological features, deposits, structures and finds associated with these settlements may well be encountered on this development site. The specific objectives of this project will be to record any archaeological features, deposits, structures and finds associated with these settlements.*

S3 *The archaeological monitoring will be undertaken during the groundworks stage of development, which will comprise the mechanical excavation of the foundations and services for the new bungalow, garage and outbuildings. Any archaeological features, structures and/or deposits will be recorded in writing, graphically and photographically.*

S4 *On the completion of the monitoring, a report will be produced detailing the results of the archaeological investigation. The report will consist of a narrative supported by illustrations and photographs.*

1. Site location and description [Figures 1 and 2]

1.1 The development site is situated within the historic core of the modern town of Crowland, and on a site which is set back from the southern frontage of West Street. Crowland is located approximately 12km to the south of Spalding and 22km to the east of Stamford. The development site is situated at National Grid Reference TF 2393 1012 and at a height of approximately 4.5mAOD. Crowland is situated within the parish of the same name, and in the administrative district of South Holland, county of Lincolnshire.

1.2 The development site is located in a flat and low-lying area within the south Lincolnshire Fens. The development site is situated on deep permeable sandy soils of the Isleham 1 Series. These soils overlie Oxford Clays and Kellaway Beds of the Upper Jurassic.

2. Planning background

2.1 This document comprises a Specification or a written scheme of works for archaeological monitoring which is to be maintained during the groundworks pertaining to the construction of a new bungalow, garage and outbuildings on land to the Rear of 2 and 6, West Street, Crowland, Lincolnshire (Planning Reference: H02-0928-13).

3. Historical and Archaeological Background

3.1 Background research sources were consulted at the Lincolnshire Archives, the Lincoln Local Studies Library and the Lincolnshire County Council Historic Environment Record (HER). A search of the Lincolnshire HER was conducted within the vicinity of the development site.

3.2 Two Neolithic flint axes have been found in school grounds to the north of the development site (HER 22005).

3.3 An archaeological watching brief which took place at Cluttons Close in 1999 and to the north of the development site during the construction of a new house, garage and swimming pool identified a flint blade and a buried soil of Late Neolithic-Early Bronze Age date in section (HER 23652, ELI1015).

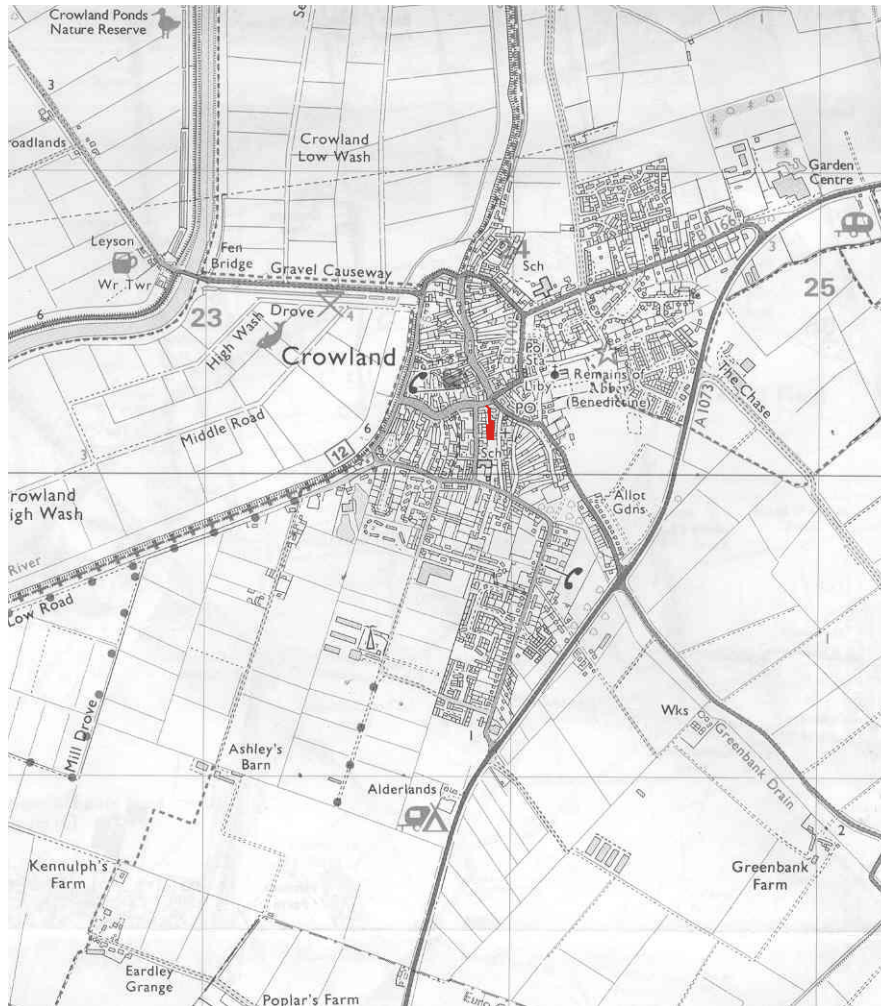


Figure 1: Site location at scale 1:25,000. The site is shown in red. (O.S. copyright licence number 100048723)

- 3.4 A possible early Bronze Age barrow cemetery is situated to the north of the development site and was constructed along a gravel peninsula (HER 20265). A barrow was taken down in this area in 1880 and was recorded as being one of a series which were removed and which extended along lines to the north-east from Crowland Abbey to the hill in Anchorage Field and to the south-west of the Abbey to Mill Steam Lot. Many finds were also recorded from the destroyed barrow and from their surroundings.
- 3.5 The findspot of a bronze ring head pin of Iron Age date was found in 1965 in Crowland to the east of the development site (HER 22018).
- 3.6 A Roman intaglio was found in the ruins of the 'Great Isle' of Crowland Abbey (HER 22049).
- 3.6 The place name of Crowland appears to have originated in the mid-Saxon period. The earliest documentary reference to this place name dates from the c.AD745 when it is referred to as *Cruwland* and *Crugland* by Felix, the biographer of St. Guthlac. The place name itself is derived from the Old English *cruw* or 'bend' and the Old English *land*. This place name appears to have a topographical origin with the *cruw* or bend referring to a bend in the nearby River Welland, hence a 'tract of land at the river bend'. This bend is

not now very pronounced, but was very likely to have been so prior to the draining of the fens later in the medieval period.

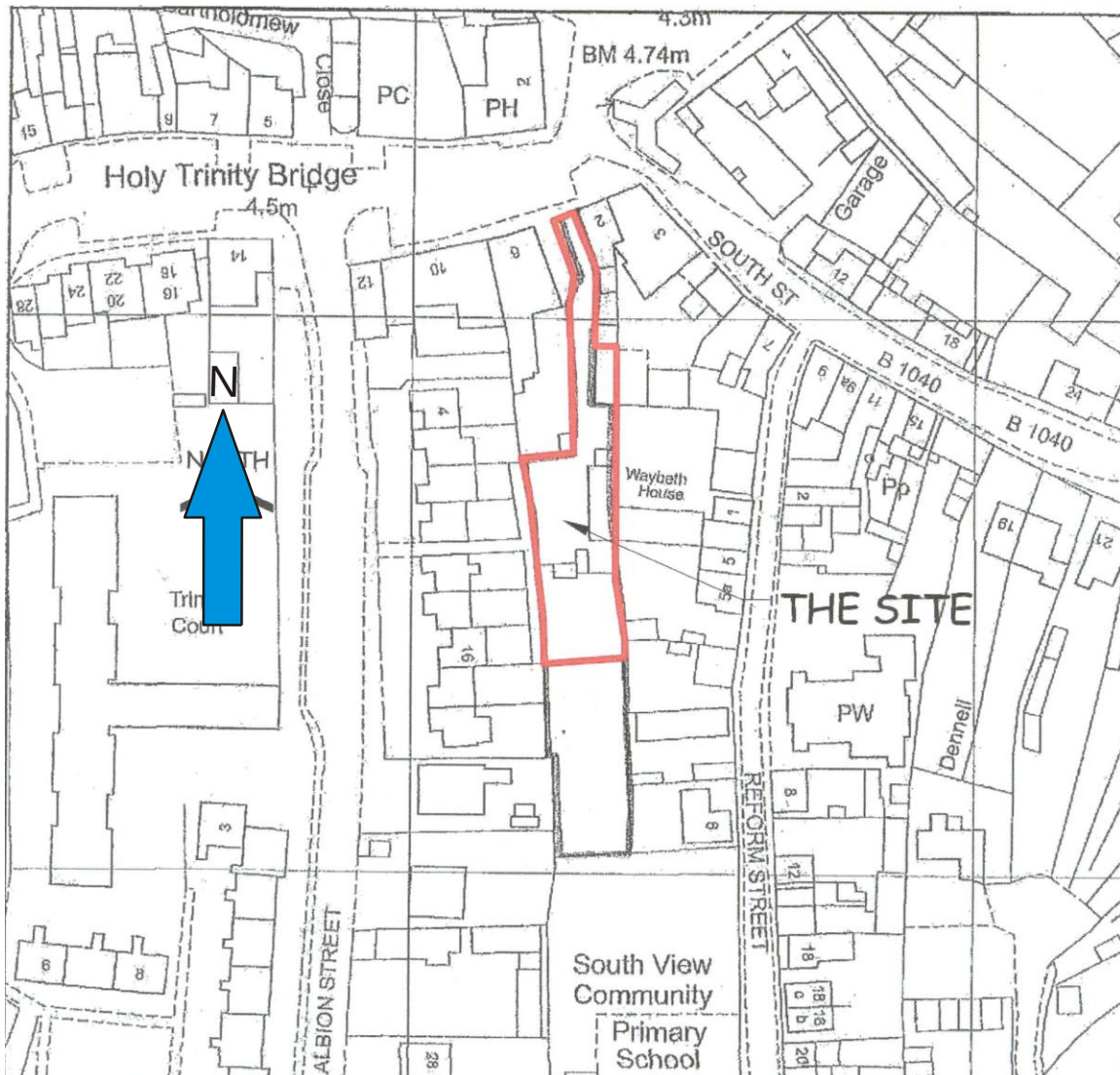


Figure 2: Site location at an original scale of scale 1:1,250. The site is shown outlined in red.

- 3.7 In the late Saxon period, Crowland is referred to in the Anglo-Saxon Chronicle in the 9th century as *Crugland*, as *Cruwland* and *Cruland* in AD1000, and as *Crulande* in AD963, 1066 and 1076. Crowland or *Croiland* is only referred to indirectly in the Domesday Survey of AD1086 in an entry for Spalding, which is recorded as an 'outlier of Crowland'. Later medieval documentary references variously refer to Crowland as *Cruland* (AD1100) and *Croyland* (AD1114). The modern spelling of Crowland became commonplace after 1700.
- 3.8 The site of the Anglo-Saxon monastery at Crowland is included as part of the scheduled area of the later Crowland Abbey complex (HER 23519). A hermitage was founded at this site in AD699 by St Guthlac. The Hermitage consisted of an oratory, a guesthouse and a number of cells. These cells are thought to have been scattered over a wider area, though the buildings of this monastery and in particular the oratory and the cell of St Guthlac are linked by medieval tradition to the site of the later abbey church. By tradition,

the monastery was founded by King Ethelbald in AD716. It was destroyed by the Danes in AD870 and was refounded as a Benedictine Abbey in the mid 10th century.

- 3.9 The medieval settlement of Crowland to the north was situated in the Wapentake of Elloe, on a narrow gravel promontory and on slightly higher ground than that of the surrounding and low-lying fens and marshlands (HER 20268). This settlement grew up around the Benedictine Abbey.
- 3.10 The site and ruins of Crowland Abbey are scheduled as an ancient monument (SM No. 1012410), (HER 20551). The original monastery was founded at this site in the 8th century AD on the site of the hermitage of the Anglo-Saxon Saint Guthlac. It was subsequently destroyed by the Danes in AD870 and was refounded as a Benedictine abbey in the mid 10th century. The abbey was finally dissolved in 1539 and all of the monastic buildings were demolished with the exception of the nave and aisles of the abbey church, which were taken into use as the parish church. The area of the scheduled monument incorporates the ruins of part of the abbey church, the buried remains of the Anglo-Saxon hermitage, the Anglo-Saxon monastery (HER 23519), the surviving medieval monastic buildings and the earthworks of the Civil War defences (HER 22051). Excluded from this scheduling are the walls and fabric of the present Grade I listed parish church and its tower, the Grade II listed abbey churchyard walls and gateways along with the Grade II listed gravestones, table tombs, coffins and monuments to the west and to the north-east of the parish church.
- 3.11 To the north-east of the development site is Crowland Bridge or the Trinity Bridge (HER 20552). This is scheduled as an ancient monument (SM No. 1005051). It was constructed between AD1360-90 to provide a crossing place over three streams at the confluence of the Rivers Nene and Welland, but now stands high and dry near the market place. It is formed of three half pointed arches in the form of a triangle. An earlier bridge was documented on this site in AD943. An archaeological watching brief was undertaken here prior to repairs being made on the bridge in 2002 (HER ELI3372, Site code: CTB01). Post-medieval deposits were identified with no evidence for any earlier archaeological activity.
- 3.12 A building of late medieval date is situated at 9-11, East Street (HER 23767). The building originated at this time as a half timbered structure constructed on a stone plinth. The building underwent approximately six phases of redevelopment including the conversion of the two cottages into a single building. The building currently has a Georgian facade and now comprises two cottages. Dendrochronological dating was used to date the felling of the timbers used in the construction of the original building and therefore the building was almost certainly built in 1444.
- 3.13 The Manor House at No. 5, East Street is a Grade II* listed manor house dating from 1690 with additions made to the building at around 1775 with additional 20th century alterations (HER 25466).
- 3.14 During the English Civil War of the mid 17th century, Crowland was a Royalist stronghold centred on Crowland Abbey church (HER 22051). The church was surrounded by earthen defences composed of banks and ditches taking the form of a defensive rampart around the churchyard with projecting bastions. In the 18th century, the nave and south aisle of the church became ruinous with parish use being restricted to the north aisle. The earthworks of the Civil War defences are included within the scheduled monument area of the ruins of Crowland Abbey (SM No. 1012410).
- 3.15 An historic park of post-medieval date is situated at Crawford House and is featured on the First and Second Edition Ordnance Survey maps (HER 25074).

- 3.16 A post-medieval windmill mound is situated to the south-west of the development site (HER 22001). It is featured on an Ordnance Survey map of 1904 and is depicted as 'windmill, corn'. A second probable mill mound of post-medieval date is situated to the north-east of the development site (HER 22020). However there is no trace of such a mound at its presumed location, the being predominately occupied by a church and churchyard.
- 3.17 There a large number of Grade II listed buildings and structures within the vicinity of the development site. These comprise: an 18th century mounting block in East Street (HER 22050); two shops dated to 1832 at No. 13 and 15 West Street (HER 25223); a house dated to 1775 at 22 East Street with 19th and 20th century alterations (HER 25224); a late 18th century cottage at No. 65 North Street with 20th century alterations (HER 25225); the George and Angel Public House, dating from 1714 with 20th century alterations (HER 25226); a school on Postland Road dating to 1856 (HER 25227); a mid 18th century cottage at 53, South Street with 19th and 20th century alterations (HER 25228); two late 18th century cottages at No. 33 and 35 West Street with mid 19th and 20th century alterations (HER 25229); a shop with above accommodation and outbuildings to the rear dating from 1820 with 20th century alterations (HER 25230); a house, now two houses dating from the 17th century with mid 18th, 19th and 20th century alterations (HER 25279); Crawford House, a late 17th century house which was refronted in 1800 and has late 19th century alterations (HER 25282); two cottages at No. 50 and 52 West Street dating from 1811 with 20th century alterations (HER 25283); a late 17th century cottage at No. 27, East Street with 19th and 20th century alterations (HER 25389); a late 18th century cottage at 46, North Street with late 18th and 20th century alterations (HER 25439); the War Memorial on East Street dating from 1918 (HER 25467) and two cottages dating from 1793 at Nos. 45 and 47 North Street with 20th century alterations (HER 25468).
- 3.18 There are a large number of buildings within the study area which are unlisted but which are included on the Local List of South Holland District Council. A pair of unlisted stone built cottages of post-medieval date are situated at 5 and 7 South Street (HER 24082). A further unlisted building of post-medieval date is located at No's 9-9a South Street (HER 24083). An unlisted house probably dating to the mid-late 18th century is situated at No. 11 South Street (HER 24084). An early 19th century unlisted cottage is located at No. 15 South Street (HER 24085). An unlisted post medieval building which has undergone much rebuilding is located at No. 4C South Street (HER 24086). Lapstone House, 2, Reform Street is an unlisted 18th century townhouse (HER 24087). A post-medieval townhouse at No. 4 Reform Street is also unlisted (HER 24088). A row of three unlisted post-medieval cottages with a passageway are situated between 12 and 14 Reform Street (HER 24090). An unlisted house of post-medieval house is situated at No. 18a Reform Street (HER 24091). An unlisted house of post-medieval house is situated at No. 7 Reform Street (HER 24092). An unlisted house with shop fronts is situated at Nos. 1 and 1a North Street (HER 24093). The Crown Public House at No. 17, West Street is of post-medieval date and is also unlisted ((HER 24094). It is detailed in White's Directory of 1856.
- 3.19 An unlisted post-medieval house is situated at No. 21, West Street (HER 24095). An unlisted cottage of post-medieval date is located at No. 25, West Street (HER 24096). An unlisted house of post-medieval date is situated at No. 31, West Street (HER 24097). An unlisted house of post-medieval date is located at No. 45 West Street (HER 24098). An unlisted post medieval house known as 'The Priory' at No. 3, East Street (HER 24130). An unlisted post-medieval house is situated at Nos. 17 and 19 East Street (HER 24131). A small cottage of post-medieval date is unlisted and is located at No. 37, East Street (HER 24132). An unlisted house of post-medieval date is situated at No.2 East Street (HER 24133). A row of four unlisted post-medieval houses occur at Nos. 8-14 East Street (HER 24134). A house of post-medieval date is situated at No. 9 North Street (HER

24135). A pair of unlisted post-medieval cottages are located at Nos. 29 and 31 North Street (HER 24136). An unlisted house of post-medieval date is situated at No. 43, North Street (HER 24137). an unlisted house of post-medieval date is located at No. 69 North Street (HER 24138). An unlisted house of post-medieval origin is located at No. 113 North Street (HER 24139). An unlisted house of post-medieval with 19th century additions is located at No. 6 North Street (HER 24140). An unlisted house of post-medieval date is situated at No. 18, North Street (HER 24141). An unlisted house dated to 1935 is located at No. 38 North Street (HER 24142). An unlisted house of post-medieval date is situated at No. 44, North Street (HER 24143). An unlisted house of post-medieval date is situated at No. 48 North Street (HER 24144). An unlisted house dated to 1649 is located at No. 60, North Street (HER 24145). Two unlisted houses of post-medieval construction are situated at Nos. 47 and 49 West Street (HER 24146). An unlisted house of post-medieval date is situated at No. 51, West Street (HER 24147). An unlisted Victorian house is situated at No. 68 West Street (HER 24149). An unlisted house dated to 1794 is located at No. 72, West Street (HER 24150).

- 3.20 The Crowland Methodist Church on Reform Street was built in 1914 to replace an earlier Wesleyan chapel built in 1831-2. The present chapel is still in use as such (HER 24089). A former Primitive Methodist Chapel and Sunday School was located on Broadway (HER 25654). The building is now used by the Royal British Legion. The Chapel is featured on Ordnance Survey maps of 1904 and there are documentary references to a Primitive Methodist Chapel here in 1838. The present chapel, which was built in 1862 may represent a successor to this earlier chapel. A building to the rear, which was constructed in 1903 may represent the former Sunday School.
- 3.21 There have been a number of other previous archaeological investigations within the vicinity of the development site. An archaeological watching brief which took place on land adjacent to Abbey Walk in 1998 identified a series of limestone layers which were thought to represent the remains of former structures which were associated with the nearby Crowland Abbey. Other finds included fragments of medieval roof tile and pottery of late Anglo-Saxon date (HER 23653).
- 3.22 An archaeological watching brief was carried out on land adjacent to 3, Cluttons Close and to the north of the development site in 2004 (HER 23923, ELI5523, Site code: CCC03). This monitored the groundworks for a new house with attached garage. The watching brief identified a number of undated pits and two parallel ditches which were aligned from north east-south west. Other findings from this watching brief comprised a quarry pit and a further ditch of post-medieval date (HER 23924). These features produced finds dating from the 16th - 17th centuries.
- 3.23 A programme of historic building assessment was undertaken in advance of alterations and extensions to an existing Co-Operative retail store in 2004 at the junction of Albion Street and West Street and to the north-west of the development site (HER 23926, ELI5632, Site code: CAS03). The building assessment concluded that the store and associated structures had originally comprised a 19th century shop and a short terrace of domestic houses. The western end of the terrace incorporated part of an earlier, probable post-medieval stone wall and window. An archaeological evaluation and an excavation followed by a watching brief also took place at this site in 2005. The archaeological evaluation identified a mud deposit which was probably deposited at the edge of a river channel. Map evidence had shown that such a channel ran down the adjacent West Street until at least the 17th century. This mud deposit was in turn overlain by a soil or a dump deposit of medieval date. Further dumping occurred here in the 18th century. A ditch or possible robber trench to remove a wall was also identified and which was cut into 18th century deposits. This feature was recorded on maps as late as 1958. Part of a brick structure similarly recorded on 20th century maps was also located. Further dumped deposits which created a modern raised garden were also noted (Site code: CAS03).

This was followed by an archaeological excavation and a watching brief. The area of the excavation examined the foundations of a wall along Albion Street that had been recorded prior to its demolition. The investigations also revealed natural alluvial deposits and undated made ground deposits. Post-medieval brick and stone walls, some forming cellars were also noted along with a number of other deposits that were associated with these structures. Finds included 18th and 19th century pottery and medieval stonework (HER ELI6629-30, Site code: CAS05) [Taylor, 2003; Cope-Faulkner, 2005].

- 3.24 An archaeological evaluation undertaken on Broadway in 2004 located a post-medieval gully along with finds of contemporary pottery. Environmental sampling suggested that this area may have been susceptible to flooding (HER 23942, Site code: CRBE04).
- 3.25 An archaeological watching brief on the groundworks for a new house and garage at Cluttons Close in 2001 identified a pit of post-medieval date along with contemporary pottery and a sherd of medieval pottery (HER 25086, ELI1876, Site code CCC00).
- 3.26 An archaeological watching brief on the groundworks for a new pair of semi-detached houses at Nos. 11-13 North Street in 2010 did not identify any significant archaeological activity (HER ELI10253, Site code: CROW10). The earliest finds comprised a made ground deposit of Victorian date along with a modern soakaway and services.
- 3.27 An archaeological watching brief on the groundworks for a new residential development at South Street in 2010 did not identify any archaeological activity or finds (HER ELI10527, Site code CSSW10). The only findings consisted of a modern services and a gravel driveway.
- 3.28 An archaeological watching brief on the groundworks for a new development on North Street in 2010 identified medieval occupation deposits and a building of post-medieval date (HER ELI1977, Site code: CNSB10). An archaeological watching brief on the groundworks for a new bungalow on Low Road in 2010 did not identify any archaeological activity or finds (HER ELI10883, Site code: LRRCR10).
- 3.29 An archaeological watching brief on the groundworks for a new garage at 33 West Street in 2000 did not identify any archaeological features or finds (HER ELI1164, Site code: CWS00). An archaeological watching brief on the groundworks for a new double garage located a single sherd of post-medieval pottery, but did not locate any archaeological features (HER ELI1305, Site code: CNSA00).
- 3.30 In 2000, an archaeological watching brief took place on street improvements in West Street and Albion Road (HER ELI1460, Site code: CWSB00). This did not identify any deposits of archaeological significance; the shallow works remained mostly within the backfills of modern services trenches and from a post-medieval culvert. Gravel deposits were observed at West Street and peat deposits were visible in the trench in Albion Street. This suggested that the surrounding area had not been suited for development in the past.
- 3.31 An archaeological watching brief on land at Broadway in 2000 did not identify any archaeological features or finds (HER ELI2707, Site code: CBY00). An archaeological evaluation on land at Reeds Yard in 2001-2 in advance of a residential development did not identify any archaeological activity or finds (HER ELI2928, Site code: CNSR02). An archaeological watching brief on land to the rear of 99, North Street in 1999 involving the excavation of a test pit identified peat deposits (HER ELI3441, Site code: CNS99).
- 3.32 An archaeological watching brief on the groundworks for a new extension at 70 West Street in 2004 identified subsoil layers and recovered a single sherd of post-medieval pottery (HER ELI 4623, Site code: CWS03). An archaeological watching brief on the

groundworks for a new house and detached garage on Crease Drove in 2004 did not identify any significant archaeological features or finds (HER ELI5517, Site code: CCRD04).

- 3.33 An archaeological watching brief on the groundworks for a new conservatory at 20 East Street in 2002 did not identify any significant archaeological remains, but did recover a single sherd of medieval pottery (HER ELI5634, Site code: CES02). An archaeological watching brief on drainage and improvements to East Street in 2003 did not identify any archaeological deposits or finds (HER ELI5694, Site code: CESC03). An archaeological watching brief on the groundworks for a new extension at 62, West Street in 2005 did not identify any archaeological features, deposits or finds (HER ELI6544, Site code: WSC05).
- 3.34 An archaeological watching brief on the groundworks for a new residential development at 10 North Street in 2005 located undated archaeological features including a possible palaeochannel and post-medieval archaeological features (HER ELI66011, Site code: CNS05). An archaeological watching brief at 1 West Street in 2006 located a watercourse which flowed until at least the 17th century (HER ELI6647, Site code: CWS06). An archaeological watching brief on the groundworks for a new residential development at 32 West Street in 2005 recorded deposits dating from the late Anglo-Saxon to the post-medieval periods (HER ELI6648, Site code: CWS05).
- 3.35 An archaeological watching brief on the groundworks for three new residential dwellings in 2006 at No. 27A Chapel Street did not locate any significant archaeological deposits or finds (HER ELI7262, Site code: CRSC06). An archaeological watching brief on the groundworks for a new residential development on Trinity Close in 2007 located a medieval ditch, two medieval quarry pits and post-medieval dumping deposits (HER ELI7994, Site code: CWST07). An archaeological watching brief on the groundworks for a new residential development at 3, East Street in 2009 identified post-medieval deposits which appeared to have disturbed any earlier archaeological remains (HER ELI9991, Site code: CRES08).
- 3.36 An archaeological evaluation at 60, North Street in 2009 identified medieval archaeological remains (HER ELI9994, Site code: CRNS09).
- 3.37 A map regression exercise was undertaken using published Ordnance Survey (O.S.) maps from the Lincolnshire Archives and the local studies collections of the Lincoln Central Library. The extract from the First Edition six inch to one mile scale Ordnance Survey map of 1891 shows the entrance to the site extending off the southern frontage of West Street. This entrance extends onto a narrow strip of land which is made up of three small and narrow linear enclosures to the south, of which the present development site occupies the northern portion.
- 3.38 The extract from the Second Edition six inch to one mile scale Ordnance Survey map of shows little change to the layout of the development site with the exception of the removal of an east-west orientated enclosure boundary to the north. The extract from the Provisional Edition six inch to one mile scale Ordnance Survey map of 1951 shows no change to this layout of the development site. The extract from the 1:10,560 scale Ordnance Survey map of similarly shows no change to the layout of the development site.

4. Aims and objectives of the project

- 4.1 The aims of the project are the continual archaeological monitoring of all site groundworks during the construction stage of development, which will comprise the

mechanical excavation of foundations and services for the new bungalow, garage and outbuildings.

4.2 The objectives of the project are:

To establish the presence/absence of archaeological remains within the area of the development site.

To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.

To allow the preservation by record of archaeological deposits.

4.3 The development site is situated within the area of the medieval and post-medieval settlements of Crowland. It is considered very likely that archaeological features, deposits, structures and finds associated with these settlements may well be encountered on this development site. The specific objectives of this project will be to record any archaeological features, structures, deposits and finds associated with these settlements.

5. Methodology

5.1 The archaeological monitoring will be undertaken during the groundworks phase of development, and will include the **continual monitoring** of any topsoil stripping, of the excavations of foundations and service trenches, and of any other ground disturbances.

5.2 All work will be carried out according to the Institute of Field Archaeologists (IFA) standards, and will be under the management of a Member of the IFA (MIFA).

5.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.

5.4 A Risk Assessment will be prepared for the site.

5.5 Stripped areas and trench sections will be continually observed to identify any archaeological features and/or deposits which may be exposed.

5.6 Section drawings at a scale of 1:10 will be made of any archaeological features identified in the course of the groundworks, including representative sections of trenches at appropriate intervals. These will be related to a site plan drawing at a scale of 1:50, which may also record archaeological features and/or deposits identified. Any significant archaeological features in plan will also be recorded at a scale of 1:20.

5.7 Written descriptions detailing the nature of archaeological features and/or deposits encountered will be compiled on pro-forma context record sheets.

5.8 Any finds recovered will be bagged and labelled for further analysis. All relevant finds will be ordered into an archive. Most modern material will not be retained, although notes will be made of the appropriate context. An appropriate sample of materials such as ceramic building materials will be made.

5.9 Any and all artefacts found during the monitoring and thought to come under the provisions of the *Treasure Act* (1996), will be removed from the site to a secure location, and will be promptly reported to the appropriate coroner's office. The local Portable Antiquities Scheme Officer will also be notified.

5.10 Throughout the monitoring a digital photographic record will be compiled, and will comprise an overview of the site prior to work starting, and during as well as after

completion of the work, and will include any excavated features, sections and other relevant details that aid interpretation.

- 5.11 Should human remains be encountered, they will be left *in situ*, and only excavated if absolutely necessary. Proper respect will be accorded to these remains, which will be cleaned to allow positive identification. Should removal be required, the appropriate Ministry of Justice Licence will be obtained prior to the removal of the remains. In addition, any remains will be reported to the local Environmental Health Department, coroner and the police will be informed, where appropriate.
- 5.12 The fieldwork will be undertaken by Neville Hall MIFA. Additional personnel may be appointed if required.

6. Post-fieldwork methodology

- 6.1 On the completion of the fieldwork, all of the written, drawn and photographic records produced by the archaeological monitoring will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.
- 6.2 All finds recovered during the fieldwork will be washed, marked and packaged according to the deposit from which there were recovered. They will also be ordered into (and form part of) the site archive.
- 6.3 An assessment of significant finds will be made in light of general site information.
- 6.4 Any finds requiring specialist treatment and/or conservation will be sent to the Conservation Laboratory at The Collection, Lincoln, and in consultation with the relevant curator.
- 6.5 The site archive will be examined to enable the determination of various phases of activity on the site.
- 6.6 Relevant finds will be sent to specialists for identification and dating.

7. Monitoring arrangements

- 7.1 Provision will be made for Louise Jennings (of the Lincolnshire County Council Historic Environment Team on behalf of South Holland District Council, the Local Planning Authority) to monitor the works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.
- 7.2 A minimum notification period of not less than fourteen days of the start date of works on the site will be given to the Lincolnshire County Council Historic Environment Team.
- 7.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.
- 7.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with the Lincolnshire County Council Historic Environment Team.
- 7.5 Arrangements will be made for the representative of the Lincolnshire County Council Historic Environment Team (Ms Louise Jennings) for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.

- 7.6 The Lincolnshire County Council Historic Environment Team shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological monitoring and recording programme.

8. Archive preparation and deposition

- 8.1 The documentation and records generated by the archaeological monitoring will be sorted and ordered in the format acceptable to The Collection, Lincoln, and to the standards and requirements as laid out in their Guide Book.
- 8.2 A unique accession number will be obtained from The Collection for the site archive.
- 8.3 The archive will be deposited at The Collection, Lincoln by June 2015.

9. Reporting procedures

- 9.1 A report detailing the findings of the archaeological monitoring will be completed within two months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.

- 9.2 The report will consist of:

A title page, with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;

A contents page listing report sections, illustrations and appendices;

A non-technical summary of the results of the monitoring;

An introduction, site description and location;

Planning background to the project;

A section on the archaeological and historical background to the project;

A description of the methodology used in the project;

A section describing the results of the monitoring;

A section on the discussion and results of the project including a consideration of the findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

Illustrations including plans showing monitored areas, all archaeological features and sections thereof (including trench sections); and

Appendices comprising appropriate photographs of the site and of specific and significant archaeological features and representative sections, a list of contexts, any specialist reports on finds from the site, a list of the site archive, a photographic register and a copy of this document.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations)
<http://ads.ahds.ac.uk/project/oasis/index.cfm>.

10. Publication and dissemination

- 10.1 Copies of the final report will be deposited with the clients, the local curator (on behalf of the local planning authority), South Holland District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).
- 10.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.
- 10.3 The deposition of the site archive will be in accordance with guidelines outlined in the Lincolnshire Archaeological Handbook (LCC, 2014).
- 10.4 Should the results of the archaeological investigation merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology*.

11. Other factors (including contingency)

- 11.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the Lincolnshire County Council Historic Environment Team.
- 11.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.
- 11.3 Any additional financial contingency requirement for additional fieldwork or post-excavation analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the Lincolnshire County Council Historic Environment Team and the client.

12. Variations to the proposed scheme

- 12.1 Variations to the proposed scheme will only be made following written confirmation with the archaeological curator.

13. Resources

- 13.1 The monitoring will be undertaken by Neville Hall using standard archaeological field techniques.
- 13.2 Post-excavation analysis will be undertaken by Neville Hall and where available specialist analysis from:-

Jane Young	Medieval and Post-medieval Ceramics
Ian Rowlandson	Iron Age and Roman Ceramics
Val Fryer	Environmental
Carol Allen	Neolithic and Bronze Age
Malin Holst	Osteoarchaeology
Jane Cowgill	Metallurgy

- 13.3 Small finds requiring conservation will be conserved by the City and County Museum Laboratory.
- 13.4 Recognised specialists will be sought in the event that other data are retrieved in the course of the monitoring.

14. Insurance statement

14.1 Public indemnity of £2,000,000 with Towergate Insurance.

15. Copyright

15.1 Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.

16. Ownership

16.1 It will be asked of the client, at the outset, that the ownership of any portable objects discovered in the course of the monitoring be donated along with the archive.