# NEVILLE HALL
# FREELANCE ARCHAEOLOGIST & CONSULTANT

ARCHAEOLOGICAL MONITORING AND RECORDING
ON LAND TO THE REAR OF
21, SOUTH STREET,
CROWLAND, LINCOLNSHIRE.

**National Grid Reference: TF 2401 1012**
**Site Code: SSCR20**
**Accession No: LCNCC: 2020.171**
**Planning Reference: H02-0443-20**

PREPARED FOR MR. SIMON PERCIVAL OF HA ARCHITECTURAL SERVICES ON BEHALF OF HIS CLIENT - MR. LEE JOHNSON

By

Neville Hall

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## *Summary*

*The archaeological monitoring of the groundworks pertaining to the construction of a new residential dwelling on land to the rear of 21, South Street, Crowland, Lincolnshire was carried out by Neville Hall on the 11th of January 2021.*

*The monitored groundworks for this site, which consisted of the mechanical excavation of the foundations for a new residential dwelling were the subject of continual archaeological monitoring and recording. It was decided that the proposed detached garage would not be constructed, owing to a lack of space on the site.*

*It is clear from the background research along with the historic map regression that were undertaken for this project, that this development site lay at the southern end of a medieval burgage plot that fronts onto the southern side of South Street to the north. This plot of land exhibits the typical narrow linear form and shape of such land holdings of antiquity. The results of this archaeological monitoring confirmed this interpretation with the nature of the deposits encountered, which were as one would expect to find within this archaeological context.*

*The monitored mechanical excavations initially extended through a modern made ground horizon, which was the product of the recent demolition of a former rear brick built outbuilding on the site. This overlay a deep and substantial horizon of garden soils/cultivation soils, which was apparent on the surface at the southern end of the new build area. This deposit, despite the lack of finds from it, is attributed stratagraphically to the post-medieval to modern periods. The deep and substantial nature of this horizon may be ascribed to centuries of garden or cultivation function. This horizon attained its greatest depths within the western and central portions of the new build area. Where however, these foundation trench excavations extended to greater depths to the east, this horizon was found to be shallower.*

*This garden soil/cultivation soil horizon in turn overlay an archaeological make-up deposit, which was encountered at the base of the foundation trench excavations. Where the garden soil/cultivation soil horizon reached greater depths within the western and central parts of the new build area, the foundation trench excavations only extended into the upper levels of this deposit. However, where the garden soil/cultivation soil horizon was shallower within the eastern part of the new build footprint, the foundation trench excavations had gone well into this third horizon. Despite the dearth of finds from it, this third horizon is attributed stratagraphically to the medieval period. It was found to be very heterogeneous in nature and to have both an organic content and to be heavily charcoal stained. Give the greater attained trench excavation depths within this eastern portion of the new build area (1.30m-1.40m), it was difficult to ascertain and to thus provide an exact interpretation as to the nature of this deposit.*

*This deposit could be interpreted in general terms as a make-up horizon or could represent for example an area of pitting (as one would expect to encounter within the archaeological context of this site), or both. Within this eastern portion of the new build area, a small outcrop of the underlying natural horizon was also exposed, which was a relatively clean and undisturbed deposit here. Despite this, no discernible cuts or edges, which could have defined such pitting activity were observed. The deep nature of the trench excavations here and their limited width and extent also precluded any definitive interpretation of the exact nature of this make-up horizon.*

*The site deposit sequence was recorded within a total of three representative sections that were widely distributed over the new build area. The remaining findings from this archaeological monitoring comprised a modern 20th century brick lined soakaway, which was removed.*

## 1. Introduction

1.1 Neville Hall was commissioned by Mr. Simon Percival of HA Architectural Services on behalf of his client - Mr. Lee Johnson - to undertake the archaeological monitoring of the groundworks pertaining to the erection of a new residential dwelling with a detached garage on land to the rear of 21, South Street, Crowland, Lincolnshire, centred at National Grid Reference TF 2401 1012. The archaeological monitoring was carried out at the development site on the 11th of January 2021.

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 Mr. Ian Marshman, of the Lincolnshire County Council Historic Environment Team, in his 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), and *Standard and guidance for archaeological watching briefs* (CIfA, 2014).

1.3 Copies of the final report will be deposited with the clients, Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team, 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 well back from the southern frontage of South Street, on land to the rear of 21, South Street and off the northern head of Hereward Way at National Grid Reference TF 2401 1012 and at a height of approximately 4.5mAOD. Crowland is located approximately 12km to the south of Spalding and 22km to the east of Stamford. Crowland is situated within the modern civil 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, 1994].

## 3. Planning Background

3.1 An application for planning consent for the erection of a proposed new residential dwelling with a detached garage was submitted to and granted consent by South Holland District Council, the Local Planning Authority, [Planning reference H02-0443-20]. However, as this proposed development is situated within an area of known high archaeological potential, various archaeological conditions (Nos. 8-10) were attached to this planning consent.

3.2 It was understood that the requirement for the fulfilment of these various archaeological conditions would be the archaeological monitoring and recording of the groundworks pertaining to the erection of the new residential dwelling and detached garage during the construction stage of development at the site.

3.3 Neville Hall was commissioned by the applicant to undertake the archaeological monitoring and recording of the groundworks on this site.

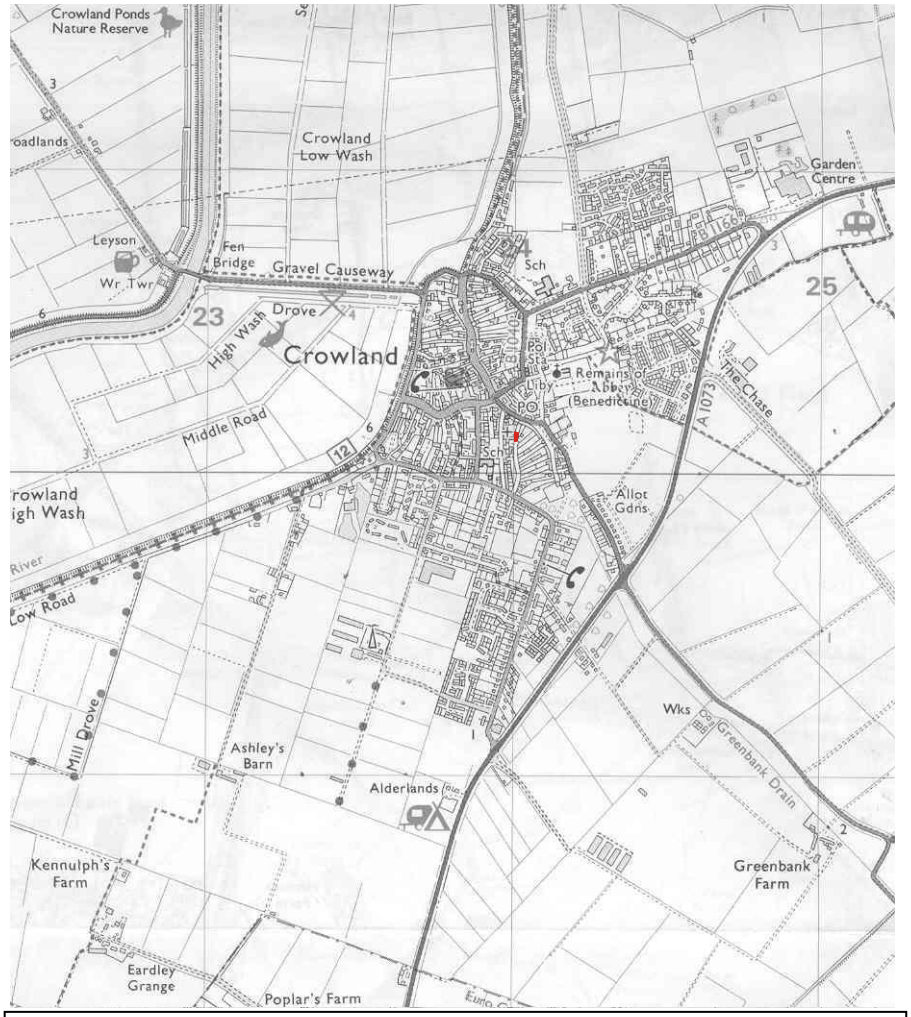


**Figure 1:** Site location at scale 1:25,000.The site is shown in red. (O.S. copyright licence number 100048723)

3.4 A specification or a written scheme of works for the archaeological monitoring and recording of the groundworks for the new residential dwelling and detached garage was subsequently submitted to and approved by Mr. Ian Marshman 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. 8 of the planning consent.

3.5 Following the approval of this specification by Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team (on behalf of the LPA), the required notification period of fourteen days of the start of the site groundworks programme for the new residential dwelling and detached garage was given to same as required by Condition No. 9 of the planning consent.

3.6 All of the archaeological monitoring and recording of the groundworks pertaining to the new residential dwelling were carried out according to the requirements of the agreed specification as required by Condition No. 8 of the planning consent. It was decided by

the applicant not to proceed with the construction of the detached garage owing to the lack of space on the site.

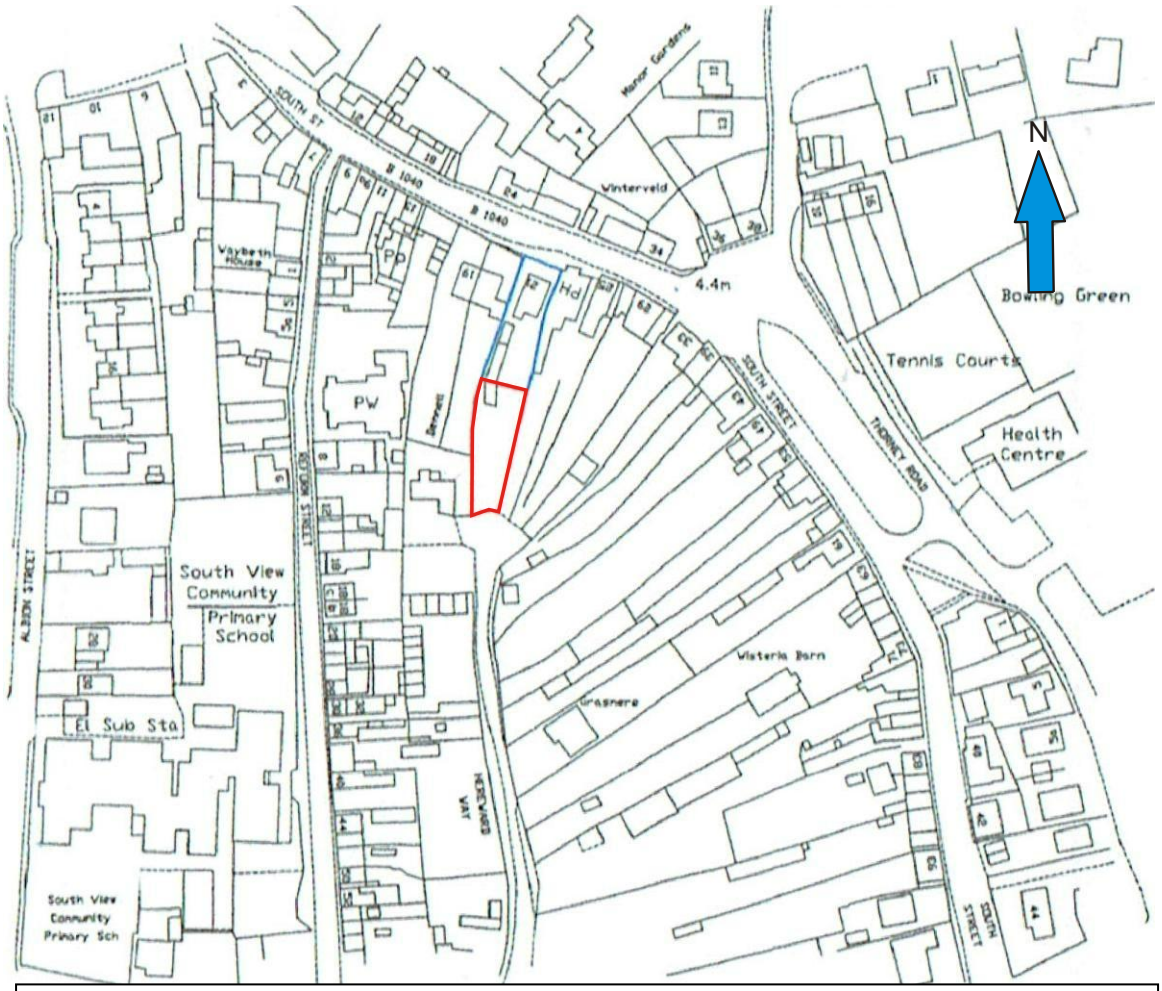


**Figure 2:** Site location at an original scale of 1:1,250, (extract from Architects plan). The site is shown outlined in red.

3.7 This report documents the results of this programme of site archaeological monitoring and recording of the site groundworks for the new residential dwelling and will be submitted to Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team and to the Local Planning Authority as required by Condition No. 10 of the planning consent.

## 4. Aims and Objectives of the Archaeological Monitoring

4.1 The aims of the project were the continual archaeological monitoring of the site groundworks during the construction stage of development, which comprised the mechanical excavation of foundations for the new residential dwelling.

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.

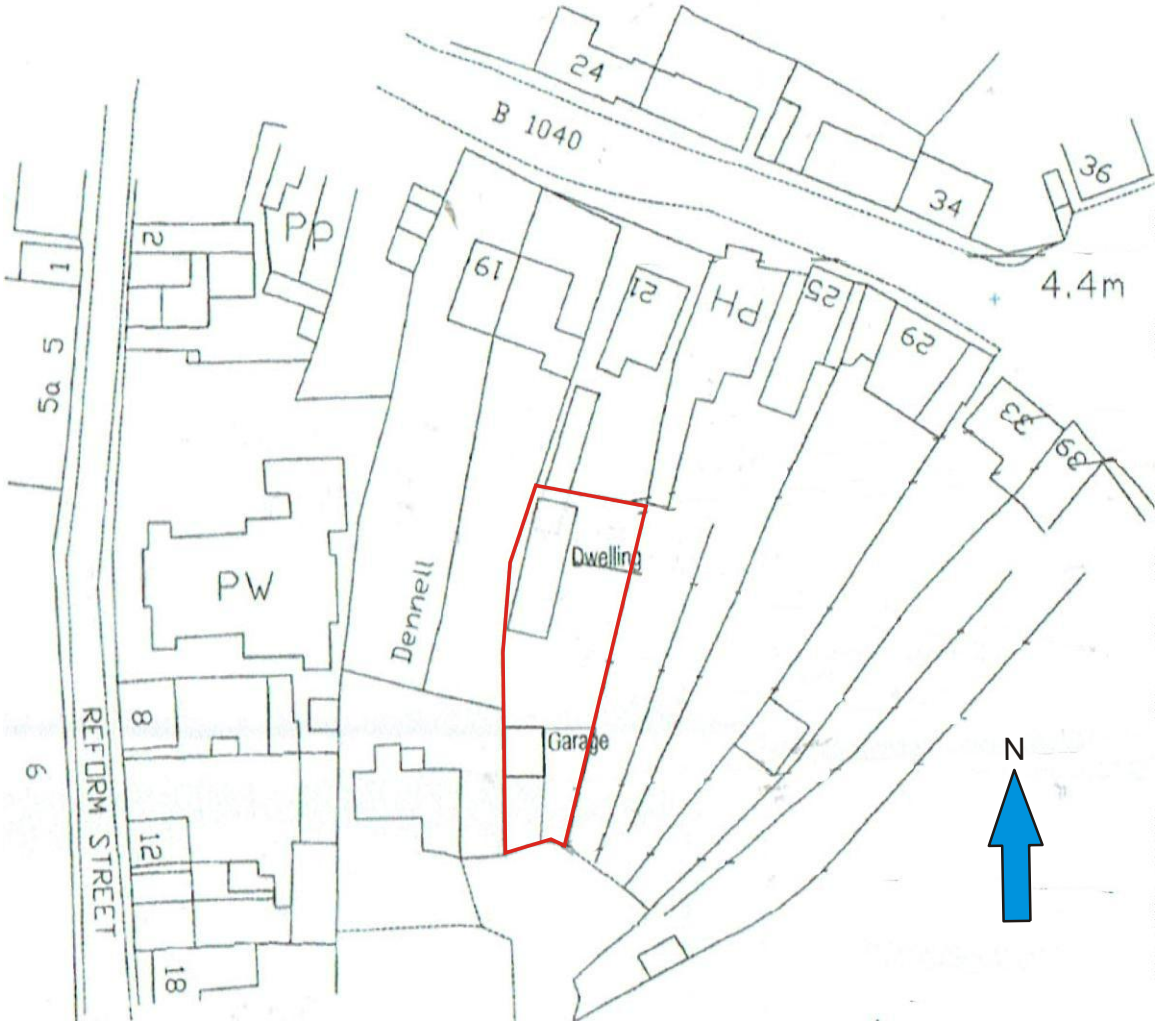


**Figure 3:** Plan showing the proposed layout of the development site an original scale of 1:500, (extract from Architects plan). The site is shown outlined in red.

4.3 The development site is situated within the area of the medieval and post-medieval settlements of Crowland and as such is considered to be within an area of high archaeological potential. The development site lies at the southern end of a long and narrow linear plot of land that is orientated from north-south. It was considered that this is a medieval burgage plot, the northern end of which fronts onto the south side of South Street. It was also considered that the boundaries of this plot are of some antiquity perhaps also originating in the medieval period. These boundaries and this plot would also probably have remained relatively unchanged throughout the post-medieval period. This being the case, it was considered very likely that archaeological features, deposits, structures and finds associated with these medieval and post-medieval 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.

## 5. Archaeological and Historical Background

5.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record (HER) and the online National Library of Scotland. A search of the Lincolnshire HER was conducted within a 0.20km radius of the development site.

5.2 A possible early Bronze Age barrow cemetery is situated to the south-west of this 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.

5.3 Two sherds of Roman pottery were found during building works at an old people's home in 1967 (HER 22011).

5.4 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].

5.5 In the late Saxon period, Crowland is referred to in the Anglo-Saxon Chronicle in the 9$^{th}$ century as *Crugland*, as *Cruwland* and *Cruland* in AD1000, and as *Crulande* in AD963, AD1066 and AD1076. 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, 1988; Mills, 1991; Ekwall, 1991; Morris, 1986].

5.6 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.

5.7 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.

5.8 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.

5.9 The Crowland Bridge or the Trinity Bridge (HER 20552) 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.

5.10 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.

5.11 Sherds of medieval pottery were found during building works for an old people's homes in 1967 (HER 22010).

5.12 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).

5.13 A Grade II listed house at Nos. 36 and 38, South Street dates from the 17th century and is now two houses with mid 18th, 19th and 20th century alterations (HER 25279).

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 Crawford House, is a Grade II listed late 17th century house which was refronted in 1800 and has late 19th century alterations (HER 25282). The house is thought to have had its origins in c.1680. The house originally fronted onto South Street, though was re-orientated to face the east and Thorney Street in the second half of the 18th century. during a major phase of rebuilding.

5.16 A Grade II listed late 17th century cottage at No. 27, East Street has 19th and 20th century alterations (HER 25389).

5.17 A scatter of post-medieval pottery was found during building works for an old people's homes in 1967 (HER 22009).

5.18 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).

5.19 A Grade II listed 18th century mounting block is situated in East Street (HER 22050).

5.20 The Grade II listed George and Angel Public House, dates from 1714 and has 20th century alterations (HER 25226).

5.21 A Grade II listed house dated to 1775 with 19th and 20th century alterations is situated at 22, East Street (HER 25224).

5.22 A Grade II listed 18th century cottage with 19th and 20th century alterations is located at 53, South Street (HER 25228).

5.23 A Grade II listed shop with above accommodation and outbuildings to the rear dating from 1820 with 20th century alterations is situated at No. 14, West Street (HER 25230). This was the subject of a programme of historic building recording in 2018 prior to repairs and alterations taking place (HER 25230, ELI13114, Site code WSCB17). The buildings comprise a pair of Regency townhouses, which were constructed during the late Georgian and early Victorian periods with a later extension at the rear of the building. There is also a probable late 19th century outbuilding at the rear of the main building (HER 27287, ELI13114, Site code: WSCB17).

5.24 Two Grade II listed shops dated to 1832 are situated at Nos. 13 and 15, West Street (HER 25223).

5.25 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.

5.26 There are a 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 with a modern shop front 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).

5.27 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 War Memorial on East Street dating from 1918 (HER 25467). 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). An unlisted house of post-medieval date is situated at No.2 East Street (HER 24133). A row of four unlisted post-medieval houses occurs at Nos. 8-14 East Street (HER 24134). An unlisted house of post-medieval with 19th century additions is located at No. 6 North Street (HER 24140). An unlisted post-medieval shop at No. 6, West Street, which has an early-mid 20th century shop front (HER 24148).

5.28 Abbey Farm at Crowland is a partially extant 19th century farmstead (HER 27043). This is arranged around a regular courtyard in an 'F'-plan. The farmhouse was detached from the main working complex. There has been a significant loss of traditional buildings. The farmstead was within a village location.

5.29 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).

5.30 A traditional modern finger post sign in Crowland is located at the junction of North Street and East Street (HER 23698).

5.31 There have been a number of other previous archaeological investigations within the vicinity of the development site. An archaeological watching brief on the groundworks for a new residential development at South Street in 2010 did not identify any significant archaeological activity or finds (HER ELI10527, Site code CSSW10). The only findings consisted of a modern services and a gravel driveway [Cope-Faulkner, 2010].

5.32 A programme of historic building recording took place at No. 59, South Street in 2010 (HER 25705, ELI10774, Site code: CSSB10). The building was thought to date from the 17th century and had undergone alterations in the 18th-19th centuries and in the 20th century [Mellor, 2010].

5.33 An archaeological watching brief was undertaken in 2020 on the groundworks comprising the excavation of foundations at North Street (HER ELI10775, Site code: CNSB10). This identified medieval occupation deposits and a wall of a building of post-medieval origin.

5.34 During an archaeological evaluation at 16, Abbey Walk in 2001, which took place prior to a new residential development identified a north-south aligned boundary/drainage ditch (HER 20268, ELI2321, Site code: CAW01). The ditch yielded finds of 11th-15th century pottery and domestic waste. Fragments of glazed roof tile were also found, which were thought to be associated with Crowland Abbey. A later and undated shallow feature was thought to have been a ditch recut, suggesting that this feature was still visible as an earthwork after it had been backfilled. Post-medieval rubbish pits were also found.

5.35 An archaeological watching brief was carried out during the groundworks for the installation of services to a new detached house on land adjacent to No. 16, Abbey Walk in 2014 (HER ELI12338, Site code: CRAW12). The groundworks did not largely impact beyond modern made ground deposits on the site and no archaeological features, deposits or finds were encountered [Smith, 2012].

5.36 An archaeological watching brief was conducted on the groundworks for a new bungalow on land to the rear of Nos. 2 and 3, West Street in 2014 (HER 12452, Site code: WSCR14). No archaeological deposits, features or finds were encountered.

5.37 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 (HER 20268, 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).

5.38 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) [Kendall, 2009].

5.39 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).

5.40 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).

5.41 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).

5.42 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).

5.43 An archaeological watching brief on land adjacent to Abbey Walk in 1998 recovered two fragments of medieval tile (HER 20268, ELI1208, Site code: CAW98). One was of stone, the other was 13th or 14th century glazed roof tile. Five sherds of late Anglo-Saxon pottery were also recovered. Other findings comprised a series of limestone layers which were thought to represent the former location of structures associated with Crowland Abbey (HER 23653).

5.44 An archaeological evaluation at East Street in 2001 located a stone lined well (HER 20268, ELI2961, Site code: ESC01). Pottery of 13th-15th century date was recovered from it, which suggested that the well predated the 13th century. A wall was identified near the well. After the well went into disuse, it was covered with earth and a wall was constructed to retain it. A second wall that was parallel to the first was also identified. These were thought to mark a partition between two properties leaving a small path or passageway between them. Finds of 15th-16th century pottery were recovered from this passage. Other finds consisted of other sherds of 11th-17th century pottery.

5.45 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).

5.46 An archaeological watching brief was carried out during the groundworks for 12 new dwellings, a new highway from Trinity Court and a private driveway from West Street on land off Trinity Court/West Street in 1999 (HER 20268, ELI2414, Site code WSC99). This recorded a north-south aligned post-medieval drainage ditch. A scatter of late medieval to modern pottery was also found.

5.47 An archaeological evaluation took place at Abbey Mews in 2001 (HER 20268, ELI1562, Site code: AMC01). A small north-south aligned medieval ditch was found which appeared to date from the 13th century onwards. A scatter of 12th-14th century pottery was also recovered.

5.48 An archaeological watching brief was carried out during the groundworks for a new residential dwelling on South Street in 2002 (HER 20268, ELI2778, Site code: CSS01). A number of finds were made from two dumped deposits that included 19th and 20th century brick, tile and clay pipe fragments and pottery.

5.49 An archaeological evaluation at 36, East Street in 2003 located two pits (HER 20268, ELI4165, Site code: CESX03). The pits were lined with clay and urine suggesting tanning pits. Finds included 15th-16th century pottery.

5.50 In 2004, an archaeological watching brief was carried out on the groundworks for a new dwelling and garage at 36, East Street (HER 20268, ELI5799, Site code: CESL04). This found a large assemblage of redeposited pottery that included sherds of 9th-10th century pottery and two sherds of 16th century pottery. Two areas of reused dressed stone were also recorded, the stone probably coming from the nearby demolished abbey.

5.51 An archaeological evaluation undertaken on Broadway in 2004 located a post-medieval gully along with finds of contemporary pottery. Environmental sampling suggested that this are may have been susceptible to flooding (HER 23942, ELI5810, Site code: CRBW04).

5.52 A map regression exercise was undertaken using published Ordnance Survey (O.S.) maps from the online National Library of Scotland. The earliest map consulted comprised an extract from the First Edition 25 inch to one mile scale Ordnance Survey map of 1888. The area of this development site is situated at the southern end of a long and narrow linear enclosure, which is also off the northern frontage of an undesignated trackway, which is the precursor to the modern Hereward Way.

5.53 This same layout to this development site is repeated on the subsequent Second Edition 25 inch to one mile scale Ordnance Survey map of 1904.

5.54 An extract form the 1:2,500 scale Ordnance Survey map of 1975 shows the development site as slightly expanded in area due to minor boundary alterations, but is still essentially situated at the southern end of a long and narrow, north-south orientated linear enclosure that is in also situated at the northern head of the present Hereward Way

5.55 **Figure 2** shows the current layout of the development site.

## 6. Methodology

6.1 The archaeological monitoring was undertaken by Neville Hall at the development site on the 11th of January 2021. This comprised the continual archaeological monitoring and recording of the groundworks at the development site, which consisted of the mechanical excavation of the foundations for the new residential dwelling. These excavations were undertaken using an 5-ton 360° mechanical excavator that was fitted with a 0.70m wide toothed bucket.

6.2 Where necessary, surfaces were hand cleaned for examination and recording and the site deposit sequence observed was recorded on standard *pro-forma* context recording sheets. A plan of the monitored house plot was compiled on site at a scale of 1:100. This is reproduced at this same scale in this report on **Figure 4.** A total of three sections of the

observed site deposit sequence [designated as **Representative Sections 1-3**] were also compiled on site at a scale of 1:20 and are also reproduced at this same scale on **Figure 4.** A complimentary digital colour photographic record was also maintained, which is reproduced as **Plates 1-33, Appendix 1.** A list of contexts recorded is reproduced in **Appendix 2.**

6.3 All work was carried out according to the approved Specification and to the Chartered Institute of Field Archaeologists (CHIfA) standards and guidance for archaeological watching briefs.

## 7. Results [Figure 4, Appendix 1; Plates 1-33]

7.1 The foundations for the new residential dwelling had already been set out and a former outbuilding of brick on the site had been demolished prior to arrival [**Plate 1**]. The foundation trenches for the new build were excavated under archaeological supervision to varying lengths, to a width of 0.70m and to depths of between 1.10m-1.40m below site levels. [**Plates 3-15 and 17-32**].

7.2 These monitored mechanical excavations extended through a modern made ground horizon (**001**), a deep and a substantial garden/cultivation soil horizon (**002**) and into an underlying archaeological make-up horizon (**003**).

7.3 The modern made ground horizon (**001**) had originated from the recent demolition of the former outbuilding of brick on the site along with its modern flooring of concrete. Below this and apparent at the surface at the southern end of the new build area was the garden/cultivation soil horizon (**002**). This was found to be both a deep and a substantial horizon, with the greatest depths recorded to the west and was correspondingly shallower to the east. This horizon in turn overlay a heterogeneous archaeological make up horizon (**003**), which was encountered at the base of the excavations in most instances. This third horizon was encountered at relatively shallower depths within the western portion of the new build area and where the garden soil/cultivation soil deposit (**002**) was shallower to the east, this third horizon (**003**) was found to be correspondingly deeper in extent.

7.4 The exception to this site deposit sequence occurred within the northern section of the eastern foundation trench as shown on **Figure 4**. Here a probable outcrop or 'island' of natural (**004**) was exposed by the foundation trench excavations. Such was the depth of the trench excavations at this point (1.30m), that it was difficult to ascertain for certain whether this was a natural outcropping of this deposit, or whether it was redeposited within the archaeological make-up horizon (**003**).

7.5 It was also difficult to ascertain given the deep trenching, the exact nature of the archaeological make up horizon (**003**). The uppermost levels of this horizon were encountered at the base of the foundation trench excavations within the western and central portions of the new build area. To the east, where the foundation trench excavations attained greater depths, this deposit was found to be very heterogeneous in nature, showing evidence of both organic content and of heavy charcoal staining. Also given the narrow nature and limited scope of the trench excavations themselves, it could not be definitively established which portions of this deposit were make-up and which for example would represent pitting activity, as there were no discernible edges or evidence of any cuts within this horizon of say probable pitting activity, which one would expect to encounter at the southern end of a medieval burgage plot.

7.6 Of particular note was the exposure of a modern brick lined soakaway within the eastern portion of the new build area. The bricks were unbonded or unmortared and were frogged, which established a relatively modern 20th century origin for this structure, which

had been buried within the garden/cultivation soil horizon (**002**). This structure had a gravel base, which confirmed its interpretation as a modern soakaway and was found to be cut into the archaeological make-up horizon (**003**). This structure was subsequently removed in its entirety with the trench excavations at this point extended to 1.80m in depth below the site levels. The archaeological make-up horizon was (**003**) found to be still present at these lowermost depths of excavation.

7.7 The site deposit sequence was recorded within a total of three representative sections, which were designated as **Representative Sections 1-3** [**Plates 2, 16 and 33**]. Aside from the modern brick lined soakaway, no discernible archaeological features were identified and there were no finds.

7.8 It was decided by the applicant not to proceed with the groundworks for the proposed detected garage due to a lack of space for such on the site.

## 8. Discussion and Conclusions

8.1 The monitored groundworks for this site, which consisted of the mechanical excavation of the foundations for a new residential dwelling were the subject of continual archaeological monitoring and recording. It was decided that the proposed detached garage would not be constructed, owing to a lack of space on the site.

8.2 It is clear from the background research along with the historic map regression that were undertaken for this project, that this development site lay at the southern end of a medieval burgage plot that fronts onto the southern side of South Street to the north. This plot of land exhibits the typical narrow linear form and shape of such land holdings of antiquity. The results of this archaeological monitoring confirmed this interpretation with the nature of the deposits encountered, which were as one would expect to find within this archaeological context.

8.3 The monitored mechanical excavations initially extended through a modern made ground horizon, which was the product of the recent demolition of a former rear brick built outbuilding on the site. This overlay a deep and substantial horizon of garden soils/cultivation soils, which was apparent on the surface at the southern end of the new build area. This deposit, despite the lack of finds from it, is attributed stratagraphically to the post-medieval to modern periods. The deep and substantial nature of this horizon may be ascribed to centuries of garden or cultivation function. This horizon attained its greatest depths within the western and central portions of the new build area. Where however, these foundation trench excavations extended to greater depths to the east, this horizon was found to be shallower.

8.4 This garden soil/cultivation soil horizon in turn overlay an archaeological make-up deposit, which was encountered at the base of the foundation trench excavations. Where the garden soil/cultivation soil horizon reached greater depths within the western and central parts of the new build area, the foundation trench excavations only extended into the upper levels of this deposit. However, where the garden soil/cultivation soil horizon was shallower within the eastern part of the new build footprint, the foundation trench excavations had gone well into this third horizon. Despite the dearth of finds from it, this third horizon is attributed stratagraphically to the medieval period. It was found to be very heterogeneous in nature and to have both an organic content and to be heavily charcoal stained. Give the greater attained trench excavation depths within this eastern portion of the new build area (1.30m-1.40m), it was difficult to ascertain and to thus provide an exact interpretation as to the nature of this deposit.

8.5 This deposit could be interpreted in general terms as a make-up horizon or could represent for example an area of pitting (as one would expect to encounter within the archaeological context of this site), or both. Within this eastern portion of the new build area, a small outcrop of the underlying natural horizon was also exposed, which was a relatively clean and undisturbed deposit here. Despite this, no discernible cuts or edges, which could have defined such pitting activity were observed. The deep nature of the trench excavations here and their limited width and extent also precluded any definitive interpretation of the exact nature of this make-up horizon.

8.6 The site deposit sequence was recorded within a total of three representative sections that were widely distributed over the new build area. The remaining findings from this archaeological monitoring comprised a modern 20th century brick lined soakaway, which was removed.

## 9. Effectiveness of Methodology and Confidence Rating

9.1 The methodology chosen demonstrated both the nature of the archaeological activity and the lack of finds and of the nature of the deposit sequence present on this site; while providing sufficient time to record the deposit sequence and archaeological activity 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 record and confirm both the nature of the archaeological activity and the dearth of finds and the nature of the deposit sequence present within the area of the development site with a high degree of confidence.

## 10. Acknowledgements

10.1 Thanks are gratefully extended to Mr. Simon Percival of HA Architectural Services and his client - Mr. Lee Johnson for commissioning this work. Thanks are also extended to Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team and to the staff of the Lincolnshire Heritage Environment Record for their kind assistance.

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Extract from the Second Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 148.13.

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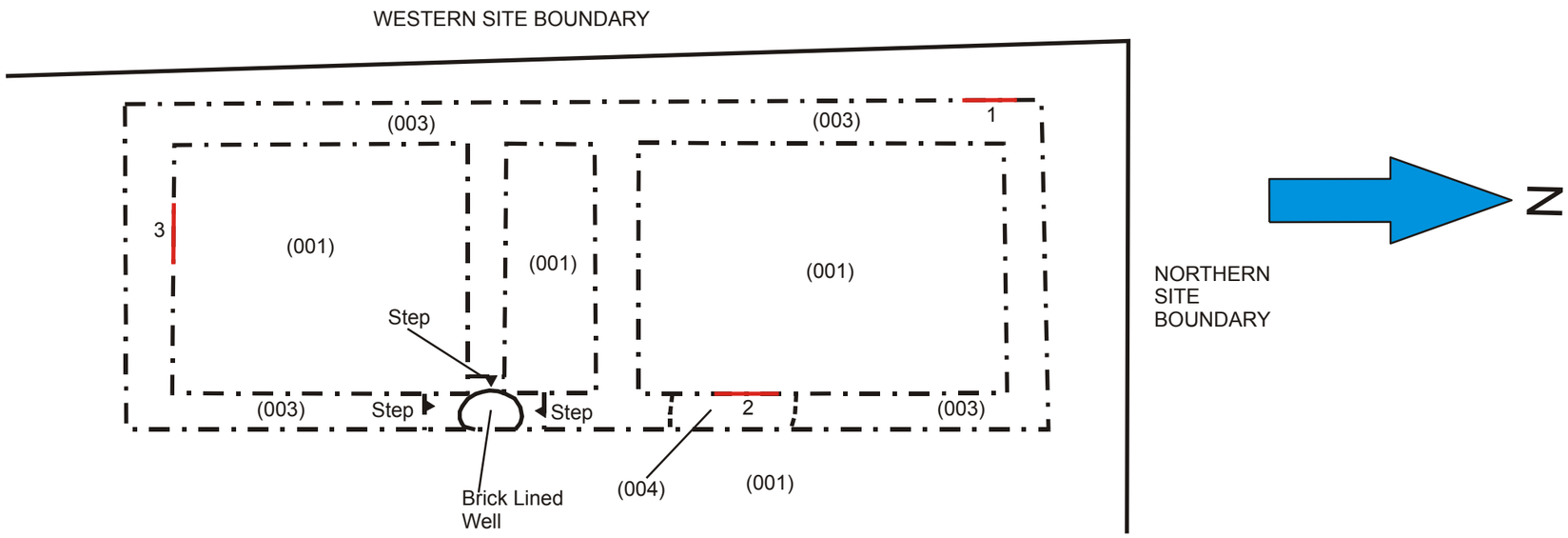
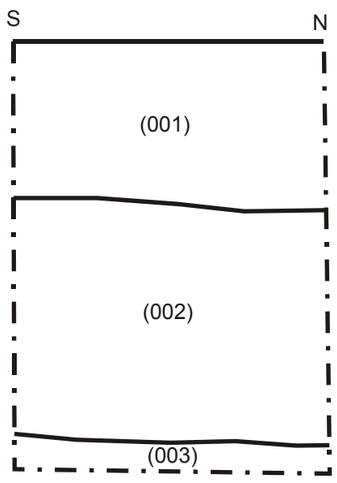
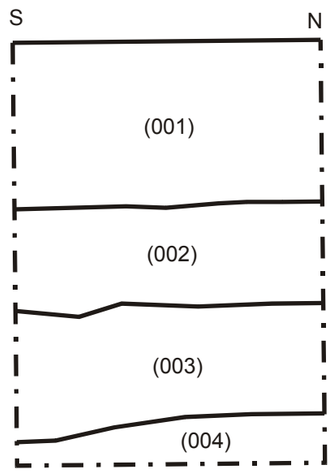
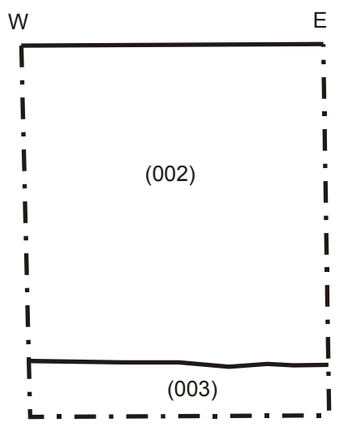



Representative Section 1, East Facing Section, scale 1:20




Representative Section 2, East Facing Section, scale 1:20




Representative Section 3, South Facing Section, scale 1:20

Figure 4: Plan of the Monitored Groundworks at a scale of 1:100 & Representative Sections 1-3 at a scale of 1:20

**Appendix 1: Plates**

**Plate 1:** Pre-groundworks, from the south

**Plate 2: Representative Section 1,** from the east

**Plate 3:** Excavation of the foundations, from the north

**Plate 4:** Excavation of the foundations, from the north

**Plate 5:** Excavation of the foundations, from the north

**Plate 6:** Excavation of the foundations, from the north

**Plate 7:** Excavation of the foundations, from the north

**Plate 8:** Excavation of the foundations, from the north

**Plate 9:** Excavation of the foundations, from the north

**Plate 10:** Excavation of the foundations, from the north

**Plate 11:** Excavation of the foundations, from the south

**Plate 12:** Excavation of the foundations, from the west

**Plate 13:** Excavation of the foundations, from the west

**Plate 14:** Excavation of the foundations, from the east

**Plate 15:** Excavation of the foundations, from the north-east

**Plate 16: Representative Section 2,** from the east

**Plate 17:** Excavation of the foundations, from the north-east

**Plate 18:** Excavation of the foundations, from the east

**Plate 19:** Excavation of the foundations, from the south-east

**Plate 20:** Excavation of the foundations, from the north

**Plate 21:** Excavation of the foundations, from the east

**Plate 22:** Excavation of the foundations, from the north

**Plate 23:** Excavation of the foundations, from the south-east

**Plate 24:** Excavation of the foundations, from the south-east

**Plate 25:** Excavation of the foundations, from the north

**Plate 26:** Excavation of the foundations, from the south

**Plate 27:** Excavation of the foundations, from the north

**Plate 28:** Excavation of the foundations, from the north

**Plate 29:** Excavation of the foundations, from the north

**Plate 30:** Excavation of the foundations, from the south

**Plate 31:** Excavation of the foundations, from the south

**Plate 32:** Excavation of the foundations, from the south

**Plate 33: Representative Section 3,** from the south

**Appendix 2: List of Contexts**

**001** Modern made ground horizon, includes demolition material from a former outbuilding in brick on the site and the concrete floor of this former building. Soft, dark orange brown silt matrix with small-large brick fragments and whole bricks 30%, small-medium friable light buff mortar fragments 20% and small concrete fragments 10%. Above (**002**). Recorded within **Representative Sections 1-2**. Depth - 0.54m.

**002** Post-medieval-modern garden soil/cultivation soil horizon. A deep and substantial deposit. Soft, dark orange brown silt with frequent small angular stones. Below (**001**) and above (**003**). Recorded within **Representative Sections 1-3**. Depth - 1.01m.

**003** Archaeological make-up deposit probably of medieval origin. Soft, dark grey black silt with some evidence of organic content and heavy charcoal staining with moderate small angular and rounded stones. Below (**003**) and above (**004**). Recorded within **Representative Sections 1-3**. Depth - 0.42m.

**004.** Natural horizon. Occurs as an outcrop in one of the foundation trenches. Soft, mid orange brown silt with no inclusions. Below (**003**). Recorded within **Representative 2.** Depth - >0.16m.

**Appendix 3: The Archive**

The archive consists of:

Four context records
A plan of the monitored house plot at a scale of 1:100 and three section drawings at a scale of 1:20 on one sheet of drawing film
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: 2020.171** and site code **SSCR20**

## Appendix 4: Photographic Register

# PHOTOGRAPHIC RECORD SHEET

| 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 | S | | M 11/1/21 | SSCR20 |
| 2 | Representative Section 1 | E | | " " | " |
| 3 | Excavation of the Foundations | N | | M 11/1/21 | SSCR20 |
| 4 | Excavation of the Foundations | N | | M 11/1/21 | SSCR20 |
| 5 | Excavation of the Foundations | N | | M 11/1/21 | SSCR20 |
| 6 | Excavation of the Foundations | N | | M 11/1/21 | SSCR20 |
| 7 | Excavation of the Foundations | N | | M 11/1/21 | SSCR20 |
| 8 | Excavation of the Foundations | N | | M 11/1/21 | SSCR20 |
| 9 | Excavation of the Foundations | N | | M 11/1/21 | SSCR20 |
| 10 | Excavation of the Foundations | N | | M 11/1/21 | SSCR20 |
| 11 | Excavation of the Foundations | S | | M 11/1/21 | SSCR20 |
| 12 | Excavation of the Foundations | W | | M 11/1/21 | SSCR20 |
| 13 | Excavation of the Foundations | W | | M 11/1/21 | SSCR20 |
| 14 | Excavation of the Foundations | E | | M 11/1/21 | SSCR20 |
| 15 | Excavation of the Foundations | NE | | M 11/1/21 | SSCR20 |
| 16 | Representative Section 2 | E | | M 11/1/21 | SSCR20 |
| 17 | Excavation of the Foundations | NE | | M 11/1/21 | SSCR20 |
| 18 | Excavation of | E | | M 11/1/21 | SSCR20 |

# PHOTOGRAPHIC RECORD SHEET

| Camera No. | Date Loaded / / | Time Loaded : | Comments | B&W ☐ Col. ☐ Digi. ☐ |
|---|---|---|---|---|

| Frame | Comments | View | Scale | Init & Date | Site |
|---|---|---|---|---|---|
| | Identification Shot | N/A | N/A | | |
| | the Foundations | | | | |
| 19 | Excavation of | SE | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 20 | Excavation of | N | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 21 | Excavation of | E | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 22 | Excavation of | N | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 23 | Excavation of | SE | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 24 | Excavation of | SE | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 25 | Excavation of | N | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 26 | Excavation of | S | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 27 | Excavation of | N | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 28 | Excavation of | N | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 29 | Excavation of | N | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 30 | Excavation of | S | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 31 | Excavation of | S | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 32 | Excavation of | S | | AA 11/1/21 | SSCR20 |
| | the Foundations | | | | |
| 33 | Representative | S | | AA 11/1/21 | SSCR20 |
| | Section 3 | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

## 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 21, South Street, Crowland, Lincolnshire - Neville Hall

OASIS ID - nevilleh1-412353

Versions

| View | Version | Completed by | Email | Date |
|---|---|---|---|---|
| View 1 | 1 | Neville Hall | nhallarchaeologicalservices@gmail.com | 13 January 2021 |

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=nevilleh1-412353 for this page

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## Appendix 6: Specification for Archaeological Monitoring

# Specification for Archaeological Monitoring on Land to the Rear of 21, South Street, Crowland, Lincolnshire.

## Prepared for Mr. Simon Percival of HA Architectural Services on behalf of his client - Mr. L. Johnson

**National Grid Reference: TF 2401 1012**
**Site Code: SSCR20**
**Accession No: LCNCC: 2020.171**
**Planning Reference: H02-0443-20**


## Prepared by Neville Hall, Freelance Field Archaeologist & Consultant


**November 2020**

S **Non-technical summary**

*S1 A scheme of works comprising archaeological monitoring is required during the groundworks pertaining to the construction of a new residential dwelling with a detached garage on land to the rear of 21, South Street, Crowland, Lincolnshire.*

*S2 The development site is situated within the area of the medieval and post-medieval settlements of Crowland and as such is considered to be within an area of high archaeological potential. The development site lies at the southern end of a long and narrow linear plot of land that is orientated from north-south. It is considered that this is a medieval burgage plot, the northern end of which fronts onto the south side of South Street. It is also considered that the boundaries of this plot are of some antiquity perhaps also originating in the medieval period. These boundaries and this plot would also probably have remained relatively unchanged throughout the post-medieval period. This being the case, It is considered very likely that archaeological features, deposits, structures and finds associated with these medieval and post-medieval 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.*

*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 residential dwelling and detached garage. 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 well back from the southern frontage of South Street, on land to the rear of 21, South Street and off the northern head of Hereward Way at National Grid Reference TF 2401 1012 and at a height of approximately 4.5mAOD. Crowland is located approximately 12km to the south of Spalding and 22km to the east of Stamford. Crowland is situated within the modern civil 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 [Figure 3]

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 residential dwelling and a detached garage on land to the rear of 21, South Street,, Crowland, Lincolnshire (Planning Reference: H02-0443-20).

## 3. Historical and Archaeological Background

3.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record (HER) and the online National Library of Scotland. A search of the Lincolnshire HER was conducted within a 0.20km radius of the development site.

3.2 A possible early Bronze Age barrow cemetery is situated to the south-west of this 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.

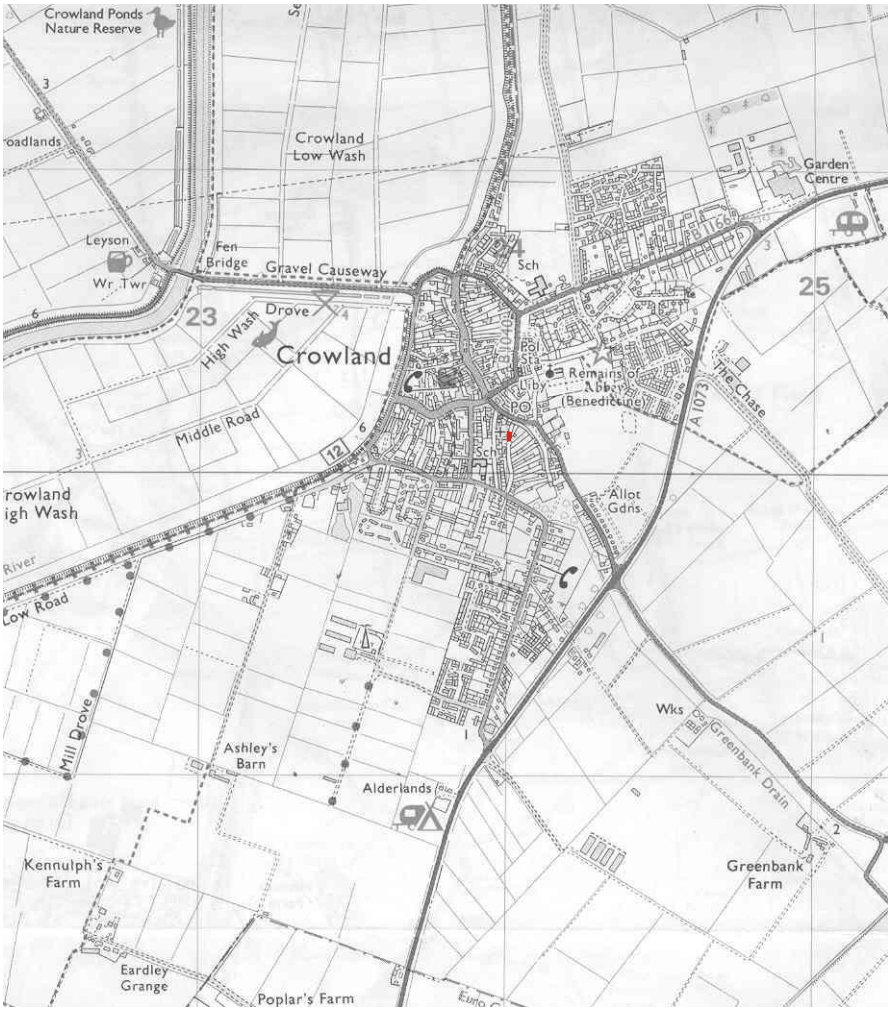


**Figure 1:** Site location at scale 1:25,000. The site is shown in red. (O.S. copyright licence number 100048723)

3.3 Two sherds of Roman pottery were found during building works at an old people's home in 1967 (HER 22011).

3.4 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.

3.5 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.

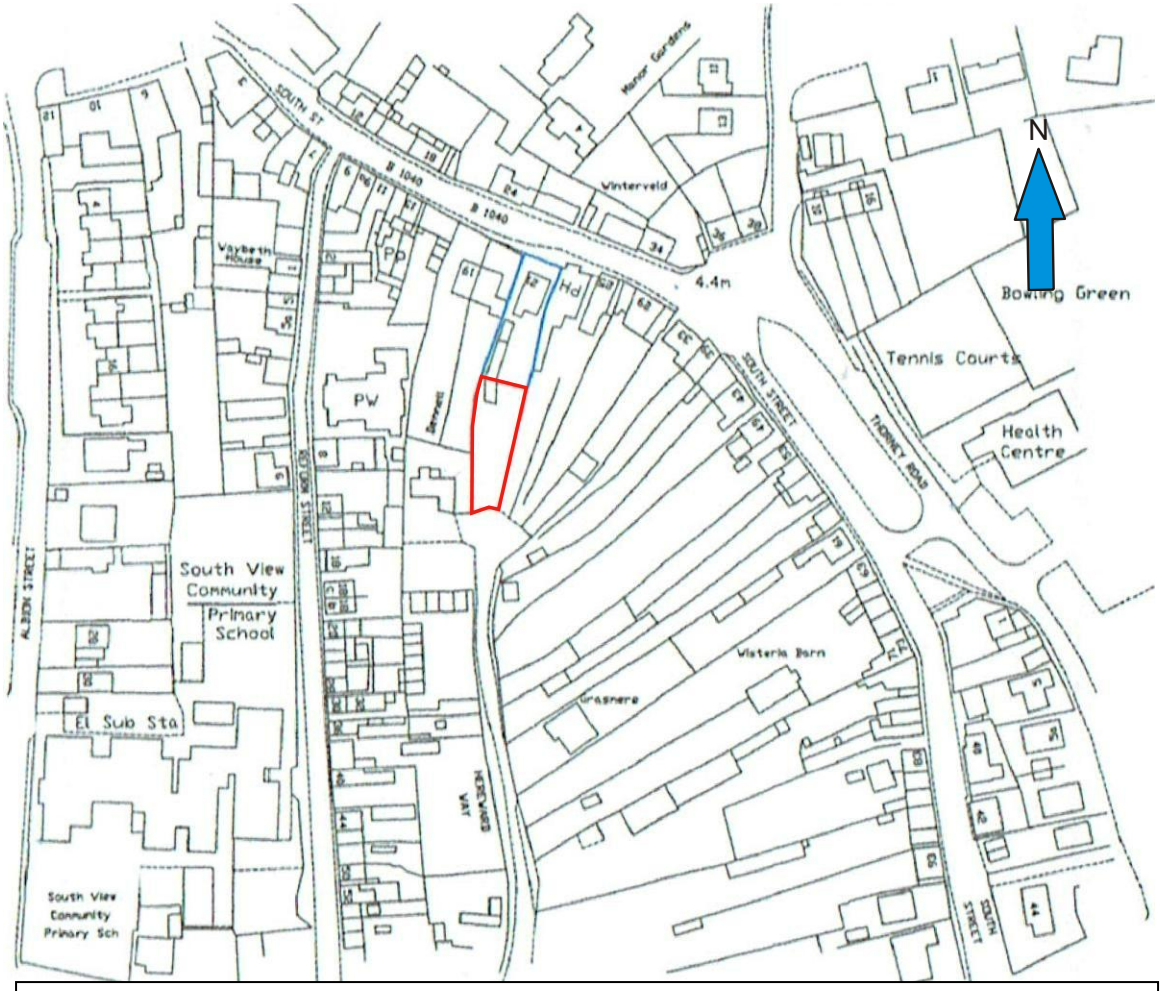


**Figure 2:** Site location at an original scale of 1:1,250, (extract from Architects plan). The site is shown outlined in red.

3.6 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.

3.7 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.

3.8 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.

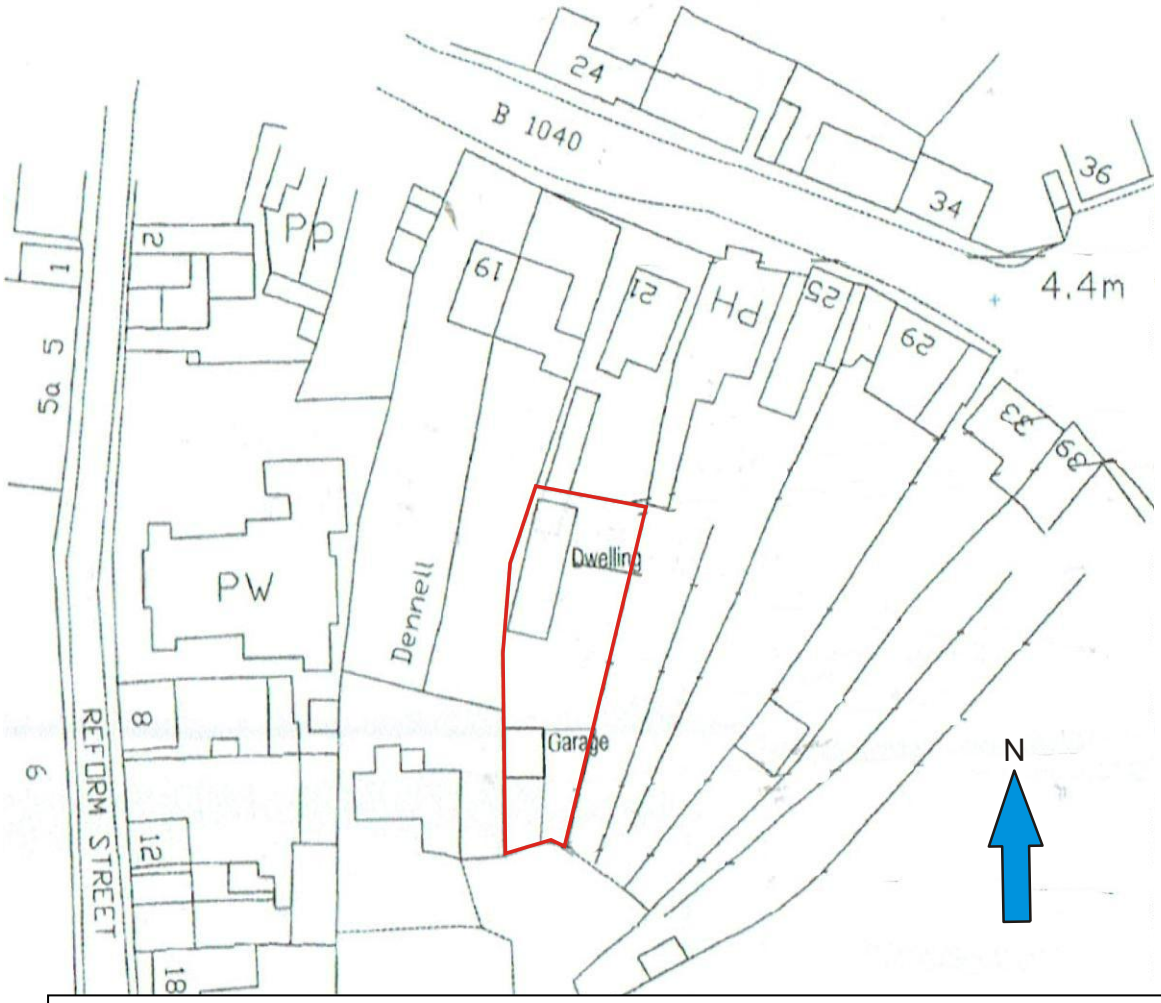


**Figure 3:** Plan showing the proposed layout of the development site an original scale of 1:500, (extract from Architects plan). The site is shown outlined in red.

3.9 The Crowland Bridge or the Trinity Bridge (HER 20552) 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.

3.10 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.

3.11 Sherds of medieval pottery were found during building works for an old people's homes in 1967 (HER 22010).

3.12 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).

3.13 A Grade II listed house at Nos. 36 and 38, South Street dates from the 17th century and is now two houses with mid 18th, 19th and 20th century alterations (HER 25279).

3.14 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).

3.15 Crawford House, is a Grade II listed late 17th century house which was refronted in 1800 and has late 19th century alterations (HER 25282). The house is thought to have had its origins in c.1680. The house originally fronted onto South Street, though was re-orientated to face the east and Thorney Street in the second half of the 18th century. during a major phase of rebuilding.

3.16 A Grade II listed late 17th century cottage at No. 27, East Street has 19th and 20th century alterations (HER 25389).

3.17 A scatter of post-medieval pottery was found during building works for an old people's homes in 1967 (HER 22009).

3.18 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).

3.19 A Grade II listed 18th century mounting block is situated in East Street (HER 22050).

3.20 The Grade II listed George and Angel Public House, dates from 1714 and has 20th century alterations (HER 25226).

3.21 A Grade II listed a house dated to 1775 with 19th and 20th century alterations is situated at 22 East Street (HER 25224).

3.22 A Grade II listed 18th century cottage with 19th and 20th century alterations is located at 53, South Street (HER 25228).

3.23 A Grade II listed shop with above accommodation and outbuildings to the rear dating from 1820 with 20th century alterations is situated at No. 14, West Street (HER 25230). This was the subject of a programme of historic building recording in 2018 prior to repairs and alterations taking place (HER 25230, ELI13114, Site code WSCB17). The buildings comprise a pair of Regency townhouses, which were constructed during the late Georgian of early Victorian periods with a later extension at the ear of the building. There is also a probable late 19th century outbuilding at the rear of the main building (HER 27287, ELI13114, Site code: WSCB17).

3.24 Two Grade II listed shops dated to 1832 are situated at Nos. 13 and 15 West Street (HER 25223).

3.25 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.

3.26 There are a 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 with a modern shop front 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).

3.27 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 War Memorial on East Street dating from 1918 (HER 25467). 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). An unlisted house of post-medieval date is situated at No.2 East Street (HER 24133). A row of four unlisted post-medieval houses occurs at Nos. 8-14 East Street (HER 24134). An unlisted house of post-medieval with 19th century additions is located at No. 6 North Street (HER 24140). An unlisted post-medieval shop at No. 6, West Street, which has an early-mid 20th century shop front (HER 24148).

3.28 Abbey Farm at Crowland is a partially extant 19th century farmstead (HER 27043). This is arranged around a regular courtyard in an 'F'-plan. The farmhouse was detached from the main working complex. There has been a significant loss of traditional buildings. The farmstead was within a village location.

3.29 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).

3.30 A traditional modern finger post sign in Crowland is located at the junction of North Street and East Street (HER 23698).

3.31 There have been a number of other previous archaeological investigations within the vicinity of the development site. An archaeological watching brief on the groundworks for a new residential development at South Street in 2010 did not identify any significant archaeological activity or finds (HER ELI10527, Site code CSSW10). The only findings consisted of a modern services and a gravel driveway.

3.32 A programme of historic building recording took place at No. 59, South Street in 2010 (HER 25705, ELI10774, Site code: CSSB10). The building was thought to date from the 17th century and had undergone alterations in the 18th-19th centuries and in the 20th century.

3.33 An archaeological watching brief was undertaken in 2020 on the groundworks comprising the excavation of foundations at North Street (HER ELI10775, Site code: CNSB10). This identified medieval occupation deposits and a wall of a building of post-medieval origin.

3.34 During an archaeological evaluation at 16, Abbey Walk in 2001, which took place prior to a new residential development identified a north-south aligned boundary/drainage ditch (HER 20268, ELI2321, Site code: CAW01). The ditch yielded finds of 11th-15th century pottery and domestic waste. Fragments of glazed roof tile were also found, which were thought to be associated with Crowland Abbey. A later and undated shallow feature was thought to have been a ditch recut, suggesting that this feature was still visible as an earthwork after it had been backfilled. Post-medieval rubbish pits were also found.

3.35 An archaeological watching brief was carried out during the groundworks for the installation of services to a new detached house on land adjacent to No. 16, Abbey Walk in 2014 (HER ELI12338, Site code: CRAW12). The groundworks did largely impact beyond modern made ground deposits on the site and no archaeological features, deposits or finds were encountered.

3.36 An archaeological watching brief was conducted on the groundworks for a new bungalow on land to the rear of Nos. 2 and 3, West Street in 2014 (HER 12452, Site code: WSCR14). No archaeological deposits, features or finds were encountered.

3.37 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 20268, 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).

3.38 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).

3.39 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).

3.40 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).

3.41 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).

3.42 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).

3.43 An archaeological watching brief on land adjacent to Abbey Walk in 1998 recovered two fragments of medieval tile (HER 20268, ELI1208, Site code: CAW98). One was of stone, the other was 13th or 14th century glazed roof tile. Five sherds of late Anglo-Saxon pottery were also recovered. Other findings comprised a series of limestone layers which were thought to represent the former location of structures associated with Crowland Abbey (HER 23653).

3.44 An archaeological evaluation at East Street in 2001 located a stone lined well (HER 20268, ELI2961, Site code: ESC01). Pottery of 13th-15th century date was recovered from it, which suggested that the well predated the 13th century. A wall was identified near the well. After the well went into disuse, it was covered with earth and a wall was constructed to retain it. A second wall that was parallel to the first was also identified. These were thought to mark a partition between two properties leaving a small path or passageway between them. Finds of 15th-16th century pottery were recovered from this passage. Other finds consisted of other sherds of 11th-17th century pottery.

3.45 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).

3.46 An archaeological watching brief was carried out during the groundworks for 12 new dwellings, a new highway from Trinity Court and a private driveway from West Street on land off Trinity Court/West Street in 1999 (HER 20268, ELI2414, Site code WSC99). This recorded a north-south aligned post-medieval drainage ditch. A scatter of late medieval to modern pottery was also found.

3.47 An archaeological evaluation took place at Abbey Mews in 2001 (HER 20268, ELI1562, Site code: AMC01). A small north-south aligned medieval ditch was found which appeared to date from the 13th century onwards. A scatter of 12th-14th century pottery was also recovered.

3.48 An archaeological watching brief was carried out during the groundworks for a new residential dwelling on South Street in 2002 (HER 20268, ELI2778, Site code: CSS01). A number of finds were made from two dumped deposits that included 19th and 20th century brick, tile and clay pipe fragments and pottery.

3.49 An archaeological evaluation at 36, East Street in 2003 located two pits (HER 20268, ELI4165, Site code: CESX03). The pits were lined with clay and urine suggesting tanning pits. Finds included 15th-16th century pottery.

3.50 In 2004, an archaeological watching brief was carried out on the groundworks foe a new dwelling and garage at 36, East Street (HER 20268, ELI5799, Site code: CESL04). This found a large assemblage of redeposited pottery that included sherds of 9th-10th century pottery and two sherds of 16th century pottery. Two areas of reused dressed stone were also recorded, the stone probably coming from the nearby demolished abbey.

3.51 An archaeological evaluation undertaken on Broadway in 2004 located a post-medieval gully along with finds of contemporary pottery. Environmental sampling suggested that this are may have been susceptible to flooding (HER 23942, ELI5810, Site code: CRBW04).

3.52 A map regression exercise was undertaken using published Ordnance Survey (O.S.) maps from the online National Library of Scotland. The earliest map consulted comprised an extract from the First Edition 25 inch to one mile scale Ordnance Survey map of 1888. The area of this development site is situated at the southern end of a long and narrow linear enclosure, which is also off the northern frontage of an undesignated trackway, which is the precursor to the modern Hereward Way.

3.53 This same layout to this development site is repeated on the subsequent Second Edition 25 inch to one mile scale Ordnance Survey map of 1904.

3.54 An extract form the 1:2,500 scale Ordnance Survey map of 1975 shows the development site as slightly expanded in area due to minor boundary alterations, but is still essentially situated at the southern end of a long and narrow, north-south orientated linear enclosure that is in also situated at the northern frontage of the present Hereward Way

3.55 **Figure 2** shows the current 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 the site groundworks during the construction stage of development, which will comprise the mechanical excavation of foundations and services for the new residential dwelling and detached garage.

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 and as such is considered to be within an area of high archaeological potential. The development site lies at the southern end of a long and narrow linear plot of land that is orientated from north-south. It is considered that this is a medieval burgage plot, the northern end of which fronts onto the south side of South Street. It is also considered that the boundaries of this plot are of some antiquity perhaps

also originating in the medieval period. These boundaries and this plot would also probably have remained relatively unchanged throughout the post-medieval period. This being the case, It is considered very likely that archaeological features, deposits, structures and finds associated with these medieval and post-medieval 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 Chartered Institute of Field Archaeologists (CHIfA) standards.

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. 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 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 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 December 2021.

## 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, 2020).

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 |
| Archaeological Solutions Ltd. | 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 and private indemnity insurance of £250,000 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.