Specification for Archaeological Monitoring & Recording at Cloot House, Cloot Drove, Crowland, Lincolnshire.

Prepared for Mr. & Mrs. Branton

National Grid Reference: TF 2480 1435
Site Code: CDCR22
Accession No: LCNCC: 2022.40
Planning Reference: H02-0388-19

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Non-technical summary

S1 *A scheme of works comprising archaeological monitoring and recording is required during the groundworks pertaining to the construction of new extensions to an existing barn and stables to convert to a new residential dwelling at Cloot House, Cloot Drove, Crowland, Lincolnshire.*

S2 *The development site is situated within an area of high archaeological potential and appears to have had its origins in the medieval period as a medieval grange or satellite farm belonging to and situated within the extensive contemporary estates of Crowland Abbey. So it is considered that archaeological remains and finds associated with this medieval grange and later evolving farmsteads here may be encountered on this development site. The specific objectives of the project will be to record any archaeological features, deposits, structures and finds associated with the medieval and post-medieval farmsteads at Cloot House.*

S3 *The archaeological monitoring and recording will be undertaken during the groundworks stage of development, which will comprise the mechanical excavation of the foundations for the new extensions to the existing barn and stables. Any archaeological features, structures and/or deposits will be recorded in writing, graphically and photographically.*

S3 *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 [Figures1-2]

1.1 The development site at Cloot House is situated off the south-eastern frontage of Cloot Drove, which is in turn located to the immediate south-east of the River Welland. The development site is situated at National Grid Reference TF 2480 1435 and at a height of approximately 2mAOD. The development site is situated within the modern civil parish of Crowland, administrative district of South Holland, county of Lincolnshire.

1.2 The development site is located within a flat and a relatively low-lying area of the Lincolnshire Fens. The development site is located on deep stoneless clayey soils and silty soils of the Wallasea 2 Series, which have developed upon deposits of marine alluvium. These in turn overlie Oxford Clays and Kellaway Beds of the Upper Jurassic.

2. Planning background [Figures 3-5]

2.1 This document comprises a Specification or a written scheme of works for archaeological monitoring and recording which is to be maintained during the groundworks pertaining to the construction of new extensions to an existing barn and stables to convert to a new residential dwelling at Cloot House, Cloot Drove, Crowland, Lincolnshire (Planning Reference: H02-0388-19).

3. Historical and Archaeological Background

3.1 Online background research sources were consulted at the National Library of Scotland. A search of the Lincolnshire County Council Historic Environment Record (HER) was conducted within a 0.5km radius that was centred on the development site. The online National Heritage List of Historic England was also consulted.

3.2 The planning application (Planning Reference: H02-0388-19) was accompanied by a detailed Design Access and Heritage Statement of 2018. This described the significance of Cloot House as a former satellite farm belonging to Crowland Abbey and as a 'good example of an isolated and evolving farmstead in the fenland landscape...'. So Cloot House had its origins as a medieval grange belonging to the estates of Crowland Abbey,

who were major landholders here in the medieval period. 'Cloot' or 'Clout' is first documented in the late 13th century.

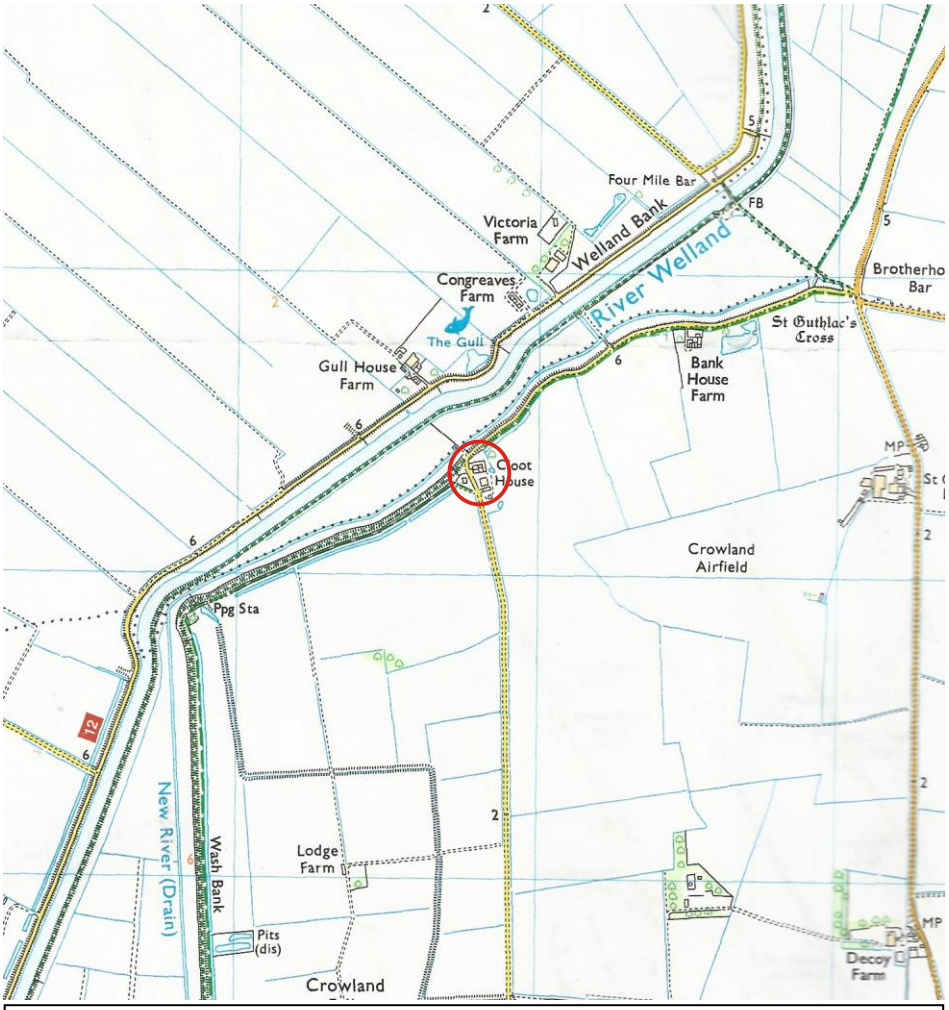


Figure 1: Site location at scale 1:25,000. The site is shown encircled in red.
(O.S. copyright licence number 100048723)

3.2 A breach in the defensive banks in the River Welland, which is known as a gull, is situated adjacent to Gull House and Gull House Farm, Deeping St Nicholas (HER MLI20306). This breach is likely to be of post-medieval origin.

3.3 Cloot House at Crowland is a partially extant 19th century farmstead (HER MLI123852). This was arranged around a regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is attached to a range of working buildings. There has been a significant loss of traditional buildings. The farmstead is within an isolated location.

3.4 Gull House Farm or Gull House at Deeping St Nicholas is a redeveloped 19th century farmstead (HER MLI123801). This is arranged around a regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is detached with its long axis facing onto the yard The farmstead is within an isolated location. A post-medieval dovecote at Gull House farm is featured on the 1;10,560 scale O.S. map of 1956 (HER MLI22038).

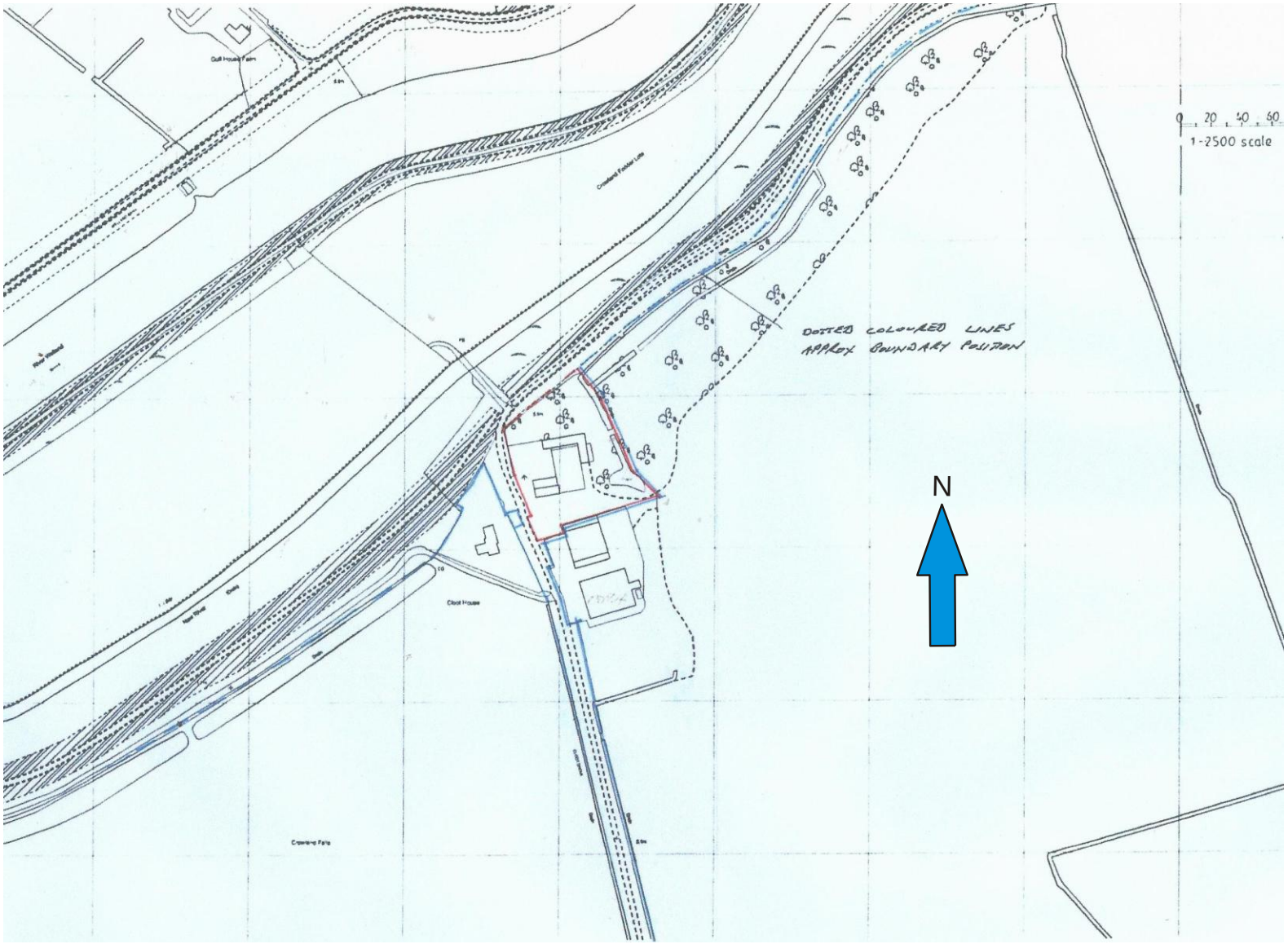


Figure 2: Site location at an original scale of 1:2,500, (extract from Architects plan)

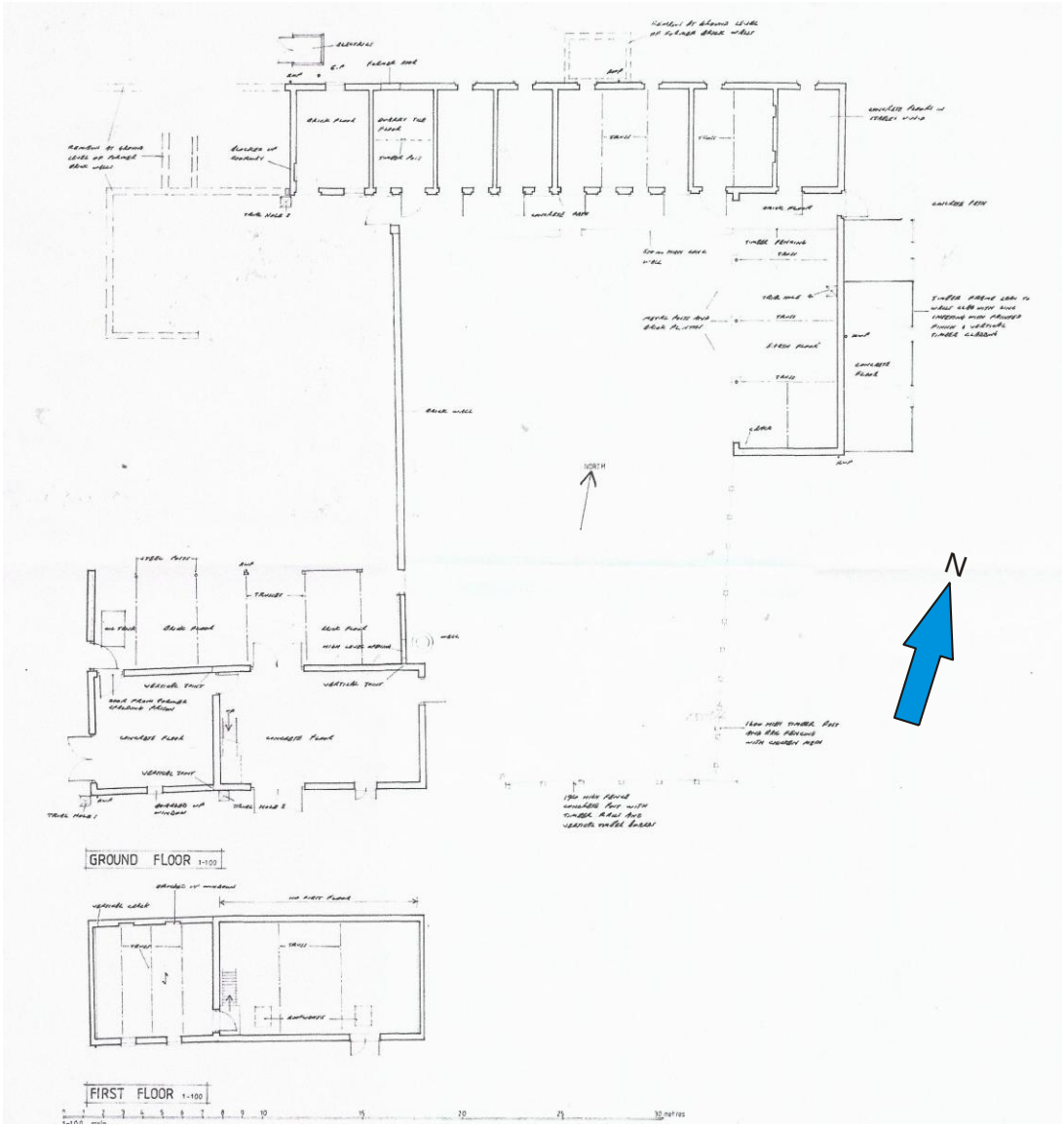


Figure 3: Plan showing the current layout of the development site at an original scale of 1:100, (not to scale), (extract from Architects plan)

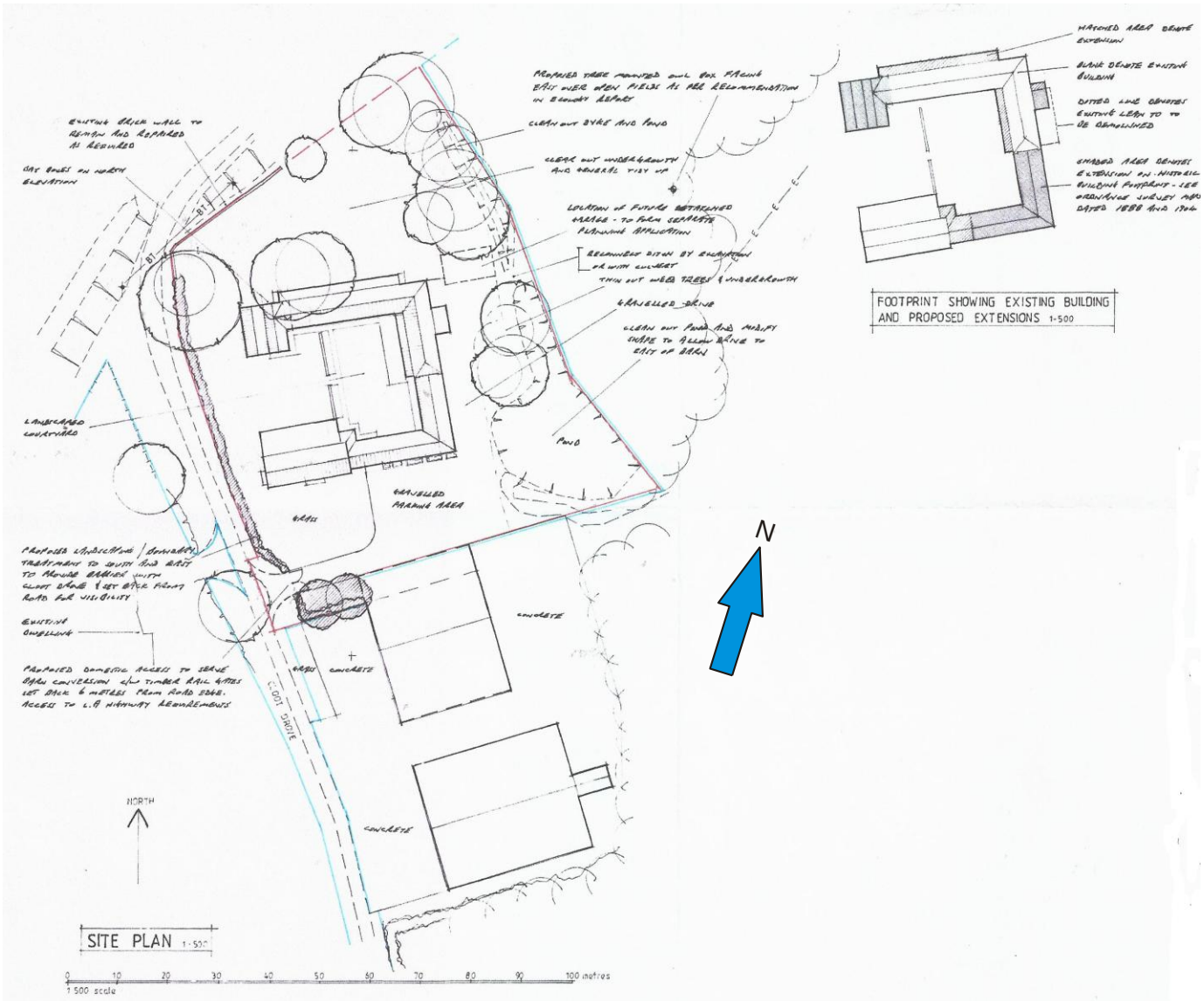


Figure 4: Block plan showing the proposed layout of the development site at an original scale of 1:500, (not to scale), (extract from Architects plan)

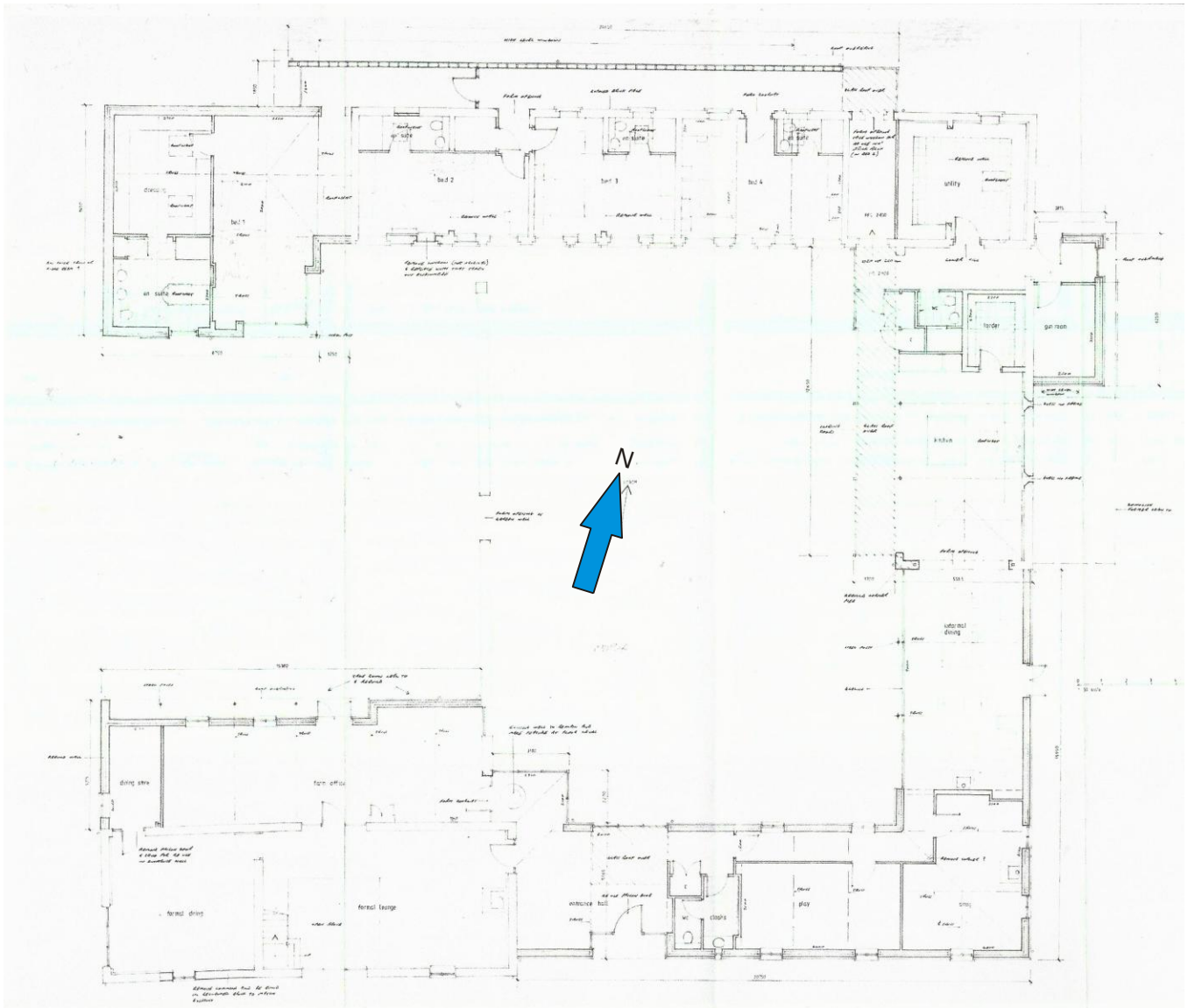


Figure 5: Block plan showing the proposed ground floor layout of the development site at an original scale of 1:100, (not to scale), (extract from Architects plan)

3.5 An unnamed farmstead at Deeping St Nicholas is the site of a demolished 19th century farmstead (MLI123800). This was arranged around a regular courtyard in a 'U'-plan. The farmhouse was detached from the main working complex and the farmstead was within an isolated location.

3.6 Copies of published Ordnance Survey (O.S.) maps of the area of the development site were obtained from the online National Library of Scotland. The earliest map consulted comprised an extract from the from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888. This map shows a four-sided range of farm outbuildings enclosing a central courtyard or crewyard with a south facing entrance as a gap within the South Range. To the immediate south of this outbuilding complex is a probable detached farmhouse. A further linear outbuilding is shown bonded to the eastern side of the East Elevation of the East Range of the outbuilding complex.

3.7 An extract from the Second First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904 shows limited change having taken place to the layout to the site between 1888 and 1904. The building bonded to the east side of the East Elevation of the East Range of the outbuilding complex having shortened in length. The probable detached farmhouse to the immediate south has also gone from the site by this time. In addition, a new glasshouse has been added to the western side of the West Elevation of the West Range. Part of the South Range to the complex has also been removed, thus widening the south facing entrance or gap into the central enclosed courtyard or crewyard.

3.8 An extract from the Provisional Edition six inch to one mile scale Ordinance Survey (O.S.) map of 1950 shows that no apparent change had taken place to the layout of this site between 1904 and 1950.

3.9 **Figures 2 and 3** feature the current layout of the development site. These show that radical alteration had taken place to the layout of this development site during the second half of the 20th century. Of the former four sided range of outbuildings featured on the earlier maps, only the North Range, the northern portion of the East Range and the western portion of the former South Range remains. The remainder of this complex having been demolished in this second half of the 20th century. The central enclosed crewyard remains, although it is now open to both the west, south and south-east.

4. Aims and objectives of the project

4.1 The aims of the project are the continual archaeological monitoring and recording of the site of the site groundworks during the construction stage of development, which will comprise the mechanical excavation of foundations for the new extensions to the existing barn and stables.

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 an area of high archaeological potential and appears to have had its origins in the medieval period as a medieval grange or satellite farm belonging to and situated within the extensive contemporary estates of Crowland

Abbey. So it is considered that archaeological remains and finds associated with this medieval grange and later evolving farmsteads here may be encountered on this development site. The specific objectives of the project will be to record any archaeological features, deposits, structures and finds associated with the medieval and post-medieval farmsteads at Cloot House.

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. The mechanical excavations will be undertaken using a toothless bucket.

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.

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 (if appropriate).

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 2022.

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, 2022).

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

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.