NEVILLE HALL
FREELANCE ARCHAEOLOGIST & CONSULTANT

ARCHAEOLOGICAL MONITORING & RECORDING
ON LAND TO THE REAR OF
26, WEST BANK,
CROWLAND, LINCOLNSHIRE.

National Grid Reference: TF 2370 1036
Site Code: WBCR21
Accession No: LCNCC: 2021.186
Planning Reference: H02-0574-21

PREPARED FOR MR. LEE JOHNSON

By

Neville Hall

October 2021

© Neville Hall 2015

List of Contents:

Summary

1. Introduction

2. Site Location and Description

3. Planning Background

4. Aims and Objectives of the Archaeological Monitoring

5. Archaeological and Historical Background

6. Methodology

7. Results

8. Discussion and Conclusions

9. Effectiveness of Methodology and Confidence Rating

10. Acknowledgements

11. Bibliography

List of Figures:

Figure 1: Site location at scale 1:25,000.

Figure 2: Site location at an original scale of 1:1,250, (extract from Architects plan).

Figure 3: Block plan showing the proposed layout of the development site at an original scale of 1:100, (extract from Architects plan).

Figure 4: Plan showing the proposed floor layout of the new dwelling at an original scale of 1:50 at A3, (extract from Architects plan).

Figure 5: Plan of the Monitored Groundworks at a scale of 1:50 and **Representative Sections 1-3** at a scale of 1:20.

Appendices:

Appendix 1: Plates

Appendix 2: List of Contexts

Appendix 3: The Archive

Appendix 4: Photographic Register

Appendix 5: OASIS Summary Sheet

Appendix 6: Specification for Archaeological Monitoring

Summary

The archaeological monitoring and recording of the groundworks pertaining to the construction of a new residential dwelling on land to the rear of 26, West Bank, Crowland, Lincolnshire was carried out by Neville Hall on the 16th of October 2021.

The groundworks for this development, which comprised the mechanical excavation of the fountains for the new residential dwelling, were the subject of continual archaeological monitoring and recording.

No archaeological activity was identified on this site and there were no significant finds. The archaeological monitoring of the mechanical excavation of the foundations for the new build revealed a site deposit sequence below the concrete floor and associated base layers of the former modern garages that had stood on this site, but which had been recently demolished. Below these base layers, was a further layer of modern compacted clay, which appeared to have been laid down in order to build up ground levels here. Various modern services, including service pipes, a brick lined manhole and a brick lined catchwater cistern associated with these garages were also recorded within the new build area.

This recorded site deposit sequence consisted of a topsoil horizon, from which occasional sherds of modern 20th century pottery were noted along with two underlying alluvial horizons. The lower of these was found to have a high humic/peat content, suggesting that this was the product of waterlogging, which had occupied this site in the past. The first and upper alluvial horizon may have been the result of a local flooding episode. No finds were retrieved from within either of these alluvial deposits, so they are both undated.

1. Introduction

1.1 Neville Hall was commissioned by Mr. Lee Johnson to undertake the archaeological monitoring and recording of the groundworks pertaining to the construction of a new residential dwelling on land to the rear of 26, West Bank, Crowland, Lincolnshire, centred at National Grid Reference TF 2370 1036. The archaeological monitoring was carried out at the development site on the 16th of October 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), *Standard and guidance for archaeological watching briefs* (IFA, 2008).

1.3 Copies of the final report will be deposited with the client, Mr. Ian Marshman, 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 on land to the rear of No. 26, West Bank at National Grid Reference TF 2370 1036 and at a height of approximately 6mAOD. the settlement of 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, 1984].

3. Planning Background

3.1 A planning application for the proposed erection of a new residential dwelling on land to the rear of No. 26, West Bank, Crowland, Lincolnshire (Planning Reference: H02-0574-21) has been submitted to and granted consent by South Holland District Council, the Local Planning Authority [**Figures 3 and 4**]. However, as the proposed development site is situated within a perceived archaeologically sensitive area, various archaeological conditions (Nos. 3-5) were attached to this consent.

3.2 It was understood that the requirement for the fulfilment of these conditions would be the archaeological monitoring and recording of the groundworks during the construction stage of development at the site.

3.3 Neville Hall was commissioned by the applicant to prepare a written scheme of investigation for the archaeological monitoring and recording.

3.4 A specification or written scheme of works for the archaeological monitoring and recording was 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. 3 of this planning consent.

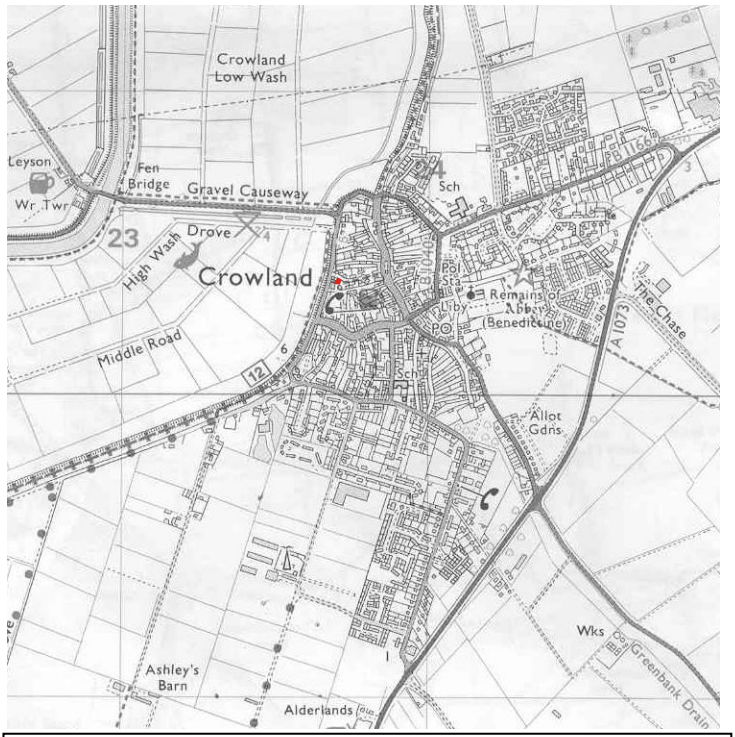


Figure 1: Site location at scale 1:25,000.The site is shown in red. (O.S. copyright licence number 100048723)

3.3 Following the approval of this specification by Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team (on behalf of the LPA), a notification period of fourteen days of the start of the groundworks programme was given to same as required by Condition 4 of this planning consent.

3.4 This report documents the results of this programme of site archaeological monitoring and recording and will be submitted in due course to Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team and to the Local Planning Authority as required by Condition 5 of this planning consent.

4. Aims and Objectives of the Archaeological Monitoring

4.1 The aims of the project were the continual archaeological monitoring and recording of the site groundworks during the construction stage of development, which comprised the mechanical excavation of the 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.

4.3 The development site is situated within the area of the medieval and post-medieval settlements of Crowland and as such was considered to be within an area of high archaeological potential. The development site lies at the western end of an east-west orientated former medieval burgage plot that fronts onto North Street to the east and West Bank to the west. Previous archaeological investigations nearby and to the north the site at 60, North Street have identified a medieval garden soil and finds of 13th-14th century pottery and at West Bank, which recovered one sherd of medieval pottery. So 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.

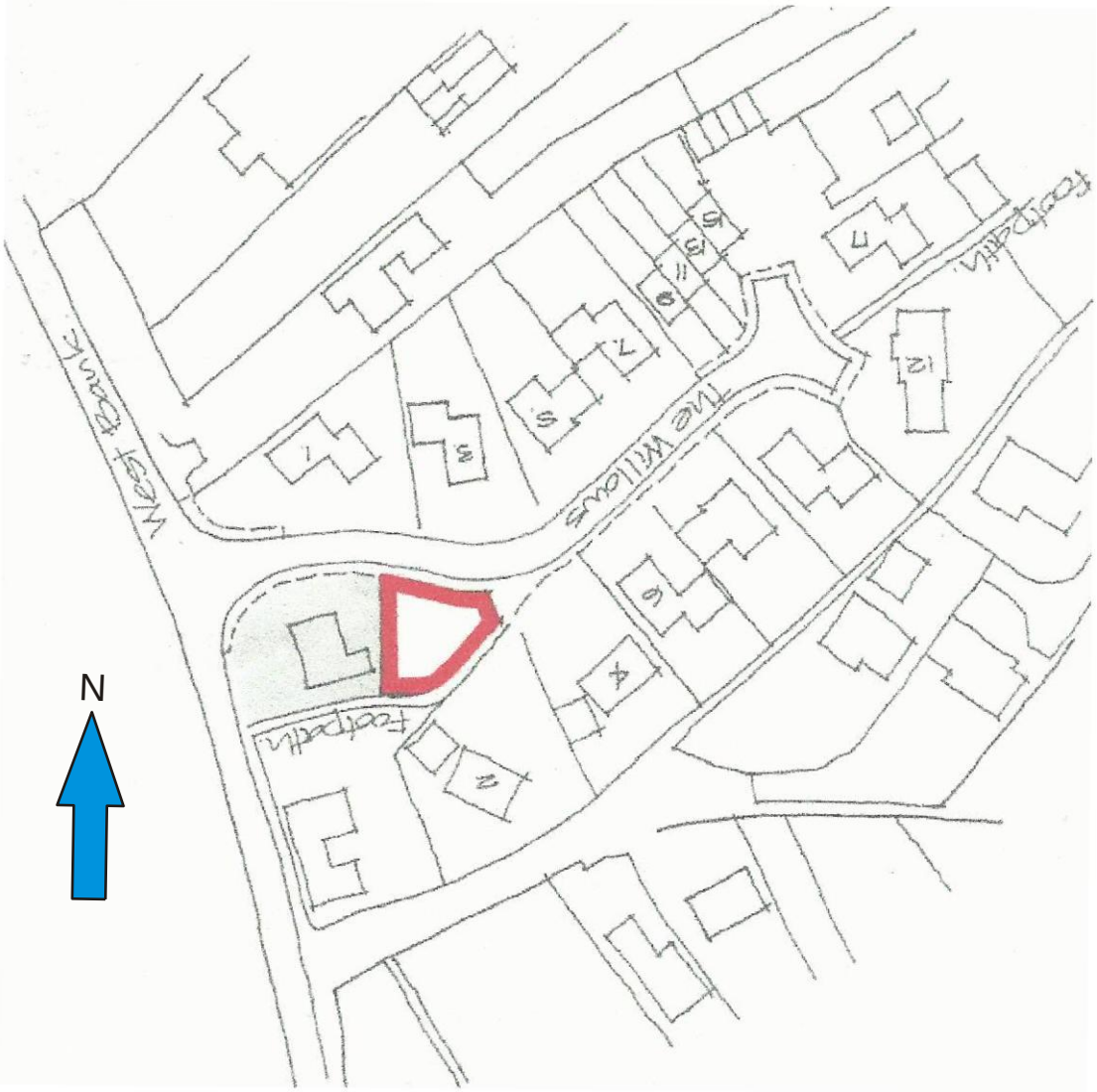


Figure 2: Site location at an original scale of 1:1,250, (extract from Architects plan). The site is shown outlined in red.



Figure 3: Block plan showing the proposed layout of the development site at an original scale of 1:100, (extract from Architects plan).

5. Historical and Archaeological 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 0.25km radius of the development site.

5.2 A possible Bronze Age barrow cemetery at Crowland is situated to the east of this development site (HER MLI29265). This was constructed along the axis of the peninsular upon which Crowland stands. There is a record of a tumulus of this cemetery being taken down in 1880 and was one of a series of such that was located in a line running directly north-east from the Abbey to the hill in Anchorage Field and south-east from the Abbey to Mill Stream Lot. Many finds were recovered from the destroyed barrows and their surroundings.

5.3 The place name of Crowland appears to have originated in the mid-Saxon period. The earliest documentary reference to this place name dates from the c.AD745 when it is referred to as *Cruwland* and *Crugland by* Felix, the biographer of St. Guthlac. The place name itself is derived from the Old English *cruw* or 'bend' and the Old English *land.* This place name appears to have a topographical origin with the *cruw* or bend referring to a bend in the nearby River Welland, hence a 'tract of land at the river bend'. This bend is not now very pronounced, but was very likely to have been so prior to the draining of the fens later in the medieval period [Cameron, 1998; Mills, 1991; Ekwall, 1991].

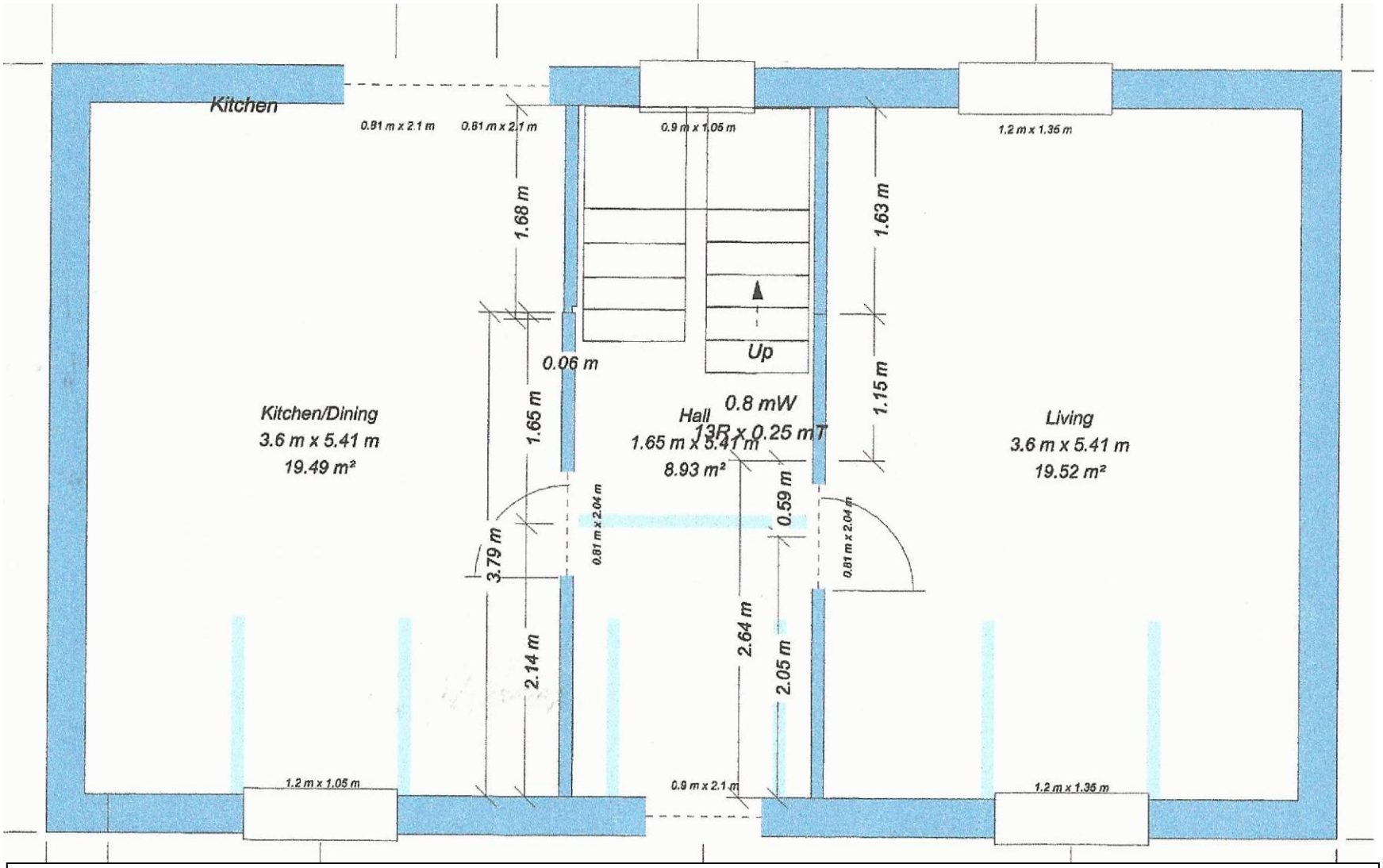


Figure 4: Plan showing the proposed floor layout of the new dwelling at an original scale of 1:50 at A3, (extract from Architects plan).

5.4 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 [Cameron, 1998; Mills, 1991; Ekwall, 1991; Morris, 1986].

5.5 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 MLI20268). This settlement grew up around the Benedictine Abbey.

5.6 No. 60, North Street is a locally listed building with a date plaque below one of the chimney stacks of 1649 (HER MLI97146).

5.7 No. 69, North Street is a locally listed building of post-medieval date (HER MLI97139). Nos. 29 and 31, North Street comprise a pair of locally listed cottages of post-medieval date (HER MLI97137). No. 9, North Street is a locally listed building of post-medieval date (HER MLI97136). No. 18, North Street is a locally listed building of post-medieval date (HER MLI97142). No 48, North Street is a locally listed building of post-medieval date (HER MLI97145). No. 6, North Street is a locally listed building of post-medieval date (HER MLI97141). No. 43, North Street is a locally listed building of post-medieval date (HER MLI97138). No. 51, West Street is a locally listed building of post-medieval date (HER MLI97148). No. 72, West Street is a locally listed building of post-medieval date (HER MLI97151).

5.8 No. 44, North Street is a locally listed building of post-medieval date (HER MLI97144). Nos. 47 and 49, North Street are locally listed building of post-medieval date (HER MLI97147). No. 45, West Street is a locally listed house of post-medieval date (HER MLI92462).No. 31, West Street is a locally listed house of post-medieval date (HER MLI91787). A cottage at No. 25, West Street is locally listed and of post-medieval date (HER MLI91786). No. 21, West Street is a locally listed house of post-medieval date (HER MLI91785). The Crown public house at No. 17, West Street is a locally listed building of post-medieval date (HER MLI91784).

5.9 The George and Angel public house on North Street is a Grade II listed public house dating from 1714 with 20th century alterations (HER MLI94367, NHL 1064513).

5.10 No. 46, North Street is a Grade II listed cottage dating from the late 18th century with 20th century alterations (HER MLI94580, NHL 1359236).

5.11 Old Crown Cottage, No. 65, North Street is a Grade II listed cottage (now store rooms) dating from the late 18th century with 20th century alterations (HER MLI94366, NHL 1064512).

5.12 Nos. 33 and 35, West Street are two Grade II listed cottages of late 18th century date with mid 19th and 20th century alterations (HER MLI94370, NHL 1064516).

5.13 Nos. 45 and 47, North Street are two Grade II listed cottages dating from 1793 with 20th century alterations (HER MLI94609, NHL 1359275).

5.14 Nos. 52 and 52, West Street are a pair of Grade II listed cottages dating from 1811 with 20th century alterations (HER MLI94424, NHL 1166349).

5.15 A farmstead at Westbank House, Crowland is a partially extant 19th century farmstead (HER MLI123896). This was arranged around a regular courtyard with multiple regular yards. The farmhouse is attached to a range of working buildings. There has been a partial loss of traditional buildings. The farmstead was within a village location.

5.16 West End Villa, No. 68, West Street is a locally listed house of Victorian origin (HER MLI97150).

5.17 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 MLI94371, NHL 1064517). This was the subject of a programme of historic building recording in 2018 prior to repairs and alterations taking place (HER MLI94371, 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 rear of the building. There is also a probable late 19th century outbuilding at the rear of the main building (HER MLI125340, ELI13114, Site code: WSCB17). An outbuilding situated at the rear of No. 14, West Street is considered to have been formerly functioned as a tannery of probable late 19th century date (HER MLI125340).

5.18 No. 38, North Street is a locally listed building comprising a Jubilee villa dated to 1935 (HER MLI97143).

5.19 A traditional modern finger post sign in Crowland is located at the junction of West Bank and West Street (HER MLI82075). A further traditional modern finger post sign in Crowland is located at the junction of West Bank and Gravel (Cressel) Causeway (HER MLI82074).

5.20 There have been other previous archaeological investigations within the HER search area. 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 MLI86933, 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).

5.21 An archaeological evaluation which took place in advance of residential development on land at 60, North Street and to the north of this development site, recorded the remnants of a medieval garden or horticultural soil. Pottery from this deposit was dated to the 13th and 14th centuries and suggested nearby domestic occupation, probably at the street

frontage to the east with the site itself being within the rear of a medieval burgage plot. This deposit was overlain by a flood deposit. The site was probably waterlogged prior to the medieval period (HER ELI9994, Site code: CRNS09).

5.22 In 1999, an archaeological watching brief took place on the groundworks for a small residential development at West Bank and to the north of this development site. This recovered one sherd of medieval pottery (HER ELI2689, Site code: WBC99).

5.23 In 2000, an archaeological watching brief was carried out on the groundworks for a new double garage at 78, North Street (HER ELI1305, Site code: CNSA00). A single sherd of medieval to post-medieval pottery was found. No archaeological features were recorded.

5.24 In 2000, an archaeological watching brief was undertaken on land at the rear of No. 33, West Street and on the groundworks for a new garage (HER ELI1164, Site code: CWS00). No archaeological remains or finds were found.

5.25 In 2004, an archaeological watching brief took place on the groundworks for a new extension at No. 70, West Street (HER ELI4623, Site code: CWS03). This recovered one sherd of medieval to post-medieval pottery.

5.26 In 2005, an archaeological watching brief was undertaken on the groundworks for a new extension at No. 62, West Street (HER ELI6544, Site code: WSC05). This did not identify any archaeological features, deposits or finds.

5.27 An archaeological watching brief at No. 1, West Street in 2006 located a watercourse which flowed until at least the 17th century (HER ELI6647, Site code: CWS06).

5.28 An archaeological watching brief on the groundworks for a new residential development at No. 32, West Street in 2005 recorded deposits dating from the late Anglo-Saxon to the post-medieval periods (HER ELI6648, Site code: CWS05).

5.29 In 2008, a programme of historic building recording was undertaken at No. 45, North Street during the re-thatching of the roof (HER ELI11280, Site code: CRNS07). The building was constructed in 1783.

5.30 In 2010, an archaeological watching brief was carried out on the groundworks for new housing at Nos. 11-13, North Street (HER ELI10253, Site code: CROW10). The earliest deposits identified comprised Victorian made ground. No significant archaeological deposits or finds were encountered.

5.31 In 2010, an archaeological watching brief was undertaken on the groundworks for a new development on North Street (HER ELI10775, Site code: CNSB10). This recovered a sherd of 14th-15th century pottery, a15th-16th century brick fragment, 16th-17th century finds and 19th-20th century glass and pottery. Other findings consisted of 16th-19th century brick fragments, a modern refuse pit, medieval occupation deposits and a wall of post-medieval date.

5.32 A programme of historic building recording was undertaken prior to alterations and repairs being made to the Grade II listed No. 14, West Street in 2017 (HER ELI13114, Site code: WSCB17). The building comprises a pair of small Regency houses with a later extension to the rear of the building. There is also a probable late 19th century outbuilding also to the rear of the main building.

5.33 In 2000, an archaeological watching brief was mounted during the groundworks for street improvements in West Street (HER ELI1460, Site code: CWSB00). This recorded the edge of a palaeochannel which was flowing until at least the 17th century.

5.34 In 2005, an archaeological watching brief was mounted on the groundworks for a new extension on land adjacent to Plum Tree Cottage, No. 46, West Street (HER ELI6456, Site code: CWSA05). This identified a single pit of post-medieval date that was related to a 17th century refuse function. Finds included a range of pottery and national bone.

5.35 In 2005, an archaeological watching brief was mounted on land to the rear of No. 10, North Street (HER ELI6601, Site code: CNS05). This recorded a possible undated palaeochannel, a possible undated pond along with post-medieval features that included a wall foundation and finds of pottery, brick glass and clay pipe fragments.

5.36 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 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.

5.37 In 2000-1, an archaeological evaluation of two trenches took place prior to a new residential development on land at Reeds Yard (HER ELI2928, Site code: CNSR02). This yielded negative results.

5.38 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. This map shows the area of this development site being situated at the western end of an east-west aligned medieval burgage plot that fronted onto the western side of North Street to the east. The western end of this plot also fronted onto the eastern side of West Bank. A small rectangular shaped outbuilding is shown as occupying this development site with part of the northern burgage plot boundary situated to the north of this.

5.39 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904 shows the outbuilding having gone from the site by 1904, otherwise there is no change to the site layout.

5.40 An extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1956 shows that no change took place to this site layout between 1904 and 1956.

5.41 An extract from the 1:2,500 scale Ordnance Survey map of 1975 shows a drain or dyke extending along the northern side of this site, which had replaced the earlier northern burgage boundary. This drained onto the east side of West Bank. A new replacement and small rectangular shaped outbuilding is also shown on the site, presumably the garage which is to be demolished as part of this development proposal.

5.42 **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 16th of October 2021. This comprised the continual archaeological monitoring and recording of the groundworks at the development site, which comprised the mechanical excavation of the foundations for the new residential dwelling. The mechanical excavations were undertaken using a 5-ton 360º mechanical excavator that was fitted with a 0.80m wide toothed bucket.

6.2 Where necessary, surfaces were hand cleaned for examination and recording and the deposits observed were recorded on standard *pro-forma* context recording sheets. A plan at a scale of 1:50 was compiled on site of the monitored groundworks. This is reproduced at the same scale in this report on **Figure 5**. A total of three sections of the recorded deposit sequence [designated as **Representative Sections 1-3**] were also compiled on site at a scale of 1:20 and are similarly reproduced at this same scale on **Figure 5.** A digital colour photographic record was also maintained, which is reproduced in **Appendix 1** as **Plates 1-42**. A list of contexts recorded is reproduced in **Appendix 2**.

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

7. Results [Figure 5; Appendix 1; Plates 1-42]

7.1 The groundworks for this development, which comprised the mechanical excavation of the foundations for the new residential dwelling, were the subject of continual archaeological monitoring and recording. The foundations for the new dwelling had already been set out prior to arrival [**Plates 1-2**].

7.2 The site was occupied by the former concrete floor surfaces of the garages that had formerly stood on this site prior to their demolition. The foundations for this new build were excavated to varying lengths, to a uniform width of 0.80m and to depths of between 1.20m-1.75 below the ground levels [**Plates 3; 6-12; 15-22 and 25-42**].

7.3 Within the build area of the former garages and where the concrete floor slab of this building had already been removed to facilitate the excavation of the foundations, these mechanical excavations revealed that the modern concrete floor slab rested upon a layer of sands and gravel. Below this was a layer of hardcore composed of small-medium brick and concrete fragments. Below these layers in turn, was a further layer of compacted silty clay (**003**). This had been laid down below the base layers and the concrete slabbing in order to build up ground levels here. The layer (**003**) in turn rested upon a topsoil horizon (**001**). The topsoil horizon (**001**) was in turn above two alluvial horizons (**002**) and (**004**). Both of these deposits were encountered at the base of the foundation excavations. Where these excavations extended to greater depths, the lower alluvial horizon (**004**) was found to extend below the upper alluvial horizon (**002**). The deposit (**004**) contained within its make-up, a high proportion of peat and/or of humic material, suggesting that this represented an area of former waterlogging. Occasional sherds of modern 20th century pottery were noted within the topsoil horizon (**001**), but were not retained. No finds were retrieved from the deposits (**002**) and (**004**).

7.4 Outside the build area of the former garages to the east and north, the deposit sequence revealed during the mechanical excavations of the foundations here comprised a deposit sequence that consisted of the topsoil horizon (**001**) and the upper alluvial horizon (**002**). Occasional sherds of modern 20th century pottery were noted within the topsoil horizon (**001**), but were not retained. No finds were retrieved from the deposit (**002**). These various site deposit sequences were recorded within **Representative Sections 1-3** [**Plates 4-5; 13-14 and 23-24**].

7.5 The lines of various modern service pipes were found to traverse the build area of the former garages. Some of these were connected to a large brick lined modern catchwater cistern and a modern brick lined manhole, that were both recorded within the south-eastern corner of the build area for the new dwelling. These substantial modern disturbances were found to extend to depth and had caused instability during the

excavation of the foundations here, such that they were abandoned at this point. Both disturbances had been backfilled with topsoil.

8. Discussion and Conclusions

8.1 The groundworks for this development, which comprised the mechanical excavation of the fountains for the new residential dwelling, were the subject of continual archaeological monitoring and recording.

8.2 No archaeological activity was identified on this site and there were no significant finds. The archaeological monitoring of the mechanical excavation of the foundations for the new build revealed a site deposit sequence below the concrete floor and associated base layers of the former modern garages that had stood on this site, but which had been recently demolished. Below these base layers, was a further layer of modern compacted clay, which appeared to have been laid down in order to build up ground levels here. Various modern services, including service pipes, a brick lined manhole and a brick lined catchwater cistern associated with these garages were also recorded within the new build area.

8.3 This recorded site deposit sequence consisted of a topsoil horizon, from which occasional sherds of modern 20th century pottery were noted along with two underlying alluvial horizons. The lower of these was found to have a high humic/peat content, suggesting that this was the product of waterlogging, which had occupied this site in the past. The first and upper alluvial horizon may have been the result of a local flooding episode. No finds were retrieved from within either of these alluvial deposits, so they are both undated.

9. Effectiveness of Methodology and Confidence Rating

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

10. Acknowledgements

10.1 Thanks are gratefully extended to Mr. 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.

11. Bibliography

British Geological Survey, (BGS), (1984), *Peterborough, Solid & Drift Geology, Sheet 158, 1:50,000* Series.

Cameron, K., (1998), *A Dictionary of Lincolnshire Place Names*.

Ekwall, E., (1991), *The Concise Oxford Dictionary of English Place Names*. Fourth Edition.

Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, map sheet no. Lincolnshire 148.13.

Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 148.13.

Extract from the 1:10,560 scale Ordnance Survey (O.S). map of 1956, map sheet no. TF 21 SW.

Extract from the 1:2,500 scale Ordnance Survey (O.S). map of 1975.

Foster, C., Longley, T., (1976), *The Lincolnshire Domesday & The Lindsey Survey.* Lincoln Record Society Vol. 19.

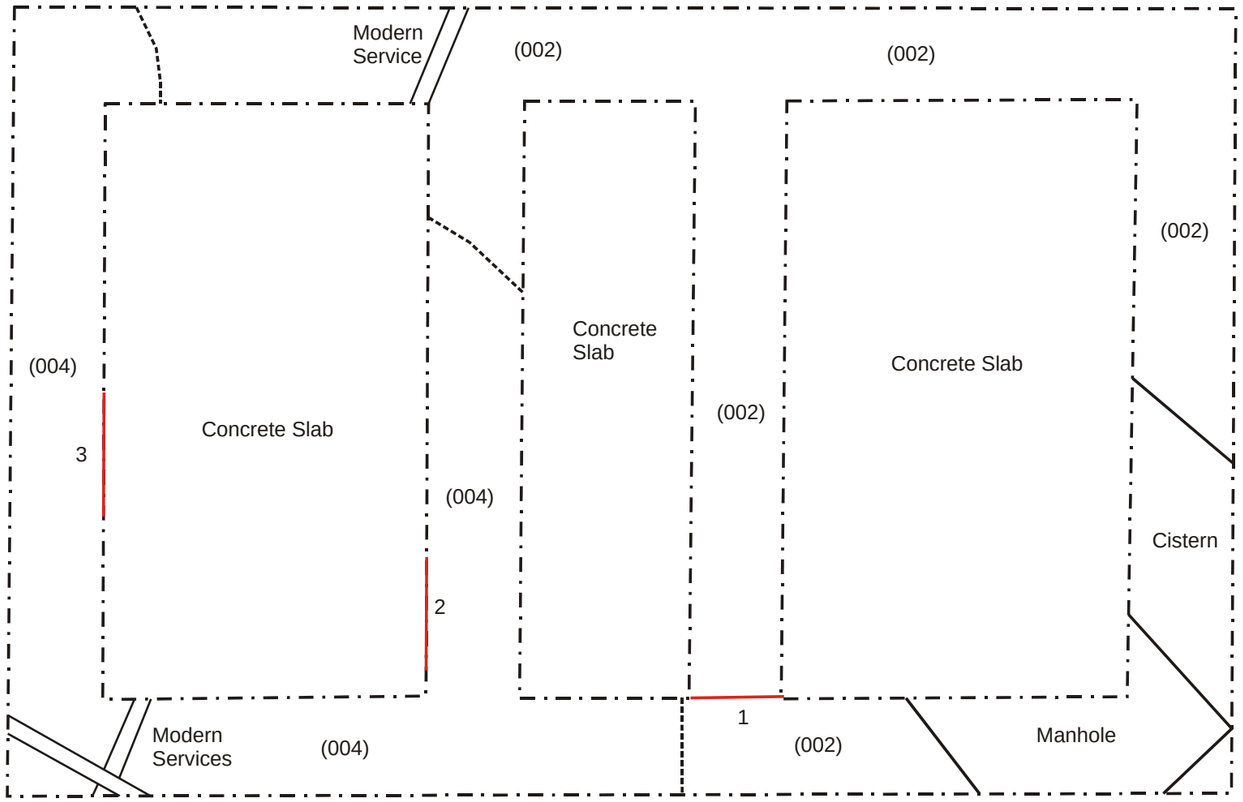
Mills, A., (1991), *A Dictionary of English Place Names*.

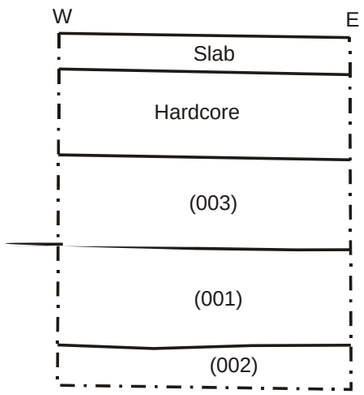
Morris, J., (1986), *Domesday Book: Lincolnshire, Part 2.*

Ordnance Survey, (2010), 1:25,000 scale map, *Wisbech & Peterborough North, Market Deeping & Crowland*, Explorer Sheet No. 235.

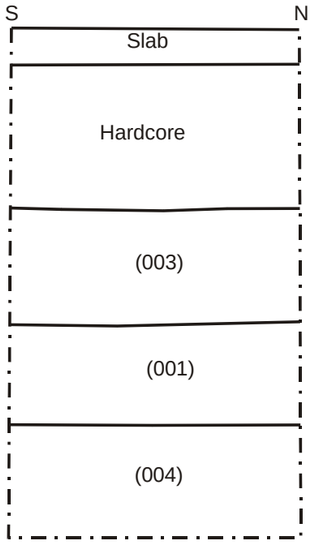
Pevsner, N., Harris, J., (1995), *The Buildings of England: Lincolnshire*.

Soil Survey of England & Wales, (1983), Soils of South East England, Sheet 6, 1:250,000 scale.

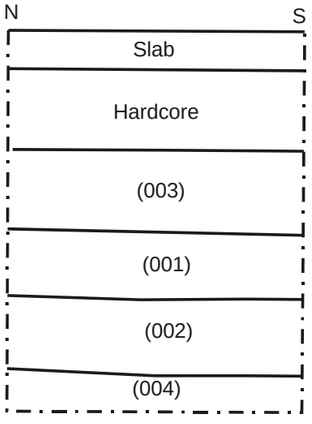




Representative Section 1, South Facing Section, scale 1:20



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



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

Figure 5: Plan of the Monitored Groundworks at a scale of 1:50 an Representative Sections 1-3 at a scale of 1:20

Appendix 1: Plates



Plate 1: Pre-groundworks, from the south



Plate 2: Pre-groundworks, from the south-west



Plate 3: Excavation of the foundations, from the east



Plate 4: Representative Section 1, from the south



Plate 5: Representative Section 1, from the south



Plate 6: Excavation of the foundations, from the east



Plate 7: Excavation of the foundations, from the east



Plate 8: Excavation of the foundations, from the east



Plate 9: Excavation of the foundations, from the south



Plate 12: Excavation of the foundations, from the south



Plate 10: Excavation of the foundations, from the south-west



Plate 13: Representative Section 2, from the east



Plate 11: Excavation of the foundations, from the south



Plate 14: Representative Section 2, from the south



Plate 15: Excavation of the foundations, from the south-west



Plate 16: Excavation of the foundations, from the south



Plate 17: Excavation of the foundations, from the west



Plate 18: Excavation of the foundations, from the south



Plate 19: Excavation of the foundations, from the south



Plate 20: Excavation of the foundations, from the south-west



Plate 23: Representative Section 3, from the west

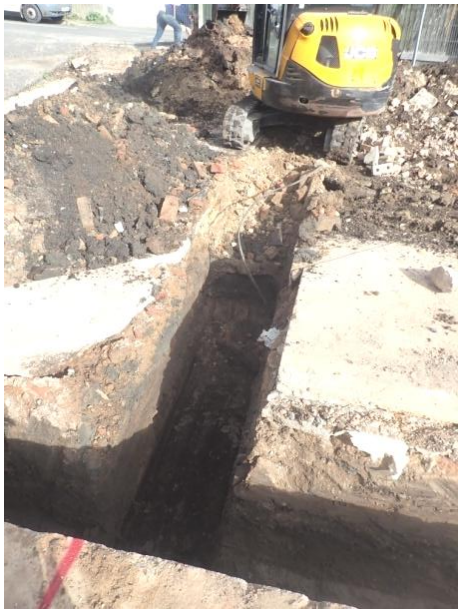


Plate 21: Excavation of the foundations, from the south



Plate 24: Representative Section 3, from the west



Plate 22: Excavation of the foundations, from the south-west



Plate 25: Excavation of the foundations, from the south



Plate 26: Excavation of the foundations, from the south



Plate 28: Excavation of the foundations, from the south



Plate 27: Excavation of the foundations, from the south-west



Plate 29: Excavation of the foundations, from the south



Plate 30: Excavation of the foundations, from the south



Plate 32: Excavation of the foundations, from the south



Plate 31: Excavation of the foundations, from the south



Plate 33: Excavation of the foundations, from the north



Plate 34: Excavation of the foundations, from the east



Plate 35: Excavation of the foundations, from the north-east



Plate 36: Excavation of the foundations, from the north-east



Plate 37: Excavation of the foundations, from the east



Plate 38: Excavation of the foundations, from the north-east



Plate 39: Excavation of the foundations, from the north-east



Plate 40: Excavation of the foundations, from the east



Plate 41: Excavation of the foundations, from the north-east



Plate 42 Excavation of the foundations, from the north-east

Appendix 2: List of Contexts

001 Topsoil horizon. Soft, light orange brown silty clay with no inclusions. Below (**003**) and above (**002**). Recorded within **Representative Sections 1-3**. Depth - 0.34m.

002 Upper alluvial horizon. Soft, light grey brown silty clay with light blue grey gleying/mottling and small chalk fragments and flecking 5% and no inclusions. Recorded within **Representative Sections 1 and 3**. Depth - 0.37m.

003 Modern and compacted clay horizon below the garage foundations that had been laid down in order to build up ground levels here. Soft, mid orange brown silty clay with no inclusions. Above (**001**). Recorded within **Representative Sections 1-3**. Depth - 0.39m.

004 Second alluvial horizon. Soft, dark grey brown silt with high pat/humic content with no inclusions. Below (**002**). Recorded within **Representative Sections 2 -2**. Depth - >0.37m.

Appendix 3: The Archive

The archive consists of:

Four context records
One site plan of the monitored site groundworks at a scale of 1:50 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: 2021.186** and site code **WBCR21**

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-groundwaki	S		AA 16/10/21	WBCR21
2	" "	SW		" "	"
3	Excavation of the Foundation	E		" "	"
4	Representative Section 1	S		AA 16/10/21	WBCR21
5	Representative Section 1	S		AA 16/10/21	WBCR21
6	Excavation of the Foundation	E		AA 16/10/21	WBCR21
7	Excavation of the Foundation	E		AA 16/10/21	WBCR21
8	Excavation of the Foundation	E		AA 16/10/21	WBCR21
9	Excavation of the Foundation	S		AA 16/10/21	WBCR21
10	Excavation of the Foundation	SW		AA 16/10/21	WBCR21
11	Excavation of the Foundation	S		AA 16/10/21	WBCR21
12	Excavation of the Foundation	S		AA 16/10/21	WBCR21
13	Representative Section 2	E		AA 16/10/21	WBCR21
14	Representative Section 2	S		AA 16/10/21	WBCR21
15	Excavation of the Foundation	SW		AA 16/10/21	WBCR21
16	Excavation of the Foundation	S		AA 16/10/21	WBCR21
17	Excavation of the Foundation	W		AA 16/10/21	WBCR21
18	Excavation of the Foundation	S		AA 16/10/21	WBCR21

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		
19	Excavation of the Foundations	S		AA 16/10/21	WBCR21
20	Excavation of the Foundations	SW		AA 16/10/21	WBCR21
21	Excavation of the Foundations	S		AA 16/10/21	WBCR21
22	Excavation of the Foundations	SW		AA 16/10/21	WBCR21
23	Representative Section 3	W		AA 16/10/21	WBCR21
24	Representative Section 3	W		AA 16/10/21	WBCR21
25	Excavation of the Foundations	S		AA 16/10/21	WBCR21
26	Excavation of the Foundations	S		AA 16/10/21	WBCR21
27	Excavation of the Foundations	SW		AA 16/10/21	WBCR21
28	Excavation of the Foundations	S		AA 16/10/21	WBCR21
29	Excavation of the Foundations	S		AA 16/10/21	WBCR21
30	Excavation of the Foundations	S		AA 16/10/21	WBCR21
31	Excavation of the Foundations	S		AA 16/10/21	WBCR21
32	Excavation of the Foundations	S		AA 16/10/21	WBCR21
33	Excavation of the Foundations	N		AA 16/10/21	WBCR21
34	Excavation of the Foundations	E		AA 16/10/21	WBCR21
35	Excavation of the Foundations	NE		AA 16/10/21	WBCR21

PHOTOGRAPHIC RECORD SHEET

Camera No.	Date Loaded / /	Time Loaded :	Comments	B&W Col. Dig. ☐ ☐ ☐

Frame	Comments	View	Scale	Init & Date	Site
	Identification Sheet	N/A	N/A		
36	Excavation of the foundation	NE		MA 16/10/21	WBCH21
37	Excavation of the foundation	E		MA 16/10/21	WBCH21
38	Excavation of the foundation	NE		MA 16/10/21	WBCH21
39	Excavation of the foundation	NE		MA 16/10/21	WBCH21
40	Excavation of the foundation	E		MA 16/10/21	WBCH21
41	Excavation of the foundation	NE		MA 16/10/21	WBCH21
42	Excavation of the foundation	NE		MA 16/10/21	WBCH21

Appendix 5: OASIS Summary Sheet

OASIS DATA COLLECTION FORM: England

Land to the Rear of 26, West Bank, Crowland, Lincolnshire - Neville Hall

OASIS ID - nevilleh1-432880

Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nhallarchaeologicalservices@gmail.com	17 October 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

© ADS 1996-2021 Created by Jo Gilham and Jen Mitcham, email Last modified Monday 26 April 2021

Cite only: http://www.oasis.ac.uk/form/formctl.cfm?oid=nevilleh1-432880 for this page

Appendix 6: Specification for Archaeological Monitoring

Specification for Archaeological Monitoring & Recording at 26, West Bank, Crowland, Lincolnshire.

Prepared for Mr. Lee Johnson

National Grid Reference: TF 2370 1036
Site Code: WBCR21
Accession No: LCNCC: 2021.186
Planning Reference: H02-0574-21

Prepared by Neville Hall, Freelance Field Archaeologist & Consultant

October 2021

S **Non-technical summary**

S1 *A scheme of works comprising archaeological monitoring and recording is required during the groundworks pertaining to the construction of a new residential dwelling on land at 26, West Bank, 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 western end of an east-west orientated former medieval burgage plot that fronts onto North Street to the east and West Bank to the west. Previous archaeological investigations nearby and to the north the site at 60, North Street have identified a medieval garden soil and finds of 13th-14th century pottery and at West Bank, which recovered one sherd of medieval pottery. So 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 for the new residential dwelling. 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 on land to the rear of No. 26, West Bank at National Grid Reference TF 2370 1036 and at a height of approximately 6mAOD. the settlement of 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 [Figures 3-4]

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 garage on land to the rear of 26, West Bank, Crowland, Lincolnshire (Planning Reference: H02-0574-21).

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 0.25km radius of the development site.

3.2 A possible Bronze Age barrow cemetery at Crowland is situated to the east of this development site (HER MLI29265). This was constructed along the axis of the peninsular upon which Crowland stands. There is a record of a tumulus of this cemetery being taken down in 1880 and was one of a series of such that was located in a line running directly north-east from the Abbey to the hill in Anchorage Field and south-east from the Abbey to

Mill Stream Lot. Many finds were recovered from the destroyed barrows and 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 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.

3.4 In the late Saxon period, Crowland is referred to in the Anglo-Saxon Chronicle in the 9th century as *Crugland*, as *Cruwland* and *Cruland* in AD1000, and as *Crulande* in AD963, 1066 and 1076. Crowland or *Croiland* is only referred to indirectly in the Domesday Survey of AD1086 in an entry for Spalding, which is recorded as an 'outlier of Crowland'. Later medieval documentary references variously refer to Crowland as *Cruland* (AD1100) and *Croyland* (AD1114). The modern spelling of Crowland became commonplace after 1700.

3.5 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 MLI20268). This settlement grew up around the Benedictine Abbey.

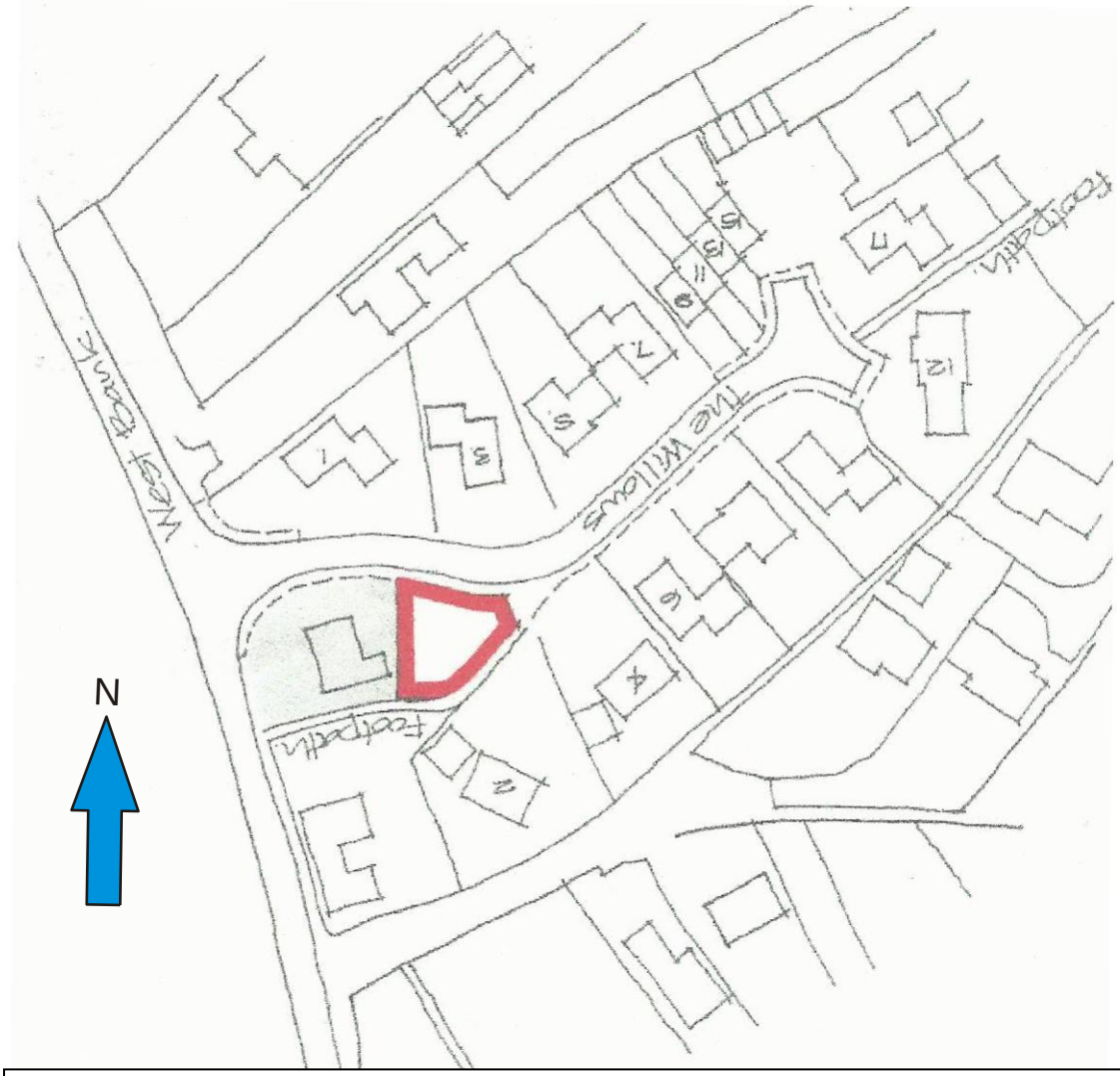


Figure 2: Site location at an original scale of 1:1,250, (extract from Architects plan). The site is shown outlined in red.

3.6 No. 60, North Street is a locally listed building with a date plaque below one of the chimney stacks of 1649 (HER MLI97146).

3.7 No. 69, North Street is a locally listed building of post-medieval date (HER MLI97139). Nos. 29 and 31, North Street comprise a pair of locally listed cottages of post-medieval date (HER MLI97137). No. 9, North Street is a locally listed building of post-medieval date (HER MLI97136). No. 18, North Street is a locally listed building of post-medieval date (HER MLI97142). No 48, North Street is a locally listed building of post-medieval date (HER MLI97145). No. 6, North Street is a locally listed building of post-medieval date (HER MLI97141). No. 43, North Street is a locally listed building of post-medieval date (HER MLI97138). No. 51, West Street is a locally listed building of post-medieval date (HER MLI97148). No. 72, West Street is a locally listed building of post-medieval date (HER MLI97151).

3.8 No. 44, North Street is a locally listed building of post-medieval date (HER MLI97144). Nos. 47 and 49, North Street are locally listed building of post-medieval date (HER MLI97147). No. 45, West Street is a locally listed house of post-medieval date (HER

MLI92462).No. 31, West Street is a locally listed house of post-medieval date (HER MLI91787). A cottage at No. 25, West Street is locally listed and of post-medieval date (HER MLI91786). No. 21, West Street is a locally listed house of post-medieval date (HER MLI91785). The Crown public house at No. 17, West Street is a locally listed building of post-medieval date (HER MLI91784).



Figure 3: Block plan showing the proposed layout of the development site at an original scale of 1:100, (extract from Architects plan).

3.9 The George and Angel public house on North Street is a Grade II listed public house dating from 1714 with 20th century alterations (HER MLI94367, NHL 1064513).

3.10 No. 46, North Street is a Grade II listed cottage dating from the late 18th century with 20th century alterations (HER MLI94580, NHL 1359236).

3.11 Old Crown Cottage, No. 65, North Street is a Grade II listed cottage (now store rooms) dating from the late 18th century with 20th century alterations (HER MLI94366, NHL 1064512).

3.12 Nos. 33 and 35, West Street are two Grade II listed cottages of late 18th century date with mid 19th and 20th century alterations (HER MLI94370, NHL 1064516).

3.13 Nos. 45 and 47, North Street are two Grade II listed cottages dating from 1793 with 20th century alterations (HER MLI94609, NHL 1359275).

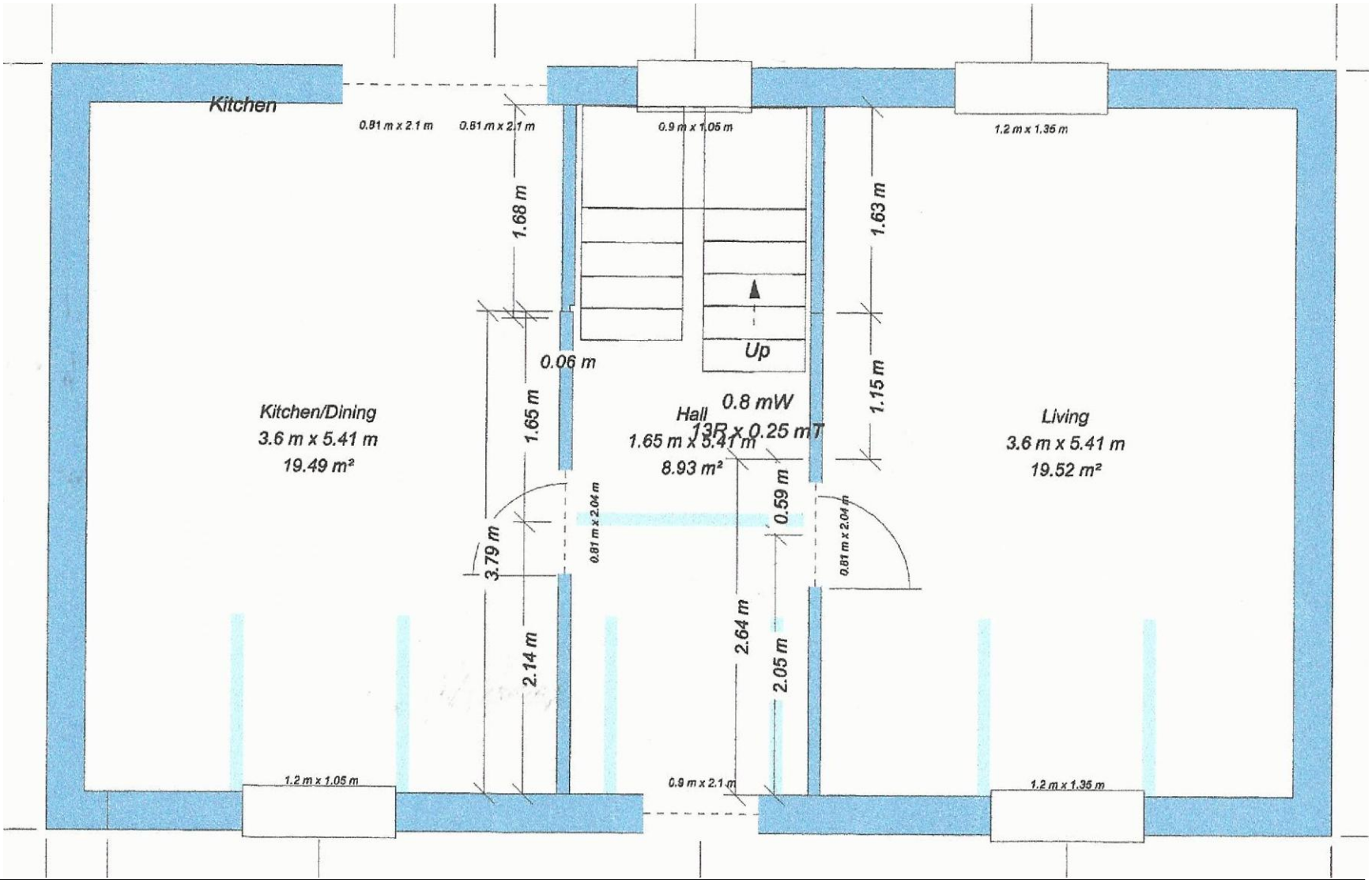


Figure 4: Plan showing the proposed floor layout of the new dwelling development site at an original scale of 1:50 at A3, (extract from Architects plan).

3.14 Nos. 52 and 52, West Street are a pair of Grade II listed cottages dating from 1811 with 20th century alterations (HER MLI94424, NHL 1166349).

3.15 A farmstead at Westbank House, Crowland is a partially extant 19th century farmstead (HER MLI123896). This was arranged around a regular courtyard with multiple regular yards. The farmhouse is attached to a range of working buildings. There has been a partial loss of traditional buildings. The farmstead was within a village location.

3.16 West End Villa, No. 68, West Street is a locally listed house of Victorian origin (HER MLI97150).

3.17 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 MLI94371, NHL 1064517). This was the subject of a programme of historic building recording in 2018 prior to repairs and alterations taking place (HER MLI94371, 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 rear of the building. There is also a probable late 19th century outbuilding at the rear of the main building (HER MLI125340, ELI13114, Site code: WSCB17). An outbuilding situated at the rear of No. 14, West Street is considered to have been formerly functioned as a tannery of probable late 19th century date (HER MLI125340).

3.18 No. 38, North Street is a locally listed building comprising a Jubilee villa dated to 1935 (HER MLI97143).

3.19 A traditional modern finger post sign in Crowland is located at the junction of West Bank and West Street (HER MLI82075). A further traditional modern finger post sign in Crowland is located at the junction of West Bank and Gravel (Cressel) Causeway (HER MLI82074).

3.20 There have been other previous archaeological investigations within the HER search area. 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 MLI86933, 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).

3.21 An archaeological evaluation which took place in advance of residential development on land at 60, North Street and to the north of this development site, recorded the remnants of a medieval garden or horticultural soil. Pottery from this deposit was dated to the 13th and 14th centuries and suggested nearby domestic occupation, probably at the street frontage to the east with the site itself being within the rear of a medieval burgage plot. This deposit was overlain by a flood deposit. The site was probably waterlogged prior to the medieval period (HER ELI9994, Site code: CRNS09).

3.22 In 1999, an archaeological watching brief took place on the groundworks for a small residential development at West Bank and to the north of this development site. This recovered one sherd of medieval pottery (HER ELI2689, Site code: WBC99).

3.23 In 2000, an archaeological watching brief was carried out on the groundworks for a new double garage at 78, North Street (HER ELI1305, Site code: CNSA00). A single sherd of medieval to post-medieval pottery was found. No archaeological features were recorded.

3.24 In 2000, an archaeological watching brief was undertaken on land at the rear of No. 33, West Street and on the groundworks for a new garage (HER ELI1164, Site code: CWS00). No archaeological remains or finds were found.

3.25 In 2004, an archaeological watching brief took place on the groundworks for a new extension at No. 70, West Street (HER ELI4623, Site code: CWS03). This recovered one sherd of medieval to post-medieval pottery.

3.26 In 2005, an archaeological watching brief was undertaken on the groundworks for a new extension at No. 62, West Street (HER ELI6544, Site code: WSC05). This did not identify any archaeological features, deposits or finds.

3.27 An archaeological watching brief at No. 1, West Street in 2006 located a watercourse which flowed until at least the 17th century (HER ELI6647, Site code: CWS06).

3.28 An archaeological watching brief on the groundworks for a new residential development at No. 32, West Street in 2005 recorded deposits dating from the late Anglo-Saxon to the post-medieval periods (HER ELI6648, Site code: CWS05).

3.29 In 2008, a programme of historic building recording was undertaken at No. 45, North Street during the re-thatching of the roof (HER ELI11280, Site code: CRNS07). The building was constructed in 1783.

3.30 In 2010, an archaeological watching brief was carried out on the groundworks for new housing at Nos. 11-13, North Street (HER ELI10253, Site code: CROW10). The earliest deposits identified comprised Victorian made ground. No significant archaeological deposits or finds were encountered.

3.31 In 2010, an archaeological watching brief was undertaken on the groundworks for a new development on North Street (HER ELI10775, Site code: CNSB10). This recovered a sherd of 14th-15th century pottery, a15th-16th century brick fragment, 16th-17th century finds and 19th-20th century glass and pottery. Other findings consisted of 16th-19th century brick fragments, a modern refuse pit, medieval occupation deposits and a wall of post-medieval date.

3.32 A programme of historic building recording was undertaken prior to alterations and repairs being made to the Grade II listed No. 14, West Street in 2017 (HER ELI13114, Site code: WSCB17). The building comprises a pair of small Regency houses with a later extension to the rear of the building. There is also a probable late 19th century outbuilding also to the rear of the main building.

3.33 In 2000, an archaeological watching brief was mounted during the groundworks for street improvements in West Street (HER ELI1460, Site code: CWSB00). This recorded the edge of a palaeochannel which was flowing until at least the 17th century.

3.34 In 2005, an archaeological watching brief was mounted on the groundworks for a new extension on land adjacent to Plum Tree Cottage, No. 46, West Street (HER ELI6456, Site code: CWSA05). This identified a single pit of post-medieval date that was related to a 17th century refuse function. Finds included a range of pottery and national bone.

3.35 In 2005, an archaeological watching brief was mounted on land to the rear of No. 10, North Street (HER ELI6601, Site code: CNS05). This recorded a possible undated palaeochannel, a possible undated pond along with post-medieval features that included a wall foundation and finds of pottery, brick glass and clay pipe fragments.

3.36 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 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.

3.37 In 2000-1, an archaeological evaluation of two trenches took place prior to a new residential development on land at Reeds Yard (HER ELI2928, Site code: CNSR02). This yielded negative results.

3.38 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. This map shows the area of this development site being situated at the western end of an east-west aligned medieval burgage plot that fronted onto the western side of North Street to the east. The western end of this plot also fronted onto the eastern side of West Bank. A small rectangular shaped outbuilding is shown as occupying this development site with part of the northern burgage plot boundary situated to the north of this.

3.39 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey map (O.S.) of 1904 shows the outbuilding having gone from the site by 1904, otherwise there is no change to the site layout.

3.40 An extract from the 1:10,560 scale Ordnance Survey map (O.S.) of 1956 shows that no change took place to this site layout between 1904 and 1956.

3.41 An extract from the 1:2,500 scale Ordnance Survey map of 1975 shows a drain or dyke extending along the northern side of this site, which had replaced the earlier northern burgage boundary. This drained onto the east side of West Bank. A new replacement and small rectangular shaped outbuilding is also shown on the site, presumably the garage which is to be demolished as part of this development proposal.

3.42 **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 for the new residential dwelling.

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 western end of an east-west orientated former medieval burgage plot that fronts onto North Street to the east and West Bank to the west. Previous archaeological investigations nearby and to the north the site at 60, North Street have identified a medieval garden soil and finds of 13th-14th century pottery and at West Bank, which recovered one sherd of medieval pottery. So 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 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, 2021).

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:-

Alex Beeby	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.