Specification for Archaeological Monitoring & Recording at Hortech Systems Ltd., Hall Gate, Holbeach, Lincolnshire.

Prepared for Mr. John Cooper of Cooper Architectural Design of behalf of his clients - Hortech Systems Ltd.

National Grid Reference: TF 3577 2444
Site Code: HGHO20
Accession No: LCNCC: 2020.18
Planning reference: H09-1086-19

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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 extension to an existing industrial premises at Hortech Systems Ltd, Hall Gate, Holbeach, Lincolnshire.*

S2 *The development site is situated within an area of high archaeological potential. It is considered that the area of this development site may lie within the bounds of a burial ground associated with the medieval chapel of St Peter. Other previous archaeological investigations in the vicinity have also identified other evidence of medieval archaeological activity and finds. It is considered very likely that further evidence of this medieval burial ground may well be encountered on this development site. Thus, the specific objectives of the project will be to record any archaeological features, deposits, structures and finds associated with this medieval burial ground and/or contemporary settlement activity.*

S3 *The archaeological monitoring will be undertaken during the groundworks stage of development, which will comprise the mechanical excavation of foundations and services for the new industrial extension. 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 off the south-eastern frontage of Hall Gate and at the southern outskirts of the town of Holbeach at National Grid Reference TF 3577 2444 and at a height of approximately 3mAOD. Holbeach is located approximately 10km to the north-east of Spalding. Holbeach is located in the modern civil parish of the same name, administrative district of South Holland, county of Lincolnshire.

1.2 The settlement of Holbeach is located on a slightly raised area within the flat and low-lying Lincolnshire Fens. The development site is situated on deep stoneless calcareous silty soils of the Wisbech Series, which have developed on deposits of marine alluvium. The underlying solid geology comprises 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 a new extension to an existing industrial premises at Hortech Systems Ltd., Hall Gate, Holbeach, Lincolnshire (Planning reference: H09-1086-19).

3. Historical and Archaeological Background

3.1 Background research sources were consulted at the Lincolnshire Archives, the Lincoln Local Studies Library and the Lincolnshire County Council Historic Environment Record (HER). A search of the Lincolnshire HER was conducted within a 0.25km radius of the development site.

3.2 A mound that was near the west of Holbeach Railway Station yard on the north side of the railway was levelled in 1867 (HRT 22218). During these works, a large deposit of human remains were discovered and as many as 130 skeletons were found. Other finds from this site included fragments of pottery, a knife with a bronze handle, a spur, a buckle along with wood ash and charcoal etc. Other human remains have been found



Figure 1: Site location at scale 1:12,500.The site is shown in red. (O.S. copyright licence number 100048723)



Figure 2: Site location at an original scale of 1:1,250, (not to scale), (extract from Architects plan)

over several years at 25, Hall Gate. Further human remains have been reported from the Railway Station yard and other remains were found in the mid 1970s, during the groundworks for the laying of new sewerage pipes in the locality. These finds have been interpreted as pertaining to the burial ground of the medieval chapel of St Peter, which was in existence prior to AD1180, though the exact site of this Chapel has not been established. The site of this burial ground lies in close proximity to this development site.

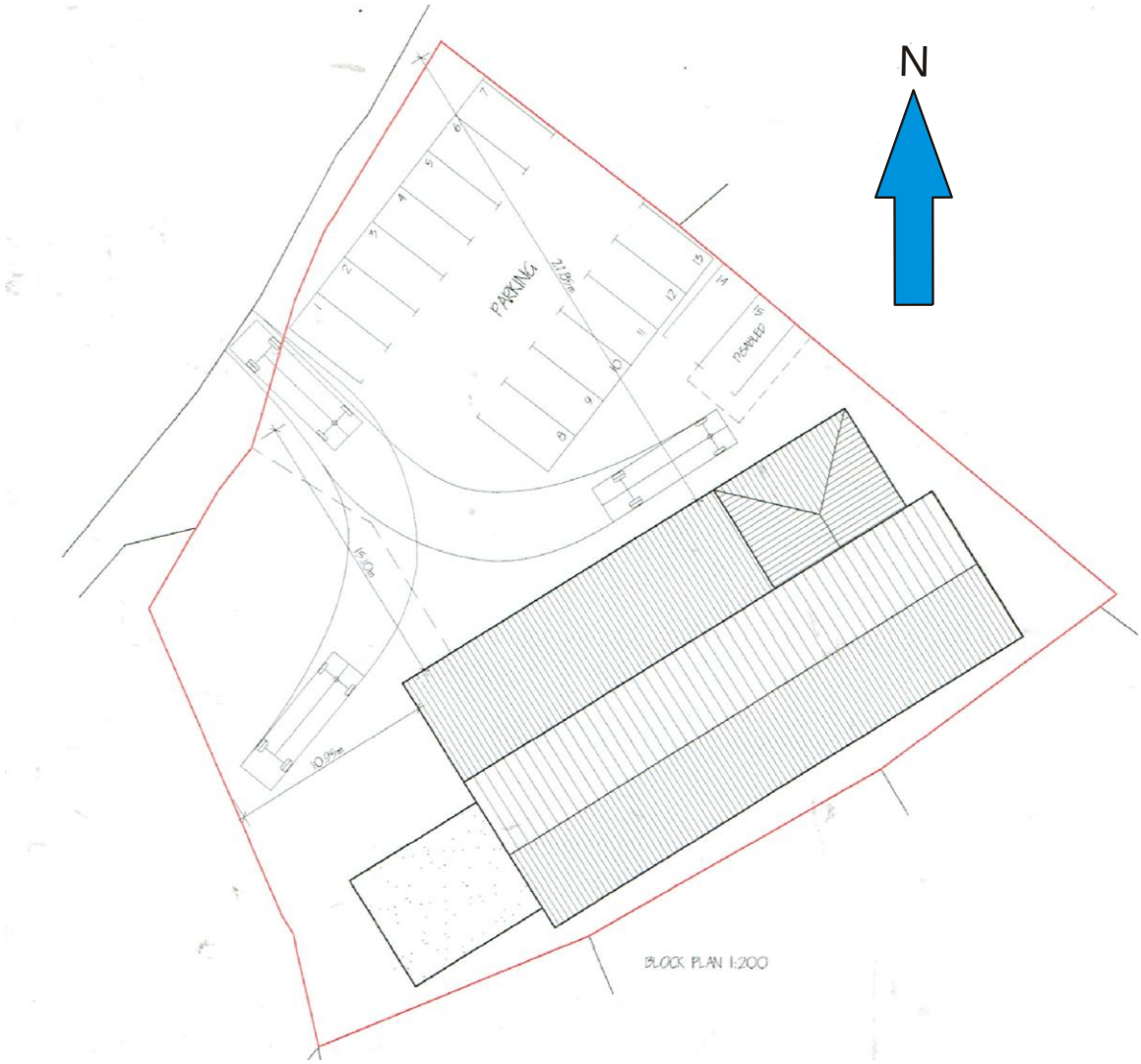


Figure 3: Block plan showing the proposed layout of the development site at an original scale of 1:200 at A1, (not to scale), (extract from Architects plan)

3.3 Four Mills Lodge at 67, Barrington Gate is a Grade II listed lodge dating from 1825 with 20th century alterations (HER 25442, NHL 1359241).

3.4 Nos. 1 and 3, Chancery Lane are a pair of Grade II listed cottages dating from 1834 with 20th century alterations (HER 25301 NHL 1146883).

3.5 Barrington House at No. 32, Barrington Gate is a Grade II listed house dating from about 1825 (HER 25298, NHL 1146845).

3.6 Nos. 33 and 35 Church Street is a Grade II listed mid 18th century house, which is now two houses (HER 25202, NHL 1064487). The building has 20th century alterations.

3.7 Serpentine House on Barrington Gate is a Grade II listed house dating from 1831, which was enlarged at around 1880 (HER 25237, NHL 1064528). The listing also includes an attached garden wall and a hand pump.

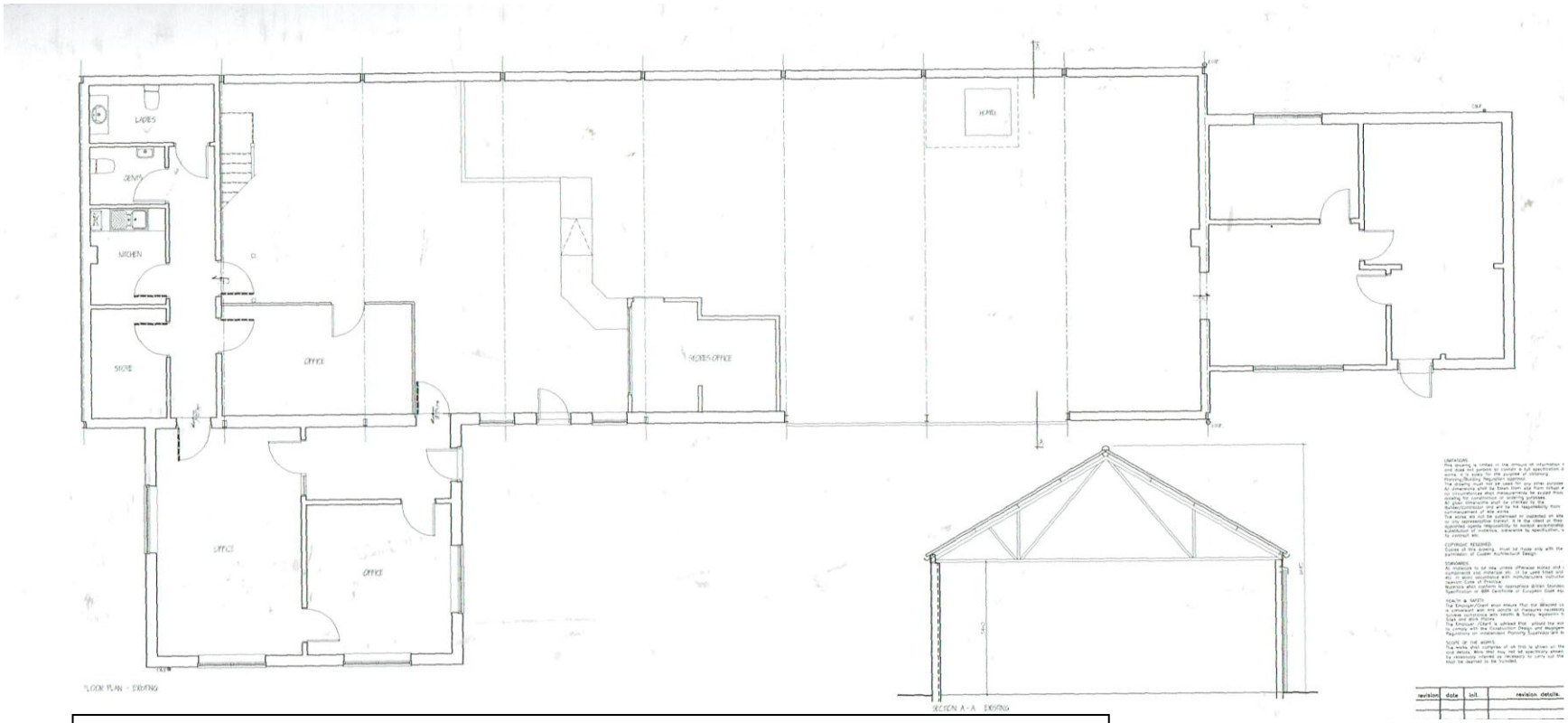


Figure 4: Plan showing the existing layout of the development site at an original scale of 1:50 at A1, (not to scale), (extract from Architects plan)

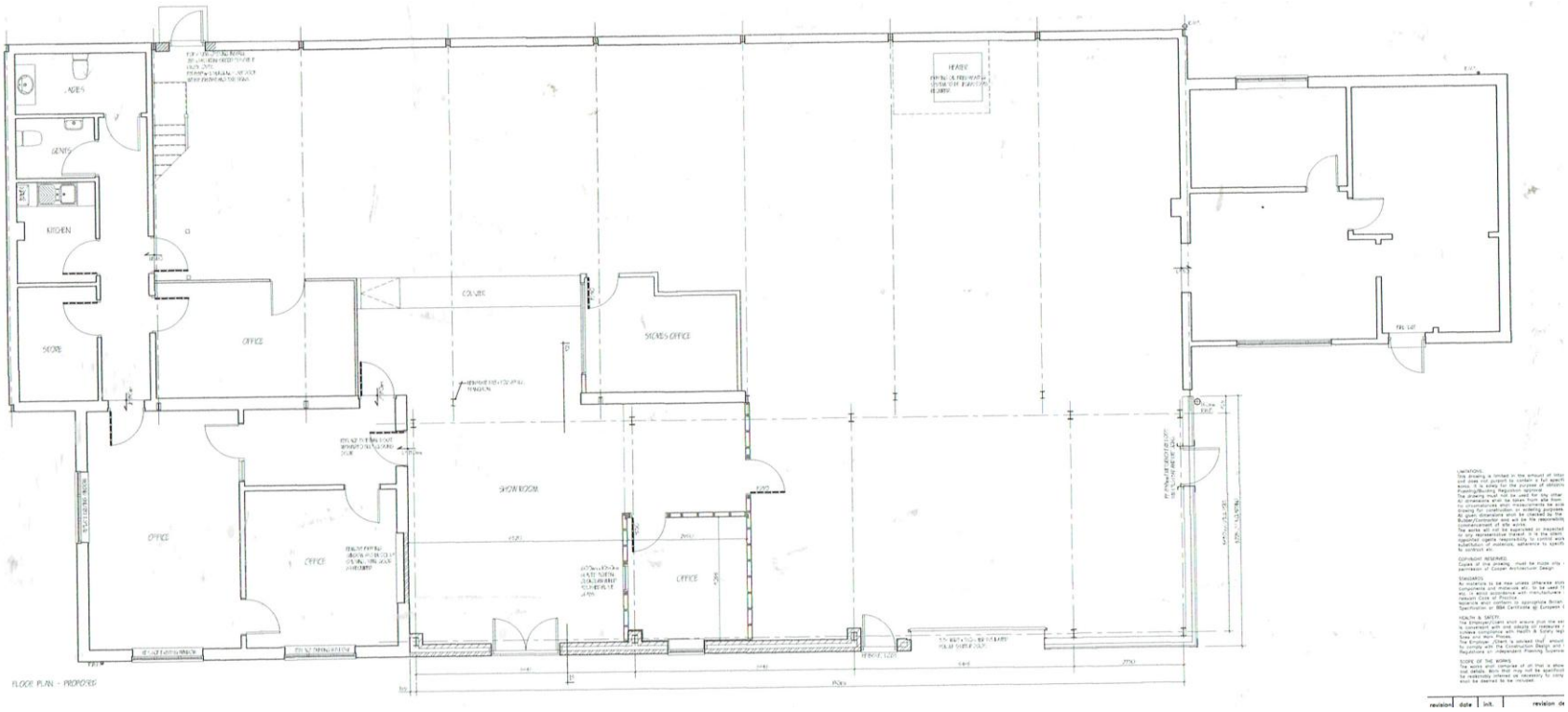


Figure 5: Plan showing the proposed layout of the development site at an original scale of 1:50 at A1, (not to scale), (extract from Architects plan)

3.8 The Station Hotel on Station Road was a former railway hotel, which is thought to have been constructed in the mid 19th century following the opening of Holbeach Railway Station in 1858 (HER 25787). The building is depicted on the First Edition O.S. map of 1888, but is not named.

3.9 The site of an unnamed farmstead at Holbeach is the site of a demolished 19th century farmstead (HER 26620). This was arranged around a regular courtyard with linked working buildings on all four sides of the yard. The farmhouse was attached to a range of working buildings. The farmstead was within a village location.

3.10 There have been other previous archaeological investigations within the search area. In 2003, an archaeological watching brief was undertaken on the groundworks for a new residential development on land at Church Walk (HER 23830, Site code: HCWK02). The cut of a possible medieval refuse pit was found on Plot 2. This was sealed below a late medieval to modern buried soil horizon. No finds were made.

3.11 An archaeological evaluation in 2009 at the site of the former Railway Station in Holbeach identified a large ditch that ran parallel with Station Road on the north-eastern side of the site (HER 25625, Site code: HHOSR09). The fills of this feature produced finds of two sherds of early medieval pottery. Other finds comprised an undated ditch that ran parallel to the first and to the immediate south-west. This second ditch displayed a similar form and profile and was thought to belong to the same phase of medieval archaeological activity as the first ditch. Further medieval pottery was recovered from alluvial deposits on the northern side of the site. Other finds included an undated pit and modern features and deposits, which were thought to be attributable to the functioning of the former railway station (HER 200231).

3.12 An archaeological evaluation in 2006 took place in advance of a new residential development on land off Hall Gate (Site code: FOGH06). This did not identify any archaeological activity or finds on this site, which was to the south of this development site.

3.13 An historic building survey as undertaken in 2009 at the former Holbeach Railway Station (HER 20231, Site code: HOSR09). This survey focussed on the former station house and a former goods shed. Holbeach Station was a component of the Norwich and Spalding railway. The railway reached Holbeach from Spading in 1858. The station would appear to have been built in accordance with a design used with minor adaptations on other stations on this line. Passenger transport was discontinued on this line in 1959 and goods services were ended in 1965. In more recent times, the station house was used as a commercial premises. The survey revealed that the station house had probably undergone three main phases of construction and alteration. The goods shed, which was situated to the west of the station house was also probably built in three main phases. The original structure also dated to 1858. A further basic photographic survey was undertaken of the goods shed building in 2013 prior to its demolition. The building then appeared to have been derelict for some time, having been a garage until 1982.

3.14 A map regression exercise was undertaken using published Ordnance Survey (O.S.) maps from the Lincolnshire Archives and the local studies collections of Lincoln Central Library. The extract from the First Edition Ordnance Survey (O.S.) 25 inch to one mile scale map of 1888 shows the north-western portion of the site as occupied by a small enclosure off the south-eastern frontage of Hall Gate. The remainder of the site to the south-east is occupied by a long and sinuous linear earthwork, which may been associated with the construction of the nearby railway in the mid 19th century. Further to the south-east and beyond this earthwork, the land drops in level to the south-east to the 19th century railway line. The site of the medieval burial ground is also featured on this map well to the south-west of this development site.

3.15 The extract from the Second Edition Ordnance Survey (O.S.)25 inch to one mile scale map of 1904 shows the same layout to the area of the development site. The site of the medieval burial grounds is not shown on this map.

3.13 The extract from the 1931 Edition Ordnance Survey (O.S.) 25 inch to one mile scale map shows the same layout to the site and that no change to this had taken place between 1904 and 1931.

3.14 The extract from the 25 inch to one mile scale Ordnance Survey (O.S.) map of 1969 shows that the present north-western, north-eastern and south-eastern boundaries of the development site are in place by this time. The present industrial premises are also present on this site, and are designated as a 'depot'.

3.15 The extract from the 25 inch to one mile scale Ordnance Survey (O.S.) map of 1982, similarly shows no change to this layout and that no change had taken place to this between 1969 and 1982.

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 the foundations for the new extension to the industrial premises.

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. It is considered that the area of this development site may lie within the bounds of a burial ground associated with the medieval chapel of St Peter. Other previous archaeological investigations in the vicinity have also identified other evidence of medieval archaeological activity and finds. It is considered very likely that further evidence of this medieval burial ground may well be encountered on this development site. Thus, the specific objectives of the project will be to record any archaeological features, deposits, structures and finds associated with this medieval burial ground and/or contemporary settlement activity.

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 excavation will 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 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 It is anticipated that the archive will be deposited at The Collection, Lincoln by December 2020.

9. Reporting procedures

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

9.2 The report will consist of:

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

A contents page listing report sections, illustrations and appendices;

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

An introduction, site description and location;

Planning background to the project;

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

A description of the methodology used in the project;

A section describing the results of the monitoring;

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

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

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

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

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

10. Publication and dissemination

10.1 Copies of the final report will be deposited with the clients, the local curator (on behalf of the local planning authority), South Holland District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).

10.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.

10.3 The deposition of the site archive will be in accordance with guidelines outlined in the Lincolnshire Archaeological Handbook (LCC, 2020).

10.4 Should the results of the archaeological investigation merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology.*

11. Other factors (including contingency)

11.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the Lincolnshire County Council Historic Environment Team.

11.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.

11.3 Any additional financial contingency requirement for additional fieldwork or post-excavation analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the Lincolnshire County Council Historic Environment Team and the client.

12. Variations to the proposed scheme

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

13. Resources

13.1 The monitoring will be undertaken by Neville Hall using standard archaeological field techniques.

13.2 Post-excavation analysis will be undertaken by Neville Hall and where available specialist analysis from:-

Jane Young	Medieval and Post-medieval Ceramics
Ian Rowlandson	Iron Age and Roman Ceramics
Archaeological Solutions Ltd.	Environmental
Carol Allen	Neolithic and Bronze Age
Malin Holst	Osteoarchaeology
Jane Cowgill	Metallurgy

13.3 Small finds requiring conservation will be conserved by the City and County Museum Laboratory.

13.4 Recognised specialists will be sought in the event that other data are retrieved in the course of the monitoring.

14. Insurance statement

14.1 Public indemnity of £2,000,000 and private indemnity insurance of £250,000 with Towergate Insurance.

15. Copyright

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

16. Ownership

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