Specification for Archaeological Monitoring at the Crown Hotel Car Park, West End, Holbeach, Lincolnshire.

Prepared for Mr. Bob Merchant of G. R. Merchant Ltd on behalf of their client - Mrs. A. Wright

National Grid Reference: TF 3581 2483
Site Code: WEHO18
Accession No: LCNCC: 2018.69
Planning reference: H09-0445-16

Prepared by Neville Hall, Freelance Field Archaeologist & Consultant

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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 pair of new semi-detached residential dwellings houses at the Crown Hotel Car Park, West End, Holbeach, Lincolnshire.*

S2 *The development site is situated within the historic core of the medieval and post-medieval settlements of Holbeach. An archaeological watching brief to the west of this development site in 2010 identified medieval settlement activity and finds. A further archaeological watching brief at 9, West End to the immediate west had identified a post-medieval refuse pit and buried ploughsoil. It is considered very likely that archaeological activity associated with these settlements will be encountered during the archaeological monitoring of the groundworks. Thus, the specific objectives of the project are to record any archaeological features, deposits, structures and finds associated with the medieval and post-medieval settlements of Holbeach.*

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 houses. Any archaeological features, structures and/or deposits will be recorded in writing, graphically and photographically.*

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

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

1.1 The development site is situated within the historic core and the central area of the settlement of Holbeach and on land at The Crown Hotel Car Park, West End. The development site is located at National Grid Reference TF 3581 2483 and at a height of approximately 5mAOD.Holbeach is located approximately 10km to the north-east of Spalding. Holbeach is located in the 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 [Figure 3]

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 pair of new semi-detached residential dwellings at the Crown Hotel Car Park, , West End, Holbeach, Lincolnshire (Planning reference: H09-0445-16).

3. Historical and Archaeological Background

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

3.2 The development site is also located within the historic core of the medieval settlement (HER 20227). The earliest documentary reference to the settlement of Holbeach or *Holebech* occurs in the Domesday Survey of AD1086. The place name is derived from the Old English *hol* and*bæc* denoting ‘a hollow or concave ridge’; thus denoting a

topographical derivation. In the Domesday Survey, landholdings and manors in Holbeach were variously held by the King, the abbey of St Guthlac of Croyland, Count Aland and Guy of Craon (HER 20227). Later medieval documentary references variously refer to this settlement as *Holbecha* (AD1133-9); *Holebec* (AD1167-70); *Holebeche* (AD1170) and *Holbech* (AD1182).

3.3 There was large scale reclamation of fens and marshlands around Holbeach during the early 13th century with an associated and effective drainage system of dykes, such that by the mid-13thcentury, the fens had been drained as far as the Cambridgeshire border (HER 20227). In AD1252, a licence was obtained to hold a fair and a market in Holbeach (HER 20227).

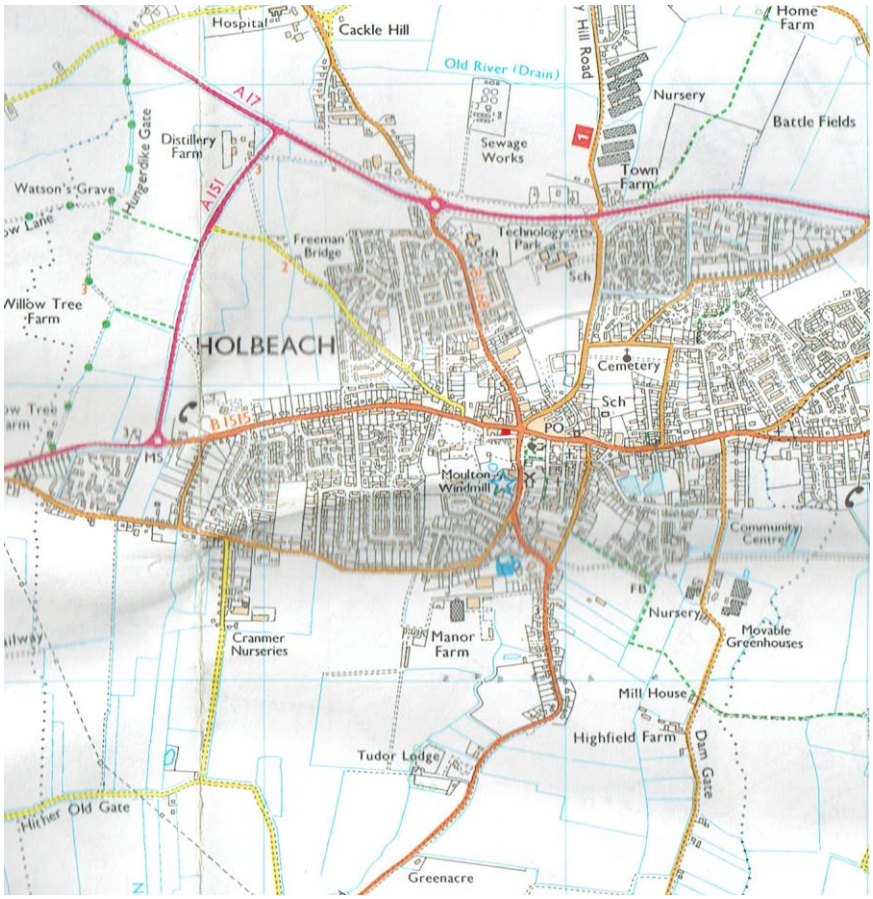


Figure 1: Site location at scale 1:12,500.The site is shown in red. (O.S. copyright licence number 100048723)

3.4 The parish church of All Saints in Holbeach (HER 22221) was largely built by the Bishop of Lincoln in the mid-14th century and replaced an earlier church, which was documented in AD1177. A free Grammar School was founded later in the century and probably formed part of this church. Evidence for the medieval settlement of Holbeach was found during an archaeological evaluation in 2001 on land fronting onto St John's Street. This identified a number of pits which produced sherds of 15th century pottery along with some waterlogged remains. A subsequent archaeological watching brief on this site in 2003 and during the groundworks for a new residential development confirmed that archaeological deposits on the site had been disturbed as the result of this prior evaluation. Thus the groundworks did not disturb any significant archaeological remains.

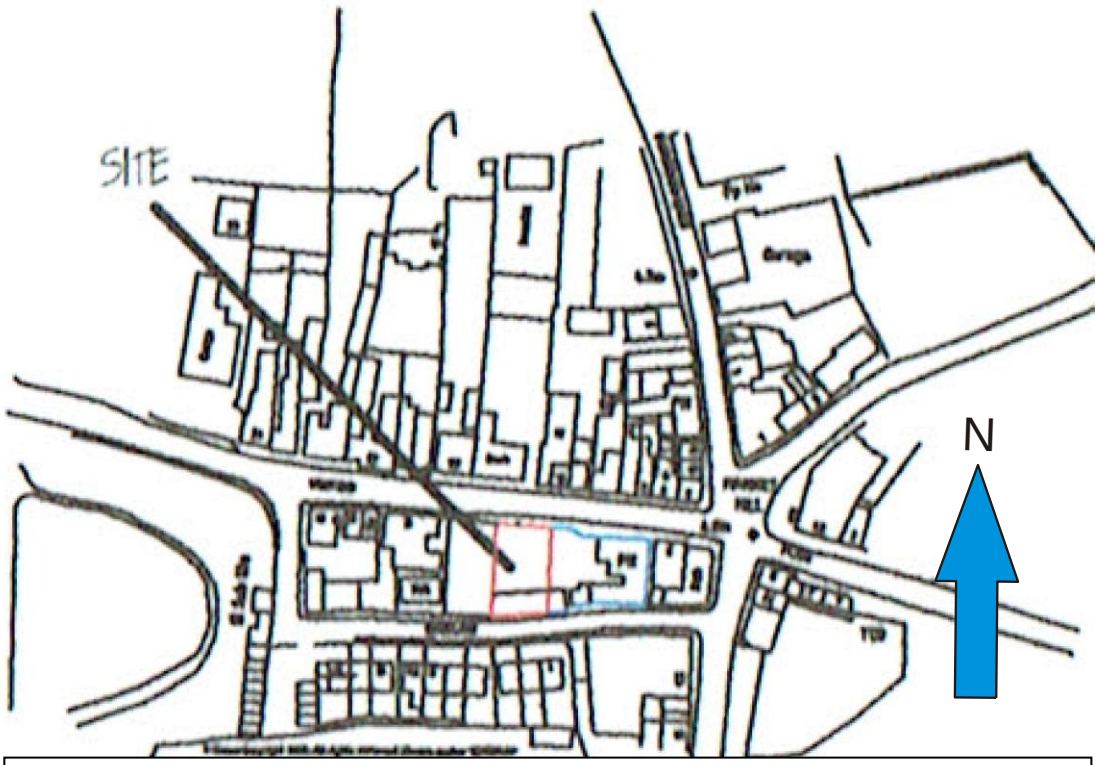


Figure 2: Site location at an original scale of 1:1,250, (not to scale), (extract from Architects plan)

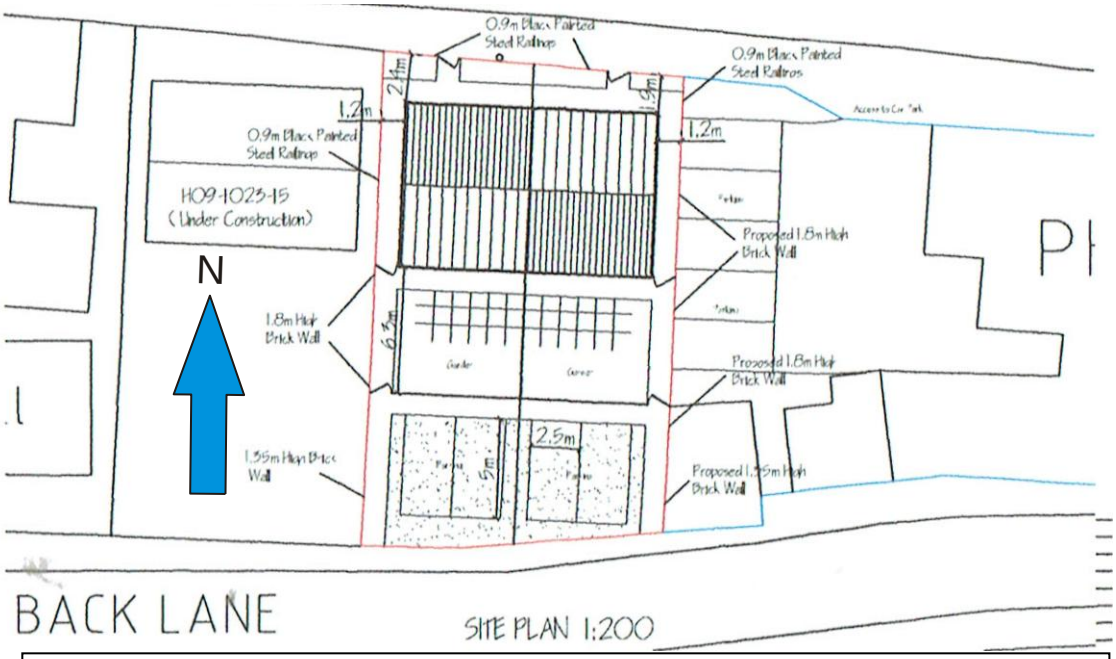


Figure 3: Block plan showing the proposed layout of the development at an original scale of 1:200, (not to scale), (extract from Architects plan)

3.6 The site of a medieval preaching cross lies to the east of the development site (HER 22227). This probably dated from the early 15th century and was demolished in 1683. There was probably an earlier cross on the site. This site falls on a road junction.

3.7 The site of the medieval hospital of All Saints occurs to the north-east of this development site (HER 22232). This was founded in AD1351 and had ceased to exist by 1545 at the time of the Dissolution. The antiquarian William Stukeley considered this site to be near the parish church of All Saints where the Chequers Inn now stands.

3.8 Excavations in 1968 on the old town tunnel under Market Hill, Holbeach exposed the remains of a medieval bridge (HER 23637). This site lies to the east of the development site.

3.9 The development site is also located within the historic core of the post-medieval settlement (HER 20557). Holbeach appears to have been a prosperous settlement at this time, with many buildings from this period surviving in the town. The town also had a wealth of local agricultural services or agricultural based industries such as breweries, maltings and smithies along with iron and brick manufacture.

3.10 The site of Stukeley Hall and gardens occur to the west of the development site (HER 20230). Stukeley Hall originated as a house of 18th century date which was revamped in 1922 with a stable block. There is a walled garden in the grounds which is of 18th century origin though much of the formal gardens to the east are relatively new. An historic park is recorded at this location on the First and Second Edition O.S. maps of 1889 and 1905 respectively. The house has been demolished.

3.11 The Grade II listed Crown Hotel, at 5, West End is an early 18th century building with mid 19th and 20th century alterations (HER 25213). No. 34, West End is a Grade II listed house dating from the late 18th century with mid 19th and 20th century alterations (HER 25214). Nos. 12a and 15, West End are two Grade II listed cottages with a shop and now two cottages dating from the mid 18th century and with early 1`9th and 20th century alterations (HER 25314).

3.12 Westholme, No. 32, West End is a Grade II listed house dating from the mid 18th century and refronted around 1825 (HER 25315). The String of Horses Public House at No.3, Boston Road is a Grade II listed public house dating from the early 19th century and altered in the late 19th century (HER 25413). Nos. 4 and 6, Boston Road are two Grade II listed houses dating from the mid 18th century and altered in the mid 19th and 20th centuries (HER 25443). Bank House, No. 24, West End is a Grade II listed house which was a sometime a bank dating from the mid 18th century, which was refronted and heightened in 1830 and altered in the 20th century (HER 25459).

3.13 There have been several previous archaeological investigations within the vicinity of this development site. An archaeological watching brief at the William Stukeley Primary School in 2002 to the south-west of the development site located burnt deposits and a single fragment of iron slag (HER 23770, Site code: WSPH02). A possible Anglo-Saxon date was attributed to these finds.

3.14 A pre-determination archaeological evaluation on land at The Old Rectory in 2003 to the south of this development site took place in advance of a new residential development. This identified a linear feature which was interpreted as a linear creek (HER 23858, ELI4352, Site code: ORH03). An auger survey of the site located one sherd of 16th century pottery. A further linear feature was also identified with a mussel shell rich fill and which yielded 11th century pottery. A shallow pit feature was also encountered which contained modern pottery along with late building rubble.

3.15 An archaeological watching brief took place in 2010 on land off Back Lane to the immediate west of this development site (HER ELI10581, Site code: HOBL09). The watching brief was maintained on the groundworks for a pair of new semi-detached houses. Few medieval remains were uncovered during the investigations which included one isolated pit which produced sherds of 13th-14th century pottery. This was the only archaeological feature identified. Other findings comprised a silt flood deposit which was overlain by a medieval or later subsoil and a modern topsoil. The finds comprised three sherds of medieval pottery. A recent brick lined well was also recorded.

3.16 An archaeological watching brief on the excavation of a new cable trench in the parish churchyard in 1999 did not identify any significant archaeological deposits (HER ELI2979, Site code: ASH99).

3.17 In 2016, an archaeological watching brief took place on the groundworks for two new residential dwellings at 9, West End, to the immediate west of this development site. This identified brick wall and foundations along with various surfaces that were associated with earlier buildings that had stood on this. Other findings comprised a post-medieval buried soil or ploughsoil horizon along with a large post-medieval refuse pit, which produced finds of 17th-18th century pottery, glass bottle fragments and of clay pipe stem fragments.

3.18 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.) six inch to one mile scale map of 1889 shows the development site within a built up area between West End and Back lane to the south. A property is shown featured on the northern frontage of Back Lane with a north-south orientated outbuilding feature to the side of this property. The extract from the Second Edition Ordnance Survey (O.S.) six inch to one mile scale map of 1905 shows the same layout to the area of the development site.

3.19 The extract from the 1932 Edition Ordnance Survey (O.S.) six inch to one mile scale map shows a change to this layout with a new building added to the rear of the property fronting onto the northern frontage of Back Lane. The side outbuilding has gone from the site by this time. The extract from the Provisional Edition of 1950 shows the same layout to the area of the development site as does the 1:10,560 scale O.S. map of 1956.

4. Aims and objectives of the project

4.1 The aims of the project are the continual archaeological monitoring of all site groundworks during the construction stage of development, which will comprise the mechanical excavation of foundations and services for the pair of new semi-detached residential dwellings.

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 historic core of the medieval and post-medieval settlements of Holbeach. An archaeological watching brief to the west of this

development site in 2010 identified medieval settlement activity and finds. A further archaeological watching brief at 9, West End to the immediate west had identified a post-medieval refuse pit and buried ploughsoil. It is considered very likely that archaeological activity associated with these settlements will be encountered during the archaeological monitoring of the groundworks. Thus, the specific objectives of the project are to record any archaeological features, deposits, structures and finds associated with the medieval and post-medieval settlements of Holbeach.

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 The archive will be deposited at The Collection, Lincoln by December 2018.

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, 2017).

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

11. Other factors (including contingency)

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

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

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

12. Variations to the proposed scheme

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

13. Resources

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

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

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

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

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

14. Insurance statement

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

15. Copyright

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

16. Ownership

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