

**Specification for Archaeological Monitoring & Recording
at Holly Lodge, Spalding Road,
Holbeach, Lincolnshire.**

Prepared for Mr. Andy Rowe of ABR Ltd.

National Grid Reference: TF 3484 2487

Site Code: HLHO17

Accession No: LCNCC: 2017.200

Planning reference: H09-0257-17

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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 five new residential dwellings at Holly Lodge, Spalding Road, Holbeach, Lincolnshire.*
- S2 The development site is situated within an area of high archaeological potential. To the north and north-east, extensive previous archaeological investigations comprising fieldwalking and geophysical surveys along with a field evaluation in 2015 identified finds and settlement activity of late Saxon, medieval and of post-medieval origin. It is considered very likely that similar such multi-period archaeological activity and finds will be encountered during the archaeological monitoring of the groundworks on this site. Thus, the specific objectives of the project are to record any archaeological features, deposits, structures and finds associated with this multi-period archaeological 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 five new residential dwellings. 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 [Figure 1]

- 1.1** The development site is situated on the western outskirts of the town of Holbeach, on land off the northern frontage of the Spalding Road and to the rear of Holly Lodge at National Grid Reference TF 3484 2487 and at a height of approximately 3mAOD. 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 2]

- 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 the five new residential dwellings at Holly Lodge, Spalding Road, Holbeach, Lincolnshire (Planning reference: H09-0257-17).

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 0.5km radius of the development site.
- 3.2** A programme of fieldwalking took place in 2015 on land off Northrons Lane (Site code HBNL15). The earliest artefact found by this fieldwalking survey was a single flint side scraper of probable Bronze Age date. A small assemblage of late Saxon and Saxo-Norman pottery was recovered mainly from the south-eastern portion of the site. These finds of pottery were of 10th-12th century date and were scarce. A substantial

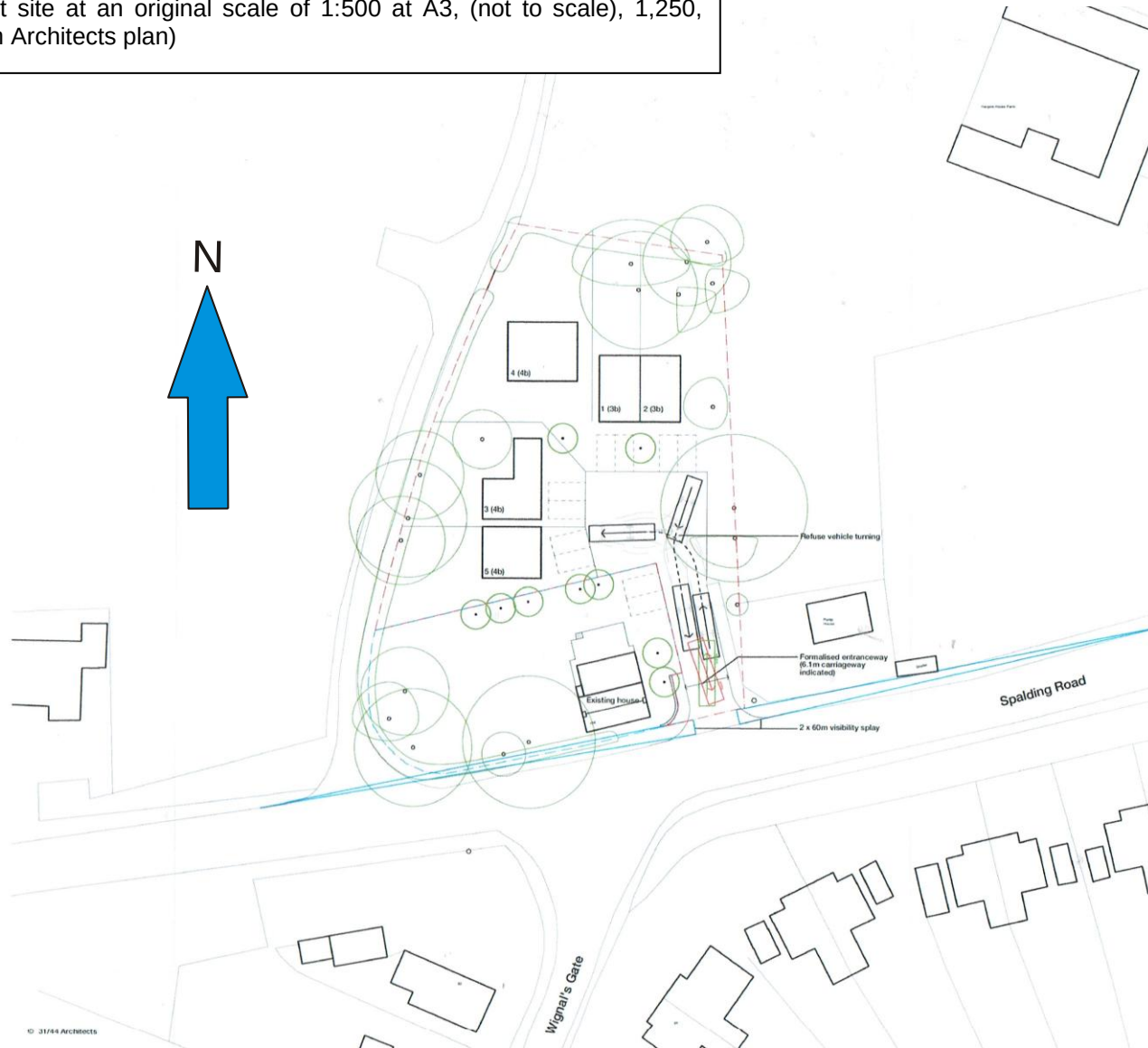
assemblage of medieval pottery finds were widely distributed across the site. The majority of these finds were of 12th-13th century date along with later finds of 13th-15th century origin. There were two main concentration of these finds, the first within the north-western portion of the site and the second to the south of The Old Cott. Late medieval and early medieval pottery finds were fairly evenly distributed across the north-western and south-eastern portions of the site. Late post-medieval to early modern material was largely concentrated along the eastern side of the New River Drain.



Figure 1: Site location at scale 1:12,500. The site is shown in red.
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- 3.5 A geophysical survey of this site also took place in 2015 (Site code: HBNL15). This survey revealed a possible drove way and a cluster of associated ditches at the western edge of the site. Also revealed were a chain of large pits and a faint but regular circular shaped enclosure to the southern end of the site.

Figure 2: Block plan showing the site location and the proposed layout of the development site at an original scale of 1:500 at A3, (not to scale), 1,250, (extract from Architects plan)



- 3.6 This was followed by an archaeological evaluation here later in 2015 in advance of new proposed residential development (Site code HBNL15). During the 12th and 13th centuries, the area around Holbeach was known to have had a number of brackish saltwater coastal inlets. A network of palaeochannels on the site were thought to represent creeks and riverlets from this period. The greatest concentration of archaeological features, which were dated to the 12th-13th centuries were located in the western portion of the site. These mainly comprised linear drainage ditches. The evaluation revealed that early medieval archaeological activity was concentrated around a brackish creek or river in the middle of the western portion of the site. Other early medieval archaeological activity was identified within the south-western corner of the site and also to the east. Almost no mid-late medieval activity was identified on this site aside from a single pit of 15th-16th century date. The finds from this included fragments of peg tile and floor tile which suggested the presence of a dwelling in the vicinity. Two 18th-19th century ponds were also identified. In the south-western corner of the site, postholes associated with an early 20th century timber structure were also found.
- 3.7 Hargate House Farm is a partially extant 19th century farmstead (HER 26617). This is arranged around a regular courtyard with linked working buildings to all four sides of the yard. There has been a partial loss of traditional buildings. The farmstead was situated within an isolated location.
- 3.8 The site of an unnamed farmstead is located at Holbeach (HER 26618). This marks the site of a demolished 19th century farmstead which is now covered over with modern housing. The site was arranged around a regular courtyard with an 'L'-plan range with detached buildings to the third side of the yard. The farmhouse was detached from the main working complex. The farmstead was situated within an isolated location.
- 3.9 The site of a further unnamed farmstead is located at Holbeach (HER 26619). This marks the site of a demolished 19th century farmstead which is now covered over with modern housing. The site was arranged around a loose courtyard with two sides from by working buildings. The farmhouse was detached from the main working complex. The farmstead was situated within an isolated location.
- 3.10 A Grade II listed milestone dating from the mid 19th century is situated on the northern frontage of the Spalding Road (HER 25308).
- 3.11 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 south-western corner of the site occupied by a pond and a farmhouse known as Mill House on the northern frontage of the Spalding Road to the east. To the north-east of this is a range of rear farm outbuildings with a second pond to the east of the farmhouse. This is thus the site of a farmstead interspersed with open spaces.
- 3.12 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.
- 3.13 The extract from the 1931 Edition Ordnance Survey (O.S.) 25 inch to one mile scale map shows that by 1931, some of the rear farm outbuildings had been demolished with the remainder now located within the grounds of the adjacent Hargate House to the east.
- 3.14 This same layout to the area of the development site is featured on the subsequent Provisional Edition six inch to one mile scale O. S. map of 1960 and on the 1:10,560 scale O.S. map of 1956.

- 3.15 The 1:2,500 scale O.S map shows that by this time, the two ponds on the site have gone. There is a new pond featured in the north-eastern corner of the site with a new outbuilding to the rear of Mill House. This same site layout is repeated on the subsequent 1:2,500 scale O.S. map of 1982.

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, services and access for the five new 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 an area of high archaeological potential. To the north and north-east, extensive previous archaeological investigations comprising fieldwalking and geophysical surveys along with a field evaluation in 2015 identified finds and settlement activity of late Saxon, medieval and of post-medieval origin. It is considered very likely that similar such multi-period archaeological activity and finds will be encountered during the archaeological monitoring of the groundworks on this site. Thus, the specific objectives of the project are to record any archaeological features, deposits, structures and finds associated with this multi-period archaeological 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 The archive will be deposited at The Collection, Lincoln by June 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
Ian Rowlandson
Val Fryer

Medieval and Post-medieval Ceramics
Iron Age and Roman Ceramics
Environmental

Carol Allen
Malin Holst
Jane Cowgill

Neolithic and Bronze Age
Osteoarchaeology
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.