Specification for Archaeological Monitoring & Recording on Land off Crossgate Lane, Pinchbeck, Lincolnshire.

Prepared for Ms. Lucie Bryant

National Grid Reference: TF 2420 2636
Site Code: CLPI24
Accession No: LCNCC: 2024.34
Planning Reference: H14-0348-23

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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 erection of nine new detached bungalows on land off Crossgate Lane, Pinchbeck, Lincolnshire.*

S2 *This proposed development site is considered to lie within an area of high archaeological potential and within the bounds of the medieval and post-medieval hamlet settlements of Crossgate. Sherds of medieval and post-medieval pottery have been found within the area of this development site by fieldwalking survey. Previous archaeological investigations within the vicinity of this development site have also recorded other medieval and post-medieval settlement activity and finds. So it is considered that there will be a potential for further such settlement activity and finds to be made on this development site. The specific objectives of this archaeological monitoring will be to identify and record any archaeological features, structures, deposits or finds associated with this medieval and potential medieval settlement activity.*

S3 *The archaeological monitoring will be undertaken during the groundworks stage of development, which will comprise the mechanical excavation of the foundations, services and access for the nine new detached bungalows. 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.*

S5 *The project archive will be deposited with the Lincoln Museum and the final project report will be submitted to the Lincolnshire Historic Environment Record to discharge the relevant planning conditions.*

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

1.1 The development site is situated on land off the western frontage of Crossgate Lane at National Grid Reference TF 2420 2636 and at a height of approximately 4mAOD. The development site situated within a suburb of Pinchbeck, known as Crossgate and within the modern civil parish of Pinchbeck, administrative district of South Holland, county of Lincolnshire.

1.2 The development site is situated within the flat and low-lying Lincolnshire Fens. The development site is located on deep stoneless coarse silty soils of the Wisbech Series, which have developed on deposits of marine alluvium and on Oxford Clays and Kellaways Beds of the Lower Jurassic.

2. Planning background [Figure 3]

2.1 This document comprises a Specification or a written scheme of investigation for archaeological monitoring and recording, which is to be maintained during the groundworks pertaining to the erection of nine new detached bungalows on land off Crossgate Lane, Pinchbeck, Lincolnshire, (Planning Reference: H14-0348-23).

2.2 This written scheme of archaeological investigation document is referred to in Condition 4 of the planning consent H14-0348-23 and will be submitted to the Lincolnshire County Council Historic Places Team and to the Local Planning Authority for approval in order to comply with this condition and to enable its discharge.

2.3 The archaeological monitoring and recording of the site groundworks for this proposed development shall be carried out in full accordance with this written scheme of

archaeological investigation document. This document sets out in detail how this will be accomplished.

2.4 The applicants will notify the Lincolnshire County Council Historic Places Team and the Local Planning Authority of the start date of the site groundworks as required by Condition 5 of the planning consent H14-0348-23 in order to comply with this condition and to enable its discharge.

2.5 Following the completion of the site work, a written report on the results of the archaeological monitoring and recording site work will be submitted to the Lincolnshire County Council Historic Places Team and to the Local Planning Authority for approval within three months following the completion of this site work, as required by Condition 6 of the planning consent H14-0348-23 in order to comply with this condition and to enable its discharge. This document sets out in detail how this will be facilitated.

2.6 The project archive including the report and any finds evidence recovered from the site will be deposited with the Lincoln Museum as required by Condition 6 of the planning consent H14-0348-23 in order to comply with this condition and to enable its discharge. This document sets out in detail with a methodology of how this will be facilitated.

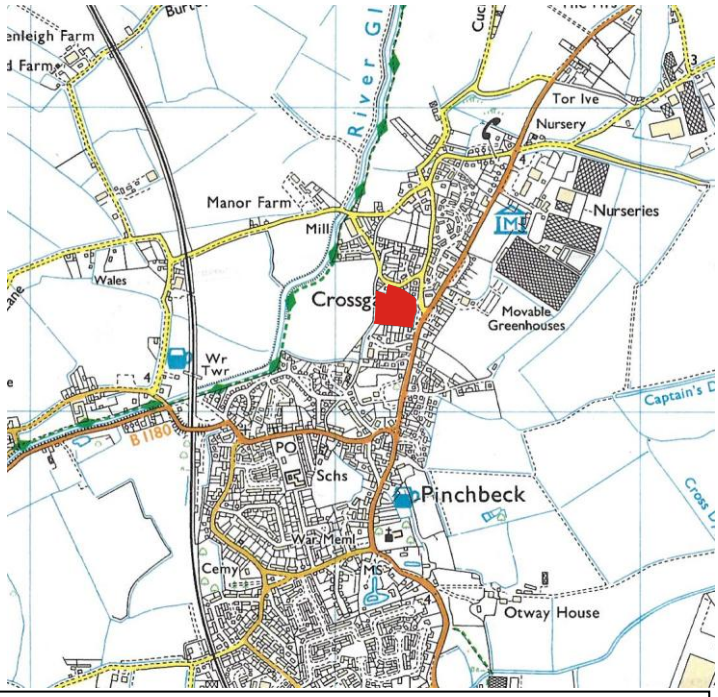


Figure 1: Site location at scale 1:25,000. The site is shown in red. (O.S. copyright licence number 100048723)

3. Historical and Archaeological Background

3.1 Background research sources were consulted at the Lincolnshire Archives, 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 centre of the development site. The National Heritage List of Historic England (NHL) was also consulted.

3.2 A Roman brass coin of Commodus was found in the gardens of Pinchbeck Hall in 1742 (HER MLI22418).

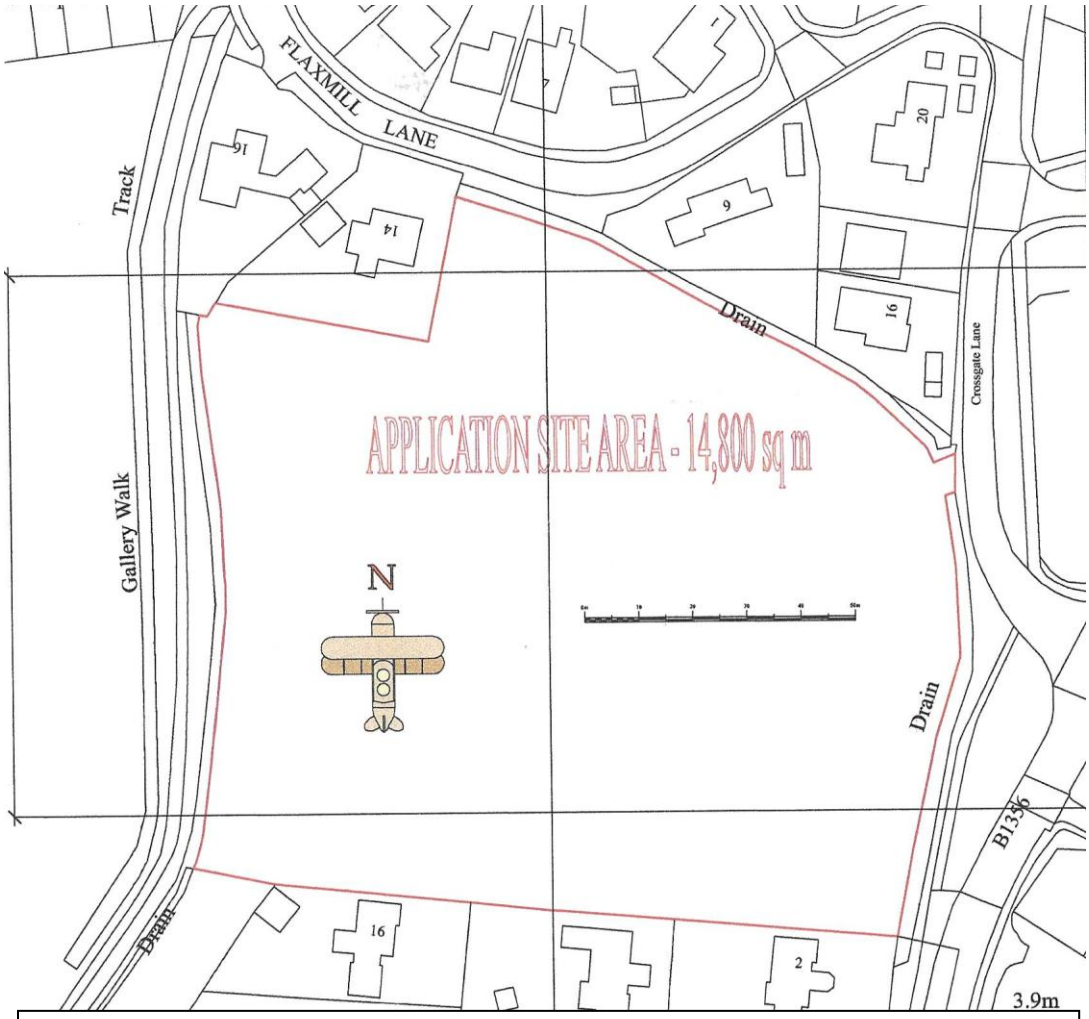


Figure 2: Plan showing the site location and existing layout of the development site at an original scale of 1:1,000 at A3, (extract from Architects plan)

3.3 A possible medieval settlement site close to the railway line to the west of Pinchbeck was recorded in 1995 as part of the Pinchbeck (West) Water Mains Improvement Scheme (HER MLI23536, ELI335, Site code PWM95). This was identified by fieldwalking survey which produced surface finds of sherds of medieval pottery. Stone building foundations are said to have been located during the mechanical cleaning of a ditch. The fieldwalking identified fifty sherds of medieval and early post-medieval pottery including surface scatters of medieval pottery and an occupation spread. Part of this settlement site is located within the southern portion of this development site. Here, five sherds of medieval pottery and later sherds of post-medieval pottery were found. This project also included a geophysical survey along the line of the water pipeline corridor (HER ELI2263, Site code: PWM95). Various recent anomalies were noted, but no anomalies of possible archaeological significance were recorded. This was also accompanied by an auguring survey (HER ELI2266, Site code: PWM95). This did not identify any archaeological features or finds.

3.4 Pinchbeck or Otway Hall is on the site of a former moated Tudor mansion, which was demolished in 1802 after which a successor building was constructed near to this site (HER MLI22417, NHL 1064434). The current Hall is Grade II listed and dates from the early 18h century. There is no indication on the ground of the site of the earlier building or



Figure 3: Plan showing the proposed layout of the development site at an original scale of 1:500 at A3, (extract from Architects plan)

moat. The current building was altered in 1802 and extended in 1909. A park is recorded at Pinchbeck Hall on the First and Second Edition O.S. maps of 1887 and 1906 (HER MLI98386).

3.5 A traphouse and stables to Pinchbeck Hall are Grade II listed and were built in 1802 (HER MLI94632, NHL 1359314).The buildings were extended in the mid 19th century. Pinchbeck Hall is also the site of a partially extant 19th century farmstead (HER MLI94632). This was arranged around a regular courtyard in an 'L'-plan. The farmhouse was detached from the main working complex. There has been a partial loss of traditional buildings on the site.

3.6 Rose Cottage at Pinchbeck is a partially extant 19th century farmstead (HER MLI122730). This was arranged around a regular courtyard with an 'L'-plan range with further detached outbuildings to the third side of the yard. The farmhouse was detached from the main working complex. There has been a partial loss of traditional buildings on the site.

3.7 There have been other previous archaeological investigations within the vicinity of this development site. In 2007, an archaeological watching brief took place on land adjacent to Church Street on the groundworks for a new residential development to the south of this development site (HER ELI7995, Site code: PCS98). This identified a series of medieval features on the site that included six ditches, two pits and a pond (HER MLI90816). One of the pits produced a significant quantity of finds of pottery that was indicative of settlement in the vicinity in the 12th century AD. Some of these medieval features were subsequently sealed by a medieval alluvial deposit, which suggested that a flooding episode had taken place here. Following this flood, further features were identified which produced finds of smaller amounts of medieval pottery, indicating that settlement had perhaps moved away from the site. This may have happened in the 14th and 15th centuries when the site may have been under an agricultural regime as suggested by the presence of ridge and furrow that had been previously recorded at the site.

3.8 Later post-medieval archaeological features identified by this watching brief also included pits, ditches, a gully and a ploughsoil horizon (HER MLI90818). Pottery of 18th-19th century date was recovered from these features along with post-medieval and modern glass, brick and tile fragments and a small assemblage of animal bone. Two undated ditches, a pit a posthole were also recorded by this watching brief (HER MLI90813). These undated features did not produce any finds.

3.9 In 2002, an archaeological watching brief took place on the groundworks for a new conservatory at 76, Milestone Lane (HER ELI3603, Site code: PML02). This identified post-medieval dumped and refuse deposits of 18th-19th century date, which had been laid down in order to build up ground levels. The finds from this included one sherd of 14th-15th century pottery (HER MLI81912).

3.10 In 2007, an archaeological watching brief took place on the groundworks for two new detached dwellings and garages (HER ELI8063, Site code: PIML07). This recorded a range of post-medieval and modern deposits. A post-medieval ditch and contemporary dumped deposits were recorded (HER MLI90962, ELI8063). The ditch corresponds to a boundary shown on a mid 19th century map of the area. The dumped deposits were laid down in order to build up ground levels here. The finds comprised two sherds of 19th century pottery and a third sherd of imported Chinese pottery.

3.11 In 2000, a geophysical survey took place on land off Millstone Lane (HER ELI1645, MLI81912, Site code: MLP00) in advance of new residential development. This was followed in 2001, by trial trenching prior to this new residential development and the

construction of an associated new lay-by (HER MLI81912, ELI2298, Site code: MLPB01). This evaluation on land off Milestone Lane and Bacon Lane recorded medieval settlement features, comprising sunken featured buildings and a north-south aligned linear feature. The sunken features comprised four earth cut and flat bottomed features, one of which had two sub-circular shaped hollows at its eastern end. A 12th-13th century AD pot was found at the base of this feature. These were interpreted as domestic buildings. The evaluation also recorded a series of other undated linear features, which were on a different south west-north-east alignment. The features had been backfilled during the 20th century.

3.12 In 2007, an archaeological evaluation took place on land at Flaxmill Lane (HER ELI7588, Site code: PBFL07). This did not identify any archaeolog9cal features, deposits or finds.

3.13 In 2016, an archaeological evaluation was carried out on land at Milestone Lane in advance of new residential development (Site code: PIML16). This site lay within the area of the medieval hamlet of Crossgate, to the north of the village of Pinchbeck. In the south-eastern part of the site, an early medieval property boundary ditch and two refuse pits were recorded. A further medieval field boundary ditch was also identified along with a pond, which were probably open during the post-medieval period. Possible briquetage of Anglo-Saxon date was recovered from a pit in the south-western part of the site and environmental samples taken from this site suggested domestic rather than industrial occupation. The finds from this evaluation comprised sherds of early medieval and post-medieval pottery, ceramic building material, animal bone, glass, two post-medieval shoe buckles, a crotal bell and a German jetton.

3.14 Copies of published Ordnance Survey (O.S.) maps were obtained from the online National Library of Scotland. The earliest map consulted comprised an extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1887. This map shows the area of this development site as occupying the northern portion of a much larger enclosure, that was bounded to the east by Crossgate Lane, to the north by Mill Lane and to the west by Gallery Walk. Rose Cottage was then the only dwelling which occupied this enclosure to the south-east.

3.15 This same layout to this development site is repeated on the subsequent Second Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1906, on the Provisional Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1951 and on the 1:10,560 scale Ordnance Survey (O.S.) map of 1956.

3.16 **Figure 2** shows the existing layout of the development site.

4. Aims and objectives of the project

4.1 The aims of the project are the continual archaeological monitoring and recording of the site groundworks during the construction stage of development, which will comprise the mechanical excavation of the foundations, access and services for the nine new detached bungalows.

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 This proposed development site is considered to lie within an area of high archaeological potential and within the bounds of the medieval and post-medieval hamlet settlements of Crossgate. Sherds of medieval and post-medieval pottery have been found within the area of this development site by fieldwalking survey. Previous archaeological investigations within the vicinity of this development site have also recorded other medieval and post-medieval settlement activity and finds. So it is considered that there will be a potential for further such settlement activity and finds to be made on this development site. The specific objectives of this archaeological monitoring will be to identify and record any archaeological features, structures, deposits or finds associated with this medieval and potential medieval settlement activity.

5. Methodology

5.1 The archaeological monitoring and recording will be undertaken during the groundworks phase of development, and will include the continual monitoring of the mechanical excavation of the foundations, access and services for the nine new detached bungalows The mechanical excavations will be undertaken using a toothless bucket. This will include the monitoring of stripped areas and of trench sections, which will be continually observed to identify any archaeological features and/or deposits which may be exposed.

5.2 Provision will be made to halt the site conduction works, if necessary, to enable the archaeological monitoring and recording to take place.

5.2 All work will be carried out according to the Chartered Institute for Archaeologists (CIfA) 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 Section drawings at a scale of 1:20 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.

5.6 Written descriptions detailing the nature of archaeological features and/or deposits encountered will be compiled on pro-forma context record sheets.

5.7 Provision will be made to extend the excavated trenches if it becomes necessary to establish the extent and/or character of any significant archaeological remains encountered.

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 local coroner's office and to Lincolnshire Portable Antiquities Scheme.

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 accordance with the *Burials Act* of 1857. In addition, any remains will be reported to the local Environmental Health Department. The local coroner and the police will also be informed, as well as all other interested parties including the client and the Lincolnshire County Council Historic Places Team, where appropriate and the *Burials Act* of 1857, will be quoted.

5.12 Environmental sampling will be undertaken (where appropriate) of the fills of relevant archaeological features and/or significant archaeological deposits. Sample sizes of not less than 40 litres will be taken from each fill/deposit or a 100% sample from smaller features according to the standards and guidelines as outlined in Campbell, G., Moffett, L., Straker, V, (2011), *Environmental Archaeology. A Guide to the Theory and Practice of Methods from Sampling and Recovery to Post Excavation,* (Second Edition, English Heritage).

5.13 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. Any specialist analysis of finds, including that of any significant finds recovered, will to be sent to local specialists (named and detailed below in Section 12.3 of this document) for analysis and reporting Any specialists find reports will be included in the final project report.

6.4 Any finds requiring specialist treatment and/or conservation will be sent to the Museum of London (MOLA) Conservation Services 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 Places 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 period of not less than fourteen days notice will be given to the Lincolnshire County Council Historic Places Team of the start date of this groundworks programme.

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 in writing with the Lincolnshire County Council Historic Places Team.

7.5 Arrangements will be made for the representative of the Lincolnshire County Council Historic Places 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 Places 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 Lincoln Museum, and to the standards and requirements as laid out in the Lincolnshire Archaeological Handbook (LCC, 2023) as well as in the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC, 1990) and *Standards in the Museum Care of Archaeological Collections* (Museum and Galleries Commission, 1992).

8.2 A unique accession number will be obtained from the Lincoln Museum for the site archive. This is LCNCC: 2024.34.

8.3 The archive will be deposited at the Lincoln Museum within six months of the completion of the fieldwork or to an otherwise agreed timescale.

9. Reporting procedures

9.1 A report detailing the findings of the archaeological monitoring will be completed within three months after the finalisation of the fieldwork. Any delays will be reported 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 and a list of contexts, and any specialist reports on finds from the site.

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), the planning department of 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, 2023) as well as in the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC, 1990) and *Standards in the Museum Care of Archaeological Collections* (Museum and Galleries Commission, 1992).

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 Places 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 Places Team and the client.

12. Resources

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

12.2 Should additional personnel be required, prior approval of the personnel will be sought from the local planning authority archaeologist prior to appointment.

12.3 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
Val Fryer	Environmental
Carol Allen	Neolithic and Bronze Age
Malin Holst	Osteoarchaeology
Jane Cowgill	Metallurgy

12.4 Small finds requiring conservation will be conserved by the Museum of London (MOLA) Conservation Services.

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

13. Insurance statement

13.1 Public indemnity of £2,000,000 and private indemnity insurance of £250.000 with Towergate Insurance.

14. Copyright

14.1 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.

15. Ownership

15.1 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.