NEVILLE HALL MIFA
FREELANCE ARCHAEOLOGIST & CONSULTANT

ARCHAEOLOGICAL MONITORING
ON LAND AT THE REAR OF
1, ROSE LANE,
PINCHBECK, LINCOLNSHIRE.

National Grid Reference: TF 2405 2556
Site Code: RLPI13
Accession No: LCNCC: 2013.98
Planning Reference: H14-0067-13

PREPARED FOR MR. DARREN WILSON

By

Neville Hall MIFA

April 2016

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Summary

The archaeological monitoring of the groundworks pertaining to the construction of a pair of new semi-detached residential dwellings on land at the rear of 1, Rose Lane, Pinchbeck, Lincolnshire was carried out by Neville Hall MIFA on the 7th of March 2016.

The archaeological monitoring identified a simple deposit sequence which consisted of a modern topsoil horizon, an undated buried soil or ploughsoil horizon and an underlying natural horizon of silt, which was recorded within four representative sections. This archaeological monitoring did not identify any archaeological activity on this site and there were no finds.

1. Introduction

1.1 Neville Hall MIFA was commissioned by Mr. Darren Wilson to undertake the archaeological monitoring of the groundworks pertaining to the construction of a pair of new semi-detached residential dwellings on land at the rear of 1, Rose Lane, Pinchbeck, Lincolnshire, centred at National Grid Reference TF 2405 2556. The archaeological monitoring was carried out at the development site on the 7th of March 2016.

1.2 The work was carried out according to the requirements of various archaeological conditions, which were attached to the granting of planning consent for this development by South Holland District Council, the Local Planning Authority, and acting on the advice of Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, in her capacity as archaeological advisor on planning issues to the District Council. This is in accordance with the principles established in *NPPF: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department of Culture, Media and Sport, 2010), *Standard and guidance for archaeological watching briefs* (IFA, 2008).

1.3 Copies of the final report will be deposited with the client, Ms Louise Jennings, the Planning Department of South Holland District Council, the Lincolnshire Heritage Environment Record (HER) and The Collection, Lincoln, along with an ordered project archive for long term storage and curation.

2. Site Location and Description

2.1 The development site is situated within the historic core and the central area of the settlement of Pinchbeck and on land that is situated at the rear of 1, Rose Lane. The development site is located at National Grid Reference TF 2405 2556 and at a height of approximately 4mAOD. The village of Pinchbeck is located approximately 2km to the north-west of Spalding. Pinchbeck is located in the modern civil parish of the same name, administrative district of South Holland, county of Lincolnshire [**Figures 1 and 2**].

2.2 The settlement of Pinchbeck is located 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 [Soil Survey, 1983; BGS, 1992].

3. Planning Background

3.1 A planning application for the proposed erection of a pair of new semi-detached residential dwellings on land at the rear of 1, Rose Lane, Pinchbeck, Lincolnshire (Planning Reference: H14-0067-13) has been submitted to and granted consent by South Holland District Council, the Local Planning Authority [**Figure 3**]. However, as the proposed development was situated within a perceived archaeologically sensitive area, archaeological conditions (Nos. 3-5) were attached to this consent. Following the receipt of an Archaeological Brief for this planning consent by Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, it was established that the requirement for the fulfilment of these conditions would be the archaeological monitoring of all groundworks during the construction stage of development at the site.

3.2 A specification or a written scheme of works for the archaeological monitoring was subsequently submitted to and approved by Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team (on behalf of the LPA) prior to the

commencement of the on-site works as required by Condition No. 3 of this planning consent.

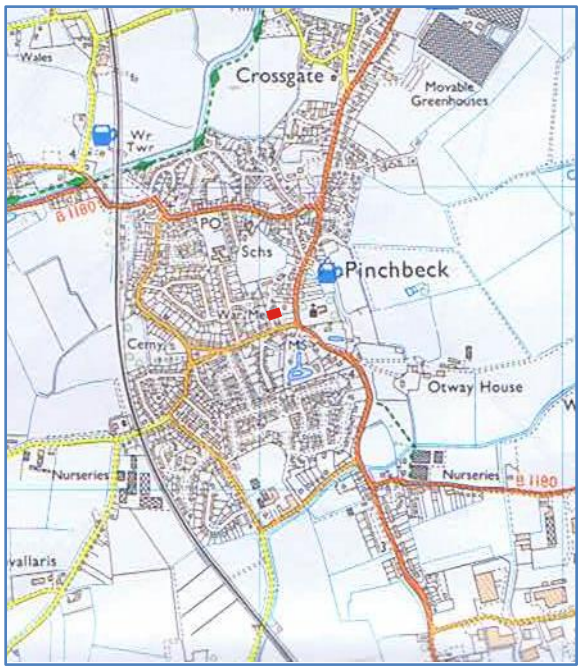

Figure 1: Site location at scale 1:25,000.The site is shown in red. (O.S. copyright licence number 100048723)

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

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

4. Aims and Objectives of the Archaeological Monitoring

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

4.2 The objectives of the project were:

To establish the presence/absence of archaeological remains within the area of the development site.

To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.

To allow the preservation by record of archaeological deposits.

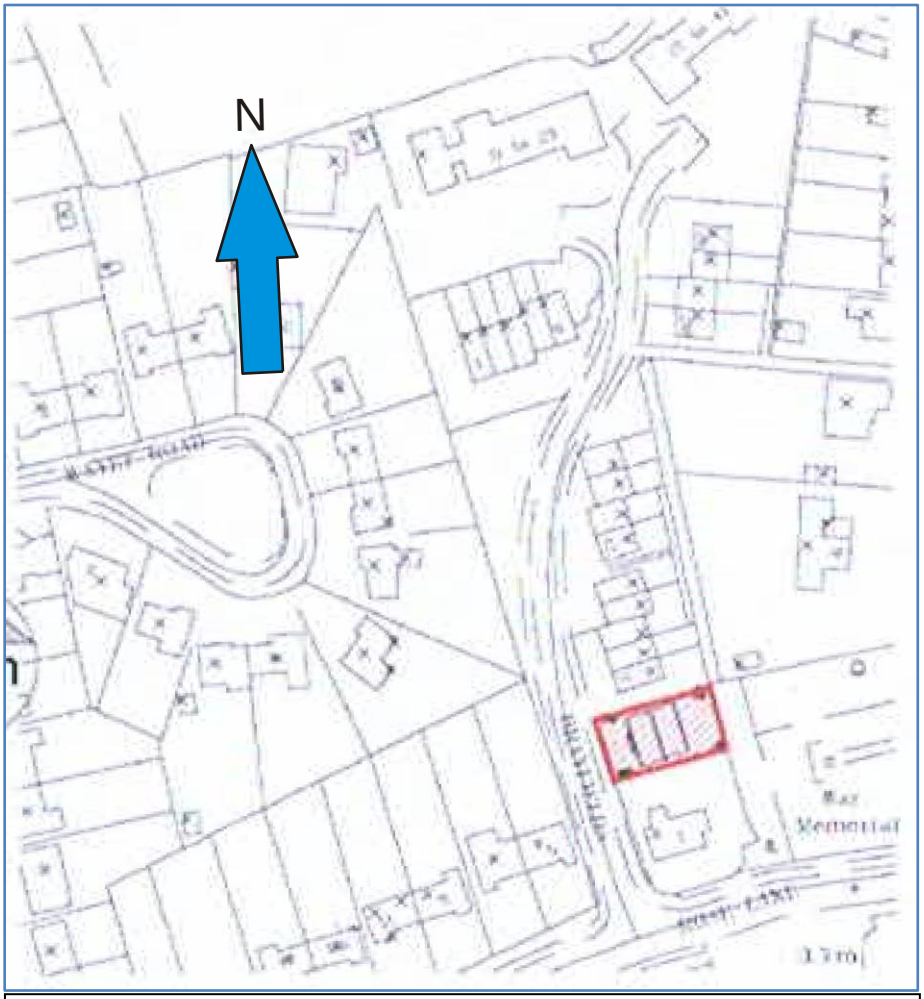

Figure 2: Site location at an original scale of 1:100, (not to scale). The site is shown outlined in red.

4.3 The development site is situated within the historic core of the late Anglo-Saxon, medieval and post-medieval settlements of Pinchbeck. A possible medieval moated site is located to the south of the development site. It was considered very likely that archaeological activity associated with these settlements and with the nearby moated site would be encountered during the archaeological monitoring of the groundworks. Thus, the specific objectives of the project were to record any archaeological features, deposits, structures and finds associated with nearby moated site and with the late Anglo-Saxon, medieval and post-medieval settlements of Pinchbeck.

5. Archaeological and Historical Background

5.1 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 1km radius centred on the development site.

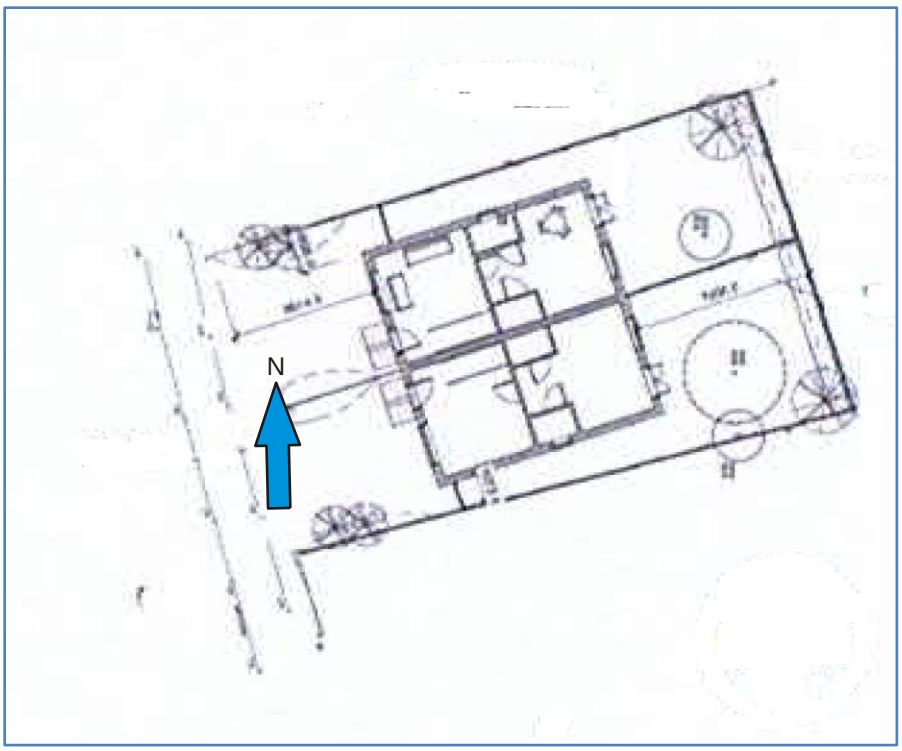

Figure 3: Block Plan Showing the Layout of the Development Site at an original scale of scale 1:200, (not to scale).

5.2 There were no finds or archaeological activity attributed to the prehistoric periods within the study area.

5.3 A coin of Commodus was found in the gardens of Pinchbeck Hall in 1742 (HER 22418).

5.4 The settlement of Pinchbeck or *Pincebec* is first documented in the Domesday Survey of AD1086 (HER 20150). Lands in the manor of Pinchbeck was held by Ivo Tallboys and by Guy of Craon. This settlement undoubtedly has late Anglo-Saxon origins from place name evidence. The place name is derived from the Old English *pinc* or minnow and the Old Norse *bekkr* or stream, hence 'the minnow stream'. Later medieval documentary references variously refer to this settlement as *Pincebek* (AD1200) and as *Pyncebec*k (AD1188-97) [Morris, 1986; Cameron, 1998; Mills, 1991; Ekwall, 1991].

5.5 The Grade I listed parish church is dedicated to St Mary (HER 22431). The church comprises a west tower, nave, aisles, chancel, south porch and a north chapel. The church is thought to date from cAD1150 and was built in the 12th century mainly in the Early English and Perpendicular styles of church architecture. It was substantially rebuilt in 1861. The present chapel and chancel were built in AD1350 and the west tower was added in AD1380. It is reputed that an earlier Anglo-Saxon church may also have stood on this site. Norman remains are visible in the north wall of the nave and in the west wall of the transept. The base of a medieval stone cross is located nearby in the churchyard (HER 22432).

5.6 Guildhall Drive is now occupied by a modern housing estate, but was formerly the site of the medieval Guildhall (HER 22424). Sherds of medieval pottery were found at this location in 1964-5. Other sherds of medieval pottery have been found close to the site of a primary school in Pinchbeck in 1964-5 (HER 22427).

5.7 A possible medieval moated site comprising at least one moat-like earthwork is located to the south of the development site (HER 22425).

5.8 A medieval moated site is located at Otway House to the east of the development site (HER 20144). The moat has been converted into a ha-ha, though there is no trace of a moat on the 1904 O.S. map. Pinchbeck or Otway Hall, named after families which once occupied it, was a moated site, though apparently comprised a Tudor mansion. The Tudor building was demolished in 1802 and a successor built near the site (HER 22417). The present Pinchbeck or Otway Hall is of entirely 19th century origin. There is no indication on this site of the earlier Tudor house and also no trace of a moat on the ground. The Hall was extended in 1909. An associated parkland is featured at the Hall on the First and Second Edition O.S. maps of 1890 and 1905 (HER 25720).

5.9 A bronze key of post-medieval date was found in 1963 during the excavations for a new house at Wayet Road (HER 22422).

5.10 An archaeological watching brief on land at Knight Street in 2001 identified a number of undated pits (HER 23843). The pits were very similar to other pits of known post-medieval date and so may be attributed to the same period. Along with these post-medieval pits, a contemporary posthole was also found on this same watching brief (HER 23847). The post-medieval pits were interpreted as refuse pits indicative of contemporary domestic activity in the vicinity. The watching brief also located three brick wells and a brick built cellar relating to a domestic building in the locality.

5.11 A number of Grade II listed buildings are located within the study area. These comprise: 39, Church Street, a late 18th century house with 20th century alterations (HER 25161); the War Memorial, located to the immediate east of the development site and constructed in 1920 (HER 25168); 41-45 Church Street, a pair of early 18th century cottages altered in the 19th century (HER 25293); The Vicarage, a building dated to 1772, but may incorporate earlier works (HER 25295); West End Lodge, 88 Knight Street, a house dated to about 1830 (HER 25414); a store at The Vicarage, dating from the mid 18th century and altered in the 19th century, a former detached kitchen, (HER 25416); stables and traphouse at The Vicarage, now stores and a garage, dating from the late 18th century and extended in the 19th century, (HER 25490); 47, Church Street, a house dating to the mid 18th century with late 19th century alterations (HER 25418); the barn to 47, Church Street, dating from the mid 18th century with 19th and 20th century alterations, (HER 25162); Graft House, wall and store, 13, Knight Street, a wall and former detached kitchen, now a store dating to 1733 and altered in the mid 19th century, (HER 25165); Otway House, dating to about 1812 and altered in the mid 19th century (HER 25472) and a traphouse and stables at Pinchbeck Hall, built in 1802 and extended in the mid 19th century, (HER 25491).

5.12 A Baptist chapel was opened in 1844 in Bear Lane and a second and the present Baptist chapel on Knight Street in 1895 (HER 25677). An associated burial ground is located to the north-west.

5.13 Possible modern stocks are located in Pinchbeck (HER 22433). They probably occupy the site of earlier stocks.

5.14 An archaeological watching brief on land adjacent to Herring Lane in 1996 did not identify any archaeological activity (HER 20150).

5.15 A map regression exercise was undertaken using published Ordnance Survey (O.S.) maps from the Lincolnshire Archives and the local studies collections of the Lincoln Central Library. The earliest map consulted comprised an extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1891. This map shows the

area of the development site as lying within an open field. In the immediate vicinity and to the south of the development site is a probable cottage with rear outbuilding fronting onto the northern side of Rose Lane and in turn contained within two smaller enclosures. The same layout to the area of the development site is shown on the subsequent Second Edition six inch to one mile scale Ordnance Survey (O.S,) map of 1906.

5.16 The extract from the 1932 Edition six inch to one mile scale Ordnance Survey (O.S,) map features the same layout to the area of the development site with the Grade II listed War Memorial shown to the immediate east. This is repeated on the 1:10,560 scale Ordnance Survey (O.S.) map of 1956.

6. Methodology

6.1 The archaeological monitoring was undertaken by Neville Hall MIFA at the development site on the 7th of March 2016. This comprised the continual archaeological monitoring and recording of the groundworks which comprised the mechanical excavation of the foundations for the new residential dwellings along with limited internal ground reduction within the new build area. The mechanical excavations were undertaken using a 5-ton 360º mechanical excavator fitted with a 0.70m wide toothless bucket.

6.2 Where necessary, surfaces were hand cleaned for examination and recording, and the deposits observed were recorded on standard *pro-forma* context recording sheets. A plan at a scale of 1:50 was compiled on site of the monitored groundworks. This is reproduced at the same scale in this report on **Figure 4**. This plan was also used to plot the location of the four sections of the recorded deposit sequence [designated as **Representative Sections 1-4**]. These sections were also compiled on site at a scale of 1:20 and are similarly reproduced at this same scale on **Figure 5.** A digital colour photographic record was also maintained, which is reproduced in **Appendix 1, Plates 1-24**. A list of contexts recorded is reproduced in **Appendix 2**.

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

7. Results [Figures 4-5; Appendix 1; Plates 1-24]

7.1 The mechanical excavation of the foundations for the new residential dwellings were the subject of continual archaeological monitoring and recording. The site had been cleared of vegetation prior to arrival [**Plates 1-2**]. The foundations were then set out [**Plate 3**].

7.2 The foundations were excavated under archaeological supervision, to varying lengths, to a uniform width of 0.70m and to depths of between 0.70m-0.80m below ground levels. Limited internal ground reduction also simultaneously took place to depths of between 0.20m-0.25m below ground levels [**Plates 4-7, 9, 11-14, 16-21 and 23-24**]. This ground reduction was confined to within the topsoil horizon (**001**). All newly exposed surfaces were walked over and were scanned for any surface finds. A large tree throw was exposed in the south-eastern corner of the new build area.

7.3 No archaeological activity was identified on this site and there were no finds. The findings comprised a deposit sequence which consisted of a modern topsoil horizon (**001**), an undated buried soil or ploughsoil horizon (**002**) and an underlying natural horizon of silt (**003**), which extended to the base of these excavations. This deposit sequence was recorded within a total of four representative sections, which were designated as **Representative Sections 1-4** [**Plates 8, 10, 15 and 22**].

8. Discussion and Conclusions

8.1 The archaeological monitoring of the groundworks on this site did not identify any archaeological activity or finds which would be associated with the nearby moated site or with the late Anglo-Saxon, medieval or the post-medieval settlements of Pinchbeck.

8.2 The archaeological monitoring identified a simple deposit sequence which consisted of a modern topsoil horizon, an undated buried soil or ploughsoil horizon and an underlying natural horizon of silt, which was recorded within four representative sections. This archaeological monitoring did not identify any archaeological activity on this site and there were no finds.

9. Effectiveness of Methodology and Confidence Rating

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

10. Acknowledgements

10.1 Thanks are gratefully extended to Mr. Darren Wilson for commissioning this work. Thanks are also extended to Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, and to the staff of the Lincolnshire Heritage Environment Record, the Lincoln Local Studies Library and the Lincolnshire Archives for their kind assistance.

11. Bibliography

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Extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1891, map sheet no. Lincolnshire 134SW.

Extract from the Second Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1906, map sheet no. Lincolnshire 134SW.

Extract from the 1932 Edition six inch to one mile scale Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 134SW.

Extract from the 1:10,560 scale Ordnance Survey (O.S). map of 1956, map sheet no. TF 22 NW.

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

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

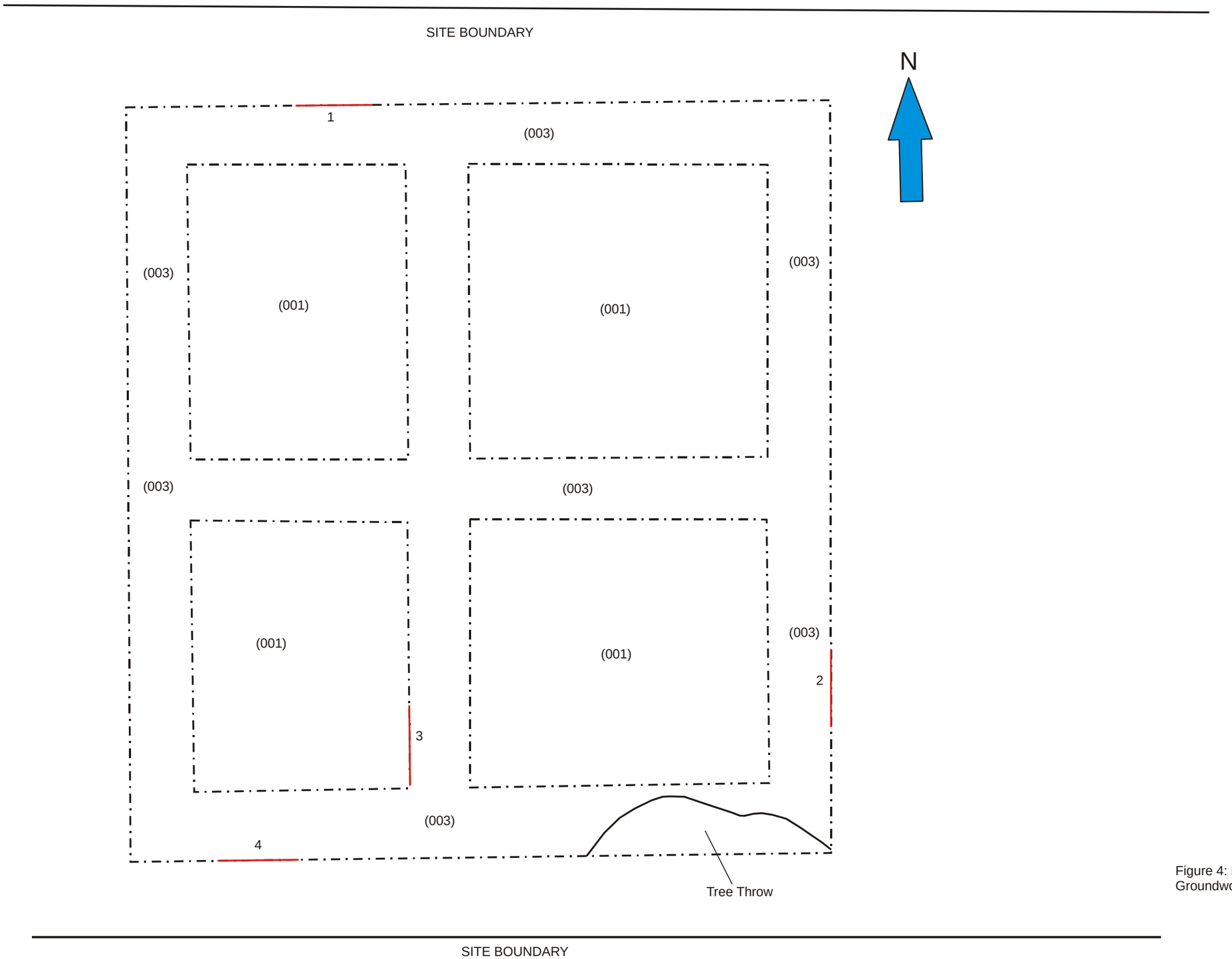

Figure 4: Plan of the Monitored Groundworks at a scale of 1:50

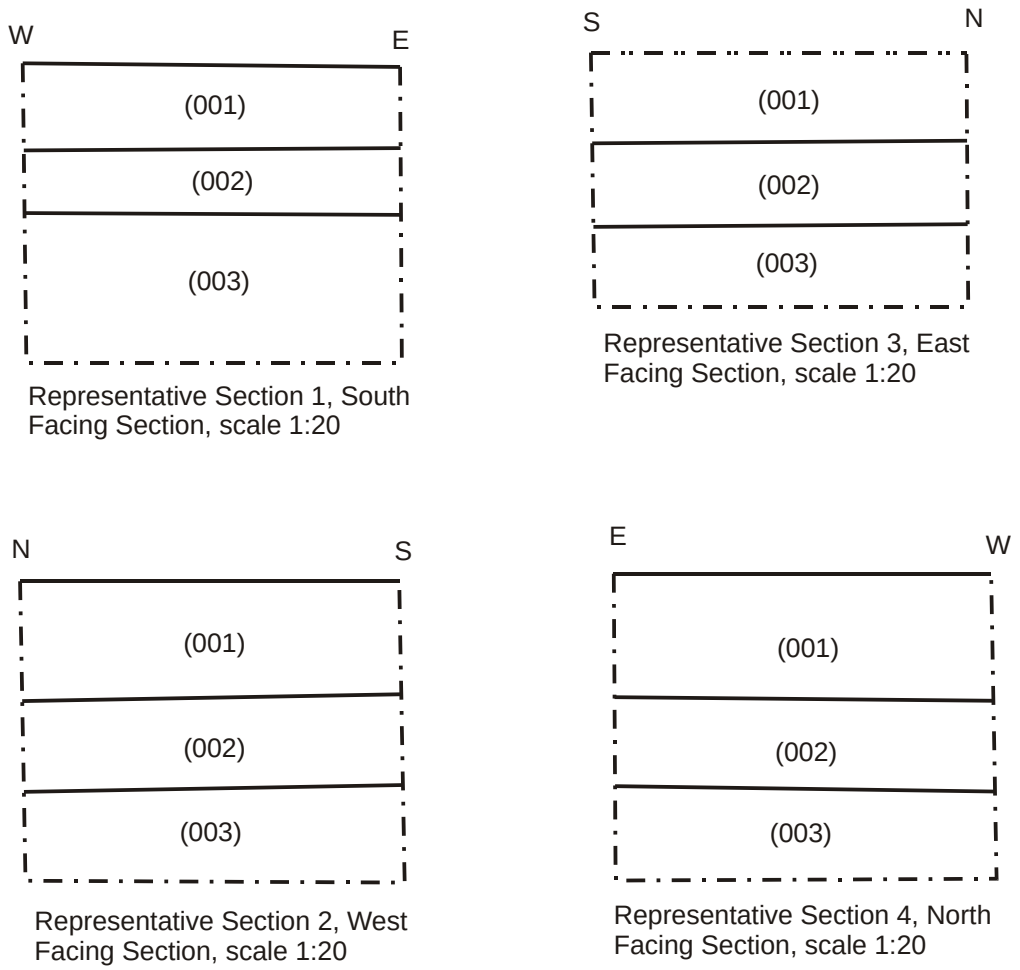

Figure 5: Representative Sections 1-4 at a scale of 1:20

Appendix 1: Plates

Plate 1: Pre-groundworks, from the east

Plate 2: Pre-groundworks, from the west

Plate 3: Set out foundations, from the east

Plate 4: Excavation of the foundations, from the east

Plate 5: Excavation of the foundations, from the east

Plate 6: Excavation of the foundations, from the west

Plate 7: Excavation of the foundations, from the east

Plate 8: Representative Section 1, from the south

Plate 9: Excavation of the foundations, from the east

Plate 10: Representative Section 2, from the west

Plate 11: Excavation of the foundations, from the east

Plate 12: Excavation of the foundations, from the east

Plate 13: Excavation of the foundations, from the east

Plate 14: Excavation of the foundations, from the east

Plate 15: Representative Section 3, from the east

Plate 16: Excavation of the foundations, from the east

Plate 17: Excavation of the foundations, from the east

Plate 18: Excavation of the foundations, from the east

Plate 19: Excavation of the foundations, from the east

Plate 20: Excavation of the foundations, from the west

Plate 21: Excavation of the foundations, from the east

Plate 22: Representative Section 4, from the north

Plate 23: Excavation of the foundations, from the east

Plate 24: Excavation of the foundations, from the east

Appendix 2: List of Contexts

001 Topsoil horizon. Soft, dark orange brown clayey silt with frequent small angular stones & small brick/tile fragments. Recorded within **Representative Sections 1-3**. Above (**002**). Depth - 0.31m.

002 Undated buried soil or ploughsoil horizon. Soft, light orange brown silt with frequent small brick/tile fragments & small fragments of charcoal & flecking. Recorded within **Representative Sections 1-3**. Below (**001**) and above (**003**). Depth - 0.23m.

003 Natural horizon. Soft, light orange brown silt. Recorded within **Representative Sections 1-3**. Below (**002**). Depth - >0.35m.

Appendix 3: The Archive

The archive consists of:

Three context records
A plan of the monitored ground works at a scale of 1:50 and four section drawings at a scale of 1:20 on one sheet of drawing film
Ten section drawings at a scale of 1:20
One context register
One photographic register

All records are currently held at:
38 Finningley Road
Lincoln
LN6 0UP

And will be deposited in due course at:

The Collection
Danes Terrace
Lincoln
LN2 1LP

Under the accession number **LCNCC: 2013.98** and site code **RLPI13**

Appendix 4: Photographic Register

PHOTOGRAPHIC RECORD SHEET

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

Frame	Comments	View	Scale	Init & Date	Site
	Identification Shot	N/A	N/A		
1	Pre-groundwork	E		AA 7/3/16	RLP113
2	" "	W		" "	"
3	Set out Foundations	E		" "	"
4	Excavation of the Foundations	E		AA 7/3/16	RLP113
5	Excavation of the Foundations	E		AA 7/3/16	RLP113
6	Excavation of the Foundations	W		AA 7/3/16	RLP113
7	Excavation of the Foundations	E		AA 7/3/16	RLP113
8	Representative Section 1	S		AA 7/3/16	RLP113
9	Excavation of the Foundations	E		AA 7/3/16	RLP113
10	Representative Section 2	W		AA 7/3/16	RLP113
11	Excavation of the Foundations	E		AA 7/3/16	RLP113
12	Excavation of the Foundations	E		AA 7/3/16	RLP113
13	Excavation of the Foundations	E		AA 7/3/16	RLP113
14	Excavation of the Foundations	E		AA 7/3/16	RLP113
15	Representative Section 3	E		AA 7/3/16	RLP113
16	Excavation of the Foundations	E		AA 7/3/16	RLP113
17	Excavation of the Foundations	E		AA 7/3/16	RLP113
18	Excavation of the Foundations	E		AA 7/3/16	RLP113

PHOTOGRAPHIC RECORD SHEET

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

Frame	Comments	View	Scale	Init & Date	Site
	Identification Shot	N/A	N/A		
19	Excavation of the Foundations	E		AA 7/3/16	RLP113
20	Excavation of the Foundations	W		AA 7/3/16	RLP113
21	Excavation of the Foundations	E		AA 7/3/16	RLP113
22	Representative Section 4	N		AA 7/3/16	RLP113
23	Excavation of the Foundations	E		AA 7/3/16	RLP113
24	Excavation of the Foundations	E		AA 7/3/16	RLP113

Appendix 5: OASIS Summary Sheet

OASIS DATA COLLECTION FORM: England

List of Projects | Manage Projects | Search Projects | New project | Change your details | HER coverage | Change country | Log out

Land to the Rear of 1, Rose Lane, Pinchbeck, Lincolnshire - Neville Hall MIFA

OASIS ID - nevilleh1-247929

Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nevillehallmifa@gmail.com	11 April 2016

Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

File submission and form progress

Grey literature report submitted?	Yes	Grey literature report filename/s	Sent by other means
Boundary file submitted?	No	Boundary filename	
HER signed off?		NMR signed off?	

Upload images | Upload boundary file | Request record re-opened | Printable version

Email Lincolnshire HER about this OASIS record

OASIS:

Please e-mail Historic England for OASIS help and advice

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Cite only: http://www.oasis.ac.uk/form/formctl.cfm?oid=nevilleh1-247929 for this page

Appendix 6: Specification for Archaeological Monitoring

Specification for Archaeological Monitoring On Land at the Rear of 1, Rose Lane, Pinchbeck, Lincolnshire.

Prepared for Mr. D. Wilson c/o Mr. Jason Wilson of Remway Design Ltd.

National Grid Reference: TF 2405 2556
Site Code: RLPI13
Accession No: LCNCC: 2013.98
Planning Reference: H14-0067-13

Prepared by Neville Hall MIFA, Freelance Field Archaeologist & Consultant

June 2013

S **Non-technical summary**

S1 A scheme of works comprising archaeological monitoring is required during the groundworks pertaining to the construction of a pair of new semi-detached residential dwellings on land at the rear of 1, Rose Lane, Pinchbeck, Lincolnshire.

S2 The development site is situated within an archaeologically sensitive area, an area of high archaeological potential, and within the historic core of the late Anglo-Saxon, medieval and post-medieval settlements of Pinchbeck. A possible medieval moated site is located to the south of the development site. It is considered very likely that archaeological activity associated with these settlements and with the nearby moated site 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 nearby moated site and with the late Anglo-Saxon, medieval and post-medieval settlements of Pinchbeck.

S3 The archaeological monitoring will be undertaken during the groundworks stage of development, which will comprise the mechanical excavation of the foundations and services for the new pair of semi-detached 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 [Figures 1 and 2]

1.1 The development site is situated within the historic core and the central area of the settlement of Pinchbeck and on land that is situated at the rear of 1, Rose Lane. The development site is located at National Grid Reference TF 2405 2556 and at a height of approximately 4mAOD. The village of Pinchbeck is located approximately 2km to the north-west of Spalding. Pinchbeck is located in the modern civil parish of the same name, administrative district of South Holland, county of Lincolnshire.

1.2 The settlement of Pinchbeck is located 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

2.1 This document comprises a Specification or a written scheme of works for archaeological monitoring which is to be maintained during the groundworks pertaining to the construction of a new pair of semi-detached residential dwellings on land at the rear of 1, Rose Lane, Pinchbeck, Lincolnshire (Planning Reference: H14-0067-13).

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 1km radius centred on the development site.

3.2 There were no finds or archaeological activity attributed to the prehistoric periods within the study area.

3.3 A coin of Commodus was found in the gardens of Pinchbeck Hall in 1742 (HER 22418).

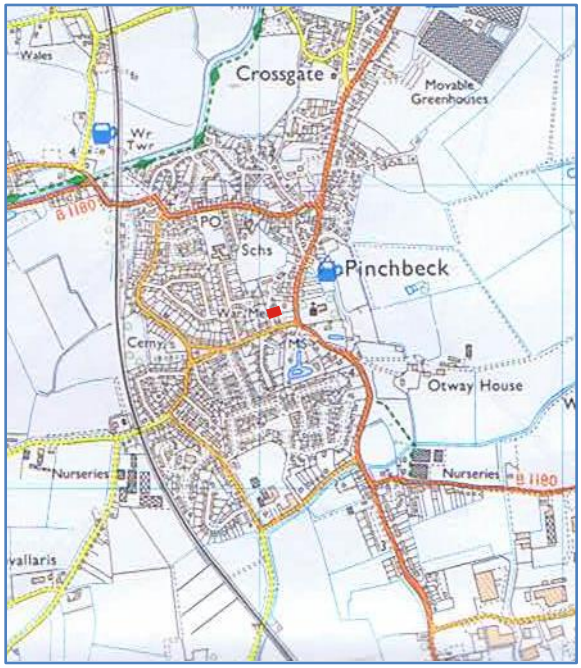

Figure 1: Site location at scale 1:25.000. The site is shown in red. (O.S. copyright licence number 100048723)

3.4 The settlement of Pinchbeck or *Pincebec* is first documented in the Domesday Survey of AD1086 (HER 20150). Lands in the manor of Pinchbeck was held by Ivo Tallboys and by Guy of Craon. This settlement undoubtedly has late Anglo-Saxon origins from place name evidence. The place name is derived from the Old English *pinc* or minnow and the Old Norse *bekkr* or stream, hence 'the minnow stream'. Later medieval documentary references variously refer to this settlement as *Pincebek* (AD1200) and as Pyncebeck (AD1188-97).

3.5 The Grade I listed parish church is dedicated to St Mary (HER 22431). The church comprises a west tower, nave, aisles, chancel, south porch and a north chapel. The church is thought to date from cAD1150 and was built in the 12th century mainly in the Early English and Perpendicular styles of church architecture. It was substantially rebuilt in 1861. The present chapel and chancel were built in AD1350 and the west tower was added in AD1380. It is reputed that an earlier Anglo-Saxon church may also have stood on this site. Norman remains are visible in the north wall of the nave and in the west wall of the transept. The base of a medieval stone cross is located nearby in the churchyard (HER 22432).

3.6 Guildhall Drive is now occupied by a modern housing estate, but was formerly the site of the medieval Guildhall (HER 22424). Sherds of medieval pottery were found at this location in 1964-5. Other sherds of medieval pottery have been found close to the site of a primary school in Pinchbeck in 1964-5 (HER 22427)

3.7 A possible medieval moated site comprising at least one moat-like earthwork is located to the south of the development site (HER 22425).

3.8 A medieval moated site is located at Otway House to the east of the development site (HER 20144). The moat has been converted into a ha-ha, though there is no trace of a moat on the 1904 O.S. map. Pinchbeck or Otway Hall, named after families which once occupied it, was a moated site, though apparently comprised a Tudor mansion. The Tudor building was demolished in 1802 and a successor built near the site (HER 22417). The present Pinchbeck or Otway Hall is of entirely 19th century origin. There is no indication on this site of the earlier Tudor house and also no trace of a moat on the ground. The Hall was extended in 1909. An associated parkland is featured at the Hall on the First and Second Edition O.S. maps of 1890 and 1905 (HER 25720).

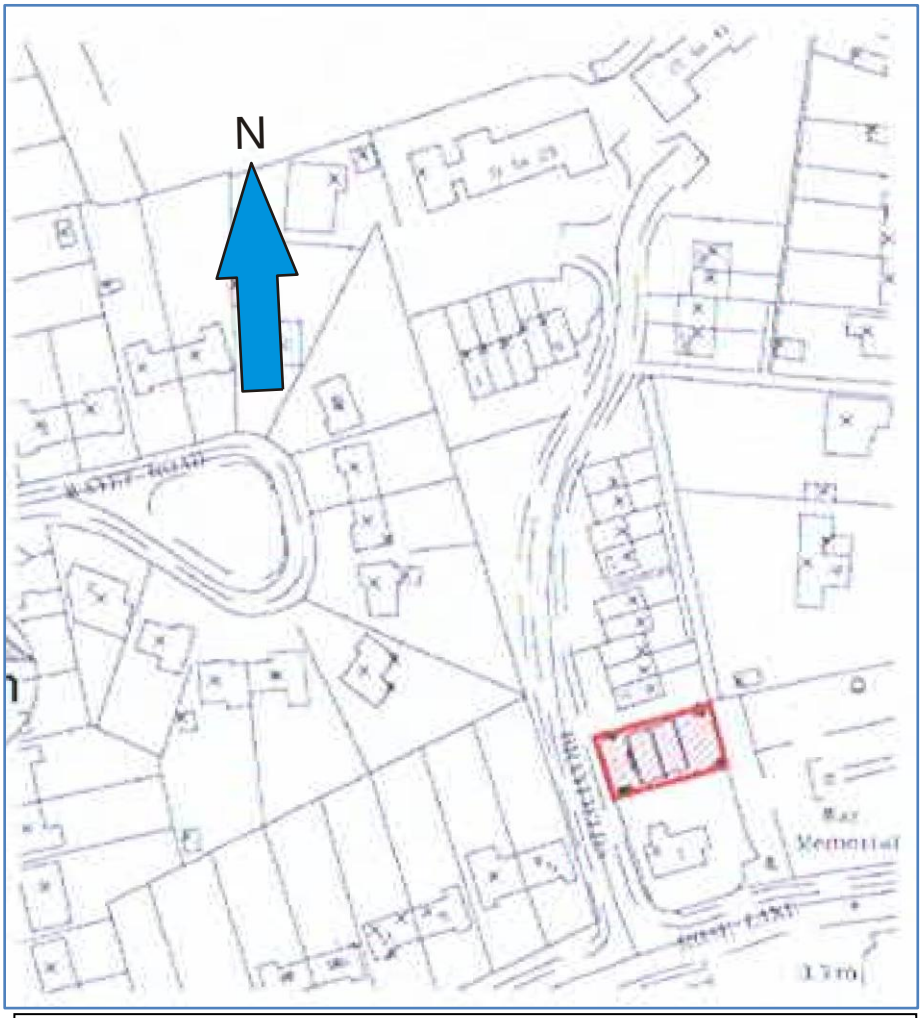

Figure 2: Site location at an original scale of scale 1:1,00, (not to scale). The site is shown outlined in red.

3.9 A bronze key of post-medieval date was found in 1963 during the excavations for a new house at Wayet Road (HER 22422).

3.10 An archaeological watching brief on land at Knight Street in 2001 identified a number of undated pits (HER 23843). The pits were very similar to other pits of known post-medieval date and so may be attributed to the same period. Along with these post-medieval pits, a contemporary posthole was also found on this same watching brief (HER 23847). The post-medieval pits were interpreted as refuse pits indicative of contemporary

domestic activity in the vicinity. The watching brief also located three brick wells and a brick built cellar relating to a domestic building in the locality.

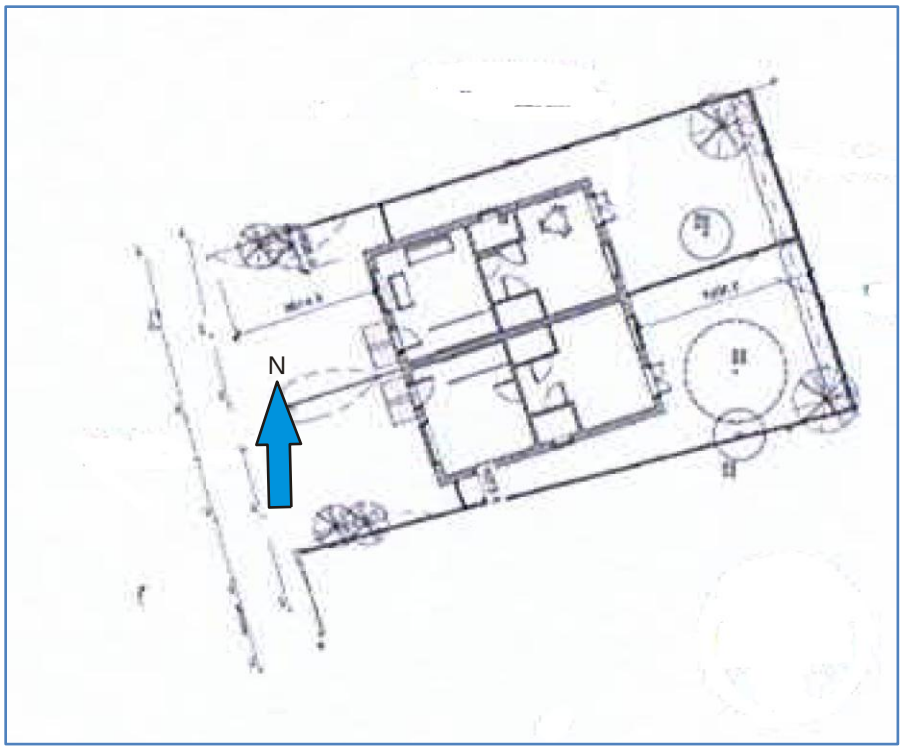

Figure 3: Block Plan Showing the Layout of the Development Site at an original scale of scale 1:200, (not to scale).

3.11 A number of Grade II listed buildings are located within the study area. These comprise: 39, Church Street, a late 18th century house with 20th century alterations (HER 25161); the War Memorial, located to the immediate east of the development site and constructed in 1920 (HER 25168); 41-45 Church Street, a pair of early 18th century cottages altered in the 19th century (HER 25293); The Vicarage, a building dated to 1772, but may incorporate earlier works (HER 25295); West End Lodge, 88 Knight Street, a house dated to about 1830 (HER 25414); a store at The Vicarage, dating from the mid 18th century and altered in the 19th century, a former detached kitchen, (HER 25416); stables and traphouse at The Vicarage, now stores and a garage, dating from the late 18th century and extended in the 19th century, (HER 25490); 47, Church Street, a house dating to the mid 18th century with late 19th century alterations (HER 25418); the barn to 47, Church Street, dating from the mid 18th century with 19th and 20th century alterations, (HER 25162); Graft House, wall and store, 13, Knight Street, a wall and former detached kitchen, now a store dating to 1733 and altered in the mid 19th century, (HER 25165); Otway House, dating to about 1812 and altered in the mid 19th century (HER 25472) and a traphouse and stables at Pinchbeck Hall, built in 1802 and extended in the mid 19th century, (HER 25491).

3.12 A Baptist chapel was opened in 1844 in Bear Lane and a second and the present Baptist chapel on Knight Street in 1895 (HER 25677). An associated burial ground is located to the north-west.

3.13 Possible modern stocks are located in Pinchbeck (HER 22433). They probably occupy the site of earlier stocks.

3.14 An archaeological watching brief on land adjacent to Herring Lane in 1996 did not identify any archaeological activity (HER 20150).

3.15 A map regression exercise was undertaken using published Ordnance Survey (O.S.) maps from the Lincolnshire Archives and the local studies collections of the Lincoln Central Library. The earliest map consulted comprised an extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1891. This map shows the area of the development site as lying within an open field. In the immediate vicinity and to the south of the development site is a probable cottage with rear outbuilding fronting onto the northern side of Rose Lane and in turn contained within two smaller enclosures. The same layout to the area of the development site is shown on the subsequent Second Edition six inch to one mile scale Ordnance Survey (O.S,) map of 1906.

3.16 The extract from the 1932 Edition six inch to one mile scale Ordnance Survey (O.S,) map features the same layout to the area of the development site with the Grade II listed War Memorial shown to the immediate east. This is repeated on the 1:10,560 scale Ordnance Survey (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 new pair of 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 late Anglo-Saxon, medieval and post-medieval settlements of Pinchbeck. A possible medieval moated site is located to the south of the development site. It is considered very likely that archaeological activity associated with these settlements and with the nearby moated site 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 nearby moated site and with the late Anglo-Saxon, medieval and post-medieval settlements of Pinchbeck.

5. Methodology

5.1 The archaeological monitoring will be undertaken during the groundworks phase of development, and will include the **continual monitoring** of any topsoil stripping, of the excavations of foundations and service trenches, and of any other ground disturbances.

5.2 All work will be carried out according to the Institute of Field Archaeologists (IFA) standards, and will be under the management of a Member of the IFA (MIFA).

5.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.

5.4 A Risk Assessment will be prepared for the site.

5.5 Stripped areas and trench sections will be continually observed to identify any archaeological features and/or deposits which may be exposed.

5.6 Section drawings at a scale of 1:10 will be made of any archaeological features identified in the course of the groundworks, including representative sections of trenches at appropriate intervals. These will be related to a site plan drawing at a scale of 1:50, which may also record archaeological features and/or deposits identified. Any significant archaeological features in plan will also be recorded at a scale of 1:20.

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

5.8 Any finds recovered will be bagged and labelled for further analysis. All relevant finds will be ordered into an archive. Most modern material will not be retained, although notes will be made of the appropriate context. An appropriate sample of materials such as ceramic building materials will be made.

5.9 Any and all artefacts found during the monitoring and thought to come under the provisions of the *Treasure Act* (1996), will be removed from the site to a secure location, and will be promptly reported to the appropriate coroner's office. The local Portable Antiquities Scheme Officer will also be notified.

5.10 Throughout the monitoring a digital photographic record will be compiled, and will comprise an overview of the site prior to work starting, and during as well as after completion of the work, and will include any excavated features, sections and other relevant details that aid interpretation.

5.11 Should human remains be encountered, they will be left *in situ*, and only excavated if absolutely necessary. Proper respect will be accorded to these remains, which will be cleaned to allow positive identification. Should removal be required, the appropriate Ministry of Justice Licence will be obtained prior to the removal of the remains. In addition, any remains will be reported to the local Environmental Health Department, coroner and the police will be informed, where appropriate.

5.12 The fieldwork will be undertaken by Neville Hall MIFA. Additional personnel may be appointed if required.

6. Post-fieldwork methodology

6.1 On the completion of the fieldwork, all of the written, drawn and photographic records produced by the archaeological monitoring will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.

6.2 All finds recovered during the fieldwork will be washed, marked and packaged according to the deposit from which there were recovered. They will also be ordered into (and form part of) the site archive.

6.3 An assessment of significant finds will be made in light of general site information.

6.4 Any finds requiring specialist treatment and/or conservation will be sent to the Conservation Laboratory at The Collection, Lincoln, and in consultation with the relevant curator.

6.5 The site archive will be examined to enable the determination of various phases of activity on the site.

6.6 Relevant finds will be sent to specialists for identification and dating.

7. Monitoring arrangements

7.1 Provision will be made for Louise Jennings (of the Lincolnshire County Council Historic Environment Team on behalf of South Holland District Council, the Local Planning Authority) to monitor the works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.

7.2 A minimum notification period of not less than fourteen days of the start date of works on the site will be given to the Lincolnshire County Council Historic Environment Team.

7.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.

7.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with the Lincolnshire County Council Historic Environment Team.

7.5 Arrangements will be made for the representative of the Lincolnshire County Council Historic Environment Team (Ms Louise Jennings) 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 April 2014.

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, 2012).

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
James Rackham	Environmental
Carol Allen	Neolithic and Bronze Age
Laura Keal	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 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.