

**Specification for Archaeological Monitoring
on Land Opposite 233, Broadgate, Weston Hills,
Lincolnshire.**

**Prepared for Mr. Adrian Brotherton of Ashgrove
Associates on behalf of his clients - F. Earl & Son.**

National Grid Reference: TF 2755 1934

Site Code: BGWH18

Accession No: LCNCC: 2018.177

Planning Reference: H22-0558-18

**Prepared by Neville Hall, Freelance Field Archaeologist &
Consultant**

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Non-technical summary

- S1 *A scheme of works comprising archaeological monitoring and recording is required during the groundworks pertaining to the construction of three new residential dwellings on land opposite 233, Broadgate, Weston Hills, Surfleet, Lincolnshire.*
- S2 *The development site is situated within an area of high archaeological potential. The cropmarks of Iron Age and Romano-British settlement activity have been plotted from aerial photographic sources in the vicinity of this development site along with a Roman pottery scatter nearby. It is considered highly likely that similar such archaeological activity and finds may be encountered on this development site. The specific objectives of this archaeological monitoring will therefore be to record any archaeological features, deposits, structures or finds associated with this multi-period settlement activity.*
- 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 three new residential dwellings. Any archaeological features, structures and/or deposits will be recorded in writing, graphically and photographically.*
- S3 *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 proposed development site is situated on land off the western frontage of Broadgate and at the southern end of the village of Weston Hills. The proposed development site is located within the modern civil parish of Weston, administrative district of South Holland, county of Lincolnshire.
- 1.2 The development site is located in a flat and low-lying area within the Lincolnshire Fens. The development site is situated on deep stoneless calcareous coarse silty soils of the Wisbech Series, which have developed on marine alluvial deposits. These deposits in turn overlie the solid geology, which comprises Oxford Clays and Kellaway Beds of the Upper Jurassic.

2. Planning background [Figure 3]

- 2.1 This document comprises a Specification or a written scheme of works for archaeological monitoring and recording, which is to be maintained during the groundworks pertaining to the construction of three new residential dwellings on land opposite 233, Broadgate, Weston Hills, Lincolnshire (Planning reference: H22-0558-18).

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 that was centred on the development site.
- 3.2 The cropmarks of a prehistoric or Romano-British settlement are situated to the west of this development site (HER 24053). This was a complex settlement which may be possibly dated to the late Iron Age or Romano-British periods. The cropmark comprise boundary ditches, enclosure ditches and ring ditches or possible round houses.



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

- 3.3 A Roman settlement occurs to the south-east of this development site at Weston Farm (HER 20336). This is visible as a series of compact cropmarks of very small and irregular enclosures which have been plotted from aerial photographic sources. Drove roads and old watercourses also appear to be associated with this settlement.
- 3.4 The cropmarks of ring ditches occur to the south-east of this development site. These have been plotted from aerial photographic sources (HER 25801). These comprise a number of enclosures and circular cropmarks. The circular cropmarks have been interpreted as a series of ring ditches. These may be evidence of Iron Age or Romano-British settlement or salt making activity. They may also potentially be the remains of Bronze Age round barrows. There are also extinct watercourses in the vicinity and the cropmarks are on the high point of a north-south orientated roddon.
- 3.5 A small scatter of 2nd-4th century AD Roman pottery over a raised area has been found to the south-east of this development site (HER 22109).
- 3.6 Weston is a very common place name and is derived from the Old English *west* and *tun* or the 'west farmstead or village'. This settlement is first documented in the Domesday Survey of AD1086 as *Westune*.
- 3.7 The church of St John the Evangelist at Weston Hills is a chapel of ease that was built in 1888 (HER 23974). The building was altered in the 20th century. The building is Grade II listed and comprises a round north tower, a nave and a chancel.
- 3.8 Elderberry Hall at Weston Hills is a redeveloped 19th century farmstead (HER 26335). This is arranged around a regular courtyard with an 'L'-plan range with further detached buildings on the third side of the yard. The farmhouse was detached from the main working complex. The farmstead was within an isolated location.



Figure 2: Site location at an original scale of scale 1:2,500, (extract from Architects plan).

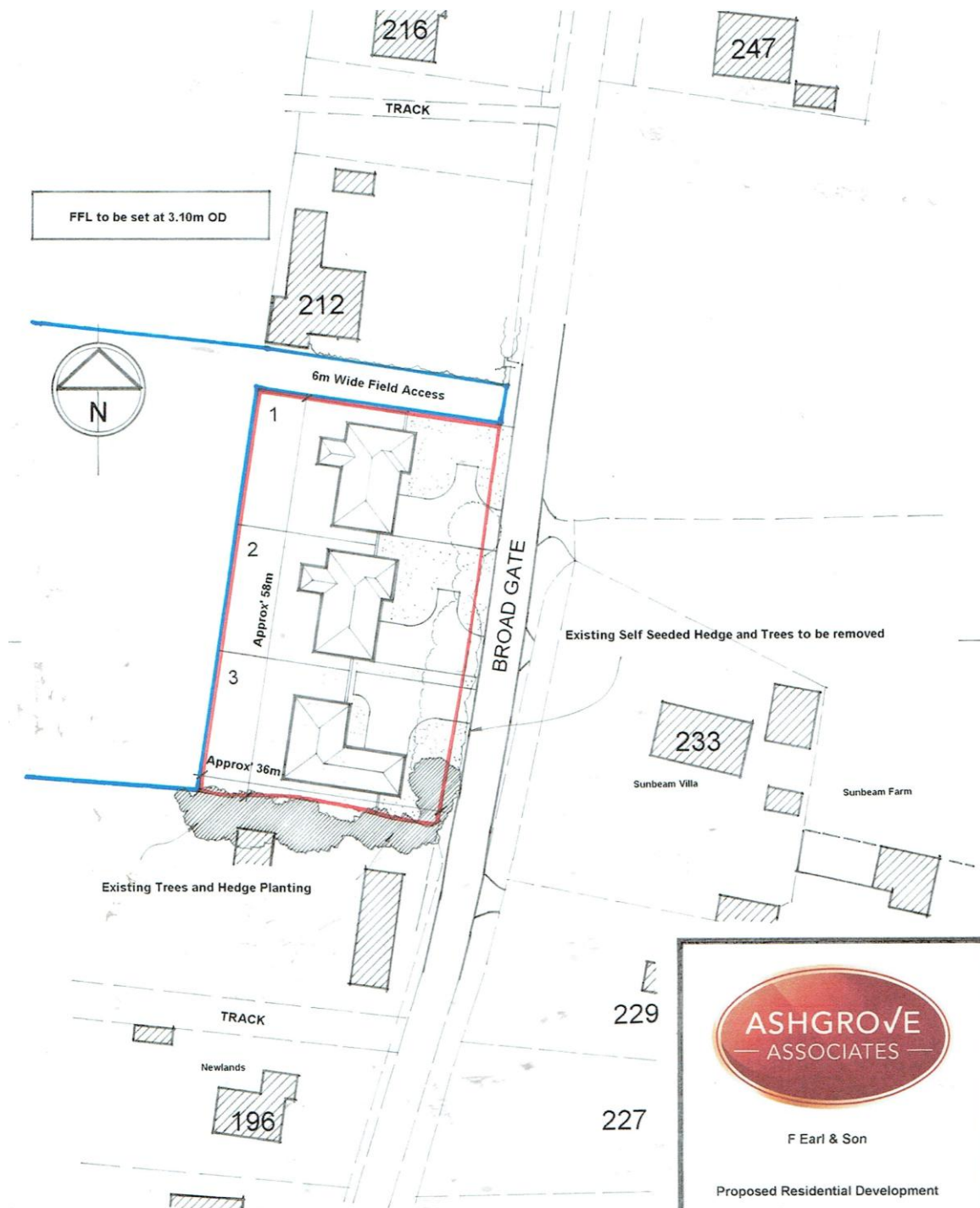


Figure 3: Block plan showing the proposed layout of the development site at an original scale of scale 1:500 at A3, (extract from Architects plan).

- 3.9 Sunbeam Villa at Weston Hills is a partially extant 19th century farmstead (HER 26333). This was arranged in a dispersed cluster plan. The farmhouse is attached to a range of working buildings. There has been a significant loss of traditional buildings. The farmstead was situated within a loose cluster.

- 3.10 An unnamed farmstead at Weston Hills is the site of a demolished 19th century farmstead (HER 26332). This was arranged around a regular courtyard in an 'L'-plan. The farmhouse was detached from the main working complex. The site was situated within a loose farmstead cluster.
- 3.11 An unnamed farmstead at Weston Hills is a partially extant 19th century farmstead (HER 26336). This was arranged in a row. The farmhouse was detached from the main working complex. There has been a partial loss of traditional buildings. The farmstead is in an isolated location.
- 3.12 An unnamed farmstead at Weston Hills is a 19th century farmstead (HER 26334). This was arranged in a row. The farmhouse was detached from the main working complex. The farmhouse is the only surviving structure. The farmstead was situated within a loose cluster.
- 3.13 The cropmarks of former and undated watercourses are situated to the east of Broadgate (HER 20345). These have been plotted as linear features from aerial photographic sources.
- 3.14 Copies of published Ordnance Survey maps were obtained from the Lincolnshire Archives and from the local studies collections of the Lincoln Central Library. The earliest map consulted comprised an extract from the First Edition 25 inch to one mile scale map of 1888. This features the area of the development site at the eastern end of an east-west orientated linear enclosure, off the western frontage of Broadgate and enclosed to the north and south by two drainage dykes.
- 3.15 This same layout to the development site is repeated on the subsequent Second 25 inch to one mile scale map of 1904, on the Provisional Edition six inch to one mile scale map of 1950, on the 1:10,560 scale map of 1956, on the 1:2,500 scale O.S. map of 1976 and on the 1:10,000 scale map of 1991.

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 three 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. The cropmarks of Iron Age and Romano-British settlement activity have been plotted from aerial photographic sources in the vicinity of this development site along with a Roman pottery scatter nearby. It is considered highly likely that similar such archaeological activity and finds may be encountered on this development site. The specific objectives of this archaeological monitoring will therefore be to record any archaeological features, deposits, structures or finds associated with this multi-period settlement activity.

5. Methodology

- 5.1 The archaeological monitoring will be undertaken during the groundworks phase of development, and will include the **continual monitoring** of any topsoil stripping, of the excavations of foundations and service trenches, and of any other ground disturbances. The mechanical excavations will be 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 they 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 representative of 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 April 2019.

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, 2018).
- 10.4 Should the results of the archaeological investigation merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology*.

11. Other factors (including contingency)

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

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

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

12. Variations to the proposed scheme

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

13. Resources

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

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

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

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

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

14. Insurance statement

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

15. Copyright

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

16. Ownership

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