

KETTLETHORPE HALL,  
KETTLETHORPE,  
LINCOLNSHIRE

ARCHAEOLOGICAL  
WATCHING BRIEF REPORT

Site code  
NGR:  
Planning Ref:  
LCCM Acc No:  
PCA Ref:

KETH 07

~~TF SK 84880 75593~~

SK 8482 7560

120599 &amp; 120561

2008.99

07/405

Report prepared for  
Savills (L&P) Ltd

S. Williams.

June 2008



Pre-Construct Archaeology (Lincoln)  
47 Manor Road  
Saxilby  
Lincoln  
LN1 2HX  
Tel. & Fax. 01522 703800

Conservation  
Services

13 AUG 2008

Conservation  
Services

13 AUG 2008

Conservation  
Services

13 AUG 2008

## CONTENTS

	Summary	1
1.0	Introduction	2
2.0	Site location and description	2
3.0	Planning background	2
4.0	Archaeological and historical context	2
5.0	Methodology	3
6.0	Results	3
7.0	Discussion and conclusion	4
8.0	Effectiveness of methodology	4
9.0	Acknowledgements	4
10.0	References	4
11.0	Site Archive	5

Appendix 1: Colour plates.

Appendix 2: Context descriptions.

Appendix 3: Pottery *Jane Young*

Appendix 4: Oasis documentation.

### List of Figures

**Fig.1:** General site location (scale 1:25,000 and 1:10 000).

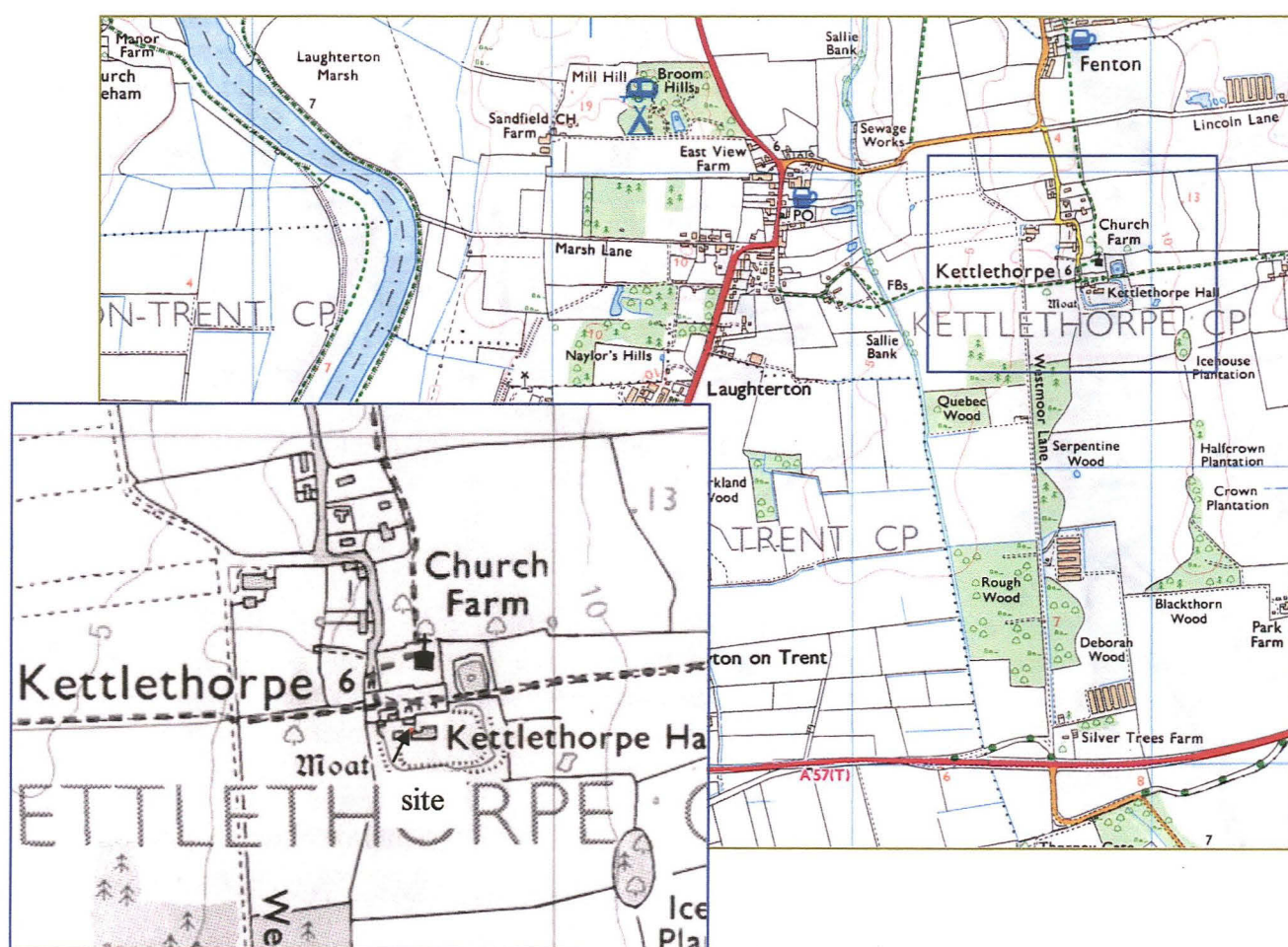
**Fig.2:** Detailed site location plan (Not to Scale).

**Fig.3:** Plan of area monitored (Scale 1:75) and Sections (Scale 1:50).



## Summary

- Between November 2007 and March 2008 a watching brief was undertaken by Pre-Construct Archaeology (Lincoln) for Savills (L & P) Ltd at Kettlethorpe Hall, Kettlethorpe, Lincolnshire (centred on NGR SK 84880 75593). This work included the monitoring of topsoil stripping and the excavation of foundation trenches.
- A range of post-medieval features were identified, including walls, made-ground deposits, a water cistern, a well and a lime slaking pit. These are likely to be associated with the current Hall building, which dates from the mid-19<sup>th</sup> century.



**Fig. 1:** General site location. Scale 1:25 000 and 1: 10 000. Site area shaded in red.  
(O.S. Copyright licence no. AL 51521 A0001)



## **1.0 Introduction**

Pre-Construct Archaeology (Lincoln) was commissioned by Savills (L & P) Ltd to undertake a comprehensive archaeological watching brief during the construction of an extension to Kettlethorpe Hall, Kettlethorpe, Lincolnshire (centred on NGR SK 84880 75593). These works were requested by West Lindsey District Council as a condition attached to a planning permission; an approach that is consistent with the recommendations of *Archaeology & Planning: Planning Policy Guidance Note 16* (Department of the Environment, 1990), *Standard and guidance for archaeological watching briefs* (IFA, 1999 *as revised*) and the LCC (1998) document *Lincolnshire Archaeological Handbook: A manual of Archaeological Practice*.

## **2.0 Site location and description (figs. 1 and 2)**

Kettlethorpe is approximately 14km northwest of Lincoln, in the administrative district of West Lindsey. The site consists of a small rectangular area, formerly occupied by outbuildings, to the immediate west of Kettlethorpe Hall. It lies between 4.00m-10.00m AOD and is centred on NGR SK 84880 75593. The drift geology of the local area is mapped as Glaciofluvial deposits of sand and gravels (BGS, 1999).

## **3.0 Planning background**

Full planning permission with listed buildings consent was granted for a two-storey extension to Kettlethorpe Hall (Planning Refs: 120599 & 120561). The planning permission was granted subject to conditions, including a scheme of archaeological works; to be conducted in accordance with a written scheme of archaeological investigation as recommended by the planning archaeologist for West Lindsey District Council.

## **4.0 Archaeological and historical context**

The origin of Kettlethorpe as a settlement is uncertain and it remains a matter of debate as to why it is not recorded in the Domesday Survey of 1086. It has been noted that a substantial part of the Well Wapentake is missing from the Survey, possibly suggesting that the assessment for these areas was lost (Cole 1911). It is also noted that Kettlethorpe, as well as Laughterton and Fenton, is missing from the subsequent Lindsey Survey of 1115 and as such the earliest origins still remain unclear (Foster and Longley 1924). Kettlethorpe is first recorded *c.*1225 as *Ketlethorp*; deriving from the Old Danish for 'a second settlement' (Cameron 1998).

The manor of Kettlethorpe is a moated manor that became the home of the Swynford family for 150 years, since it was conveyed to Sir Thomas Swynford in 1356 (Leach *et. al.* 1992). His successor Sir Hugh Swynford belonged to the retinue of John of Gaunt, Duke of Lancaster, the third son of Edward III and after Sir Hugh's death in 1372, his young widow Katherine became governess to John of Gaunt's children, before becoming his third wife in 1396 (Cole 1911). It is through Katherine Swynford that the Tudor, Stuart and Hanover Royal Houses trace their lines.

In 1383 Katherine Swynford obtained a licence from Richard II to enclose and make a park of 300 acres of land and woods within her manor of Kettlethorpe. Part of this



park's western boundary survives as Sallie Bank, extending for over 2km. The estate remained in private hands, although in due course passing from one family to another until 1830 when it was split up and sold off.

The current hall building dates mostly from the mid-19<sup>th</sup> century, with some 14<sup>th</sup> and 18<sup>th</sup> century features, set within the moated enclosure of the former 14<sup>th</sup> century hall. The 14<sup>th</sup> century stone gateway, with battlements and sunk moulds still survives. Period features that survive within the main house include a small oak-panelled room dating from the 17<sup>th</sup> century, an 18<sup>th</sup> century panelled dining room with stucco ceiling, and a 19<sup>th</sup> century marble fireplace (Pevsner 1989).

*18<sup>th</sup> Hall  
No - demolished  
c.1860 -  
rebuilt in  
present form  
AUT 9/1/8*

## 5.0 Methodology

The scheme required monitoring of an initial topsoil strip and the subsequent excavation of all foundation trenches by a competent archaeologist.

The field investigations resulted in the production of written descriptions on pro-forma record sheets. Colour slides and scale drawings, the latter in both plan and section formats, complement these accounts.

## 6.0 Results (fig. 3)

The natural substrate (011) was encountered at 0.50m-1.50m below present ground level. In some areas a 0.30m thick layer of dark brown windblown sand (012) was identified, sealed by a 0.60m thick layer of made ground (009), and this contained post-medieval glass fragments.

Truncating the above layers to a depth of 1.10m was a large pit, [013]. This contained a primary fill of slaked lime (014), sealed by (015), an ashy charcoal-rich fill from which a single 16<sup>th</sup> century pottery sherd was recovered (Appendix 3).

Pit [013] was truncated by a north-south aligned wall (016), made of randomly coursed bricks bonded with lime mortar. A further wall (008) was recorded, between the cistern and former cellar area. This also was aligned north-south. It was built of regular coursed layers of English Garden Wall Bond, and it truncated both (009) and (011). All three features were sealed by a 0.60m deep post-medieval layer of made ground (in an area where windblown sand was not present).

Adjacent to the northern perimeter of the stripped area, a vaulted brick water cistern was exposed at 0.30m below current ground level, measuring approximately 10m<sup>2</sup> in total area. The cistern comprised of two areas of brick vaulting, which were separated by a central brick arcade measuring 6.0m in length. Three water feed pipes could be seen along its eastern side, while a further pipe was visible leading northwards towards the stable block; presumably supplying it.

Above the cistern to the north, two clay layers (002), (003) and a lime mortar layer (004) were present. These appeared to represent construction layers for wall (016), which forms part of the current courtyard boundary (fig.2).

A brick well (007) was identified; constructed using alternating header-stretcher bond, with a lead supply pipe leading to the hall. It was capped with a York stone slab, which was sealed by a modern concrete slab associated with former outbuildings.

## **7.0 Discussion and conclusion**

A number of post-medieval features were encountered within the development footprint; associated with the current (19<sup>th</sup> century) Hall. There is no reason why the lime-slacking pit was not associated with this phase of construction (producing lime on site for the mortar), although one sherd of comparatively early pottery was recovered from its fill, thus suggesting the possibility at least that the pit was associated with an earlier phase of construction.

Although the current Hall is within the site of the medieval manor, medieval archaeological remains were not encountered within the development footprint. This may indicate that such remains have been heavily truncated or, more plausibly, that the medieval hall was situated in a different part of the moated enclosure.

## **8.0 Effectiveness of methodology**

The methodology was appropriate and effective, in that sufficient time and control was allowed by the developer for the monitoring and recording of deposits and features that were disturbed as a result of developing the area.

## **9.0 References**

Cameron, K. 1998 *A Dictionary of Lincolnshire Place-Names*. The English Place-Name Society, Nottingham.

Cole, R. E. G. 1911 'The Manor and Rectory of Kettlethorpe, in the parts of Lindsey, in the County of Lincoln' *Lincolnshire Architectural and Archaeological Society Reports and Papers*. Vol. 31

Foster, C. W. and Longley, T. 1924 *The Lincolnshire Domesday and the Lindsey Survey*. The Lincoln Record Society.

Leach, T. R. and Pacey, R. 1992 *Lost Lincolnshire Country Houses; Volume 2*. Society for Lincolnshire History and Archaeology

Pevsner N. and Harris J., 1989, *The Buildings of England: Lincolnshire*. Butler & Tanner Ltd, Frome & London.

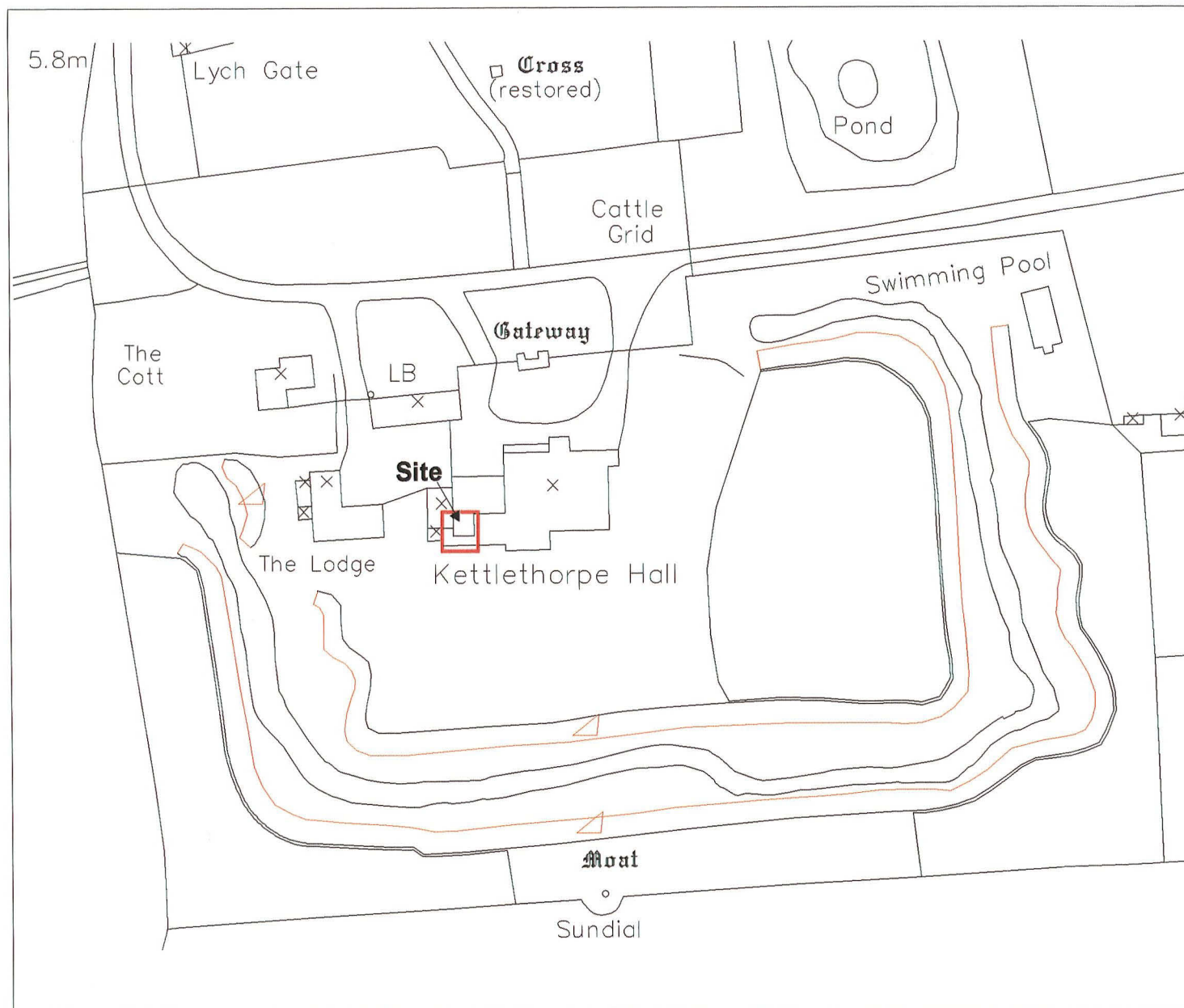
## **10.0 Acknowledgements**

Pre-Construct Archaeology (Lincoln) would like to thank Savills (L & P) Ltd for this commissioning this programme of works on behalf of their clients, Rt. Hon. & Baroness Hogg.

## **11.0 Archive**

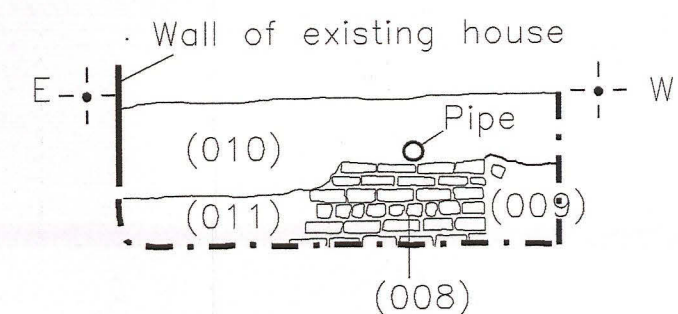
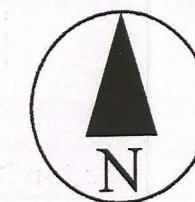
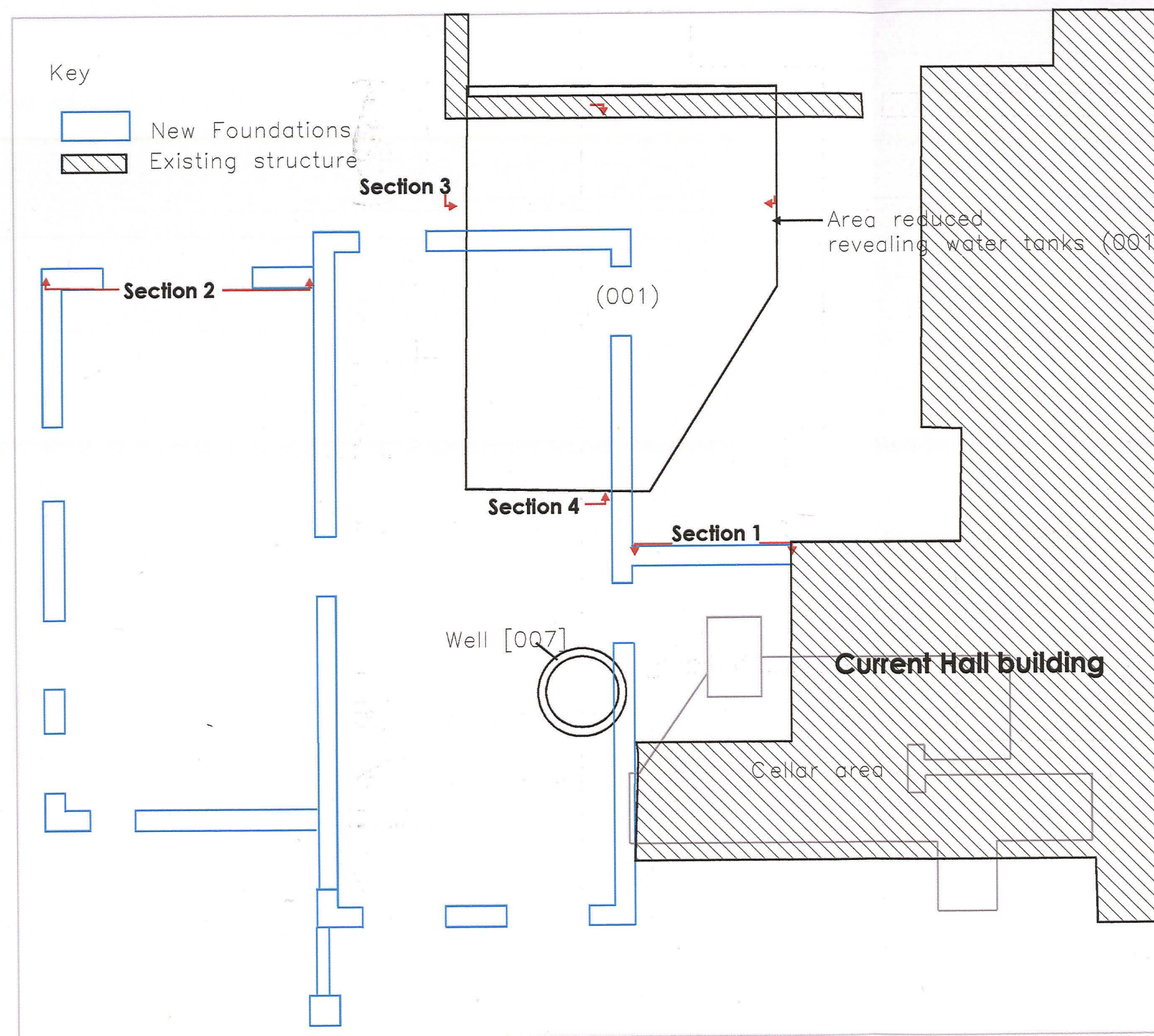
The site archive, incorporating written, drawn and photographic elements will be deposited at the Lincoln City and County Museum within six months. Access to this can be gained by quoting accession number 2008. 99



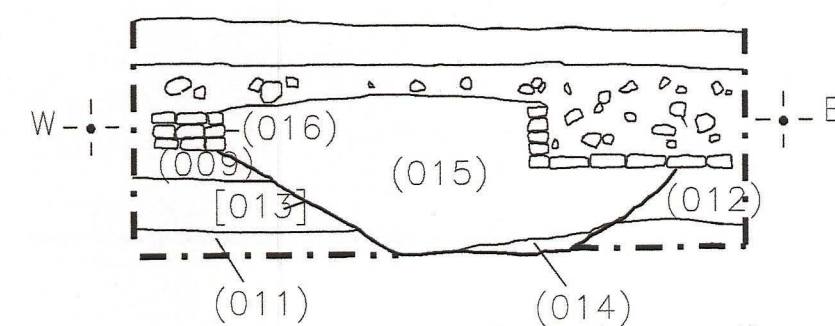


**Fig.2** Detailed site location plan (Scale c. 1:1250)





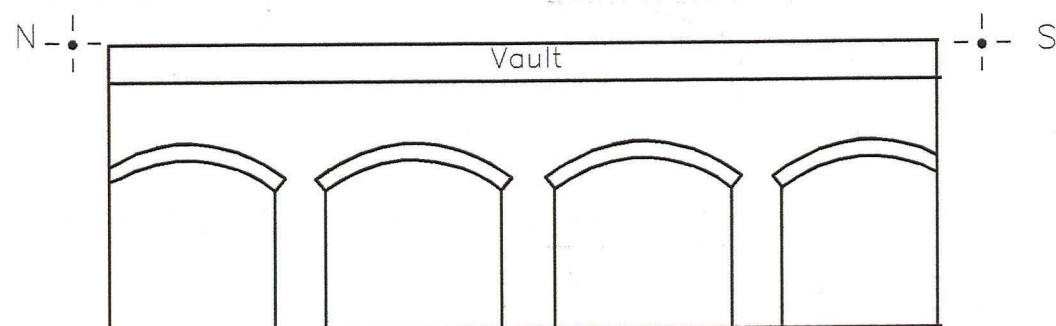
Section 1 North facing section



Section 2 South facing section

0 2m

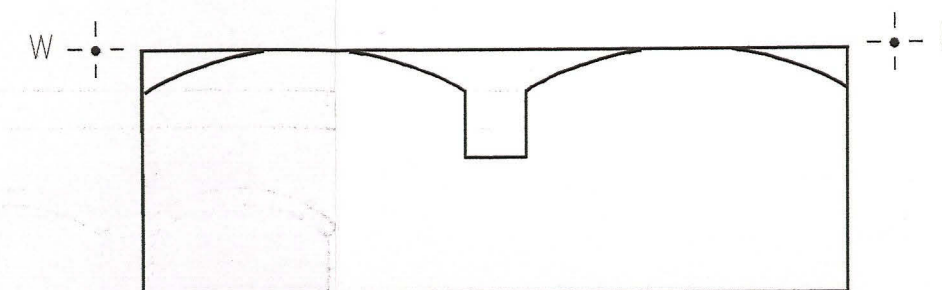
Scale 1:50



Section 4 East facing section of water tank

0 3m

Scale 1:75



Section 3 South facing section of water tank

**Fig.3** Plan of area monitored (Scale 1:75) and Sections (Scale 1:50)



## Appendix 1: Colour plates



Water tanks (001) uncovered, looking north.



Interior view of water tanks, looking south.





Lime slaking pit [013], looking north-east.



Well [007], looking east.



## Appendix 2: Context list

- (001) Brick, 9 x 2.25 x 4.25 , stretcher bond, two bay, twin vaulted with central arcade of 4 arches, aligned N/S southeast side angled 30°. Bonding material is a mid grey lime mortar. Brick built water cistern.
- (002) Dark brown clay with rare charcoal inclusions 0.15m thick. Clay layer sealing (001).
- (003) Light brown clay 0.12m thick. Bedding layer for (004).
- (004) Light brown sandy silt 0.02m thick. Mortar bedding layer for (006).
- (005) Mid grey sandy silt with moderate charcoal. Mortar bonding for (001).
- (006) Contemporary wall above (001). Not recorded.
- (007) Brick, 9 x 2-2.25 x 4.25 -4.5, complex alternating header/stretcher courses. Cylindrical brick built well tapering slightly outwards. Appear dry built in places and also bonded with light grey lime mortar. Domestic well.
- (008) Section of brick wall in south section of foundation trench. Brick 9 x 2.5 x 4.
- (009) Dark brown sandy silty with small angular rare stone inclusions and charcoal flecks and poorly sorted. Post-medieval make up layer.
- (010) Dark brownish grey clayey sand with medium occasional well sorted charcoal fragments. Post 18<sup>th</sup> century made ground layer below previous outbuilding.
- (011) Light greyish sandy clay. Natural.
- (012) Dark brown sand 0.04m thick. Wind blown sand.
- [013] Pit, gradual sides and base, concave base and U shaped profile. Lime slaking pit.
- (014) Slaked lime. Primary fill of [013].
- (015) Dark grey clayey sand with small, rare poorly sorted rounded stone and also small, occasional, poorly sorted charcoal flecks. Secondary fill of [013].
- (016) Brick, rectangular 9 x 4.5 x 2.5 randomly coursed and bonded with off white lime mortar. Mixture of linear footings aligned north-south.

**Appendix 3: Pottery***Jane Young*

context	cname	full name	sub fabric	form type	sherds	weight	part	description	date
015	HUM	Humberware	late	large jar	1	27	BS	internal glaze	16th



## **Appendix 4: Oasis documentation**

# OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

[Printable version](#)

**OASIS ID: preconst3-45861**

## Project details

Project name	Kettlethorpe Hall
Short description of the project	A watching brief was undertaken during the excavation of foundation trenches from an extension to Kettlethorpe Hall. A number of post-medieval features associated with the modern manor were identified.
Project dates	Start: 01-11-2007
Previous/future work	Not known / Not known
Any associated project reference codes	2008.99 - Museum accession ID
Type of project	Recording project
Site status	None
Current Land use	Industry and Commerce 4 - Storage and warehousing
Monument type	MOATED MANOR Medieval
Investigation type	'Watching Brief'
Prompt	Planning condition

## Project location

Country	England
Site location	LINCOLNSHIRE WEST LINDSEY KETTLETHORPE Kettlethorpe
Postcode	LN1
Study area	279.00 Square metres
Site coordinates	SK 84880 75593 53.2702450098 -0.727103961047 53 16 12 N 000 43 37 W Point
Height OD	Min: 4.00m Max: 10.00m

## Project creators

Name of Organisation	Pre-Construct Archaeology (Lincoln)
Project brief originator	Pre-Construct Archaeology (Lincoln)
Project design originator	Pre-Construct Archaeology (Lincoln)
Project director/manager	S. Johnson
Project supervisor	S. Williams



Type of  
sponsor/funding body      Developer

**Project archives**

Digital Archive Exists?      No

Entered by      Charlotte (info@pre-construct.co.uk)

Entered on      23 July 2008

**OASIS:** Please e-mail English Heritage for OASIS help and advice  
© ADS 1996-2006 Created by Jo Gilham and Jen Mitcham, email Last modified Friday 3  
February 2006  
Cite only: <http://ads.ahds.ac.uk/oasis/print.cfm> for this page

## HERITAGE GATEWAY

Search site:

Go

[Login](#) | [Register](#) [Site Map](#)You are here: [Home](#) > > [Gateway Results](#) > [Listed Buildings Online Results](#) > Listed Buildings Online Result[< Back to Listed Buildings Online Results](#)[<< Back to Gateway results](#)[Refine your search](#)[Start new search](#)[Help with searching](#)

## Listed Buildings Online

**Building Name:** Kettlethorpe Hall**Parish:** Kettlethorpe**District:** West Lindsey**County:** Lincolnshire**Postcode:** LN1 2LD**LBS Number:** 197004**Grade:** II**Date Listed:** 20 Mar**Date of Last Amendment:** 20 Mar**Date Delisted:****National Grid Reference:** SK848:

## Listing Text:

SK 87 NW KETTLETHORPE HALL LANE

2/41 Kettlethorpe Hall

20-3-85

G.V. II

Small country house. Early C18 incorporating earlier masonry, with extensive alterations and addition of c.1863. Red brick with ashlar dressings, coursed limestone rubble, hipped slate roof with gabled central projecting bay and 4 brick wall stacks. The 5 bay 2 storey brick front is arranged 2:1:2, the central bay being slightly advanced. It has a brick plinth with a stone coping and the right hand end has ashlar quoins. The central door is covered by a C19 pedimented porch with Ionic pilasters and plain casement side lights. To the left is a single C19 2 light sash with beyond a blocked opening and to right 2 similar windows. To first floor are 4 two light sashes with a blocked opening to the left. In the bargeboarded gable is a carved coat of arms with escutcheon, to the Amcotts family. All openings have segmental brick heads. To the right of the front is a 2 storey single bay, late C19, brick lean-to. At the rear are 2 areas of coursed limestone rubble being part of the earlier house. Interior. The drawing room has a high ceiling with light delicate plasterwork with Adam bows and scrolls. The dining room has early C18 full height panelling with dado rail, dentillated frieze and arched alcoves to either side of the fireplace with keystone, pilasters, a pulvinated frieze and cornice over. The late C18 fireplace is in pink marble with urn and fluted pilasters. In the rear hall are 2 semi-circular archways, with carved faces on the impost blocks. The rear stair has turned and knopped balusters in early C18 style, with carved string and panelled side wall. The rear sitting room has re-used C17 wainscotting, C18 panelling on the window wall and a C18 eared fireplace surround. A first floor bedroom is panel led to dado height and has a late C18 Adam style fireplace. The medieval house on this site was the home of Katherine Swynford, wife of John of Gaunt. The early C18 house was built by the M.P. Charles Hall who succeeded to the house in 1713. It then passed to the Amcotts family, and a copy of the design for the marble fireplace in the dining room is held in Victoria and Albert Museum, inscribed for Charles Amcotts.

Listing NGR: SK8483075602



ENGLISH HERITAGE



