
Site Code: HFSK07
LCCM Accession No.: 2007.53
Planning Application No.: M06/P/1158
NGR: TF 04480/97740

**A Report to
K. C. & V. F. Knapton & Son**

July 2009

**Replacement Agricultural Building
at Hall Farm, Thornton Road,
South Kelsey, Lincolnshire**

By K Wragg

Archaeological Watching Brief

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Replacement Agricultural Building at Hall Farm, Thornton Road, South Kelsey, Lincolnshire

Archaeological Watching Brief

Non-Technical Summary

- ❖ Hall Farm is situated at the southern end of the village of South Kelsey, which is approximately 10km north-west of Market Rasen and 10km south-east of Brigg in the administrative district of West Lindsey. The farm dates from approximately 1810, and occupies the site of the former South Kelsey Hall which was demolished in the late 18th/early 19th century.
- ❖ The site of the proposed development itself lies at a nominal elevation of 22m OD, immediately to the north of the main farm buildings, and encompasses an area measuring approximately 50m x 20m. At the time of the planning application, the site was occupied by the fire-damaged remains of a former Dutch barn.
- ❖ Planning permission was sought for the demolition of the remains of the existing structure, and the construction of a new replacement agricultural building of comparable size. Approval for the scheme was granted by West Lindsey District Council (WLDC) on the 19th of January 2007 (application number M06/P/1158).
- ❖ Lincolnshire County Council Conservation Services (in their role as archaeological advisors to WLDC) determined that while there is no record of any archaeological discoveries on the site itself, there are a number of recorded sites and find-spots of interest surrounding the development.
- ❖ Of these, the most notable (and most immediate) is the large moated enclosure of South Kelsey Hall which lies to the south of the proposed development. This appears to have been constructed in the 14th century, and is now a Scheduled Ancient Monument.
- ❖ In view of the archaeological potential of the area, WLDC requested that an archaeological watching brief be carried out in conjunction with the development groundworks.
- ❖ Lincs Archaeo-tech was commissioned by the developer, K. C. & V. F. Knapton & Son, on the 28th of February to provide the required archaeological services, with attendance subsequently undertaken on an intermittent basis between the 2nd of April and the 12th of July 2007.
- ❖ Unfortunately, in spite of the site's apparent potential, the results from this project ultimately provided no evidence for any archaeological activity whatsoever, with the few deposits that were present apparently of either modern or natural (*i.e.*, geological) origin.
- ❖ Notwithstanding this negative result, however, the outcome of this project obviously does not undermine the body of existing evidence for preserved archaeological remains in the wider area, which still suggests that future developments may have a significant chance of encountering important archaeological remains.

Replacement Agricultural Building at Hall Farm, Thornton Road, South Kelsey, Lincolnshire

Archaeological Watching Brief

1.0 Introduction

Hall Farm is situated at the southern end of the village of South Kelsey, which is approximately 10km north-west of Market Rasen and 10km south-east of Brigg in the administrative district of West Lindsey. The farm dates from approximately 1810, and occupies the site of the former South Kelsey Hall which was demolished in the late 18th/early 19th century (see **3.0**, below).

The site of the proposed development itself lies at a nominal elevation of 22m OD, immediately to the north of the main farm buildings, and encompasses an area measuring approximately 50m x 20m. At the time of the planning application, the site was occupied by the fire-damaged remains of a former Dutch barn (see Figure 1).

Planning permission was sought for the demolition of the remains of the existing structure, and the construction of a new replacement agricultural building of comparable size. Approval for the scheme was granted by West Lindsey District Council (WLDC) on the 19th of January 2007 (application number M06/P/1158).

Lincolnshire County Council (LCC) Conservation Services (in their role as archaeological advisors to WLDC) determined that while there is no record of any archaeological discoveries on the site itself, there are a number of recorded sites and find-spots of interest surrounding the development (see **3.0**, below).

Of these, the most notable (and most immediate) is the large moated enclosure of South Kelsey Hall which lies to the south of the proposed development. This appears to have been constructed in the 14th century, and is now a Scheduled Ancient Monument.

In view of the archaeological potential of the area, West Lindsey District Council requested that an archaeological watching brief be carried out in conjunction with the development groundworks (see **2.0**, below).

Lincs Archaeo-tech (LAT) was approached by the developer, K. C. & V. F. Knapton & Son, on the 31st of January 2007 to provide a quotation for the required archaeological services, and subsequently commissioned on the 28th of February. Attendance was undertaken on an intermittent basis between the 2nd of April and the 12th of July 2007.

Notes:

1) This document is presented on the understanding that further data pertaining to this site may subsequently emerge, which may affect the conclusions drawn herein. Lincs Archaeo-tech, its employees, and/or principals cannot therefore be held responsible for any loss, delay or damage, material or otherwise, arising from use of any information contained in this report.

2) Lincs Archaeo-tech has adopted, and subscribes to, the Code of Conduct of the Institute of Field Archaeologists, and its Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology.

3) All maps and extracts are reproduced under Ordnance Survey Copyright Licence Number: 100043257 unless otherwise credited.

2.0 Planning Background

Planning permission for the demolition of the remains of the fire-damaged barn, and the construction of a new replacement structure of comparable size was granted by West Lindsey District Council on the 19th of January 2007 (application number M06/P/1158).

The planning consent included the following condition relating to archaeology:

2. The applicant shall arrange for an archaeologist recognised by the district planning authority to carry out an archaeological watching brief during all stages of the development involving ground disturbance in accordance with a scheme to be submitted to, and approved by that authority before development is commenced. Such arrangements shall include provision for the observation, recording and recovery of artefactual evidence and post-excavation analysis. Fourteen days notice shall be given to the district planning authority prior to the commencement of works. A report of the archaeologist's findings shall be submitted to the district planning authority within 2 months of the last day of the watching brief, or such longer period as may be agreed by the authority, and shall include arrangements for the conservation and long-term storage of artefacts removed from the site.

The reason for the condition was given as:

In order to ensure that satisfactory arrangements are made for investigation, retrieval and recording of any possible archaeological remains on the site and in accordance with policy STRAT1 of the West Lindsey Local Plan First Review 2006 (sic).

3.0 Archaeological and Historical Background

The local geology in the area of Hall Farm comprises soils of the *Beccles 1* Association - slowly permeable, seasonally waterlogged, fine loamy over clayey soils - overlying a chalky till (Mackney *et al*, 1983; Hodge *et al*, 1984).

The origin of the modern name of Kelsey is somewhat obscure, but it likely derives from a combination of an Old English personal name and the word *æg*, which in this case is probably used to mean 'dry or higher ground in (the) marsh'. The 'south' prefix distinguishing the village from its northern neighbour was already in use by the time of the Domesday book of 1086 (Cameron, 1998).

While there is no record of any archaeological discoveries on the site itself, there are a number of recorded sites and find-spots of interest surrounding the development, the most notable (and most immediate) of which is the large moated enclosure which lies to the south of the proposed development.

This appears to have been constructed in the 14th century as the administrative centre of an estate formerly associated with the alien priory of Winghale, which passed firstly to the Crown, thence to King's and Trinity Colleges, Cambridge, before passing to the Hansard family in the late 15th century.

By the early 16th century, the land had passed by marriage to the Ayscoughs of Stallingborough and the site was altered with the construction of a new hall and gardens. This new structure, South Kelsey Hall, then became the principal residence of the Ayscough family until the late 17th century, when the male line failed and it was passed by marriage to the Thornhagh family, who occupied the hall until c. 1790.

South Kelsey Hall was demolished in the late 18th/early 19th century and replaced by the present farmhouse in around 1810. The site is now a Scheduled Ancient Monument.

When surveyed in 1591 at the behest of Sir Edward Ayscough the property comprised a manor house, garden, orchard and court, all encompassed by a moat, with a further moated outer court to the east. A north-south road called Park Lane lay to the west, while to the south, an east-west trackway lead to the entrance.

By 1824 the road to the west had been straightened and moved to its present alignment, while access to the new farmhouse (q.v.) had been moved to the north side of the moat with new farm buildings erected over its north-eastern corner. The northern and much of the eastern sides of the moated outer court had also been drained and partly filled by this time. Presently, most of the northern and all of the western and southern sides of the main moat survive intact and are still water-filled, as is the southern side of the moated outer court (Everson *et al*, 1991, pp.170-3).

4.0 Methodology

This scheme of investigation and recording was designed in accordance with the requirements of the *Lincolnshire Archaeological Handbook* issued by Lincolnshire County Council Conservation Services (LCC, 1998). This document refers to The Institute of Field Archaeologists' *Standard and guidance for an archaeological watching brief*, produced in 1994 (revised 2001), which defines an archaeological watching brief as:

A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.

Accordingly, this project was designed to:

- a) Produce an archive record of any surviving deposits, remains and artefacts exposed by the development groundwork within the constraints of the contractor's working methods, programme, and the particular development design;
- b) Produce a project archive for deposition with the appropriate museum (*The Collection*, Lincoln) together with a client report;
- c) Provide information for accession to the Lincolnshire County Historic Environment Record/Sites and Monuments Record (HER/SMR).

To achieve these objectives, an archaeologist from Lincs Archaeo-tech attended site to observe all enabling groundwork (e.g., removal of top-soil or other overburden and/or any general lowering of ground levels), foundation trenching, and excavation for services/drainage as required.

Each discrete archaeological deposit or feature thus revealed was issued with a unique context number (e.g., context [100]), and described in detail on *pro-forma* recording sheets, specifically in terms of its physical appearance, composition, and interrelation with other contexts. Any disturbed artefacts were recovered from site spoil heaps and, where present, from stratified deposits. Photographs were also taken, and plan and/or section drawings produced, as required.

5.0 Results

The groundworks for the development comprised two distinct elements:

- 1) initial enabling works, involving demolition and removal of the original superstructure remains and concrete foundation bases;
- 2) excavation of sixteen stanchion bases for the new building superstructure.

The stratigraphic sequence revealed by these various works, however, was consistent across the site and comprised only two stratified deposits (see *Appendix C*, below).

The earlier of the two was a layer of moderate-well compacted, mid yellow-brown silty clay subsoil, [102], which contained only infrequent small rounded pebble inclusions. It was at least 450mm thick to the limit of excavation (L.O.E.), and represents the upper extent of the natural (*i.e.*, geological) strata.

[102] was overlain by a *c.* 150mm thick layer of moderately compacted, friable, mid grey/grey-brown, silty clayey topsoil, [101]. This contained frequent/moderately-frequent small-medium sized, irregularly-shaped limestone pieces, together with considerable quantities of modern rubbish (including pieces of plastic, brick rubble, asbestos roofing sheet, scrap metal and ash/clinker), and also bore an intermittent covering of coarse turf and weeds at its upper boundary. Both deposits were present across the site.

One further context number, [100], was issued to identify any unstratified finds recovered during the course of the groundworks, but unfortunately no such artefacts were present.

6.0 Discussion of Results and Conclusions

Unfortunately, in spite of the site's apparent potential, the results from this project ultimately provided no evidence for any archaeological activity whatsoever, with the few deposits that were present apparently of either modern or natural (*i.e.*, geological) origin.

Notwithstanding this negative result, however, the outcome of this project obviously does not undermine the body of existing evidence for preserved archaeological remains in the wider area, which still suggests that future developments may have a significant chance of encountering important archaeological remains.

7.0 Acknowledgements

Lincs Archaeo-tech would like to thank K.C. & V.F. Knapton & Son for funding this project, and in particular Mr Andrew Knapton for his support and assistance during the works.

Thanks are also due to: Mrs K. Waite of the Historic Environment Team, Lincolnshire County Council.

8.0 Selected References

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

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LCC, 1998. *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice*. Lincoln: Lincolnshire County Council

Mackney, D. Hodgson, J.M. Hollis, J.M. & Staines, S.J. (eds), 1983. *Soils of England and Wales 1:250,000 Soil Map Series: Sheet 4 - Eastern England*. Harpenden: Lawes Agricultural Trust (Soil Survey of England & Wales)

9.0 Summary of Site Details

Site Code:	HFSK07
Museum Accession Number:	2007.53
Planning Application Number:	M06/P/1158
Supervising Archaeologist:	K. Wragg
NGR:	TF 04480/97740
Civil Parish:	South Kelsey
Date of Intervention:	2 nd April to 12 th July 2007
Type of Intervention:	Archaeological watching brief
Undertaken for:	K.C. & V.F. Knapton & Son, Hall Farm, Thornton Road, South Kelsey, Lincolnshire, LN7 6PS

Archive Deposition

The archive comprises:

<u>No.</u>	<u>Description</u>
1	Site diary
3	Context records
2	Scale drawings
2 copies	Report (plus digital copy on CD)
1 set	Colour photographic prints and negatives
Various	Miscellaneous supporting documentation

The primary archive material, as detailed above, is currently held by :

**Lincs Archaeo-tech,
50 High Street,
Martin,
Lincolnshire,
LN4 3QT**

It is intended that transfer to *The Collection* - the Museum of Art and Archaeology in Lincolnshire - Danes Terrace, Lincoln, in accordance with current published requirements, under Museum Accession Number 2007.53, will be undertaken following completion of this project.

Colour Plates



Plate 1: General view of site during removal of original foundations - looking north-west



Plate 2: General view of south-facing section of original structure stanchion base after removal of foundations - looking north

Colour Plates (continued)



Plate 3: General view of modern drain trench in north-facing section, trench A6 - looking south



Plate 4: General view of west-facing section, trench B7 - looking east

Context Listing

<i>Context No.</i>	<i>Description</i>
[100]	Unstratified finds - general site area
[101]	Topsoil layer - moderately compacted, friable, mid grey/grey-brown, silty clayey soil; contains frequent/moderately frequent small-medium sized, irregularly-shaped limestone pieces, together with considerable quantities of modern rubbish (including plastic, asbestos roofing, ash/clinker and scrap metal); bears an intermittent covering of coarse turf and weeds at upper boundary; c. 150mm thick
[102]	Subsoil layer - moderate-well compacted, mid yellow-brown silty clay; contains only infrequent small rounded pebble inclusions; up to 450mm thick to LOE

SITE CODE:
HFSK07

CLIENT:
**K.C. & V.F. Knapton
& Son**

DESCRIPTION:
Site location plan

SCALE:
See individual plans

DRAWN BY:
-

DATE:
-

ARCHIVE NO:

MUSEUM ACCESSION NO:
2007.53

KEY:

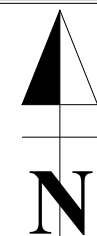
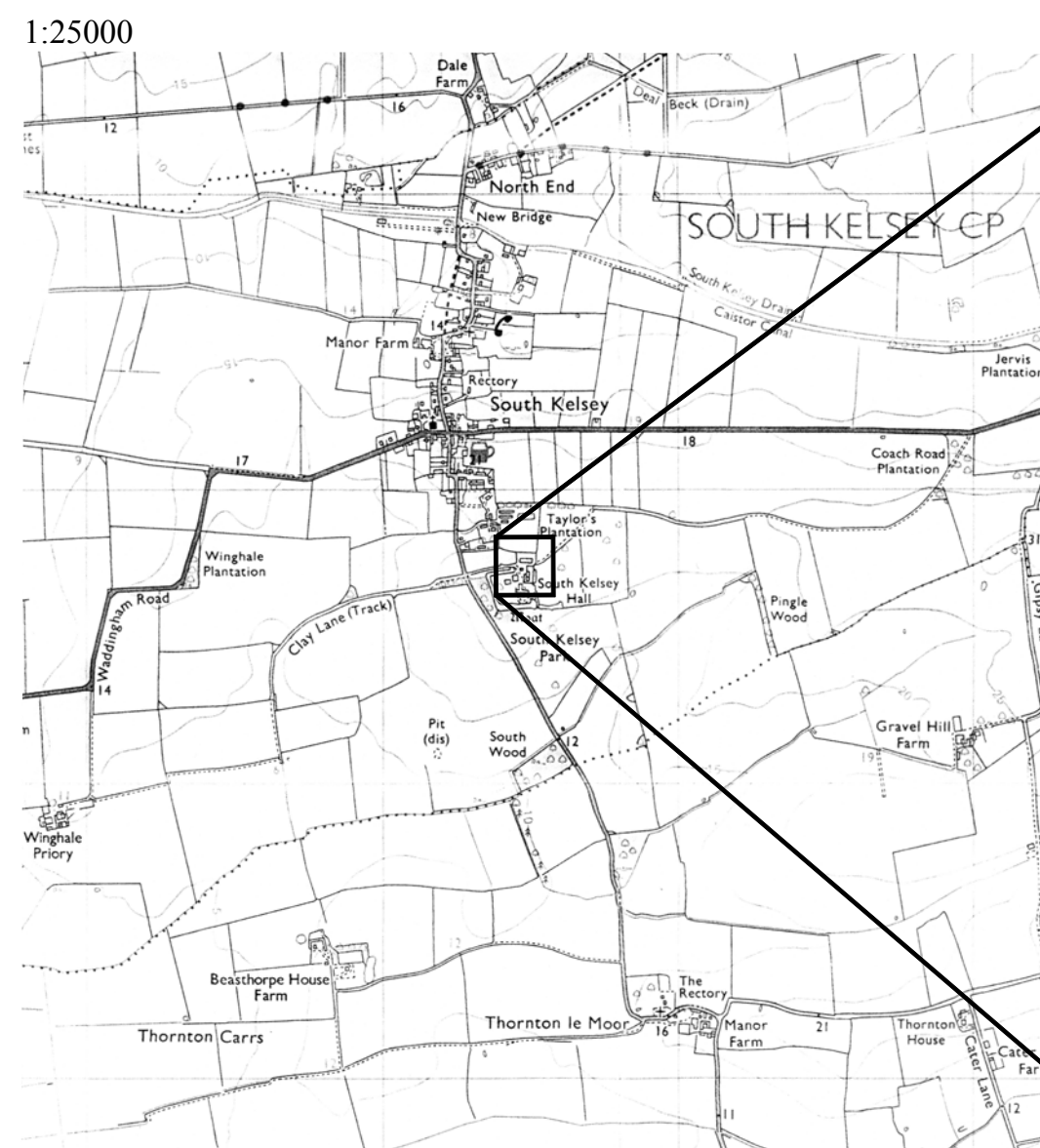


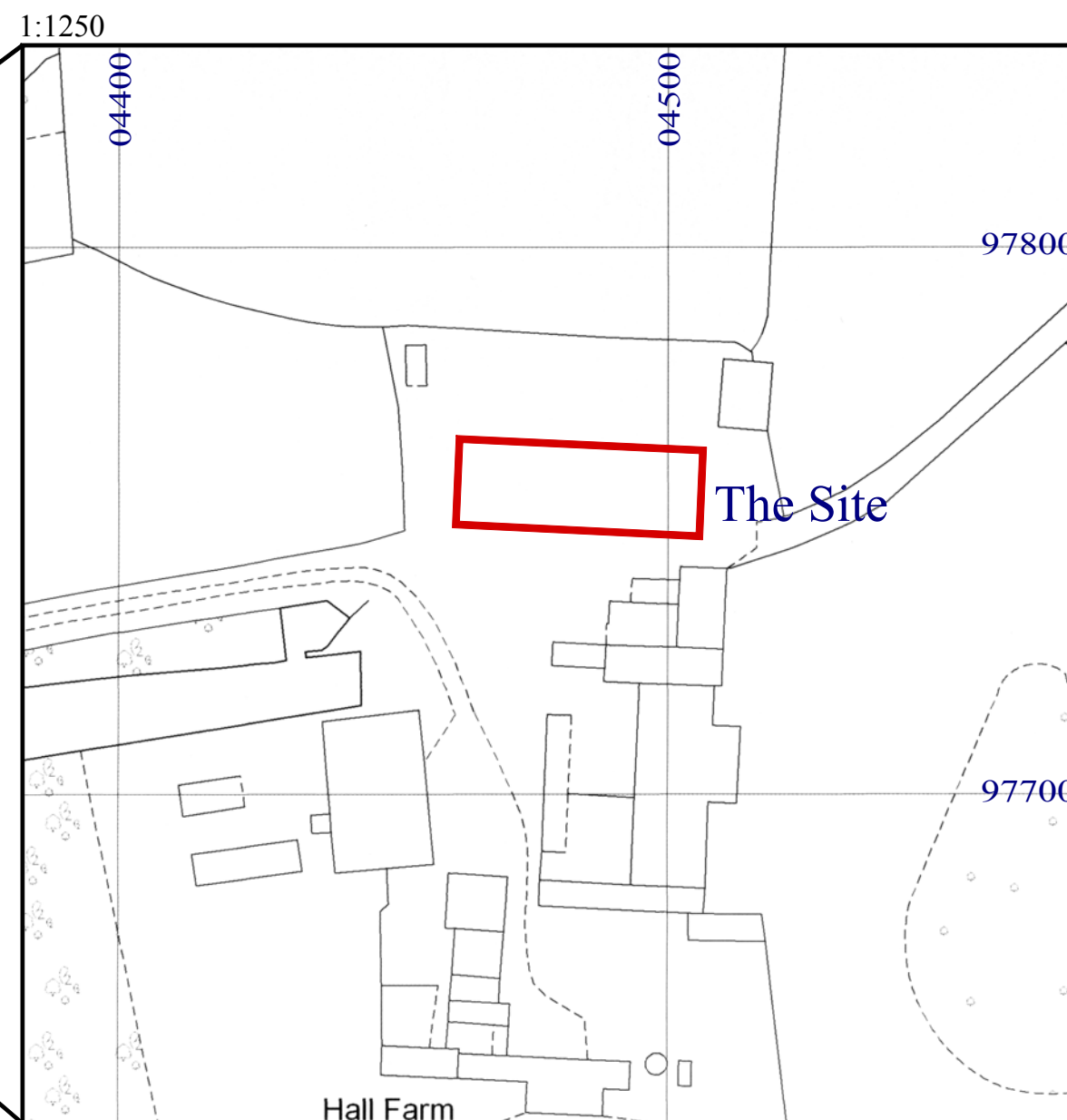
FIGURE NO:

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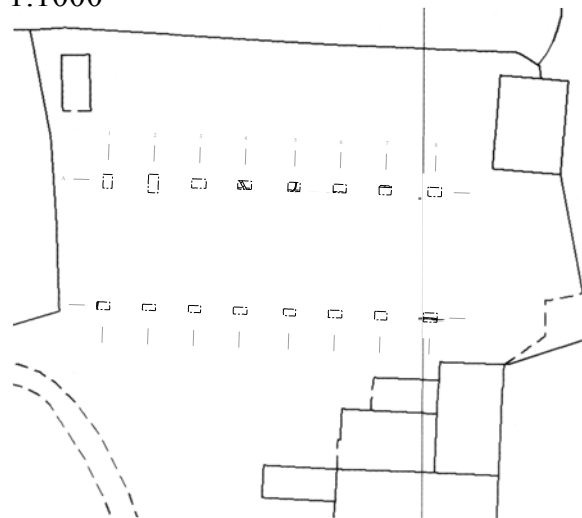
0km 2.5km



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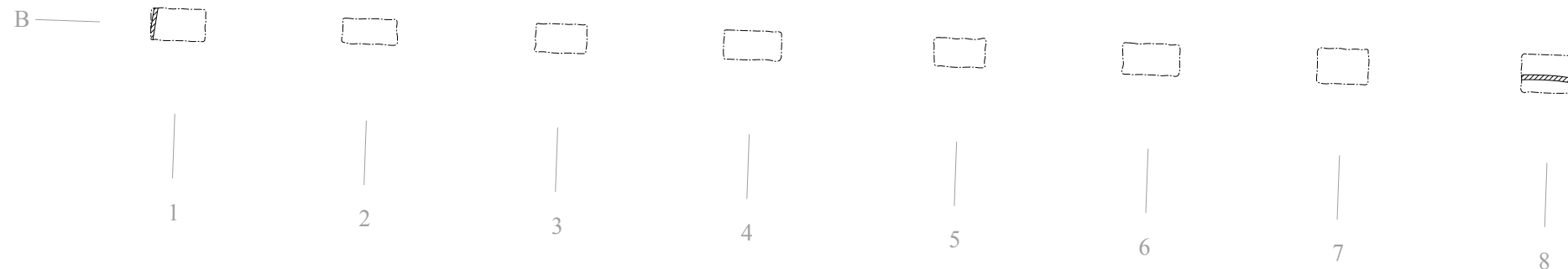
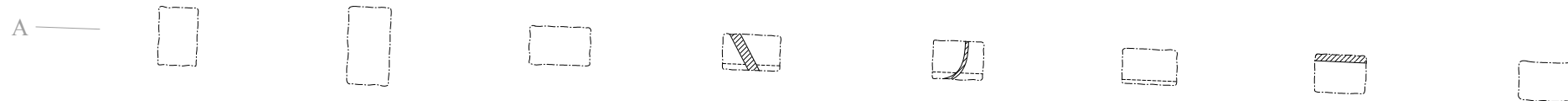
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0m 50m

1:200



0m 20m



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SITE CODE:
HFSK07

CLIENT:
**K.C. & V.F. Knapton
& Son**

DESCRIPTION:
**Plans of development
& excavated areas**

SCALE:
See individual plans

DRAWN BY:
-

DATE:
-

ARCHIVE NO:

MUSEUM ACCESSION NO:
2007.53

KEY:
Limit of excavation
Drain pipe
Conjectured or arbitrary edge

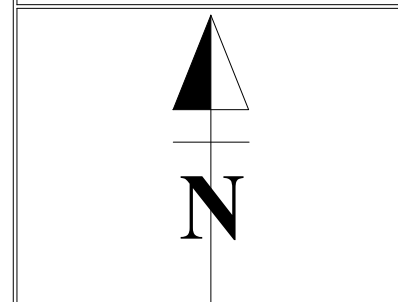


FIGURE NO:
2



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