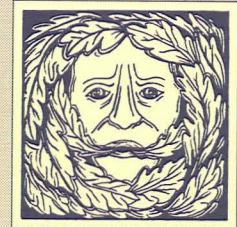


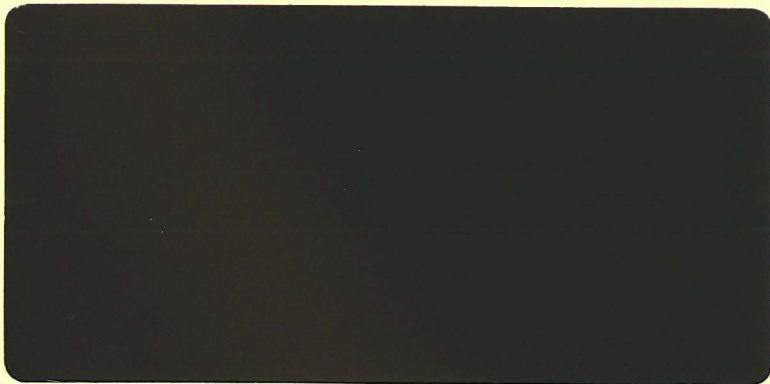
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**DESK-TOP ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT OF LAND
AT THE OLD RECTORY,
PINFOLD LANE, BEESBY,
LINCOLNSHIRE
(BPL 00)**

*BEESBY
WITH SALSBY*



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WITH SALESBY*

Work undertaken for
Beesby Estates Limited

Report Compiled by
Paul Cope-Faulkner BA(Hons) AIFA

January 2001

Planning Application No: N/143/1769/00
National Grid Reference: TF 4624 8018

A.P.S Report No: 1/01



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1. SUMMARY

A desk-based assessment was undertaken to determine the archaeological implications of a proposed development at the Old Rectory, Pinfold Lane, Beesby, Lincolnshire. Archaeological evidence dating from the medieval to modern periods has been identified within the vicinity of the proposed development site.

No prehistoric or Romano-British remains are known from the vicinity, although this is likely to indicate a lack of archaeological fieldwork rather than an absence of remains.

No evidence of Late Saxon date has been identified within the assessment area although place-name evidence suggests that Beesby dates from this period. Elements of the church date from the medieval period and there are earthwork remains of village closes to the north and south of the development site. The proximity of the church and village earthworks suggest the possibility that the investigation site was in the occupation area of the medieval village.

Cartographic sources suggest that the present pattern of field boundaries, including that of the development area, have remained constant since the mid 19th century. Several buildings, of unknown age, occupied the site until at least 1844. These were subsequently demolished and the Old Rectory was built by 1891.

A walkover survey identified the earthwork remains of a pond along the southern boundary and slight earthworks possibly relating to former garden features. Geophysical survey has been ruled out as a viable means of assessing the buried archaeological remains due to the presence of a large number of trees across the site. This tree coverage may have damaged or

destroyed any buried archaeological remains in the area. Fieldwalking is also not valid due to vegetation cover across the majority of the site.

2. INTRODUCTION

2.1 Definition of a Desk-based assessment

A desk-top assessment is defined as 'assessments of the known or potential archaeological resource within a specified area or site on land. They consist of a collation of existing written, graphic, photographic or electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate' (IFA 1997).

2.2 Planning Background

Archaeological Project Services was commissioned by Beesby Estates Limited to undertake a desk-top assessment of land at The Old Rectory, Pinfold Lane, Beesby, Lincolnshire. This was in order to determine the archaeological implications of a proposed residential development at the site as detailed in planning application N/143/1769/00.

2.3 Topography and Geology

Beesby is located 15km southeast of Louth and 20km northwest of Skegness in the administrative district of East Lindsey, Lincolnshire (Fig. 1).

The proposed development area is located immediately west of the village as defined by St. Andrew's parish church (Fig. 2). The site is centred on National Grid Reference TF 4636 8020 and is situated at a height of 7.6m OD. The land is generally level.

Local soils at the site are of the Holderness Association, typically coarse loamy soils (Hodge *et al.* 1984, 214). These soils are above a drift geology of chalky boulder clay which in turn overlie a solid geology of Cretaceous Chalk (BGS 1996).

3. AIMS

The purpose of the desk-based assessment is to obtain information about the known and potential archaeological resource within the vicinity of the proposed development site. In addition to the above, statutory and advisory heritage constraints were identified.

4. METHODS

All archaeological remains or documentary evidence relating to the area within *c.* 500m of the proposed development site was considered. Compilation of the archaeological and historical data relevant to the area of the proposed development site involved examination of appropriate primary and secondary sources available. These have included:

- Historical documents, held in Lincolnshire Archives Office.
- Enclosure, tithe, parish and other maps and plans, held in Lincolnshire Archives Office.
- Recent and old Ordnance Survey maps.
- Lincolnshire County Council Sites and Monuments Record.
- Parish files maintained by Heritage Lincolnshire.
- Aerial photographs.
- Archaeological books and journals.

Information obtained from the literature and cartographic examination was supplemented by a walkover survey of the site to assess

present land-use and ground conditions.

Results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical Data

Beesby is first referred to in the Domesday survey of *c.* 1086. Referred to as *Besebi* and *Bizebi* the name is derived from Old Danish and means 'the settlement of *Besi*' (Cameron 1998, 12).

At the time of the Domesday Survey the land was owned by Count Alan, Gilbert de Gand and Gocelin son of Lambert and contained 180 acres of underwood and 90 acres of meadow (Foster and Longley 1976). It may also have had a church, although the reference is not clear as to whether this was located in Maltby le Marsh (*ibid.*).

The earliest parts of the church, dedicated to St. Peter, date to the 13th century (DoE 1986, 30). However, the church was substantially rebuilt in 1841 (White 1856, 497). In addition to the church there was a chapel in the parish which was licensed in 1315 (Owen 1975, 16). The location of this chapel is unknown.

Terriers for Beesby were examined (LAO Beesby Terrier Bundle). However, reference to a parsonage in 1634, described as three bays of earthen walls, refers to a building located immediately west of a road and, therefore, not the proposed development site.

5.2 Cartographic Data

The proposed development site is located north of Alford. Appropriate maps of the vicinity were examined.

The earliest known map of the area is Armstrong's 'Map of the County of Lincoln' dating from 1778 (Fig. 3). This is of a small scale and does not show specific details for the assessment site and the spelling of the name of the village is incorrect. However, the church is depicted and a number of buildings are shown fronting Pinfold Lane.

Dating from 1819, the Ordnance Survey 2" drawings indicate that a single building occupied the site of the Old Rectory. Buildings are also shown to the west and northeast with the church to the east.

Bryant's 'Map of Lincolnshire' dating from 1828 is also of too small a scale to depict the proposed development area in any detail. However, a rectangular layout of roads, including Pinfold Lane and Fen Lane, is shown with a number of scattered buildings fronting these thoroughfares.

There is no Inclosure map for the village and the Beesby tithes award map of 1841 is the first detailed plan of the village (LAO A137). The rectangular piece of land encompassing the assessment area shows a number of new buildings, clustered mainly on the eastern side of the plot (Fig. 4). Furthermore, the area is noted in the associated correspondence as containing a house, farm, yard, paddocks and gardens. The field to the north is called *Coupland Close* and Fen Lane is referred to here as Occupation Road.

A sketch map of Beesby dating to 1844 shows a similar arrangement of buildings within the proposed development area with only a few minor field boundary changes (LAO Hig. 4/7/2-3; Fig. 5). Along the southern boundary of the site is a long narrow east-west orientated enclosure.

The first edition Ordnance Survey plan of 1891 names the assessment area as a rectory (Fig. 6). There are fewer buildings within the

assessment area than depicted on the earlier maps and trees appear to have been planted within the grounds. An east-west aligned road north of the site and along the parish boundary depicted on earlier maps had been removed by that time. The subsequent 2nd edition map shows little to have changed, a situation which is apparent in more recent maps of the area (Fig. 7).

5.3 Aerial Photograph Data

Aerial photographs held at Heritage Lincolnshire and in published sources were examined. No photographs of the proposed development area was held by either of these sources. Additionally, the Lincolnshire Sites and Monuments Record was consulted for the research. No aerial photographs were made available during the study, though information has been received of a photograph showing the site. This photo (Run 47 No. 6991) is reported as showing trees on the site, limiting visibility and its usefulness (B. Lott *pers comm.* 9/2/01).

In addition to the aerial photographs discussed above, RCHME plots of the area were also examined. These show linear boundaries in the fields south of the site and in fields to the north. These were recorded as earthworks of the medieval village of Beesby. To the east of Fen Lane ridge and furrow of the medieval field system was also recorded. No archaeological features were identified within the proposed development site.

5.4 Archaeological Data

Records of archaeological sites and finds are held in the Lincolnshire County Sites and Monuments Record. This source contained no records relating to archaeological sites and findspots within the assessment area. Other, secondary, sources were also examined. Details of archaeological and

Map Code No.	Description	National Grid Reference
1	St. Andrew's church, 13 th century	TF 4641 8022
2	Area of shrunken medieval village	TF 4624 8043
3	Area of shrunken medieval village	TF 4640 8006
4	Post-medieval mud and stud cottage, 17 th century	TF 4652 8031

Table 1: Known archaeological sites within the vicinity

historical remains falling within *c.*500m of the proposed development site are collated in Table 1.

Prehistoric, Romano-British and Saxon Archaeology

No evidence of these periods has at present been found within the assessment area. The absence of sites and findspots is more likely to represent a lack of archaeological fieldwork rather than an absence of remains. Late Saxon remains may be expected as suggested by place-name evidence.

Medieval Archaeology

St. Andrew's church contains a 13th century chancel arch and grave slab and a 14th century font base (DoE 1986, 30). The remainder of the church dates back to a rebuild of 1841. In addition to the church is a medieval chapel, licensed in the 14th century, the location of which is unknown.

As mentioned in the aerial photograph section, Beesby was once a larger village with additional foci of settlement to the north and south of the development area.

Post-medieval Archaeology

There are no post-medieval finds recorded with the Sites and Monuments Record. However, the Cottage, Fen Lane, is a recently restored mud and stud cottage of the 17th century (Cousins 2000, 32).

5.5 Walkover Survey

The site was visited on 5th January 2001 to assess the possible level of survival of archaeological deposits.

The proposed development area is still one large plot of land. This is heavily overgrown and supports a number of mature trees. The former rectory building with associated coach house, stables and sheds is still standing.

Entry to the site is by a gate along the southern boundary. From here a gravel drive goes to the house and stabling area. Adjacent to the road and along the southern boundary is a long hollow earthwork which at its eastern end contains two ponds and which extends into the adjacent churchyard plot, although is not evident further east. This feature corresponds well with the limits of the narrow enclosure depicted on a map dated to 1844 (Fig. 5) but which is absent from earlier and later maps.

Other slight earthworks are also visible and may also relate to garden features or the site of former buildings. A slight hollow in the northeast corner of the site possibly marks the edge of a lawn as indicated in the 2nd edition Ordnance Survey plan of 1906 (Fig. 7). The boundary with the church is slightly ditched but there is no trace of a pond as seen on the maps dating to 1841 and 1844.

No other earthworks are apparent on the western and northern boundaries.

The Old Rectory is a mid to late 19th century building with possible later additions, namely a porch on the western side and a bay window to the south (Plate 1). It is also possible that the roof was slightly raised as suggested by a change in brickwork. Along the west wall, an infilled doorway is noted. No earlier structural remains were evident in the exterior walls of the structure. The buildings are situated on a slight elevation which drops down by approximately 2m to the south and east and rises very slightly to the north.

To the west of the house is a triangular walled kitchen garden with coach house, stables and sheds located west of this (Plate 2). Intermittent traces of brick wall form the northern boundary.

An overhead power cable was recorded running to the house from the south, although the cable was broken and presumably unused. No other services were recorded in the vicinity.

Geophysical survey has limited scope in assessing any buried archaeological remains due largely to the presence of trees at the site.

6. CONSTRAINTS

6.1 Heritage Constraints

No Scheduled Ancient Monuments protected by the 1979 Ancient Monument and Archaeological Areas Act (HMSO 1979) are located within the assessment area. Consequently, all archaeological remains are protected only through the implementation of PPG16 (DoE 1990).

Significant historic buildings within the assessment area are 'listed' and consequently protected by the Planning (Listed Buildings and Conservation Areas) Act of 1990. These comprise the church and a mud and stud cottage. The Old Rectory is not a listed building. Beesby is not within a listed Conservation Area (Pearce *et al.* 1990).

6.2 Other Constraints

Although no specific checks were carried out for the presence of active services (gas, water, electricity etc.) across the site, observations were made during the walkover survey. The following risks have been identified.

- a) Services to the Old Rectory were noted and can be expected within the proposed development area. Anglian Water Services Ltd indicate the presence of a water main along Pinfold Lane.
- b) If further archaeological intervention is required, the excavation of trenches would entail a certain degree of risk which would be enhanced by the use of a mechanical excavator.

7. ASSESSMENT OF SIGNIFICANCE

For assessment of significance the *Secretary of State's criteria for scheduling ancient monuments* has been used (DoE 1990, Annex 4; See Appendix 2).

Period

Activity dateable from the medieval to modern periods has been recognised within the assessment area. The absence of earlier archaeological remains may be attributed to a lack of intensive archaeological survey.

Rarity

Medieval remains identified in proximity to the site are not rare and are period specific. However, they may contain rare or unusual features.

Documentation

Records of archaeological sites and finds made in the assessment area are kept in the Lincolnshire Sites and Monuments Record.

No generalised histories of Beesby have previously been produced and, apart from the Beesby Terriers and plans, no contemporary documentation was examined.

This report provides the first site-specific consideration of the archaeological and historical aspects of the proposed development area.

Group value

Moderate group value can be awarded to the clustering of medieval remains.

Survival/Condition

All archaeological features potentially existing within the assessment area will only survive as buried remains. Tree coverage at the site may have disturbed any buried archaeological remains.

Fragility/Vulnerability

As the proposed development will impact part of the investigation area, any and all archaeological deposits present at the site are extremely vulnerable. However, if the development follows the footprint of the standing buildings at the site, archaeological deposits may not be unduly disturbed.

Diversity

Only a moderate period diversity is represented by the identified archaeological remains. Sites relating to settlement and agriculture were identified and can be awarded moderate functional diversity.

Potential

There is low to moderate potential for archaeological remains associated with medieval and later activity in the vicinity. There is also uncertain but probably low potential for earlier remains.

8. CONCLUSIONS

The assessment has identified evidence relating to medieval, post-medieval and modern activity within the assessment area.

Earthwork remains of the shrunken medieval village of Beesby are located north and south of the proposed development site which is also adjacent to a church with 13th century features. This proximity and spatial arrangement of settlement remains and religious focus raises the possibility that the investigation site may have been occupied in the medieval period. However, there are no surviving, or historically mapped, medieval plot boundaries or any other evidence to support this suggestion.

The church is separated from the proposed development site by a ditch and there is no reason to suggest that the graveyard extended west into the site. The southern part of the site contains a long east-west aligned earthwork of uncertain function which is depicted on a map of 1844. Documentary evidence signifies the presence of a chapel at an unidentified location in Beesby. This chapel was licensed in 1315, sometime after the construction of the parish church which contains 13th century fabric. It is likely, therefore, that the 14th century chapel was separate and distant from the church, perhaps serving as a manorial chapel of ease. Alternatively, the 14th century license might refer to an ancillary or site chapel within the parish church.

Buildings are recorded on the site from the

19th century onwards, although these do not relate to The Old Rectory which is of mid-late 19th century date, built by 1891. No features were seen on the exterior of the building that may have been derived from an earlier structure.

Cartographic evidence indicates that a large part of the site has been substantially tree-covered since the late 19th century. This tree planting is likely to have disturbed any archaeological remains in the area.

Site conditions are largely unsuitable for geophysical survey mainly because of tree cover at the site. Fieldwalking cannot be undertaken as the site is largely overgrown.

9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to acknowledge the assistance of Mr Jan Von Draczek of Beesby Estates Limited who commissioned this report. The work was coordinated by Dale Trimble and this report was edited by Tom Lane. Access to the County Sites and Monuments Record was kindly provided by Mark Bennet and Sarah Grundy of the Archaeology Section, Lincolnshire County Council. Dave Start permitted access to the parish files and library maintained by Heritage Lincolnshire. Thanks are also due to the staff of the Lincolnshire Archives Office and Lincoln Central Library.

10. REFERENCES

Primary sources

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II. ABBREVIATIONS

APS	Archaeological Project Services
BGS	British Geological Survey
DoE	Department of the Environment
HMSO	Her Majesties' Stationary Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archives Office
SMR	Sites and Monuments Record Office

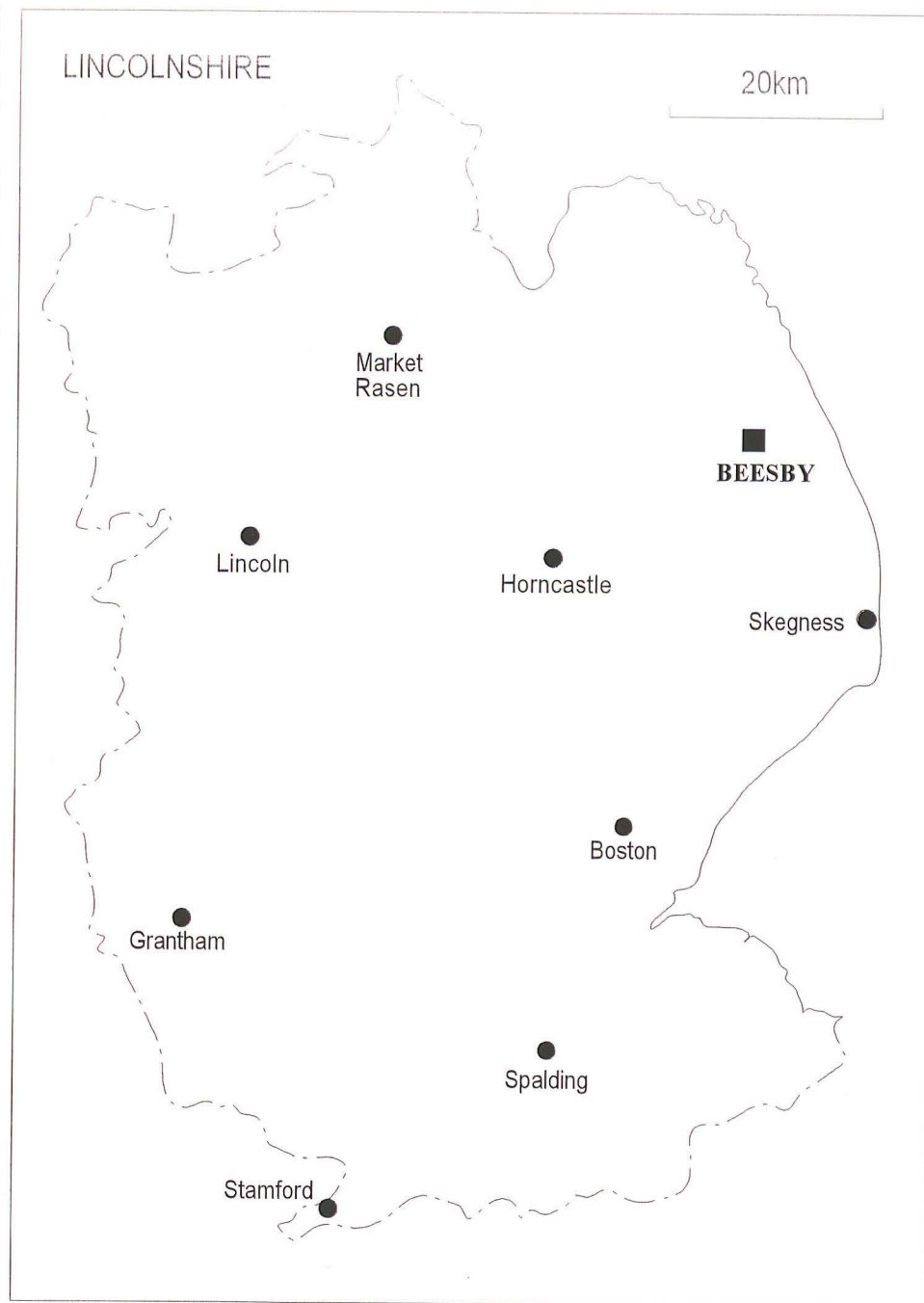
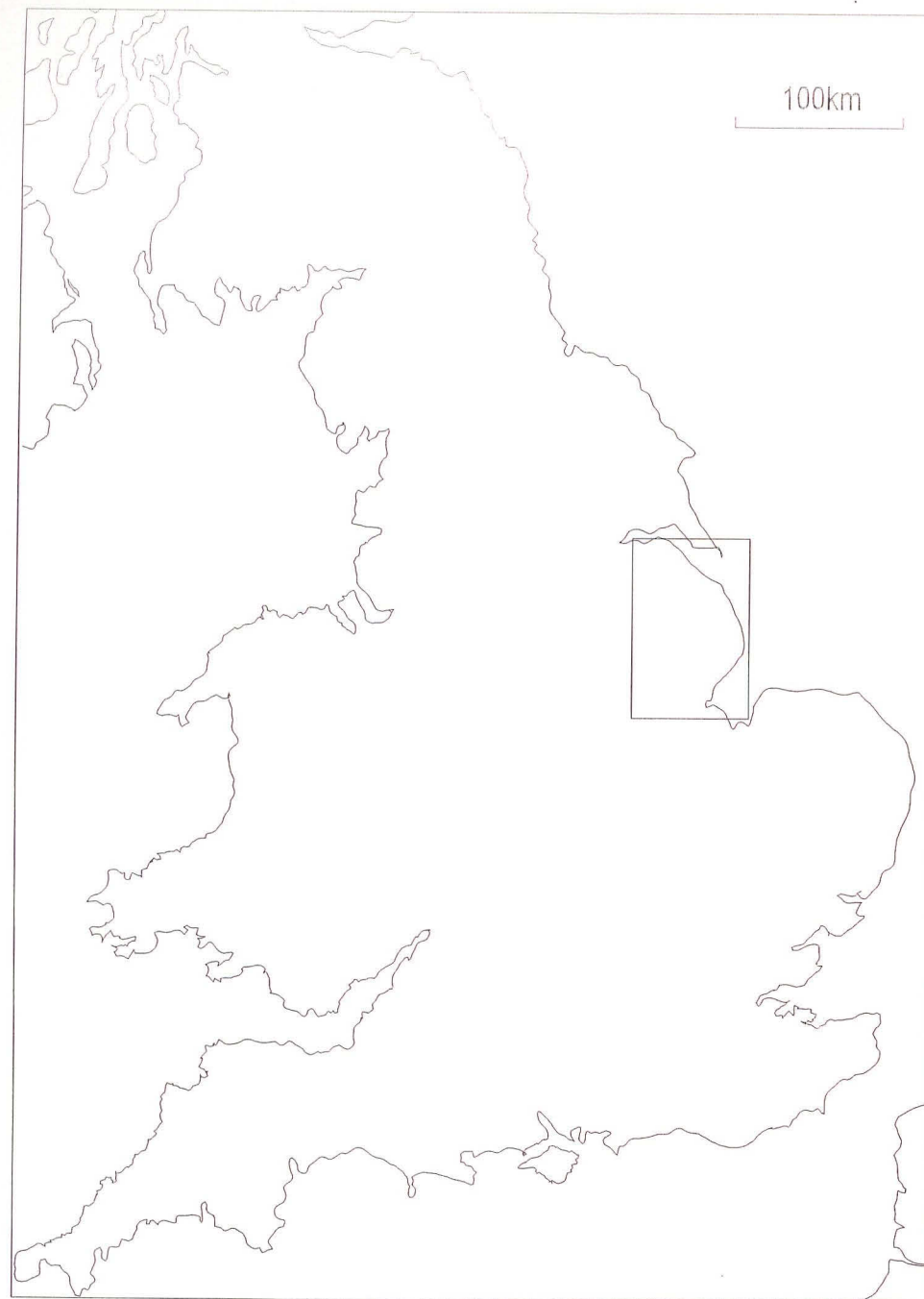
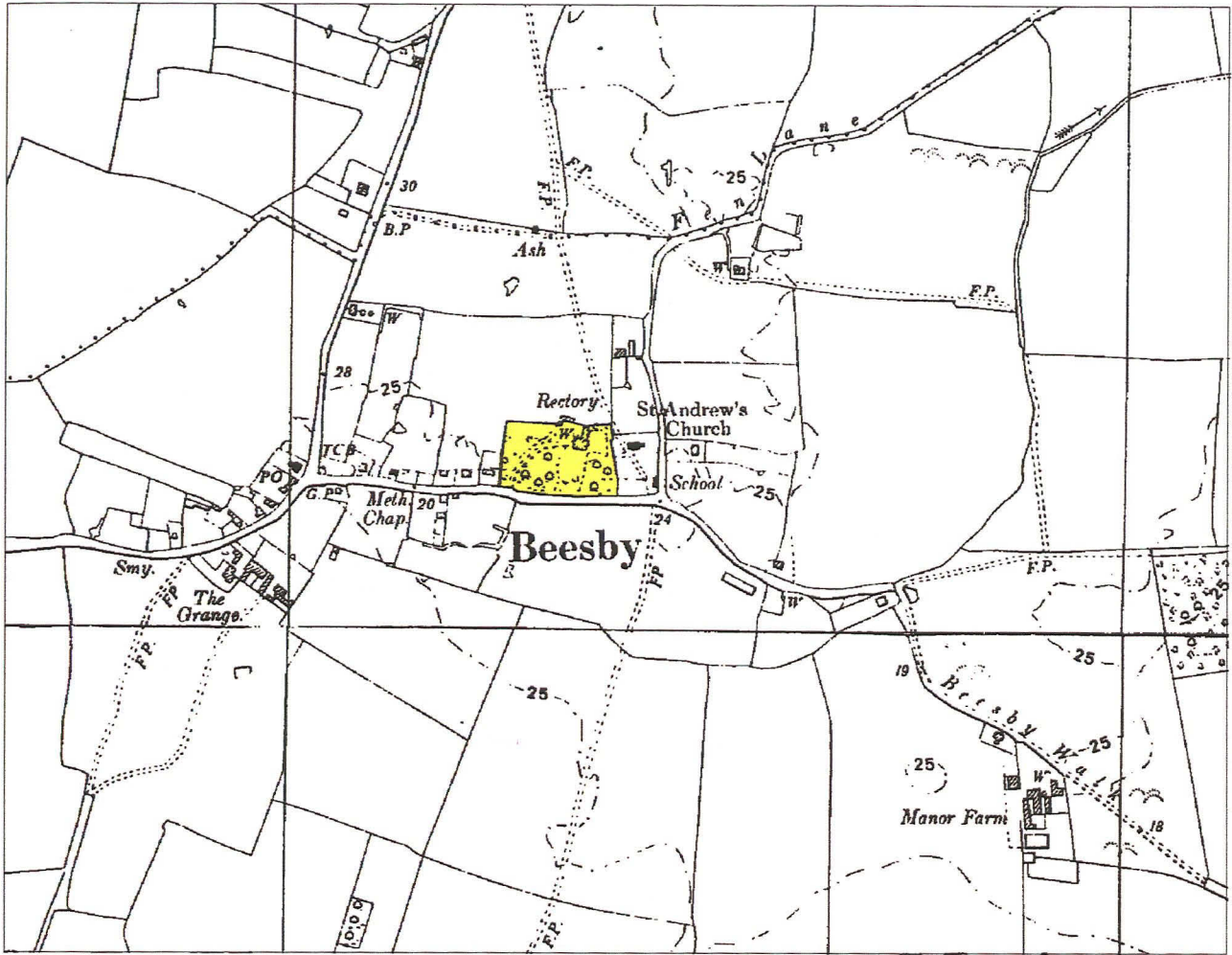


Figure 1 - General Location Plan



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Figure 2 - Site Location Plan

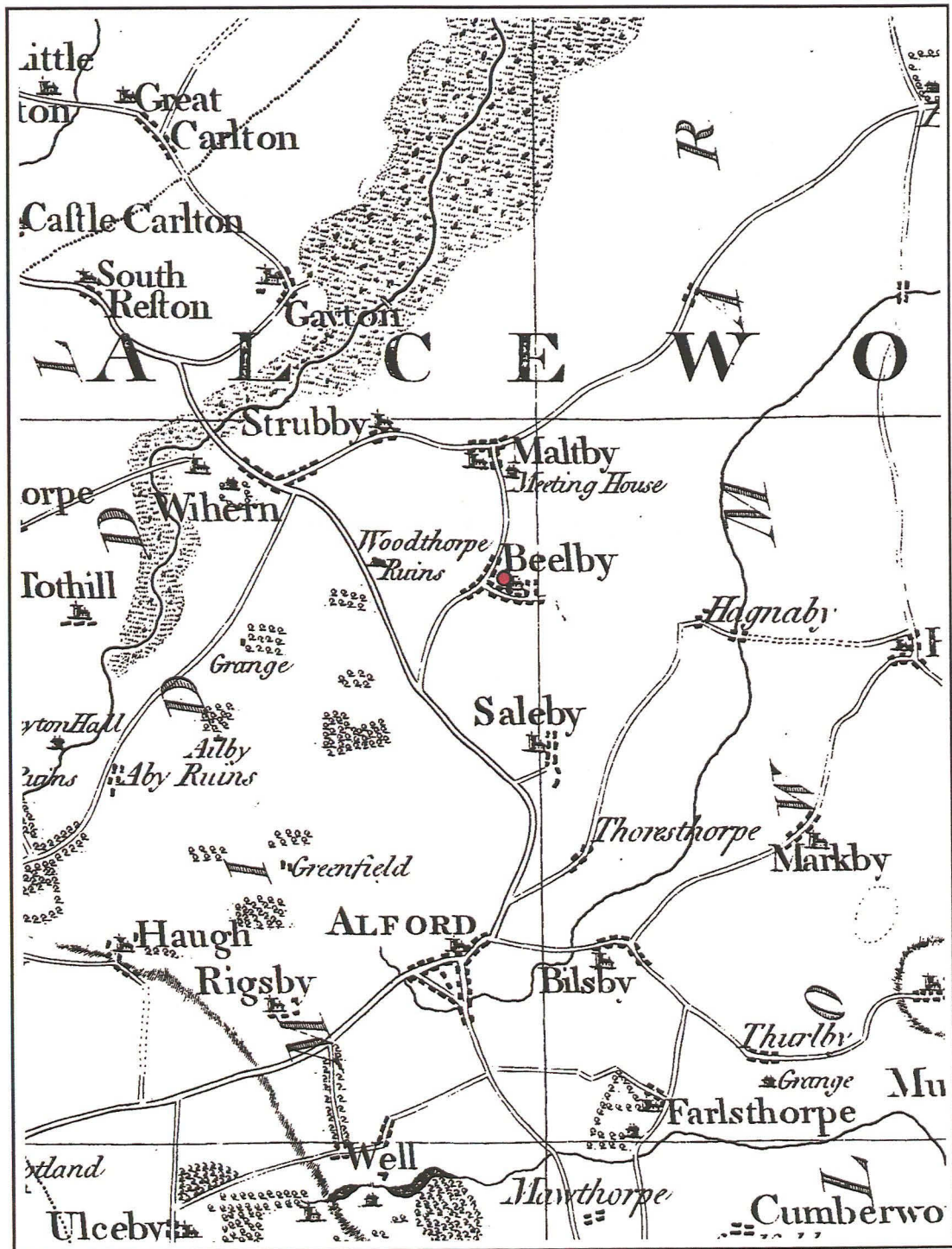


Figure 3 - Extract from Armstrong's 'Map of the County of Lincoln', 1778

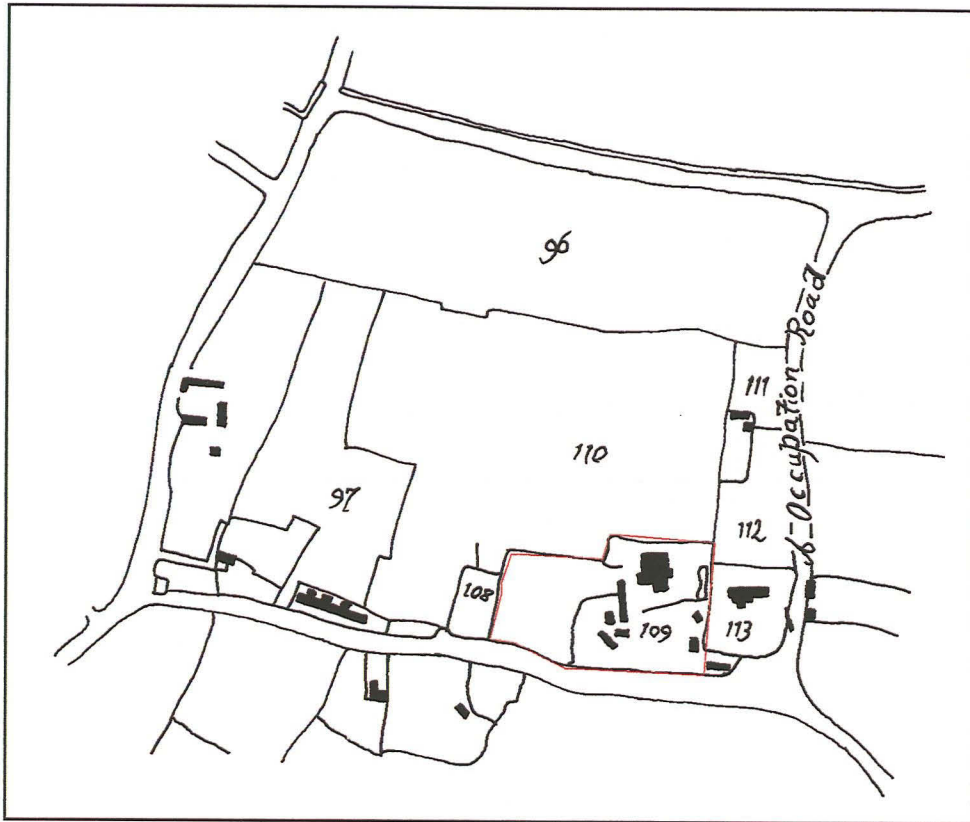


Figure 4 - Extract from 'Plan of the commutation of tithes in the Parish of Beesby', 1841

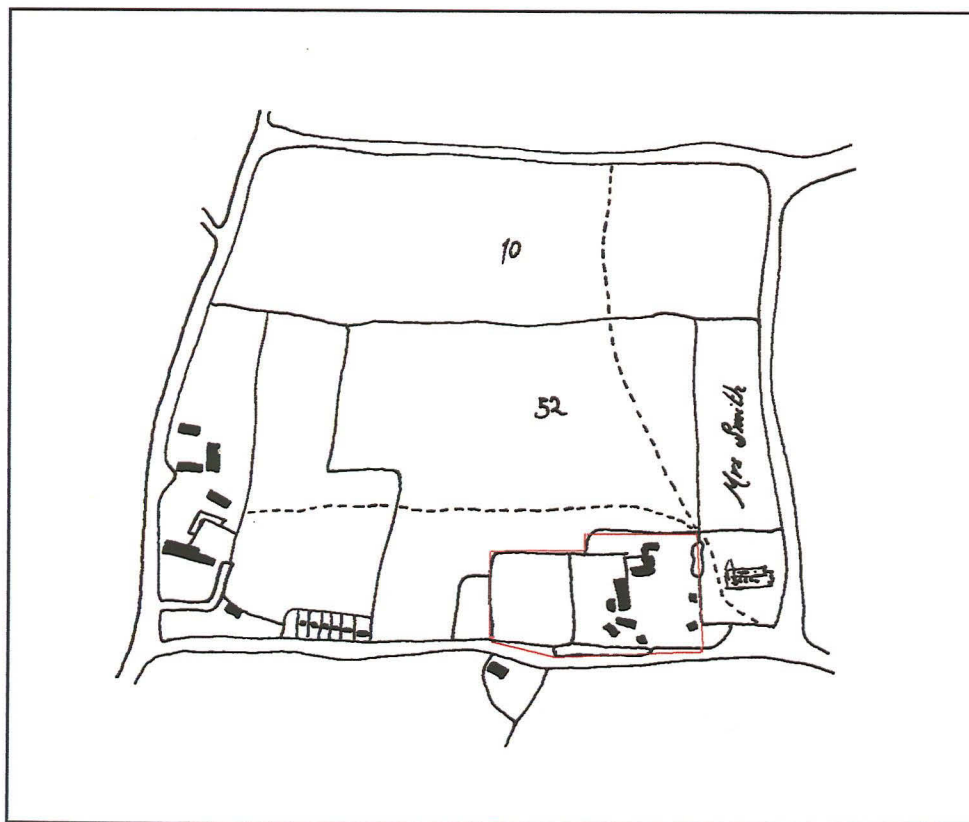


Figure 5 - Extract from 'Sketch of an estate in the parish of Beesby', 1844

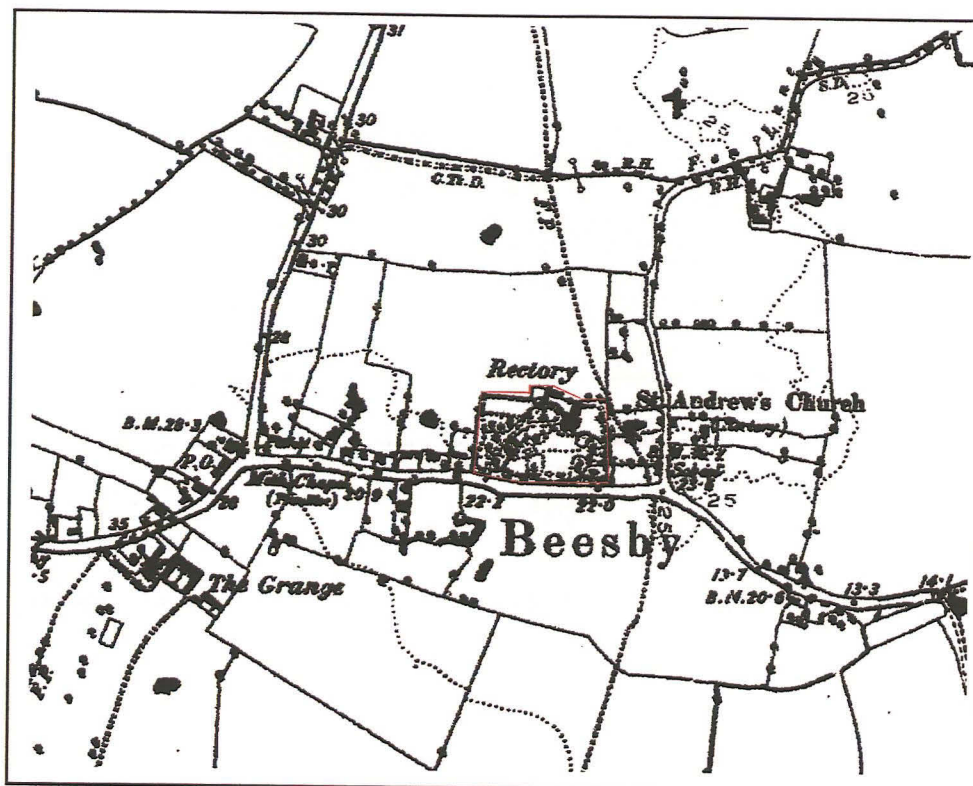


Figure 6 - Extract from the Ordnance Survey 1st edition 6'' map, 1891

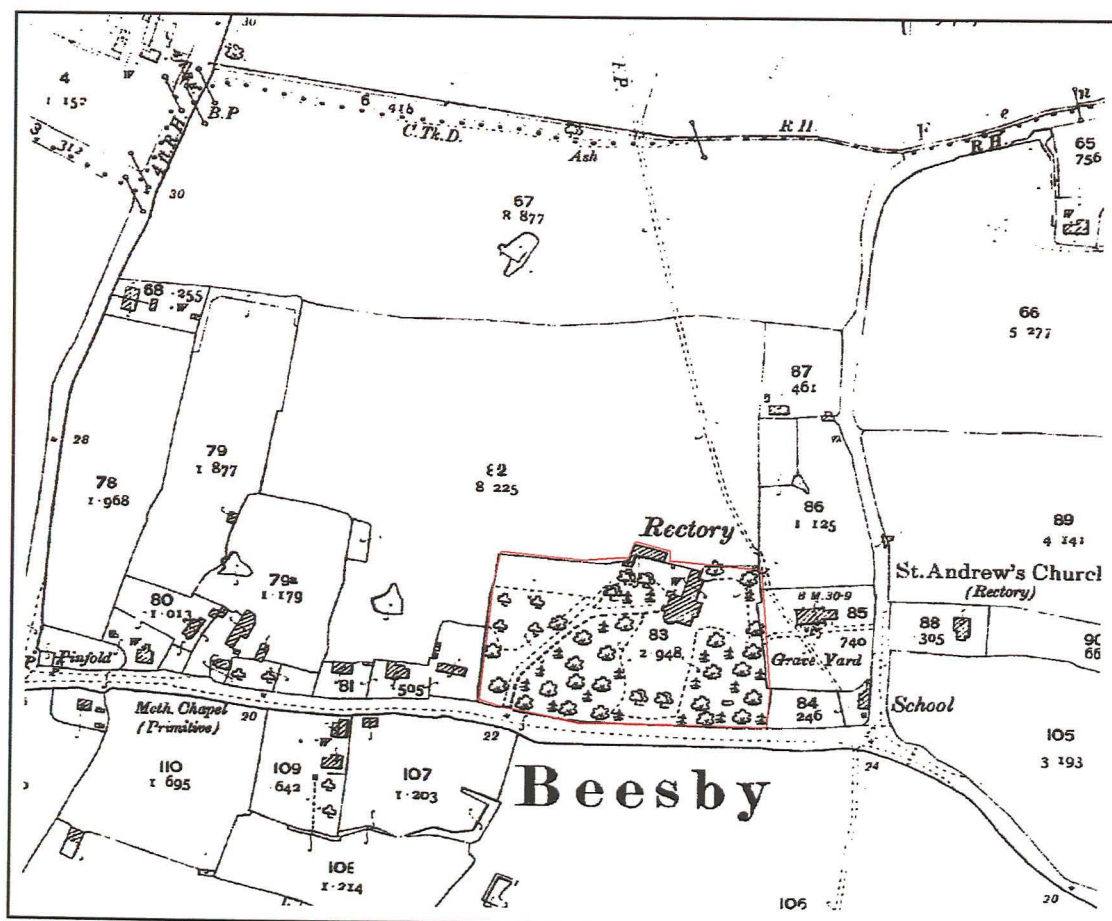
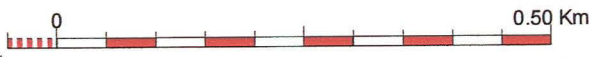
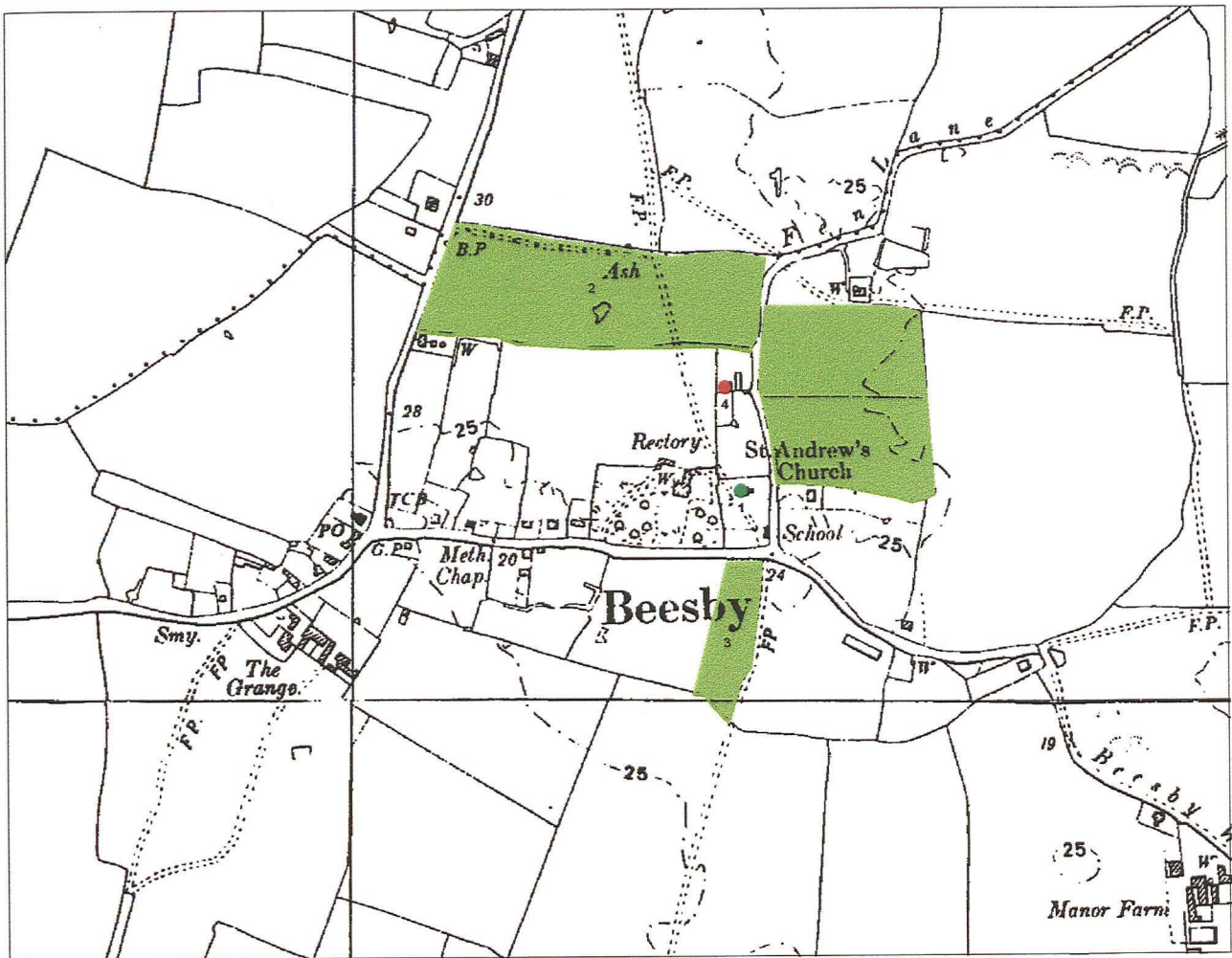


Figure 7 - Extract from the 2nd edition Ordnance Survey 25'' map, 1906



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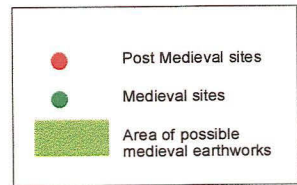


Figure 8 - Known archaeological sites in the vicinity

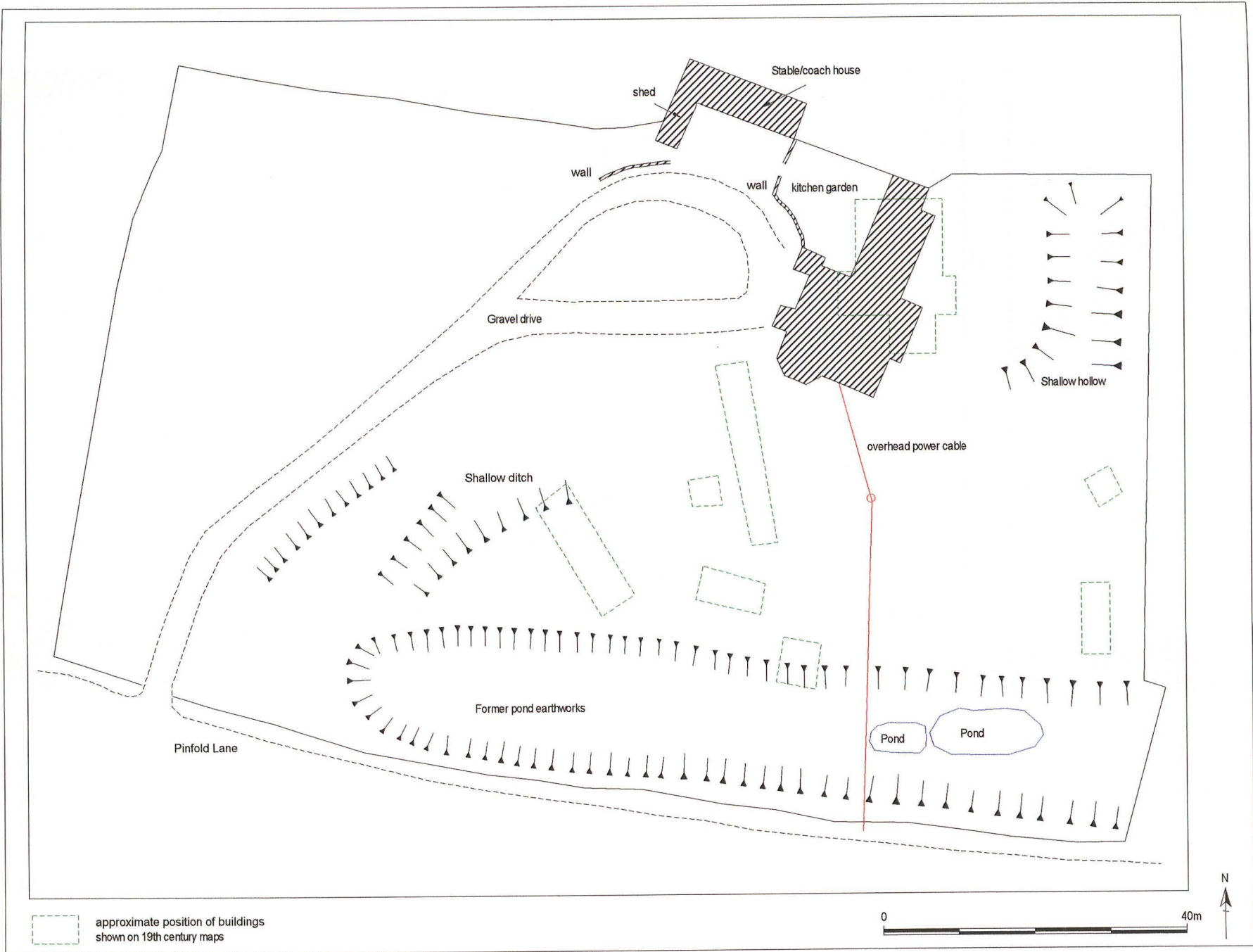


Figure 9 - Results of walk-over survey



Plate 1 - The Old Rectory,
looking north



Plate 2 - The Stable Block,
looking north



Plate 3 - The sunken hollow
located along the southern
boundary of the site,
looking east

Appendix 1

SECRETARY OF STATE'S CRITERIA FOR SCHEDULING ANCIENT MONUMENTS - Extract From *Archaeology And Planning* Doe Planning Policy Guidance Note 16, November 1990

The following criteria (which are not in any order of ranking), are used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate. The criteria should not however be regarded as definitive; rather they are indicators which contribute to a wider judgement based on the individual circumstances of a case.

- i *Period:* all types of monuments that characterise a category or period should be considered for preservation.
- ii *Rarity:* there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context.
- iii *Documentation:* the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records.
- iv *Group value:* the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement or cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.
- v *Survival/Condition:* the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.
- vi *Fragility/Vulnerability:* highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection that scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed buildings.
- vii *Diversity:* some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.
- viii *Potential:* on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.

Appendix 2

GLOSSARY

Boulder Clay	A deposit formed after the retreat of a glacier. Also known as till, this material is generally unsorted and can comprise of rock flour to boulders to rocks of quite substantial size.
Cropmark	A mark that is produced by the effect of underlying archaeological features influencing the growth of a particular crop.
Geophysical Survey	Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometry and resistivity survey.
Medieval	The Middle Ages, dating from approximately AD 1066-1500.
Post-medieval	The period following the Middle Ages, dating from approximately AD 1500-1800.
Prehistoric	The period of human history prior to the introduction of writing. In Britain the prehistoric period lasts from the first evidence of human occupation about 500,000 BC, until the Roman invasion in the middle of the 1 st century AD.
Saxon	Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany.