

**DESK-BASED ASSESSMENT OF PROPOSED
DEVELOPMENT AT HEALTHLINC HOUSE,
CLIFF ROAD, WELTON
LINCOLNSHIRE
(WCR02)**



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DEVELOPMENT AT HEALTHLINC HOUSE,
CLIFF ROAD, WELTON
LINCOLNSHIRE
(WCR02)**

Work Undertaken For
Mike Alford (Welton) Ltd Construction

November 2002

Report Compiled by
James Albone MA AIFA

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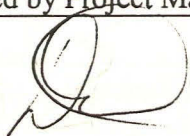

ARCHAEOLOGICAL PROJECT SERVICES



Quality Control

Healthline House, Cliff Road, Welton
(WCR 02)

Project Coordinator	Dale Trimble
Archive Research	James Albone
Illustrations	Mark Dymond and David Hopkins
Photographic Reproduction	Susan Unsworth

Checked by Project Manager	Approved by Senior Archaeologist
 Dale Trimble	 Tom Lane
Date: 7.11.02	Date: 7-11-02

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1. SUMMARY

A desk-based assessment was undertaken to determine the archaeological implications of the construction of a new accommodation block at Healthlinc House, Cliff Road, Welton, Lincolnshire. The assessment site lies on the west side of the village. Archaeological remains dating from the prehistoric to modern periods have been identified within a 500m assessment area surrounding the site.

The proposed development site lies within the medieval and post-medieval manor of West Hall, one of six prebendal manors at Welton. A previous archaeological evaluation adjacent to the proposed development site revealed evidence of late Saxon and medieval structures and features. An early Anglo-Saxon cemetery is known to exist c.80m northwest of the proposed development site. However, it is possible that the site lies beyond the limits of the cemetery.

In view of the results of previous archaeological investigations at adjacent sites there is a high probability that archaeological remains of late-Saxon, medieval and post-medieval date will be present at the proposed development site. The results also indicate that the remains are likely to be well preserved and lie at a depth of c.0.30m below the present ground surface.

A site visit was undertaken to assess ground conditions and the presence of any archaeological features. The site currently comprises mainly a vegetable garden surrounded by lawn and trees. Pottery of late Saxon, medieval and later dates was identified in areas of exposed soil. Further evaluation would be possible by trial trenching.

2. INTRODUCTION

2.1 Planning Background

Archaeological Project Services was commissioned by Mike Alford (Welton) Ltd to undertake a desk-based assessment of the proposed site of a new accommodation block at Healthlinc House, Cliff Road, Welton Lincolnshire. The archaeological assessment was undertaken in accordance with the

Institute of Field Archaeologists *Standard and Guidance for the Preparation of Desk-Based Assessments* (IFA 1999).

2.2 Topography and Geology

Welton is located in the West Lindsey district of Lincolnshire 8.5km northwest of Lincoln. The proposed development site is situated on the western side of the village in the southeast corner of the grounds of Healthlinc House off Cliff Road. It comprises a roughly rectangular plot the eastern side of which fronts onto Norbeck Lane. The centre of the site is located at national grid reference TF 0084 7974 and lies at c.26m OD.

The site lies at the junction of three soil types. To the north are fine loamy over clayey soils of the Beccles 1 Association, with fine loamy soils of the Aswarby Association located to the east. To the south and west of the site are brashy calcareous fine loamy soils of the Elmton 1 Association (SSEW 1983a; SSEW 1983b; Hodge *et al.* 1984, 99, 117, 179). These deposits overlie middle Jurassic limestone bedrock (REF).

2.3 Definition of a Desk-Based Assessment

A desk-based assessment is defined by the Institute of Field Archaeologists (IFA) as an 'assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and 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 1999).

3. PROJECT AIMS

The purpose of the desk-based assessment is to obtain information relating to the known and potential archaeological resource of the assessment site. In order to achieve this the assessment considers all known archaeological remains located within a

c.500m radius of the site. The condition and extent of any remains at the site is then assessed to enable the archaeological curator to formulate policies for the management of the archaeological resource. In addition to the above, statutory and advisory heritage constraints are identified.

4. METHODS

All archaeological remains or documentary evidence relating to the area within a c.500m radius of the proposed development site were considered. This area is referred to in this document at the 'Assessment Area. Compilation of the archaeological and historical data relevant to the area of the proposed development site involved examination of all appropriate primary and secondary sources available. These include:

- 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 SMR
- Photographic sources
- Archaeological books and journals

A list of sources consulted is included as Appendix 2. No geotechnical information was available for the site. Information obtained from the literature and cartographic examination was supplemented by a site visit to assess present land-use and ground conditions. The results of the investigations were committed to scale plans of the area and archaeological sites and finds included in a gazetteer (Table 1).

5. RESULTS

5.1 Historical Data

The settlement of Welton is first recorded in 1072 in a writ issued by King William granting the manor to the newly founded cathedral at Lincoln (Foster 1931, 2). The place-name 'Welletona' is Old English in origin and refers to the 'farmstead or village

with a spring' (Cameron 1998, 136).

In the Domesday Survey of 1086 the manor was still the property of Lincoln Cathedral and held by the six canons. The holding included ploughlands, 150 acres of meadow, 40 acres of underwood and five mills (Morgan and Thorn 1986, 7.8). Welton was divided into six prebendal manors with the prebends, or benefices, of these providing the living for the canons of the Cathedral. The six prebendal manors were West Hall, Gore Hall, Beck Hall, Rive Hall, Pans Hall and Brink Hall (Everson *et al.* Fig.19). The proposed development site was located in the West Hall manor, combined with Gore Hall at an unknown date before the 19th century.

The parish was enclosed by an Act of Parliament of 1772 (Leach 1984, 17). However, many small enclosures had already been made in and around the village, including the area of the proposed development site.

Healthlinc House, formerly known as Saxon House, was constructed immediately to the north of the proposed development site in 1971. Prior to this the site had formed part of a pasture field.

5.2 Cartographic Data

The assessment site lies on the west side the village of Welton. Appropriate maps of the vicinity were examined.

The earliest available map showing the assessment site is the Welton enclosure plan of 1773 (Anon, 1773. LAO Lindsey Enclosure 95). This plan records the site lying within two 'Old Inclosures' (Fig. 3). Field number 7 was owned by Dame Anne Cust Hall with the larger field number 7 being recorded as belonging to West Hall and Gore. The irregular plan of field 7 within field 5 is difficult to explain.

The scale of Armstrong's 1779 'Map of Lincoln-Shire' is too small to show any details at the assessment site and a copy of the relevant area is not included in this report.

The next available plan to show the site area in detail is of the Prebendal estate at Welton

Westhall (Anon, n.d.. LAO 2CC 62/352). The plan showed the same 'Old Inclosures' that had been depicted in 1773 (Fig. 4). However, these enclosures were now shown to have hedged boundaries. The western end of the assessment site lay in field number 5, which was called 'West Yard'. The majority of the site lay within the unnamed field adjacent to the present Norbeck Lane. To the east and south of the site were two further enclosures (Fields 41 and 38) called 'Dove Court' and 'Chapel Yard' respectively.

Although Bryant's 1828 'Map of the County of Lincoln' is at a small scale, it appears to show a building located immediately north of the proposed development site (Fig. 5).

The second edition 6" to the mile Ordnance Survey map of 1907 shows a different field layout (Fig. 6). The irregular enclosure fronting onto Norbeck Lane shown on the earlier maps had been incorporated into the main field. However a small enclosure and building were present along the Norbeck Lane road frontage.

The 1975 edition of the 1:10000 Ordnance Survey map shows a line of trees along the southern boundary of the site (Fig. 7). Healthlinc House, formerly Saxon House, had been constructed in 1971 but was not shown on this map. Surprisingly, this building is also not marked on the 2000 edition of the 1:25000 map (Fig.2).

5.3 Photographic Data

Aerial photographs, including vertical and oblique views, held at the Lincolnshire SMR were examined as part of the assessment. A list of relevant photographs is given in Appendix 2. In addition map overlays produced by the RCHME showing known cropmarks and earthworks plotted from aerial photographs were also examined.

Two vertical aerial photographs showing the area of the proposed development site were examined. The earliest of these dated to 1969 and showed the area as rough pasture. The second photograph dated from 1971 and showed the field during the construction of Healthlinc House. However, both of the photographs were of a small scale and no

specific details were visible at the proposed development site.

Information on the RCHME map overlays included the earthwork remains of medieval fishponds (Fig. 2, No.14), tofts and ridge and furrow to the south of the village.

To the north of the village a prehistoric enclosure cropmark has also been recorded (Fig. 2, No.1). Although no dating evidence has been recovered from this site, it is probable that it is of Bronze Age (2200 – 801 BC) or Iron Age (800 BC – 42 AD) date. A second undated enclosure cropmark has been recorded to the west of this site (Fig. 2, 21) and may also be of late prehistoric date.

5.4 Archaeological Data

Records of archaeological sites and finds within the assessment area are held at the Lincolnshire SMR. The proposed development site is located on the western edge of Welton village. Details of all archaeological remains within 500m of the assessment site are collated on Table 1 and located on Figure 2.

Prehistoric Archaeology

Prehistoric evidence within the assessment area is sparse. A Neolithic (4000 – 2201 BC) stone axe has been recorded at Welton. However this artefact was found to the north of the village, some distance beyond the assessment area.

The earliest archaeological evidence identified within the assessment area is the cropmark enclosure discussed in Section 5.3 above (Fig.2, No.1).

Romano-British Archaeology

Romano-British (43 – 410 AD) evidence is widespread within the assessment area. Pottery of 4th century date and tiles, including one stamped with an inscription, have been recovered from the site of a Roman building 380m to the southwest of the proposed development site (Fig. 2, No. 2). A small quantity of Roman pottery has also been found 200m to the southwest (Fig. 2, No. 3).

An early history of the village records that when a Roman camp was levelled in Chapel Close in about 1860, "many Roman urns were

Ref.	SMR Ref.	Period	Description	NGR c = central
1	52216	Prehistoric	Cropmark of a sub-rectangular enclosure	TF 0081 8057
2	52193	Roman	Site of a Roman building. 4 th century pottery and tile finds	TF 0050 7960
3	52203	Roman	Pottery found during pipeline project	TF 0065 7965
4	54523	Roman	Coin	TF 0109 7973
5	52195	Roman	Coin of Valentinian found at 15 Sudbeck Road	TF 0127 7966
6	52207	Roman	Coin of Maximinus II found at 20 Ryland Road	TF 0130 7990
7	-----	Roman	Quern stone found in the old vicarage garden	TF 0100 7965
8	-----	?Roman	Pottery found c.1860	TF 0090 7975
9	52196	Roman	Coin of Constantine found at 14 Sudbeck Road	TF 012 796
-	52191	Roman	Coin of Postumus	Unlocated
10	50590	Anglo-Saxon	Inhumation cemetery, 6 th century. Pottery and loomweight finds, ?10 th – 11 th century	TF 0077 7980
3	52203	Anglo-Saxon	Pottery found during pipeline project	TF 0065 7965
11	-----	Anglo-Saxon	Building remains of 10 th – 11 th century date found during evaluation	TF 0081 7971
11	-----	Medieval	Building remains of 13 th – 14 th century date found during evaluation	TF 0081 7971
10	-----	Medieval	Building remains and pottery finds	TF 0077 7980
12	52143	Medieval	Shrunken settlement of Welton	TF 0110 7980c
13	-----	Medieval	St Mary's Church	TF 0113 7976
14	50504	Medieval	Earthwork remains of fishponds (SAM31636)	TF 0090 7955
15	52194	Medieval	14 th century pottery	TF 0090 7970
16	52190	Medieval	Iron arrowhead. 13 th – 14 th century	TF 0114 7976
-	54754 / 52189 / 52192	Medieval	Pottery, including sherds from a shelly ware bowl, a Lincoln ware jug and a zoomorphic green-glazed aquamanile spout	Unlocated
-	52200	Medieval	Coin. Silver penny of King Edward I	Unlocated
-	52198	Medieval	Coin. Silver penny of King Richard I or King John found at 33 Brinkhall Way	Unlocated
-	52199	Medieval	Coin. Silver penny of King Henry II found by the Beck near the playing fields	Unlocated
-	52206	Medieval	Coin hoard comprising several hundred silver pennies of King Stephen	Unlocated
17	54260	?Med/Post-Med	Two brooches, both circular one made of lead	TF 0084 7945
18	52204	Post-Medieval	Building remains associated with 15 th – 16 th century roof tiles	TF 0080 7980
19	54753	Post-Medieval	Pit features identified during a watching brief	TF 0067 8005
20	52217	Modern	Site of WWII searchlight battery	TF 0099 8015
21	52225	Undated	Cropmark remains of a sub-rectangular enclosure	TF 0070 8060
8	54126	Undated	Skeletons found to the rear of Council Houses off Norbeck Lane	TF 0090 7975

Table 1 Archaeological sites and finds within c.500m of the proposed development site (see Fig.2).

found and unfortunately broken to pieces..."(Hunt c.1925, 3). Chapel Close is located on the opposite side of Norbeck Lane to the proposed development site (Fig. 2, No. 8). Although the suggestion that a Roman camp had existed there is perhaps fanciful, the pottery, if correctly identified as Roman, indicates some activity at that location. Hunt (c.1925, 3) also records that a Roman quernstone had been found in the vicarage garden (Fig. 2, No. 7). In Hunt's time, the finds were kept at the church, but unfortunately their present whereabouts are unknown. Coins of 3rd and 4th century date have been found at a number of locations within the village (Fig. 2, Nos. 4, 5, 6 and 9).

Anglo-Saxon Archaeology

Significant remains of Anglo-Saxon date (410 - 1066 AD) have been identified within the immediate vicinity of the proposed development site.

During the construction of Healthlinc House in 1971 an Anglo-Saxon inhumation cemetery was discovered (Fig. 2, No. 10). Eleven graves were recorded accompanied by annular brooches, beads pottery vessels, shield bosses and a spearhead. This range of artefacts dated the burials to the 6th century. The graves were very shallow with the deepest extending only 0.3m in to the natural subsoil. In the majority of cases the skull extended into the lower part of the overlying topsoil layer. Further burials are believed to have been exposed during the laying of a gas pipe along Cliff Road (Notes in SMR file).

An archaeological evaluation undertaken immediately south of, and adjacent to, the proposed development site revealed structural remains of late Saxon date (Fig. 2, No. 11). These included foundation trenches and cobbled surfaces of 10th to 11th century date. A post-built structure was identified in another evaluation trench, 40m further to the west (Albone 1998). It was considered likely that the remains discovered during the evaluation were part of a late Saxon precursor to the prebendal manor of West Hall supporting a suggestion by Everson *et al.* (1991, 28) that the prebendal manor fossilised a pre-Conquest pattern. A small quantity of late Saxon pottery and a loomweight fragment were also recovered during the excavation of the

cemetery site in the north of the field (Fig. 2, No. 10). Anglo-Saxon pottery has also been found approximately 200m to the southwest of the proposed development site (Fig. 2, No. 3).

Medieval Archaeology

The proposed development site lies within the area of the shrunken medieval (1067 - 1540 AD) settlement of Welton (Fig. 2, No. 13). The evaluation carried out to the south of the proposed development area identified a stone wall associated with 13th to 14th century roof tiles (Fig. 2, No. 11). An iron pivot from a door or window shutter was also found. Medieval remains were identified during the construction of Healthlinc House (Fig. 2, No. 10). The site appeared to have originally been divided into four separate crofts by ditches. Pottery of 13th to 14th century date was recovered and the site of a possible house was noted in the southwestern corner of the northwestern croft (Notes in SMR file). Late medieval to early post-medieval tiles fragments, dating to the 15th to 16th centuries, were also recovered (Fig.2, No. 18). A small quantity of pottery of 13th to 14th century date has also been found during a recent watching brief on an extension to Healthlinc House (Cope-Faulkner 2002). Sherds from a 14th century cooking pot have been recorded just to the east of the site in Norbeck Lane (Fig. 2, No. 15).

Earthwork remains of fishponds survive to the south of the proposed development site (Fig. 2, No.14). These remains include three rectangular ponds and two east to west aligned channels (Everson *et al.* 1991, 210). The earthworks are protected as a scheduled ancient monument (SAM 31636).

St Mary's church is located 300m east of the proposed development site (Fig. 2, No. 13). Parts of the interior date from the 13th and 14th centuries although the majority of the exterior dates from 18th and 19th century rebuilding (Pevsner and Harris, 1989, 786). An iron arrowhead, of 13th to 14th century type has been found in the churchyard (Fig. 2, No. 16).

A number of isolated finds of medieval artefacts have been recorded around the village. However many of these have imprecise location details and their exact

findspots cannot be determined. Pottery finds include sherds from a shelly ware bowl, a Lincoln ware jug, and the spout of a green-glazed aquamanile. A number of medieval coins have been found around the village and a hoard of silver pennies of King Stephen may have been found there in the early 19th century. However, some confusion exists as to whether the coin hoard was found at Welton or South Kyme (SMR notes).

Two brooches, possibly of medieval or post-medieval date, have been recorded as having been found to the south of the village (Fig. 2, No. 17).

Post-Medieval Archaeology

Post-medieval (1541 – 1900 AD) remains within the assessment area include the late medieval to early post-medieval finds and possible structural remains found close to Cliff Road (Fig. 2, No. 18). A watching brief at Prebend Lane to the north of the proposed development site recorded a number of pits of post-medieval date (Fig. 2, No. 19).

Modern Archaeology

The earthwork remains of a Second World War searchlight battery site have been recorded to the north of the proposed development site (Fig. 2, No. 20). The site is now occupied by a residential development and it is likely that all surface remains have been destroyed.

Undated Archaeology

Undated remains have been identified at two locations within the assessment area. As discussed above in Section 5.3, the second enclosure ditch cropmark to the north of the village (Fig. 2, No. 21) is undated.

In 1963 thirteen human skeletons were discovered close to the eastern side of the proposed development site, behind the council houses on Norbeck Lane (Fig. 2, No.8). None of the graves had any grave goods although some were covered by stone slabs. Although they remain undated, it is probable that the burials were of Roman or medieval date. The area was recorded as Chapel Close in the 19th century and it is possible that a medieval chapel had existed at the site.

5.5 Historic Buildings Data

A number of buildings of historical or architectural interest are located within the centre of Welton village (DoE 1985). However, none of these are located close to the proposed development site.

5.6 Site Visit

The proposed development site was visited on 22nd October 2002 to assess ground conditions and identify any visible archaeological features.

The majority of the proposed development site was occupied by a vegetable garden (Pl.1). To the north and west of the garden was an area of lawn with trees, one of which was located in the northern part of the area (Pl.2). The eastern part of the area contained a further two trees and several piles of grass cuttings and compost heaps.

The soil within the vegetable garden was well weathered and a small quantity of pottery of late Saxon, medieval and modern date was observed.

Due to the small size of the site and the present vegetation cover it would not be suitable for further non-intrusive evaluation. However, limited trial trenching would be possible.

6. CONSTRAINTS

6.1 Heritage Constraints

Statutory and Advisory Constraints

One scheduled ancient monuments protected by the Ancient Monument and Archaeological Areas Act of 1979 (HMSO 1979) is located within the assessment area. This is the earthwork remains of the medieval fishponds approximately 180m south of the proposed development site. The proposed development would have no impact on the remains at that site or their visual setting. All other archaeological remains within the assessment area are protected only through the implementation of PPG16 (DoE 1990). Historic buildings within the assessment area are protected by the Planning (Listed

Buildings and Conservation Areas) Act of 1990 (HMSO 1990). However, none of these lie close to the proposed development site.

6.2 Other Constraints

No specific checks have been carried out to determine whether active services cross the proposed development site.

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 1).

Period

Activity dateable from the prehistoric to modern periods has been recognised within the assessment area.

Prehistoric evidence is sparse within the assessment area. Cropmark evidence to the north of the village has revealed a prehistoric enclosure, probably of Bronze Age or Iron Age date. A second enclosure nearby may also be of a contemporary date.

Romano-British remains are abundant in the Welton area. The site of a Roman building, possibly a farmstead, and a pottery scatter have been recorded to the south west of the village. Roman pottery was recorded as having been found immediately east of the proposed development site in Chapel Close and coins have been found at a number of locations in the village.

Important Anglo-Saxon remains have been identified adjacent to the proposed development site. An Anglo-Saxon inhumation cemetery was identified during the construction of Healthline House in 1971, c.50m northwest of the proposed development site. Late Saxon structural remains have also been identified 10m south of the site boundary during an evaluation.

Structural remains of medieval date have been recorded 15m southwest of the proposed development site boundary. Further building remains, of medieval and early post-medieval

date, were also discovered during the construction of the Healthline house. Other remains of medieval date include earthworks of fishponds and isolated finds of pottery and coins. Post-medieval and modern remains within the assessment area are limited.

Rarity

Prehistoric enclosure cropmarks, such as those recorded to the north of the village are relatively common on the limestone cliff area north of Lincoln. Despite this few of these sites have been formally investigated. Romano-British farmsteads like the site to the southwest of the proposed development site and isolated finds of this date are also widespread along the Lincoln Cliff. However, the quantity of Roman finds from the area of Welton village suggests that a previously unrecorded Roman site is located in the vicinity.

The early Anglo-Saxon cemetery is one of about 50 recorded in Lindsey. However, few of these sites have been excavated, even under rescue conditions, making the Welton cemetery unusual. Excavated late Saxon settlement remains are uncommon despite the fact that the majority of villages were established at or by this period. Consequently the structural remains identified in the evaluation adjacent to the proposed development site are rare.

Medieval remains in the immediate vicinity of the proposed development site relate to the manors of West Hall and Gore Hall. Structural remains have been found adjacent to the site, with a possible chapel site and cemetery lying immediately to the east. Although these remains are typical of the period, they are poorly understood.

Recorded post-medieval and modern remains within the assessment area is limited.

Documentation

Records of archaeological sites and finds made in the assessment area are kept in the Lincolnshire SMR.

Several archaeological investigations have previously been carried out within the assessment area. Limited excavation of the Anglo-Saxon cemetery was undertaken during

the construction of Healthlinc House. Unpublished notes on this excavation are held at the SMR. Three trial trenches have been excavated on the paddock immediately to the south of the proposed development site (Albone 1998). A watching brief has also been undertaken during construction of an extension and car park at Healthlinc House (Cope-Faulkner 2002). However, the present report provides the first detailed synopsis of the archaeological and historical evidence of the assessment area.

Group value

The prehistoric cropmarks sites to the north of the village form part of a wider complex of such remains in the surrounding landscape. This evidence contributes to our understanding of land-use and settlement distribution patterns for this period and have a moderate to high group value.

Likewise the Romano-British remains within the assessment area form part of a wider distribution of sites in the surrounding landscape and consequently have a moderate to high group value.

The cemetery is the only early Anglo-Saxon evidence to have been recorded within the assessment area. As a result of this it is difficult to assess its broader group value. The late Saxon and Medieval remains relating to the manor of West Hall have a strong relationship to the development of the village and its street plan. Remains of these periods have a high group value.

Survival/Condition

The proposed development site lies on the edge of the present village in an area that has remained undeveloped during the later post-medieval and modern periods. In particular the area of the site appears to have been pasture until the construction of Healthlinc House in 1971. Consequently any archaeological remains at the site will not have been damaged by modern agricultural activity. Well-preserved late Saxon and medieval remains were exposed during the evaluation immediately to the south of the site. At that site, archaeological deposits were revealed at a depth of c.0.30m below ground level. Overlying deposits comprised medium to dark grey clayey silt topsoil and greyish

brown clayey silt subsoil (Albone 1998). The watching brief carried out to the northwest of the proposed development site revealed natural deposits at a depth of 0.40m below ground level (Cope-Faulkner 2002). Consequently it is likely that any archaeological remains present at the proposed development site will lie at a depth of c.0.30m below the ground surface.

Fragility/Vulnerability

As outlined above, any archaeological remains at the proposed development site may be relatively shallowly buried. Consequently they would be at risk from any development activity involving soil disturbance.

Diversity

The archaeological remains identified within the assessment area, spanning the prehistoric to modern periods, represent a relatively high period diversity. Sites relating to settlement, defence, religion and industry were identified, representing a moderate functional diversity.

Potential

Archaeological remains of prehistoric date have previously been identified within the assessment area. However, previous investigation close to the proposed development site, at Healthlinc House and the field to the south did not identify any remains of this period. Consequently the potential for any remains of this period to be present at the proposed development site is limited.

The previous investigations adjacent to the proposed development site did not identify any evidence of Romano-British activity. Although remains of this period have been identified in the vicinity, the potential for any deposits of this period to be present at the site is low to moderate.

Anglo-Saxon remains have previously been identified next to the proposed development site. Investigations at the time of the construction of Healthlinc House recorded the early Anglo-Saxon cemetery to the northwest of the site, close to Cliff Road. No evidence of the cemetery was identified in the area of the proposed development site in 1971, during the recent watching brief at Healthlinc House or the evaluation to the south. Based on this evidence the site may lie beyond the limits of

the cemetery. However, structural remains of late Saxon date were identified in Trench 1 of the evaluation c.10m to the south. In view of this there is a very high potential that remains of this period will be present at the proposed development site.

Medieval evidence, including structural remains, have previously been identified adjacent to the proposed development site. These remains are likely to relate to the manor of West Hall and there is a high probability that further evidence will exist at the proposed development site. Recorded post-medieval remains within the assessment area are limited. However, evidence from close to Cliff Road suggests that activity continued at the site of West Hall manor into this period. Consequently there is some potential that unidentified remains of this period may be present at the proposed development site.

No deposits with significant potential for palaeoenvironmental remains were identified during the evaluation to the south of the site (Albone 1998, 6). Consequently the potential for such remains to exist at the proposed development site is limited.

8. CONCLUSIONS

Archaeological remains of prehistoric to modern date have been identified within the assessment area.

An early Anglo-Saxon cemetery has been recorded just to the northwest of the proposed development site. However, subsequent investigations suggest that the site may lie beyond the limits of the cemetery.

The proposed development lies within the area of the medieval and post-medieval manor of West Hall and associated remains have been revealed adjacent to the site. Late Saxon remains, probably representing a predecessor of this manor, have also been recorded within 10m of the proposed development site. Consequently there is a high potential that further remains of these periods will exist at the proposed development site. Previous investigations indicate that archaeological deposits probably lie at c.0.30m below the present ground surface.

A site visit identified late Saxon, medieval and later pottery at the site. Further evaluation of the site would be possible by trial trenching.

9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to acknowledge the assistance of Mr M. Alford of Mike Alford (Welton) Ltd who commissioned this report. Access to the Lincolnshire SMR was provided by Sarah Grundy. Thanks are also due to the staff of the Lincolnshire Archives Office.

10. REFERENCES

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11. ABBREVIATIONS

APS	Archaeological Project Services
DoE	Department of the Environment
HMSO	Her Majesty's Stationery Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archives Office
OS	Ordnance Survey
PCA	Pre-Construct Archaeology
RCHME	Royal Commission for Historic Monuments in England

SMR Sites and Monuments Record Office

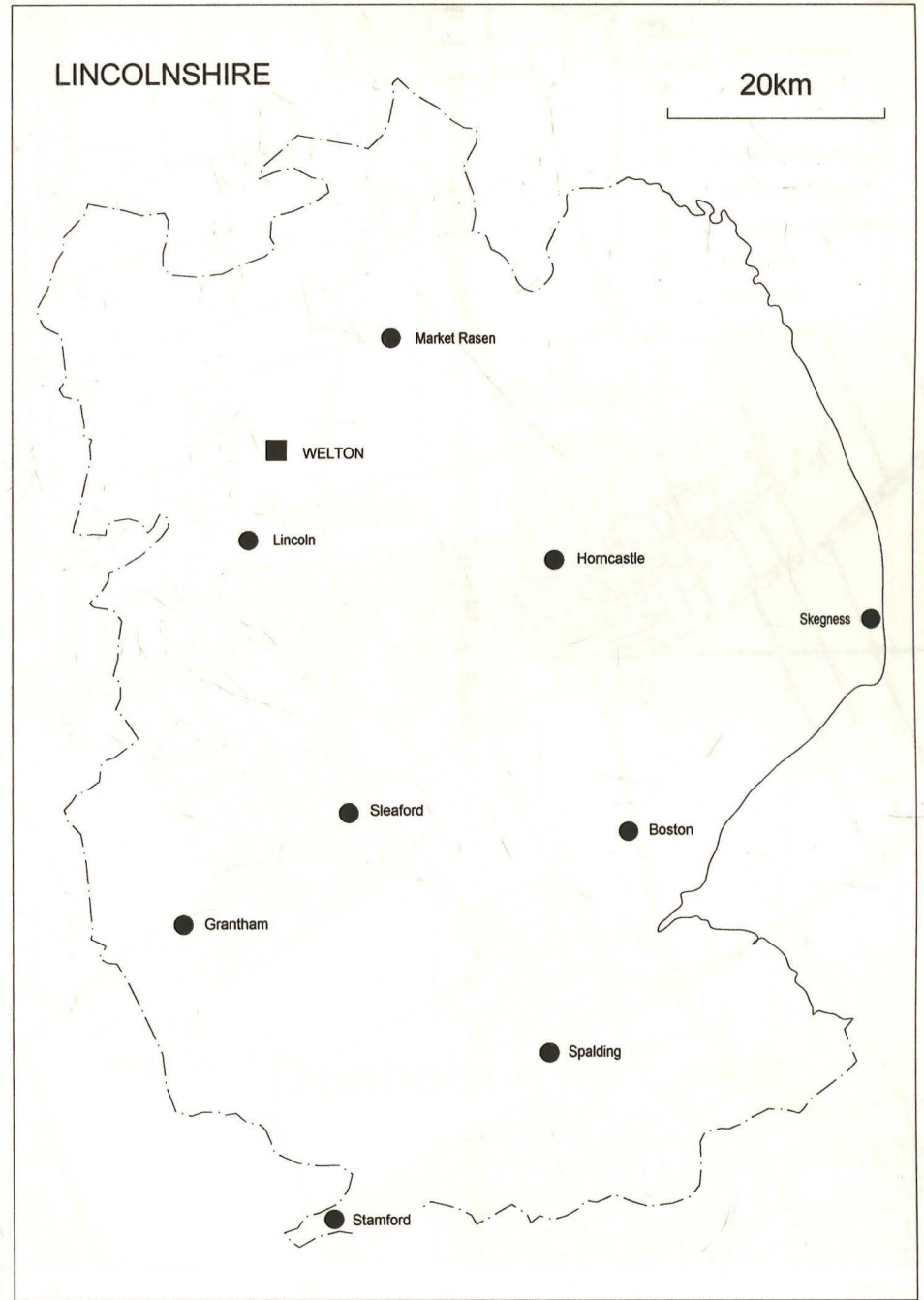
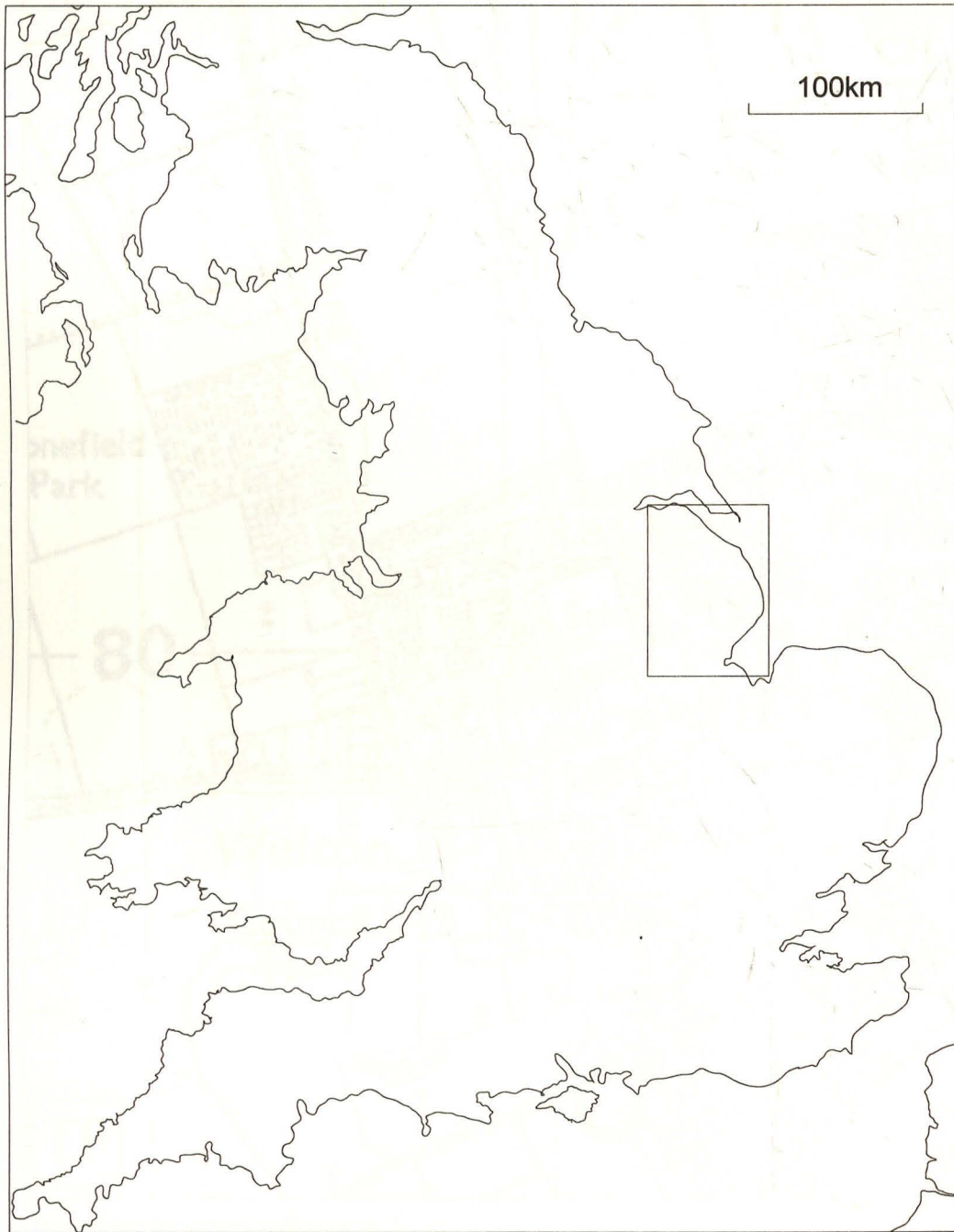


Figure 1 - General location plan

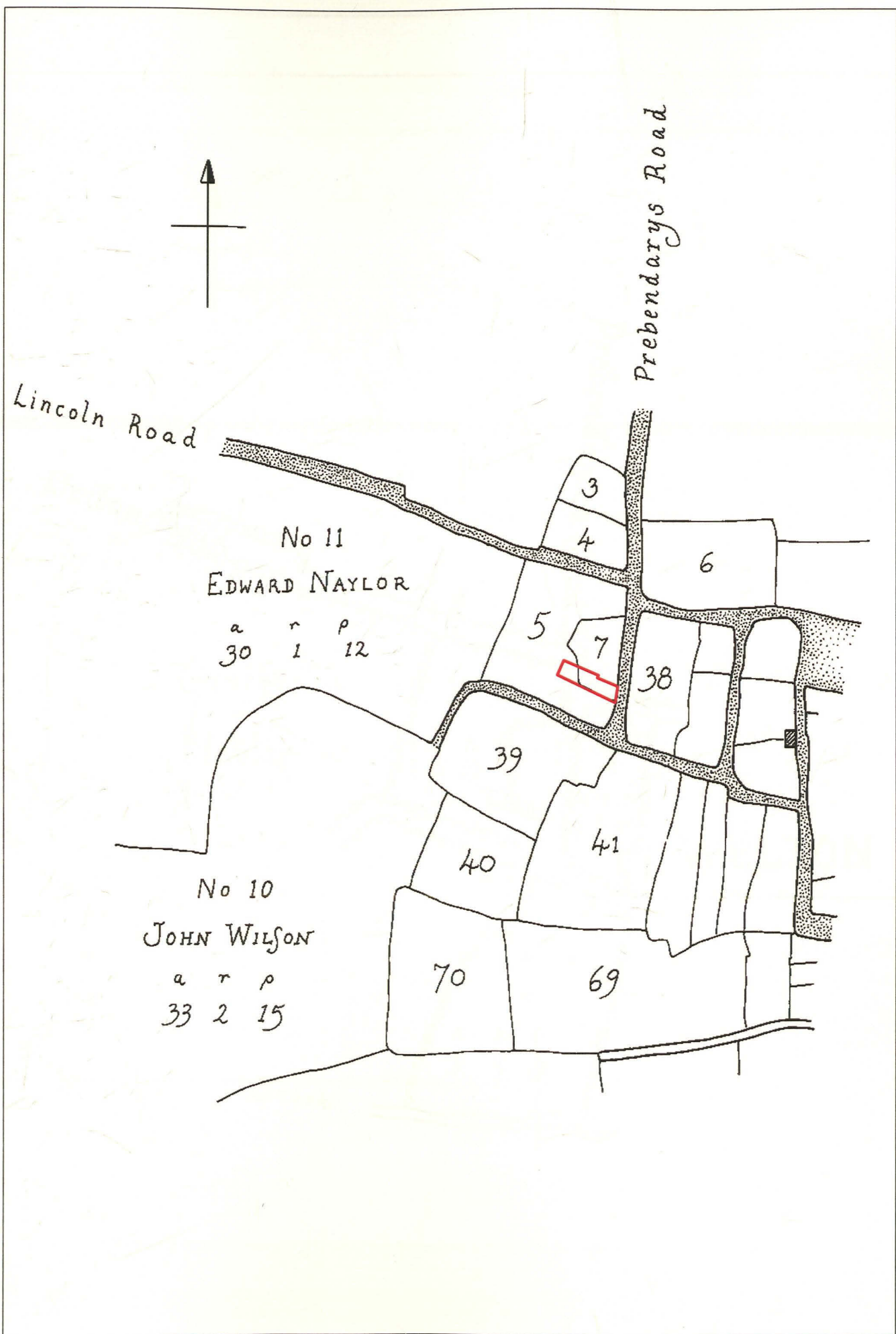


Figure 3 Extract from Welton Enclosure Map of 1773 showing site location

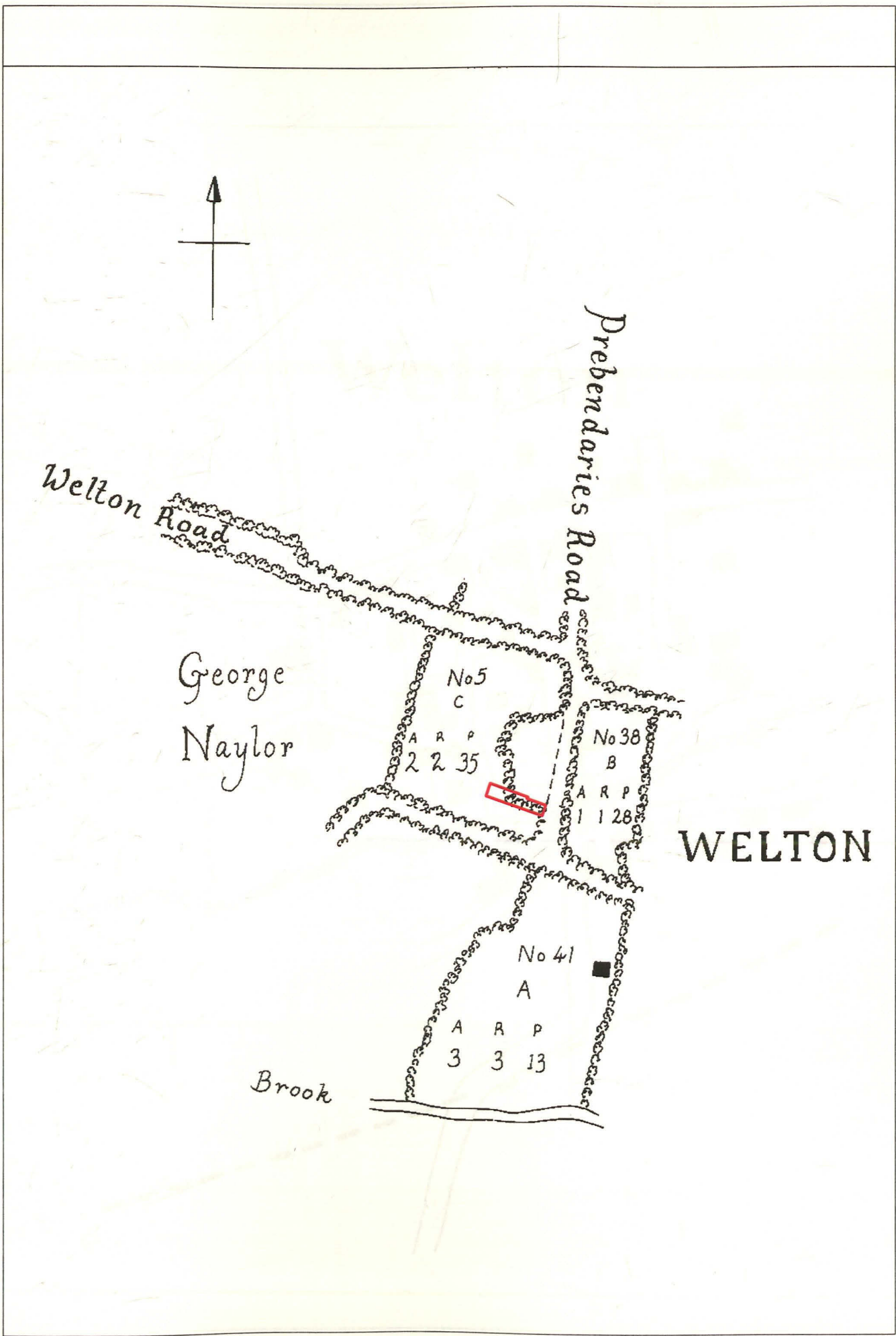


Figure 4 Extract from an early 19th century plan of Welton Westhall Estate, showing site location

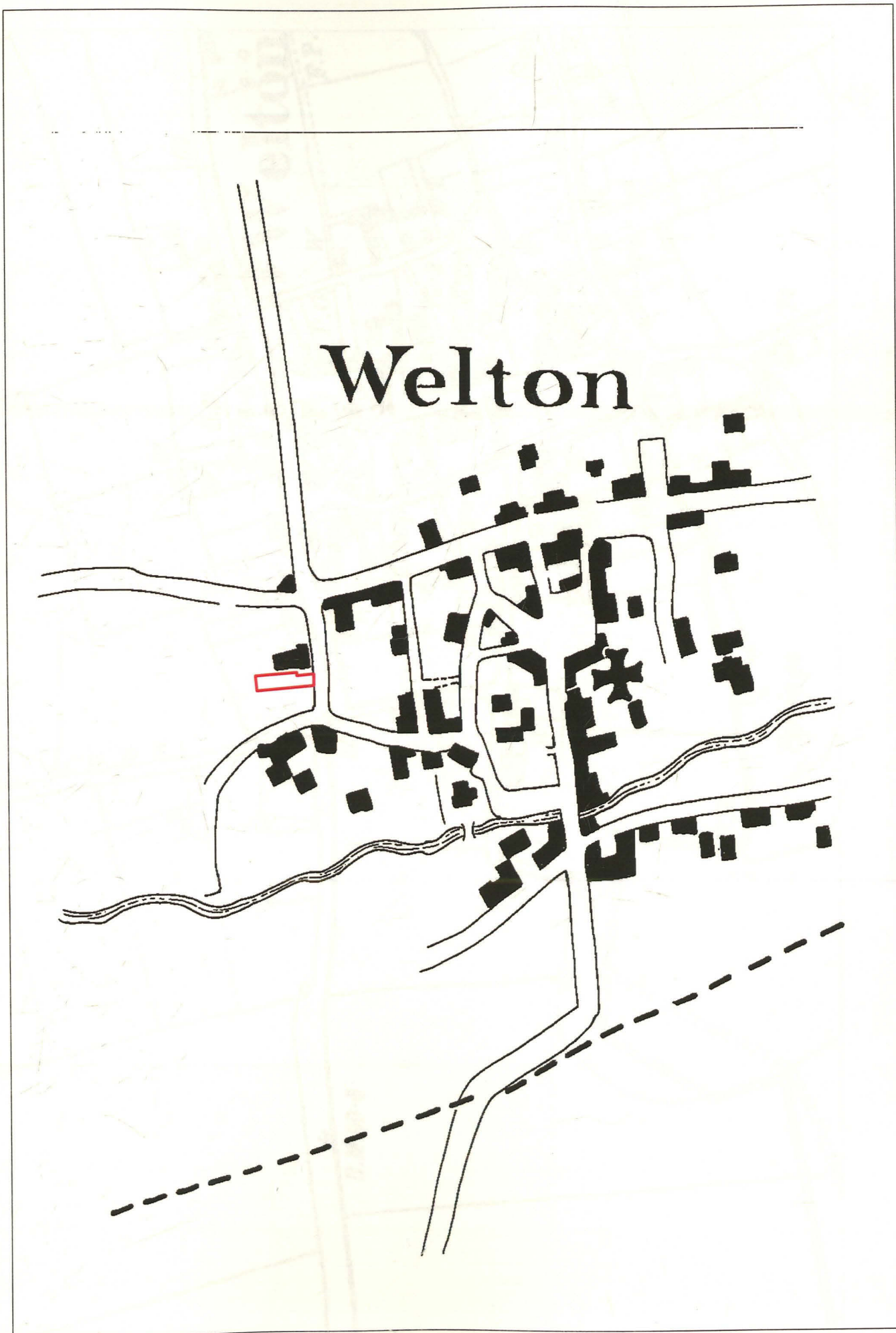


Figure 5 Extract from Bryant's 1828 Map of the County of Lincoln, showing site location

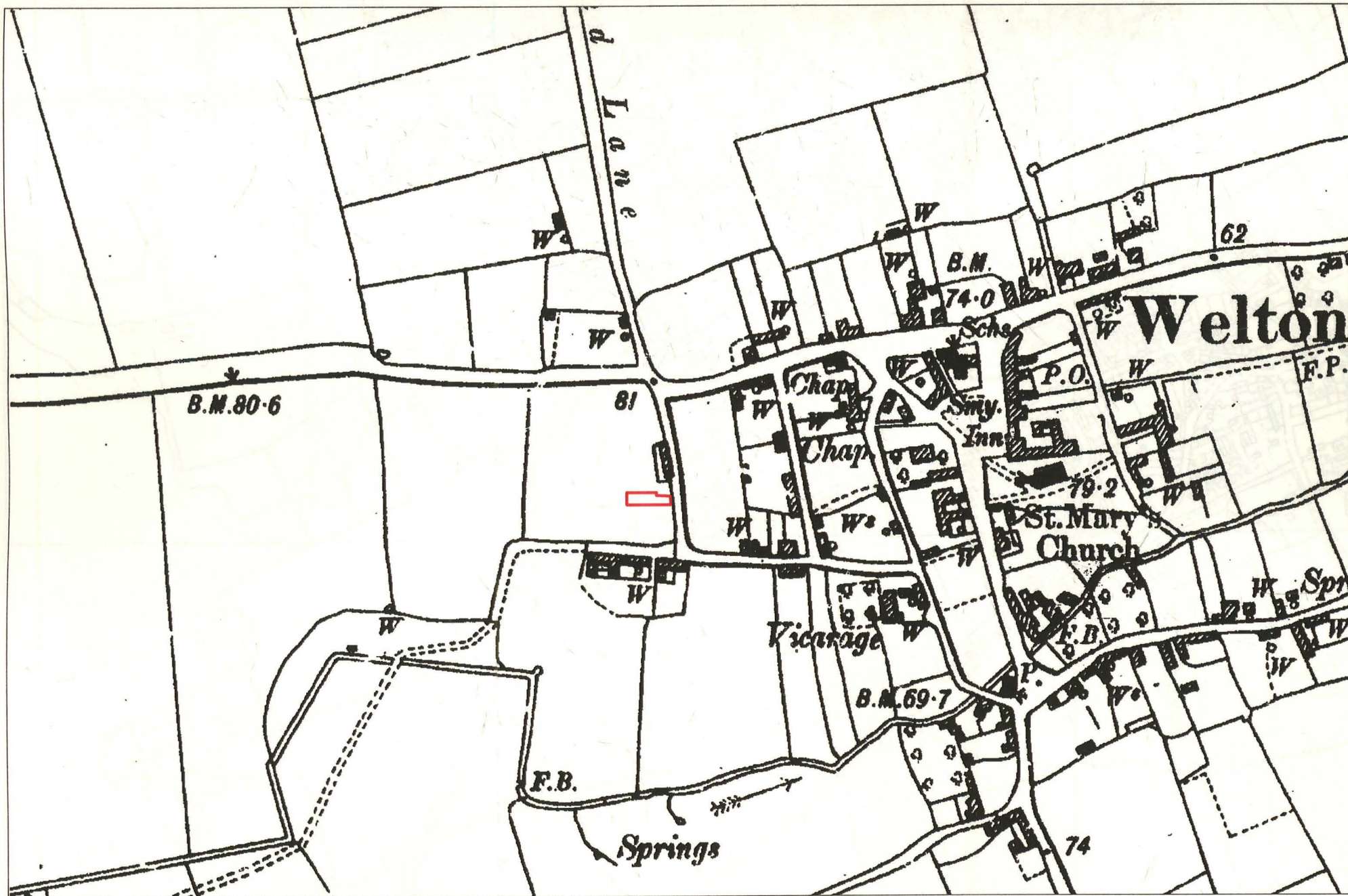
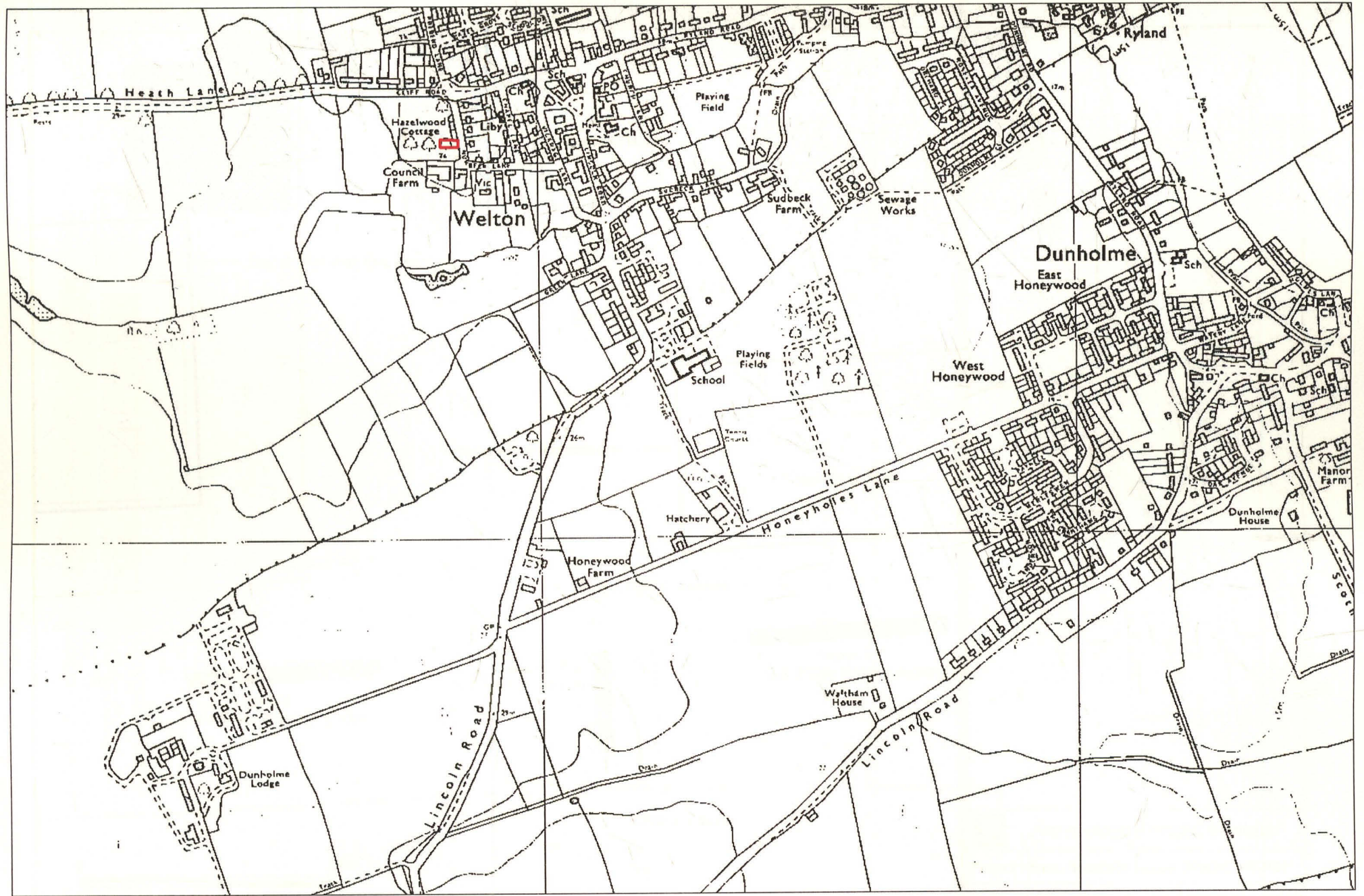


Figure 6 Extract from 2nd Edition 6" OS map of 1907, showing site location





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Reproduced from the Ordnance Survey 1:10,000 map with the permission of The Controller of Her Majesty's Stationery Office, (C) Crown Copyright. HTL LTD Licence No AL5041A0001



Figure 7 Extract from 1:10000 OS map of 1975, showing site location

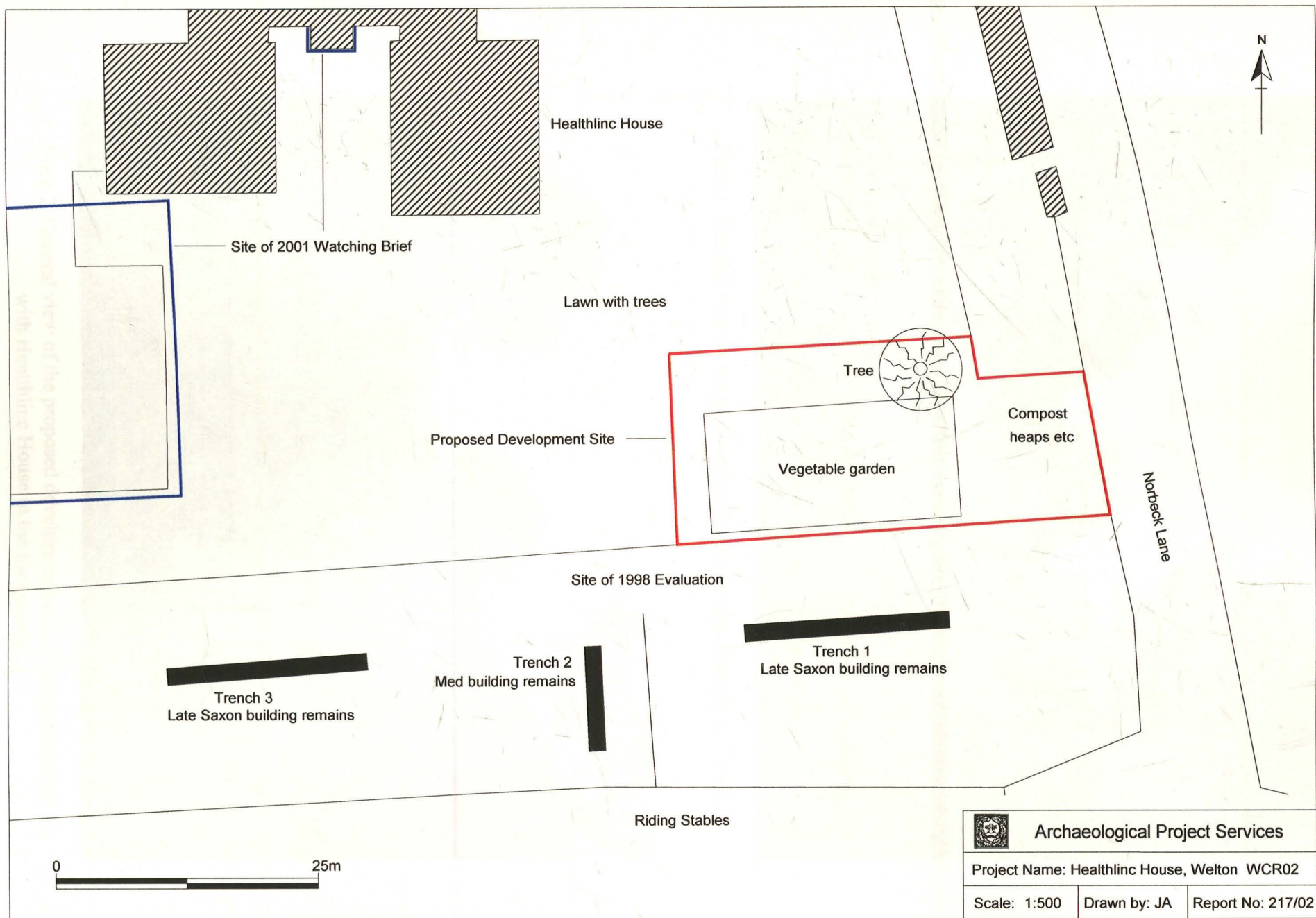


Figure 8 Present site plan showing previous archaeological investigations and details of the walkover survey

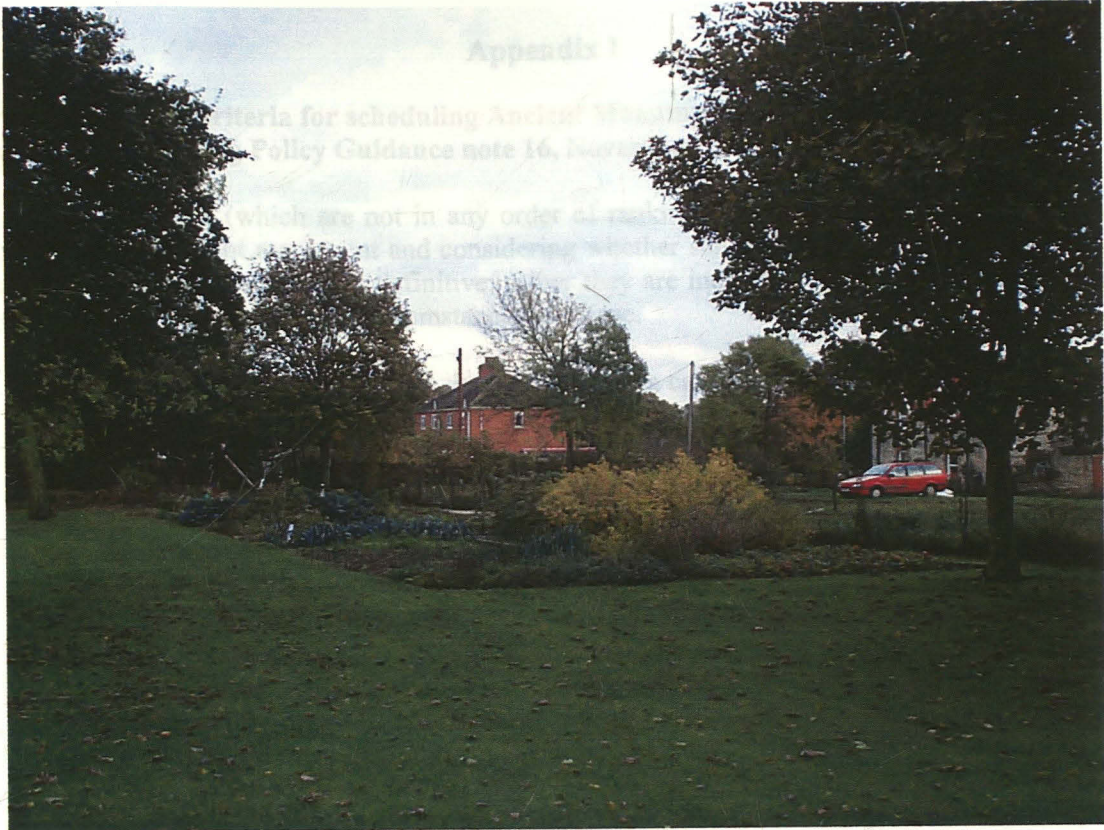


Plate 1 General view of the proposed development site, looking southeast.



Plate 2 General view of the proposed development site, looking northwest with Healthline House in the background.

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

LIST OF SOURCES CONSULTED

Lincolnshire Sites and Monuments Record

Lincolnshire Archives: Cartographic Sources, Secondary Sources (Books and Journals)

Plans and Maps for relevant parishes, held at the Lincolnshire Archives

Lincoln Central Reference Library

Heritage Trust of Lincolnshire Library

Ordnance Survey Maps 1907, 1975, 2000

Information held by Archaeological Project Services

Aerial Photographs Examined at the Lincolnshire SMR

Ordnance Survey	Vertical 763	08.06.1969
Hunting Surveys	Vertical HSL UK71 130 RUN 01/0326	09.07.1971

Sources Not Consulted

Geotechnical information

Primary historical documentation held at Lincolnshire Archives—experience has shown that the consultation of primary historical documents is extremely time-consuming, and only fortuitously affords information relevant to archaeological inquiries.

Appendix 3

GLOSSARY

Anglo-Saxon	Pertaining to the period when Britain was occupied by peoples from northern Germany, Denmark and adjacent areas. The period dates from approximately AD 450-1066.
Bronze Age	A period characterised by the introduction of bronze into the country for tools, between 2250 and 800 BC.
Cropmark	A mark that is produced by the effect of underlying archaeological or geological features influencing the growth of a particular crop.
Domesday Survey	A survey of property ownership in England compiled on the instruction of William I for taxation purposes in 1086 AD.
Iron Age	A period characterised by the introduction of Iron into the country for tools, between 800 BC and AD 50.
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 1st century AD.
Prebend	Benefice, usually drawn from a church or manor, which paid for the living of a secular clergyman attached to a cathedral.
Ridge and Furrow	The remains of arable cultivation consisting of raised rounded strips separated by furrows. It is characteristic of open field agriculture.
Romano-British	Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.