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**DESK-BASED ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT ON LAND
AT 12 HIGH STREET,
DONINGTON,
LINCOLNSHIRE
(DHS 03)**

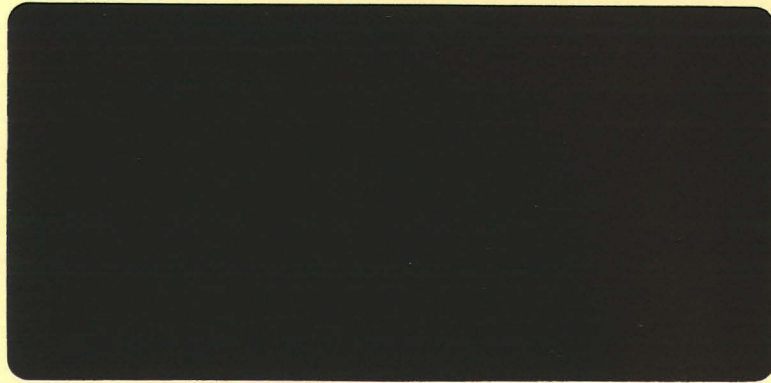


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NEGATIVE

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ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT ON LAND
AT 12 HIGH STREET,
DONINGTON,
LINCOLNSHIRE
(DHS 03)**

Work Undertaken For
M.B. Architecture

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

March 2003

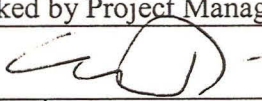
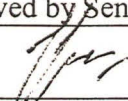
National Grid Reference: TF 2094 3571
Planning Application No: H04/1389/02



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CONTENTS

List of Figures

List of Plates

1.	Summary	1
2.	Introduction	1
	2.1 Definition of a desk-based assessment.....	1
	2.2 Planning Background	1
	2.3 Site Location	1
	2.4 Topography and Geology	2
3.	Aims	2
4.	Methods.....	2
5.	Results	2
	5.1 Historical Data	2
	5.2 Cartographic Data.....	3
	5.3 Aerial Photograph Data	4
	5.4 Archaeological Data	4
	5.5 Walk-over Survey	7
	5.6 Geotechnical Information.....	7
6.	Constraints.....	8
	6.1 Heritage Constraints	8
	6.2 Other Constraints.....	8
7.	Assessment of Significance	8
8.	Assessment of Impact	9
9.	Overview	9
10.	Conclusions	9
11.	Acknowledgements.....	9
12.	Bibliography	10
13.	Abbreviations	11

Appendices

1. Extract from *Criteria for the scheduling of ancient monuments*
2. Glossary
3. List of Sources Consulted

List of Figures

- Figure 1 General location plan
- Figure 2 Donington, showing location of investigation area
- Figure 3 The assessment area showing the site location
- Figure 4 Extract from Armstrong's '*Map of the County of Lincoln*', 1778
- Figure 5 Copy of '*A Plan of the lowlands in Donington*' by Edward Hare, 1783
- Figure 6 Extract from Bryant's '*Map of the County of Lincoln*', 1828
- Figure 7 Copy of the '*Survey and Plan of Part of the Town of Donington*', 1834
- Figure 8 Extract from the 1st edition 6" Ordnance Survey map of 1891
- Figure 9 Extract from the 2nd edition 6" Ordnance Survey map of 1906
- Figure 10 Archaeological sites and findspots within the assessment area
- Figure 11 Plan of the proposed development area, showing the results of the walk-over survey

List of Plates

- Plate 1 View showing the front of 12 High Street, showing the concrete apron
- Plate 2 View showing the roof scars from a previous building at the site
- Plate 3 The rear of the development area showing the building to be demolished

1. SUMMARY

A desk-based assessment was undertaken to determine the archaeological implications of proposed development at 12 High Street, Donington, Lincolnshire.

Donington is located at the eastern end of the Roman (AD 50-410) thoroughfare, Salter's Way. Settlement of this period is also known from the area, but is comparatively sparse considering its position at the end of the Roman road. Although the place-name Donington indicates a settlement of Saxon (AD 410-1066) origin, no sites of the period are known from the vicinity of Donington.

By the medieval period (AD 1066-1500) Donington was a settled village with a church, two fairs and a market. The town was likely to have had a prosperous start, relying on the nearby salt trade, until Bicker Haven, an inlet of The Wash, silted up. Since the medieval period the town has gradually increased in size, with 18th, 19th and 20th century development occurring.

Cartographic sources indicate that the site appears to have been occupied since the late 18th century and is likely to have been subjected to many developments from that date. The evidence therefore suggests the site has the potential to contain medieval and post-medieval remains. However, past use of the site as a garage with sub-surface fuel tanks at the frontage indicate there is likely to be limited survival of archaeological deposits in this part of the proposed development area.

2. INTRODUCTION

2.1 Definition of an Archaeological Desk-Based Assessment

An Archaeological Desk-Based Assessment is defined 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).

2.2 Planning Background

Archaeological Project Services was commissioned by M.B. Architecture to undertake a desk-based assessment of land at 12 High Street, Donington, Lincolnshire. This was in order to determine the archaeological implications of proposed extensions to existing buildings and demolition of an ancillary building to form a new supermarket as outlined in planning application H04/1389/02.

2.3 Site Location

Donington is situated 13km north of Spalding and 13km southwest of Boston, in the civil parish of Donington, South Holland District, Lincolnshire (Fig. 1).

The site is located 140m east of the town centre as defined by the Market Place (Fig. 2) and is centred on National Grid Reference TF 2094 3571. The site is lying at a height of c. 5m OD and is approximately 1200 square metres in

extent. The surrounding land is fairly level with a slight drop in height, of approximately 0.5m, to the north.

2.4 Topography and Geology

The village is located on soils of the Romney Series, coarse silty gleyic brown calcareous alluvial soils (Robson 1990, 26). Northwest, south and east of the village are clayey calcareous alluvial gley soils of the Stockwith and Wisbech Series (*ibid.* 28, 36). Beneath these soils is a drift geology of marine silts and clays (BGS 1995). These in turn overlie a solid geology of the Jurassic Oxford Clay (*ibid.*).

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

The research undertaken in the compilation of this archaeological desk-based assessment involved the examination of all available primary and secondary sources relevant to Donington and the immediate surrounding area. These sources consisted of:

- Ordnance Survey maps
- Lincolnshire Sites and Monuments Record
- Parish files held by Heritage Lincolnshire
- Aerial photographs
- Secondary sources, in the form of periodical articles and books, held by the Lincolnshire Archives Office, Lincolnshire Library and Heritage Lincolnshire

This research was supplemented by a walkover survey of the land, undertaken to assess the current ground conditions, land-use patterns, and to ascertain the presence of any surface finds of an archaeological character, and of features that might indicate the presence of archaeological remains. The results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical Evidence

Donington is first mentioned in the Domesday Survey of 1086. Referred to as *Donninctune* or *Duninctune*, the name is derived from the Old English meaning the 'homestead (tûn) of Dunn(a)'s people' (Cameron 1998, 38). Other place-names in the vicinity include Northorpe, a small hamlet, to the north of the village, and Caythorpe, a farm name to the northeast. Thorpe or *Þorp* is derived from the Danish and indicates a farm or homestead settled from an existing village, in this case Donington.

At the time of the Domesday Survey the land was owned by the Abbot of Peterborough and Count Alan and contained c. 22 salt pans and 54 acres of meadow (Foster and Longley 1976). Domesday also records that the abbot of Peterborough held a manor in Gosberton (Hallam 1965, 199). The entry for this manor is under the record for Donington as that town lay partly in the Danelaw Hundred of Surfleet and Gosberton and partly in the hundred of Quadring in Donington.

Much of the early history of Donington is poorly documented. The records of Peterborough Abbey are missing and early charters and surveys are closely linked to the Honour of Richmond who held the Wykes manor, east of Donington (Hallam 1965, 186).

In the 12th century land in Donington was held by the abbeys of Croxton Kerrial and Owston in Leicestershire, Swineshead Abbey and the Honour of Richmond (Hallam 1960, 100). Most of these holdings included salterns.

It was during the 13th century that the parish church was built (DoE 1988, 35). The dedication to St. Mary and the Holy Rood indicates that the church housed a holy relic.

In the mid 13th century John de Ry was granted the rights to a market every Monday and a fair in late May or early June (Platts 1985, Appendix 1). A second market was granted to Peter de Savoy to be held every Saturday (*ibid.*).

Donington is home to the former charity school founded by Thomas Cowley in the 18th century (White 1856, 801). The estate that funded the school represents the former

Earl of Richmond's estates in the parish.

Located southwest of the proposed development area is the site of the birthplace of Matthew Flinders, renowned for his exploration of Australia (Ketteringham 1995, 35). This indicates that buildings were located in this vicinity by at least 1774, the date of Flinders' birth.

5.2 Cartographic Evidence

Armstrong's *Map of the County of Lincoln*, dating from 1778, is the earliest depiction of the town (Fig. 3). Four roads are shown converging on the centre of the town and buildings are depicted alongside each of the thoroughfares. A church is shown, almost adjacent to the centre of the township, indicating the inaccuracy of this map. However, on what appears to be the main route through the village, buildings are depicted on the southern and northern sides.

The earliest large scale depiction of Donington is entitled '*A Plan of the lowlands in Donington*' by Edward Hare dating from 1783 (LAO Smith 9/2/1/53-65). The market place, along with the thoroughfares leading from it, are shown with no real detail (Fig. 5). Groups of houses are again shown alongside the thoroughfares and the church is depicted in a degree of detail.

Bryant's *Map of the County of Lincoln* of 1828 indicates properties extending along the main thoroughfares and several new roads to the northeast of the town (Fig. 6). A single windmill is indicated to the southwest of the town.

Dating from 1834 the *Survey and Plan of Part of the Town of Donington* provides a highly detailed depiction of the town (LAO MCD 1004/2). Buildings are shown

fronting the street with little or no development in the rear of the properties (Fig. 7). The development area is shown with a building fronting the High Street and a second building to the rear of the property.

The 1st edition 6" Ordnance Survey map of 1891 indicates that little change had occurred since 1834 (Fig. 8). Property boundaries largely remain the same, although some additional parcelling appears to have taken place. The building depicted at the rear of the property is now absent. The 1906 2nd edition shows only gradual development having taken place within Donington with little occurring within the proposed development area (Fig. 9). A smithy is also noted immediately to the east. Recent maps of 1977 (Fig. 2) record that a few buildings in the area had been demolished and others erected.

5.3 Aerial Photographic Evidence

Aerial photographs relevant to the assessment area held by the Lincolnshire County Sites and Monuments Record were examined. Results of aerial photographic examination have been plotted and are shown on Figure 8.

Seven vertical black and white photographs of Donington and its environs are held by the Heritage Trust of Lincolnshire (Codes A12-A27). These have been taken from a fairly high altitude and archaeological detail is not readily apparent.

5.4 Archaeological Data

Records of archaeological sites and finds are held in the Lincolnshire County Sites and Monuments Record. Other, secondary sources were also examined. Details of archaeological and historical remains falling within *c.* 100m of the proposed

development site are collated in Table 1 and located on Figure 10.

Table 1: Known archaeological sites and finds within the vicinity

Map Code	SMR Ref.	Description	National Grid Reference
1	20037	Medieval settlement of Donington (centre)	TF 2090 3570
2	23658	Post-medieval finds from watching brief	TF 2090 3576

Prehistoric Archaeology

No prehistoric archaeology is known from the vicinity of Donington, with the exception of a few Middle Bronze Age flint implements retrieved, from depth, during maintenance work on Hammond Beck, west of the village. The dearth of prehistoric material is because the area has been subject to a series of marine and freshwater inundations, resulting in the deposition of several metres of alluvium (peats, silts and clays) over prehistoric levels.

Romano-British Archaeology

Donington lies at the eastern known end of the Romano-British thoroughfare, the Salter's Way. This road once connected Donington to the Roman settlement at Saltersford (near Grantham) and beyond to Six Hills in Leicestershire (Margary 1973, 223). It follows the current A52 until Horbling Fen, whereupon it takes a more southerly route, until all traces of it vanish southeast of Donington. From Saltersford to Donington, the road is more sinuous than can be expected of a Roman road and some believe it follows the course of a prehistoric trackway (*ibid.*).

Considering that the apparent terminus of the Salter's Way is located at Donington, there is a surprising dearth of known Romano-British sites in the vicinity.

Saxon and Medieval Archaeology

Despite the place-name evidence, the only Saxon finds in the vicinity of Donington have come from the neighbouring parish of Quadring.

Although the site lies close to the medieval core of the town (No. 1, Fig. 10), no finds of this period are known from within the assessment area. Immediately west of the

site is the Market Place which had its origins in the mid 13th century.

Post-medieval Archaeology

Post-medieval archaeology is well represented by a number of sites in and around Donington. Houses from this period still survive and the best examples have been accorded listed status. Of immediate importance is the Red Cow Hotel which dates from the 17th century (DoE 1971, 11). Other listed buildings in the proximity are mostly of 18th – 19th century date (*ibid.*).

Industrial sites are also known from Donington. White's Directory lists 3 blacksmiths, 3 brewers and maltsters and a brick and tile maker (1856, 802). A smithy is also recorded just east of the site on the 1906 Ordnance Survey map. Few, if any, of the buildings that housed these establishments survive today.

Modern Archaeology

No modern sites are recorded in the vicinity at the Sites and Monuments Record.

Previous Archaeological Intervention

Previous archaeological work in the vicinity of the site is restricted to two investigations. A watching brief on land adjacent to Church Street. This work identified that the underlying natural deposits comprise alluvial silt which was sealed by recent building rubble (Rayner 2000). No archaeological deposits were encountered, although post-medieval finds were recovered (No. 2, Fig. 10).

An archaeological evaluation undertaken to the southwest of the assessment area identified a medieval pond and two pits. Post-medieval features comprised ditches,

a gully and a number of pits (Hall 2001, 5).

5.5 Walkover Survey

The site was visited on the 6th March 2003 to assess the potential of the site to contain archaeological features and to note any constraints to further work.

The location of the proposed extension to the existing buildings is concreted to form a garage forecourt. Three manhole covers are located within the concrete apron, presumably to provide access to fuel tanks at the site. Utility services were also noted at the site.

Two roof scars were noted in the wall of the Red Cow Hotel, immediately west of the site and indicate at least two phases of building at the site prior to the construction of the garage (Plate 2). A picture of the Red Cow Hotel taken in the early 1900s shows a single storey building with no windows and large doors, perhaps a stable type structure (Hunt 1974, 38).

Access to the rear of the site was prevented by a locked gate. Observations were made from an adjacent car park to the rear of the property. The rear area is also concreted and contains dumped material and is slightly overgrown (Plate 3).

No artefacts were noted and the site is generally unsuitable for geophysical survey.

5.6 Geotechnical Information

Six bores were undertaken during 2001 to examine and assess the possibility of contamination of the soils from the site's use as a petrol station (Langdale-Smith 2001). The position of these bores is shown on Figure 11. Each of the bores

went to a depth of 2-4m below the ground level and are summarised below;

Bore 1	
tarmac/fill	0m - 0.6m
sandy clay (natural)	0.6m - 1.5m
clay (natural)	1.5m - 1.6m
sand (natural)	1.6m - 3m

Bore 2	
concrete	0m - 0.2m
brick/rubble	0.2m - 1.2m
clay (natural)	1.2m - 2m

Bore 3	
concrete	0m - 0.2m
brick/rubble	0.2m - 1.8m
sand (natural)	1.8m - 2.5m
clay (natural)	2.5m - 3m

Bore 4	
concrete	0m - 0.2m
brick/rubble	0.2m - 0.7m
silty sand	0.7m - 0.8m
clay (natural)	0.8m - 1.6m
sand (natural)	1.6m - 2.6m
clay (natural)	2.6m - 2.9m
sand (natural)	2.9m - 3.5m
sand (natural)	3.5m - 4m

Bore 5	
tarmac over brick/rubble	0m - 1.8m
sand (natural)	1.8m - 2.6m
clay (natural)	2.6m - 2.8m
sand (natural)	2.8m - 4m

Bore 6	
tarmac over brick/rubble	0m - 0.4m
clay (natural)	0.4m - 1.8m
silt (natural)	1.8m - 2.4m
clay (natural)	2.4m - 2.7m
sand (natural)	2.7m - 3m

Natural deposits were encountered at depths of between 0.4m and 1.8m below the present ground level. The deeper depths of natural lie towards the street frontage and may indicate former cellars or disturbance created when excavating pits for the fuel tanks.

6. CONSTRAINTS

6.1 Heritage Constraints

No Scheduled Ancient Monuments protected by the Ancient Monuments and Archaeological Areas Act of 1979 (HMSO 1979) are located within the vicinity of High Street, Donington. All archaeological remains within the assessment area are therefore 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. The site lies adjacent to The Red Cow Hotel which dates from the 17th century and is a Grade II listed building (DoE 1971, 11).

The site also lies within the Donington Conservation Area and therefore subject to planning guidance detailed by South Holland District Council (Huggins 2001, 28).

6.2 Other Constraints

No specific checks were carried out to determine the presence of services (gas, water, electricity, *etc.*) across the site. However, access covers for services were noted during the walkover survey of the site.

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.

Excavation should not take place in close proximity to standing buildings.

Geotechnical investigations have identified minor fuel contamination at the site, although it is considered to be a low risk (Langdale-Smith 2001, 7). However, fuel tanks have been filled with inert gases to prevent combustion, thereby minimising the risk should the tanks be disturbed.

7. ASSESSMENT OF SIGNIFICANCE

The criteria used to assess the significance of the remains present within the assessment area were adopted from the *Secretary of State's criteria for scheduling ancient monuments* (Department of the Environment 1990, Annex 4; see Appendix 1).

Period

Buildings are known to have fronted the High Street from the late 18th century. The position of the site, close to the Market Place may indicate medieval precursors.

Rarity

The site lies in an area of post-medieval and probable medieval urban development which is commonplace, but may have unusual characteristics.

Documentation

Records of archaeological sites and finds made in the assessment area are kept in the Lincolnshire Sites and Monuments Record. An assessment of Donington, in relation to reappraisal of its Conservation Area, has previously been produced (Cope-Faulkner 1999) and a desk-top assessment has previously been undertaken in advance of development to the southwest (Cope-Faulkner 2000).

This report provides the first site-specific archaeological and historical consideration

of the proposed development site.

Group Value

Moderate group value can be ascertained with the site's position in relation to thoroughfares, the medieval market and standing post-medieval buildings.

Survival/Condition

The proposed development occupies an area previously disturbed by a building and the insertion of three fuel tanks. Any archaeological deposits will be restricted in their extent.

Fragility/Vulnerability

All archaeological deposits present on the site would be vulnerable to disturbance from proposed development.

Diversity

Limited diversity is suggested by the presence of mainly post-medieval structures in the vicinity.

Potential

The lack of post-medieval development at the site may indicate moderately high potential for archaeological remains surviving at the rear of the site.

8. ASSESSMENT OF IMPACT

The development comprises the construction of an extension to existing buildings at the site and the demolition of part of a structure to the rear. The demolition of the existing building has no archaeological impact. The erection of the extension has the possibility of affecting archaeological remains.

However, past impact at the site has comprised buildings and the insertion of three fuel tanks which dominate the

footprint of the proposed extension.

9. OVERVIEW

No archaeological sites or findspots are known from within the proposed area of development. However, considering the site's position within the town, medieval and later deposits may exist in the area.

10. CONCLUSIONS

An archaeological desk-based assessment of land at 12 High Street, Donington, Lincolnshire, was undertaken in order to determine the archaeological implications of the proposed development of the site.

The assessment has identified evidence of medieval and later period activity occurring within the assessment area. It is reasonable to suggest that such deposits may survive at the site, but are likely to have been affected by past use of the site, notably as a garage.

Geophysical survey is considered an unsuitable technique for further investigation of the site. No artefactual remains were observed during the walkover survey.

11. ACKNOWLEDGEMENTS

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13. ABBREVIATIONS

APS Archaeological Project Services

BGS British Geological Survey

DoE Department of the Environment

HMSO Her Majesties' Stationery Office

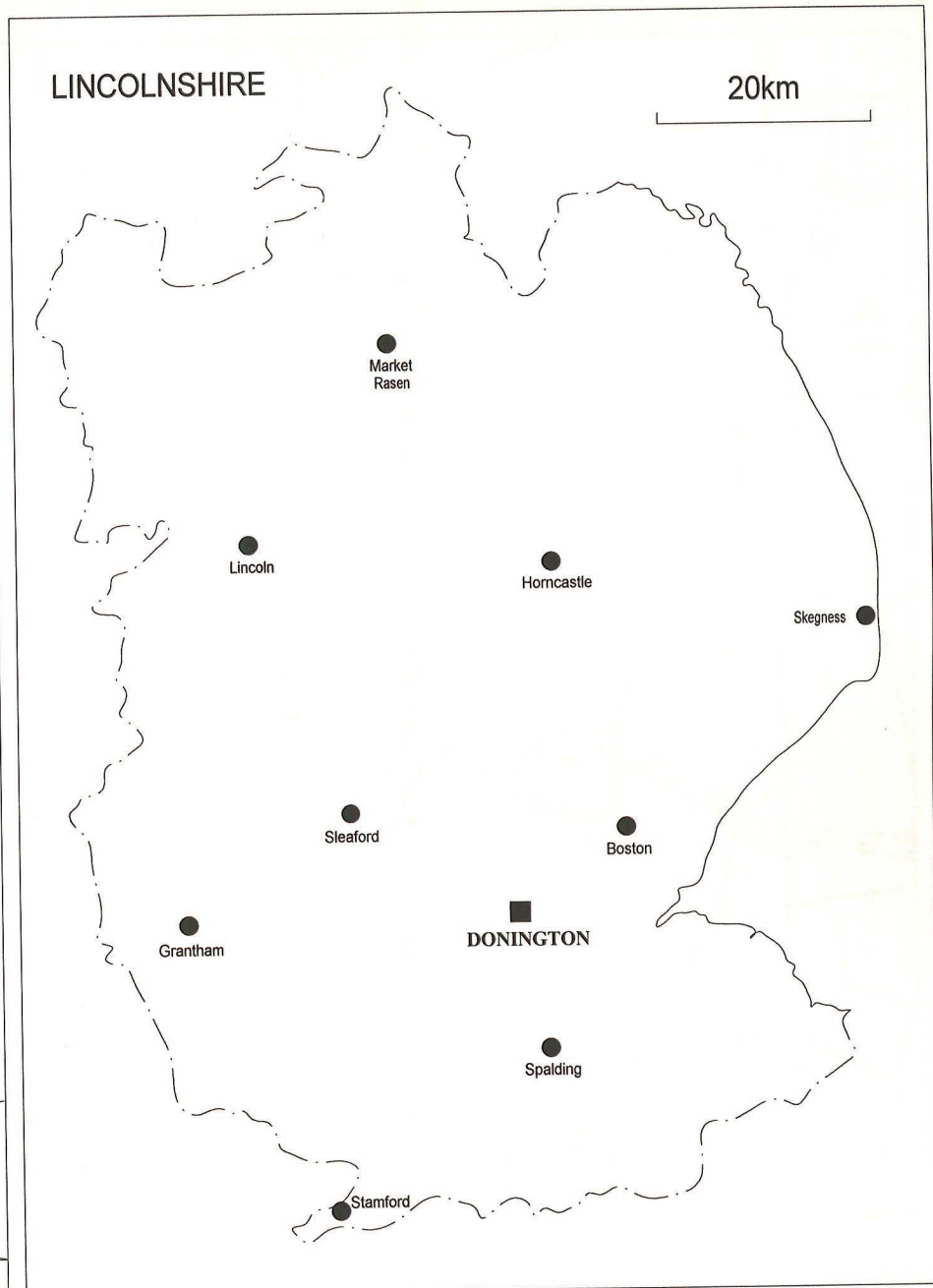
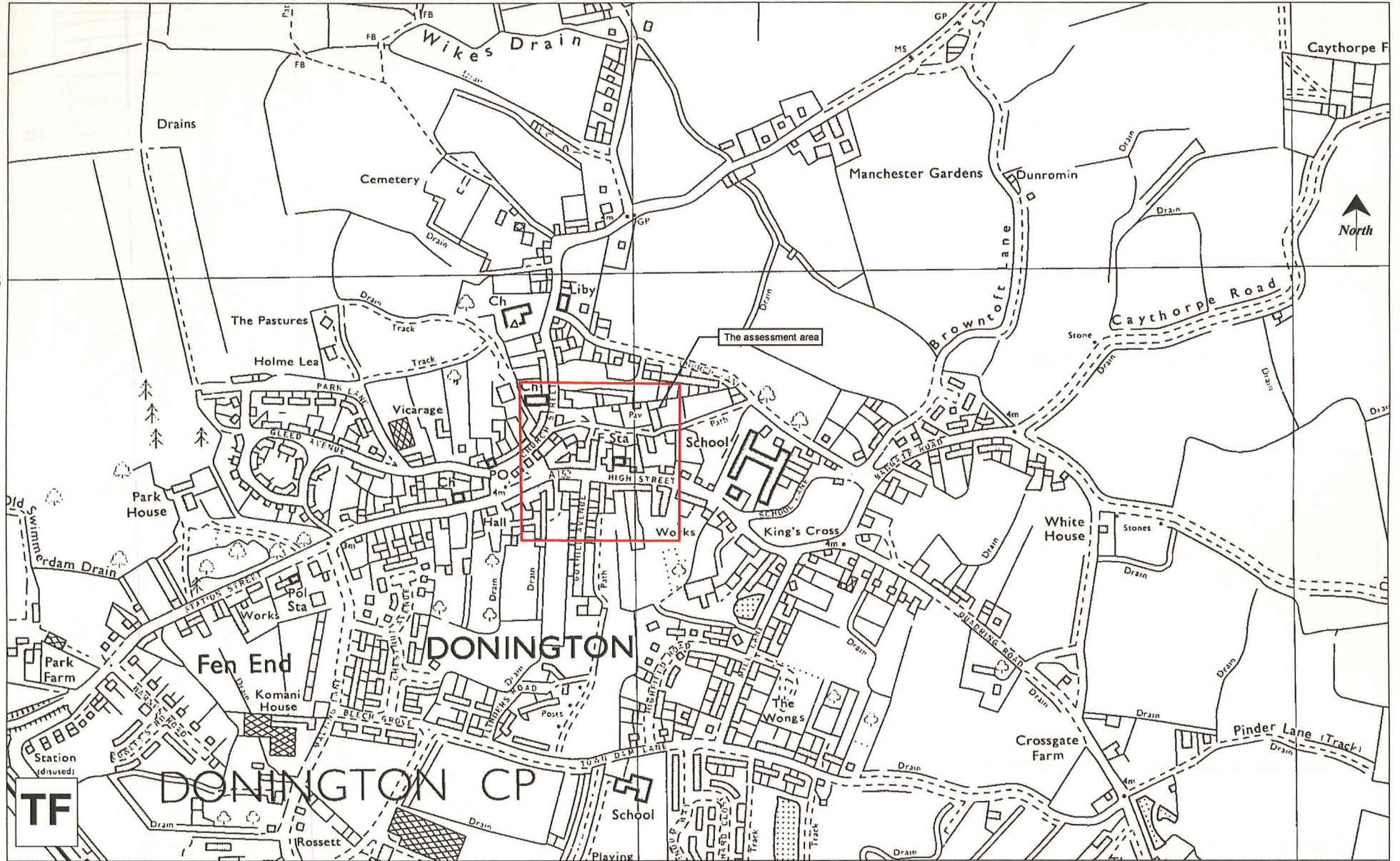


Figure 1 - General Location Plan



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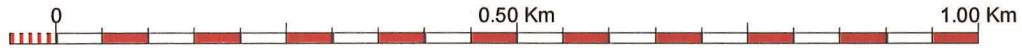


Figure 2 - Donington showing location of investigation area

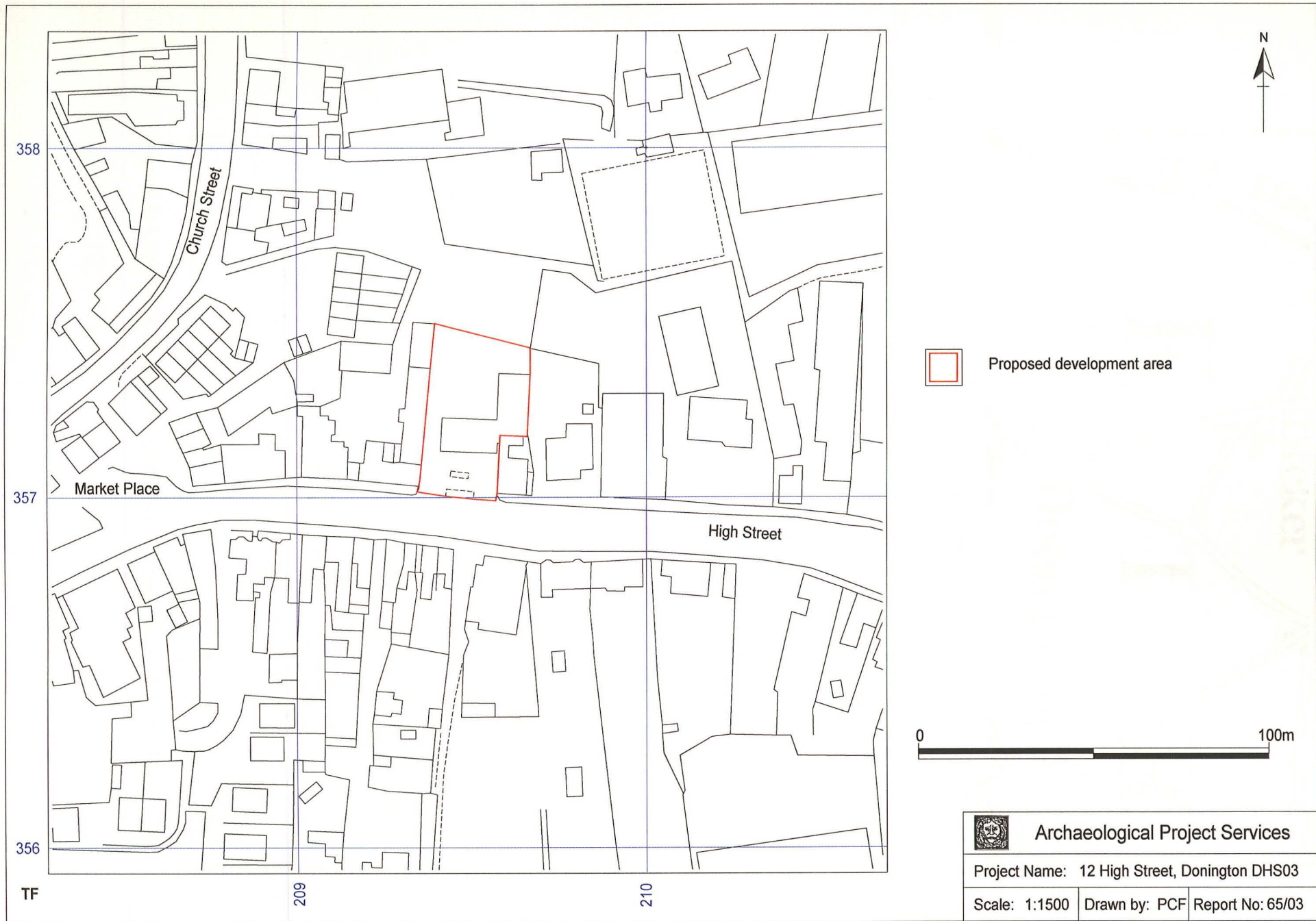


Figure 3 - The assessment area showing the site location

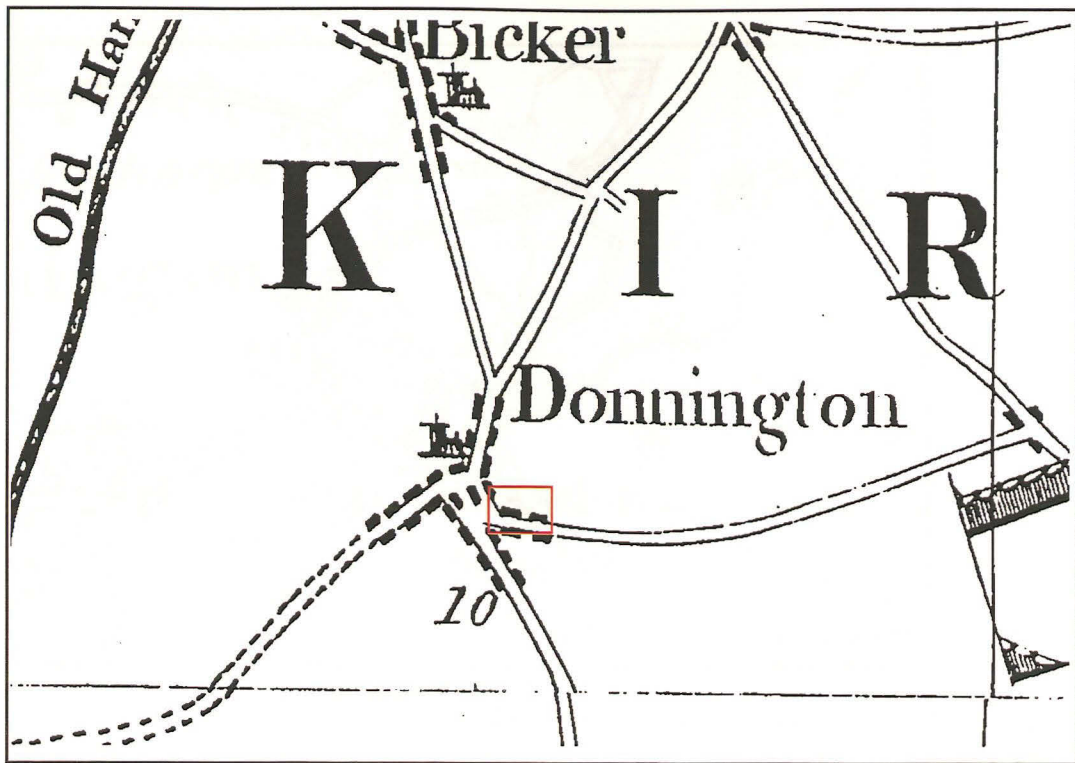


Figure 4 - Extract from Armstrong's 'Map of the County of Lincoln', 1778

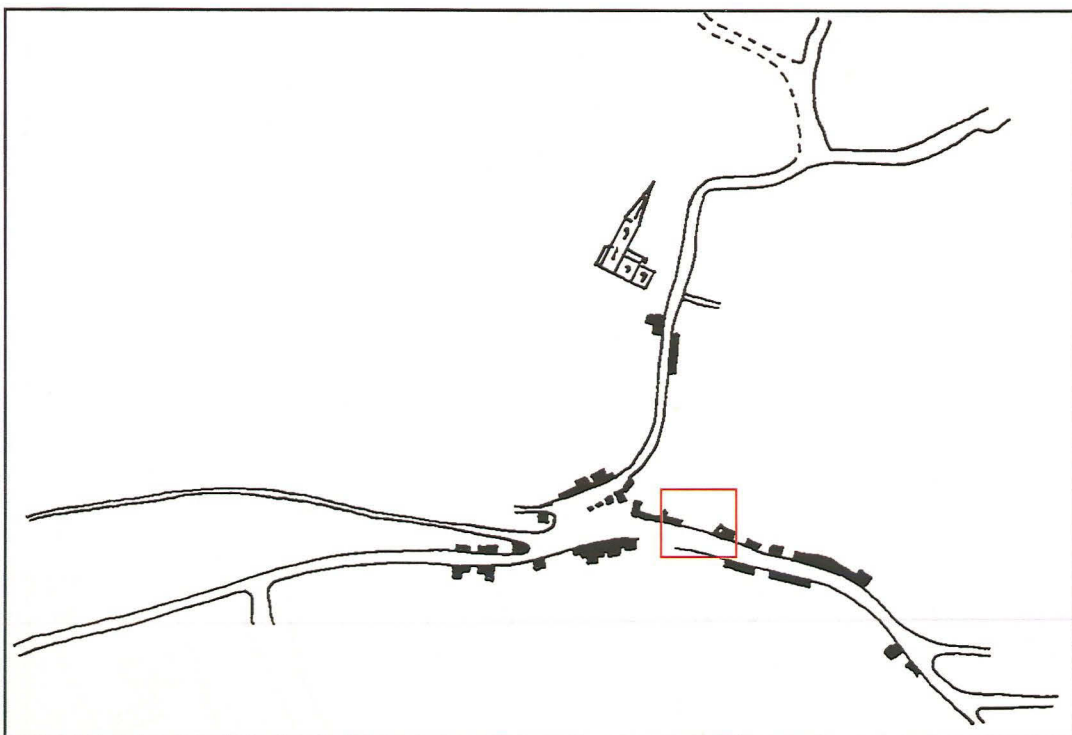


Figure 5 - Copy of 'A Plan of the lowlands in Donnington', by Edward Hare, 1783

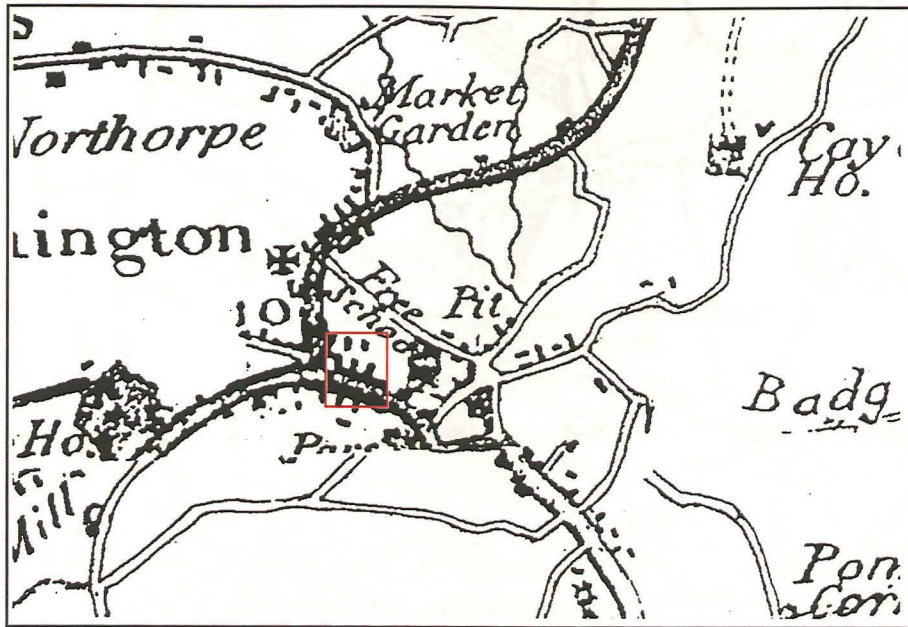


Figure 6 - Extract from Bryant's 'Map of the County of Lincoln', 1828



Figure 7 - Copy of the 'Survey and Plan of Part of the Town of Donington', 1834



Figure 8 - Extract from the 1st edition 6" Ordnance Survey map, 1891

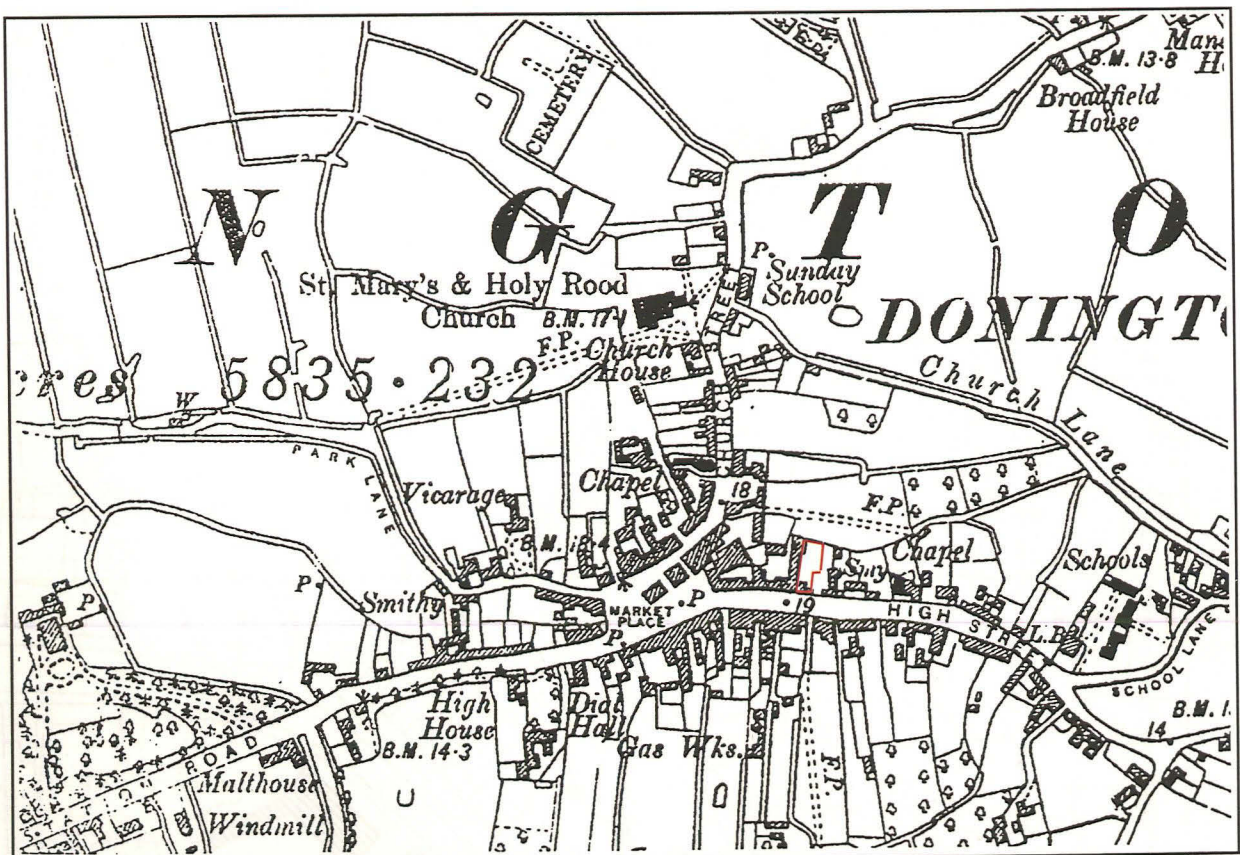


Figure 9 - Extract from the 2nd edition 6" Ordnance Survey map, 1906

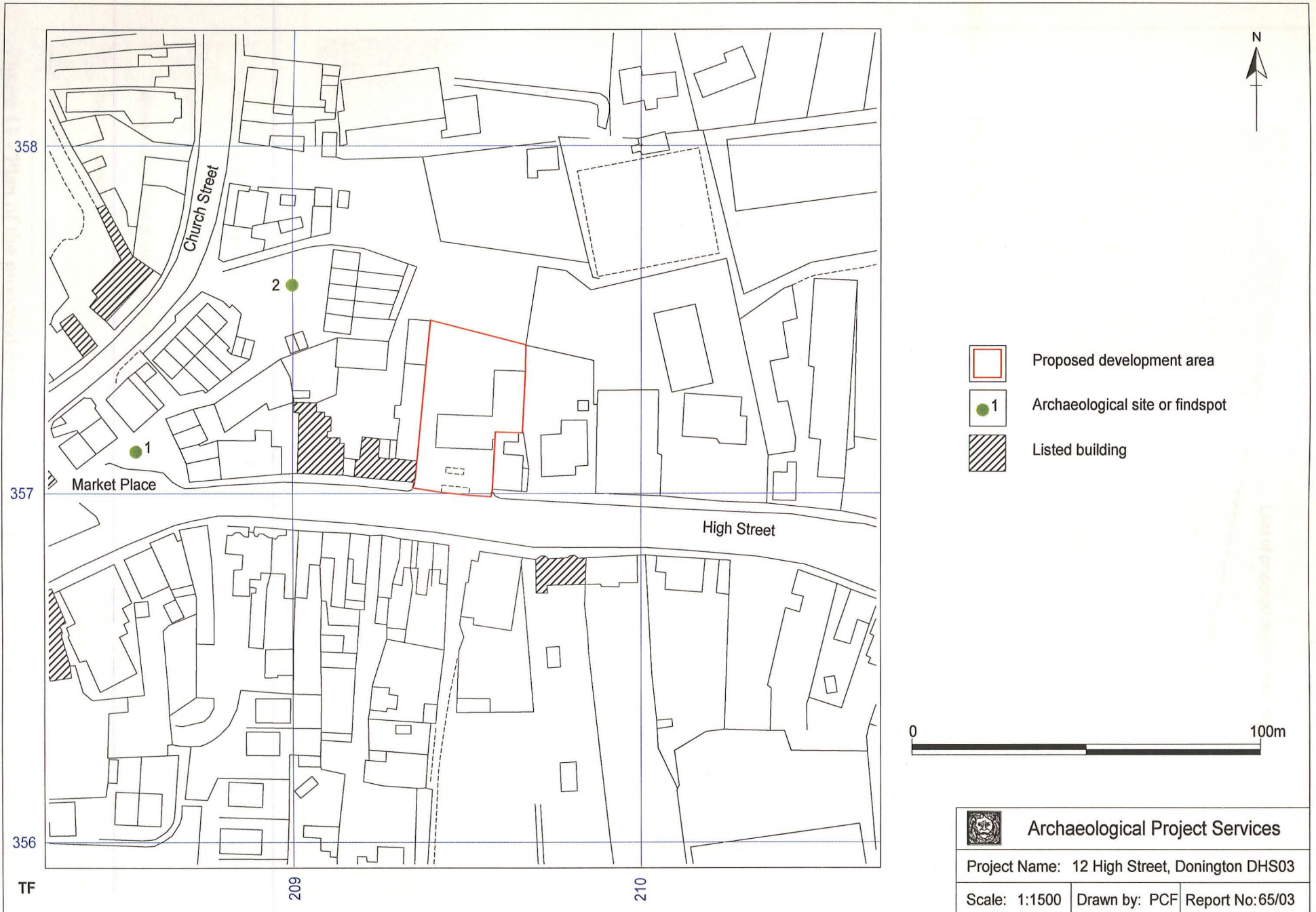


Figure 10 - Archaeological sites and findspots within the assessment area

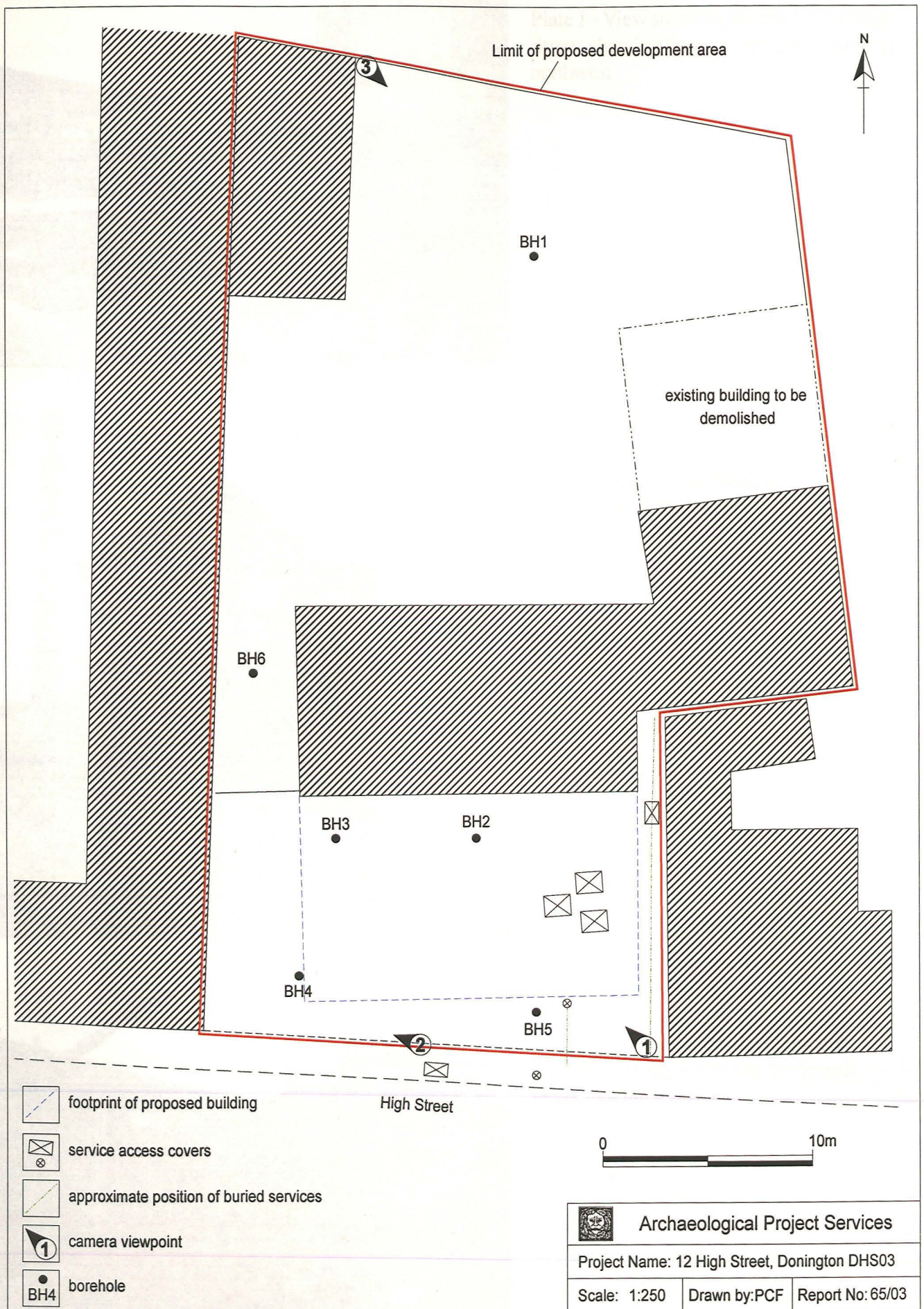


Figure 11 - Plan of the proposed development area, showing the results of walk-over survey



Plate 1 - View showing the front of 12 High Street, showing the concrete apron, looking northwest



Plate 2 - View showing the roof scars from a previous building at the site, looking west



Plate 3 - The rear of the development area showing the building to be demolished, looking southeast

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

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.
Natural	Undisturbed deposit(s) of soil or rock which have accumulated without the influence of human activity.
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.
Romano-British	Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.
Saltern	Salt producing site typified by ash, derived from fuel needed to evaporate sea water, and briquetage.
Saxon	Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany.

Appendix 3

LIST OF SOURCES CONSULTED

Lincolnshire County Sites and Monuments Record, parish of Donington

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

Lincoln Central Reference Library

Heritage Trust of Lincolnshire Library

Aerial Photographs held by Heritage Lincolnshire

Codes A12-A27 vertical views undated

Ordnance Survey Maps 1891, 1906, 1980

Geotechnical Information

Sources Not Consulted

Cursory examination was made of 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.