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# Caistor Former Hospital Site, North Kelsey Road Archaeological Desk-Based Assessment

NGR: TA 1025 0140
WLDC Planning Application Nos. 98/P/0492 and 98/P/0493
Site Code: COH 98

Report prepared for

**Windsor Capital Ltd** 

LAS Report No. 305 July 1998

Lincolnshire County Council
Archaeology Section

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SOURCE L17071 52697

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## Caistor

# Former Hospital Site, North Kelsey Road Archaeological Desk-Based Assessment

NGR: **TA 1025 0140** 

WLDC Planning Application Nos. 98/P/0492 and 98/P/0493 Site Code: **COH 98** 

Summary

The application site contains buildings and features associated with the Caistor House of Industry (1802), the Caistor Union Workhouse (1836) and Caistor Hospital (1937-1990). A lane which may predate the institutions passes to the west of the site and has been partly covered by buildings. No earlier features are evident at ground level.

Cropmarks of field systems thought to be of late prehistoric or Romano-British date have been identified in fields immediately west and SW of the application site. Worked flint artefacts are common on the light soils in the vicinity. There is potential for archaeological remains of these periods surviving on the undeveloped southern part of the application site. It is less likely that features predating the House of Industry survive within the developed central and northern part.

#### Introduction

Lindsey Archaeological Services was commissioned by Windsor Capital Ltd. in July 1998 to undertake an archaeological desk-based assessment of the grounds of the former Caistor Hospital. The assessment was requested by Lincolnshire County Archaeological Section as part of a pre-determination archaeological assessment for the client's planning applications to West Lindsey District Council to develop the site.

#### Site Location

The application site is located on the south side of North Kelsey Road 1.5km west of the town and covers an area of c. 5.5ha (13. 5 acres) (Figs. 1 and 2). The site elevation is about 40m OD, sloping downwards to the south.

The northern part of the site which fronts onto the North Kelsey Road is grassed landscaped gardens which will be retained. The central area is occupied by the former workhouse and hospital buildings, some of which are to be converted to domestic use, and the remainder demolished (Pl. 1). Modern hospital buildings to the south of the original complex are to be demolished, and new houses are to be constructed on this area and in the grass field to the south.

There is a chapel and graveyard contained within the boundary of the proposed development.

#### The Application (Fig. 3)

The proposed development comprises a change of use of the northern part of the application site converting part of the former hospital and ancillary buildings into residential use (7 units). It is also proposed that St. Lawrence's chapel, should be converted to a single residential unit, preserving the graveyard (WLDC Planning Application No. 98/P/0492).

The remainder of the hospital complex is to be demolished and 27 new detached dwellings will be constructed mainly on the southern part of the site (WLDC Planning Application No. 98/P/0493). This includes the original House of Industry, a three-storey building, built in 1802. The front lawn areas are excluded from any proposed development.

#### Aims and Objectives

In general terms the purpose of the assessment has been to

- establish the presence or absence, quality and extent of archaeological remains and their location within the development area
- · to assess their importance in a local, regional and national context
- gather sufficient information to enable an assessment of the potential and significance of any archaeological remains to be made and the impact which development will have upon them
- enable an informed decision to be made regarding the future treatment of any archaeological remains and consider any appropriate mitigatory measures either in advance of and/or during development

#### Method

An area approximately 1km around the application site was studied in order to identify and assess all possible archaeological constraints. Records of previously reported archaeological sites and findspots in Caistor parish included in the Lincolnshire County Sites and Monuments Record (SMR) were examined and sites plotted onto a 1:10,000 map (Fig. 4). Site descriptions and a few additional records, held at the offices of LAS, are listed in Appendix 1.

Visits were made to the Lincolnshire Archives Office and the Lincoln Central Library Reference Dept. Local Studies Collection. Information regarding the hospital history is derived from Russell and Frankish 1993; original documents for this aspect were not consulted.

Computer print-outs and records of the Cambridge University Collection of Aerial Photographs (CUCAP) and the National Air Photographic Library (Swindon) held in the offices of LAS were searched in addition to the check made at the SMR of the air photograph sketch plot produced by the Royal Commission on Historic Monuments (RCHME).

A site visit was made by Geoff Tann on July 30th 1998 to verify site conditions and assess any modern disturbance to the site.

**Topography and Geology** 

Caistor is situated on the north-west edge of the Lincolnshire Wolds, a chalk and sandstone scarp which rises frequently to heights over 150 metres. The older geological formation is sporadically overlain with frequent minor subsoil variations from clay to wind-blown sand caused largely by glacial or other climatic/environmental events.

The application site is 400m NE of an active sand quarry positioned on coarse loamy soils above deep permeable sand and glaciofluvial drift. An archaeological watching brief on a quarry extension in 1996-7 recorded topsoil varying in depth from 0.03m to 0.4m, above light brown sand deposits (YAT 1997).

Archaeological and Historical Background

Caistor and adjacent parishes have produced widespread, and significant, evidence of human settlement from the prehistoric periods to the present day. Much of this evidence has accumulated as a result of circumstantial or chance discovery largely during the previous century. Aerial photographs have recorded physical remains, such as enclosures and ditches which cannot be dated with confidence. Controlled excavation and recording has been limited to the centre of Caistor itself, and along the route of the proposed western by-pass.

SMR numbers referred to in the text are listed in Appendix 1 below and shown on Fig. 4.

#### Prehistoric

Caistor lies immediately west of the Caistor High Street, an important prehistoric trackway. This provided communication along the western edge of the Wolds for settlements between South Ferriby on the Humber and Horncastle. Its significance, at least from the Bronze Age (2,000 BC and later) is indicated by the number of round barrows which cluster along its route.

There have been many finds outside the town centre of Caistor spanning the Mesolithic-Bronze Ages. The majority have been chance finds, although the work of D. N. Colebrook in the 1950s identified several settlement areas and burial sites. The only modern excavation has been at Nettleton Top (SE of the town) in 1987 when a suspected ploughed-out Bronze Age barrow was discovered, occupying part of the same site as a later Anglo-Saxon settlement.

A watching brief by York Archaeological Trust during extension of the nearby quarry in 1996-7 located five undiagnostic worked flints and various unworked nodules and fragments (YAT 1997). The flints were distributed randomly immediately below the topsoil layer.

An Upper Palaeolithic hand axe dating to c. 10,000BC or earlier, was found at Sandbraes Farm, 0.8km NE of the application site.

Worked flints, including scrapers and two leaf shaped arrowheads of Neolithic date have been found in the field immediately west of the application site (SMR 50877).

Five cremation urns were discovered when a Bronze Age burial mound was bulldozed prior to construction of the Cherry Valley Duck Farm at Sandbraes, 0.8km NE of the application site (SMR 50448, 54289).

To date, only a couple of pieces of Iron Age pottery have been found in the locality. Unlike Horncastle, where Romano-British occupation appears to have developed from an Iron Age settlement, there is currently no indication of Iron Age origins within, or near, the town of Caistor.

Undated cropmark features of linear ditches forming rectangular plots have been identified in an arable field fronting onto North Kelsey Road to the west of the hospital (SMR 52668). The cropmarks extend further to the west and to the north of the road where parallel linear features are also present. The alignments do not correspond with the existing enclosure-date field system or with the early enclosures east of the hospital. A late prehistoric or Romano-British date is likely on morphological grounds.

Further cropmarks of small rectangular enclosures forming a field system SE of West Moor Farm and north of Nettleton Beck have been plotted by the RCHME.

#### Romano-British

Caistor has often been linked with Horncastle as a fortified site of a similar type. Both sites cover a small area, taking advantage of a naturally defensive position: Caistor is a contour site, while Horncastle lies between two rivers. The existence of a Roman walled settlement has long been known, the earliest known drawings were made by Stukeley in 1724 to accompany an account but surprisingly little is known regarding the development and layout of settlement remains within the wall circuit or the extent of extramural activity. Until recently excavations have concentrated largely on dating and understanding the defences (Rahtz 1960). Evidence for industrial activity and burials (presumably associated with the town) appears to lie east of Nettleton Beck.

The application site lies some 1.5km west of the walled site on top of the hill but evidence for extramural activity has been recorded since the 1960s mainly along Navigation Lane SE of the application site. Third- or fourth-century pottery kilns have been recorded in at least three locations (SMR 52686, Fig. 4, k).

Romano British inhumation burials have been found at the east end of Navigation Lane (SMR 5085) and a further inhumation at the sewage works, also on Navigation Lane (SMR 50869). 4th century cremation urns were found in 1937 south of the application site (SMR 50217) on the parish boundary between Caistor and Nettleton.

Cropmarks have been recorded west of Nettleton Beck, probably relating to Romano-British rural occupation (SMR 52694, 52668, Fig. 4, c).

North Kelsey Road has been labelled as a Roman Road (leading west towards Ermine Street) by the Ordnance Survey on maps but the road in its present form was created as part of the formal enclosure of lands on Caistor Moor between 1811 and 1814 (Russell & Russell 1987, 125). The SMR notes that a Roman road is likely to be present in the close vicinity but no alternative course has yet been established.

#### Anglo-Saxon

There is little doubt that Caistor remained a centre of significant regional importance after the withdrawal of Roman administration from Britain in the early 5th century AD. It was probably the capital of the North Riding of the Kingdom of Lindsey; it had a mint in the 10th century which means that it must have been part of a royal estate and was still in royal hands at the time of the Norman Conquest.

No finds of this date have been reported in the vicinity of the application site; most are located south and SE of Caistor.

#### Medieval

Caistor declined as a centre of regional importance during the medieval and post-medieval periods, although it continued to function as a local market town. There are earthworks and fishponds north-east of the sewage works in Navigation Lane (SMR 50498, 50860) and extensive earthworks in Nettleton parish close to Manor Farm (Fig. 4, b). North of (b) there is a suspected moated site near the Nettleton/Caistor parish boundary, (Fig. 4, e), a short distance east of a large sub-rectangular enclosure (Fig. 4, f).

A reference to a rabbit warren on Caistor Moor (SMR 50480) during the Tudor period has been recorded by the SMR. Rabbit activity on the loose sandy soils remains a problem.

#### Post-medieval

The former hospital had its origins in the Caistor House of Industry built on the site in 1802 and serving up to about 45 parishes. At that time the building was immediately outside the Caistor boundary on the unenclosed common moor, occupying a 3.75 ha. (9 acres) site provided by the Lord of the Manor and various Freeholders (Russell and Frankish 1993, 3). Both the 1824 Ordnance Survey map and Bryant's map of Lincolnshire (1828) mark a track or lane leading north-south along the eastern side of the House of Industry, crossing Nettleton Beck and joining a road to Nettleton (Fig. 5). The straight eastern edge to the site suggests that the grounds were extended eastwards later that century; an undated sketch shows a path skirting around the extension but by 1886 the track was incorporated within the Caistor Union Workhouse grounds and the footpath was absent (LAO Tenn 4/1; OS 1891).

An undated ink sketch map of land immediately east of the application site marks the 'House of Industry Land', dating the sketch to after 1802 (LAO

Tenn 4/1). The plan probably predates renaming of the premises to Caistor Union Workhouse in 1836, and certainly pre-dates the construction of Peace Cottage (1886 or earlier) but marks a house and garden SW of that cottage. A brick kiln owned by a Mr Thompson is marked (but not depicted) about 300m SE of the application site and separated by a field named 'Brick Kiln Close' from the hospital grounds. Comparison of the 1824 Ordnance Survey map and Bryant's map of Lincolnshire (1828) suggests that several other brick kilns had once been present, possibly also close to the North Kelsey Road frontage east of the application site. The brickworks might prove to be the source for bricks used in the construction of the House of Industry.

After changes in legislation in 1834, the House of Industry became the Caistor Union Workhouse in 1836, serving 76 parishes. Documentation for buildings on the site and land use is available, providing a fuller indication of physical remains which might be identified on the site (Figs. 6 and 7).

In 1850 it was observed that three acres (1.2 ha.) of land was cultivated by boys from the workhouse. By 1842 the premises had been altered, and by 1856 they had been extended to house 260 residents (although actual numbers remained below 100). Before 1861 detached fever wards had been built. A chapel, new school buildings and an attached master's house were opened between 1863 and 1866. The adjacent cemetery predated the chapel.

The premises changed function to a hospital for mentally ill patients in 1937. After evacuation of all existing patients, major improvements were made on the site during 1937. These included construction of a new boiler house with hot water system and central heating throughout the hospital. Further expansion of the buildings took place after 1948; a single storey accommodation block was built in 1953 and a recreation hall was built in 1963. A second single storey unit was built in 1971, and another in 1974; a pool was installed in 1973.

The hospital was operated by Northern Regional Health Authority before transfer to Trent Health Authority. LAS understands that some records have been lost since the hospital closed in 1990.

Ridge and furrow earthworks been noted within woodland east of West Moor Farm, indicating medieval or post-medieval arable use within the moor.

#### Site Visit

The application site is set back from the road beyond the large front lawn (Pl. 2). The buildings consist of various brick buildings around the largest (apparently oldest) building, the original House of Industry built in 1802 (Pls. 3-6). At the rear of the complex are several sectional buildings of 20<sup>th</sup> century date (Pls. 7 and 8). The chapel is located within an overgrown burial ground; no grave markers were seen (Pl. 9). It was difficult to distinguish the extent or sequence of nineteenth century buildings from a cursory visit.

To the rear of the buildings the land is under mown grass, part of it deliberately drilled as a crop. The ground surface is uneven but no discernible pattern was noted and the variations may be naturally produced. A distinct broad ridge aligned NE-SW is visible in the field west of the application site, and North Kelsey Road drops abruptly west of the hospital site by about 3m (Pl. 10). These apparently natural features may be the western limit of wind blown sand deposits against the Wolds scarp, easily seen from the site.

The dark brown sandy topsoil on the site is visible in mole upcast heaps, with a lighter brown sandy loam (a subsoil?) appearing in some places. Coke fragments and white china fragments were present, indicating widespread refuse disposal associated with the institutions on the site.

The former track or lane survives at the eastern edge of the application area (Pl. 11). A slight depression along a tarmac path near the front of the site may reflect the course of that lane before it was covered by the House of Industry premises. Interpretation is complicated by the obvious presence of a covered drain along the same path.

The sewage pumping station which served the site lies within a fenced compound. The slight sloping mound around the exterior of the compound presumably covers underground tanks. The predecessor of the pumping station, filter beds, occupied the same site. It must be assumed that numerous drains converge from the north to this compound; some inspection covers or drain runs were seen around the buildings (see Fig. 2). A plan supplied by the client indicates a rising main between the compound and the SE corner of the application site but no trace of this was seen.

Evidence of underground services abound between the numerous buildings and along the paths. These will include drains, water supply, electricity supply and underground central heating pipes.

The impression was gained that archaeological evaluation between the existing buildings is unlikely to be productive except possibly in the larger grassed areas.

# Archaeological Potential of the Site Below Ground Archaeology

The existing air photographic cover for the vicinity suggests that the application site may lie within a late prehistoric or Romano-British field system on the light soils north of Nettleton Beck. If evidence of the date of these features and any associated occupation was found, it would be particularly significant in relation to the early development of Caistor.

The various phases of extension and rebuilding, with associated service trenches will probably have disturbed or removed archaeological deposits close to the existing buildings. The potential for surviving archaeological remains pre-dating the House of Industry buildings in the northern part of the application site is low.

The field at the rear of the application site is potentially less disturbed except by sustained cultivation by workhouse residents and rabbit burrowing. (Severe rabbit disturbance has been noted on land to the west of the application site (YAT 1997)). This may have disturbed or destroyed deposits within the site. The Filter Beds recorded on the site in 1905 (OS 1907), and unmarked drains serving them, may have caused more extensive damage

Given the proximity of Neolithic flint finds and cropmarks of probable late prehistoric or Roman date, the potential for archaeological remains on this part of the site is considered to be high. Worked flints found in the field immediately west of the proposed development site indicate human activity in the vicinity from at least the Neolithic period. However, such finds are not necessarily an indication of an occupation site.

Remains of the track or lane to Nettleton which was removed in the mid nineteenth century when the House of Industry extended eastwards might be identifiable. Medieval or later features might be anticipated close to this lane, in the eastern part of the application site.

#### The Standing Buildings

The buildings on the frontage, including the former infirmary to the east of the main complex, are to be retained for conversion, which will preserve the visual aspect as seen from the main road. It is proposed that the original House of Industry constructed in 1802 and retained as part of the workhouse and later hospital should be demolished. This forms the southern half of the courtyard complex at the centre of the Hospital. It has been argued that the building is in a poor state of repair having suffered from vandalism and the effects of weather damage. Asbestos has been used in its internal construction. This building was not inspected internally as part of this assessment. It is possible that some of the original internal features have survived and may warrant recording prior to redevelopment. A number of Lincolnshire workhouses have been demolished in recent years without any survey or record (eg. at Horncastle and Gainsborough).

#### Environmental Potential

Survival of bone and other organic remains is likely to be poor because of the high acidity of the local sandy soils.

#### Conclusions

The proposed development site lies 1.5km west of the Roman town centre and the potential for archaeological remains of prehistoric and Roman date is considered to be very high. However, a considerable part of the site has been heavily disturbed and there is little prospect of finding remains beneath the buildings and associated service trenches belonging to the hospital complex. The potential for finding relatively undisturbed remains in the grass field to the south is higher, although service trenches have been dug across the site leading to the pumping station, which also had filter beds for processing sewage.

The House of Industry building is not Listed and its main interest lies in its historical associations. If demolition is agreed a full photographic survey and possibly measured survey may be considered necessary. Other buildings on the site may also merit photographic survey.

Although the lawn area fronting onto North Kelsey Road is excluded from the client's development proposals, the District Council's Local Plan designates that area for substantial landscape planting (App. 2). Tree planting would have an adverse effect on any archaeological remains surviving within this apparently undisturbed area close to known cropmark features.

#### Recommendations

A geophysical survey of the open area at the rear of the application site would be possible and might establish whether underground features (possibly related to the undated field system) exist. Some form of archaeological excavation would be needed to date any features present.

Photographic recording and survey of existing structures on the site would complement the documentation recording the development of institutions on this site.

A watching brief during groundworks might enable previously unanticipated features of significance to be examined and recorded.

#### Acknowledgements

LAS would like to thank the following organisations and individuals for their help during the preparation of this assessment.

Michael Moorhead (Windsor Capital Ltd.) and Andrew Miller (Andrew Miller Chartered Surveyors).

Lincolnshire County Archaeology Section, especially Jim Bonnor (Assistant County Archaeological Officer) Mark Bennet (SMR Officer) and Sarah Grundy (Assistant SMR Officer).

Staff at the Lincolnshire Archives Office and staff at Lincoln Central Library Reference Collection.

The report was collated and produced by Jane Frost.

Geoff Tann and Naomi Field Lindsey Archaeological Services 31st July 1998

#### References and Background Sources

Bryant 1828 Map of the County of Lincolnshire.

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# Summary List of Archaeological Sites and Artefacts (Source: Lincolnshire Sites and Monuments Record)

SMR = Lincolnshire Sites and Monuments Record

PRN = Primary Record No.

RCHM = Royal Commission on the Historical Monuments of England, National Air Photographic Library reference. (Film number/negative number). Some of these photographs are also held by LAS.

|       | NGR: (TA) | DESCRIPTION  |
|-------|-----------|--|
|       | 1090 0120 |  |
| 50860 |           | ?Medieval fish ponds (RCHM ref. 2921/34)   |
| 50585 | 113 011   | Undated inhumations (as above). 2 N-S burials. 2 crouched                                  |
|       |           | burials, 60yds. W. of above  |
| 50869 | 113 011   | RB kiln  |
| 50214 | 0995 0055 | Prehistoric flints   |
| 50217 | 1045 0076 | 4th century R-B cinerary urns found 1937   |
| 50220 | 111 006   | Anglo-Saxon inhumation cemetery  |
| 50229 | 0975 0101 | Numerous Neolithic flints  |
| 50230 | 0965 0087 | Neolithic flints and Bronze Age pottery  |
| 50448 | 1073 0195 | Worked flints, scrapers, Bronze Age pottery, burnt bone                                    |
| 50480 | unlocated | Tudor warren on Caistor Moor   |
| 50587 | 1127 0087 | 6th century Anglo-Saxon burial, in garden of 'Tree Tops'. Bead                             |
|       |           | necklace, 2 annular brooches, iron knife + ring on hip.                                    |
| 50866 | 1134 0180 | R-B grey ware pottery  |
| 50877 | 1005 0130 | Flints, scrapers + 2 leaf arrowheads   |
| 50877 | 1005 0130 | Bronze Age flints  |
| 50877 | 1005 0130 | Two Neolithic leafshaped arrowheads; flint scrapers. Found 1958.                           |
| 51579 | 0981 0076 | Undated cropmarks of enclosure and linear feature  |
| 51580 | 0985 0045 | Earthwork linear boundaries  |
| 52641 | 109 012   | Tesserae, possible villa site  |
| 52661 | 101 010   | Prehistoric features`  |
| 52668 | 1010 0150 | Cropmarks of undated linear boundary, ditched enclosures +                                 |
|       |           | annexe (RCHM ref. 2921/30; 12271/06,08,09; 12257/37-42)                                    |
| 52677 | 112 010   | Bronze Age finds   |
| 52684 | 113 012   | Site of R-B pottery kiln, 4th century. Resistivity survey suggested more kilns to S.       |
| 52686 | 115 013   | Rouletted rim sherd, St Neot's Ware pot; flint blades; mid                                 |
|       |           | Saxon coin; RB ring; medieval pottery  |
| 52694 | 105 012   | Cropmarks, rectangular enclosure + other faint marks (RCHM ref. 2920/26, 27,34; 2921,32,35 |
| 52697 | 1020 0140 | House of Industry/Workhouse/Hospital   |
| 52701 | 095 009   | Mesolithic worked flints, scrapers and microliths  |
| 52702 | 0985 0103 | Flint scrapers   |
| 52706 | 0990 0100 | Possible undated cropmarks of enclosures (RCHM ref. 2921/23; 2920/36; 2983/13-14)          |
| 52707 | 0973 0148 | undated cropmarks of enclosure   |
| 52710 | 0955 0089 | Neolithic flints   |
| 52711 | 094 009   | Neolithic flints   |
| 52713 | 0955 0087 | Possible kiln or hearth identified from geophysical survey 1995                            |
| 54289 | 1068 0195 | Destroyed round barrow, 5 cremations in urns, worked flints                                |
| 0-203 |           | including microliths + Palaeolithic hand axe   |
| a     | 102 010   | Cropmarks, (RCHM ref. 2920/25; 2921/28,34)   |
| b     | 101 003   | Slight but extensive earthworks around Manor Farm  |
| С     | 1055 0125 | Cropmarks (RCHM ref. 2920/26,27,34; 2921/29,32,33,35)                                      |

| PRN No. | NGR: (TA) | DESCRIPTION   |
|---------|-----------|---|
| d       | 106 003   | Amorphous earthworks, perhaps continuous with western half of Nettleton |
| е       | 103 007   | Small ?moated site, c. 0.3ha (RCHM ref. 2921/25)                        |
| f       | 1038 0063 | Large banked enclosure/cropmark (RCHM ref. 2921/25)                     |
| g       |           | Proposed route of Caistor Bypass; no finds made during evaluation       |
| h       | 104 005   | worked flints   |
| i       | 1045 0045 | ?moated site (RCHM ref. 2920/23   |
| i       | 116 077   | silver bowl, unknown date   |
| k       | 1135 0120 | R-B pottery kiln, 3-4th century greyware, waster sherds, kiln furniture |
| 1       | 1140 0110 | ?Roman burial, Navigation Lane  |
| m       | 1130 0100 | R-B pottery kiln, 3-4th century S of Navigation Lane, 3 ft below ground |

#### **West Lindsey District Council Planning Policy**

The West Lindsey District Council's Local Plan, 1993 - 2001 Deposit Draft, approved in January 1994 and placed on deposit March 1994, outlines a Special Policy C(S) 1 relating to development of the former hospital site, North Kelsey Road, Caistor.

The council envisage future development within use categories C1, C2, D1 and D2. Beneficial re-use and conversion of existing buildings on the site is considered a priority, and recreational/amenity open space is to be provided.

Landscape planting is to be incorporated on the site boundaries, including a substantial area along the North Kelsey Road frontage. The existing public footpath route (along the eastern edge of the site) is to be retained.

The council expect infrastructure improvements as part of any development and envisage use of a Section 106 Planning Obligation to secure the provision of such improvements.

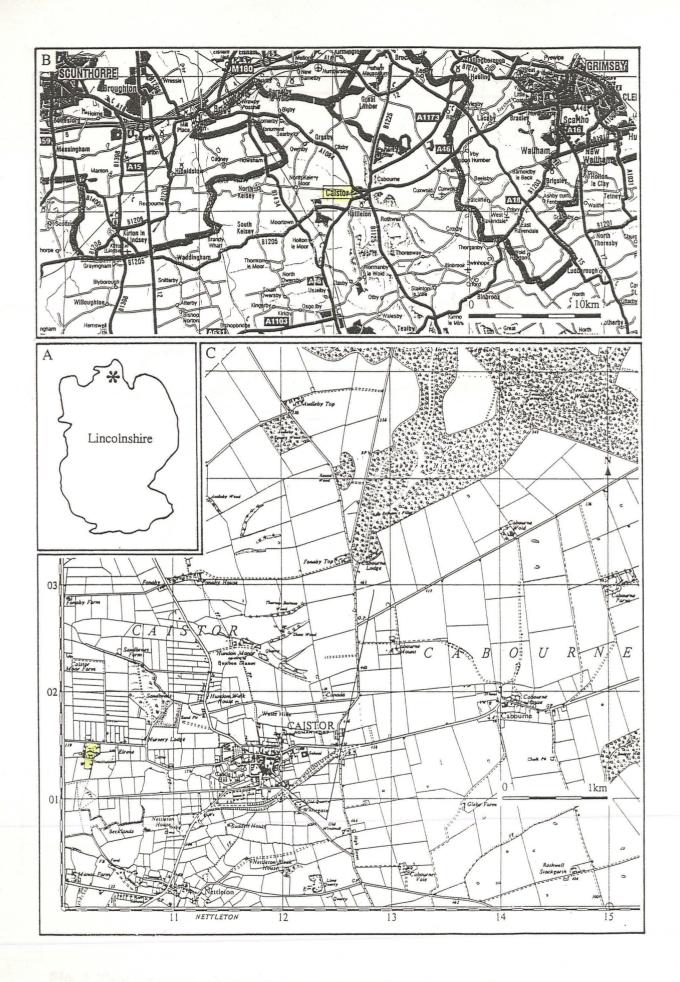


Fig. 1 Location of Caistor and the proposed development area. Inset C based on the 1953 Ordnance Survey map. © Crown Copyright; reproduced at reduced scale with the permission of the Controller of HMSO. (LAS Licence No. AL50424A).

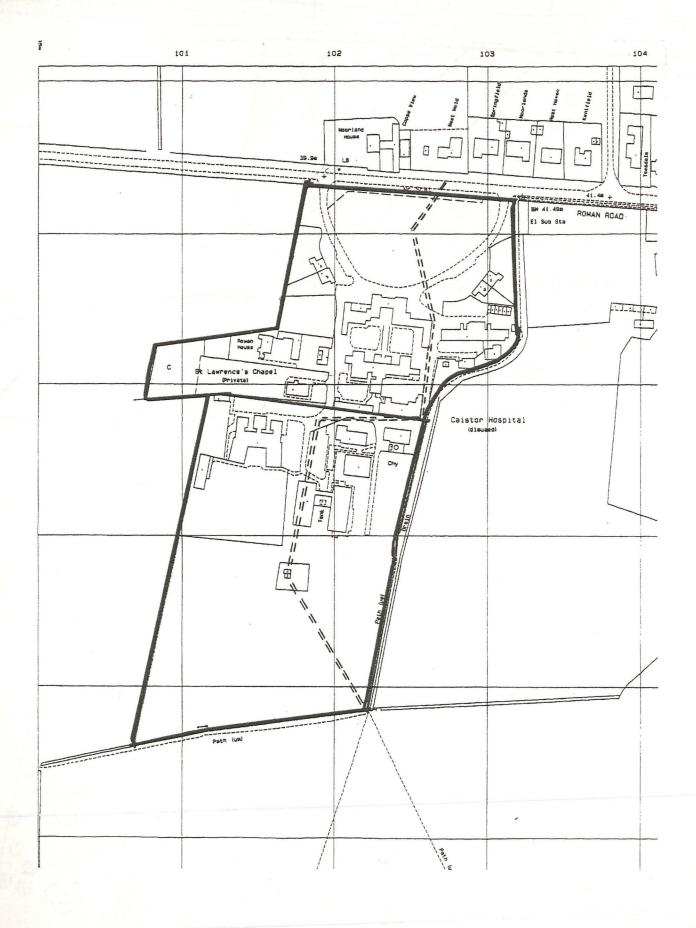


Fig. 2 Site location, showing water and sewage services. Based on a 1: 2000 plan by Tripos Architects (dwg. no. 8338.6A) with added information from a 1981 plan relating to adoption of the sewerage system. © Crown Copyright; reproduced with the permission of the Controller of HMSO. (LAS Licence No. AL50424A).

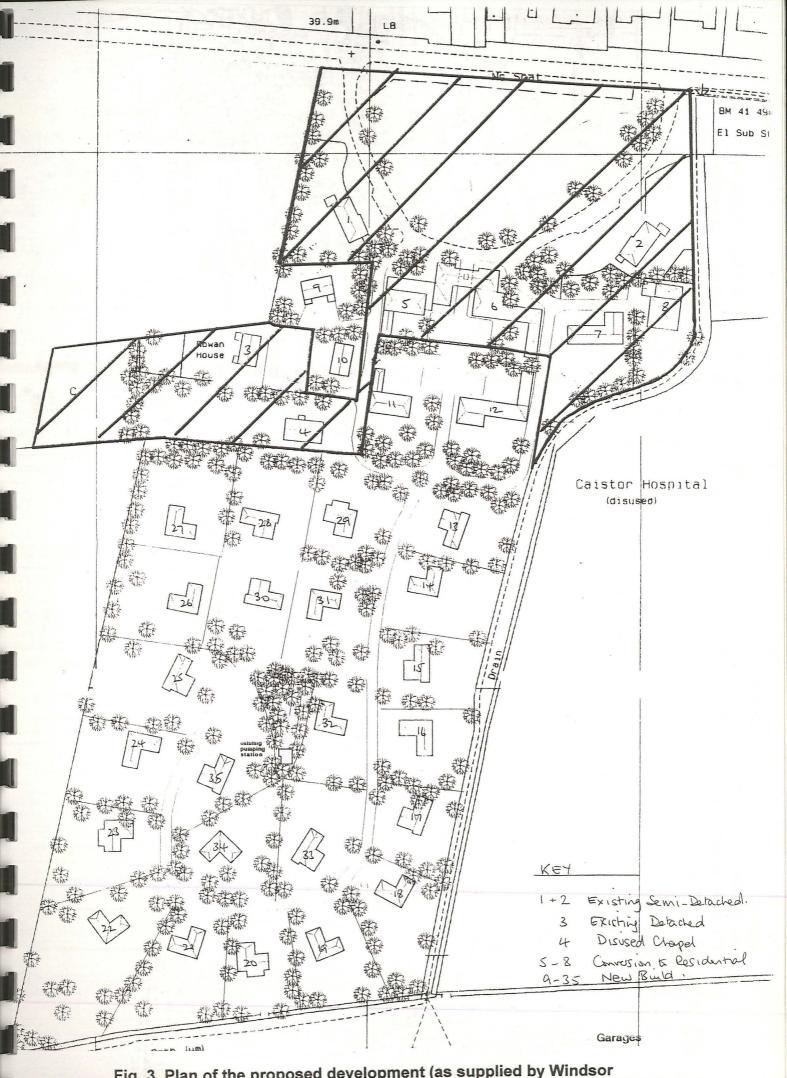


Fig. 3 Plan of the proposed development (as supplied by Windsor Capital Ltd).

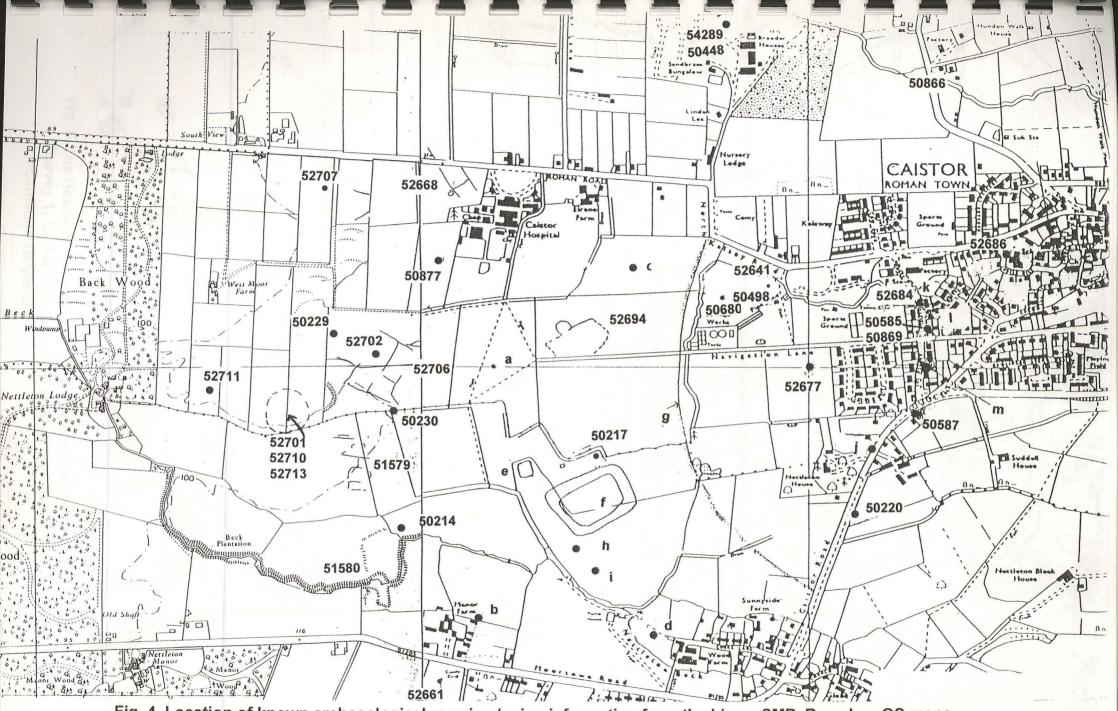


Fig. 4 Location of known archaeological remains (using information from the Lincs. SMR. Based on OS maps reproduced at 1: 10,000 scale. © Crown Copyright; reproduced with the permission of the Controller of HMSO. (LAS Licence No. AL50424A).

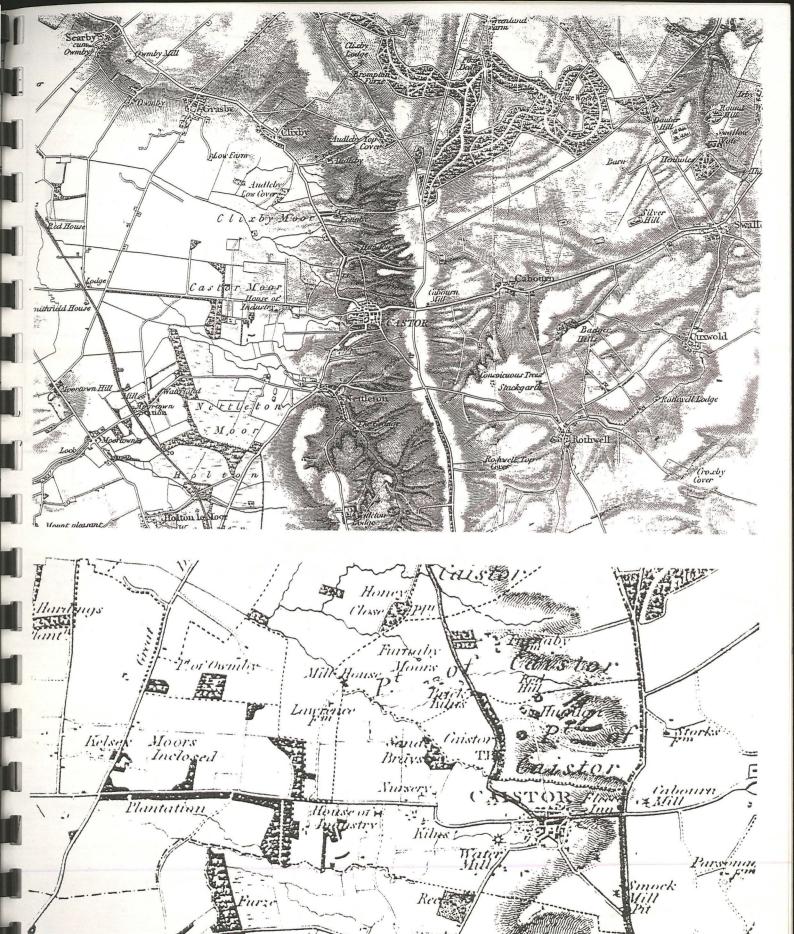
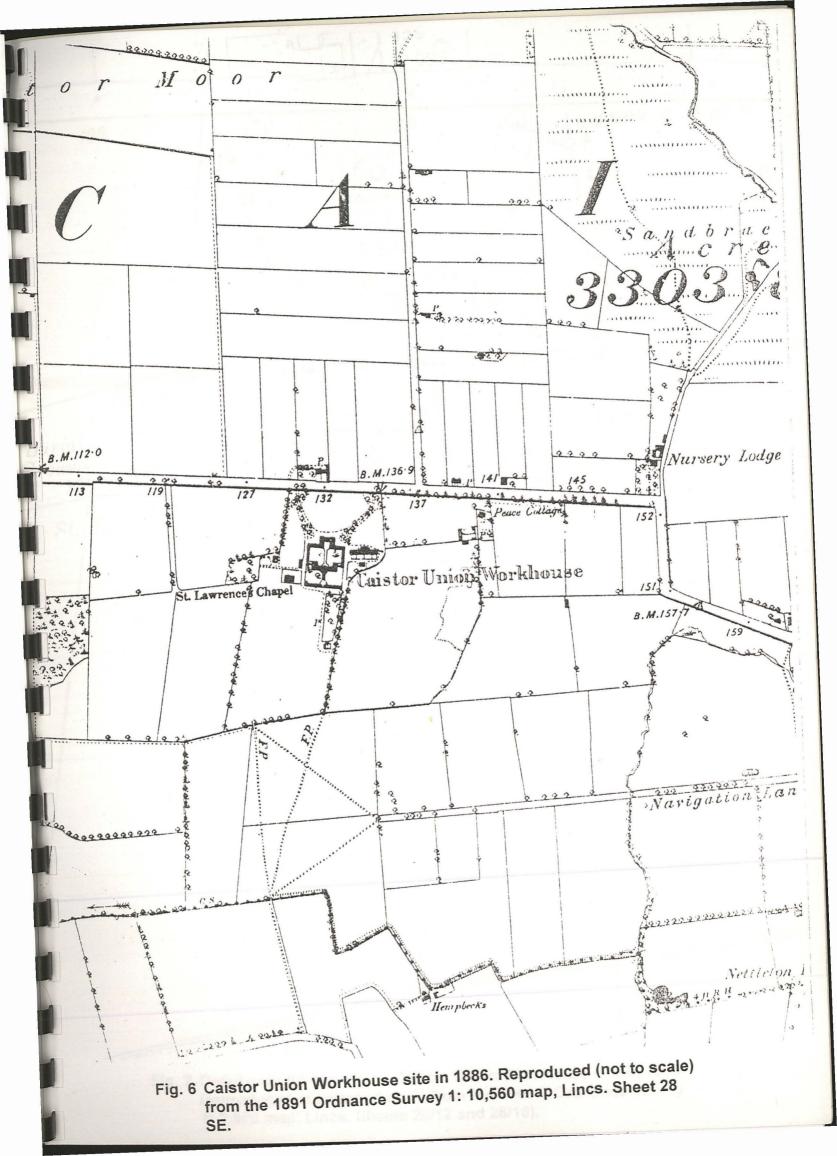


Fig. 5 The House of Industry site. a) as depicted on the 1824 Ordnance Survey 1: 63,360 map Sheet 86; b) as depicted on the 1828 Map of Lincolnshire (Bryant).



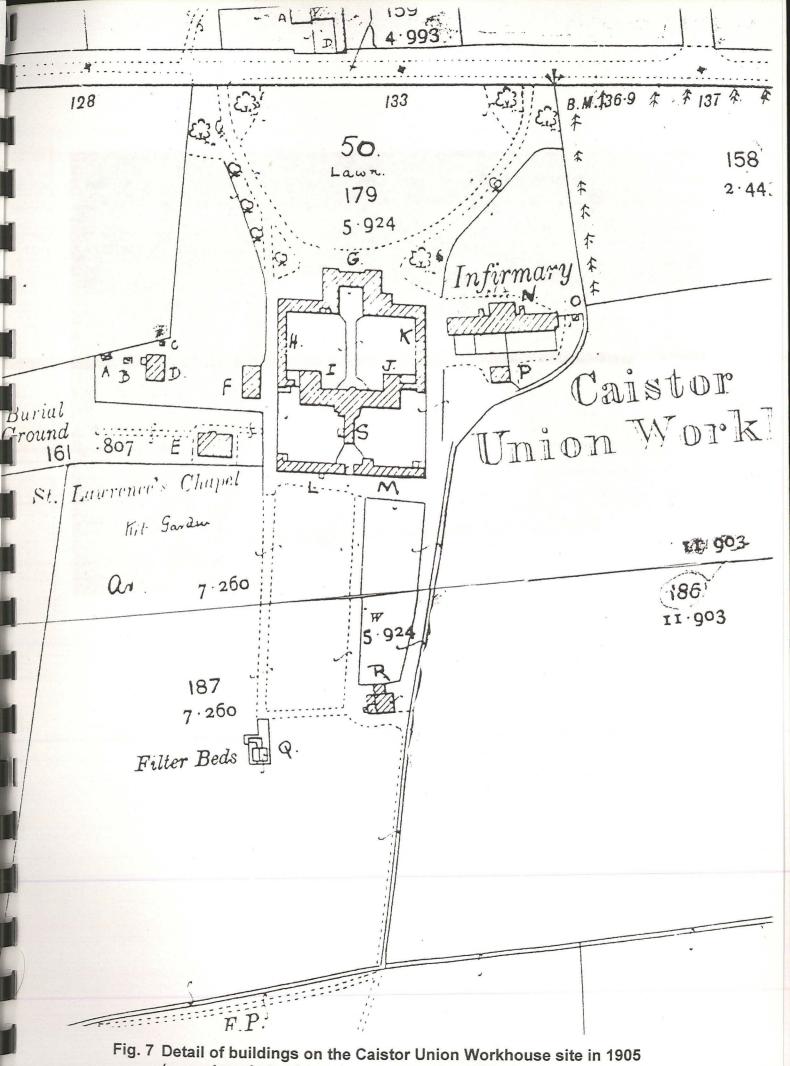


Fig. 7 Detail of buildings on the Caistor Union Workhouse site in 1905 (reproduced at enlarged scale from the 1906-7 Ordnance Survey 1: 2,500 map, Lincs. Sheets 28/12 and 28/16).



PI. 1 Air photograph showing buildings on the hospital site (top right) with linear cropmarks in fields either side of North Kelsey Road. Looking east; RCHME 2921/30, 25.7.1976. Copyright reserved.



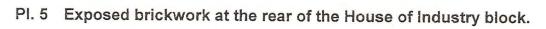
Pl. 2 Buildings at the front of the hospital site (looking south across the lawn area).







Pl. 4 Part of the rear of the House of Industry block.







- PI. 6 Rear elevation of the Caistor Union Workhouse buildings at the front of the site (looking NE across the courtyard).
- PI. 7 The eastern side of the hospital site, looking north from the rear field, with boiler house and infirmary beyond.





PI. 8 The western side of the hospital site, looking NW from the rear field.







PI. 11 Overgrown former track or lane at the eastern edge of the hospital site (looking north).



Pl. 10 The rear field (looking west, showing the ridge crossing the adjacent field).