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**BUILDING ASSESSMENT OF  
THE CO-OPERATIVE STORE  
AND ADJACENT STRUCTURES,  
ALBION STREET/WEST STREET,  
CROWLAND,  
LINCOLNSHIRE  
(CAS03)**

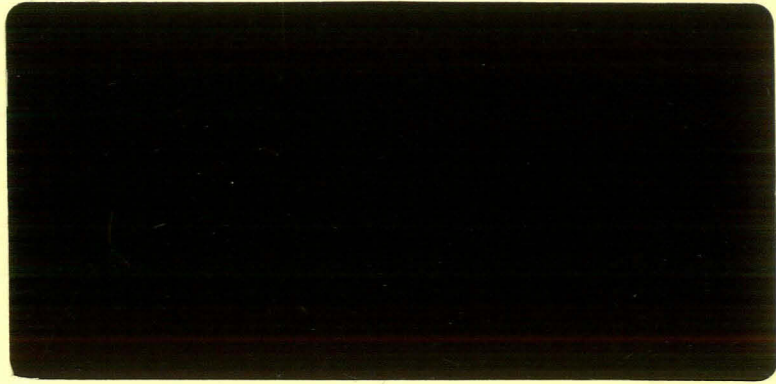


**A P S**  
ARCHAEOLOGICAL  
PROJECT  
SERVICES

Conservation  
Services

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Highways & Planning  
Directorate



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ALBION STREET/WEST STREET,  
CROWLAND,  
LINCOLNSHIRE  
(CAS03)**

**Work Undertaken For  
Sherramore Ltd and LCS Property Ltd**

January 2004

Report Compiled by  
Gary Taylor BA (Hons) MA

Planning Application Nos: H02/0835/03 and H02/0838/03  
National Grid Reference: TF 239 102  
LCNCC Accession No: 2003.366

**ARCHAEOLOGICAL PROJECT SERVICES**



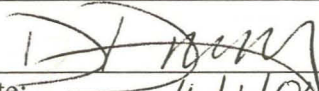

APS Report No. 183/03



## Quality Control

**CO-OPERATIVE STORE,  
ALBION STREET/WEST STREET,  
CROWLAND, LINCOLNSHIRE  
BUILDING ASSESSMENT**

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## 1. SUMMARY

*A programme of historic building assessment was undertaken on the Co-Op store and adjacent buildings at Albion Street/West Street, Crowland, Lincolnshire. Although not Listed Buildings, the assessed structures are in the Conservation Area and proposals have been made for alterations to them.*

*The Co-Op store and associated structures appear to have originally been a shop and short terrace of domestic houses, all probably 19<sup>th</sup> century in date. At the western end, the terrace of houses incorporates part of an earlier, undated but probably post-medieval, stone wall and window.*

*The western house of the terrace was partially converted to a shop by the blocking of a fireplace and installation of a counter. Later internal alterations led to the amalgamation of the remainder of the housing terrace and original shop at the eastern end to form the current Co-operative retail store. These conversion works involved the blocking of fireplaces and full or partial removal of dividing walls. Additionally, the upper storey of the housing terrace was altered to form a single large open space by the removal of most of the dividing walls and an upper flight of stairs to the attic were taken down. An extension on the south side of the terrace also seems to have been reduced in height from a two-floor structure to a single storey. A recent extension to the rear of the store, constructed of concrete walls with a steel panel roof, was also noted.*

*Preservation of the original architectural appearance and style of the buildings is largely limited to the West Street frontage, though this, too, is impacted by the insertion of modern, large, shop windows at ground level.*

## 2. INTRODUCTION

### 2.1 Definition of Archaeological Building Recording

Building recording is defined as:

*"... a program of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components, on land or under water."* (IFA 1996).

### 2.2 Background

Planning applications (H02/0835/03 and H02/0838/03) were submitted to South Holland District Council for alterations and extensions to an existing retail store. The Senior Built Environment Officer of Lincolnshire County Council Archaeology Section advised that an archaeological evaluation of the site was required to assist the determination of the application. This evaluation is to comprise a programme of building assessment and trial trenching of the site.

Archaeological Project Services (APS) was commissioned by Sherramore Ltd, on behalf of LCS Property Ltd, to undertake a programme of building assessment of the existing Co-Op store and adjacent buildings at Albion Street/West Street, Crowland, Lincolnshire.

The building assessment was carried out on 7<sup>th</sup> November 2003 by G. Taylor and M. Bentley, in accordance with a specification prepared by APS and approved by the Lincolnshire County Archaeology Section (Appendix 1). The trial trenching will be undertaken at a later stage and will be the subject of a separate report.

### 2.3 Site Location

Crowland is located approximately 12km south of Spalding in the administrative



district of South Holland, Lincolnshire (Fig. 1). The site is at the junction of Albion Street and West Street, in the village centre, about 50m southwest of Trinity Bridge, at TF 239 102 (Figs. 2 and 3; Plate 1). The site address is the Co-Op, numbers 8, 10 and 12 West Street, Crowland.

The site is on fairly level land at a height of approximately 4m OD.

## **2.4 Historical Setting**

The investigation site lies at the centre of the historic village core within Crowland Conservation Area. About 50m to the northeast is Trinity Bridge, a Grade I Listed structure and a Scheduled Ancient Monument, County Number 7 (English Heritage 1996, 17). Of 14<sup>th</sup> century date, this bridge appears to have replaced a wooden one first recorded in 943. It was located at the confluence of the Rivers Nene and Welland. All three channels were open in 1724 when the bridge was sketched by the local antiquary, William Stukeley. However, Armstong's Map of Lincoln-shire, dating to 1778, appears to show that the western channel had been infilled and by 1831 only the south channel extended as far as the bridge (Cope-Faulkner 2002, 2). The Nene had flowed down the route of nearby South Street to the confluence (Cope-Faulkner 1998, fig 7).

Nearby, elsewhere on the south side of West Street, are several Grade II Listed buildings. These include two brick cottages built in 1811 and a shop and house, again in brick, built about 1820 (DoE 1987, 15). On the north side of West Street, almost opposite the investigation site, is the George and Angel public house. Also Listed Grade II, this is built of coursed limestone rubble and dated 1714. There is also a pair of late 18<sup>th</sup> century thatched cottages that are timber framed and partially clad in brick (DoE 1987, 12, 15; Pevsner and Harris 1989, 241).

Dating from 1904, the Ordnance Survey map of the area depicts the surveyed buildings but also indicates an addition to them at the southwest corner, extending down Albion Street (OS 1904).

None of the surveyed structures are Listed Buildings or Scheduled Ancient Monuments.

## **3. AIMS**

The aims of the work were to provide an assessment and basic record of the buildings in order that decisions for the appropriate treatment of the structures can be made by the Planning Department.

## **4. METHODS**

Recording of the building was undertaken to approximate Level 1 standard, according to the Royal Commission specification, with additional assessment of the architectural and historic significance of the structures. This involved:

- the production of dimensioned plans of all main floors as existing, showing the form and location of structural features of historic significance (Figs. 4 and 5)
- general photographic views of the exterior of the building and the overall appearance of principal rooms and circulation areas
- photographs of the buildings' relationship to their setting
- a written record of the buildings' type, materials and possible dates (RCHME 1996)
- assessment of the structures and details of the form and phases of development of the buildings, detailing the evidence for the interpretations.



The production of the plans involved annotating and amending architect's drawings of the existing structures.

Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens. Black and white print film was used, supplemented by colour slide film. Where appropriate, particularly for internal views of the building, a flash-gun was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

## 5. RESULTS

The Co-operative store and associated structures comprises three units that, currently, are separate at ground floor level. All three units and their upper storeys were recorded. These units comprise the existing Co-Op store with connecting storage rooms, staff and welfare facilities, a stairwell to the upper floor and a two-room shop.

With the exception of single stone wall on the west side of the complex, the majority of the recorded buildings are of handmade brick externally. There are also recent extensions with concrete walls at the southeastern part of the complex.

### 5.1 Western Shop

Access to this shop is through a doorway on West Street. This doorway has a flat arch concrete lintel. Alongside to the west is a modern window with a flat arch of brick rubbers. The room contains a shop counter and is fairly square with two arched recesses on the west side (Plate 3) and a 4-panel door with a bakelite handle in the south wall giving access to a narrow store room. The store room on the south side is fully painted internally with a narrow window in the west wall. On the top floor there is a modern top-pivoting sash window that is boarded up.

On the exterior west wall of this 2-storey building, at the north end, there is quoining in brick. Further south, from the junction of the two rooms, the wall is of stone. This single storey elevation, in fairly random coursed rubble, extends to within 1.90m of the southwest corner of the complex, then the wall continues in brick (Plate 4). This southern end of the stone and brick walling is part of one of the Co-Op rooms and will be discussed further below.

### 5.2 Central Stairwell

Entry to the stairwell compartment is through a doorway on West Street. This has a single centre arch and semi-circular fanlight. Within are the stairs up to the top floor and a quarry tiled passage running alongside the stairs (Plate 5). At its south end this passage gives access through an arch to a small storage area beneath the stairs.

The stairs give access to a long, open upper floor that extends over the adjacent shop to the west and also eastward over part of the main Co-Op store.

Above the western shop and stairwell, the upper storey comprises a modern boarded floor with an empty fireplace in the middle of the western wall. Either side of this fireplace are scars of removed shelving (Plate 6). To the west, but about 1.5m before the stairs are reached, there are scars of removed walls on both the north and south interior elevations.

On the wall above the east side of the stairway there is a scar of a removed flight of stairs up to the attic (Plate 7). On the other, east, side of this wall is an open fireplace (Plate 8).

In the south wall, just to the east of the stairs, is a pair of straight joins defining a blocked door. Just to the east of this is a window (boarded up) and there is a group of three further windows in the north wall opposite. In the two intervening sections of



walls between these three windows in the north elevation are scars of two removed walls. There are no corresponding wall scars on the south elevation.

In the lower part of the east end wall of this upper storey is an area of timber lacing, employing apparently machine-sawn timbers (Plate 9).

All the windows in the north wall of this area of the stairs and Co-Op are modern top-pivoting sashes.

At the southeast corner of this top floor range are two entries to a small room to the south (Plate 10). There is brick blocking on the west side of the western entry. Within this small room there is a window in the west wall and several (five) straight or ragged joins in the south wall.

### 5.3 Main Co-Op Store

The northern elevation of the main Co-Op store comprises two elements, the difference mainly evident in the upper parts. In the western half of the building, the roof pitch of the adjacent stairwell and west end shop is continued (Plate 2). However, in the eastern part of the Co-Op, the elevation is higher and rises like a parapet, with only a single roof pitch from the top of the elevation down southwards to the rear (Plate 1). Additionally, at the junction between these two sections of the Co-Op range there is an angle in the frontage, with the eastern part projecting slightly northward of the western section.

The lower part of the north elevation is filled with large, wide, shop windows of probable 1970s-80s date. A modern glazed door toward the east end is the main point of access, though there is another door further west. Partly above this door, and extending further west, is a flat arch of brick rubbers of a blocked door or window.

Internally, the ground floor of the Co-Op

store is mostly open-plan with some supporting piers and short lengths of walling or wide openings between compartments (Plates 11 and 12). There is a rectangular projection in the west end wall of the shop that probably marks the location of a blocked fireplace. A second rectangular projection in a length of wall in the centre of the store may be another blocked fireplace.

To the rear, and immediately west, of the retailing area are store rooms with concrete floors and concrete, or rendered, walls and a sheet steel roof (Plate 13). West of these are further stores and staff rooms. These single storey structures wrap around the south side of the central stairwell and west end shop discussed above. The store area south of the stairwell (Plate 14) has a fireplace with a glazed tile surround of probable early-mid 20<sup>th</sup> century date in the south wall. West of this store area is a staff room that lies to the rear of the west end shop. The room is mostly clad or rendered. There is a window in the west wall with the southern reveal being splayed. Although this wall is rendered internally, the exterior is of stone. Alongside this to the south is a much thicker section of walling, identified as brick on the exterior.

Toward the southeastern part of the store are stairs up to the top floor. This upper storey storage area is restricted in extent to the eastern part of the Co-Op store. This upper storey comprises a full width room on the north side, a small square room at the southeast corner with a blind corridor alongside, and the stairwell in the southwest corner. All the rooms are covered with planking, this panelling probably being early-mid 20<sup>th</sup> century (Plate 15). There are three recent sash windows in the north wall of the main room and a modern wide window in the south wall of the southeastern room. In the south wall overlooking the stairs there is a single centre arched window with red stained glass, probably of late 19<sup>th</sup>-early



20<sup>th</sup> century date (Plate 16).

## 6. DISCUSSION

The examined buildings currently comprise a disused shop, stairwell and functioning Co-Op store, though these have experienced much alteration and amalgamation.

The earliest component of the complex is probably the section of stone walling in the western end of the buildings. This lacks any clear indication of date but is plainly earlier than the brick structures that incorporate it. However, it is perhaps post-medieval and appears to be the only extant section of any earlier building at the site. It may be not dissimilar in date from the public house, immediately to the north on the opposite side of West Street, which is also of coursed rubble and was built in the early 18<sup>th</sup> century (Pevsner and Harris 1989, 241).

The remainder of the buildings are of brick and although lacking evidence of date appear to be 19<sup>th</sup> century, perhaps the early part of the century. They may be broadly contemporary with other, listed, brick buildings elsewhere on West Street that were constructed in the early 19<sup>th</sup> century (DoE 1987, 15).

Although altered, the West Street frontage of the complex clearly constituted two distinct units originally. The western part, comprising the west end shop, the central stairwell and part of the Co-Op store are below the pitched roof while, at the eastern end, the major part of the Co-Op store has a higher, parapet-like arrangement at the frontage and a monopitched roof behind. Additionally, the frontage of the main part of the Co-Op store is at a slight angle to the remainder of the range, projecting forward a little.

Beneath its pitched roof, the western part of the complex appears to have originally

been a terrace of houses. There are fireplaces evident on both storeys within these former houses, those on the ground floor being blocked, while the upper storey ones have had their hearth equipment removed. Evidence of existing and partially-removed dividing walls suggests that this terrace comprised three houses and that they shared a common stairway to the upper floors. These stairs survive to the present, forming the current central stairwell in the complex. Scarring on the extant partition wall alongside these stairs indicate that an upper flight, since removed, originally rose to provide access to the attic.

On the upper floor, there are scars of removed walls, representing room partitions. In the western part the scars occur opposite each other on the main north and south walls of the building. However, further east the scars are only evident on the north wall. This suggests that although the western room occupied the full width of the building, a corridor ran along the south side of the range in the area of the middle and eastern rooms.

There are indications of alterations to these houses prior to their conversion to the Co-Op complex. The building at the western end of the range had its ground floor fireplace blocked and was converted to a shop with the installation of a shop counter. Additionally, the central house also had its fireplace blocked and its doorway was infilled, though this may have occurred when the Co-Op store was created.

At the eastern end of this range of houses, on its south side, is a small two-storey extension. Several straight and ragged joins in the upper floor room probably indicate a blocked window and possibly a removed fireplace.

The partially stone-walled building noted above forms a single storey extension to the rear of the western house and,



immediately east of this, there is another single storey extension to the rear of the middle house. However, a blocked door in the south wall of the upper floor of this house suggests the extension was originally two storeys in height.

The Main Co-Op store appears to have originally comprised a shop at the eastern end and two of the terraced houses alongside. However, dividing walls between these three separate buildings have been mostly taken down to provide the present open-plan store. To the south, rear, side there are modern extensions with concrete walls and a steel panel roof. The upper storey appears to retain much of its original form, though most of the windows are modern, the one exception being the partially stained glass light over the stairs. These upper floor rooms are clad in planked panelling that may not be original as the panelling has also been used to create a partition wall in the southeastern room.

## 7. ASSESSMENT

With the exception of the length of stone elevation at the west end of the complex, the entire range of buildings seems to be 19<sup>th</sup> century. Architecturally, the stone wall is of very limited local importance due to the absence of dating evidence for the structure and its very restricted survival. However, in general historic terms the length of stone walling has moderate site-specific significance as it indicates an earlier building in the area of investigation.

The remainder of the complex is formed from 19<sup>th</sup> century houses and shops, though these have been significantly altered. Internal changes have served to combine separate buildings to form the present Co-Operative store. These modifications have largely removed any architecturally or historically significant internal features and fittings and have also

substantially altered the exteriors. There is little surviving evidence for the original use of the complex as a terrace of houses and a shop. In consequence, the Co-Op complex has low historic significance.

Architecturally, the street frontage of the buildings still retains much of its original form, though on the ground floor large store windows of perhaps the 1970s-80s significantly impact the appearance of the 19<sup>th</sup> century façade. However, despite this early modern disruption to the façade, the frontage of the buildings do have some limited local significance as part of the general streetscape.

Overall, the limited local significance of these structures is reflected by them not achieving Listed Building status.

## 8. CONCLUSIONS

Building recording and assessment was undertaken on the Co-Operative store and adjacent buildings at Albion Street/West Street, Crowland in order to provide information to assist Planning decisions for the appropriate treatment of the structures.

The recording has indicated that a stone wall in the western part of the complex is a remnant of an earlier, probably post-medieval, structure on site and, as such, has some limited local historic significance.

The remainder of the complex appears to have originally comprised a shop and short terrace of houses. These, however, have been significantly altered and amalgamated to form the current Co-Operative retail store. In consequence, the buildings have low historic significance. However, the majority of the original façade of the buildings survives, albeit impacted by modern large shop windows, and this has some minor local architectural significance as part of the general street



scene.

## 9. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Mr K. Flintham of Sherramore Ltd who commissioned this work on behalf of LCS Property Ltd. Our thanks are also due to Mr P. Miller of Derek Morris Architects for kindly providing plans in digital format. Thanks are also expressed to the manager and staff of the Co-Op store at Crowland. This report was edited by Denise Drury and Tom Lane. David Start kindly permitted access to the library maintained by the Heritage Trust of Lincolnshire.

## 10. PERSONNEL

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Building Recording: Gary Taylor  
Assistant: Matt Bentley  
Photographic reproduction: Sue Unsworth  
CAD Illustration: Mark Dymond and Sue Unsworth  
Analysis and reporting: Gary Taylor

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## 12. ABBREVIATIONS

APS Archaeological Project Services

DoE Department of the Environment

IFA Institute of Field Archaeologists

OD Ordnance Datum (height above sea level)

OS Ordnance Survey

RCHME Royal Commission on the Historical Monuments of England

1941-1942 School Year

Department of Chemistry

General Chemistry

Section 1

Lab 1

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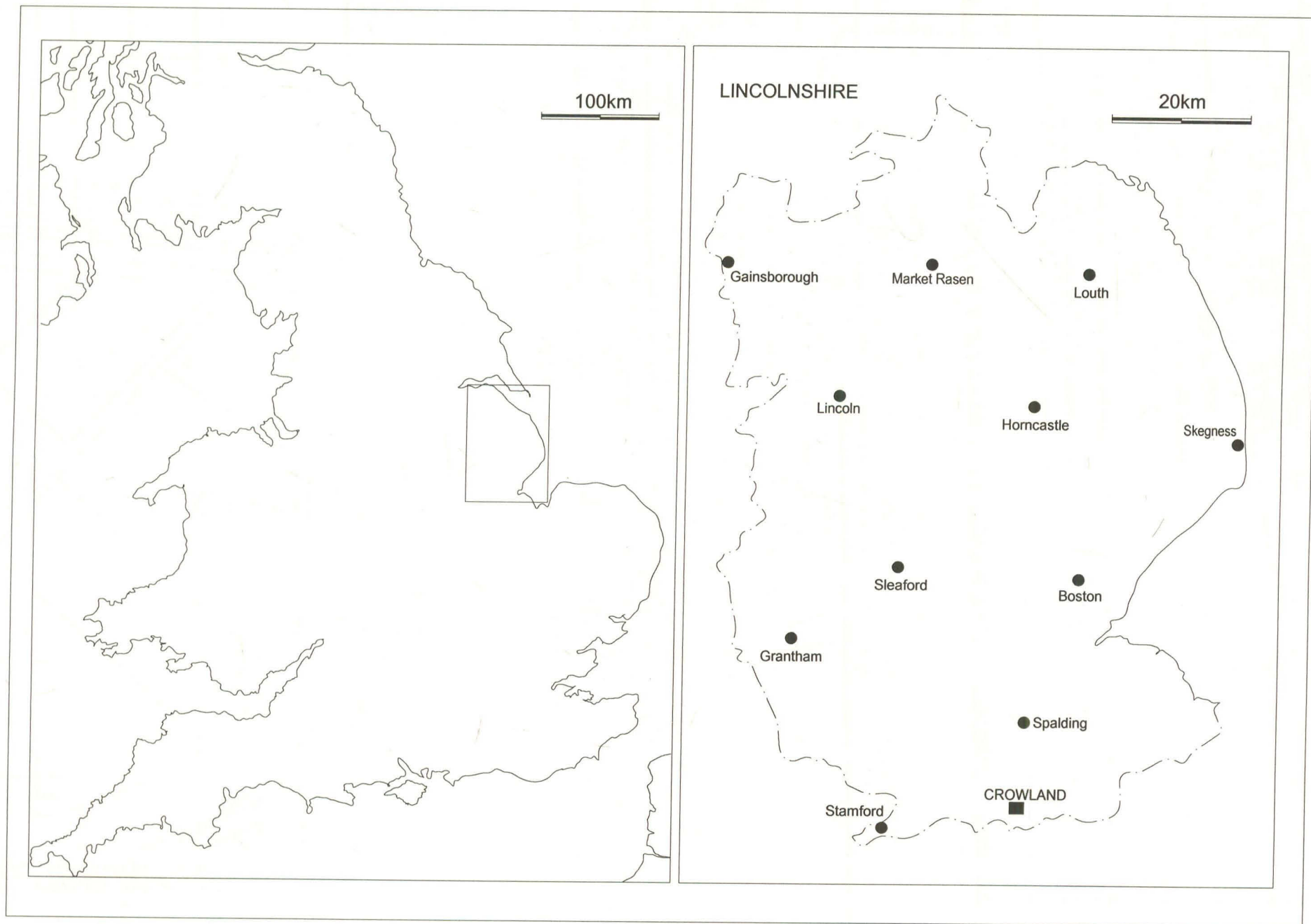


Figure 1: General Location Plan





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Figure 2 Site location plan

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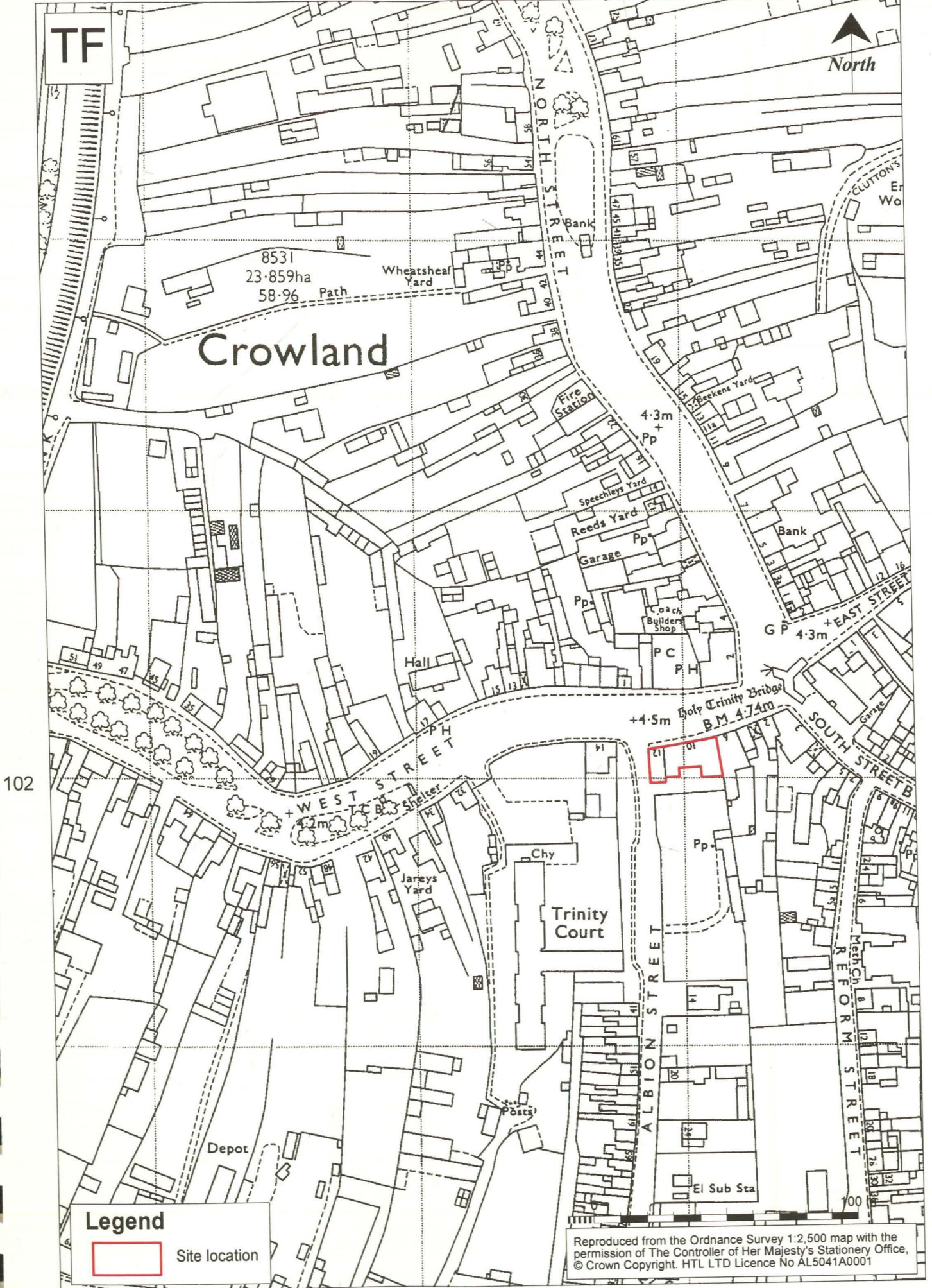
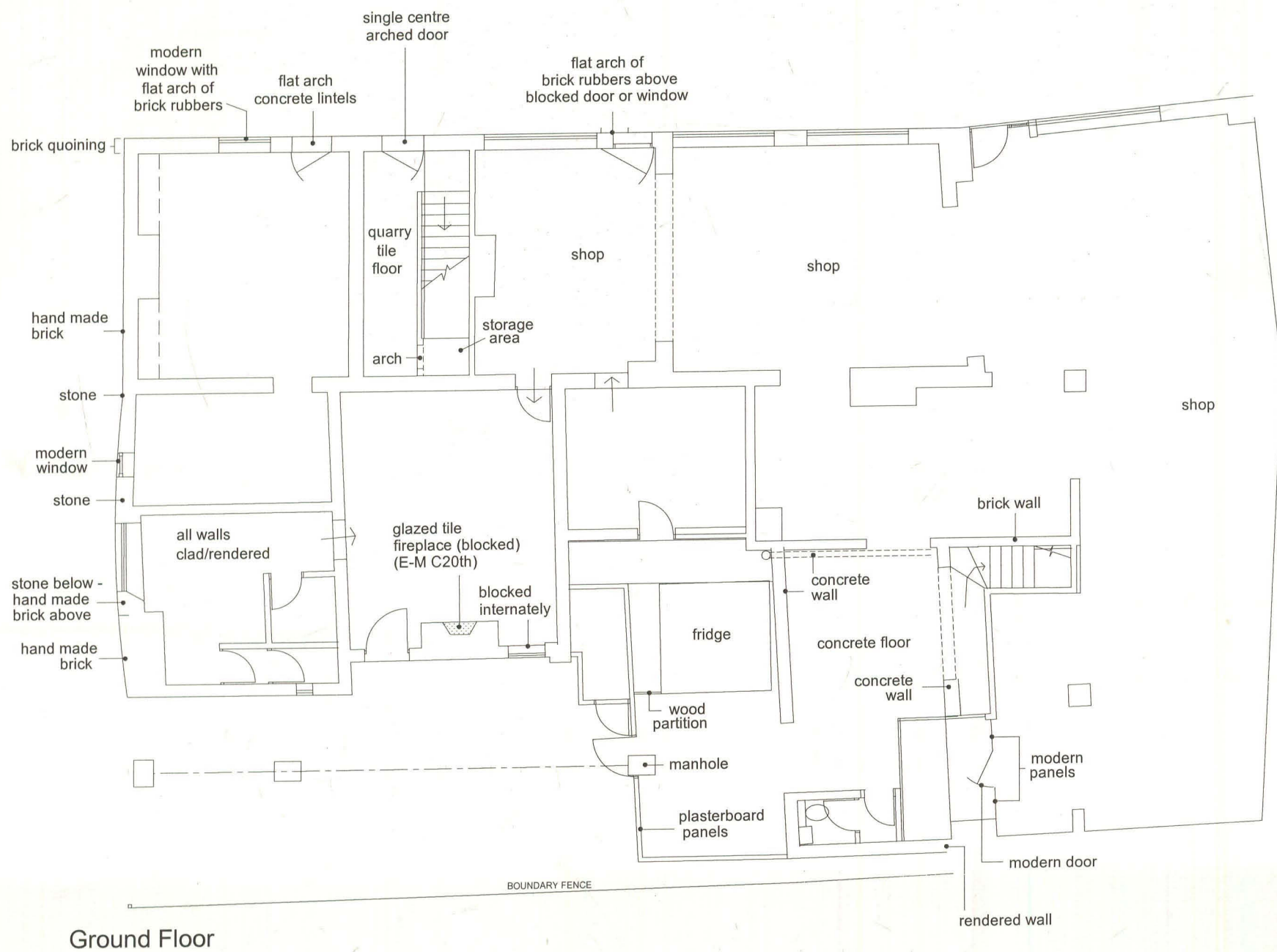


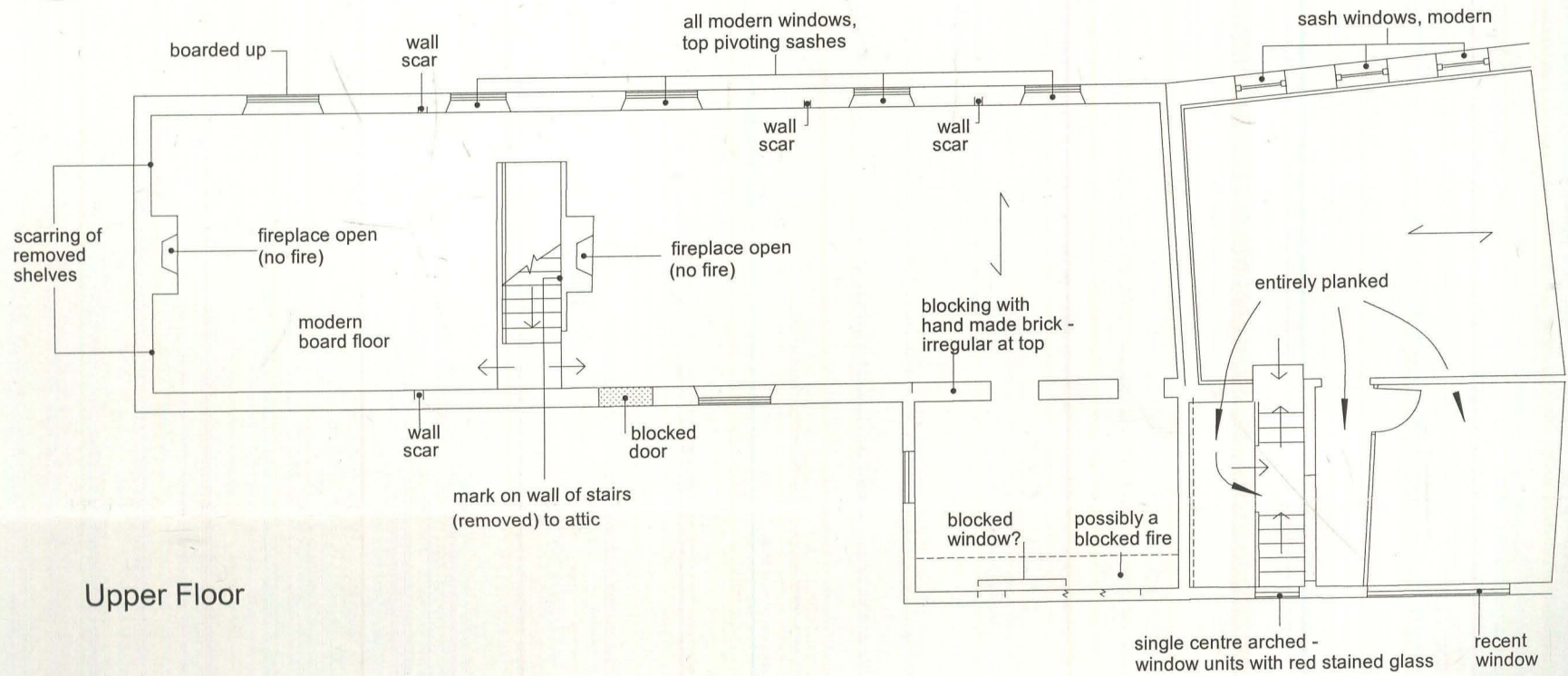
Figure 3: Detailed site location plan

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Ground Floor



Upper Floor

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Figure 4 Plan of Ground and Upper Floors of Buildings, showing location of recorded features



1

2



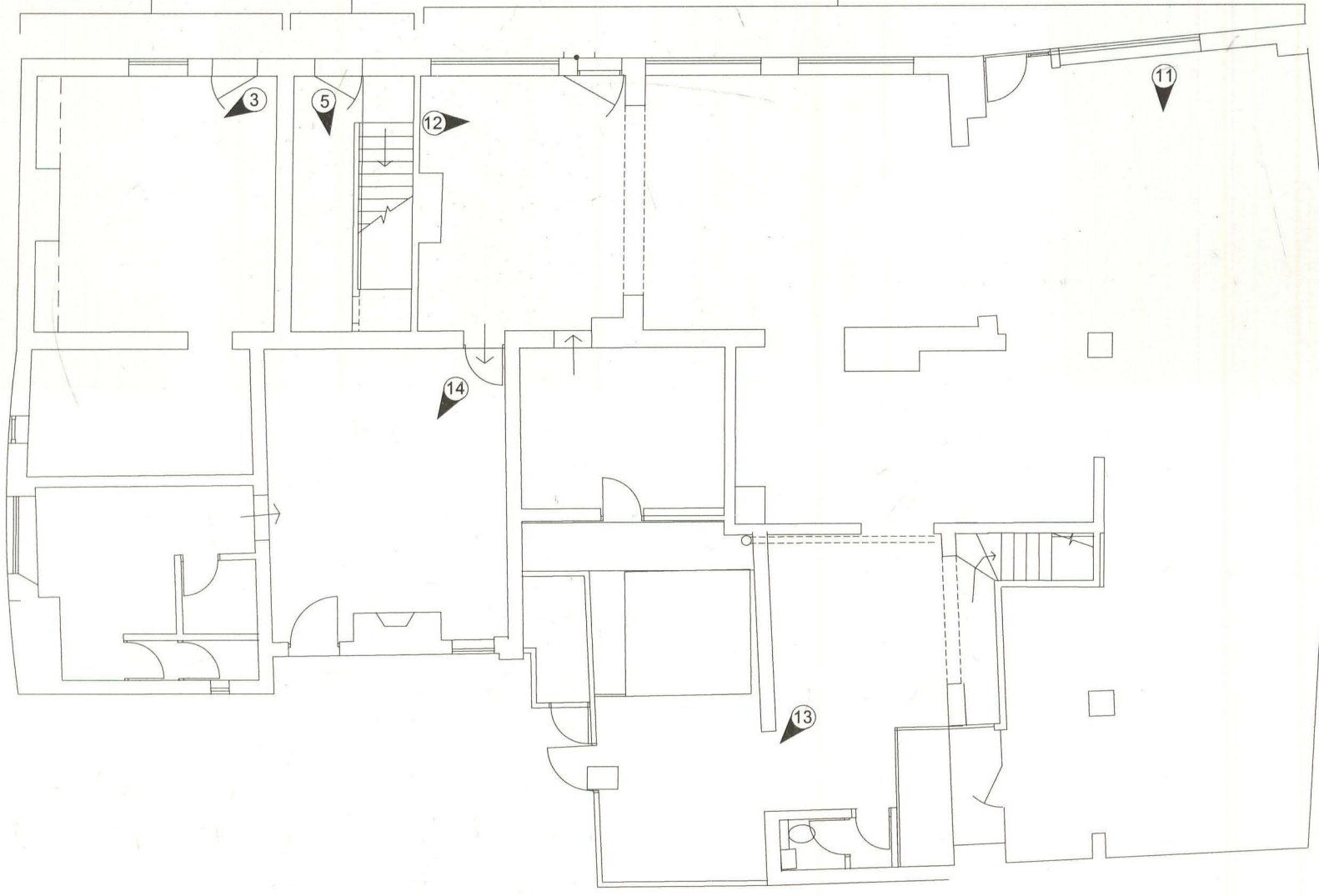
Original terrace of houses

Original shop

Western shop

Central Stairwell

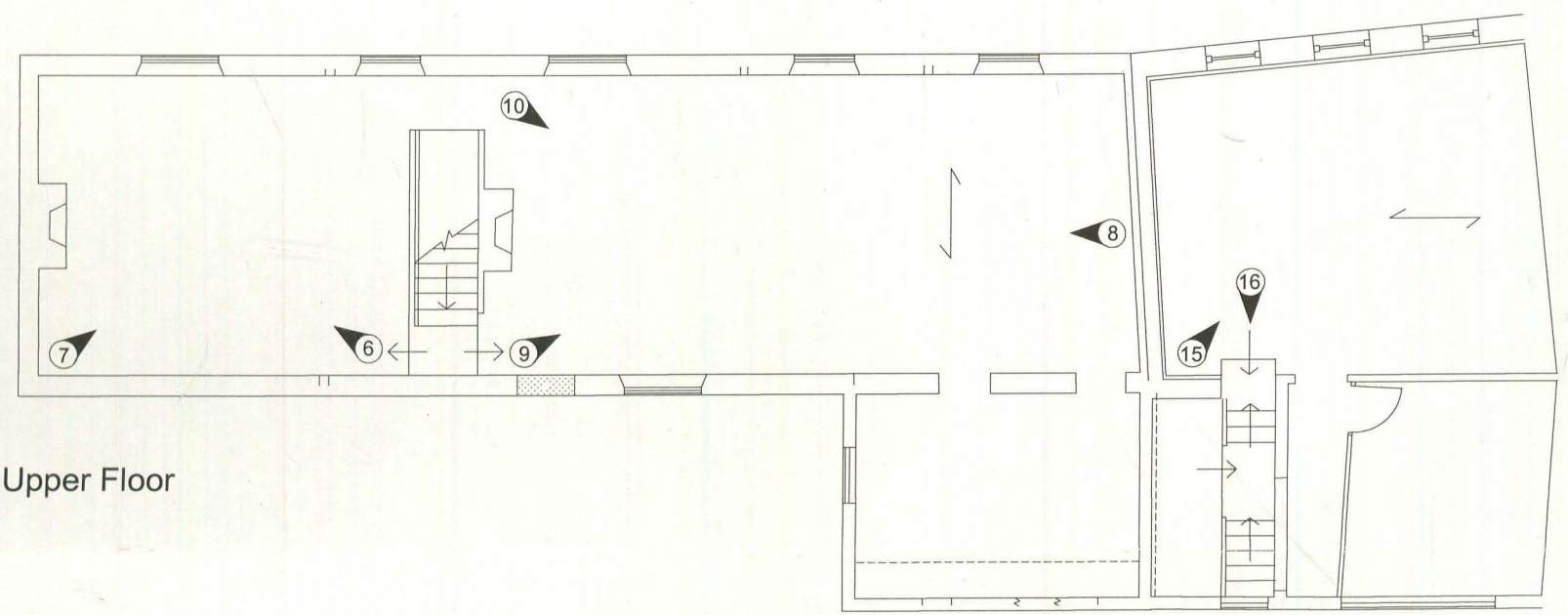
Main Co-op Store



4

BOUNDARY FENCE

Ground Floor



Upper Floor

Plate No and Direction

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 Archaeological Project Services		
Project Name: Crowland, Albion St CAS03		
Scale 1:125	Drawn by: SU	Report No: 183/03

Figure 5 Plan of Ground and Upper Floors of Buildings, with key to plates and indicative original and present arrangement of stuctures





Plate 1 General Site View, showing recorded buildings on right and Trinity Bridge on left, looking southeast



Plate 2 Frontage of Recorded Buildings, looking south

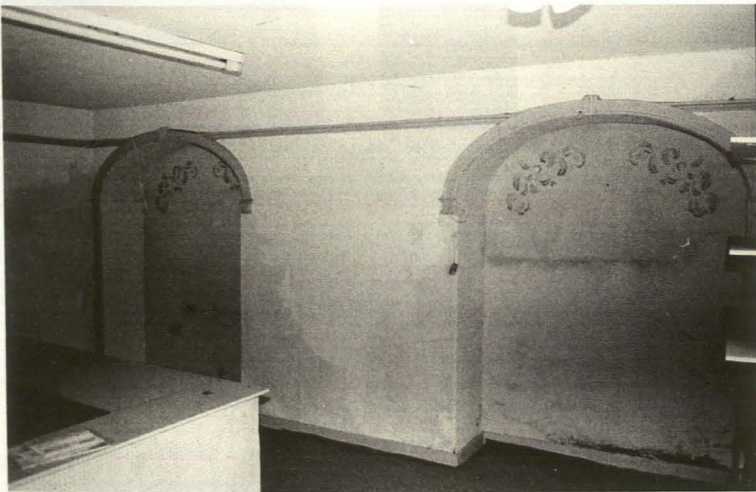


Plate 3 Detailed Interior View of West End Shop, showing arched alcoves and shop counter, looking southwest



Plate 4 Single Storey Buildings to rear of West End Shop and Stairwell, looking northeast





Plate 5 Central Stairwell,  
looking south



Plate 6 Upper Floor, area of West  
End Shop and Stairwell, showing  
fireplace and scars of removed  
shelving, looking west



Plate 7 Upper Floor, area of West  
End Shop and Stairwell, showing  
scar of removed stairs, looking  
northeast



Plate 8 Upper Floor, area of  
eastern section of housing terrace,  
looking west



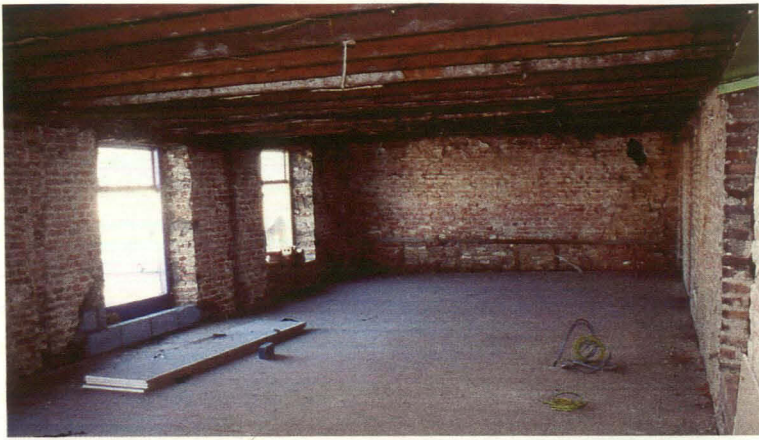


Plate 9 Upper Floor, area of eastern section of housing terrace, showing timber lacing in east wall, looking northeast



Plate 10 Upper Floor, area of eastern section of housing terrace, showing boarded window and entries to room to south, looking southeast



Plate 11 Co-Operative Store Ground Floor Interior, looking south



Plate 12 Co-Operative Store Ground Floor Interior, looking east





Plate 13 Sheet Steel Roof of Recent Extension to Store, ground floor, looking southwest



Plate 14 Store Area in Rear of Co-Op Store, ground floor, looking southwest



Plate 15 Co-Operative Store, Upper Floor, main storeroom showing panelling, looking northeast

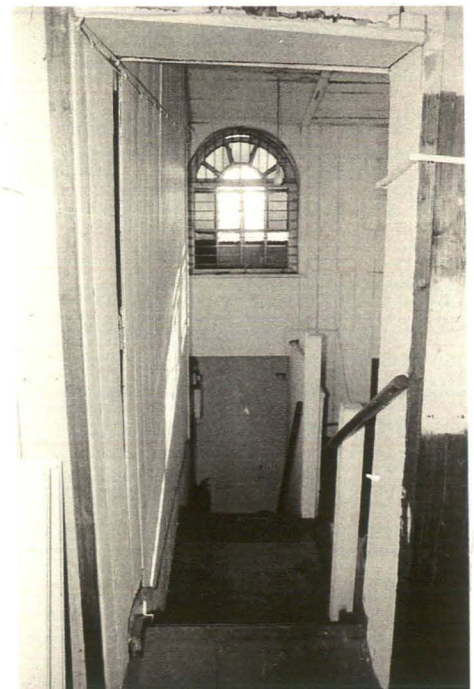


Plate 16 Co-Op Store Stairwell from Upper Storey, showing stained glass window, looking south

**APPENDIX 1**

**LAND AT  
ALBION STREET/WEST STREET,  
CROWLAND,  
LINCOLNSHIRE**

**SPECIFICATION FOR  
ARCHAEOLOGICAL EVALUATION  
AND BUILDING ASSESSMENT**

**PREPARED FOR  
SHERRAMORE LTD AND LCS PROPERTY LTD**

**BY  
ARCHAEOLOGICAL PROJECT SERVICES  
Institute of Field Archaeologists'  
Registered Archaeological Organisation No. 21**

**OCTOBER 2003**



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**1 SUMMARY**

- 1.1 *This document comprises a specification for the archaeological field evaluation and building assessment of land at Albion Street, Crowland, Lincolnshire.*
- 1.2 *The area is archaeologically sensitive, lying close to the centre of the medieval village. Prehistoric burials also occur on the slight ridge occupied by the village and there is some evidence of Roman settlement in the area. Late Saxon, medieval and post-medieval remains are also located in proximity.*
- 1.3 *Planning permission is sought for commercial development of the site. The archaeological works are being undertaken to assist the determination of the application.*
- 1.4 *An assessment is required on the parts of the building to be demolished. This will determine the architectural and historic significance of the building and may indicate more detailed recording is required. Trial trenching will also be undertaken in the garden alongside the present store. Archaeological deposits will be examined to determine their date, nature and state of preservation. Further investigation may be required in the area of the current building if this trenching reveals significant archaeological remains and these cannot be preserved in situ.*
- 1.5 *On completion of the fieldwork a report will be prepared detailing the findings of the investigation. The report will consist of a text that assesses the building and describes the nature of the archaeological deposits located and will be supported by illustrations and photographs.*

**2 INTRODUCTION**

- 2.1 This document comprises a specification for the archaeological field evaluation and building assessment of land at Albion Street, Crowland, Lincolnshire. The site is located at National Grid Reference TF 239 102.
- 2.2 The document contains the following parts:
  - 2.2.1 Overview
  - 2.2.2 The archaeological and natural setting
  - 2.2.3 Stages of work and methodologies to be used
  - 2.2.4 List of specialists
  - 2.2.5 Programme of works and staffing structure of the project

**3 SITE LOCATION**

- 3.1 Crowland is located approximately 12km south of Spalding in the administrative district of South Holland, Lincolnshire. The site is at the junction of Albion Street and West Street, in the village centre, at TF 239 102.

**4 PLANNING BACKGROUND**

- 4.1 Planning applications (H02/0835 and 0838/03) for alterations and extensions to an existing retail store have been submitted to South Holland District Council. The County Archaeologist has advised that an archaeological evaluation of the site is required to assist the determination of the application. This evaluation is to comprise a programme of building assessment and trial



trenching of the site.

## 5 SOILS AND TOPOGRAPHY

- 5.1 Crowland is situated in the fens of south Lincolnshire. The site and surrounding area lies at approximately 4m OD. The site is at the junction of soils of the Ireton Association loamy over sandy soils to the northwest and Downholland 1 Association clayey humic alluvial gleys to the southeast. Ireton soils are formed in glaciofluvial sands and gravels, and Downholland soil is on marine alluvium, both drift deposits formerly having a peat cover that has now largely wasted (Hodge *et al.* 1984, 166; 229). Beneath these drift deposits is a solid geology of Jurassic Oxford Clay. The former confluence of the rivers Welland and Nene was located at Trinity Bridge, just to the northeast of the investigation site. The Nene had flowed down the route of nearby South Street to the confluence.

## 6 ARCHAEOLOGICAL OVERVIEW

- 6.1 Crowland lies on a gravel ridge and several prehistoric burial mounds have been identified on this ridge in the vicinity of the village. Roman pottery has also been found in the town, though there is no clear evidence for a Roman period settlement.
- 6.2 Crowland came to prominence during the early medieval period. An abbey was founded there by the late 10th century and became a focus of settlement during the later medieval period. The present village of Crowland probably largely superimposes the medieval settlement. An archaeological watching brief undertaken elsewhere on West Street revealed deposits of late medieval and post-medieval date (Archaeological Project Services 1998). Just to the northeast of the site is Trinity Bridge, built in the 14<sup>th</sup> century and replacing another triangular bridge recorded in 943AD. Investigations at Trinity Bridge recovered medieval and later artefacts (Archaeological Project Services 2002).

## 7 AIMS AND OBJECTIVES

- 7.1 The aim of the building assessment will be to provide a consideration of the standing buildings on the site prior to their alteration/demolition.
- 7.2 The objectives of the building assessment will be to:
- 7.2.1 Determine the architectural and historic significance of the building, its fixtures and fittings, in the area to be affected by development, and place the buildings in context (local, regional, national, as appropriate).
- 7.3 The aim of the trial trenching will be to gather sufficient information for the archaeological curator to be able to formulate a policy for the management of the archaeological resources present on the site.
- 7.4 The objectives of the work will be to:
- 7.4.1 Establish the type of archaeological activity that may be present within the site.
  - 7.4.2 Determine the likely extent of archaeological activity present within the site.
  - 7.4.3 Determine the date and function of the archaeological features present on the site.
  - 7.4.4 Determine the state of preservation of the archaeological features present on the site.
  - 7.4.5 Determine the spatial arrangement of the archaeological features present within the site.

7.4.6 Determine the extent to which the surrounding archaeological features extend into the application area.

7.4.7 Establish the way in which the archaeological features identified fit into the pattern of occupation and land-use in the surrounding landscape.

## 8 LIAISON WITH THE ARCHAEOLOGICAL CURATOR

8.1 Prior to the commencement of the trial trenching the arrangement of the interventions (excavations) will be agreed with the archaeological curator to ensure that the proposed scheme of works fulfils their requirements.

## 9 BUILDING ASSESSMENT

9.1 Building Investigation will be undertaken prior to the demolition of the existing buildings. Assessment will be undertaken similar to RCHME (1996) Level 1 survey of the standing buildings, though with enhanced description and assessment of significance. Subject to accessibility and Health and Safety considerations, the record will include:

9.1.1 A photographic survey showing the building in its context; details of the exterior; interior views of the principal rooms and circulation areas; and possibly structural or decorative details. This photographic record will be related to the plan of the building.

9.1.2 A roughly dimensioned ground plan, which may incorporate details of the form and location of any structural features of historic interest; supplemented by:

9.1.3 A written record providing an account of the building's type, materials, possible dates, features of historic or architectural interest and an assessment of the general significance of the structure.

9.2 On completion of the fieldwork, a report detailing the results of the building assessment will be prepared. This will consist of:

A summary of the assessment survey results.

A description of the history and historical setting of the building.

A text describing the results of the building assessment survey.

Location plans of the site and building.

A ground plan of the building.

Interpretation of the development and use of the building.

Assessment of the historical and architectural significance of the building.

Appropriate photographs of the elevations, general interior views and specific features, related to the plan of the building.

## 10 TRIAL TRENCHING

10.1 Reasoning for this technique

10.1.1 Trial trenching enables the *in situ* determination of the sequence, date, nature, depth,



## SPECIFICATION FOR ARCHAEOLOGICAL EVALUATION/BUILDING ASSESSMENT AT ALBION STREET, CROWLAND

environmental potential and density of archaeological features present on the site.

- 10.1.2 The trial trenching will consist of the excavation of single trench measuring 3m x 2m, subject to accessibility and constraints, placed toward the rear of the garden that will form the southern extension of the development. The trench may be widened and stepped-in should archaeological deposits extend below 1.2m depth. Augering may be used to determine the depth of the sequence of deposits present.

### 10.2 General Considerations

- 10.2.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
- 10.2.2 The work will be undertaken according to the relevant codes of practice issued by the Institute of Field Archaeologists (IFA). *Archaeological Project Services* is an IFA Registered Archaeological Organisation (No. 21).
- 10.2.3 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.
- 10.2.4 Excavation of the archaeological features exposed will only be undertaken as far as is required to determine their date, sequence, density and nature. Not all archaeological features exposed will necessarily be excavated. However, the investigation will, as far as is reasonably practicable, determine the level of the natural deposits to ensure that the depth of the archaeological sequence present on the site is established.
- 10.2.5 Open trenches will be marked by hazard tape attached to road irons or similar poles. Subject to the consent of the archaeological curator, and following the appropriate recording, the trenches, particularly those of excessive depth, will be backfilled as soon as possible to minimise any health and safety risks.

### 10.3 Methodology

- 10.3.1 Removal of the topsoil and any other overburden will be undertaken either by mechanical excavator (mini-digger) using a toothless ditching bucket, or manually. To ensure that the correct amount of material is removed and that no archaeological deposits are damaged, this work will be supervised by Archaeological Project Services. On completion of the removal of the overburden, the nature of the underlying deposits will be assessed by hand excavation before any further mechanical excavation that may be required. Thereafter, the trenches will be cleaned by hand to enable the identification and analysis of the archaeological features exposed.
- 10.3.2 Investigation of the features will be undertaken only as far as required to determine their date, form and function. The work will consist of half- or quarter-sectioning of features as required and, where appropriate, the removal of layers. Should features be located which may be worthy of preservation *in situ*, excavation will be limited to the absolute minimum, (*ie* the minimum disturbance) necessary to interpret the form, function and date of the features.
- 10.3.3 The archaeological features encountered will be recorded on Archaeological Project Services pro-forma context record sheets. The system used is the single context method by which individual archaeological units of stratigraphy are assigned a unique record number and are individually described and drawn.

**SPECIFICATION FOR ARCHAEOLOGICAL EVALUATION/BUILDING ASSESSMENT AT ALBION STREET, CROWLAND**

- 10.3.4 Plans of features will be drawn at a scale of 1:20 and sections at a scale of 1:10. Should individual features merit it, they will be drawn at a more appropriate scale.
- 10.3.5 Throughout the duration of the trial trenching a photographic record consisting of black and white prints (reproduced as contact sheets) and colour slides will be compiled. The photographic record will consist of:
  - 10.3.5.1 the site before the commencement of field operations.
  - 10.3.5.2 the site during work to show specific stages of work, and the layout of the archaeology within individual trenches.
  - 10.3.5.3 individual features and, where appropriate, their sections.
  - 10.3.5.4 groups of features where their relationship is important.
  - 10.3.5.5 the site on completion of field work
- 10.3.6 Should human remains be encountered, they will be left *in situ* with excavation being limited to the identification and recording of such remains. If removal of the remains is necessary the appropriate Home Office licences will be obtained and the local environmental health department informed. If relevant, the coroner and the police will be notified.
- 10.3.7 Finds collected during the fieldwork will be bagged and labelled according to the individual deposit from which they were recovered ready for later washing and analysis.
- 10.3.8 The spoil generated during the investigation will be mounded along the edges of the trial trenches with the topsoil being kept separate from the other material excavated for subsequent backfilling.
- 10.3.9 The precise location of the trenches within the site and the location of site recording grid will be established by an EDM survey.

**11 ENVIRONMENTAL ASSESSMENT**

- 11.1 If appropriate, during the investigation specialist advice will be obtained from an environmental archaeologist. The specialist will visit the site and will prepare a report detailing the nature of the environmental material present on the site and its potential for additional analysis should further stages of archaeological work be required. The results of the specialist's assessment will be incorporated into the final report

**12 POST-EXCAVATION AND REPORT**

**12.1 Stage 1**

- 12.1.1 On completion of site operations, the records and schedules produced during the trial trenching will be checked and ordered to ensure that they form a uniform sequence constituting a level II archive. A stratigraphic matrix of the archaeological deposits and features present on the site will be prepared. All photographic material will be catalogued: the colour slides will be labelled and mounted on appropriate hangers and the black and white contact prints will be labelled, in both cases the labelling will refer to schedules identifying the subject/s photographed.



**SPECIFICATION FOR ARCHAEOLOGICAL EVALUATION/BUILDING ASSESSMENT AT ALBION STREET, CROWLAND**

12.1.2 All finds recovered during the trial trenching will be washed, marked, bagged and labelled according to the individual deposit from which they were recovered. Any finds requiring specialist treatment and conservation will be sent to the Conservation Laboratory at the City and County Museum, Lincoln.

12.2 Stage 2

12.2.1 Detailed examination of the stratigraphic matrix to enable the determination of the various phases of activity on the site.

12.2.2 Finds will be sent to specialists for identification and dating.

12.3 Stage 3

12.3.1 On completion of stage 2, a report detailing the findings of the investigation will be prepared. This will consist of:

12.3.1.1 A non-technical summary of the results of the investigation.

12.3.1.2 A description of the archaeological setting of the site.

12.3.1.3 Description of the topography and geology of the investigation area.

12.3.1.4 Description of the methodologies used during the investigation and discussion of their effectiveness in the light of the results.

12.3.1.5 A text describing the findings of the investigation.

12.3.1.6 Plans of the trenches showing the archaeological features exposed. If a sequence of archaeological deposits is encountered, separate plans for each phase will be produced.

12.3.1.7 Sections of the trenches and archaeological features.

12.3.1.8 Interpretation of the archaeological features exposed and their context within the surrounding landscape.

12.3.1.9 Specialist reports on the finds from the site.

12.3.1.10 Appropriate photographs of the site and specific archaeological features or groups of features.

12.3.1.11 A consideration of the significance of the remains found, in local, regional, national and international terms, using recognised evaluation criteria.

13 **ARCHIVE**

13.1 The documentation, finds, photographs and other records and materials generated during the investigation will be sorted and ordered into the format acceptable to the City and County Museum, Lincoln. This sorting will be undertaken according to the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

14 **REPORT DEPOSITION**

14.1 Copies of the investigation report will be sent to: the Client; South Holland District Council

Planning Department; and to the County Council Archaeological Sites and Monuments Record.

**15 PUBLICATION**

15.1 A report of the findings of the investigation will be submitted for inclusion in the journal *Lincolnshire History and Archaeology*. Notes or articles describing the results of the investigation will also be submitted for publication in the appropriate national journals: *Medieval Archaeology* and *Journal of the Medieval Settlement Research Group* for medieval and later remains, and *Britannia* for discoveries of Roman date.

**16 CURATORIAL MONITORING**

16.1 Curatorial responsibility for the project lies with Curatorial responsibility for the archaeological work undertaken on the site lies with the Lincolnshire County Archaeological Officer. They will be given notice in writing of the commencement of the project to enable them to make appropriate monitoring arrangements.

**17 VARIATIONS TO THE PROPOSED SCHEME OF WORKS**

17.1 Variations to the scheme of works will only be made following written confirmation from the archaeological curator.

17.2 Should the archaeological curator require any additional investigation beyond the scope of the brief for works, or this specification, then the cost and duration of those supplementary examinations will be negotiated between the client and the contractor.

**18 STAFF TO BE USED DURING THE PROJECT**

18.1 The work will be directed by Tom Lane MIFA, Senior Archaeologist, Heritage Lincolnshire. The on-site works will be supervised by an Archaeological Supervisor with knowledge of building recording and archaeological evaluations of this type. Archaeological excavation will be carried out by Archaeological Technicians, experienced in projects of this type.

18.2 The following organisations/persons will, in principle and if necessary, be used as subcontractors to provide the relevant specialist work and reports in respect of any objects or material recovered during the investigation that require their expert knowledge and input. Engagement of any particular specialist subcontractor is also dependent on their availability and ability to meet programming requirements.

<u>Task</u>	<u>Body to be undertaking the work</u>
Conservation	Conservation Laboratory, City and County Museum, Lincoln.
Pottery Analysis	Prehistoric: Dr D Knight, Trent and Peak Archaeological Trust Roman: B Precious, independent specialist Anglo-Saxon: J Young, independent specialist Medieval and later: H Healey, independent archaeologist; or G Taylor, APS
Other Artefacts Human Remains Analysis	J Cowgill, independent specialist; or G Taylor, APS R Gowland, independent specialist
Animal Remains Analysis	Environmental Archaeology Consultancy; or P Cope-Faulkner, APS



**SPECIFICATION FOR ARCHAEOLOGICAL EVALUATION/BUILDING ASSESSMENT AT ALBION STREET, CROWLAND**

Environmental Analysis	Environmental Archaeology Consultancy
Radiocarbon dating	Beta Analytic Inc., Florida, USA
Dendrochronology dating	University of Sheffield Dendrochronology Laboratory

**19 PROGRAMME OF WORKS AND STAFFING LEVELS**

- 19.1 Building recording fieldwork is expected to be carried out by 2 staff, an experienced buildings recorder and assistant, and to take 1 day. Trial trenching fieldwork is expected to be undertaken by 2 staff, a supervisor and assistant, and to take four (4) days.
- 19.2 Post-excavation analysis and report production is expected to take 8 person-days within a notional programme of 10 days. A project officer or supervisor will undertake most of the analysis, with assistance from the finds supervisor and CAD illustrator. Two half-days of specialist time are allotted in the project budget.
- 19.3 Contingency
- 19.3.1 Contingencies have been specified in the budget. These include: pump (not expected); environmental sampling/analysis of waterlogged remains (necessity/level of sampling cannot be pre-determined); Conservation and/or Other unexpected quantities, types or periods of remains or artefacts.
- 19.3.2 Other than the pump, the activation of any contingency requirement will be by the archaeological curator, not Archaeological Project Services.

**20 INSURANCES**

- 20.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability insurance to £10,000,000. Additionally, the company maintains Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

**21 COPYRIGHT**

- 21.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
- 21.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.
- 21.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the *Copyright, Designs and Patents Act 1988* for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said Planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the *Copyright, Designs and Patents Act 1988* and may result in legal action.

SPECIFICATION FOR ARCHAEOLOGICAL EVALUATION/BUILDING ASSESSMENT AT ALBION STREET, CROWLAND

21.4 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

22 **BIBLIOGRAPHY**

Archaeological Project Services, 1998 *Archaeological watching brief on development of land off West Street, Crowland, Lincolnshire (CWS98)*, APS unpublished Report No 77/98

Archaeological Project Services, 2002 *Archaeological watching brief on Trial Pits and Boreholes at Trinity Bridge, Crowland, Lincolnshire (CTB01)*, APS unpublished Report No 49/02

Hodge, CAH, Burton, RGO, Corbett, WM, Evans, R, and Seale, RS, 1984 *Soils and their use in Eastern England*, Soil Survey of England and Wales 13

Specification: Version 1, 31/10/03



## Appendix 2

### GLOSSARY

<b>Flat arch</b>	Straight arch with the top and bottom both horizontal, forming a lintel.
<b>Light</b>	An aperture through which light may pass, such as a pane of glass (each separate pane of glass within a window).
<b>Monopitched roof</b>	Roof having only one inclined face, like that on a lean-to.
<b>Panel</b>	Flat plane surface surrounded by mouldings or channels.
<b>Parapet</b>	Low wall or barrier at the edge of a roof, rising above the eaves.
<b>Pitched roof</b>	Roof with sloping sides meeting at a ridge, with a gable at the end.
<b>Post-medieval</b>	The period following the Middle Ages, dating from approximately AD 1500-1800.
<b>Quoining</b>	Courses of stone or brick at the corner of a building, usually laid as alternate quoin 'headers and stretchers'.
<b>Rubber</b>	Soft brick that can be sawn and rubbed to the required shape, usually used for making gauged arches.
<b>Sash</b>	Rebated window frame fitted with one or more panes of glass that can be moved by sliding in grooves.
<b>Single-centre arch</b>	Semi-circular arch with its centre point set on the springing-line.

Co-operative Store, Albion Street/West Street, Crowland (CAS03)

### Appendix 3

#### The Archive

The archive consists of:

- 7 Sheets of Architect's Drawings, annotated
- 1 Plan of Photographic Views
- 2 Daily record sheets
- 1 Section record sheet
- 1 Plan record sheet
- 2 Photographic record sheets

All primary records are currently kept at:

Archaeological Project Services  
The Old School  
Cameron Street  
Heckington  
Sleaford  
Lincolnshire  
NG34 9RW

The ultimate destination of the project archive is:

Lincolnshire City and County Museum  
12 Friars Lane  
Lincoln  
LN2 1HQ

The archive will be deposited in accordance with the document titled *Conditions for the Acceptance of Project Archives*, produced by the Lincolnshire City and County Museum.

Lincolnshire City and County Council Museum Accession Number: 2003.366  
Archaeological Project Services Site Code: CAS03

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

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