

A Report on a  
Programme of Archaeological Observation and Recording  
associated with the development of  
**Land adjacent and to the rear of 43 West Street, Winterton, North Lincolnshire**  
Planning Reference Number: PA/2013/0491

Prepared by Caroline Atkins for  
Richard Clayton of Oak House, Old Hall Lane, Roxby, North Lincolnshire DN15 0BB

## 1 Summary

This report outlines the observations made during a programme of archaeological observation and recording associated with the construction of a garage on the westernmost building plot, immediately to the rear of 43 West Street, Winterton. The footing trenches for the garage were excavated and filled with concrete to keep open a planning permission for the erection of three detached dwellings, a pair of semi-detached dwellings and the conversion of an existing joinery workshop into two dwellings, together with access road, garages and parking areas. No further development work is likely in the foreseeable future.

Archaeological monitoring of the construction groundworks was maintained until the garage footing trenches had been completed. No archaeological deposits, features or artefacts were exposed.

## 2 Site Location and Description

The site of the proposed development is located on the south side of West Street, adjacent to All Saints' Church and within the Winterton Conservation Area. The site is centred on National Grid Reference SE 9277 1860 (Figure 1).

The development site as a whole comprises land which was previously part of the garden of No. 43 West Street and an attached timber yard containing two workshops. These two parts of the site are currently being used by the thriving timber yard. The site of the garage (Plates 1 and 2) lies in the extreme NW corner of the former garden of 43 West Street.



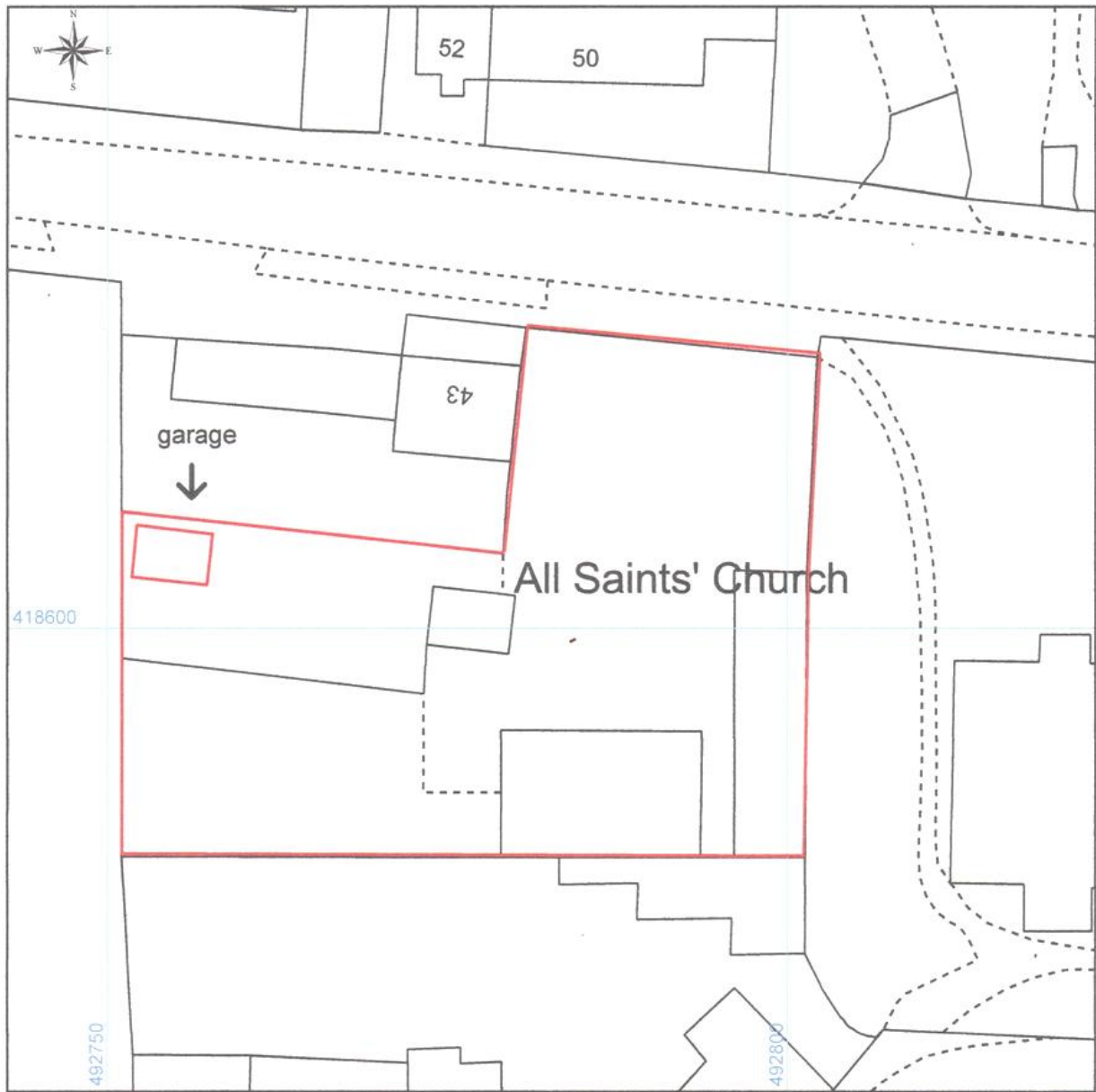
Plate 1  
(Archive Image WNTAU 01)

The site of the garage viewed from  
the wood yard.



Plate 2  
(Archive Image WNTAU 02)

The site of the garage, within the display area of the  
wood yard, viewed from the east.



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Scale: 1:500, paper size: A4



Figure 1 Land to the rear of 43 West Street, Winterton, N. Lincolnshire (WNTAU)

### 3 Planning Background

An application for planning permission (PA/2013/0491), to replace an extant planning permission (PA/2007/1633), was granted in January 2014 for the erection of three detached dwellings, a pair of semi-detached dwellings and the conversion of an existing joinery workshop into two dwellings, together with access road, garages and parking areas, subject to an archaeological condition which required the preparation of an archaeological mitigation strategy and the implementation of a programme of archaeological observation and recording during construction groundworks. Mr Richard Clayton, on behalf of the landowner, Mrs J Button, engaged Caroline Atkins to prepare and implement the archaeological mitigation strategy.

### 4 Archaeological Background

The site of the proposed development lies within an area of archaeological interest, at the heart of the historic settlement of Winterton. The potential for the presence of archaeological deposits relating to late Saxon and medieval settlement, and also the wealth of Romano-British structures and finds from the wider area, resulted in the requirement that an archaeological evaluation be carried out and reported on before the original planning application (PA/2006/1681) could be determined.

The evaluation by trial trenching was undertaken by Pre-Construct Archaeology (Lincoln) in December 2006 and reported on in March 2007. Four trial trenches, three in the former garden of No. 43 and one in the timber yard, exposed a total of three archaeological features and only insignificant associated finds, likely to relate to non-habitation, probably agricultural, use of the site. Consequently, planning permission was granted subject to an archaeological condition requiring the implementation of a programme of archaeological observation and recording during construction groundworks.

The trial trenches tested only a small proportion of the development site, and none of the street frontage, therefore it is possible that the site may yet yield remains of the anticipated, or other, periods.

### 5. Archaeological Observations

Archaeological supervision of the construction groundworks commenced and was concluded on the 5<sup>th</sup> of January 2017. All excavation was carried out by a JCB fitted with a toothless bucket.

The approved methodology, as set out in the appended mitigation strategy document, was adhered to throughout the period of site work, in so far as was justifiable. Given the total absence of archaeological deposits and artefacts, spot heights were not recorded in the trenches and instead the depth of the garage footing excavation was noted relative to the adjacent brick wall, recently built on a substantial concrete footing, to define the boundary between the back garden of 43 West Street and the development site.

The first footing trench excavated was that for the north wall of the garage (Plate 3), 0.75m to the south of the new brick boundary wall. The top of the earliest deposit, the limestone brash (**504**), was exposed at the limit of excavation, 2.30m below the bed of the concrete coping on the boundary wall. Above the brash was an average 0.15m depth of orange-brown gritty clay (**503**), which graded into the overlying 0.30m layer of dull brown loamy sand subsoil (**502**). Above that was a 0.30m depth of dark grey-brown sandy loam (**501**). These four deposits (Plate 4) were present in all four footing trenches, each of which was within a couple of centimetres of 0.80m deep.

The level inside the garage was reduced slightly but this excavation did not exceed the depth of the topsoil (Plate 5). No archaeological features or artefacts were exposed in any part of the garage groundworks.



Plate 3

(Archive Image WNTAU 03)

The completed footing trench for the north wall of the garage, viewed from the west.



Plate 4

(Archive Image WNTAU 06)

The south footing trench, north-facing section, viewed from the north-east.



Plate 5

(Archive Image WNTAU 07)

## 6 Conclusions

The observed stratigraphy and the total absence of artefacts suggest that the recently tested part of the development site has not been used for anything other than agricultural purposes, which is consistent with the reported findings of Pre-Construct Archaeology (Lincoln) in 2006.

However, the garage trenches are very close to Trench 4, in which a single, north-south aligned feature, was recorded by Pre-Construct Archaeology, and the potential for untested parts of the development site to contain archaeology, particularly close to the street frontage, is as great as it was before the garage groundworks were undertaken.

## 7 References

Pre-Construct Archaeology (Lincoln), 2006, '*Archaeological Evaluation Report 43 West Street, Winterton, North Lincolnshire*'.

## 8 Archive Catalogue

Developer's site layout plan @ 1:100  
Developer's site location plans  
Archaeological site notes  
Context record  
Photographic record – prints & catalogue

Caroline Atkins  
10<sup>th</sup> January 2017

## Appendix A

A Written Scheme of Investigation for a  
Programme of Archaeological Observation and Recording  
associated with the development of  
**Land adjacent and to the rear of 43 West Street, Winterton, North Lincolnshire**  
Planning Reference Number: PA/2013/0491

Prepared by Caroline Atkins for  
Richard Clayton of Oak House, Old Hall Lane, Roxby, North Lincolnshire DN15 0BB

### 1 Summary

This written scheme of investigation details an archaeological mitigation strategy which, if approved, will be implemented during groundworks associated with the creation of seven new dwellings with associated access road, garages and parking areas, on land adjacent to and to the rear of 43 West Street, Winterton.

### 2 Site Location and Description

The site of the proposed development is located on the south side of West Street, adjacent to All Saints' Church and within the Winterton Conservation Area. The site is centred on National Grid Reference SE 9277 1860.

The development site was previously part of the garden of No. 43 West Street and an attached timber yard containing two workshops. One of the workshops will be converted into two new dwellings.

### 3 Planning Background

An application for planning permission (PA/2013/0491), to replace an extant planning permission (PA/2007/1633), has been granted for the erection of three detached dwellings, a pair of semi-detached dwellings and the conversion of an existing joinery workshop into two dwellings, together with access road, garages and parking areas, subject to an archaeological condition which requires the preparation of an archaeological mitigation strategy and the implementation of a programme of archaeological observation and recording during construction groundworks. The developer, Mr Richard Clayton, has undertaken to implement the mitigation strategy.

The North Lincolnshire Historic Environment Record (NLHER) will be notified of a precise start date when Planning Department approval to commence groundworks has been received.

### 4 Archaeological Background

The site of the proposed development lies within an area of archaeological interest, within the core area of the historic settlement of Winterton. The potential for the presence of archaeological deposits relating to late Saxon and medieval settlement, and also the wealth of Romano-British structures and finds from the wider area, resulted in the requirement that an archaeological evaluation be carried out and reported on before the original planning application (PA/2006/1681) could be determined.

The evaluation by trial trenching was undertaken by Pre-Construct Archaeology (Lincoln) in December 2006 and reported on in March 2007. Four trial trenches, three in the former garden of No. 43 and one in the timber yard, exposed a total of three archaeological features and only insignificant associated finds, likely to relate to non-habitation, probably agricultural, use of the site. Consequently, planning permission was granted subject to an archaeological condition requiring the implementation of a programme of archaeological observation and recording during construction groundworks.

The trial trenches tested only a small proportion of the development site, and none of the street frontage, therefore it is possible that the site may yet yield remains of the anticipated or other periods.

## 5 Aims of the Archaeological Project

It is the aim of the project to investigate and interpret the exposed archaeological evidence for previous use of the site and to record that evidence, which would otherwise be destroyed by the proposed groundworks, for future use in local research projects. The specific objectives of the project are:

To identify and record all archaeological features and artefacts exposed during construction groundwork.

To determine the form, function, spatial arrangement and sequence of the archaeological features encountered.

To recover dating evidence from the archaeological features.

To retrieve environmental evidence relating to the environment and economy of the site.

To interpret the archaeological features and finds within the context of the known archaeology of the site and surrounding area.

## 6 Methodology

### 6.1 SITE WORK

6.1.1 All groundworks associated with site preparation and the construction of the of three detached dwellings, the pair of semi-detached dwellings and the conversion of the existing joinery workshop into two dwellings, together with access road, garages and parking areas, will be carried out, using machines fitted with toothless buckets, under archaeological supervision. Spoil will be monitored to ensure recovery of artefacts. The NLHER Officer will be kept informed of the observations made during the development in order that the need for continued supervision, reduction to inspection of the open trenches prior to their back-filling, or suspension of the watching brief may be determined.

6.1.2 The developer will allow adequate time and access for the archaeological contractor, who for this project is Caroline Atkins, to make a full and detailed record of any archaeological deposits which are uncovered within the limits of the development excavations. The archaeological work will be carried out in accordance with the development timetable and will cause no significant delay to the development unless otherwise agreed if, for example, human remains or other major archaeological finds are encountered (see paragraphs 6.1.8 and 6.1.9).

6.1.3 All archaeological features encountered will be located on a copy of the developer's plan, at a scale of 1:50 or 1:100, with levels relative to Ordnance Datum, and details of each feature or deposit will be recorded to enable the determination of their form and function and stratigraphic sequence. Any significant features will also be recorded at a scale of 1:20 and/or 1:10, as appropriate, and in sectional drawings.

6.1.4 A photographic record, both digital and on 35mm film, will be made of archaeological features, where appropriate, and general views of the site will be taken to record the context.

6.1.5 All finds made during the groundworks will be collected, located and assessed for later analysis. In the event that ceramics are encountered, specialist Jane Young who is familiar with ceramics from these periods and the local area, will be consulted. Kevin Leahy will be consulted on all finds of potential Anglo-Saxon date and, if necessary, Quita Mould will be consulted on all other find types.

6.1.6 In the event that the development groundworks expose waterlogged deposits which have the potential to contain environmental remains, an appropriate number of samples, each 10 to 40 litres in total, will be collected for analysis and submitted to the most readily available and appropriate specialist at the time (probably PRS). Samples will only be collected from well-stratified deposits which lie in excess 0.50m below the current ground level, to minimise the potential for contamination. The relevant specialists will be afforded the opportunity to make site visits in the event that exceptional or large quantities of artefacts are encountered.

6.1.7 In the event that deposits relating to industrial activity are encountered, samples and/or assemblages of slags and residues will be submitted to the appropriate specialists for analysis. Even a small sample of any of these materials may have the potential to provide information on the industrial processes concerned.

- 6.1.8 In the event that any human skeletal remains are discovered, the coroner and North Lincolnshire Environmental Protection Team will be informed and, if lifting of the remains cannot be avoided, a licence will be obtained from the Ministry of Justice. If preservation *in situ* beneath the development is not possible, and the lifting of human skeletal remains is necessary, then work on the development will be suspended and a detailed record will be made before the remains are removed from site for scientific study and before any further work is permitted on the development. If the skeletal remains are of particular archaeological or scientific interest, and the current interpretation of the existing legislation permits it, the remains will be prepared for analysis and long-term storage with an appropriate museum but otherwise reburial will be the preferred option.
- 6.1.9 In the event that a major archaeological find is identified, the archaeological contractor will immediately inform the NLHER and a site meeting will be convened with the developer, the archaeological contractor and relevant specialists at the earliest opportunity, and a representative of Historic England will be invited to attend the meeting. A decision regarding the treatment of the remains to ensure their preservation will be made in agreement with the developer. The preferred mitigation option will be to secure the *in situ* preservation of the remains, beneath the development. Completion of the groundworks in the relevant part of the site will not be permitted until a mitigation strategy has been agreed and implemented.
- 6.1.10 All relevant Health and Safety Legislation will be complied with throughout the period of the watching brief. The supervising archaeologist will be covered by current Public Liability Insurance.

## 6.2 ANALYSIS & REPORT

- 6.2.1 All saved finds will be recorded and reported upon by appropriately skilled archaeologists, as identified in Section 6.1. The finds will also be assessed for their suitability for inclusion in the site archive.
- 6.2.2 Within six months of the completion of the watching brief a written description and analysis of the methods and results of the watching brief will be produced, incorporating specialist artefact and environmental reports where necessary and/or available.
- 6.2.3 Copies of the report will be supplied to the North Lincolnshire Historic Environment Record Office and to the developer. The developer will be responsible for submitting a supplied copy of the report to the Local Planning Authority.
- 6.2.4 Whatever the outcome of the archaeological watching brief, a short note will be prepared for inclusion in the local journal, 'Lincolnshire History and Archaeology', and the OASIS recording project.
- 6.2.5 Caroline Atkins will retain copyright of the report relating to the programme of archaeological investigation associated with the development of the Land adjacent and to the rear of 43 West Street, Winterton, North Lincolnshire (PA/2013/0491) but agrees that the North Lincolnshire Historic Environment Record has licence to reproduce any or all material contained in the report and archive for reference purposes on the understanding that this licence does not cover commercial use of the material by the NLHER or any third party. In all cases Caroline Atkins retains the right to be identified as the originator of the work.

## 6.3 ARCHIVE DEPOSITION

- 6.3.1 A paper and electronic archive, ordered to MoRPHE PPN3 standards, and containing all primary and secondary written and photographic material will be prepared and lodged with the North Lincolnshire Museums Service.
- 6.3.2 The developers will deposit the paper and general artifact archive with the North Lincolnshire Museums Service. The finds judged suitable for inclusion in the site archive will be appropriately packaged, in accordance with the guidelines laid down by the North Lincolnshire Museum Service.
- 6.3.3 A copy of the archive index, including the location of archive materials, will be supplied to the NLHER.

Caroline Atkins, 27<sup>th</sup> June 2016



## Appendix B

# OASIS DATA COLLECTION FORM: England

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[Printable version](#)

**OASIS ID:** caroline2-276511

### Project details

Project name	Land to the rear of 43 West Street, Winterton, N. Lincs.
Short description of the project	Full planning permission has been granted by North Lincolnshire Council for the erection of five new dwellings and the conversion of an existing workshop into two dwellings on land previously part of the garden of 43 West Street, Winterton, and on an attached wood yard, subject to archaeological conditions requiring the implementation of a programme of archaeological observation and recording during construction groundworks. Excavation of the foundation trenches for a detached garage were supervised. No features, deposits or finds were encountered.
Project dates	Start: 05-01-2017 End: 05-01-2017
Previous/future work	Yes / Not known
Any associated project reference codes	WNTBV - Museum accession ID
Type of project	Recording project
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	LAYER Uncertain
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

### Project location

Country	England
Site location	NORTH LINCOLNSHIRE NORTH LINCOLNSHIRE WINTERTON Land to the rear of 43 West Street, Winterton, N. Lincs.
Postcode	DN15 9QC
Study area	24 Square metres
Site coordinates	SE 9277 1860 53.655419083857 -0.596123794703 53 39 19 N 000 35 46 W Point

## OASIS FORM - Print view

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**Project creators**

Name of Organisation	Caroline Atkins
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Caroline Atkins
Project director/manager	Caroline Atkins
Project supervisor	Caroline Atkins
Type of sponsor/funding body	Developer

**Project archives**

Physical Archive Exists?	No
Digital Archive recipient	North Lincolnshire Museum
Digital Archive ID	WNTAU
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography", "Survey", "Text"
Paper Archive recipient	North Lincolnshire Museum
Paper Archive ID	WNTAU
Paper Contents	"Stratigraphic", "Survey"
Paper Media available	"Drawing", "Map", "Notebook - Excavation", "Research", "General Notes", "Photograph", "Plan", "Report"

**Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Land adjacent and to the rear of 43 West Street, Winterton, North Lincolnshire
Author(s)/Editor(s)	Atkins, C.
Date	2017
Issuer or publisher	Caroline Atkins
Place of issue or publication	Goxhill, North Lincolnshire
Description	A4 loose leaf grey literature report
Entered by	Caroline Atkins (caroline.rhombus@btinternet.com)
Entered on	16 February 2017