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FREELANCE ARCHAEOLOGIST & CONSULTANT**

ARCHAEOLOGICAL MONITORING
ON LAND OFF JEKIL'S BANK,
HOLBEACH ST. JOHNS, LINCOLNSHIRE.

National Grid Reference: TF 3462 1819
Site Code: JHBO17
Accession No: LCNCC: 2017.82
Planning Reference: H09-0540-16

PREPARED FOR MR. BOB MERCHANT OF G. R. MERCHANT LTD ON BEHALF OF THEIR
CLIENT - MR. HARRY BROWN OF TAWNY HOMES LTD

By

Neville Hall

July 2017

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Summary

The archaeological monitoring of the groundworks pertaining to the construction of a new residential development on land off Jekil's Bank, Holbeach St. Johns, Lincolnshire was carried out by Neville Hall on the 15th of May and on the 12th of June 2017.

The archaeological monitoring of the groundworks on this site comprised the mechanical excavation of the foundations for House Plot 1 with detached garage and of the foundations for House Plot 2 with integral garage. This archaeological monitoring did not identify any archaeological activity or finds throughout the whole monitored site.

The findings from this archaeological monitoring consisted of various observed deposit sequences which were recorded within a total of sixteen representative sections that were widely distributed across the whole site. Within the monitored area of House Plot 1 and the detached garage, the observed deposit sequence here consisted of an imported modern topsoil/landscaping deposit, a modern made ground deposit, that was the product of the recent demolition and resultant site clearance of former farm outbuildings that had stood on this site, an undated buried soil/ploughsoil horizon and an underlying alluvial deposit. Within the area of the second house plot with integral garage, there was a change to the identified deposit sequence here which consisted of a topsoil horizon, the undated buried soil/ploughsoil horizon and an underlying alluvial deposit of clays.

The recorded deposit sequences thus showed a marked contrast between the deposit sequences identified within the area of the first house plot and detached garage where there had been the demolition of and resultant site clearance of former farm outbuildings here and with the ground levels here also subsequently built up following the demolition and within the area of the second house plot, which showed an undisturbed sequence of topsoils, ploughsoils and alluvial clays. Two modern concrete pad foundations were also identified within the area of the second house plot also from the former farm outbuildings that had stood on this site.

In the light of the negative results obtained from this archaeological monitoring and following consultation with Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, it was agreed that no further archaeological monitoring would be necessary.

1. Introduction

- 1.1 Neville Hall was commissioned by Mr. Bob Merchant of G. R. Merchant Ltd on behalf of their clients - Mr. Harry Brown of Tawny Homes Ltd - to undertake the archaeological monitoring of the groundworks pertaining to the construction of a new residential development on land off Jekil's Bank, Holbeach St. Johns, Lincolnshire, centred at National Grid Reference TF 3462 1819. The archaeological monitoring was carried out at the development site on the 15th of May and on the 12th of June 2017.
- 1.2 The work was carried out according to the requirements of various archaeological conditions, which were attached to the granting of planning consent for this development by South Holland District Council, the Local Planning Authority, and acting on the advice of Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, in her capacity as archaeological advisor on planning issues to the District Council. This is in accordance with the principles established in *NPPF: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department of Culture, Media and Sport, 2010), *Standard and guidance for archaeological watching briefs* (IFA, 2008).
- 1.3 Copies of the final report will be deposited with the clients, Ms Louise Jennings, the Planning Department of South Holland District Council, the Lincolnshire Heritage Environment Record (HER) and The Collection, Lincoln, along with an ordered project archive for long term storage and curation.

2. Site Location and Description

- 2.1 The development site is situated within the core of the modern settlement of Holbeach St. John and on land which is set back and to the south of the southern frontage of Jekil's Bank, at National Grid Reference TF 3462 1819, and at a height of approximately 2mAOD. The settlement of Holbeach St Johns is situated within the modern civil parish of Holbeach, administrative district of South Holland, county of Lincolnshire [**Figures 1-2**].
- 2.2 The settlement of Holbeach is located within the flat and low-lying Lincolnshire Fens. The development site is situated on deep stoneless clayey soils, which have developed on deposits of marine alluvium. These deposits in turn overlie Oxford Clays and Kellaway Beds of the Upper Jurassic [Soil Survey, 1983; BGS, 1995].

3. Planning Background

- 3.1 A planning application for the proposed erection of a new residential development on land off Jekil's Bank, Holbeach St. Johns, Lincolnshire (Planning Reference: H09-0540-16) has been submitted to and granted consent by South Holland District Council, the Local Planning Authority [**Figure 3**]. However, as the proposed development was situated within a perceived archaeologically sensitive area, archaeological conditions (Nos. 5-7) were attached to this consent. Following the receipt of an Archaeological Brief for this planning consent by Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, it was established that the requirement for the fulfilment of these conditions would be the archaeological monitoring of all groundworks during the construction stage of development at the site.
- 3.2 A specification or a written scheme of works for the archaeological monitoring was subsequently submitted to and approved by Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team (on behalf of the LPA) prior to the

commencement of the on-site works as required by Condition No. 5 of this planning consent.



Figure 1: Site location at scale 1:25,000. The site is shown in red. (O.S. copyright licence number 100048723)

- 3.3 Following the approval of this specification by Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team (on behalf of the LPA), a required notification period of fourteen days of the start of the groundworks programme was given to same as required by Condition 6 of this planning consent.
- 3.4 This report documents the results of this programme of site archaeological monitoring and recording and will be submitted to Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team and to the Local Planning Authority as required by Condition 7 of this planning consent.

4. Aims and Objectives of the Archaeological Monitoring

- 4.1 The aims of the project were the continual archaeological monitoring of all site groundworks during the construction stage of development, which comprised the mechanical excavation of foundations for the new residential dwellings and associated garaging.

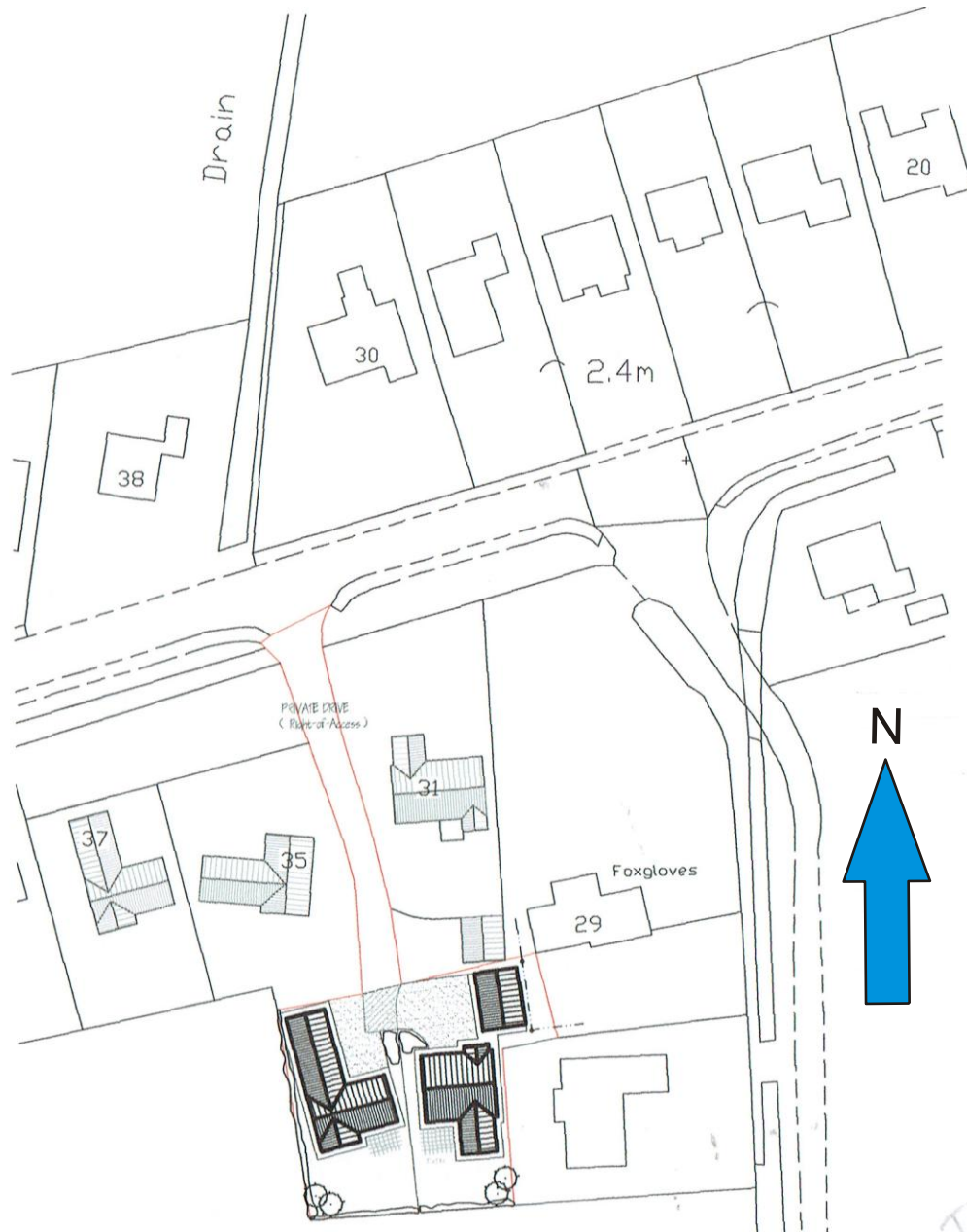


Figure 2: Site location at an original scale 1:500, (not to scale), (extract from Architects plan)

4.2 The objectives of the project were:

To establish the presence/absence of archaeological remains within the area of the development site.

To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.

To allow the preservation by record of archaeological deposits.

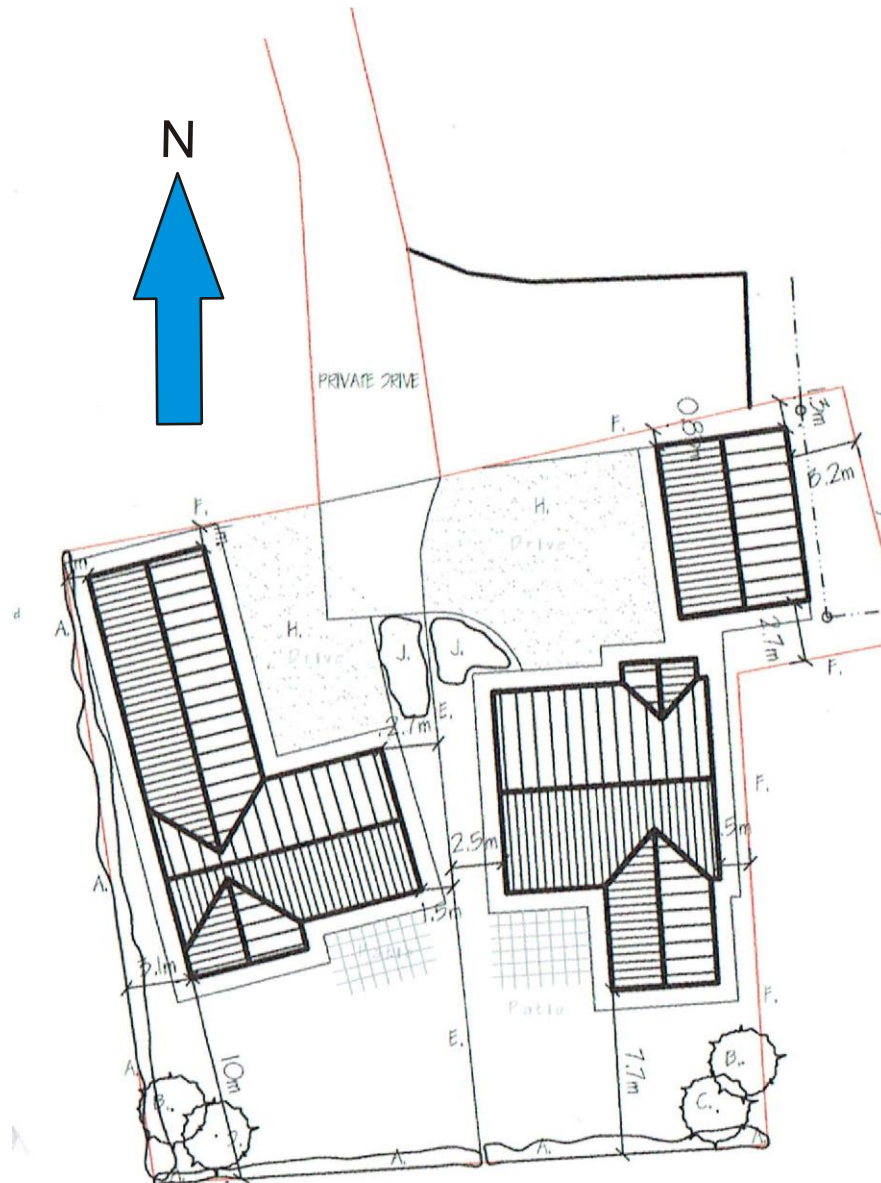


Figure 3: Block plan showing the proposed layout of the development site at an original scale of 1:250, (not to scale), (extract from Architects plan)

- 4.3 The development site lies within an area of known high archaeological potential, to the south the cropmarks of Roman settlement activity and salterns sites along with associated finds have been made. Further Roman settlement activity and finds have been made to the north-west. To the south are the earthworks of a medieval field system. The specific objectives of the project were to record any archaeological features, deposits, structures and finds associated with this Roman and medieval settlement activity.

5. Archaeological and Historical Background

- 5.1 Background research sources were consulted at the Lincolnshire Archives, the Lincoln Local Studies Library and the Lincolnshire County Council Historic Environment Record (HER). A search of the Lincolnshire HER was conducted within a 0.5km radius of the development site.
- 5.2 Roman pottery scatters of mid 2nd-3rd century AD date have been found over raised areas of dark soil to the north-east of this development site (HER 22199). The site is within an area of known cropmark activity. At this location is the site of a possible Roman settlement (HER 22200). This is an area of extensive Romano-British cropmark activity including possible settlement features, field system, drove roads and possible hut circles.
- 5.3 The cropmarks of small rectangular ditched enclosures observed on aerial photographs to the south of this development site were investigated in 1952 (HER 22205). A scatter of baked clay powder and vessel fragments including a group of six late 1st-4th century AD domestic sites were observed here. These finds suggested Roman settlement and salt working sites at this location. Nearby to this are further Romano-British cropmarks (HER 22247). These cropmarks indicate a compact settlement with a field system and drove roads with industrial sites.
- 5.4 The cropmarks of Romano-British fields and enclosures are situated to the south-east of Holbeach St Johns (HER 222540). These include rectilinear enclosures situated to the west of Lambert Bank.
- 5.5 The cropmarks of undated linear features including former watercourses are situated in a field to the south-east of this development site (HER 20452) These have been plotted from aerial photographic sources. Earthworks in the field at this location are of medieval date and probably represent the remains of a dyling field system (HER 22248).
- 5.6 The post-medieval settlement of Holbeach St Johns (HER 20241) has a Victorian church which is dedicated to St John the Baptist. The church was constructed between 1839-1840 and comprises a nave with a short chancel, a shallow porch and a bellcote.
- 5.7 Foxgloves is a 19th century farmstead which is situated to the immediate east of this development site (HER 26655). This was arranged around a regular courtyard with multiple regular yards. The farmhouse was attached to a range of working buildings. The farmhouse is now the only surviving structure of this farmstead.
- 5.8 The site of Chestnut Farm to the north of Holbeach St Johns, is a demolished 19th century farmstead (HER 26656). This was arranged around a regular courtyard with an 'L' plan range with detached buildings to the third side of this yard. The farmhouse was attached to a range of working buildings. The farmstead was in an isolated location.
- 5.9 Lambert Farm, a 19th century farmstead is situated to the south of this development site (HER 26738). This was arranged around a regular courtyard in a 'Z' plan. The farmhouse was attached to a range of working buildings. The farmhouse is the only surviving structure. The farmstead was in an isolated location.
- 5.10 Copies of published Ordnance Survey maps were obtained from the Lincolnshire Archives and from the local studies collections at the Lincoln Central Library. The extract from the First Edition 25 inch to one mile scale O.S. map of 1888 shows the development site as lying within the curtilage of Lamberts Farm with the farmhouse to the immediate east. A north-south orientated linear outbuilding associated with this farmstead is situated within the area of the development site itself. The site in turn lies within the north-eastern

corner of a large enclosure. A pond is shown to the north within an adjacent enclosure to the immediate west of the current site access.

- 5.11 The same layout to the area of the development site and of its environs are featured on the subsequent Second Edition 25 inch to one mile scale O.S. map of 1904 and on the Provisional Edition six inch to one mile scale O.S. map of 1950.
- 5.12 The 1:10,560 scale O.S. map of 1956 shows a second east-west orientated farm outbuilding tacked onto the northern end of the first. This probably lay across the line of the current access to the site.
- 5.13 The 1:2,500 scale O.S map of 1975 shows that the two aforementioned outbuildings have gone by this time and the current access to the site is in place. The farmhouse to the immediate east remains and is designated here as Lambert House. The same layout to the area of the development site and of its environs are featured on the subsequent 1:10,000 scale O.S. map of 1979.

6. Methodology

- 6.1 The archaeological monitoring was undertaken by Neville Hall at the development site on the 15th of May and on the 12th of June 2017. This comprised the continual archaeological monitoring and recording of the groundworks which comprised the mechanical excavation of the foundations for a house plot with a detached garage and a second house plot with integral garage. The mechanical excavations were undertaken using a 5-ton 360° mechanical excavator fitted with a 0.70m wide toothless bucket.
- 6.2 Where necessary, surfaces were hand cleaned for examination and recording and the deposits observed were recorded on standard *pro-forma* context recording sheets. A plan at a scale of 1:100 was compiled on site of the monitored House Plot 1 with detached garage. This is reproduced at the same scale in this report on **Figure 4**. Various sections of the observed and identified deposit sequences here [designated as **Representative Sections 1-8**] were also compiled on site at a scale of 1:20 and are reproduced at this same scale also on **Figure 4**. A second plan of the monitored House Plot 2 with integral garage was also compiled on site at a scale of 1:100 and is similarly reproduced at this same scale on **Figure 5**. Further sections of the observed and identified deposit sequences here [designated as **Representative Sections 9-16**] were also compiled on site at a scale of 1:20 and are reproduced at this same scale also on **Figure 5**. A digital colour photographic record was also maintained, which is reproduced in **Appendix 1, Plates 1-60**. A list of contexts recorded is reproduced in **Appendix 2**.
- 6.3 All work was carried out according to the approved Specification as required by the archaeological planning conditions and to the Chartered Institute of Field Archaeologists (CHIfA) standards and guidance for archaeological watching briefs.

7. Results [Figures 4-5; Appendix 1; Plates 1-60]

7.1 House Plot 1

- 7.1.1 The foundations for **House Plot 1** had already been set out prior to arrival. Two former farm outbuildings which had previously stood on this site had been demolished and the site cleared. The foundation trenches for this new build were excavated to varying lengths, to an average width of 0.70m and attained depths of between 0.90m-1.45m below ground levels [**Plates 1, 3-4; 6-9; 11-15; 17-18; 20-23 and 25**].

- 7.1.2 It was clear from observations made of the ground levels of an adjoining cultivated field to the south, that the ground levels on this part of the site had been raised with an imported landscaping deposit or topsoil horizon (001) following the aforementioned site demolition and clearance.
- 7.1.3 Throughout the much of the monitored area of the new building, the mechanical excavations extended through the aforementioned modern imported landscaping deposit or topsoil horizon (001), a modern made ground deposit (002), (which had originated from the aforementioned site demolition and clearance of former farm outbuildings on the site) and an underlying undated alluvial silt deposit (003), which extended to the base of these excavations. This deposit sequence was recorded within **Representative Sections 1, 3 and 5-6 [Plates 2, 10, 19 and 24]**. The extend of the modern made ground horizon (002) is featured on **Figure 4**.
- 7.1.4 Outside of the area of this first observed deposit sequence, confined to the southern portion and along the western fringes of the monitored new build area, the observed deposit sequence differed and consisted of the aforementioned modern imported landscaping deposit or topsoil horizon (001), an undated buried soil horizon or buried topsoil/ploughsoil horizon (004) and the underlying undated alluvial silt deposit (003), which extended to the base of these excavations. This second deposit sequence was recorded within **Representative Sections 2 and 4 [Plates 5, 19 and 24]**.
- 7.1.5 No archaeological activity was identified within the monitored area of House Plot 1 and there were no finds.

7.2 Detached Garage to House Plot 1

- 7.2.1 The detached garage to House Plot 1 was situated to the north-east of the house plot and in an area adjacent to a former farmhouse. The foundations for this new build had also been set out prior to arrival. The foundation trenches for this new build were excavated to varying lengths, to an average width of 0.70m and attained depths of between 1.0m-1.50m below ground levels [**Plates 26-27 and 30**].
- 7.2.2 The excavation of the first foundation trench, which was adjacent and parallel to the northern site boundary extended through the modern imported landscaping deposit or topsoil horizon (001) and the modern made ground deposit (002). Underlying the deposit (002) was a large animal slurry pit which extended to the base of the excavation to a depth of 1.50m below ground levels and which extended along much of the length of this first foundation trench. Towards the eastern end of this first foundation trench, this slurry pit was observed to be cut into the underlying alluvial silt deposit (003). The depth of the foundation trench excavation at the north-eastern corner of the new build area was raised in level to 1.0m below ground levels.
- 7.2.3 The monitored mechanical excavation of the second foundation trench which ran parallel to the eastern site boundary, extended through the modern imported landscaping deposit or topsoil horizon (001), the undated buried soil horizon or buried topsoil/ploughsoil horizon (004) and the underlying undated alluvial silt deposit (003), which extended to the base of these excavations. This deposit sequence was recorded within **Representative Section 7 [Plate 28]**.
- 7.2.4 The monitored mechanical excavation of the third and final foundation trench identified a different deposit sequence, which consisted of the modern imported landscaping deposit or topsoil horizon (001), the modern made ground deposit (002) and the underlying undated alluvial silt deposit (003), which extended to the base of these excavations. This deposit sequence was recorded within **Representative Section 8 [Plate 29]**.

7.2.5 No archaeological activity was identified within the monitored area of the detached garage of House Plot 1 and there were no finds.

7.3 House Plot 2 with Integral Garage

7.3.1 The foundations for House Plot 2 with integral garage had already been set out prior to arrival. The foundation trenches for this new build were excavated to varying lengths, to an average width of 0.70m and reached depths of between 1.0m-1.20m below ground levels [**Plates 31-32; 34-35; 37-39; 41-44; 46-48; 50-51; 53; 55-56; and 58-60**].

7.3.2 Throughout the whole of this monitored area, the observed deposit sequence was consistent with the monitored mechanical excavations extending through a topsoil horizon (**101**), an undated buried soil or ploughsoil horizon (**102**) and an underlying horizon of alluvial clays (**103**) which extended to the base of these excavations. This further observed deposit sequence was recorded within **Representative Sections 9-16** [**Plates 33, 36, 40, 45, 49, 52, 54 and 57**].

7.3.3 Also observed during the course of this archaeological monitoring were two modern concrete foundation pads. No archaeological activity or finds were identified within the monitored area of House Plot 2 with integral garage.

8. Discussion and Conclusions

8.1 The archaeological monitoring of the groundworks on this site, which comprised the mechanical excavation of the foundations for House Plot 1 with detached garage and of the foundations for House Plot 2 with integral garage were the subject of continual archaeological monitoring and recording. This archaeological monitoring did not identify any archaeological activity or finds throughout the whole monitored site.

8.2 The findings from this archaeological monitoring consisted of various observed deposit sequences which were recorded within a total of sixteen representative sections that were widely distributed across the whole site. Within the monitored area of House Plot 1 and the detached garage, the observed deposit sequences here consisted of an imported modern topsoil/landscaping deposit, a modern made ground deposit, that was the product of the recent demolition and resultant site clearance of former farm outbuildings that had stood on this site, an undated buried soil/ploughsoil horizon and an underlying alluvial deposit. Within the area of the second house plot with integral garage, there was a change to the identified deposit sequence here which consisted of a topsoil horizon, the undated buried soil/ploughsoil horizon and an underlying alluvial deposit of clays.

8.3 The recorded deposit sequences thus showed a marked contrast between the deposit sequences identified within the area of the first house plot and detached garage where there had been the demolition of and resultant site clearance of former farm outbuildings here and with the ground levels here also subsequently built up following the demolition and within the area of the second house plot, which showed an undisturbed sequence of topsoils, ploughsoils and alluvial clays. Two modern concrete pad foundations were also identified within the area of the second house plot also from the former farm outbuildings that had stood on this site.

8.4 In the light of the negative results obtained from this archaeological monitoring and following consultation with Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, it was agreed that no further archaeological monitoring would be necessary.

9. Effectiveness of Methodology and Confidence Rating

- 9.1 The methodology chosen clearly demonstrated the absence of archaeological activity and finds on this site; while providing sufficient time to record the deposit sequences observed. A more detailed level of archaeological assessment and investigation clearly would not have been necessary. It is considered that the implemented methodology was sufficient to confirm the absence of archaeological activity and finds present and to record the deposit sequences present within the area of the development site with a high degree of confidence.

10. Acknowledgements

- 10.1 Thanks are gratefully extended to Mr. Bob Merchant of G. R. Merchant Limited and their client - Mr. Harry Brown of Tawny Homes Ltd for commissioning this work. Thanks are also extended to Ms Louise Jennings of the Lincolnshire County Council Historic Environment Team, and to the staff of the Lincolnshire Heritage Environment Record, the Lincoln Local Studies Library and the Lincolnshire Archives for their kind assistance.

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PART OF EASTERN SITE BOUNDARY

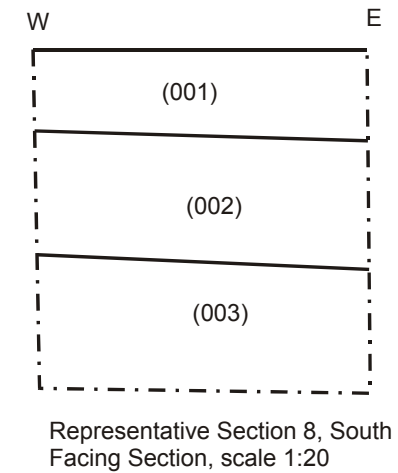
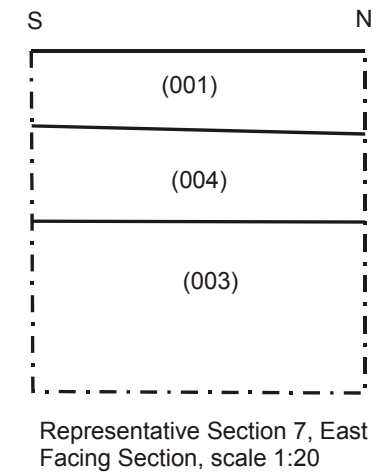
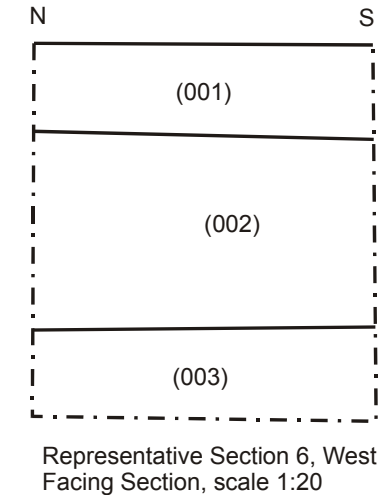
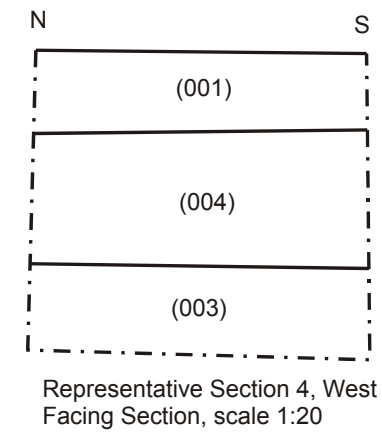
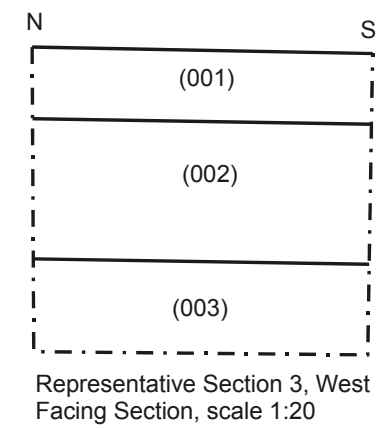
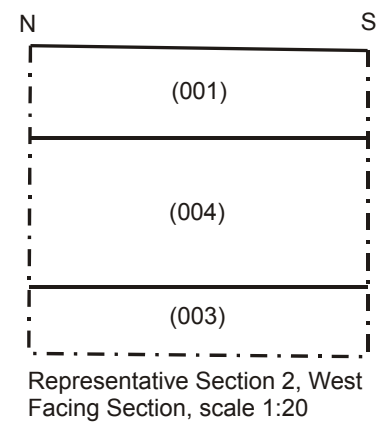
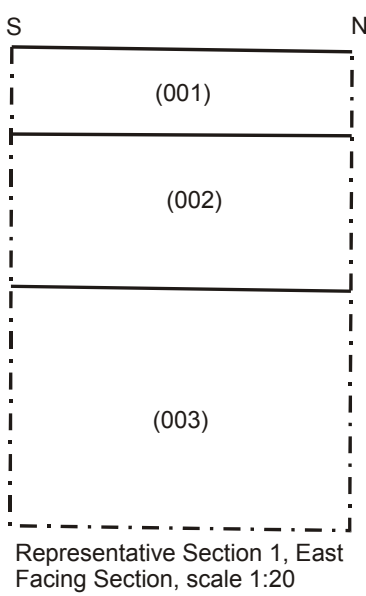
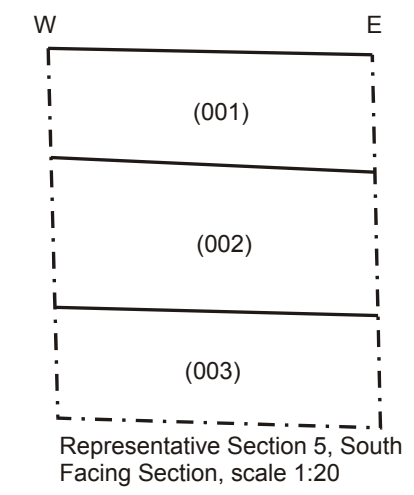
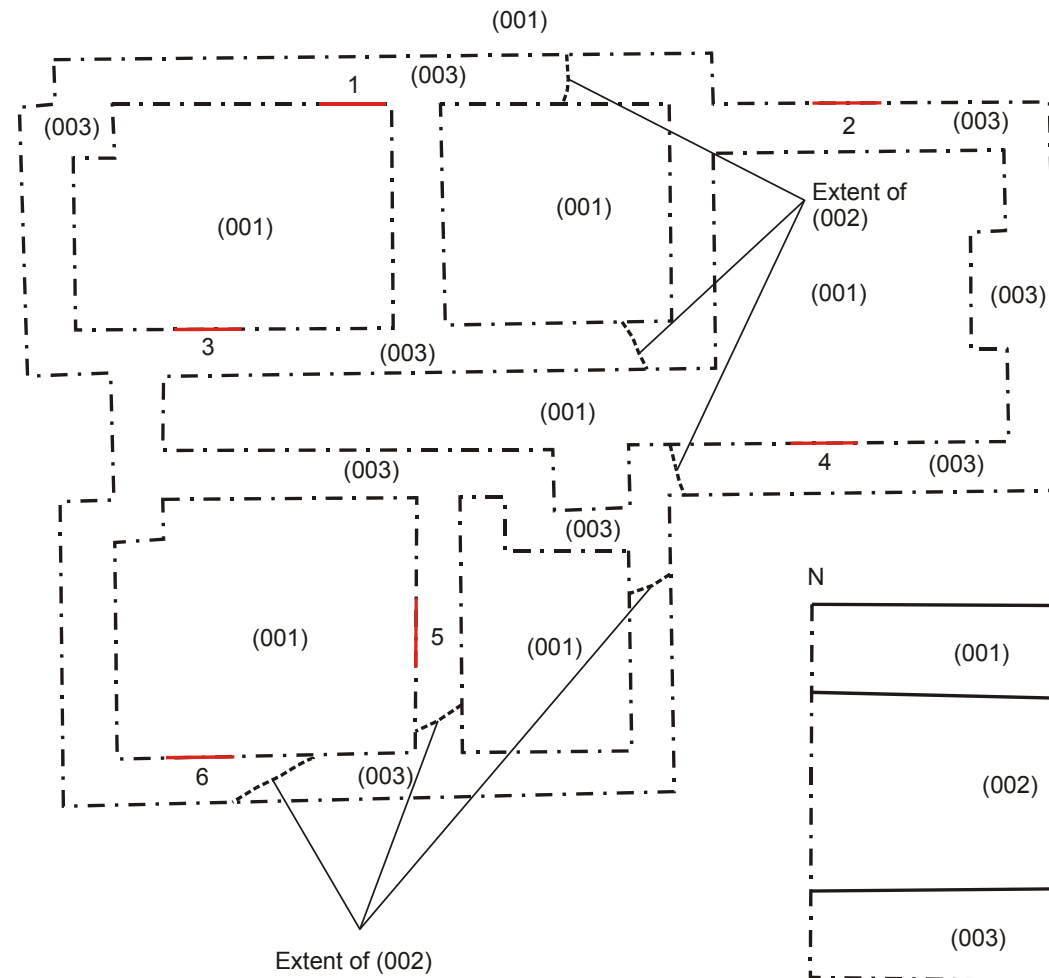
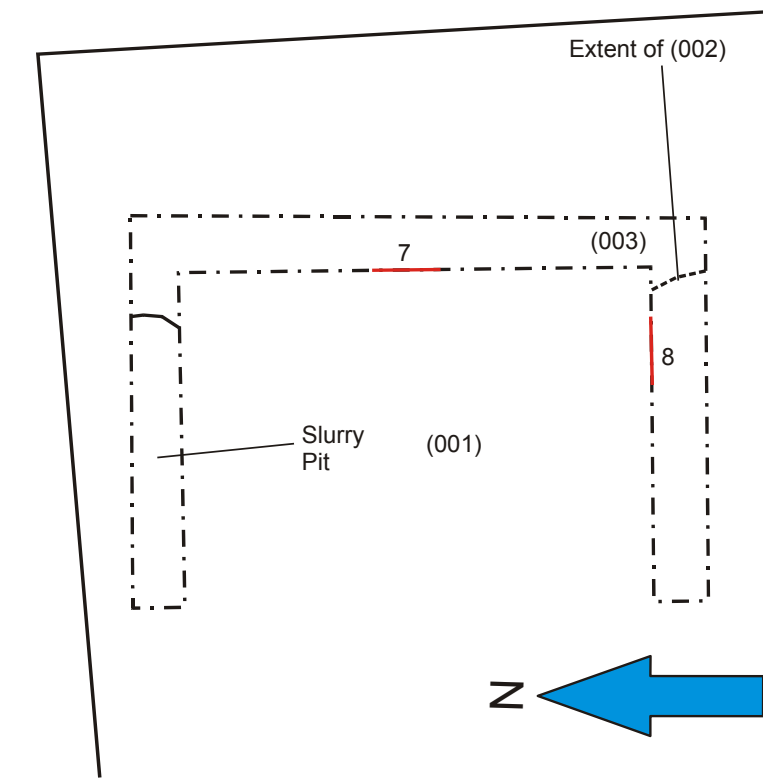
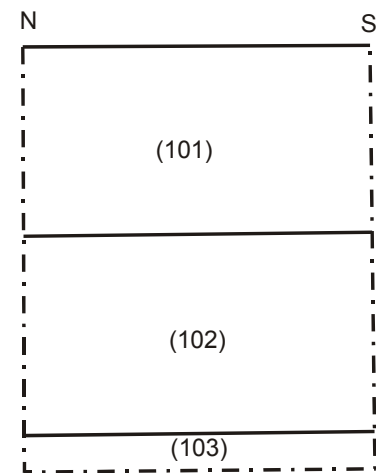
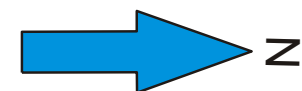
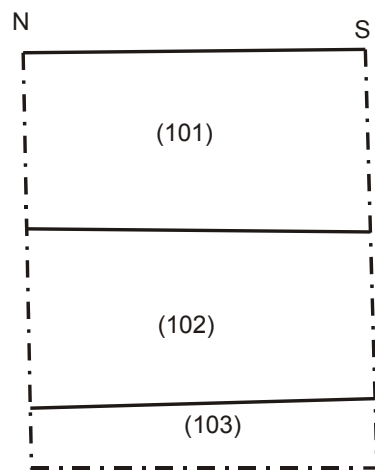


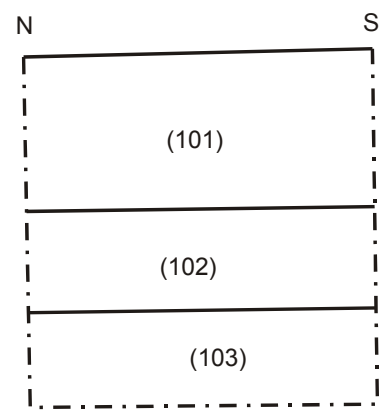
Figure 4 Plan of the Monitored House Plot 1 with Detached Garage at a scale of 1:100 & Representative Sections 1-8 at a scale of 1:20



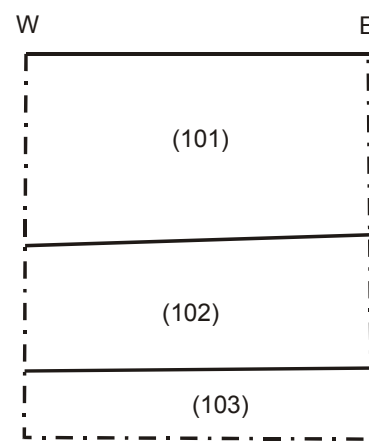
Representative Section 9, West Facing Section, scale 1:20



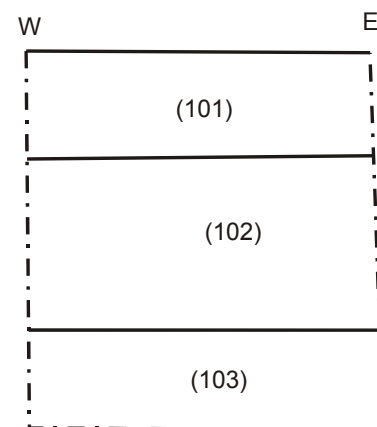
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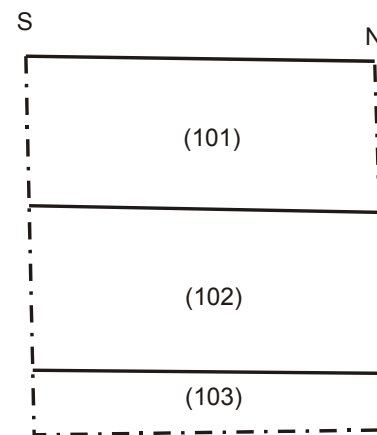
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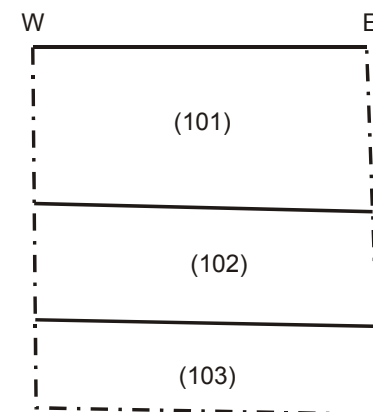
Representative Section 11, South Facing Section, scale 1:20



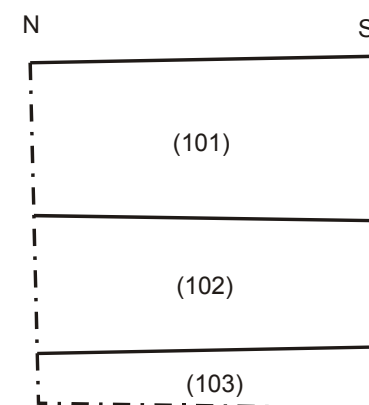
Representative Section 13, South Facing Section, scale 1:20



Representative Section 14, East Facing Section, scale 1:20



Representative Section 15, East Facing Section, scale 1:20



Representative Section 16, West Facing Section, scale 1:20

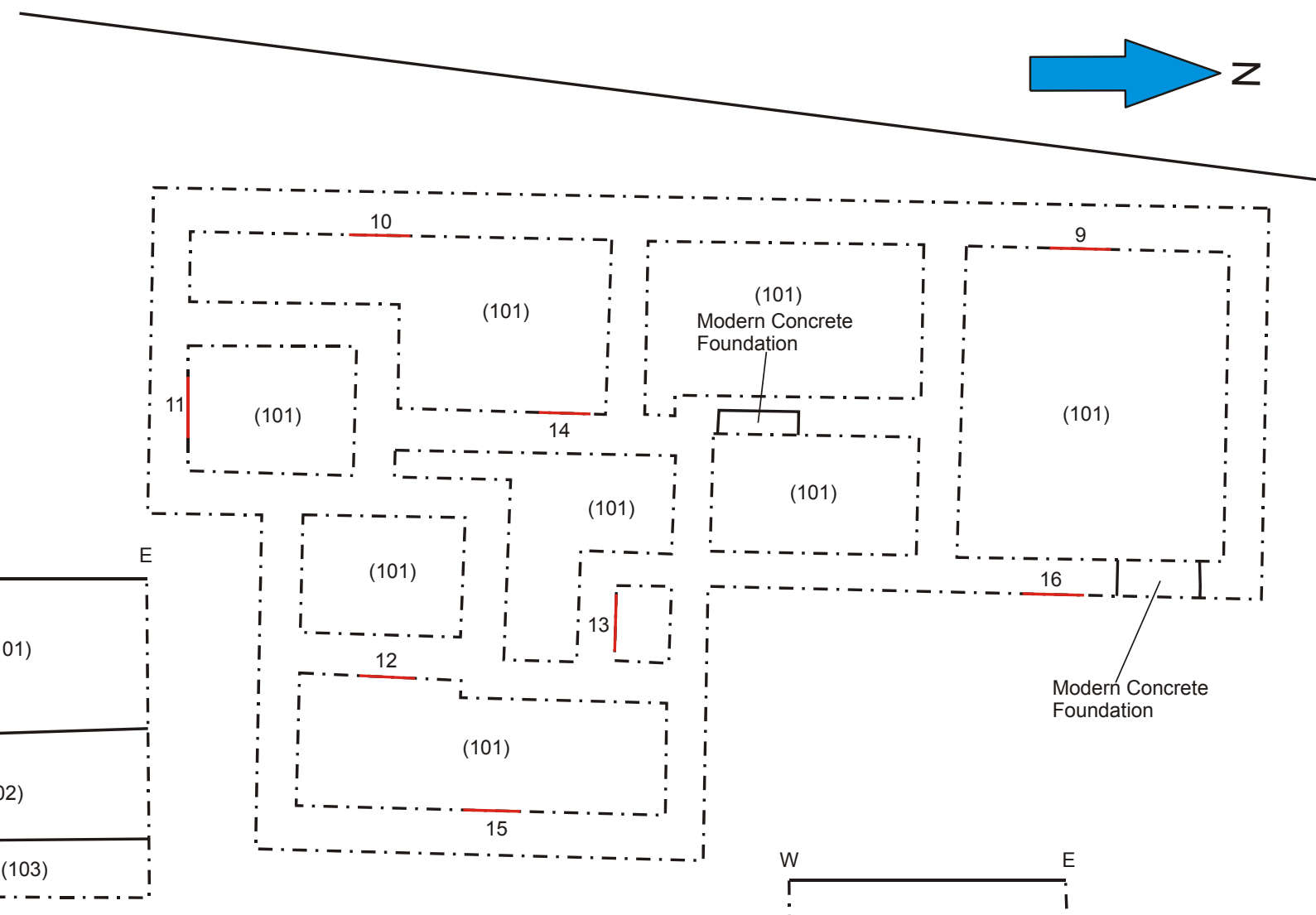


Figure 5: Plan of the Monitored House Plot 2 with Integral Garage at a scale of 1:100 & Representative Sections 9-16 at a scale of 1:20

Appendix 1: Plates

House Plot 1



Plate 1: Excavation of the foundations, from the north-west



Plate 2: Representative Section 1, from the east



Plate 3: Excavation of the foundations, from the north-west



Plate 4: Excavation of the foundations, from the north-west



Plate 5: Representative Section 2, from the west



Plate 6: Excavation of the foundations, from the north-west



Plate 9: Excavation of the foundations, from the north



Plate 7: Excavation of the foundations, from the south



Plate 10: Representative Section 3. from the west



Plate 8: Excavation of the foundations, from the north



Plate 11: Excavation of the foundations, from the north



Plate 12: Excavation of the foundations, from the north



Plate 15: Excavation of the foundations, from the south



Plate 13: Excavation of the foundations, from the north



Plate 16: Representative Section 4, from the west



Plate 14: Excavation of the foundations, from the south



Plate 17: Excavation of the foundations, from the north



Plate 18: Excavation of the foundations, from the north



Plate 21: Excavation of the foundations, from the south



Plate 19: Representative Section 5, from the south



Plate 22: Excavation of the foundations, from the north



Plate 20: Excavation of the foundations, from the south



Plate 23: Excavation of the foundations, from the north



Plate 24: Representative Section 6,
from the west



Plate 27: Excavation of the foundations,
from the west



Plate 25: Completed foundations,
from the west



Plate 28: Representative Section 7,
from the east

Detached Garage to House Plot 1



Plate 26: Excavation of the foundations,
from the west



Plate 29: Representative Section 8,
from the south



Plate 30: Completed foundations, from the west



Plate 33: Representative Section 9, from the west

House Plot 2 with Integral Garage



Plate 31: Pre-groundworks, from the south



Plate 34: Excavation of the foundations, from the east



Plate 32: Excavation of the foundations, from the east



Plate 35: Excavation of the foundations, from the east



Plate 36: Representative Section 10,
from the west



Plate 39: Excavation of the foundations,
from the south



Plate 37: Excavation of the foundations,
from the south



Plate 40: Representative Section 11,
from the south



Plate 38: Excavation of the foundations,
from the south



Plate 41: Excavation of the foundations,
from the south



Plate 42: Excavation of the foundations, from the south



Plate 45: Representative Section 12, from the west



Plate 43: Excavation of the foundations, from the south



Plate 46: Excavation of the foundations, from the south



Plate 44: Excavation of the foundations, from the south



Plate 47: Excavation of the foundations, from the south



Plate 48: Excavation of the foundations, from the south



Plate 51: Excavation of the foundations, from the south



Plate 49: Representative Section 13, from the south



Plate 52: Representative Section 14, from the east



Plate 50: Excavation of the foundations, from the south



Plate 53: Excavation of the foundations, from the south



Plate 54: Representative Section 15, from the east



Plate 57: Representative Section 16, from the west



Plate 55: Excavation of the foundations, from the south



Plate 58: Excavation of the foundations, from the south



Plate 56: Excavation of the foundations, from the south



Plate 59: Excavation of the foundations, from the south



Plate 60: Completed excavation of the foundations, from the south

Appendix 2: List of Contexts

House Plot 1 with Detached Garage

- 001** Imported topsoil horizon. Soft, dark orange brown silt with moderate small-large modern brick/tile fragments and flecking and small angular stones Above **(002)** and **(004)**. Recorded within **Representative Sections 1-8**. Depth - 0.42m.
- 002** Modern made ground horizon. Soft, dark grey brown silt matrix with brick demolition rubble 2%. Below **(001)** and above **(003)**. Recorded within **Representative Sections 1, 3, 5-6 and 8**. Depth - 0.57m.
- 003** Undated alluvial silt horizon. Soft, mid orange brown silt with light orange brown iron panning with small spreads of black peat and spreads of soft, light blue gleyed clay. Below **(002)** and **(004)**. Same as **(103)**. Recorded within **Representative Sections 1-8**. Depth - >0.68m.
- 004** Undated buried soil/ploughsoil horizon. Soft, mid orange brown silt with moderate small undiagnostic brick/tile fragments and flecking and small fragments of charcoal and flecking. Below **(001)** and above **(003)**. Same as **(102)**. Recorded within **Representative Sections 2, 4 and 7**. Depth - 0.37m.

House Plot 2 with Integral Garage

- 101** Undated topsoil horizon. Soft, mid orange brown silt with occasional small angular stones with spreads of redeposited mid orange brown silt. Above **(102)**. Recorded within **Representative Sections 9-16**. Depth - 0.51m.
- 102** Undated buried soil horizon/ploughsoil horizon. Soft, light orange brown silt with light blue grey mottling. Deep and substantial deposit. Below **(101)** and above **(103)**. Same as **(004)**. Recorded within **Representative Sections 9-16**. Depth - 0.54m.
- 103** Undated alluvial deposit. Soft, light blue grey silty clay with no inclusions. Below **(102)**. Same as **(003)**. Recorded within **Representative Sections 9-16**. Depth - >0.26m.

Appendix 3: The Archive

The archive consists of:

Seven context records

A plan of the monitored House Plot 1 with detached garage at a scale of 1:100 and eight section drawings at a scale of 1:20 on one sheet of drawing film

A plan of the monitored House Plot 2 with integral garage at a scale of 1:100 and eight section drawings at a scale of 1:20 on one sheet of drawing film

One context register

One photographic register

All records are currently held at:

38 Finningley Road

Lincoln

LN6 0UP

And will be deposited in due course at:

The Collection

Danes Terrace

Lincoln

LN2 1LP

Under the accession number **LCNCC: 2017.82** and site code **JHBO17**

Appendix 4: Photographic Register

PHOTOGRAPHIC RECORD SHEET

Camera No.	Date Loaded / /	Time Loaded :	Comments	B&W Col. Digi. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Frame	Comments	View	Scale	Init & Date	Site
	Identification Shot	N/A	N/A		
	HOUSE PLOT 1				
1	Excavation of the Foundations	NW		15/5/17	JHBO17
2	Representative section 1	E		15/5/17	JHBO17
3	Excavation of the Foundations	NW		15/5/17	JHBO17
4	Excavation of the Foundation	NW		15/5/17	JHBO17
5	Representative section 2	W		15/5/17	JHBO17
6	Excavation of the Foundations	NW		15/5/17	JHBO17
7	Excavation of the Foundations	S		15/5/17	JHBO17
8	Excavation of the Foundations	N		15/5/17	JHBO17
9	Excavation of the Foundations	N		15/5/17	JHBO17
10	Representative section 3	W		15/5/17	JHBO17
11	Excavation of the Foundations	N		15/5/17	JHBO17
12	Excavation of the Foundations	N		15/5/17	JHBO17
13	Excavation of the Foundations	N		15/5/17	JHBO17
14	Excavation of the Foundations	S		15/5/17	JHBO17
15	Excavation of the Foundations	S		15/5/17	JHBO17
16	Representative section 4	W		15/5/17	JHBO17
17	Excavation of	N		15/5/17	JHBO17

PHOTOGRAPHIC RECORD SHEET

Camera No.	Date Loaded / /	Time Loaded :	Comments	B&W Col. Digi. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Frame	Comments	View	Scale	Init & Date	Site	
	Identification Shot	N/A	N/A			
	the Foundations					
18	Excavation of	N		15/11/17	JH3017	
	the Foundations					
19	Representative	S		15/11/17	JH3017	
	Section 5					
20	Excavation of	S		15/11/17	JH3017	
	the Foundations					
21	Excavation of	S		15/11/17	JH3017	
	the Foundations					
22	Excavation of	N		15/11/17	JH3017	
	the Foundations					
23	Excavation of	N		15/11/17	JH3017	
	the Foundations					
24	Representative	W		15/11/17	JH3017	
	Section 6					
25	Completed	W		15/11/17	JH3017	
	Foundations					
DETACHED GARAGE TO HOUSE PLOT 1						
26	Excavation of	W		15/11/17	JH3017	
	the Foundations					
27	Excavation of	W		15/11/17	JH3017	
	the Foundations					
28	Representative	E		15/11/17	JH3017	
	Section 7					
29	Representative	S		15/11/17	JH3017	
	Section 8					
30	Completed	W		15/11/17	JH3017	
	Foundations					
HD V.I.F PLOT 2 WITH INTEGRAL GARAGE						
31	Pre-groundwork	S		12/6/17	JH3017	
32	Excavation of	E		" "	"	
	the Foundations					
33	Representative	W		12/6/17	JH3017	
	Section 9					

PHOTOGRAPHIC RECORD SHEET

Camera No.	Date Loaded / /	Time Loaded :	Comments	B&W Col. Digi. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Frame	Comments	View	Scale	Init & Date	Site
	Identification Shot	N/A	N/A		
34	Excavation of the Foundations	E		NA 12/6/17	JHBO17
35	Excavation of the Foundations	E		NA 12/6/17	JHBO17
36	Representative Section 10	W		NA 12/6/17	JHBO17
37	Excavation of the Foundations	S		NA 12/6/17	JHBO17
38	Excavation of the Foundations	S		NA 12/6/17	JHBO17
39	Excavation of the Foundations	S		NA 12/6/17	JHBO17
40	Representative Section 11	S		NA 12/6/17	JHBO17
41	Excavation of the Foundations	S		NA 12/6/17	JHBO17
42	Excavation of the Foundations	S		NA 12/6/17	JHBO17
43	Excavation of the Foundations	S		NA 12/6/17	JHBO17
44	Excavation of the Foundations	S		NA 12/6/17	JHBO17
45	Representative Section 12	W		NA 12/6/17	JHBO17
46	Excavation of the Foundations	S		NA 12/6/17	JHBO17
47	Excavation of the Foundations	S		NA 12/6/17	JHBO17
48	Excavation of the Foundations	S		NA 12/6/17	JHBO17
49	Representative Section 13	S		NA 12/6/17	JHBO17
50	Excavation of the Foundations	S		NA 12/6/17	JHBO17

Appendix 5: OASIS Summary Sheet

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Land of Jekil's Bank, Holbeach St Johns, Lincolnshire - Neville Hall MIFA

OASIS ID - nevilleh1-288232

Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nhallarchaeologicalservices@gmail.com	23 June 2017

Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

File submission and form progress

Grey literature report submitted?	Yes	Grey literature report filename/s	Sent by other means
Boundary file submitted?	No	Boundary filename	
HER signed off?		NMR signed off?	

[Upload images](#) [Upload boundary file](#) [Request record re-opened](#) [Printable version](#)

Email Lincolnshire HER about this OASIS record

OASIS:

Please e-mail Historic England for OASIS help and advice

© ADS 1996-2016 Created by Jo Gilham and Jen Mitcham, email Last modified Tuesday 9 August 2016

Cite only: <http://www.oasis.ac.uk/form/formct1.cfm?oid=nevilleh1-288232> for this page

Appendix 6: Specification for Archaeological Monitoring

**Specification for Archaeological Monitoring
on Land off Jekil's Bank,
Holbeach St Johns,
Lincolnshire.**

Prepared for Tawny Builders Ltd.

National Grid Reference: TF 3462 1819

Site Code: JHBO17

Accession No: LCNCC: 2017.82

Planning reference: H09-0540-16

**Prepared by Neville Hall, Freelance Field Archaeologist &
Consultant**

April 2017

S Non-technical summary

S1 *A scheme of works comprising archaeological monitoring and recording is required during the groundworks pertaining to the construction of a new residential development on land off Jekil's Bank, Holbeach St Johns, Lincolnshire.*

S2 *The development site lies within an area of known high archaeological potential, to the south the cropmarks of Roman settlement activity and salterns sites along with associated finds have been made. Further Roman settlement activity and finds have been made to the north-west. To the south are the earthworks of a medieval field system. The specific objectives of the project will be to record any archaeological features, deposits, structures and finds associated with this Roman and medieval settlement activity.*

S3 *The archaeological monitoring will be undertaken during the groundworks stage of development, which will comprise the mechanical excavation of foundations and services for the new residential development along with ground reduction associated with the new access. Any archaeological features, structures and/or deposits will be recorded in writing, graphically and photographically.*

S4 *On the completion of the monitoring, a report will be produced detailing the results of the archaeological investigation. The report will consist of a narrative supported by illustrations and photographs.*

1. Site location and description [Figures 1 and 2]

1.1 The development site is situated within the core of the modern settlement of Holbeach St. John and on land which is set back and to the south of the southern frontage of Jekil's Bank, at National Grid Reference TF 3462 1819, and at a height of approximately 2mAOD. The settlement of Holbeach St Johns is situated within the modern civil parish of Holbeach, administrative district of South Holland, county of Lincolnshire.

1.2 The settlement of Holbeach is located within the flat and low-lying Lincolnshire Fens. The development site is situated on deep stoneless clayey soils, which have developed on deposits of marine alluvium. These deposits in turn overlie Oxford Clays and Kellaway Beds of the Upper Jurassic.

2. Planning background [Figure 3]

2.1 This document comprises a Specification or a written scheme of works for archaeological monitoring and recording which is to be maintained during the groundworks pertaining to the construction of a new residential development on land off Jekil's Bank, Holbeach St Johns, Lincolnshire (Planning reference: H09-0540-16).

3. Historical and Archaeological Background

3.1 Background research sources were consulted at the Lincolnshire Archives, the Lincoln Local Studies Library and the Lincolnshire County Council Historic Environment Record (HER). A search of the Lincolnshire HER was conducted within a 0.5km radius of the development site.

3.2 Roman pottery scatters of mid 2nd-3rd century AD date have been found over raised areas of dark soil to the north-east of this development site (HER 22199). The site is within an area of known cropmark activity. At this location is the site of a possible Roman settlement (HER 22200). This is an area of extensive Romano-British cropmark activity including possible settlement features, field system, drove roads and possible hut circles.

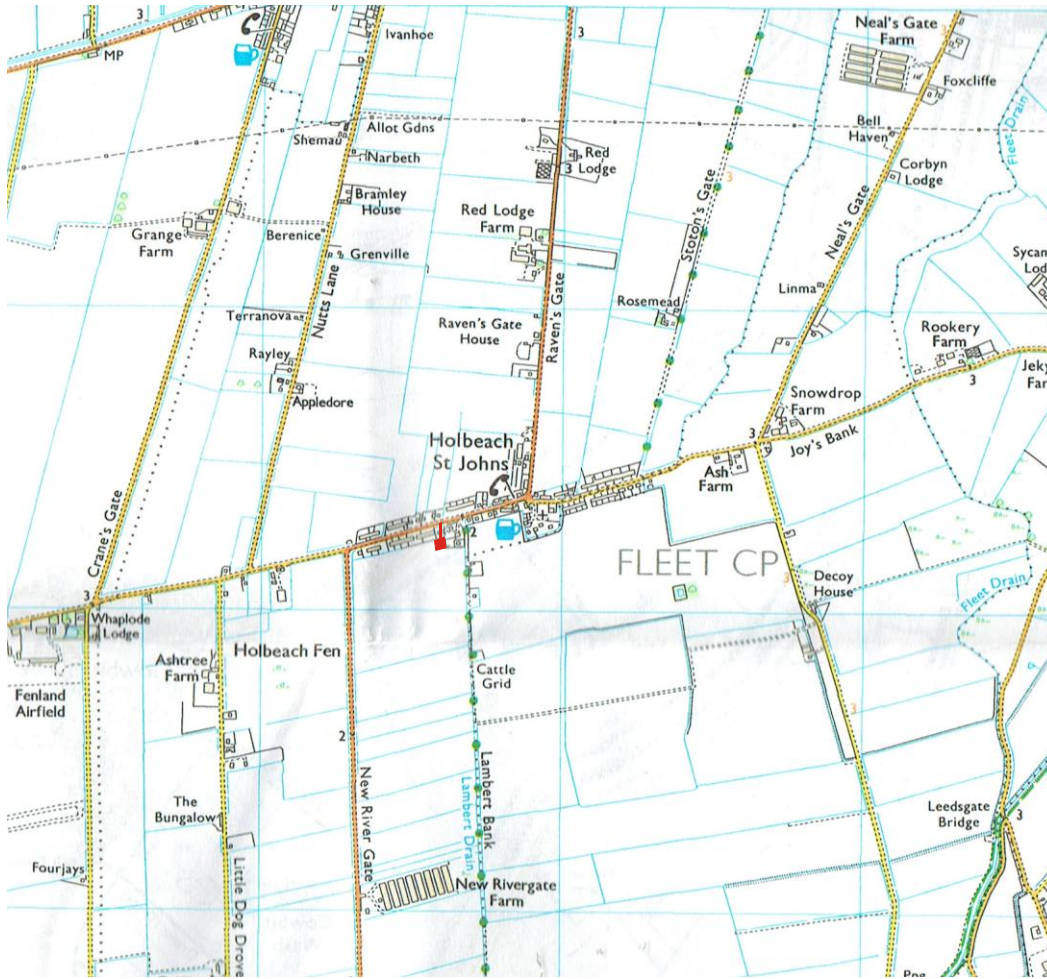


Figure 1: Site location at scale 1:12,500. The site is shown in red. (O.S. copyright licence number 100048723)

- 3.3 The cropmarks of small rectangular ditched enclosures observed on aerial photographs to the south of this development site were investigated in 1952 (HER 22205). A scatter of backed clay powder and vessel fragments including a group of six late 1st-4th century AD domestic sites were observed here. These finds suggest Roman settlement and salt working sites at this location. Nearby to this are further Romano-British cropmarks (HER 22247). These cropmarks indicate a compact settlement with a field system and drove roads with industrial sites.
- 3.4 The cropmarks of Romano-British fields and enclosures are situated to the south-east of Holbeach St Johns (HER 222540). These include rectilinear enclosures situated to the west of Lambert Bank.
- 3.5 The cropmarks of undated linear features including former watercourses are situated in a field to the south-east of this development site (HER 20452) These have been plotted from aerial photographic sources. Earthworks in the field at this location are of medieval date and probably represent the remains of a dyling field system (HER 22248).

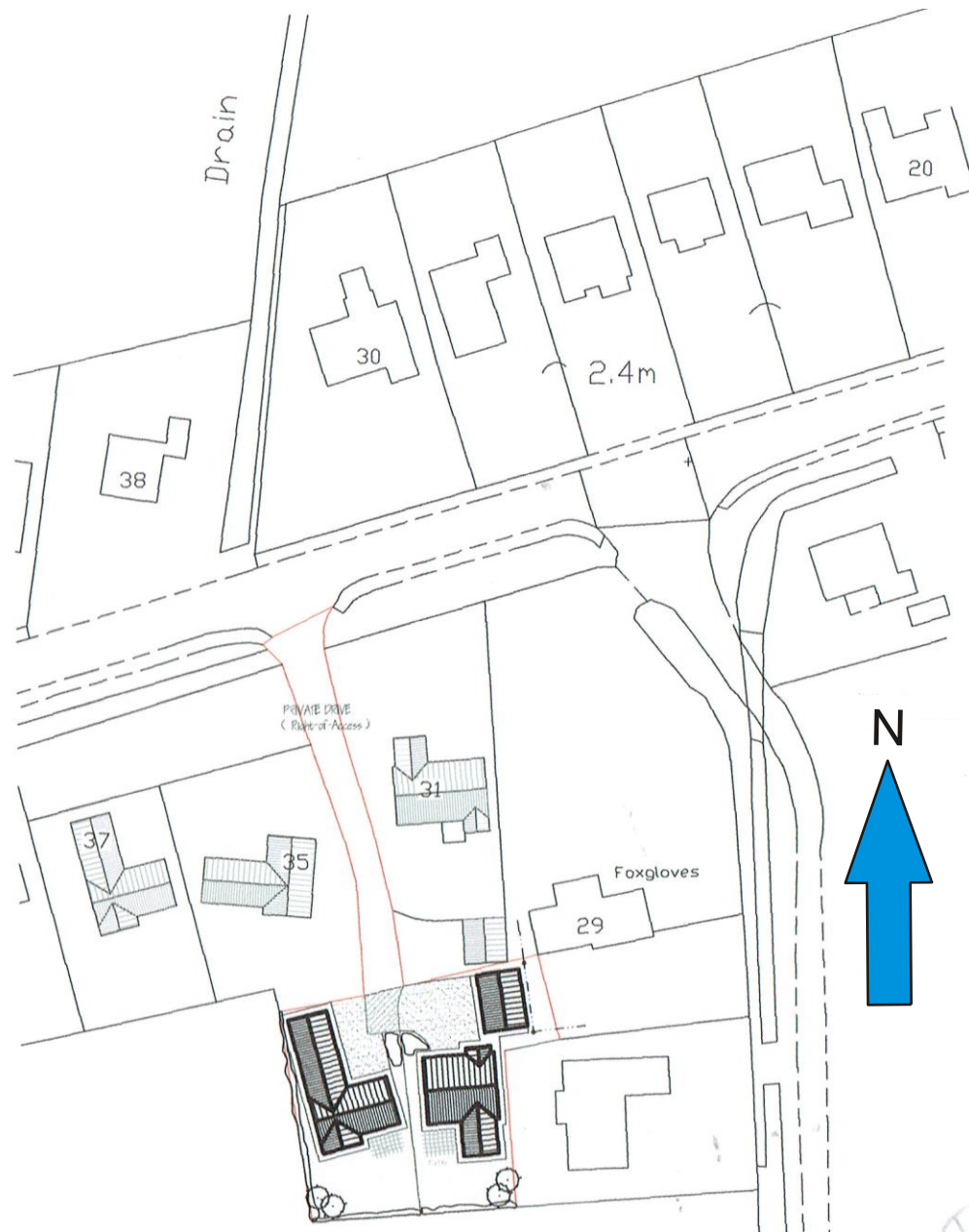


Figure 2: Site location at an original scale 1:500, (not to scale), (extract from Architects plan)

- 3.6 The post-medieval settlement of Holbeach St Johns (HER 20241) has a Victorian church which is dedicated to St John the Baptist. The church was constructed between 1839-1840 and comprises a nave with a short chancel, a shallow porch and a bellcote.
- 3.7 Foxgloves is a 19th century farmstead which is situated to the immediate east of this development site (HER 26655). This was arranged around a regular courtyard with multiple regular yards. The farmhouse was attached to a range of working buildings. The farmhouse is now the only surviving structure of this farmstead.

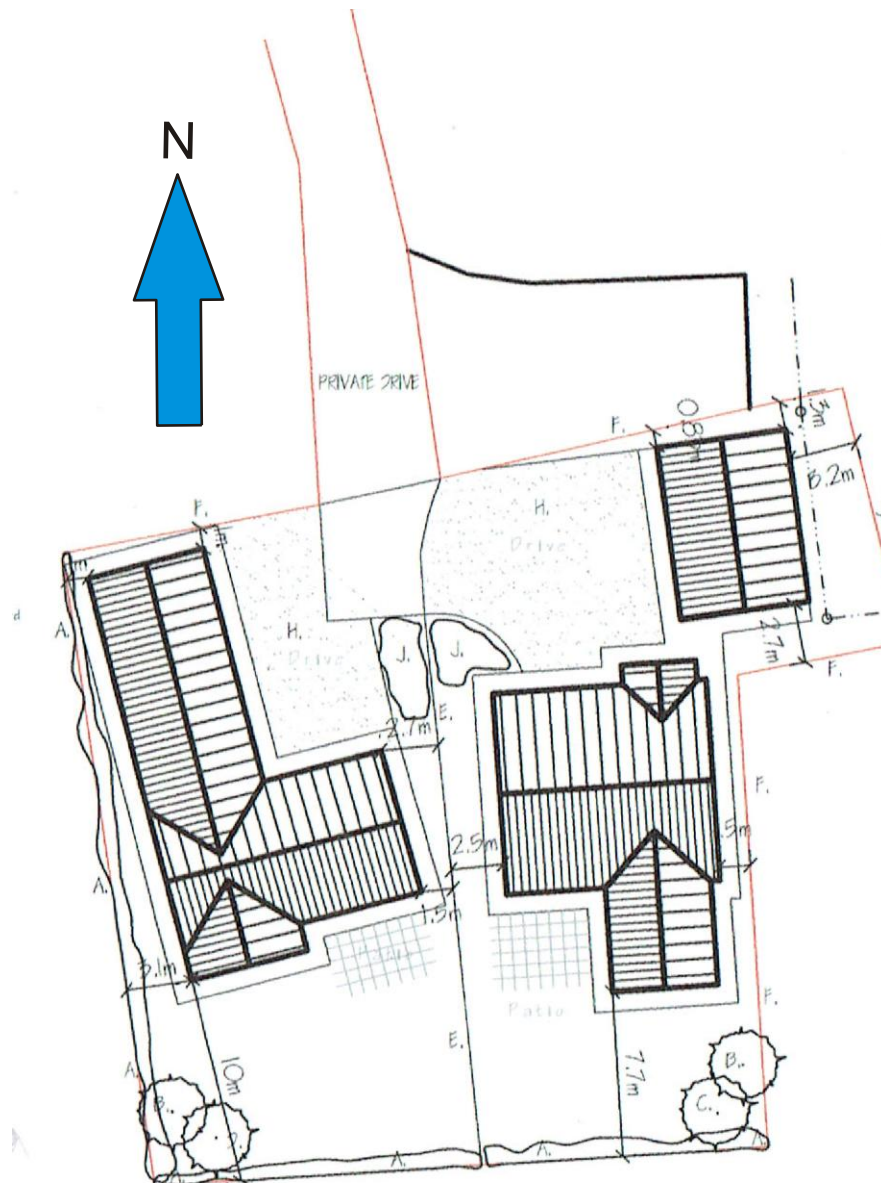


Figure 3: Block plan showing the proposed layout of the development at an original scale of 1:250, (not to scale), (extract from Architects plan)

- 3.8 The site of Chestnut Farm to the north of Holbeach St Johns, is a demolished 19th century farmstead (HER 26656). This was arranged around a regular courtyard with an 'L' plan range with detached buildings to the third side of this yard. The farmhouse was attached to a range of working buildings. The farmstead was in an isolated location.
- 3.9 Lambert Farm, a 19th century farmstead is situated to the south of this development site (HER 26738). This was arranged around a regular courtyard in a 'Z' plan. The farmhouse was attached to a range of working buildings. The farmhouse is the only surviving structure. The farmstead was in an isolated location.
- 3.10 Copies of published Ordnance Survey maps were obtained from the Lincolnshire Archives and from the local studies collections at the Lincoln Central Library. The extract

from the First Edition 25 inch to one mile scale O.S. map of 1888 shows the development site as lying within the curtilage of Lamberts Farm with the farmhouse to the immediate east. A north-south orientated linear outbuilding associated with this farmstead is situated within the area of the development site itself. The site in turn lies within the north-eastern corner of a large enclosure. A pond is shown to the north within an adjacent enclosure to the immediate west of the current site access.

- 3.11 The same layout to the area of the development site and of its environs are featured on the subsequent Second Edition 25 inch to one mile scale O.S. map of 1904 and on the Provisional Edition six inch to one mile scale O.S. map of 1950.
- 3.12 The 1:10,560 scale O.S. map of 1956 shows a second east-west orientated farm outbuilding tacked onto the northern end of the first. This probably lay across the line of the current access to the site.
- 3.13 The 1:2,500 scale O.S map of 1975 shows that the two aforementioned outbuildings have gone by this time and the current access to the site is in place. The farmhouse to the immediate east remains and is designated here as Lambert House. The same layout to the area of the development site and of its environs are featured on the subsequent 1:10,000 scale O.S. map of 1979.

4. Aims and objectives of the project

- 4.1 The aims of the project are the continual archaeological monitoring of all site groundworks during the construction stage of development, which will comprise the mechanical excavation of foundations and services for the new residential dwellings along with ground reduction associated with the new access.

- 4.2 The objectives of the project are:

To establish the presence/absence of archaeological remains within the area of the development site.

To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.

To allow the preservation by record of archaeological deposits.

- 4.3 The development site lies within an area of known high archaeological potential, to the south the cropmarks of Roman settlement activity and salterns sites along with associated finds have been made. Further Roman settlement activity and finds have been made to the north-west. To the south are the earthworks of a medieval field system. The specific objectives of the project will be to record any archaeological features, deposits, structures and finds associated with this Roman and medieval settlement activity.

5. Methodology

- 5.1 The archaeological monitoring will be undertaken during the groundworks phase of development, and will include the **continual monitoring** of any topsoil stripping, of the excavations of foundations and service trenches, and of any other ground disturbances. The mechanical excavation will undertaken using a toothless bucket.
- 5.2 All work will be carried out according to the Chartered Institute of Field Archaeologists (CHIFA) standards.

- 5.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.
- 5.4 A Risk Assessment will be prepared for the site.
- 5.5 Stripped areas and trench sections will be continually observed to identify any archaeological features and/or deposits which may be exposed.
- 5.6 Section drawings at a scale of 1:10 will be made of any archaeological features identified in the course of the groundworks, including representative sections of trenches at appropriate intervals. These will be related to a site plan drawing at a scale of 1:50, which may also record archaeological features and/or deposits identified. Any significant archaeological features in plan will also be recorded at a scale of 1:20.
- 5.7 Written descriptions detailing the nature of archaeological features and/or deposits encountered will be compiled on pro-forma context record sheets.
- 5.8 Any finds recovered will be bagged and labelled for further analysis. All relevant finds will be ordered into an archive. Most modern material will not be retained, although notes will be made of the appropriate context. An appropriate sample of materials such as ceramic building materials will be made.
- 5.9 Any and all artefacts found during the monitoring and thought to come under the provisions of the *Treasure Act* (1996), will be removed from the site to a secure location, and will be promptly reported to the appropriate coroner's office.
- 5.10 Throughout the monitoring a digital photographic record will be compiled, and will comprise an overview of the site prior to work starting, and during as well as after completion of the work, and will include any excavated features, sections and other relevant details that aid interpretation.
- 5.11 Should human remains be encountered, they will be left *in situ*, and only excavated if absolutely necessary. Proper respect will be accorded to these remains, which will be cleaned to allow positive identification. Should removal be required, the appropriate Ministry of Justice Licence will be obtained prior to the removal of the remains. In addition, any remains will be reported to the local Environmental Health Department, coroner and the police will be informed, where appropriate.
- 5.12 The fieldwork will be undertaken by Neville Hall. Additional personnel may be appointed if required.

6. Post-fieldwork methodology

- 6.1 On the completion of the fieldwork, all of the written, drawn and photographic records produced by the archaeological monitoring will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.
- 6.2 All finds recovered during the fieldwork will be washed, marked and packaged according to the deposit from which they were recovered. They will also be ordered into (and form part of) the site archive.
- 6.3 An assessment of significant finds will be made in light of general site information.
- 6.4 Any finds requiring specialist treatment and/or conservation will be sent to the Conservation Laboratory at The Collection, Lincoln, and in consultation with the relevant curator.

6.5 The site archive will be examined to enable the determination of various phases of activity on the site (if appropriate).

6.6 Relevant finds will be sent to specialists for identification and dating.

7. Monitoring arrangements

7.1 Provision will be made for the Lincolnshire County Council Historic Environment Team on behalf of South Holland District Council, the Local Planning Authority) to monitor the works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.

7.2 A minimum notification period of not less than fourteen days of the start date of works on the site will be given to the Lincolnshire County Council Historic Environment Team.

7.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.

7.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with the Lincolnshire County Council Historic Environment Team.

7.5 Arrangements will be made for the Lincolnshire County Council Historic Environment Team for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.

7.6 The Lincolnshire County Council Historic Environment Team shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological monitoring and recording programme.

8. Archive preparation and deposition

8.1 The documentation and records generated by the archaeological monitoring will be sorted and ordered in the format acceptable to The Collection, Lincoln, and to the standards and requirements as laid out in their Guide Book.

8.2 A unique accession number will be obtained from The Collection for the site archive.

8.3 The archive will be deposited at The Collection, Lincoln by December 2017.

9. Reporting procedures

9.1 A report detailing the findings of the archaeological monitoring will be completed within two months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.

9.2 The report will consist of:

A title page, with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;

A contents page listing report sections, illustrations and appendices;

A non-technical summary of the results of the monitoring;

An introduction, site description and location;

Planning background to the project;

A section on the archaeological and historical background to the project;

A description of the methodology used in the project;

A section describing the results of the monitoring;

A section on the discussion and results of the project including a consideration of the findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

Illustrations including plans showing monitored areas, all archaeological features and sections thereof (including trench sections); and

Appendices comprising appropriate photographs of the site and of specific and significant archaeological features and representative sections, a list of contexts, any specialist reports on finds from the site, a list of the site archive, a photographic register and a copy of this document.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations) <http://ads.ahds.ac.uk/project/oasis/index.cfm>.

10. Publication and dissemination

- 10.1 Copies of the final report will be deposited with the clients, the local curator (on behalf of the local planning authority), South Holland District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).
- 10.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.
- 10.3 The deposition of the site archive will be in accordance with guidelines outlined in the Lincolnshire Archaeological Handbook (LCC, 2017).
- 10.4 Should the results of the archaeological investigation merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology*.

11. Other factors (including contingency)

- 11.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the Lincolnshire County Council Historic Environment Team.
- 11.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.
- 11.3 Any additional financial contingency requirement for additional fieldwork or post-excavation analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the Lincolnshire County Council Historic Environment Team and the client.

12. Variations to the proposed scheme

- 12.1 Variations to the proposed scheme will only be made following written confirmation with the archaeological curator.

13. Resources

- 13.1 The monitoring will be undertaken by Neville Hall using standard archaeological field techniques.

- 13.2 Post-excavation analysis will be undertaken by Neville Hall and where available specialist analysis from:-

Jane Young	Medieval and Post-medieval Ceramics
Ian Rowlandson	Iron Age and Roman Ceramics
Val Fryer	Environmental
Carol Allen	Neolithic and Bronze Age
Malin Holst	Osteoarchaeology
Jane Cowgill	Metallurgy

- 13.3 Small finds requiring conservation will be conserved by the City and County Museum Laboratory.

- 13.4 Recognised specialists will be sought in the event that other data are retrieved in the course of the monitoring.

14. Insurance statement

- 14.1 Public indemnity of £2,000,000 and private indemnity insurance of £250,000 with Towergate Insurance.

15. Copyright

- 15.1 Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.

16. Ownership

- 16.1 It will be asked of the client, at the outset, that the ownership of any portable objects discovered in the course of the monitoring be donated along with the archive.