

**NEVILLE HALL
FREELANCE ARCHAEOLOGIST & CONSULTANT**

ARCHAEOLOGICAL MONITORING & RECORDING ON LAND ADJACENT
TO FRIMLEY COTTAGE, 12, CHURCH LANE,
KEELBY, LINCOLNSHIRE.

National Grid Reference: TA 1660 0991
Site Code: CLKE20
Accession No: LCNCC: 2020.110
Planning Reference: 136726

PREPARED FOR MR. MATT DEAKINS ON BEHALF OF HIS CLIENT - MS. ALISON WADE

By

Neville Hall

April 2021

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Summary

The archaeological monitoring and recording of the groundworks pertaining to the construction of a new residential dwelling with a detached garage on land adjacent to Frimley Cottage, 12, Church Lane, Keelby, Lincolnshire, was carried out by Neville Hall on the 26th of October 2020 and by Maria Gale on the 20th of February 2021.

The groundworks for this development, which consisted of the mechanical excavation of the foundations for the new residential dwelling and for the new detached garage were the subject of continual archaeological monitoring and recording.

No archaeological activity was identified on this site and there were no finds.

The archaeological monitoring of the area of the new detached garage identified a deposit sequence that consisted of a modern made ground horizon, which was intermixed with topsoil and an undated buried soil or ploughsoil horizon, which were recorded here within two representative sections.

The archaeological monitoring of the area of the new residential dwelling recorded a slightly different site deposit sequence here. This comprised a modern made ground horizon that was intermixed with topsoil, a modern topsoil horizon, the undated buried soil or ploughsoil horizon and an underlying natural horizon. In most places, the foundation excavations extended into the undated buried soil or ploughsoil horizon. Where the foundation trench excavations attained greater depths, this exposed the upper levels of the underlying natural horizon. This sequence was recorded within a further five representative sections.

1. Introduction

- 1.1 Neville Hall was commissioned by Mr. Matt Deakins on behalf of his client - Ms. Alison Wade - to undertake the archaeological monitoring and recording of the groundworks pertaining to the construction of a new residential dwelling with a detached garage on land adjacent to Frimley Cottage, 12, Church Lane, Keelby, Lincolnshire, centred at National Grid Reference TA 1660 0991. The archaeological monitoring was carried out at the development site on the 26th of October 2020 and on the 20th of February 2021.
- 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 West Lindsey District Council, the Local Planning Authority and acting on the advice of Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team, in his capacity as archaeological advisors 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), and *Standard and guidance for archaeological watching briefs* (CHIfA, 2014).
- 1.3 Copies of the final report will be deposited with the clients, the Lincolnshire County Council Historic Environment Team, the Planning Department of West Lindsey 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 historic core of the village of Keelby, off the southern frontage of Church Lane and approximately 100m to the south-east of the parish church. The development site is located at National Grid Reference TA 1660 0991 and at a height of approximately 18mAOD. Keelby is located approximately 11km to the west of Grimsby and 20km to the north-east of Market Rasen, in the modern civil parish of the same name and in the administrative district of West Lindsey, county of Lincolnshire [Figures 1-3].
- 2.2 The development site is situated at the base of the dip slope, on an undulating upland area and on the eastern edge of the Lincolnshire Wolds. The development site is located on deep fine loamy soils of the Burlingham 2 Series, which have developed on deposits of chalky tills. These overlie a solid geology of chalk of the Upper Cretaceous [BGS, 1982; Soil Survey, 1983].

3. Planning Background

- 3.1 An application for planning permission (Planning Reference: 136726) for the proposed construction of a new residential dwelling with a detached garage on land adjacent to Frimley Cottage, 12, Church Street, Keelby, Lincolnshire was submitted to West Lindsey District Council, the Local Planning Authority [Figure 4]. However, as the proposed development site was perceived to be situated within an area of high archaeological potential, various archaeological conditions (Nos. 3, 7 and 10-11) were attached to the granting of this planning consent.
- 3.2 It was understood that the requirement for the archaeological programme of works on this site would comprise the archaeological monitoring and recording of the groundworks during the construction stage of development at the site.



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

- 3.3 Neville Hall was subsequently commissioned by the applicants to prepare a written scheme of investigation for the archaeological monitoring and recording.
- 3.4 A specification or a written scheme of works for the archaeological monitoring and recording was subsequently submitted to and approved by Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team (on behalf of the LPA) as required by Condition 3 of the planning consent.
- 3.5 Notification was given to Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team of the start date of the site groundworks programme prior to the commencement of the on-site archaeological works as required by Condition 3 of the planning consent.
- 3.6 All of the archaeological monitoring and recording, which was carried out on this site was undertaken in accordance with the agreed written scheme of works as required by Condition 7 of the planning consent.
- 3.7 This report documents the results of this programme of site archaeological monitoring and recording and will be submitted to Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team and to the Local Planning Authority in due course as required by Condition 10 of the planning consent.

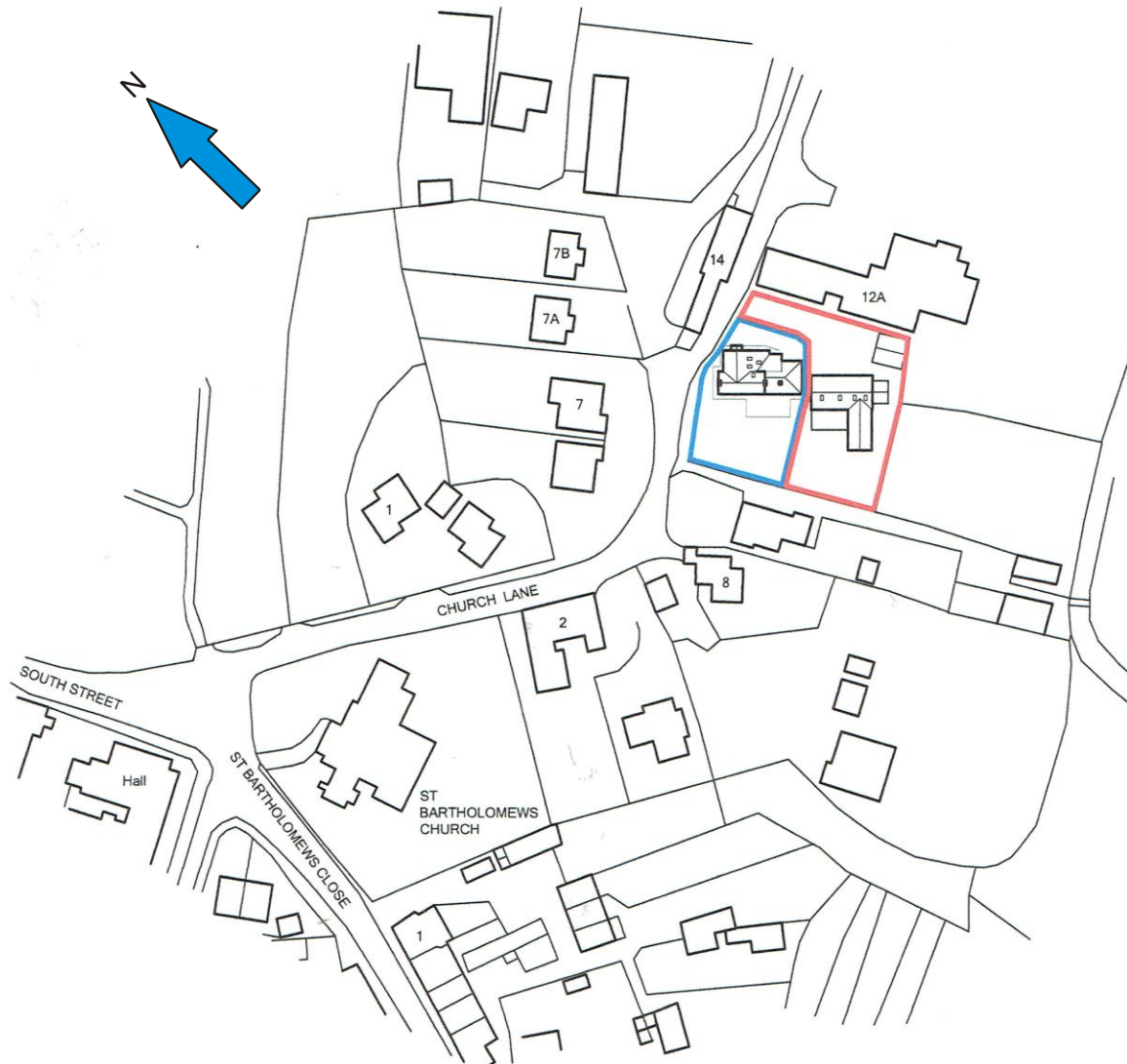


Figure 2: Site location at a scale of 1:1,250, (extract from Architects plan). The development site is outlined in red. (O.S. copyright licence number 100048723)

4. Aims and objectives of the project

4.1 The aims of the project were the continual archaeological monitoring of the site groundworks during the construction stage of development, which comprised the mechanical excavation of the foundations for the new residential dwelling and detached garage.

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.

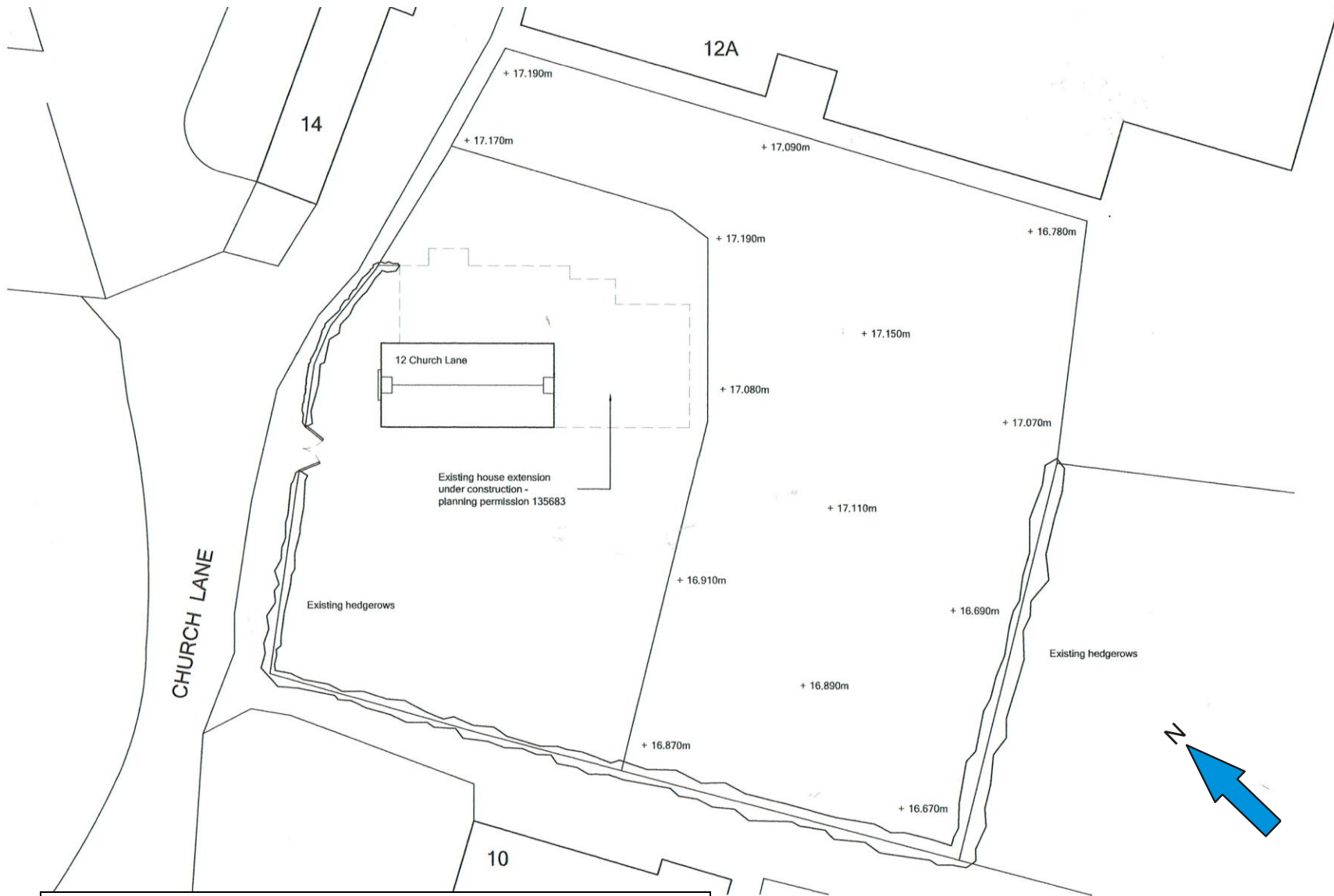
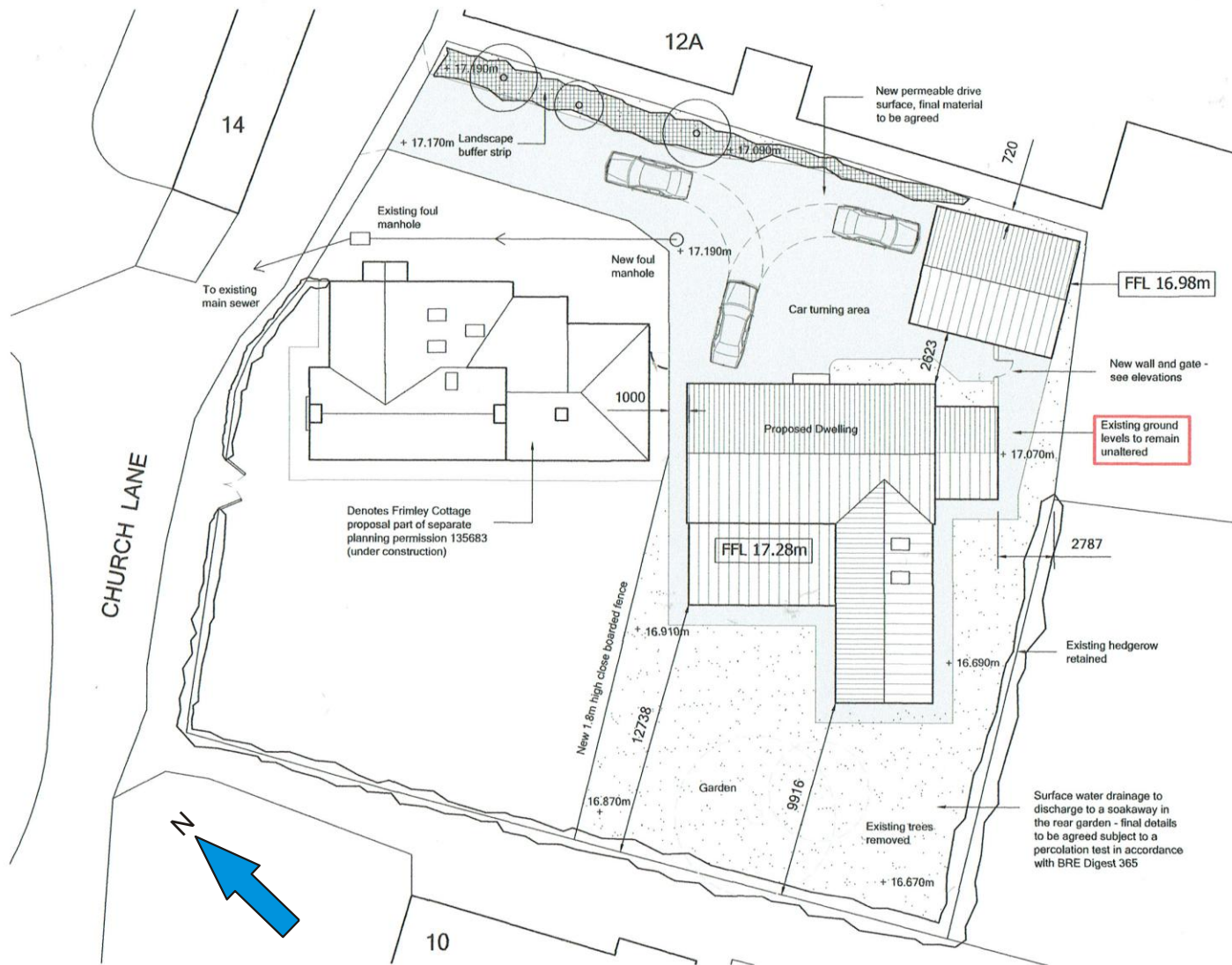


Figure 3: Plan showing the existing layout of the development site at an original of 1:200, (not to scale), (extract from Architects plan)



Proposed Site Plan - 1:200

Figure 4: Block plan showing the proposed layout of the development site at an original scale of 1:200, (not to scale), (extract from Architects plan)

- 4.3 The development site is situated within an area of high archaeological potential and within the historic core of the medieval and post-medieval settlements of Keelby, and in particular within the one of the identified settlement foci of Church End. The earthworks remains of former medieval settlement activity are situated nearby. The specific objectives of the project were to record any archaeological features, deposits, structures or finds associated with these medieval and post-medieval settlements.

5. Archaeological and Historical Background

- 5.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record (HER), the Lincolnshire Archives and the Lincoln Local Studies Library. A search of the Lincolnshire HER was conducted within a 0.5km radius of the development site.
- 5.2 A flint blade core of Mesolithic or Early Neolithic date was recovered from the topsoil horizon during the archaeological monitoring of a new development on land to the rear of 19, Riby Road in 2016 (HER 56790, Site code: KRRM15).
- 5.3 The first documentary reference to the settlement of Keelby, *Chelebi* or *Chilebi* occurs in the Domesday Survey of AD1086. It is clear from place name evidence that this settlement has late Anglo-Saxon origins. The place name itself is derived from the Old Scandinavian *kjolr* and *by*. Keelby is a compound of *kjolr* or 'a keel or ridge of hills' and *by* - 'a farmstead/village'. It is clear from this that this place name had a topographical derivation, hence 'the farmstead or village in the ridge' [Morris, 1986; Cameron 1998; Ekwall, 1991; Mills, 1991].
- 5.4 At the Domesday Survey of AD1086, lands in the parish of Keelby were held by the King, the Archbishop of York, the Bishop of Bayeux, the Bishop of Lincoln, Ivo Tallboys, Drogo of la Beuvriere, Norman of Arcy and Waldin the Engineer. The Domesday entry for Keelby also makes reference to two mills, a half share in a further mill and a salthouse [Morris, 1986].
- 5.5 At the Lindsey Survey of cAD1115, Ranulf Mischin, Earl of Lincoln held two bovates of land in *Chelebi*. Other land holdings here were held by the Bishop of Lincoln, Norman of Arci, Geoffrey, son of Payne, Manasiet Arsic and the Archbishop of York. Later medieval documentary sources variously refer to the settlement of Keelby as *Kelebi* (AD1143-7); *Kelesby* (AD1181-5); *Kileby* (AD1208); *Keileby* (ADc1215); *Keylby* (AD1500); *Kyeleby* (AD1218); *Kelby* (AD1376) and as *Kilby* (1635) [Foster & Longley, 1976; Mills, 1991; Cameron, 1998; Ekwall, 1991].
- 5.6 The settlement of Keelby was large in the 11th century, but by the 14th century had been reduced to a fraction of its size. Although the impact of the Black Death was relatively small, it had recovered to its earlier larger size by the 16th century. The settlement plan of Keelby seems to be based on a series of amalgamated several smaller settlement foci related to fragmented early tenure. The most obvious retained the names of North End and South End. Church End may be the same as or separate from them and the farm at Church End incorporates part of a 14th century manor house. Only the plots of North End, forming a closing row to the north-south road with abandoned but quite regular properties the length of its eastern side together have a planned appearance. The remainder of the settlement including earthworks on the fringes form no coherent plan, but is characterised by a network of curving and looping street and lanes such as might have surrounded individual nuclei. (HER 53780).
- 5.7 The Grade I listed parish church in Keelby, which is dedicated to St. Bartholomew, is of the Decorated period of church architecture or 12th - 13th century in origin (HER 50001).

The church consists of a west tower, nave, north porch, chancel and north and south aisles with arcades. The church was restored during the 20th century. A 12th-13th century medieval aisle was discovered during excavations on the south side of the church. The medieval aisle was found to be still inside the church.

- 5.8 The base and part of the lower shaft of a 14th century medieval cross is located in the parish churchyard (HER 50002, NHL 1308778). The cross is both Grade II listed and scheduled as an ancient monument (SM No. 1018287).
- 5.9 The parish churchyard of the church of St Bartholomew is shown on the Second Edition O.S map of 1905 and is likely to date from at least the 13th century, when the church in which it serves was constructed (HER 56789).
- 5.10 A Grade I listed building consisting of a shop at 9, Church Lane and Church End Farmhouse are located to the north-east of the development site. Attached to the west end of the farmhouse are the remains of a manor house. This building was formerly a manor house dated to cAD1200 with extensive alterations of the 14th century and some of the 20th century. The site was originally moated; part of the moat can be seen to the north (HER 50003, NHL 1359820). This is also the site of an extant 19th century farmstead, which is arranged around a loose courtyard with an 'L'-plan range with further detached outbuildings to the fourth side of the yard. The farmhouse is detached. There has been a significant loss of traditional buildings here. The farmstead is within a village location.
- 5.11 Significant earthwork remains associated with the former medieval settlement have been identified to the south-west and to the immediate north of this development site (HER 53780). These comprise the cultivation remains of ridge and furrow, enclosures, tofts and crofts.
- 5.12 A house, stable, wall and railings of 17th century date with late 18th and early 19th century alterations at 1, South Street and to the north of the parish church are Grade II listed (HER 56097, NHL 1308756).
- 5.13 The Manor House on Manor Street is a Grade II listed manor house that was constructed in 1794 (HER 56096, NHL 1308752). It is situated to the north-west of the parish church.
- 5.14 The site of a former Primitive Methodist Chapel was built on Riby Road in about 1860 (HER 55038). It appears to have been demolished by the 1980s.
- 5.15 The Keelby Methodist Church on Yarborough Road was originally a Wesleyan Methodist Chapel, which was opened in 1867 (HER 55037). This appears to have replaced an earlier building, possibly on this site.
- 5.16 A former school on Victoria Road was constructed shortly after the passage of the Education Act of 1870 (HER 56760). The building has a datestone of 1873. The school was finally closed in 1999 and is now used as a library and youth centre.
- 5.17 The Hollies, Keelby, is an extant 19th century farmstead which is arranged around a regular courtyard with linked working buildings on all four sides of the yard (HER 56834). The farmhouse is detached from the main working complex. The farmstead is within a village location.
- 5.18 The Grade II listed village hall on King Street is dated to 1897 (HER 55631, NHL 1063368). A Grade II listed rifle range that was built in 1897 is located on South Street (HER 56292, NHL 1359821). It is situated to the north of the parish church.

- 5.19 The Keelby War Memorial is located at the junction of Broadway and Manor Street (HER 58192). It was unveiled in 1921.
- 5.20 Undated human remains were unearthed during digging in the garden of a property on Stallingborough Road (HER 54697).
- 5.21 There have been other previous archaeological investigations within the vicinity of this development site. In 2017, an watching brief was undertaken on land off Yarborough Road on the groundworks for a new residential development (HER 58227, Site code: YRKM15). This identified two undated ditches. No finds were recovered from the ditches, but it was thought that they may have been associated with post-medieval drainage activity in the area.
- 5.22 An archaeological watching brief was carried out on land adjacent to 5, Barton Street, on the western outskirts of the settlement and to the west of the development site (Site code: BUSMB07). The watching brief took place in 2007 on the groundworks for a new detached house with a detached garage. The watching brief did not identify any significant archaeological activity. Areas of modern disturbance and a ploughsoil horizon were found. There were no finds.
- 5.23 An archaeological evaluation took place in 2005 on land at 61 Yarborough Road and on the north-western outskirts of the village (Site code: KYR05). The two trenches excavated did not identify any archaeological activity and there were no finds [Hall, 2005].
- 5.24 In 2002, significant remains associated with medieval settlement activity were recorded during an earthwork survey on land adjacent to South Street (HER 53780, Site code: KSS01). On the western fringes of the earthwork survey area, a slightly raised area adjacent to a farm track and gate was identified. This was indicative of a modern spread of material from the farm trackway and access routes. To the east of this was a distinctive mound of around 15m in diameter and 0.5m in height. This has been used in recent time as a bonfire site of modern origin, so the extent of any underlying feature was unclear [Cope-Faulkner, 2003].
- 5.25 To the south-east of this and in the south-eastern portion of the first field was occupied by a series of low platforms that were defined by linear hollows. The most marked were two adjacent roughly rectangular platforms of 23m by 35m and 8-10m by 35m in extent separated by a c5m wide hollow and raised some 0.20m-0.50m above the base of the hollows. The eastern extent of these features probably formed the eastern boundary of this field. The hollow on this eastern boundary extended through to the northern boundary and also marking the eastern edge of a further less well defined raised area against the northern boundary. This area measured c20m by 30m, but although the southern and eastern edges are less well defined, the hollow along the western edge at the base of the slope was much less clearer than others defined on this site. This area is marginally less elevated than those to the south with rather amorphous bumps and hollows [ibid].
- 5.26 In the south-western corner of the second field, a further 4m by length of ditch survives as a marked feature along the western boundary of the field. To the north of this, and within the central area of the second field was a shallow circular depression some 9m in diameter and 0.15m-0.20m in depth. The earthwork survey identified a pattern of former ditches which have created ditched enclosures comprising settlement earthworks. It is possible that the double platform arrangement may represent a possible medieval moated site with a possible manorial function either as a principal residence of the manor or a monastic grange. The survey identified a probable medieval double ditched enclosure containing two platforms with a number of other associated features comprising a medieval moated complex. Aerial photographs had established that there were further features associated with this moat comprising paths, enclosures to the south

and drainage ditches to the east. The map evidence established that the survey area had been grassed over since at least the 18th century [ibid].

- 5.27 An archaeological evaluation took place on land at South Street and on the north-eastern outskirts of the village in 2005 (HER 53780, 55432, Site code: SSK05). The evaluation was undertaken because an earthwork identified as the result of a previous topographical survey of the site was regarded as being archaeologically sensitive. The evaluation identified several undated postholes, a former landscape division consisting of a north-south aligned undated ditch, a linear depression found by a hedgerow boundary, and modern and undated tree throws. The single evaluation trench had been positioned across the centre of this earthwork. The earthwork itself was found to have been formed by the banking of topsoil on a natural slope. A small assemblage of residual medieval pottery was also found [Bradley-Lovekin, 2005].
- 5.28 A further archaeological evaluation took place in 2003 on land at South Street and to the immediate east of the 2005 evaluation (HER 53780, Site code: SSK03). The evaluation was located within an area with possible enclosures adjacent to an east-west orientated hollow. The three evaluation trenches were located within possible enclosures and determined that there were no structural remains or other substantial indications of domestic occupation. This coupled with the absence of medieval and later finds suggested that the enclosures were probably not dwelling sites, but enclosed pastures or paddocks that were associated with two rectangular shaped house platforms to the west, which probably supported medieval dwellings. The dearth of finds coupled with the survival of the earthworks indicated that the land had been pasture for some considerable time [Snee, 2003].
- 5.29 Further undated archaeological features were found during a further archaeological evaluation on land off South Street and Stallingborough Road in 2018 (HER 55432, Site code: KESR18). The feature consisted of the remains of three probable drainage ditches. No finds were recovered from these features.
- 5.30 Two sherds of redeposited medieval pottery were found during the archaeological monitoring of development groundworks on land to the rear of 19, Riby Road (HER 53780, Site code: KRRM15). The sherds were dated to the 13th-14th centuries.
- 5.31 Copies of manuscript and published Ordnance Survey maps were obtained from the Lincolnshire Archives and from the Lincoln Local Studies Library. The earliest map consulted comprised an extract from the tithe map for the parish of Keelby of 1845 (Archive ref: C379). This map shows the area of the development site as lying within a larger open field plot, (no. 17), which is documented in the accompanying tithe apportionment as 'house, buildings and paddock'. The area of the development site also includes a rear rectangular shaped outbuilding at the rear of a building which fronts onto the south side of Church Lane.
- 5.32 An extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1891 shows the area of the development site within a smaller enclosure which fronts onto the south side of Church Lane. The field is an open plot with no buildings within it. This same layout to the area of the development site is featured on the Second Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1906. The 1:10,560 scale Ordnance Survey (O.S.) map of 1956 shows a small rectangular shaped building at the southern frontage of Church Land at the northern end of this field plot. The 1:10,000 scale Ordnance Survey (O.S.) map of 1972 shows the area of the development site within the same smaller enclosure which fronts onto the south side of Church Lane as that shown on the maps of 1891 and 1908.

6. Methodology

- 6.1 The archaeological monitoring and recording was undertaken by Neville Hall at the development site on the 26th of October 2020 and by Maria Gale on the 20th of February 2021. This comprised the continual archaeological monitoring and recording of the groundworks, which comprised the mechanical excavation of the foundations for the new residential dwelling along with the foundations for the new detached garage. These mechanical excavations were carried out by a 1.5-ton 360° mechanical excavator that was fitted with a 0.80m wide toothed bucket and a 3-ton mechanical excavator that was fitted with a 0.70m wide toothed bucket.
- 6.2 Where necessary, surfaces were hand cleaned for examination and recording and the deposit sequences 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 groundworks for the new detached garage. This plan is reproduced at the same scale as **Figure 5**. A second plan of the monitored groundworks for the new residential dwelling was also compiled on site at a scale of 1:100 and is similarly reproduced at this same scale as **Figure 6**. A total of seven representative sections of the observed deposit sequences here [designated as **Representative Sections 1-7**] were also compiled on site at a scale of 1:20. These are reproduced at this same scale on **Figures 4 and 5**. A complimentary digital colour photographic record was also maintained, which is reproduced in **Appendix 1, Plates 1-27**. A list of contexts recorded is reproduced in **Appendix 2**.
- 6.3 All work was carried out according to the approved Specification and to the Chartered Institute of Field Archaeologists (CHIfA) standards and guidance for archaeological watching briefs.

7. Results [Figures 5 and 6; Appendix 1, Plates 1-27]

7.1 The Detached Garage [Figure 5]

- 7.1.1 The area of the new detached garage had been levelled and the foundations had already been set out prior to arrival [**Plate 1**]. The foundation trenches were excavated to varying lengths, to a width of 0.80m and to depths of between 0.65m-0.80m below the reduced site levels [**Plates 2, 4-9 and 11-15**].
- 7.1.2 These monitored mechanical excavations extended through a modern made ground horizon (**001**) and into an underlying and undated buried soil or ploughsoil horizon (**002**), which extended to the base of these excavations. This deposit sequence was recorded within **Representative Sections 1 and 2** [**Plates 3 and 10**].
- 7.1.3 No archaeological activity was identified within this area of the development site and there were no finds.

7.2 The Detached Residential Dwelling [Figure 6]

- 7.2.1 The area of the new build had been cleared and the foundations set out prior to arrival [**Plates 16-18**]. The foundation trenches for the new residential dwelling were excavated to varying lengths, to a width of 0.70m and to depths of between 0.80m-0.90m below the site levels [**Plates 19-27**].
- 7.2.2 These monitored mechanical excavations extended through a modern made ground horizon (**100**), a modern topsoil horizon (**101**) and into the undated buried soil or ploughsoil horizon (**102**), which in most places extended to the base of these excavations. Where the foundation excavations reached slightly greater depths, these excavations extended into the upper levels of an underlying natural horizon (**103**), which

was also recorded at the base of these foundation trench excavations. The deposit sequence within this second monitored area was recorded within **Representative Sections 3-7**.

- 7.2.3 No archaeological activity was identified within this area of the development site and there were no finds.

8. Discussion and Conclusions

- 8.1 The groundworks for this development, which consisted of the mechanical excavation of the foundations for the new residential dwelling and for the new detached garage were the subject of continual archaeological monitoring and recording.
- 8.2 No archaeological activity was identified on this site and there were no finds.
- 8.3 The archaeological monitoring of the area of the new detached garage identified a deposit sequence that consisted of a modern made ground horizon, which was intermixed with topsoil and an undated buried soil or ploughsoil horizon, which were recorded here within two representative sections.
- 8.4 The archaeological monitoring of the area of the new residential dwelling recorded a slightly different site deposit sequence here. This comprised a modern made ground horizon that was intermixed with topsoil, a modern topsoil horizon, the undated buried soil or ploughsoil horizon and an underlying natural horizon. In most places, the foundation excavations extended into the undated buried soil or ploughsoil horizon. Where the foundation trench excavations attained greater depths, this exposed the upper levels of the underlying natural horizon. This sequence was recorded within a further five representative sections.

9. Effectiveness of Methodology and Confidence Rating

- 9.1 The chosen methodology comprising a programme of archaeological monitoring and recording clearly demonstrated both the absence of archaeological activity and the lack of finds and the nature of the deposit sequences present on this site; while providing sufficient time to record the deposit sequences therein. It is considered that the implemented methodology was sufficient to record both the absence of archaeological activity and lack of finds and the nature of 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. Mr. Matt Deakin and his client - Ms. Alison Wade for commissioning this work. Thanks are also extended to Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team and to the staff of the Lincolnshire Heritage Environment Record for their kind assistance.

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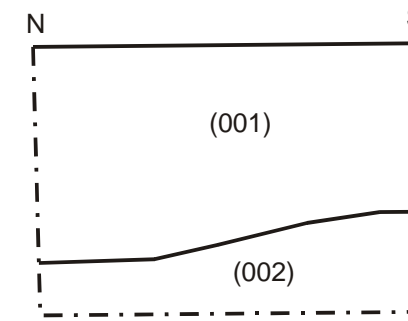
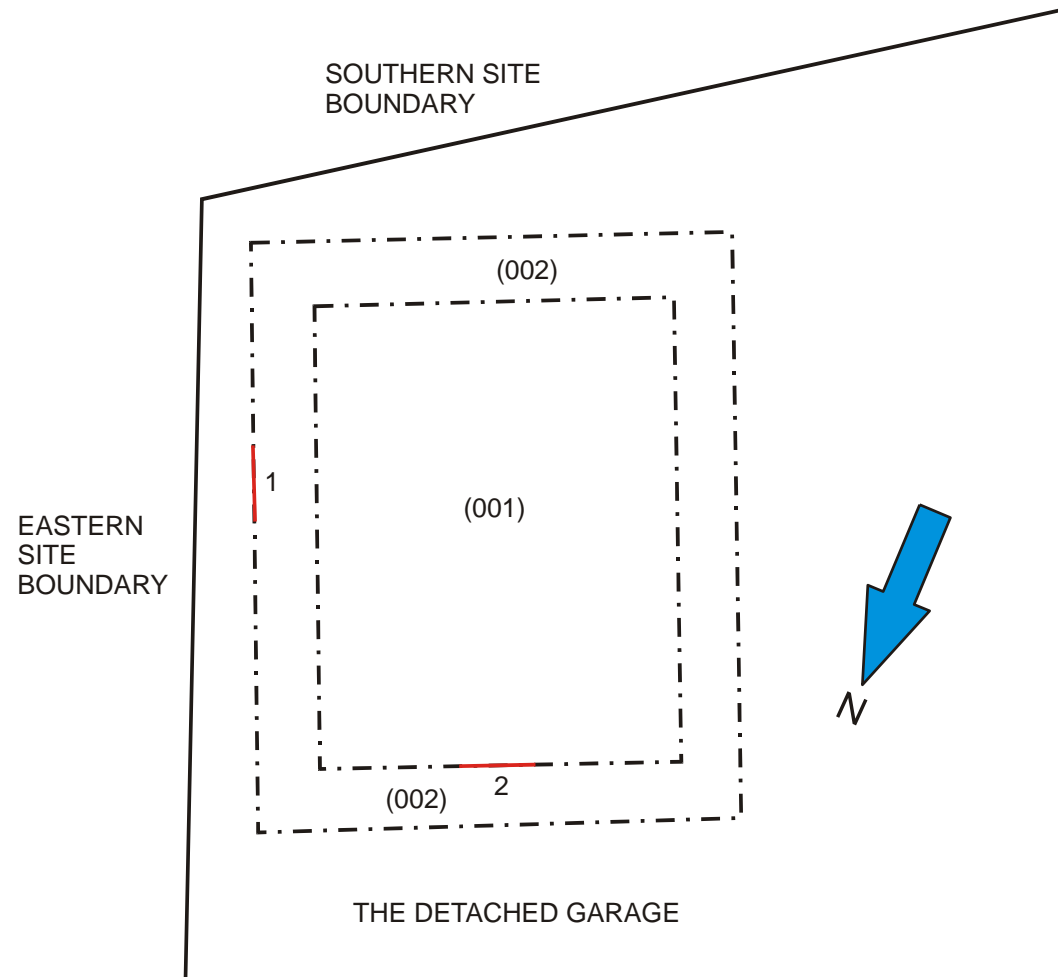
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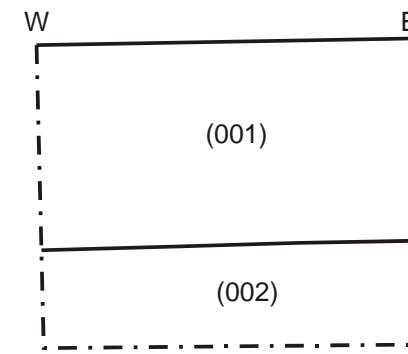
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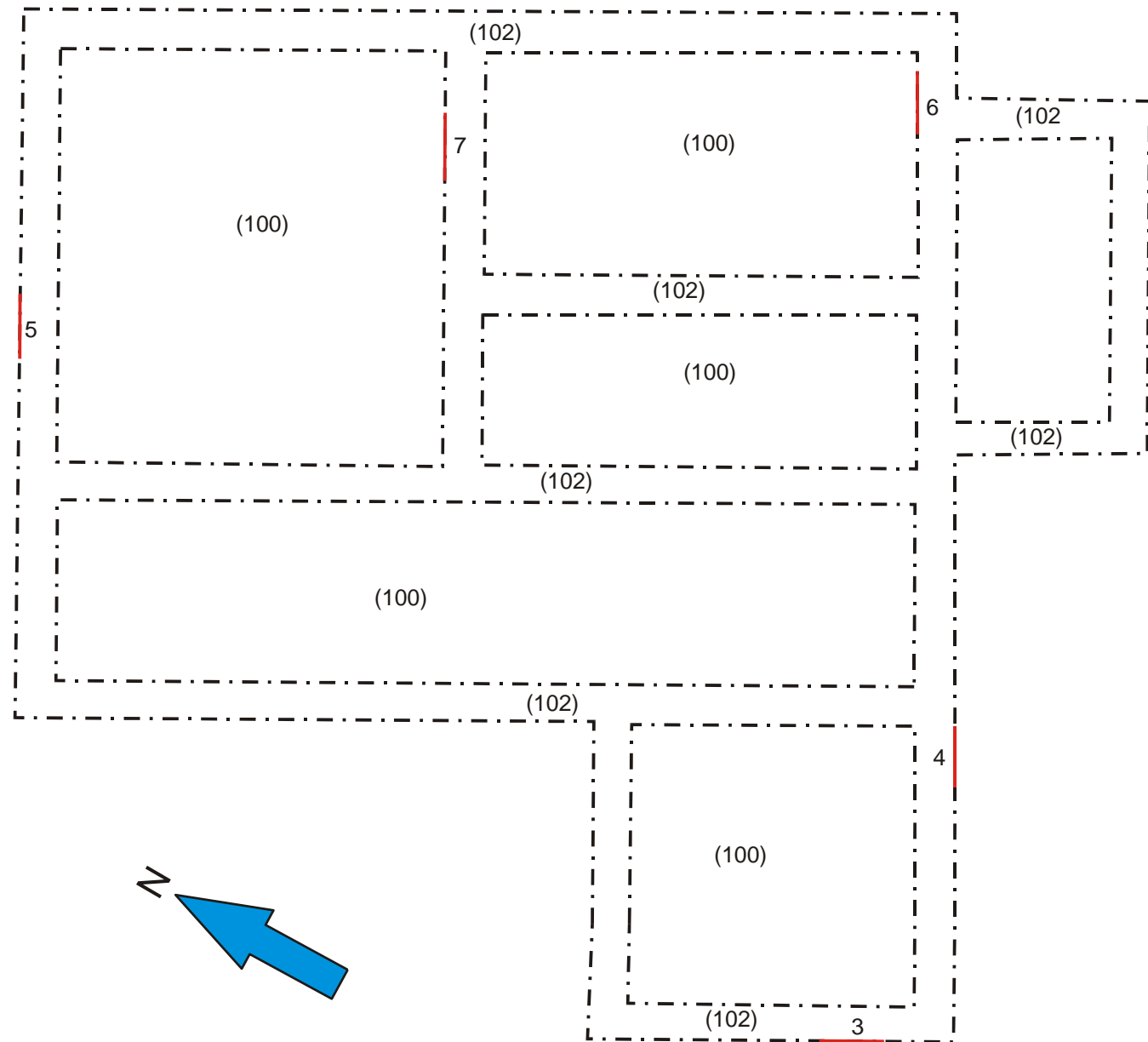


Representative Section 1, West Facing Section, scale 1:20



Representative Section 2, North Facing Section, scale 1:20

Figure 5: Plan of the Monitored Groundworks of the Detached Garage at a scale of 1:100 and Representative Sections 1-2 at a scale of 1:20



RESIDENTIAL DWELLING

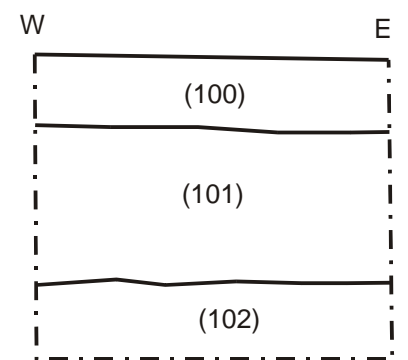
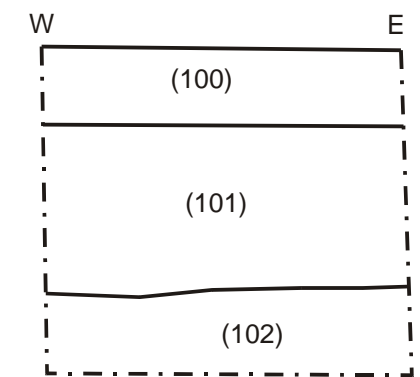
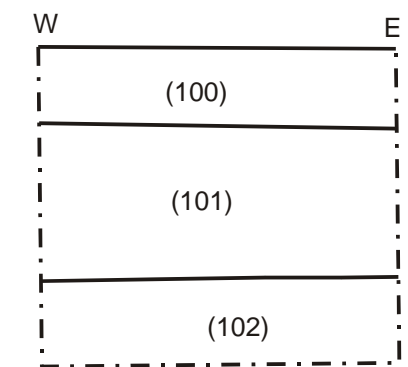
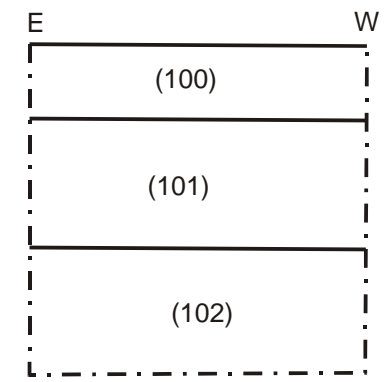
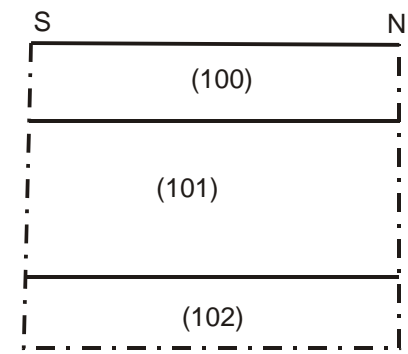


Figure 6: Plan of the Monitored Groundworks of the Residential Dwelling at a scale of 1:100 and Representative Sections 3-7 at a scale of 1:20

Appendix 1: Plates

The Detached Garage



Plate 1: Pre-groundworks, from the north



Plate 2: Excavation of the foundations, from the south-west



Plate 3: Representative Section 1, from the west



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



Plate 5: Excavation of the foundations, from the north



Plate 6: Excavation of the foundations, from the north



Plate 7: Excavation of the foundations, from the north



Plate 10: Representative Section 2, from the north



Plate 8: Excavation of the foundations, from the north



Plate 11: Excavation of the foundations, from the north



Plate 9: Excavation of the foundations, from the north



Plate 12: Excavation of the foundations, from the north



Plate 13: Excavation of the foundations, from the north



Plate 16: Pre-groundworks, from the west



Plate 14: Excavation of the foundations, from the north-west



Plate 17: Pre-groundworks, from the north-west



Plate 15: Excavation of the foundations, from the north



Plate 18: Pre-groundworks, from the west

The Detached Residential Dwelling



Plate 19: Excavation of the foundations, from the east



Plate 22: Excavation of the foundations, from the south-east



Plate 20: Excavation of the foundations, from the east



Plate 23: Excavation of the foundations, from the south-east



Plate 21: Excavation of the foundations, from the east



Plate 24: Excavation of the foundations, from the west



Plate 25: Excavation of the foundations, from the north



Plate 26: Excavation of the foundations, from the north



Plate 27: Excavation of the foundations, from the north

Appendix 2: List of Contexts

The Detached Garage

- 001** Modern made ground horizon intermixed with topsoil. Soft, dark grey brown sandy silt with small-large brick fragments 2%, small-medium angular stone fragments 2% and small angular stones 1%. Above (**002**). Recorded within **Representative Sections 1-2**. Depth - 0.54m.
- 002** Undated buried soil or ploughsoil horizon. Soft, mid orange brown clayey silt with occasional small angular stones. Below (**001**). Recorded within **Representative Sections 1-2**. Depth - >0.24m.

The Residential Dwelling

- 100** Modern made ground horizon. intermixed with topsoil. Soft, dark grey brown sandy silt with frequent small-medium brick and tile fragments, small-medium angular stones and small mortar fragments. Above (**101**). Recorded within **Representative Sections 3-7**. Depth - 0.17m.
- 101** Modern topsoil horizon. Friable, dark grey black sandy silt with moderate small angular and rounded stones. Below (**100**) and above (**102**). Recorded within **Representative Sections 3-7**. Depth - 0.39m.
- 102** Undated buried soil or ploughsoil horizon. Soft, mid orange brown clayey silt with frequent small angular and rounded stones. Below (**101**) and above (**103**). Recorded within **Representative Sections 3-7**. Depth - 0.34m.
- 103** Natural horizon. Soft, light orange brown sandy silt with no inclusions. Below (**102**). Recorded within **Representative Section 2**. Depth - >0.10m.

Appendix 3: The Archive

The archive consists of:

Six context records

One site plan of the monitored groundworks for the new residential dwelling at a scale of 1:100 and five section drawings at a scale of 1:20 on one sheet of drawing film

One site plan of the monitored groundworks for the new detached garage at a scale of 1:100 and two 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: 2020.110** and the site code **CLKE20**

Appendix 4: Photographic Register

PHOTOGRAPHIC RECORD SHEET

Camera No.	Date Loaded	Time Loaded	Comments		B&W	Col.	Digi.
	1 / 1	:			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Frame	Comments	View	Scale	Init & Date	Site		
	Identification Shot	N/A	N/A				
	THE DETACHED GARAGE						
1	Pre-groundwork	N		At 26/10/20	CLKE20		
2	Excavation of the Foundation	SW		" "	"		
3	Representative Section 1	W		At 26/10/20	CLKE20		
4	Excavation of the Foundation	SW		At 26/10/20	CLKE20		
5	Excavation of the Foundation	N		At 26/10/20	CLKE20		
6	Excavation of the Foundation	N		At 26/10/20	CLKE20		
7	Excavation of the Foundation	N		At 26/10/20	CLKE20		
8	Excavation of the Foundation	N		At 26/10/20	CLKE20		
9	Excavation of the Foundation	N		At 26/10/20	CLKE20		
10	Representative Section 2	N		At 26/10/20	CLKE20		
11	Excavation of the Foundation	N		At 26/10/20	CLKE20		
12	Excavation of the Foundation	N		At 26/10/20	CLKE20		
13	Excavation of the Foundation	N		At 26/10/20	CLKE20		
14	Excavation of the Foundation	NW		At 26/10/20	CLKE20		
15	Excavation of the Foundation	N		At 26/10/20	CLKE20		
	THE DETACHED RESIDENTIAL DWELLING						
16	Pre-groundwork	W		At 20/11/21	CLKE20		
17	" "	NW		" "	"		
18	" "	W		" "	"		

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 Adjacent to Frimley Cottage, 12, Church Lane, Keelby, Lincolnshire - Neville Hall

OASIS ID - nevilleh1-418590

Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nhallarchaeologicalservices@gmail.com	5 April 2021

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 1996-2021 Created by Jo Gilham and Jen Mitcham, email Last modified Thursday 1 April 2021

Cite only: <http://www.oasis.ac.uk/form/formct1.cfm?oid=nevilleh1-418590> for this page

[Cookies](#) [Privacy Policy](#)

Appendix 6: Specification for Archaeological Monitoring

**Specification for Archaeological Monitoring
on Land Adjacent to Frimley Cottage,
12, Church Lane,
Keelby, Lincolnshire.**

**Prepared for Mr. Matt Deakins on behalf of his client - Ms. Alison
Wade**

**National Grid Reference: TA 1660 0991
Site Code: CLKE20
Accession No: LCNCC: 2020.110
Planning Reference: 136726**

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

July 2020

Non-technical summary

- S1 *A scheme of works comprising archaeological monitoring is required during the groundworks pertaining to the construction of a new residential dwelling with detached garage on land adjacent to Frimley Cottage, 12, Church Lane, Keelby, Lincolnshire.*
- S2 *The development site is situated within an area of high archaeological potential and within the historic core of the medieval and post-medieval settlements of Keelby, and in particular within the one of the identified settlement foci of Church End. The earthwork remains of former medieval settlement activity are situated nearby. The specific objectives of the project will be to record any archaeological features, deposits, structures or finds associated with these medieval and post-medieval settlements.*
- S3 *The archaeological monitoring will be undertaken during the groundworks stage of development, which will comprise the mechanical excavation of the foundations and services for the new residential dwelling with detached garage. 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 1-3]

- 1.1 The development site is situated within the historic core of the village of Keelby, on the southern frontage of Church Lane and approximately 100m to the south-east of the parish church. The development site is located at National Grid Reference TA 1660 0991 and at a height of approximately 18mAOD. Keelby is located approximately 11km to the west of Grimsby and 20km to the north-east of Market Rasen, in the modern civil parish of the same name and in the administrative district of West Lindsey, county of Lincolnshire.
- 1.2 The development site is situated at the base of the dip slope, on an undulating upland area and on the eastern edge of the Lincolnshire Wolds. The development site is located on deep fine loamy soils of the Burlingham 2 Series, which have developed on deposits of chalky tills. These overlie a solid geology of chalk of the Upper Cretaceous.

2. Planning background [Figure 4]

- 2.1 This document comprises a Specification or a written scheme of works for archaeological monitoring which is to be maintained during the groundworks pertaining to the construction of a new residential dwelling with detached garage on land adjacent to Frimley Cottage, 12, Church Lane, Keelby, Lincolnshire (Planning Reference: 136726).

3. Historical and Archaeological Background

- 3.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record (HER) and the online National Library of Scotland. A search of the Lincolnshire HER was conducted within a 0.5km radius of the development site.
- 3.2 A flint blade core of Mesolithic or Early Neolithic date was recovered from the topsoil horizon during the archaeological monitoring of a new development on land to the rear of 19, Riby Road in 2016 (HER 56790, Site code: KRRM15).



Figure 1: Site location at scale 1:25,000. (O.S. copyright licence number 100048723)

- 3.3 The first documentary reference to the settlement of Keelby, *Chelebi* or *Chilebi* occurs in the Domesday Survey of AD1086. It is clear from place name evidence that this settlement has late Anglo-Saxon origins. The place name itself is derived from the Old Scandinavian *kjolr* and *by*. Keelby is a compound of *kjolr* or 'a keel or ridge of hills' and *by* - 'a farmstead/village'. It is clear from this that this place name had a topographical derivation, hence 'the farmstead or village in the ridge'.
- 3.4 At the Domesday Survey of AD1086, lands in the parish of Keelby were held by the King, the Archbishop of York, the Bishop of Bayeux, the Bishop of Lincoln, Ivo Tallboys, Drogo of la Beuvriere Norman of Arcy and Waldin the Engineer. The Domesday entry for Keelby also makes reference to two mills, a half share in a further mill and a salthouse.
- 3.5 At the Lindsey Survey of cAD1115, Ranulf Mischin, Earl of Lincoln held two bovates of land in *Chelebi*. Other land holdings here were held by the Bishop of Lincoln, Norman of Arci, Geoffrey, son of Payne, Manasiet Arsic and the Archbishop of York. Later medieval documentary sources variously refer to the settlement of Keelby as *Kelebi* (AD1143-7); *Kelesby* (AD1181-5); *Kileby* (AD1208); *Keileby* (ADc1215); *Keylby* (AD1500); *Kyeleby* (AD1218); *Kelby* (AD1376) and as *Kilby* (1635).
- 3.6 The settlement of Keelby was large in the 11th century, but by the 14th century had been reduced to a fraction of its size. Although the impact of the Black Death was relatively small, it had recovered to its earlier larger size by the 16th century. The settlement plan of Keelby seems to be based on a series of amalgamated several smaller settlement foci related to fragmented early tenure. The most obvious retained the names of North End

and South End. Church End may be the same as or separate from them and the farm at Church End incorporates part of a 14th century manor house. Only the plots of North End, forming a closing row to the north-south road with abandoned but quite regular properties the length of its eastern side together have a planned appearance. The remainder of the settlement including earthworks on the fringes form no coherent plan, but is characterised by a network of curving and looping street and lanes such as might have surrounded individual nuclei. (HER 53780).

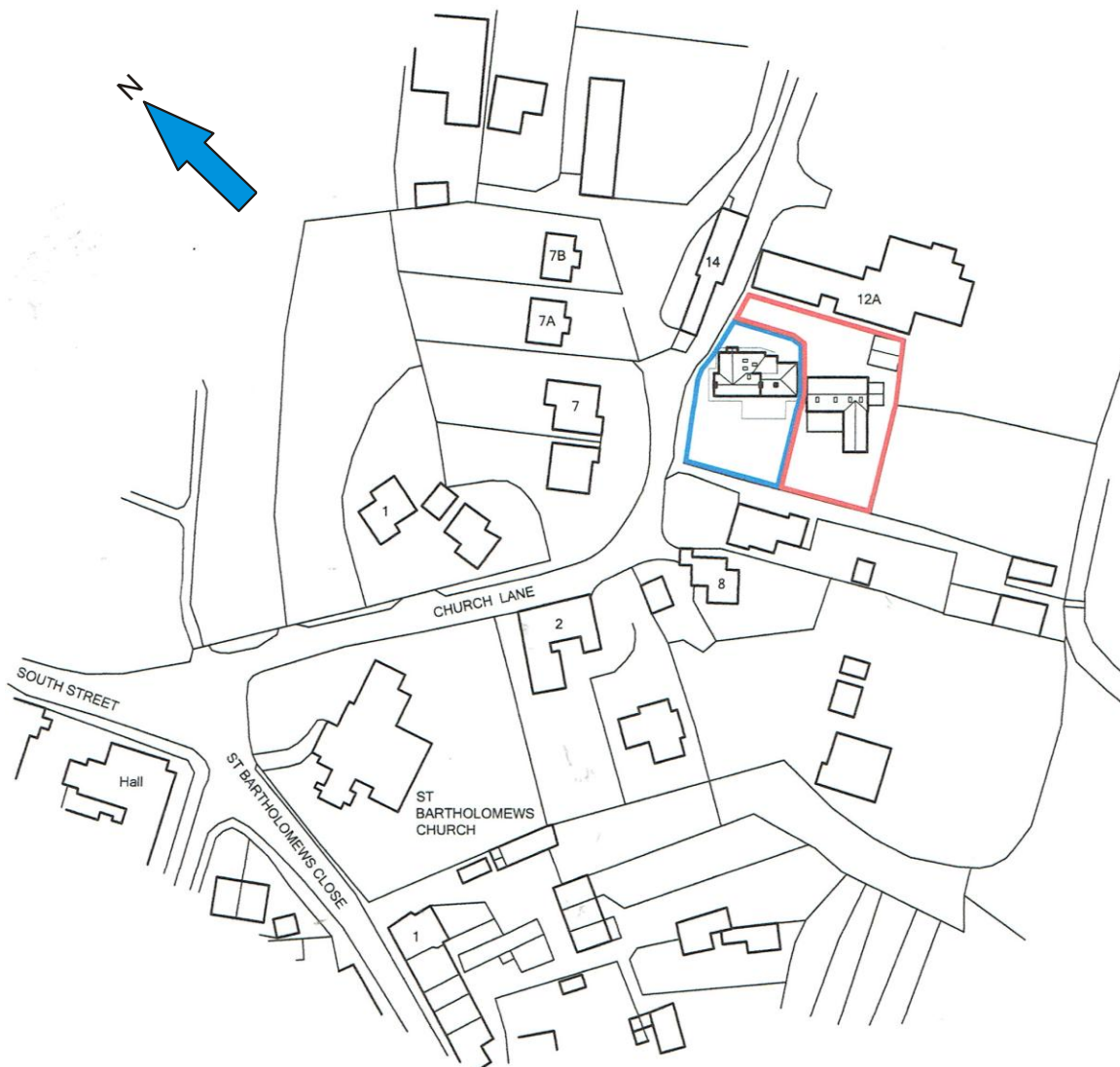


Figure 2: Site location at a scale of 1:1,250, (extract from Architects plan). The development site is outlined in red. (O.S. copyright licence number 100048723)

- 3.7 The Grade I listed parish church in Keelby, which is dedicated to St. Bartholomew, is of the Decorated period of church architecture or 12th - 13th century in origin (HER 50001). The church consists of a west tower, nave, north porch, chancel and north and south aisles with arcades. The church was restored during the 20th century. A 12th - 13th century medieval aisle was discovered during excavations on the south side of the church. The medieval aisle was found to be still inside the church.

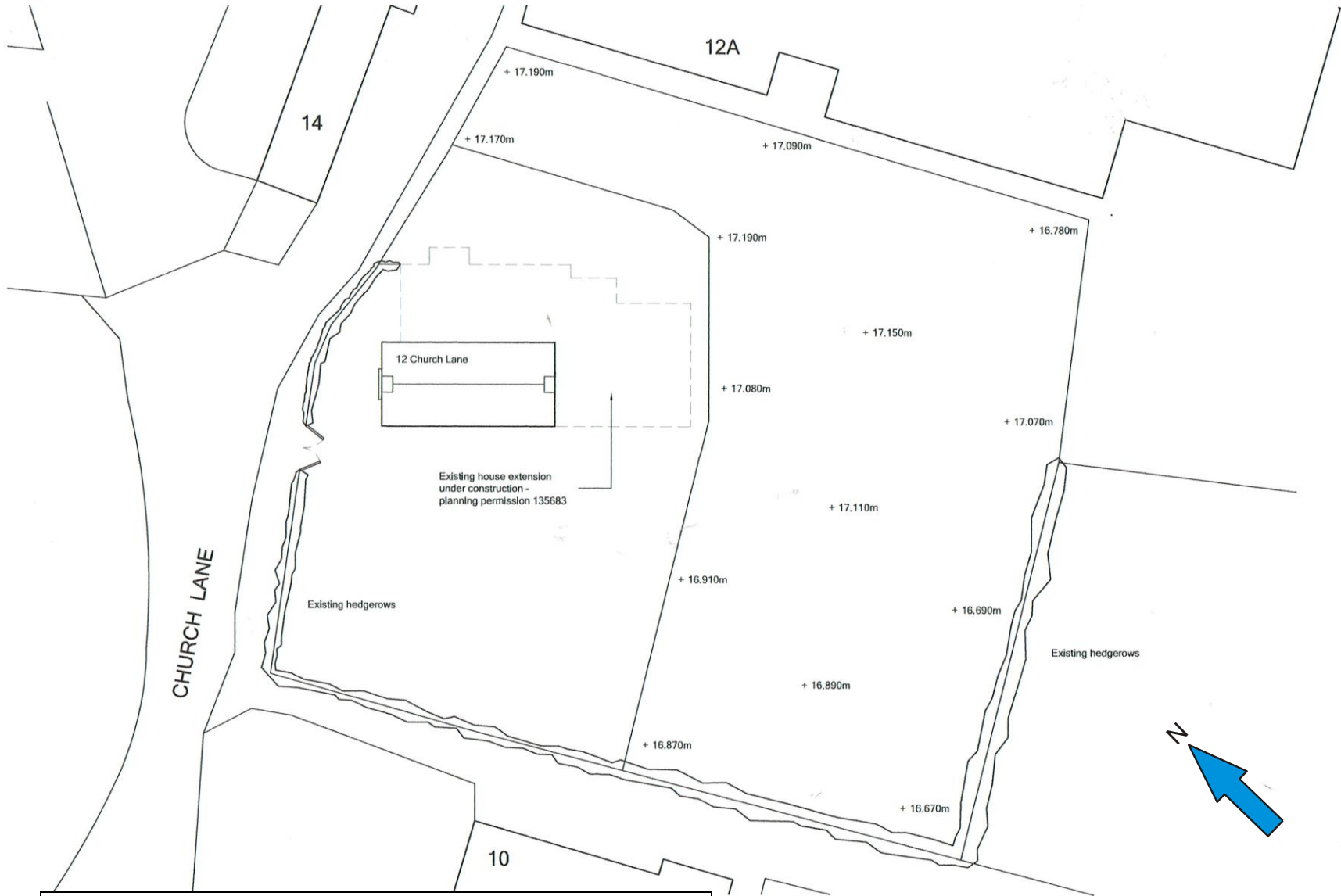
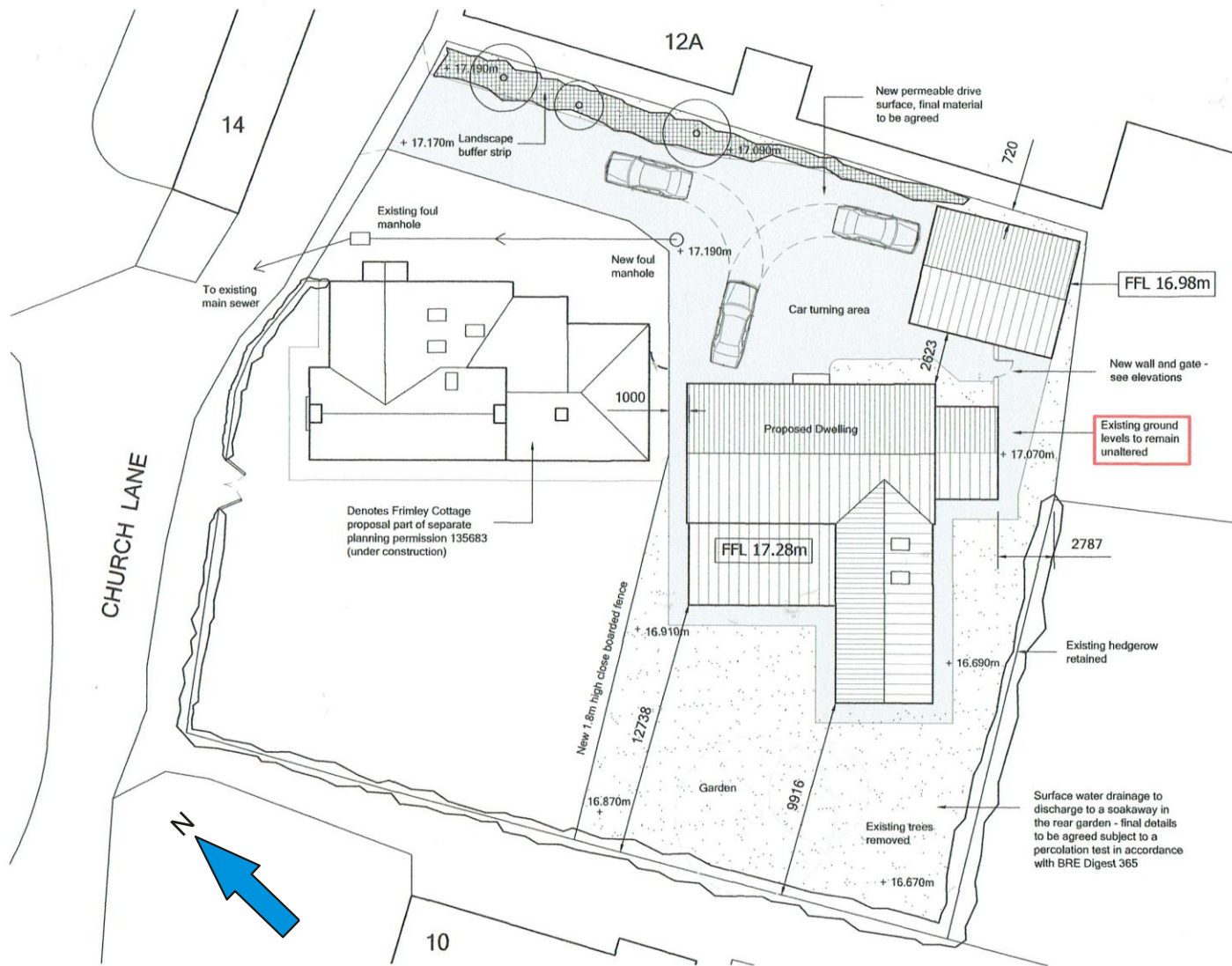


Figure 3: Plan showing the existing layout of the development site at a scale of 1:200, (not to scale), (extract from Architects plan)



Proposed Site Plan - 1:200

Figure 4: Block plan showing the proposed layout of the development site at a scale of 1:200, (not to scale), (extract from Architects plan)

- 3.8 The base and part of the lower shaft of a 14th century medieval cross is located in the parish churchyard (HER 50002, NHL 1308778). The cross is both Grade II listed and scheduled as an ancient monument (SM No. 1018287).
- 3.9 The parish churchyard of the church of St Bartholomew is shown on the Second Edition O.S map of 1905 and is likely to date from at least the 13th century, when the church in which it serves was constructed (HER 56789).
- 3.10 A Grade I listed building consisting of a shop at 9, Church Lane and Church End Farmhouse are located to the north-east of the development site. Attached to the west end of the farmhouse are the remains of a manor house. This building was formerly a manor house dated to cAD1200 with extensive alterations of the 14th century and some of the 20th century. The site was originally moated; part of the moat can be seen to the north (HER 50003, NHL 1359820). This is also the site of an extant 19th century farmstead, which is arranged around a loose courtyard with an 'L'-plan range with further detached outbuildings to the fourth side of the yard. The farmhouse is detached. There has been a significant loss of traditional buildings here. The farmstead is within a village location.
- 3.11 Significant earthwork remains associated with the former medieval settlement have been identified to the south-west and to the immediate north of this development site (HER 53780). These comprise the cultivation remains of ridge and furrow, enclosures, tofts and crofts.
- 3.12 A house, stable, wall and railings of 17th century date with late 18th and early 19th century alterations at 1, South Street and to the north of the parish church are Grade II listed (HER 56097, NHL 1308756).
- 3.13 The Manor House on Manor Street is a Grade II listed manor house that was constructed in 1794 (HER 56096, NHL 1308752). It is situated to the north-west of the parish church.
- 3.14 The site of a former Primitive Methodist Chapel was built on Riby Road in about 1860 (HER 55038). It appears to have been demolished by the 1980s.
- 3.15 The Keelby Methodist Church on Yarborough Road was originally a Wesleyan Methodist Chapel, which was opened in 1867 (HER 55037). This appears to have replaced an earlier building, possibly on this site.
- 3.16 A former school on Victoria Road was constructed shortly after the passage of the Education Act of 1870 (HER 56760). The building has a datestone of 1873. The school was finally closed in 1999 and is now used as a library and youth centre.
- 3.17 The Hollies Keelby, is an extant 19th century farmstead which is arranged around a regular courtyard with linked working buildings on all four sides of the yard (HER 56834). The farmhouse is detached from the main working complex. The farmstead is within a village location.
- 3.18 The Grade II listed village hall on King Street is dated to 1897 (HER 55631, NHL 1063368). A Grade II listed rifle range that was built in 1897 is located on South Street (HER 56292, NHL 1359821). It is situated to the north of the parish church.
- 3.19 The Keelby War Memorial is located at the junction of Broadway and Manor Street (HER 58192). It was unveiled in 1921.
- 3.20 Undated human remains were unearthed during digging in the garden of a property on Stallingborough Road (HER 54697).

- 3.21 There have been other previous archaeological investigations within the vicinity of this development site. In 2017, an watching brief was undertaken on land off Yarborough Road on the groundworks for a new residential development (HER 58227, Site code: YRKM15). This identified two undated ditches. No finds were recovered from the ditches, but it was thought that they may have been associated with post-medieval drainage activity in the area.
- 3.22 An archaeological watching brief was carried out on land adjacent to 5, Barton Street, on the western outskirts of the settlement and to the west of the development site (Site code: BUSMB07). The watching brief took place in 2007 on the groundworks for a new detached house with a detached garage. The watching brief did not identify any significant archaeological activity. Areas of modern disturbance and a ploughsoil horizon were found. There were no finds.
- 3.23 An archaeological evaluation took place in 2005 on land at 61 Yarborough Road and on the north-western outskirts of the village (Site code: KYR05). The two trenches excavated did not identify any archaeological activity and there were no finds.
- 3.24 In 2002, significant remains associated with medieval settlement activity were recorded during an earthwork survey on land adjacent to South Street (HER 53780, Site code: KSS01). On the western fringes of the earthwork survey area, a slightly raised area adjacent to a farm track and gate was identified. This was indicative of a modern spread of material from the farm trackway and access routes. To the east of this was a distinctive mound of around 15m in diameter and 0.5m in height. This has been used in recent time as a bonfire site of modern origin, so the extent of any underlying feature was unclear.
- 3.25 To the south-east of this and in the south-eastern portion of the first field was occupied by a series of low platforms that were defined by linear hollows. The most marked were two adjacent roughly rectangular platforms of 23m by 35m and 8-10m by 35m in extent separated by a c5m wide hollow and raised some 0.20m-0.50m above the base of the hollows. The eastern extent of these features probably formed the eastern boundary of this field. The hollow on this eastern boundary extended through to the northern boundary and also marking the eastern edge of a further less well defined raised area against the northern boundary. This area measured c20m by 30m, but although the southern and eastern edges are less well defined, the hollow along the western edge at the base of the slope was much less clearer than others defined on this site. This area is marginally less elevated than those to the south with rather amorphous bumps and hollows.
- 3.26 In the south-western corner of the second field, a further 4m by length of ditch survives as a marked feature along the western boundary of the field. To the north of this, and within the central area of the second field was a shallow circular depression some 9m in diameter and 0.15m-0.20m in depth. The earthwork survey identified a pattern of former ditches which have created ditched enclosures comprising settlement earthworks. It is possible that the double platform arrangement may represent a possible medieval moated site with a possible manorial function either as a principal residence of the manor or a monastic grange. The survey identified a probable medieval double ditched enclosure containing two platforms with a number of other associated features comprising a medieval moated complex. Aerial photographs had established that there were further features associated with this moat comprising paths, enclosures to the south and drainage ditches to the east. The map evidence established that the survey area had been grassed over since at least the 18th century.
- 3.27 An archaeological evaluation took place on land at South Street and on the north-eastern outskirts of the village in 2005 (HER 53780, 55432, Site code: SSK05). The evaluation was undertaken because an earthwork identified as the result of a previous topographical

survey of the site was regarded as being archaeologically sensitive. The evaluation identified several undated postholes, a former landscape division consisting of a north-south aligned undated ditch, a linear depression found by a hedgerow boundary, and modern and undated tree throws. The single evaluation trench had been positioned across the centre of this earthwork. The earthwork itself was found to have been formed by the banking of topsoil on a natural slope. A small assemblage of residual medieval pottery was also found.

- 3.28 A further archaeological evaluation took place in 2003 on land at South Street and to the immediate east of the 2005 evaluation (HER 53780, Site code: SSK03). The evaluation was located within an area with possible enclosures adjacent to an east-west orientated hollow. The three evaluation trenches were located within possible enclosures and determined that there were no structural remains or other substantial indications of domestic occupation. This coupled with the absence of medieval and later finds suggested that the enclosures were probably not dwelling sites, but enclosed pastures or paddocks that were associated with two rectangular shaped house platforms to the west, which probably supported medieval dwellings. The dearth of finds coupled with the survival of the earthworks indicated that the land had been pasture for some considerable time.
- 3.29 Further undated archaeological features were found during a further archaeological evaluation on land off South Street and Stallingborough Road in 2018 (HER 55432, Site code: KESR18). The feature consisted of the remains of three probable drainage ditches. No finds were recovered from these features.
- 3.30 Two sherds of redeposited medieval pottery were found during the archaeological monitoring of development groundworks on land to the rear of 19, Riby Road (HER 53780, Site code: KRRM15). The sherds were dated to the 13th-14th centuries.
- 3.31 Copies of manuscript and published Ordnance Survey maps were obtained from the Lincolnshire Archives and from the Lincoln Local Studies Library. The earliest map consulted comprised an extract from the tithe map for the parish of Keelby of 1845 (Archive ref: C379). This map shows the area of the development site as lying within a larger open field plot, (no. 17), which is documented in the accompanying tithe apportionment as 'house, buildings and paddock'. The area of the development site also includes a rear rectangular shaped outbuilding at the rear of a building which fronts onto the south side of Church Lane.
- 3.32 An extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1891 shows the area of the development site within a smaller enclosure which fronts onto the south side of Church Lane. The field is an open plot with no buildings within it. This same layout to the area of the development site is featured on the Second Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1908. The 1:10,560 scale Ordnance Survey (O.S.) map of 1956 shows a small rectangular shaped building at the southern frontage of Church Land at the northern end of this field plot. The 1:10,000 scale Ordnance Survey (O.S.) map of 1972 shows the area of the development site within the same smaller enclosure which fronts onto the south side of Church Lane as that shown on the maps of 1891 and 1908.

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 construction of a new residential dwelling with detached garage.
- 4.2 The objectives of the project are:

To establish the presence/absence of archaeological remains within the area of the -

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 is situated within an area of high archaeological potential and within the historic core of the medieval and post-medieval settlements of Keelby, and in particular within the one of the identified settlement foci of Church End. The earthworks remains of former medieval settlement activity are situated nearby. The specific objectives of the project will be to record any archaeological features, deposits, structures or finds associated with these medieval and post-medieval settlements.

5. Methodology

- 5.1 The archaeological monitoring will be undertaken during the groundworks phase of development, and will include the **continual monitoring** of the mechanical excavation of the foundations and services for the new residential dwelling with detached garage.
- 5.2 All site mechanical excavation work will be undertaken with an excavator equipped with a toothless digging bucket.
- 5.3 All work will be carried out according to the Chartered Institute of Field Archaeologists (CHIfA) standards,
- 5.4 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.
- 5.5 A Risk Assessment will be prepared for the site.
- 5.6 Stripped areas and trench sections will be continually observed to identify any archaeological features and/or deposits which may be exposed.
- 5.7 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.
- 5.8 Written descriptions detailing the nature of archaeological features and/or deposits encountered will be compiled on pro-forma context record sheets.
- 5.9 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.
- 5.10 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 local coroner's office and to Lincolnshire Portable Antiquities Scheme.
- 5.11 Throughout the monitoring a colour 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.

- 5.12 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.
- 5.13 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 West Lindsey 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 representative of 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 It is anticipated that the archive will be deposited at The Collection, Lincoln by June 2021.

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 and a list of contexts, and any specialist reports on finds from the site.

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), West Lindsey 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, 2020).
- 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 Should additional personnel be required, prior approval of the personnel will be sought from the local planning authority archaeologist prior to appointment.
- 13.3 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
Archaeological Solutions :Ltd.	Environmental
Carol Allen	Neolithic and Bronze Age
Laura Keal	Osteoarchaeology
Jane Cowgill	Metallurgy

- 13.4 Small finds requiring conservation will be conserved by the City and County Museum Laboratory.
- 13.5 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 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.