

NO. 20A, UNION STREET, MARKET RASEN, LINCOLNSHIRE

**SCHEME OF ARCHAEOLOGICAL
MONITORING AND RECORDING**

NGR: TF 10730 89044
Planning application: 126925
PCAS job no. 1229
Site code: USTM 14
Archive acc. no.: LCNCC:2014.104

Prepared for
Lincs Homes Ltd.

by
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Summary

A scheme of archaeological monitoring and recording took place during the construction of a block of flats at no. 20a, Union Street in Market Rasen in Lincolnshire.

Union Street is situated within the historic town centre, although no medieval or earlier remains have been recorded in its immediate neighbourhood.

The site lies within an area characterised by 19th-century commercial and domestic buildings. A Grade II listed late 19th-century shop adjoins it on the north side, and a number of other 19th-century listed buildings are recorded within its neighbourhood. Historic Ordnance Survey mapping shows that the site was occupied in the late 19th and early 20th centuries.

Two sub-circular brick structures were revealed, one of which was an oven with a vaulted ceiling, possibly used in the brewing industry. Brick walls and foundations were also revealed relating to a plastic bag factory on the west side of the site and the former No. 20a Union Street to the east of this.

No deposits or features pre-dating the 18th century were revealed.

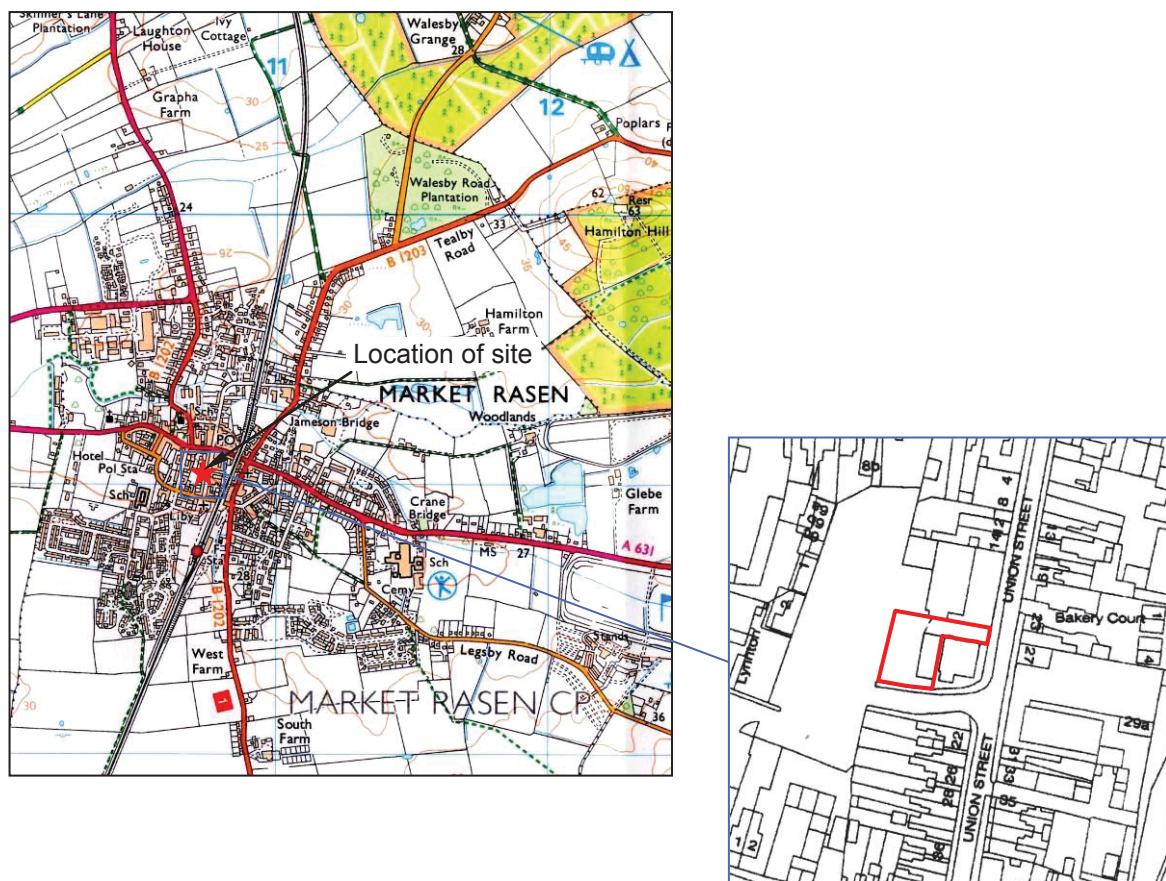


Figure 1: Location plan of the site at scale 1:25,000, with an inset detail at scale 1:2500. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

1.0 Introduction

Pre-Construct Archaeological Services Ltd (PCAS) was commissioned by Lincs Homes Ltd. to carry out a programme of archaeological monitoring and recording on land at no.20a, Union Street, Market Rasen, Lincolnshire.

2.0 Location and description (figs. 1 and 2)

Market Rasen is a small town and parish in the West Lindsey district of Lincolnshire, lying approximately 22km north-east of Lincoln and 14km east of the A15 (Ermine Street). It is situated within the Central Clay Vale Character Zone (CLV3) of the Clay Vale Landscape Character Area, which occupies the flat, low-lying land to the north-east of Lincoln. The town forms an exception to the typical Landscape Character Zone pattern of small settlements, being characterised by a well-preserved historic core surrounded by succeeding areas of 19th- and 20th-century housing and infrastructure (Lord and MacIntosh, 2011).

Union Street is located in the centre of the town, between Queen Street and Chapel Street in the Market Rasen Conservation Area. It is occupied by a mixture of commercial buildings and residential properties fronting on to the road. In the vicinity of the development site, the majority of the properties are Victorian, featuring steep roofs, sash windows and red brick walls; contemporary infill developments have been built in a similar style. No. 20a is situated on the west side of Union Street, immediately to the rear of no. 20. The application site currently comprises a single-storey shop unit dating from c. 1960, with a large parking area on the west side (RBBB, 2011).

Central National Grid Reference: TF 10730 89044.

3.0 Topography and Geology

Market Rasen lies at the foot of the western slope of the Lincolnshire Wolds, at the edge of the Vale of Ancholme. The River Rase, a tributary of the River Ancholme, runs from east to west across the town, to the north of the proposed development site; it runs in a shallow valley in which the town sits, so that Ordnance Datum heights within the town vary from approximately 35m above sea level at its northern and southern outskirts to 20m near its centre.

Market Rasen and Middle Rasen both lie at the southern edge of a large drift deposit of blown sand, overlying a solid geology of Kimmeridge Clay formation mudstone (BGS, 1999).

4.0 Planning Background

Planning permission was granted in May 2011 for the demolition of a shop unit and the construction of a residential development (application number 126925).

Planning permission was granted subject to conditions. Condition 2 states that a written scheme of archaeological investigation should be submitted to and approved by the Local Planning Authority prior to development; Condition 3 requires that the Local Planning Authority shall be notified in writing of the intention to commence the archaeological investigations at least 14 days before commencement; Condition 16 requires the archaeological work to be undertaken in full accordance with the WSI; Condition 17 requires a written report (this document) of the results of the archaeological work to be submitted to and approved in writing by the Local Planning Authority, and Condition 18 requires that the report and the site archive are to be deposited within 6 months of the completion of the

scheme, in accordance with a methodology and in a location to be agreed in writing by the Local Planning Authority.

5.0 Archaeological and historical background

The Lincolnshire HER has no record of any prehistoric material being found within the town, although there is evidence for Stone Age activity and Iron Age settlement directly to the east, along the Willingham Road (Bunn *et al.*, 2014).

There was certainly a Roman settlement in the neighbourhood of Market Rasen, which was a centre of industry, with abundant evidence for pottery production on a large scale. The known kiln sites lie to the south of the town centre, on both sides of Linwood Road, and have been excavated on several sites prior to modern development. No Roman material has been recorded within the historic town; if there was a separate settlement associated with the industrial production centre, its location is unknown (*ibid.*).

After the end of Roman rule in Britain, Little or East Rasen (it was not known as Market Rasen until the 14th century) became a minor agricultural settlement, overshadowed by its sister villages of West and Middle Rasen. It was first documented in the Domesday Survey of 1086, although it is likely to have originated before the Norman Conquest. Domesday Book records that Alfred of Lincoln had a minor estate there, with small amounts of arable and meadow land and a mill, and a smaller amount of arable land formed an outlying holding of Roger of Poitou's manor of Tealby (this estate may also have had a mill, but the four sokelands of Tealby manor were assessed jointly, and the location of the mill is not specified). Neither estate was manorial (Foster and Longley, 1924, pp.91, 125). No medieval buildings survive in the vicinity of Union Street, and no medieval finds have been recorded there (Bunn *et al.*, 2014), but it does lie within the boundaries of the medieval settlement (HER ref. 52750).

The enclosure award plan of Market Rasen parish, dating to 1780, shows Union Street as laid out and developed (HER ref. 52752), while the 25" to the mile 1st and 2nd edition Ordnance Survey maps, which are detailed enough to depict individual buildings, show the present development site as occupied by a large, roughly square building (fig. 3).

The historic town centre contains a large number of surviving post-medieval buildings, many of which are listed: those in the immediate neighbourhood of the site are marked on figure 2. Nos. 14, 16 and 18, Union Street, directly adjoining the north side of the site, are jointly a Grade II Listed Building. They consist of a former Co-operative store, built in 1897, incorporating a manager's house on its south side and a separate but matching shop front to the north; most of the original shop fronts survive (HER ref. 53630). To the south of the site, no. 30, Union Street, now Rasen DIY, is a Grade II listed early 19th-century building, possibly converted to a shop from a house (HER ref. 55704), while the south end of Union Street is closed by the Grade II* listed Centenary Chapel (HER ref. 55086) on the far side of the junction with Chapel Street. To the north, the Grade II listed no. 30, Queen Street, now Spencer's Newsagent, at the junction of Union Street and Queen Street, also dates to the early 19th century (HER ref. 55964), while nos. 17-23 Queen Street, on the opposite corner of the junction, is a Grade II listed corner block of four early 19th-century shops (HER ref. 56262). The early 19th-century shops at nos. 36/38 and nos. 40/42, Queen Street are also Grade II listed (HER refs. 55966 and 56262).

6.0 Methodology

The scheme of archaeological monitoring and recording was undertaken during all construction groundworks, including the excavation of service trenches (Fig 4). It comprised of the excavation and cleaning of any archaeological features exposed; the recovery of artefactual or ecofactual remains, and detailed recording. These works were undertaken by a suitably qualified staff member of PCAS. Due to difficult ground conditions, a toothed bucket was used to excavate the trenches.

Where identified, archaeological features were examined sufficiently to determine their date, character and survival condition and then recorded by measured plan and section drawings at appropriate scales (normally 1:20). The features and any drawn sections were located on a scale base plan derived from drawings provided by the developer. A written record of each significant stratigraphic horizon and archaeological feature was made on standard PCAS context recording forms. These were supplemented by a narrative account in the form of a site diary. A digital photographic record (supplemented by colour slide film photography where appropriate) was maintained during the course of the archaeological intervention.

Following the completion of the fieldwork, the finds were taken to PCAS to be washed, marked and sorted.

The fieldwork was carried out by Ben Wheeliker and Mike Rowe, and took place between the 11th and 19th of September 2014. Weather conditions were generally overcast.

7.0 Results

The scheme covered the monitoring and recording of all foundation and service trenches (Fig 4). A series of modern deposits consisting of demolition materials and made ground were observed on the site, a detailed list of which can be found in Appendix 2. The natural substrate (106) / (205) was light yellow-brown silty sand.

On the south side of the site was a small sub-circular brick structure [208], 0.70m wide. This was filled with a large amount of demolition debris, and was truncated by wall [105]. It is unclear what the total depth of this feature was.

On the east side of the site was a larger sub-circular structure [109] consisting of brick walls, a vaulted brick ceiling and tiled floor, 2.80m wide and 1.34m deep (Fig 5c; Plate 2). The bricks used were 230mm x 120mm x 70mm and were secured with a light grey-white mortar. There was no visible relationship between this structure and the others on site. All internal surfaces of this structure were exposed to high temperatures.

As well as these, there were walls and foundations for the plastic factory (Building A) and an adjacent smaller building (Building B) which occupied the site until the 20th century.

Building A consisted of walls [102], [104] and [105], a tile floor [207] overlain by concrete (206), and three cement bases [113], [114] and [209] (Fig 5f; Plate 3). The walls were constructed of bricks measuring 220mm x 120mm x 80mm, in an English Cross bonding, overlying a Stretcher bond for the stepped foundation. These were secured used fine white-grey mortar and survived in various conditions, up to 1.04m deep. The tile floor [207] consisted of a single layer of tiles overlying a layer of sand, within Building A. This was overlain by a layer (206) of concrete. The three bases [113], [114] and [209] consisted of cemented brick fragments, overlain by a slab of sandstone, with a cast iron column / pier attached at the top. These were possibly used to support a raised floor within the building. The building appears rectangular in plan, aligned north-south, and extends further in all directions making its full extent unknown.

Building B consisted of walls [202] and [204], constructed with bricks measuring 230mm x 120mm x 80mm, and secured using a light yellow sandy mortar. A tile floor was also present, identical to [207].

No further archaeological finds or features were detected.

8.0 Discussion and Conclusions

The small circular feature on the south end of the site is likely the earliest feature, as it is clearly truncated by the later factory (Building A). Its shape and size are consistent with that of a well, though the level of disturbance makes it difficult to be sure.

The larger circular structure, having been exposed to high temperatures, is probably an oven. It would likely have been housed within a larger structure, possibly Building B. It is believed that this structure may have been used for brewing at some time, and therefore would make this a malting oven. The presence of a well close by could also be indicative of the brewing process.

The 1910 Land Tax surveyor's plan of Market Rasen (Fig 3) shows a small rectangular structure (Building B) south-east of a larger building (Building A) on the site. Building A, a factory used to make plastic bags, was the latest structure on site, truncating the well on the south end of the site. After it was demolished, the site was levelled, and areas were covered in concrete and tarmac.

9.0 Effectiveness of Methodology

Archaeological monitoring was effective in identifying archaeological remains during the excavation of foundation trenches. No finds/features were observed pre-dating the brick structures though it is unclear whether this was a result of the disturbance caused or the absence earlier archaeology.

10.0 Project Archive

The project archive is currently held at the offices of PCAS Ltd. in Saxilby, Lincolnshire while being prepared for deposition, and will be deposited with the Lincoln City and County Museum ('The Collection') by February 2015 under the accession number 2014.104, with the exception of the finds, which are to be discarded. A copy of the full report will also be uploaded to the Archaeology Data Service OASIS (Online AccesS to the Index of archaeological investigationS) database, where it will be publicly accessible online through the ADS website, PCAS report no 1229.

11.0 Acknowledgements

Pre-Construct Archaeological Services would like to thank Lincs Homes Ltd. for this commission.

12.0 References

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Figure 2: Location plan of the site at scale 1:1250. The site is outlined in red, and Listed Buildings in its neighbourhood in green. Plan supplied by client.



Figure 3: Extract (not to scale) from the 1910 Land Tax surveyors' plan of Market Rasen, drawn up on 25" to the mile Ordnance Survey mapping from 1906. The site is ringed in red.

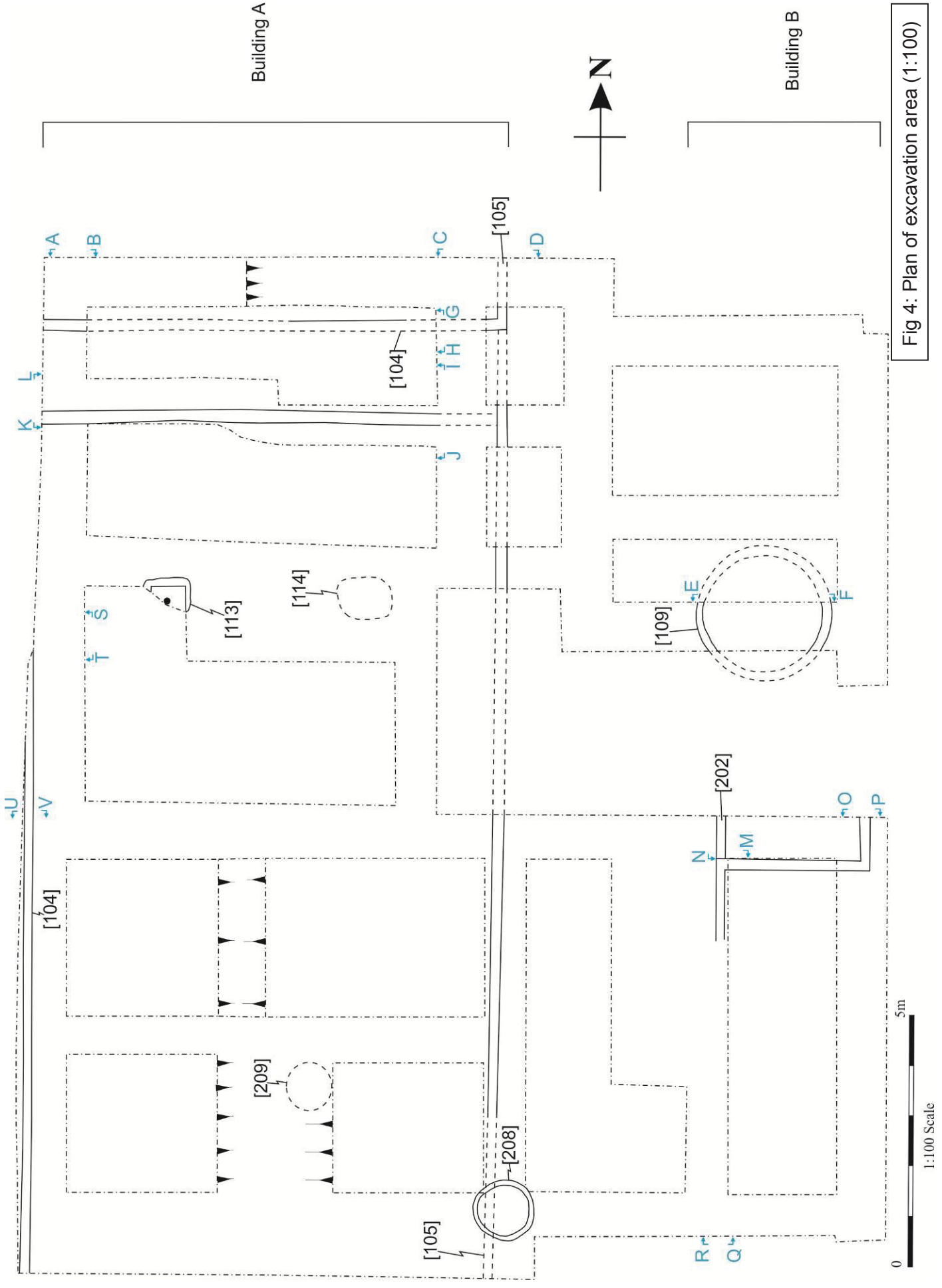


Fig 4: Plan of excavation area (1:100)

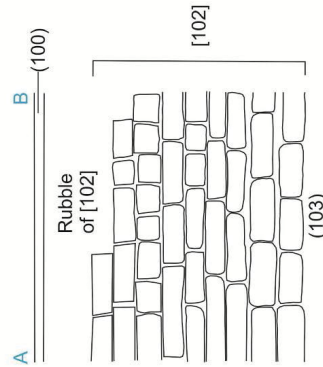


Fig 5a: Sample elevation of wall [102] (1:20)

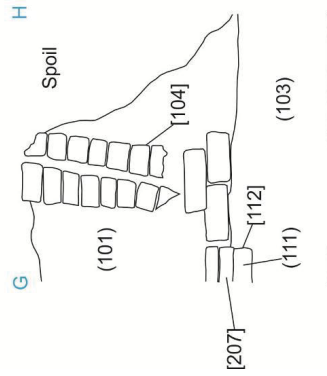


Fig 5d: Sample elevation of wall [104] and tile floor [207] (1:20)

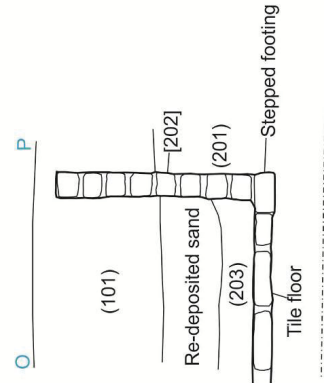


Fig 5h: Sample elevation of wall [202] (1:20)

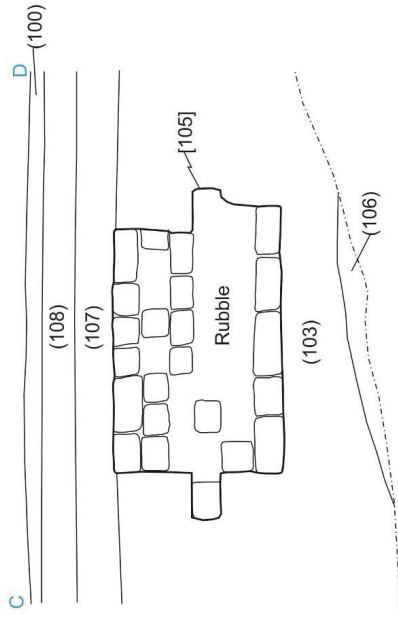


Fig 5b: Sample elevation of wall [105] (1:20)

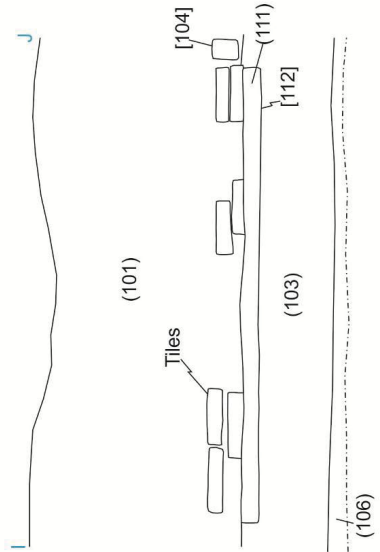


Fig 5e: Section through construction cut [112] (1:20)

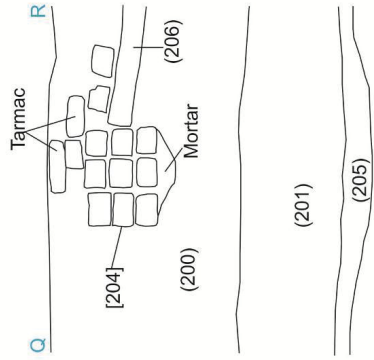


Fig 5i: Sample elevation of wall [204] (1:20)

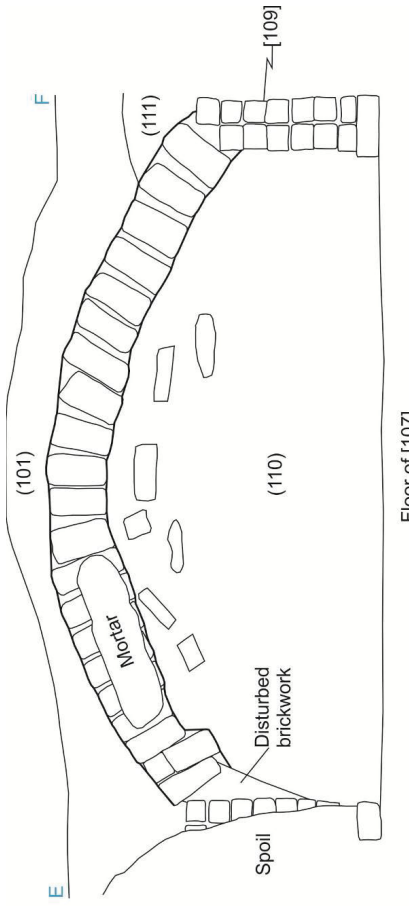


Fig 5c: Sample elevation of brick oven [109] (1:20)

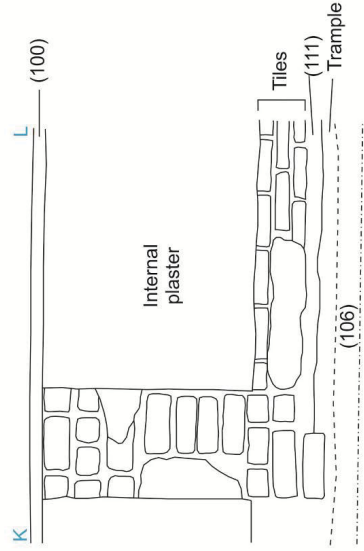


Fig 5f: Sample elevation of Building A (1:20)

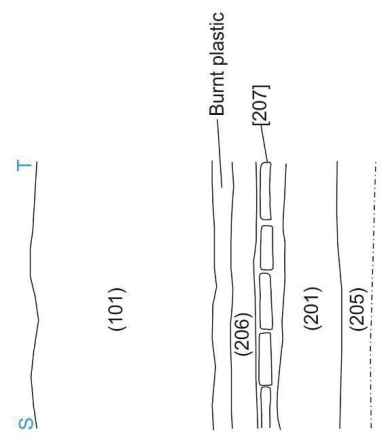


Fig 5j: Sample elevation of floor [207] (1:20)

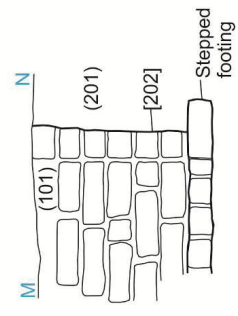


Fig 5g: Sample elevation of wall [202] (1:20)

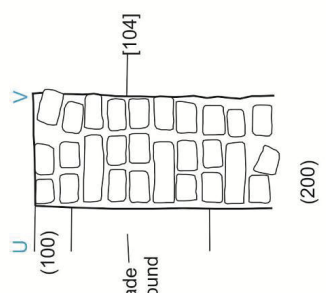


Fig 5k: Sample elevation of wall [104] (1:20)

Fig 5l: Sample elevations of brick structures (1:20)

Appendix 1: Colour Plates



Plate 1: General view of site (looking SE)



Plate 2: Brick oven [109] (looking N)



Plate 3: Sample elevation of Building A (looking W)



Plate 4: Elevation of wall [202] (looking N)



Plate 5: Pier base [113] (looking SW)

Appendix 2: Context Summary

Context no.	Type	Description	Finds/dating
Area 1			
100	Tarmac	Modern tarmac forming ground surface	Modern
101	Layer	Building site debris, rubble spread throughout site	Modern
102	Structure	Brick wall. English cross bonding overlying stretcher bond (stepped out for wall foundation), with fine white-grey mortar. Aligned east-west. Brick dimensions 0.22m x 0.12m x 0.08m. Wall 6m long and 1.04m deep.	19th/20th century
103	Deposit	Fine black-brown very silty sand, 1.04m deep.	Modern?
104	Structure	Brick wall. Fine white-grey mortar. Aligned east-west. Brick dimensions 0.22m x 0.10m x 0.08m. Wall 1m long and 0.35m deep.	19th/20th century
105	Structure	Brick wall. English cross bonding overlying stretcher bond (stepped out for wall foundation), with fine white-grey mortar. Aligned north-south. Brick dimensions 0.22m x 0.12m x 0.08m. Wall 1.16m long and 0.66m deep.	19th/20th century
106	Natural	Light brown-yellow silty sand. Same as (205).	Geological
107	Deposit	Fine black-brown very silty sand.	Modern
108	Concrete	Modern	Modern
109	Structure	Brick dome with tile floor, vaulted brick ceiling. Brick dimensions 0.23m x 0.12m x 0.07m. Structure 2.80m wide and 1.34m deep. Internal wall faces and tile floor showed evidence of high temperatures.	19th/20th century
110	Deposit	Within [109]. Mixed dark grey and yellow sand, with modern CBM and plastic.	Modern
111	Deposit	Dark grey clay, no inclusions, possibly used to make structures watertight.	19th/20th century
112	Cut	Construction cut for building on west side of site	19th/20th century
113	Structure	Pier base. Cemented brick fragment footing capped with slab of sandstone to which cast iron column/pier attached, with tile floor laid over the stone slab. Left in situ.	19th/20th century
114	Structure	Pier base. Cemented brick fragment footing capped with slab of sandstone to which cast iron column/pier attached, with tile floor laid over the stone slab. Removed by machine.	19th/20th century

Context no.	Type	Description	Finds/dating
Area 2			
200	Layer	Black-brown silty sand, 0.70m deep	Modern Pottery
201	Layer	Black-brown silty sand with yellow hue, cut away by brick structures on site, up to 0.20m deep	Pre 19th century?
202	Structure	Brick wall, single course wide, on a stepped brick foundation, aligned east-west, with a north-south joining wall, light yellow-brown mortar, with an internal tile floor. Brick dimensions 0.23m x 0.12m x 0.08m	19th/20th century
203	Deposit	Dark brown sandy loam inside structure [202]	Modern
204	Structure	Brick wall with sandy yellow mortar, aligned north-south, 0.34m wide and 0.28m deep.	19th/20th century
205	Layer	Light brown-yellow silty sand, same as (106)	Geological
206	Concrete	Possibly linked to plastic factory? 0.12m deep	Modern
207	Structure	Tile floor, one layer deep, overlying sand foundation. Same as tiles in structure [112].	19th/20th century
208	Structure	Brick built well, circular, poorly preserved and damaged during machining. Wall [105] overlies structure. Unknown depth as filled with debris. 0.70m wide	19th/20th century
209	Structure	Same as [114]. 0.90m wide and 0.45m deep.	19th/20th century

Appendix 3: Finds Catalogue

Context	Material	No.	Weight (g)	Description	Date	Action
200	Pottery	1	16g	Whiteware Footring of plate/bowl	L19th/20th	Discard
200	Pottery	1	2g	Whiteware Fragment with green/pink transfer decoration	L19th/20th	Discard
200	Pottery	1	9g	Whiteware Mug, with turquoise band and thin gold band	L19th/20th	Discard
200	Pottery	1	15g	Whiteware Plate rim, with blue transfer pattern	L19th/20th	Discard
200	Glass	1	3g	Fragment aqua bottle glass	L19th/20th	Discard
110	Glass	1	188g	Green wine bottle top	L19th/20th	Discard
110	Glass	3	102g	Top and 2 fragments of same brown wine bottle	L19th/20th	Discard

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