

**PLOT 2, FORMER HOWDEN BROTHERS GARAGE, MAIN ROAD,  
TOYNTON ALL SAINTS,  
EAST LINDSEY, LINCOLNSHIRE**

**ARCHAEOLOGICAL MONITORING AND RECORDING**

Planning Application No.: S/185/00609/08  
NGR: TF 39443 63510  
PCAS Site code: TASM 15  
PCAS Job No.: 1495  
Archive Accession code: LCNCC 2015.137  
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Report prepared for

Newton Fallowell

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## Summary

*Pre-Construct Archaeological Services Ltd (PCAS) was commissioned by Newton Fallowell, to undertake a scheme of archaeological monitoring and recording on land at the site of the former Howden Brothers Garage, Main Road, Toynton All Saints, in the East Lindsey District of Lincolnshire (NGR: TF 39443 63510).*

*This work was undertaken to fulfil a condition attached to a planning application, approved by East Lindsey District Council, for the construction of one of three single dwellings with attached garage (Planning Application No. S/185/00609/08).*

*Archaeological interest in the site arises from its location within the village which has Saxon origins and developed into a regionally important pottery production centre during the medieval period. The site is also situated within an area where archaeological remains have been demonstrated to survive, including a medieval kiln identified directly over the road within the grounds of Toynton All Saints Primary School.*

*During the monitoring works a layer of imported crushed stone was recorded. This remains undated, but it appeared to be a limited spread of hardcore and may be entirely modern. Eleven sherds of residual medieval and post-medieval pottery were recovered from the sub-soil during the course of this work.*



**Fig. 1:** Site location map. Proposed development site highlighted in red. Scale 1:25 000  
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## 1.0 Introduction

Pre-Construct Archaeological Services Ltd (PCAS) undertook a scheme of archaeological monitoring and recording at Plot 2, on the former Howden Brothers Garage site, Main Road, Toynton All Saints, in the East Lindsey District of Lincolnshire. This work was undertaken between the 10-11/8/15 as a requirement of a condition attached to a planning application for the construction of a single dwelling with attached garage (Planning Application No. S/185/00609/08).

The plot is the second of three new dwellings approved in the same Planning Application in 2008. The house and garage in Plot 1 were constructed in 2008; works in Plot 3 have yet to start.

The scheme of archaeological work was undertaken in accordance with an approved Specification for a Scheme of Archaeological Monitoring and Recording (PCAS 2015), the recommendations of the *National Planning Policy Framework* (2012), *Code of Conduct* (Institute for Archaeologists, 1994 as revised) and *Standards and Guidance for Archaeological Watching Brief* (Institute of Field Archaeologists, 2008 as revised) and the Lincolnshire County Council Archaeology Handbook (as revised 2012).

## 2.0 Site location and description (Figs. 1 & 2)

Toynton All Saints is a village and civil parish in the East Lindsey District of Lincolnshire, located on the southern edge of the Lincolnshire Wolds near the edge of the Lincolnshire Fens. It lies just south of the A 16, c. 2.5km south of Spilsby. The closest large towns are Horncastle which lies c. 14km to the northwest, and Skegness which lies c. 17km directly to the east.

Toynton All Saints is a long linear settlement, with houses primarily arranged along either side of Main Road, which runs c. north-south through the village from the A 16, extending down into the Lincolnshire Fens.

The site lies in the southern half of the village, on the east side of the road on what was formerly the Howden Brothers Garage. It is the second of three plots opening onto Main Road, between Nos. 51 and 53. The new dwelling in plot one has already been completed and is registered as 51a Main Road.

The approximate central NGR of the new dwelling is TF 39443 63510.

## 3.0 Geology and topography

The site lies on the northern edge of the Kimmeridge Clay Formation – Mudstone which forms the bedrock geology of the Lincolnshire Fens. This is overlain by Devensian – Diamictic Till (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The local soils are recorded as Cuckney 2 Association, consisting of brown sands developed on Cretaceous sandstone (Hodge *et al.* 1984).

Toynton All Saints lies on a gentle rise in the natural topography, on the southern edge of the Lincolnshire Wolds on the edge of the Fens. Ground levels fall to the south and rise to the north, with the level on site being c. 30m OD. The site itself has been levelled prior to the start of works, as part of the construction of No. 51a.

#### 4.0 Planning background

A planning application for the construction of three new detached dwellings on the site of the former Howden Brother Garage was submitted to and approved by East Lindsey District Council in 2008, planning ref: S/185/00609/08.

Condition 1 of the planning permission required the following:

*Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.*

*Reason: The proposed development is within an area of archaeological significance. This condition is imposed in accordance with Policy BE4 of the Lincolnshire Structure Plan 2006.*

In 2012 planning policy was changed, with the National Planning Policy Framework replacing the earlier policies. However the requirement for archaeological monitoring of the groundworks on this site is maintained.

Construction of the first of the new houses commenced in 2008 and has since been completed.

#### 5.0 Archaeological and historical background

The archaeological and historical background of the site has been outlined in the Specification (PCAS 2015) and is reproduced here:

Evidence of early human activity around Toynton All Saints is limited to a small number of unstratified artefacts found around the village. A scatter of flints found c. 1km northwest of the village have been dated to the Mesolithic period (LHER ref: 40997), and Neolithic and Bronze Age flints have also been identified, the closest to the site being a Neolithic flint scraper found c. 500m northwest of the site (LHER ref: 41037).

The first evidence of occupation dates from the Roman period. Two scatters of pottery have been found to the south of the site; artefacts including greyware, shell gritted ware and sherds of amphora have been found in association with a patch of dark soil c. 600m southwest of the site (LHER refs: 41072/41073/41074), and a second scatter of artefacts is recorded c. 600m south of the periphery of Tonynton St. Peter. Another scatter of pottery and a fragment of tile have been found less than 300m to the northeast of the site (LHER ref: 41070); the tile indicates the presence of a building and therefore occupation, however to date there are no recorded Roman domestic features in the vicinity of the site (PCAS 2015).

Permanent occupation in Toynton All Saints therefore probably originated in the Saxon period. The historic place name *Totintun* derives from Old English *Tota – ing – tun*, meaning *the farmstead or village associated with Tota*. The only physical evidence of this early occupation is a small collection of early Saxon pottery found on

the northern periphery of the modern village, nearly 1km from the site (LHER ref: 41155) (*ibid.*).

The village appears in three entries in the Domesday Book, one is for a small area of sokeland belonging to the Bishop of Durham in the jurisdiction of Spilsby where just one freeman is recorded. The second is for a settlement of 14 villagers and 13 freemen, with a church, the third settlement is larger still with 40 freemen, 7 villagers and 3 smallholders and a second church. The former of these two villages is thought to be the record for Toynton All Saints, the latter for Toynton St. Peter, but the suffixes of the church names to distinguish between the two settlements is not documented until the mid 13<sup>th</sup> century (*Thoynton Omnium Sanctorum/Thoynton Sancti Petri*) (*ibid.*).

Toynton was the centre of the thriving pottery industry from the early medieval period. The industry developed from the 13<sup>th</sup> century, and continued until the 17<sup>th</sup> century. There are few documentary records for the potteries, however physical evidence of the pottery production has been encountered at sites across Toynton. There are LHER records of at least a dozen kilns within a 500m radius of the site, and a number of clay extraction pits and dumps of wasters *etc.* have also been identified. The known kiln sites lie primarily outside the historic core of the village, as does the development site (*ibid.*).

The closest identified kilns were found on the site of the village primary school, on the opposite side of Main Road, where a brick surface revealed during a watching brief was identified as a late medieval/early post-medieval kiln, overlying a reddened surface thought to be the remains of an earlier c.15<sup>th</sup> century kiln, which itself overlaid a stone wall (LHER ref: 43159) (*ibid.*).

The reasons for the demise of the pottery industry in Toynton are unknown, but it is possible that the emphasis of the economy in the village moved back to an agricultural basis in this period. The industry may also have been impacted by the 17<sup>th</sup> century Civil War; the Battle of Winceby Moor in 1643 was less than 8 km from the village, and Bolingbroke Castle c. 4km northwest was also under siege at the same time (*ibid.*).

Historic mapping shows the village expanding rapidly southwards in the late 20<sup>th</sup> century, but prior to the construction of the garage the site appears to have remained unoccupied. The garage is recorded on mapping from the early 1970's (*ibid.*).

A geophysical survey and archaeological evaluation was undertaken on land to the south and east of the site in the late 1990's and early 2000's. The geophysics identified a number of potential archaeological features, including a potential kiln, however trenching did not encounter the kiln, but rather a clay extraction pit, a number of rake-out pits, and a large quantity of medieval pottery, evidence of a kiln in the vicinity (*ibid.*).

The groundworks for the first of the three new houses on this site were monitored in 2008. The foundations were excavated to a depth of c. 0.60m. On the northwest side of the footings only modern top and sub-soils were encountered. On the southeast side, closest to the new plot, a layer of modern crushed limestone fragments which was seen in plan to cover most of the site, overlying grey brown silty sand with charcoal fragments or the previously identified red-brown subsoil (*ibid.*).

## 6.0 Methodology

The adopted methodology followed the scheme set out within the Specification (PCAS 2015) and is summarised here:

Archaeological monitoring and recording took place during the excavation of the foundation trenches of the new building. This was undertaken using a mechanical excavator with a toothless bucket and monitored by a suitably experienced archaeologist.

The basis for field recording was a measured plan supplied by the developer. Monitored excavation areas were plotted on this plan.

A written record of each stratigraphic horizon was made on standard PCAS Context Sheets. These were supplemented by a drawn record consisting of measured plan and sample section drawings at scales (1:50 and 1:20).

Alongside the written and drawn record, a digital photographic record was maintained. A narrative account of the daily progress was also maintained.

Eleven fragments of pottery were recovered and were considered to be residual in the context from which they were found. No deposits suitable for environmental sampling were identified.

## 7.0 Results (Fig. 3)

The monitoring scheme produced a site archive which consists of:-

- Two Day Record Sheet which records the monitored work over two days.

- One Drawing Register that records four drawings produced on two sheets of *permatrace*.

- One Context Summary Sheet which records four contexts.

- Four Contexts Sheets which records three layers (100-102) and one deposit (103).

- One Photographic Register which lists seven digital photographs.

Within the excavated footings trench the natural substrate (102) was encountered between c. 0.5m and 0.7m below the existing ground level. This consisted of mottled yellow-grey-brown sand with occasional stone fragments. This was sealed by sub-soil (101) which was up to 0.4m thick, consisting of mid-dark brown sandy silt with occasional stone fragments (see **Fig.3** – [Section 1](#)).

Eleven fragments of medieval and post-medieval pottery were recovered from the sub-soil. All were considered by the attendant archaeologist to be residual within a re-worked former soil, and their diversity and wide date range appears to confirm this (see **Appendix 2**).

Within the south-central part of the footings, a layer of imported, possible crushed stone (103) was observed overlying the sub-soil. This was described as consisting of 'small to medium chalk/limestone pebbles'. This layer was between 0.15m and 0.18m thick and extended for over 4.3m in a southeast-northwest direction. However, it appeared to be a narrow localised spread as it was not observed in any other part of the footings trench (see **Fig.3** – [Section 2](#)).



Deposit (103) and sub-soil (101) were sealed by a heavily disturbed, possibly re-deposited soil layer (100). This contained a notable amount of modern demolition material and covered the whole of the excavated footings area to a depth of up to 0.35m. This appears to be the demolition horizon of the garage that formerly occupied the site and is an entirely modern deposit.

## 8.0 Discussion and conclusion

Apart from the residual pottery recovered from the sub-soil, the only recorded evidence of past human activity consisted of the imported possible crushed stone deposit (103). This cannot be dated but in considering that similar material was observed covering the ground surface in the adjacent plot, it may be nothing more than a residual deposit of hardcore derived from the construction of the garage that formerly occupied the site (see **5.0 Archaeological and historical background** above).

## 9.0 Effectiveness of methodology

The monitoring scheme has recorded the layers and deposit that were exposed during the groundworks of this development and recovered a small assemblage of residual medieval and post-medieval pottery.

## 10.0 Bibliography

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## **11.0 Site Archive**

The documentary and physical archive for this scheme is currently in the possession of Pre-Construct Archaeological Services Ltd. This will be deposited at The Collection, Lincoln within six months of completion of this report under the Lincolnshire Museums archive accession code LCNCC 2015.137.



**Fig. 2** The site (outlined in red) with location of monitored excavations in yellow. Scale 1:500



**Fig. 3** The archaeology: monitored excavations in yellow (Scale 1:250) with recorded Sections (Scale 1:50) and Photograph (Scale: 1m)

**Appendix 1: Context descriptions**

Context	Type	Description	Finds/Dating
100	Layer	Topsoil (levelling/re-deposited material) – Mid grey-brown sandy silt-loam with frequent modern demolition material. < 0.35m thick.	-
101	Layer	Subsoil – Mid-dark brown sandy silt with occasional stone fragments. < 0.4m thick.	Pot
102	Layer	Natural substrate – Mottled yellow-grey-brown sand with occasional stone fragments.	-
103	Deposit	Imported chalk/limestone fragments (possible hardcore/levelling) – Light-mid grey/off white small – medium sized chalk and limestone fragments laid in a single homogenous deposit. 0.15-0.18m thick x > 4.3m long.	-

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**THE POTTERY FROM LAND OFF MAIN ROAD, TOYNTON ALL SAINTS,  
LINCOLNSHIRE (TASM 15)**

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**JANE YOUNG CERAMIC CONSULTANT**

## **INTRODUCTION**

Eleven post-Roman sherds representing ten vessels were presented for examination. The pottery was examined both visually and using a x20 binocular microscope, then recorded using the fabric codenames (CNAME) of the City of Lincoln Archaeology Unit (Young, Vince and Nailor 2005). The assemblage was quantified by three measures: number of sherds, vessel count and weight and the resulting archive entered onto an Access database. Recording of the assemblage was in accordance with the guidelines laid out in Slowikowski, *et al.* (2001) and complies with the Lincolnshire County Council's *Archaeological Handbook* (sections 13.4 and 13.5).

## **CONDITION**

The pottery is in an abraded to slightly abraded but stable condition with fragments weighing between 10grams and 62 grams.

## **THE RANGE AND VARIETY OF MATERIALS**

The sherds recovered range in date from the medieval to post-medieval periods and were all recovered from subsoil layer **101**. Three ware types (Table 1) are represented amongst the assemblage.

**Table 1 Pottery types from the site with total quantities by sherd and vessel count**

<b>Codename</b>	<b>Full name</b>	<b>Total sherds</b>	<b>Total vessels</b>	<b>Total weight in grams</b>
TB	Toynton/Bolingbroke wares	2	2	60
TOY	Toynton Medieval Ware	6	5	155
TOYII	Toynton Late Medieval ware	3	3	135

Five of the vessels found on the site are of medieval Toynton-type (TOY), thought to mainly date to between the late 13<sup>th</sup> and mid 15<sup>th</sup> centuries, but with some medieval-type vessels still being produced up until the mid 16<sup>th</sup> century. A rod handle and a pressed base are from jugs of late 13<sup>th</sup> to 14<sup>th</sup> century date. The jug sherd with a shoulder cordon could date to anywhere between the late 13<sup>th</sup> and 15<sup>th</sup> centuries whereas the other two vessels have no distinctive attributes being jugs or jars of general late 13<sup>th</sup> to mid 16<sup>th</sup> century type.

Three vessels are of late medieval type (TOYII) and include two large jugs of late 15<sup>th</sup> to mid 16<sup>th</sup> century type. The other sherd comes from a jug of mid 15<sup>th</sup> to mid 16<sup>th</sup> century date. The

two post-medieval Toynton/Bolingbroke-type vessels (TB) are both large bowls. The body sherd is of potential late 15<sup>th</sup> to 16<sup>th</sup> century type, but the rim is of definite 16<sup>th</sup> century date.

## **SUMMARY AND RECOMMENDATIONS**

The recovered sherds span the period between the medieval and post-medieval periods and represent three different phases of production. Toynton-type wares have previously been subdivided into lettered fabric groupings, in an attempt to understand the complexities of attributing a source to and dating featureless body sherds. The pottery recovered from this site has not been processed to this level as most of the material recovered is from topsoil deposits. Sample sherds however, have been viewed at x20 magnification and these all fall within the established range for the three Toynton-type wares recovered from previous excavations at Toynton (TOY, TOYII and TB).

The pottery should be retained for future study.

## **REFERENCES**

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**OASIS ID: preconst3-217820**

### Project details

Project name	Plot 2, former Howden Brothers Garage, Main Raod, Toynton All Saints
Short description of the project	Pre-Construct Archaeological Services Ltd (PCAS) was commissioned by Newton Fallowell, to undertake a scheme of archaeological monitoring and recording on land at the site of the former Howden Brothers Garage, Main Road, Toynton All Saints, in the East Lindsey District of Lincolnshire (NGR: TF 39443 63510). This work was undertaken to fulfil a condition attached to a planning application, approved by East Lindsey District Council, for the construction of one of three single dwellings with attached garage (Planning Application No. S/185/00609/08). Archaeological interest in the site arises from its location within the village which has Saxon origins and developed into a regionally important pottery production centre during the medieval period. The site is also situated within an area where archaeological remains have been demonstrated to survive, including a medieval kiln identified directly over the road within the grounds of Toynton All Saints Primary School. During the monitoring works a layer of imported crushed stone was recorded. This remains undated, but it appeared to be a limited spread of hardcore and may be entirely modern. Eleven sherds of residual medieval and post-medieval pottery were recovered from the sub-soil during the course of this work.
Project dates	Start: 10-08-2015 End: 11-08-2015
Previous/future work	Yes / Yes
Any associated project reference codes	TASM 15 - Sitecode
Type of project	Recording project
Current Land use	Other 13 - Waste ground
Monument type	NONE None
Significant Finds	POTTERY Medieval
Significant Finds	POTTERY Post Medieval
Investigation type	"Watching Brief"
Prompt	Planning condition



**Project location**

Country	England
Site location	LINCOLNSHIRE EAST LINDSEY TOYNTON ALL SAINTS Land off Main Road (Plot 2, former Howden Brothers Garage)
Study area	0 Square metres
Site coordinates	TF 39443 63510 53.150135108253 0.085387549453 53 09 00 N 000 05 07 E Point

**Project creators**

Name of Organisation	Pre-Construct Archaeological Services Ltd
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Pre-Construct Archaeological Services Ltd
Project director/manager	Will Munford
Project supervisor	B. Hobbs
Type of sponsor/funding body	Developer

**Project archives**

Physical Archive recipient	The Collection, Lincoln
Physical Archive ID	LCNCC 2015.137
Physical Contents	"Ceramics"
Digital Archive recipient	The Collection, Lincoln
Digital Archive ID	LCNCC 2015.137
Digital Contents	"Ceramics"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	The Collection, Lincoln
Paper Archive ID	LCNCC 2015.137
Paper Contents	"none"
Paper Media available	"Context sheet","Diary","Miscellaneous Material","Plan","Section","Unpublished Text","Unspecified Archive"

**Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
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