

**PROPOSED NEW DWELLING AT GRANGE COTTAGE, MAIN ROAD, LANGRICK,  
LINCOLNSHIRE**

**ARCHAEOLOGICAL EVALUATION REPORT**

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LPA: East Lindsey District Council  
PCAS site code: GCLE 17  
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Prepared for

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by

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## **Non-Technical Summary**

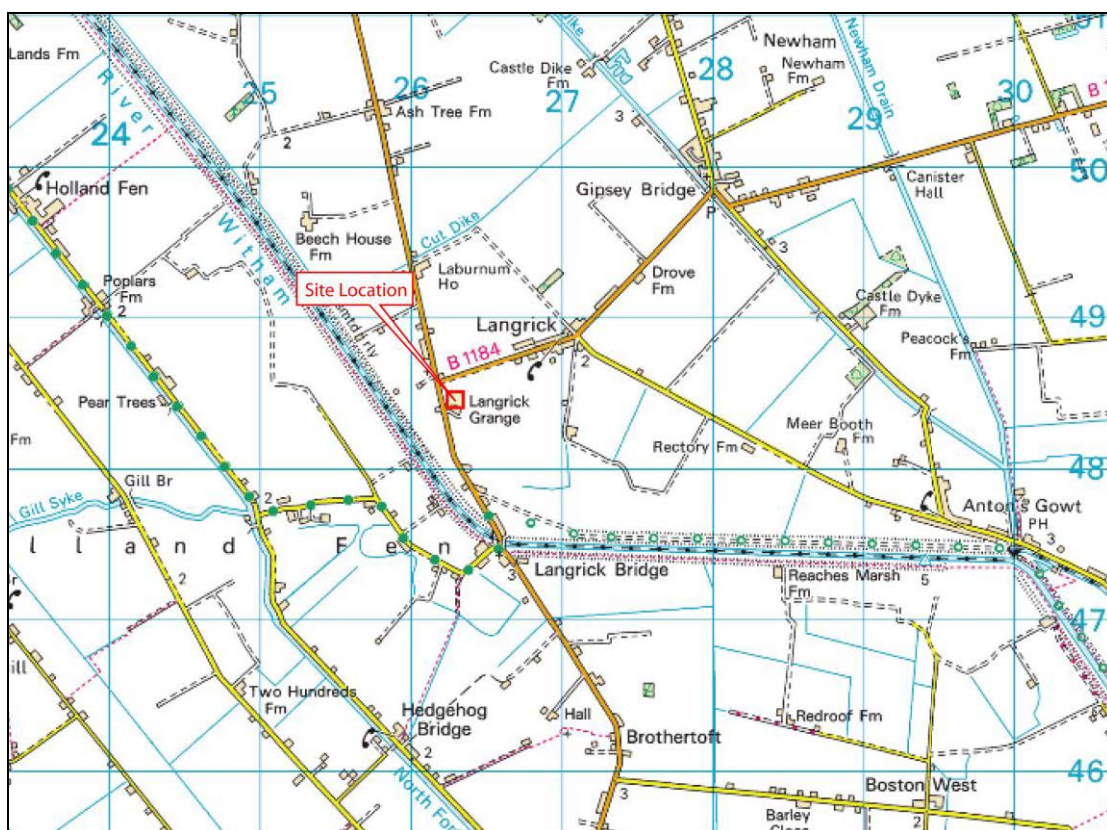
*PCAS Archaeology Ltd. was commissioned by Robert Doughty Consultancy Ltd on behalf of Mr and Mrs D Marshall to undertake an archaeological evaluation on land at Grange Cottage, The Grange, Langrick, Lincolnshire.*

*The only feature identified during the single trench evaluation was a modern pit at the northern end of the trench. No evidence for the deserted medieval settlement of Armtree was located during the evaluation and this suggests that it does not extend beyond its previously recorded southern boundary, c. 20m to the north-east of the proposed development area. There was also no evidence for formal gardens associated with the Grange and it is likely that the area of the proposed development has always lain in either open countryside, open parkland associated with the Grange or as a lawned garden to Grange Cottage.*

## 1.0 Introduction

PCAS Archaeology Ltd. was commissioned by Robert Doughty Consultancy Ltd on behalf of Mr and Mrs D Marshall to undertake an archaeological evaluation on land at Grange Cottage, The Grange, Langrick, Lincolnshire (centred on TF 26275 48483, Fig.1).

The site occupies a large sub-rectangular plot, and is accessed along a gravel drive which leads off Main Road past Grange Cottage to the outbuildings of The Grange: a large early Victorian country house located some 120m to the southeast. The outbuildings (probably originally a group of farm buildings arranged around a crewyard) separate the proposed development area and the present Grange Cottage from the Grange, both physically and visually. The proposed development area lies to the north of Grange Cottage and is set back from Main Road, behind dense 6' hedges. The site occupies a fairly level position, at an elevation of around 5m AOD.



**Figure 1:** Site location plan with proposed development area shown in red. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

## 2.0 Geology and topography

The predominant soil type identified in the vicinity of the proposed development comprises naturally wet, loamy and clayey soils of coastal flats with naturally high groundwater (Magic.co.uk). The underlying geology consists of the Amptill Clay Formation – Mudstone with superficial deposits of Tidal Flat Deposits (<http://mapapps.bgs.ac.uk>).

### **3.0 Planning background**

The National Planning Policy Framework (NPPF) came into force in March 2012. This places the responsibility for dealing with heritage assets affected by development proposals with the developer.

The evaluation trenching follows earlier work to assess the direct and indirect impacts the proposed new dwelling may have on the archaeological resource of the area (Evans 2017).

The 2017 assessment showed that the area of the proposed development lies within the known Post-medieval heritage asset of Grange Park. However, the area of the proposed dwelling appears to lie away from any formal gardens associated with The Grange, within an area of open parkland, and there is a Low - Negligible potential for encountering any formal parkland features within the area of the proposed development. The assessment did however conclude that there is a High potential for encountering subsurface remains of a late 19<sup>th</sup> century field boundary at the eastern end of the proposed development and a Moderate – High potential for encountering remains of medieval date associated with Armtree Deserted Medieval Village, located just to the north of the proposed development area. Although unlikely, there is also a Low potential for encountering isolated finds dating to the Roman period during the proposed groundworks.

A methodology for archaeological evaluation (Evans 2017) was written and approved by the Historic Environment Officer for East Lindsey. The archaeological evaluation was undertaken by PCAS in October 2017. This document presents the results of the evaluation to inform and advise the planning process and any further investigative work or archaeological mitigation strategy that may be required in association with the proposals.

### **4.0 Archaeological and historical background**

A full account of the archaeological and historic background to the site is presented in the Heritage Impact Assessment undertaken in June 2017 (Evans 2017) and a brief summary is presented below.

- **Prehistoric (450 00 BC – 43 AD)**

There are no Prehistoric monuments recorded within the area of the proposed development. The area of the proposed development is likely to have lain below the shoreline during the Prehistoric period, and was either permanently or semi-permanently waterlogged and therefore inhospitable.

There is, however, evidence of settlement on the ridge of higher ground around Stickney and Sibsey, and in the Pinchbeck area (Lord & Macintosh 2011) to the east of the proposed development area. Also, as sea levels gradually fell during later prehistory, this allowed for Iron Age and Roman occupation on the islands of higher ground formed in the Lincolnshire Wash.

- **Roman (43 AD – 410 AD)**

There are no heritage assets of Roman date recorded within the area of the proposed development and as stated above, occupation was generally restricted to the islands of higher ground formed in the Lincolnshire Wash during the Roman period. However, finds of Roman date have been recorded within the wider study area and three of these sites (43959, 43961 & 43972) contain areas of blackened soil which may represent occupation.

Four findspots dating to the Roman period have also been recorded between 560m and 1km of the proposed development area.

- **Saxon (410 AD – 1066AD) & Medieval (1066 AD – 1546 AD)**

There are three heritage assets of medieval date recorded within 1km of the proposed development area.

There is no mention of Langrick (or Armtree) in the Domesday Survey of 1086 but a deserted medieval village is recorded on the LHER c. 20m to the north-east of the proposed development area (LHER 40657), at its nearest point; centred x. 115m to the north-east of the proposed new dwelling. This site is known as Armtree Deserted Medieval Village and within this area of Grange Park there are slight mounds visible and considerable quantities of masonry, tile fragments and 13<sup>th</sup>, 15<sup>th</sup> and 18<sup>th</sup> century pottery have been recovered. Listed as Armtree, an extant place and manor are mentioned in records from 1572. During a site visit by Heritage Trust of Lincolnshire in July 2010, a large quantity of animal bone (pig, sheep) and shell (oyster, cockle and whelk, although no mussel shell) were identified, probably dating from the medieval period. Large pieces of stone and fragments of pottery are also regularly found on the site during ploughing.

A further site of medieval date (LHER 40659) has been recorded at Langrick c. 370m to the south-east of Grange Cottage. The earliest date for the site comes from the primary fill of a north/south aligned ditch on the western side of the site which contained fragments of Shelley Ware. Immediately above this fill an almost complete cooking pot, similar to Staxton Ware, was found. Overlying the ditch were building remains, consisting of dressed stone of c. 16<sup>th</sup> century date, which had collapsed into the ditch fill. A hearth, associated with 16<sup>th</sup> century pottery, was also located in the north-east corner, under which an incomplete mustard quern of Mayen Lava was found.

A scatter of pottery, containing sherds dating to the Roman, medieval and Post-medieval periods is also recorded c. 350m to the east of the proposed development area.

- **Post-Medieval (1546 AD – 1800 AD)/Modern (1800 – Present)**

There are three Grade II Listed buildings recorded within 1km of the proposed development area: The Grange, Witham House and the Church of St Margaret, none of which will be directly impacted on by the proposed development.

In addition to the three Listed Buildings there is a single heritage asset of Post-medieval date recorded within the area of the area of the proposed development (LHER 47381) and a further two within 1km of the site (LHER's 40660 & 48829):

LHER 47381: An historic park is recorded on the OS map of 1904 surrounding The Grange, Grange Cottage and other outbuildings. Analysis of the historic maps shows that the park has been in existence since at least 1888, but not shown on earlier maps such as the Earl of Stamford's Estate Map of 1824.

LHER 40660: A large hoard of silver coins in a pot was dug up in a garden in Langrick in 1830 c. 1km to the south of Grange Cottage. Coins are of Charles II, James II, William and Mary, William III, Anne and George I and a guinea of George I.

LHER 48829: The former Wesleyan Methodist Chapel of Langrick Ferry, now converted to a house, dates from 1857 and lies c. 540m to the north-east of Grange Cottage.

## 5.0 Methodology

The evaluation comprised of a single trench measuring 15m x 2m (Fig. 2). The trench was positioned to sample the areas where groundworks are likely to make the most impact. The trench position was located using GPS accurate to 0.03m and according to the approved trenching plan.

The trench was initially machine excavated using a wheeled JCB excavator fitted with a smooth 1.6m wide ditching bucket. It was then manually cleaned, and archaeological features excavated by hand. Sections (including representative sections) were drawn at a scale of 1:20 and features plotted on trench plans drawn at a scale of 1:100 or 1:200. The documentary record was supplemented by a digital photographic record, a selection of which is reproduced within this report. Horizons were recorded on standard PCAS record sheets, and an excavation site diary was also kept. Finds and samples were stored in labelled bags prior to their removal to the offices of PCAS for initial processing and dispatch to the relevant specialists.

The fieldwork was completed on 23<sup>rd</sup> October 2017 by Mike Rowe.

## 6.0 Results

The trench lay on a north-west/south-east alignment to the rear of Grange Cottage (Fig. 2) and the natural geology was encountered at a depth of c.0.45m below the existing ground level. A single pit was located cut into the natural geology at the northern end of the trench.

Pit **004** was located on the western side of the trench, was 1.2m wide and extended to a depth of 0.8m (Fig. 3, Plates. 1 & 2). It had very steep sides and a shallow concave base. The pit contained a single fill consisting of a mixture of redeposited subsoil and natural sand. No finds were retrieved from the fill of the pit, but as it was cut from very high up, at the base of the topsoil and down through the subsoil, it is clearly very recent.

## 7.0 Discussion & Conclusions

The only feature identified during the evaluation was a modern pit at the northern end of the trench. Only early modern material was retrieved from the trench and this came from the topsoil and was not retained.

No evidence for the deserted medieval settlement of Armtree was located during the evaluation and this suggests that it does not extend beyond its previously recorded southern boundary, c. 20m to the north-east of the proposed development area. There was also no evidence for formal gardens associated with the Grange and it is likely that the area of the proposed development has always lain in either open countryside, open parkland associated with the Grange or as a lawned garden to Grange Cottage.

## 8.0 Effectiveness of methodology

Intrusive evaluation was an appropriate method for gathering further information about the sites archaeological potential. The evidence gathered during this scheme of works indicates no archaeological activity within the area of the proposed development and that the site is likely to have lain in either open countryside, open parkland associated with the Grange or as

a lawned garden to Grange Cottage. The body of data produced by this evaluation is considered sufficient to inform the planning and development process.

## 9.0 Project archive

The site records, currently in the custody of PCAS, will be prepared according to published guidelines and deposited with a printed copy of this report with The Collection, Lincoln, where it can be accessed under the museum assigned accession number. Archiving is provisionally scheduled for June 2018.

## 10.0 Acknowledgements

Pre-Construct Archaeological Services would like to thank Robert Doughty Consultancy Ltd for this commission.

## 11.0 References

Evans, P. 2017. Proposed new dwelling at Grange Cottage, Main Road, Langrick, Lincolnshire: Heritage Impact Assessment. *Unpublished PCAS Report 1898*.

Evans, P. 2017. Proposed new dwelling at Grange Cottage, Main Road, Langrick, Lincolnshire: Written Scheme of Investigation for archaeological trench evaluation.

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<http://www.lincstothepast.com/>

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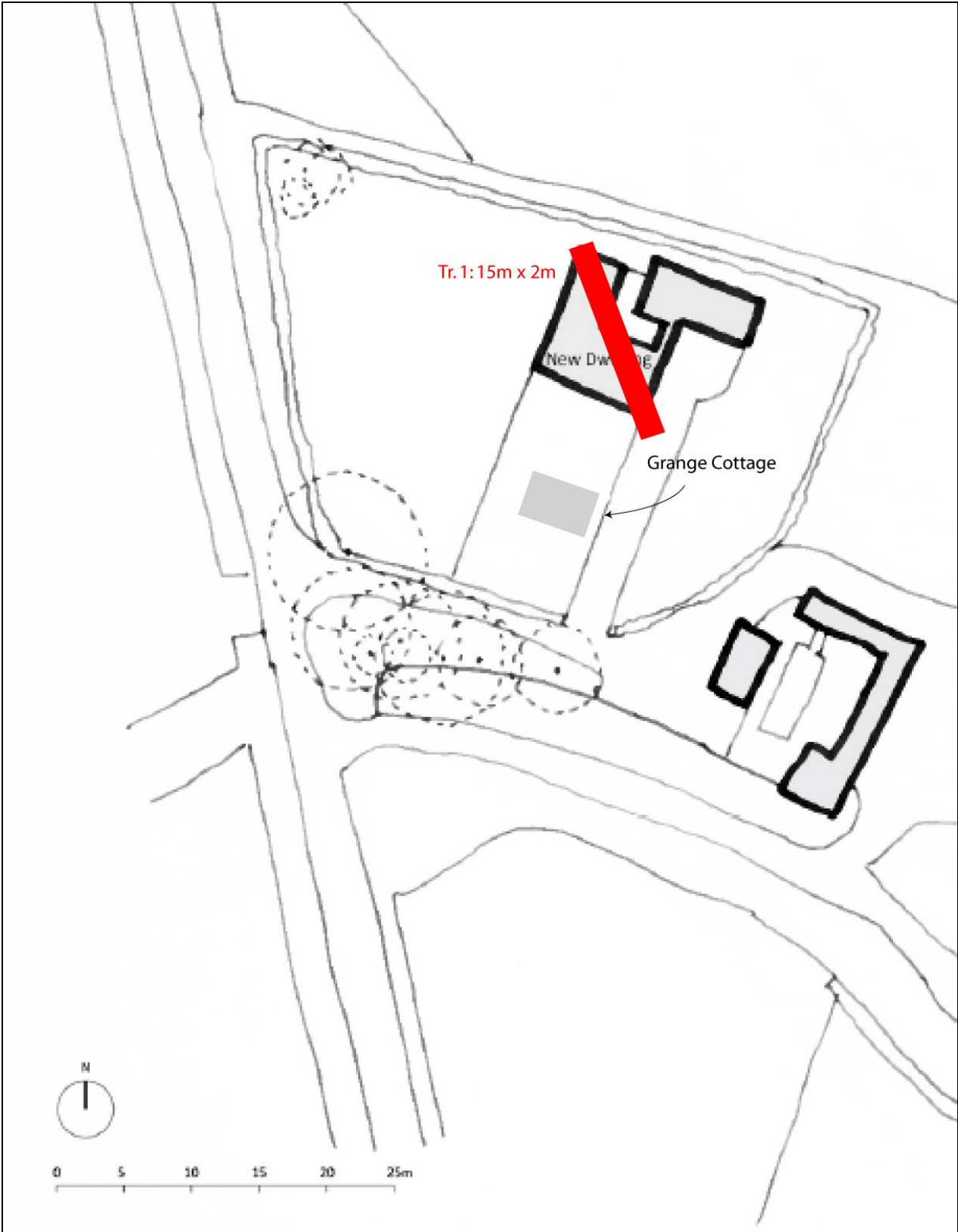


Figure 2: Trench Location Plan

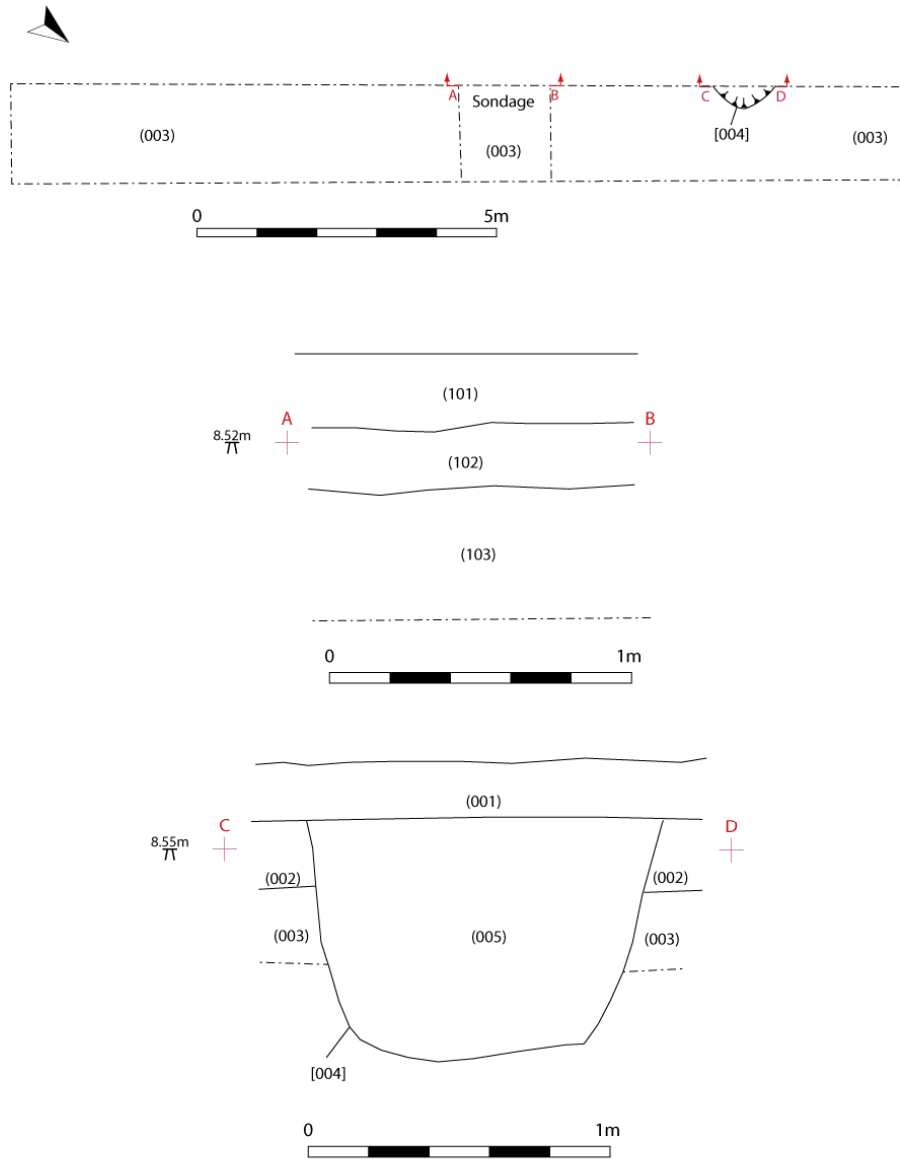


Plate. 1: Looking south along the excavated trench



Plate. 2: Looking west at Pit [004]

Figure 3: Trench Plan, Sections and Plates

## Appendix 1: Context Summary

Context No	Type	Description	Finds
001	Topsoil	Mid-dark brown slightly sandy silt 0.25m thick	Modern - discarded
002	Subsoil	Mid-slightly reddish brown fine sandy silt 0.2m thick	None
003	Natural	Mottled yellow brown and orange brown sand at base of excavation 0.45m below the present ground surface	None
004	Cut	Pit with steep edges and concave base 1.2m wide, 0.8m deep. Single fill 005	N/A
005	Fill	Mix of redeposited subsoil and natural fill of [004]	None