

**PHASE TWO, TEMPLE FARM, TEMPLE BRUER
LINCOLNSHIRE, LN5 0DG**

**REPORT ON A SCHEME OF ARCHAEOLOGICAL
MONITORING AND RECORDING**

NGR: TF 00908 53651
Planning Authority: North Kesteven District Council
Planning Application: 19/0778/FUL
(Associated with 19/0779/LBC)
PCAS job no.: 2286
Site code: TBBM 19
Archive acc. code: LCNCC : 2019.234
OASIS Ref.: preconst3-503593

Prepared for

Heronswood Architectural Design

by

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January 2022



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Summary

During September and October 2020, a programme of archaeological monitoring and recording took place during groundworks associated with the conversion of a linked range of traditional stone barns, at Temple Farm, Temple Bruer in the district of North Kesteven in Lincolnshire, LN5 0DG (Fig. 1).

The stone barns are located within the central group of agricultural buildings at Temple Farm, and PCAS Archaeology Ltd monitored a previous phase of redevelopment in 2018. Although the farm buildings are not independently listed, they fall within the historic curtilage of the grade II listed former farmhouse (List Entry 1261369), and the redevelopment is situated within the environs of the 12th century Knights Templar Preceptory (HER 60735), which was the second richest in England by 1308. In the surrounding area, medieval croft remains have survived as cropmarks, likely to be associated with the preceptory (HER 62765). It is also close to the Roman road Ermine Street (HER 60638).

Despite the high potential of the area, no significant archaeological remains were observed during the programme.

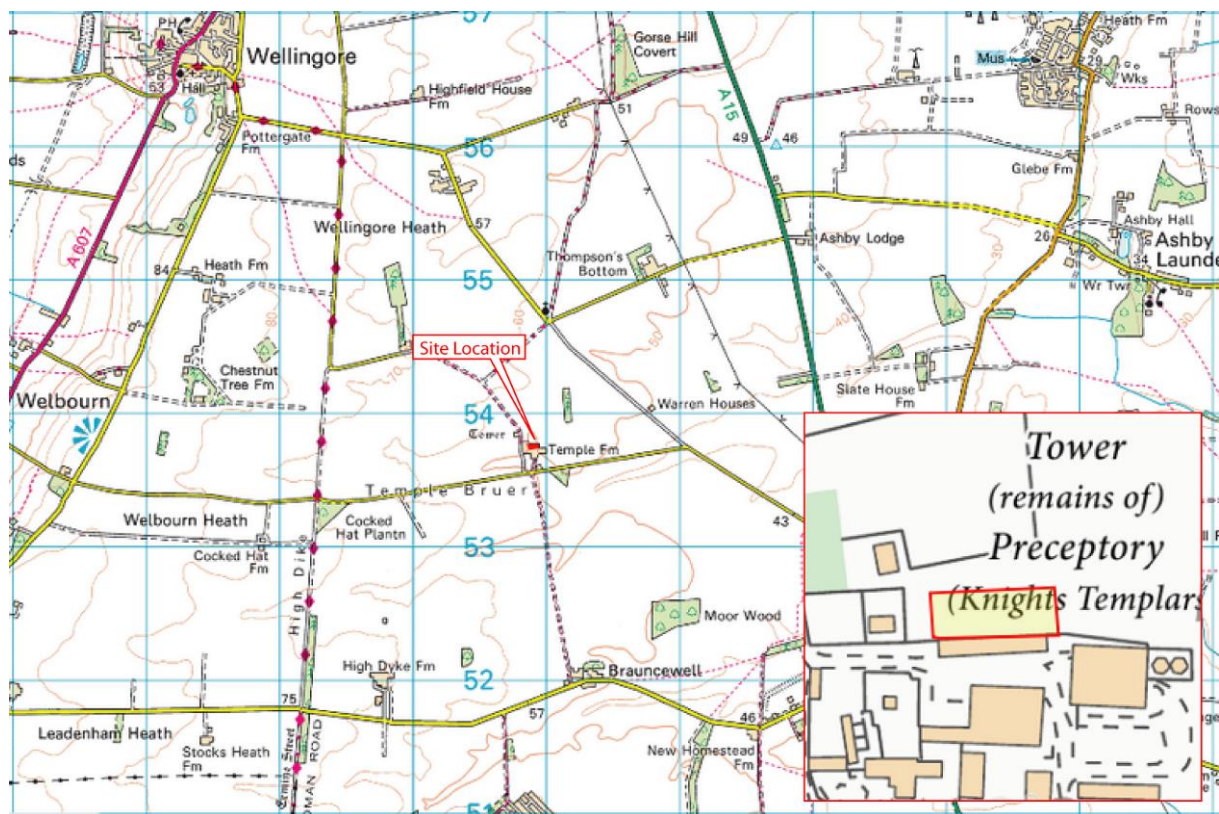


Figure 1: Site location plan with proposed development area shown in red and detailed inset. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

1.0 Introduction

PCAS Archaeology Ltd was commissioned by Heronswood Architectural Design to carry out a scheme of archaeological monitoring and recording during groundworks associated with the redevelopment of the central block of agricultural buildings at Temple Farm, Temple Bruer, Lincolnshire. The redevelopment involved conversion and change of use of the barn block into four dwellings, along with garaging and associated car parking.

The current farm buildings lie within the historic curtilage of the grade II listed farmhouse (List Entry 1261369) and in close proximity to a Scheduled Monument and grade I listed building, the only visible remnant of the Knights Templar preceptory - the 12th century stone tower (List Entry 1254328). Due to the potential for significant archaeological remains to be encountered during groundworks, the North Kesteven Historic Environment Officer recommended a scheme of archaeological monitoring as a condition of planning permission; to ensure that any encountered archaeology should be identified and recorded.

Archaeological monitoring was carried out by S. Palmer-Brown on an intermittent basis between the 2nd of September and the 15th October 2020. The scheme was conducted in accordance with current best practice and national guidance, including:

- National Planning Policy Framework (NPPF), 2019 revision;
- Chartered Institute of Field Archaeologists (CIFA) Code of Conduct, 2019 revision;
- CIFA Standards and Guidance for Archaeological Watching Briefs, 2020 revision;
- Management of Research Projects in the Historic Environment (MoRPHE ver. 1.2, 2015)
- Lincolnshire Archaeological Handbook (Lincolnshire County Council, 2019 revision).

Copies of this report will be sent to the commissioning client, the Lincolnshire Historic Environment Record (HER) and the Historic Environment Officer for North Kesteven District Council. Copies will also be deposited with The Collection, Lincoln (Lincoln City and County Museum) as part of an ordered and indexed project archive (LCNCC 2019.234). The data from the project, along with a digital copy of the report, will be uploaded to the Archaeology Data Service OASIS (Online Access to the Index of archaeological investigationS) database for public consultation.

2.0 Site Location and Description (figs. 1-2)

Temple Bruer is situated 18km to the south of Lincoln and 10km northwest of Sleaford, in the administrative district of North Kesteven, Lincolnshire. The site lies within the grounds associated with Temple Farm at National Grid Reference TF 00908 53651. The farm itself lies to the north of Temple Road at an elevation of c. 50m OD on land that slopes downwards to the east.

The development site is situated within an agricultural landscape. To the north is a small cluster of structures, referred to as the White Cottages. To the east and west is further agricultural land, whilst to the south is Temple Road.

3.0 Topography and Geology

The village of Temple Bruer is located to the west of the Lincoln escarpment, on a flat intensively farmed limestone plateau, with the nearest benchmark being located at Temple Farm, at 50.16m OD.

The bedrock geology of the area is Lower Lincolnshire Limestone Member, Mudstone and limestone, interbedded; sedimentary bedrock formed between 170.3 and 168.3 million years ago during the Jurassic period. There is no drift geology recorded in the area.

4.0 Planning Background

Planning permission was granted by North Kesteven District Council in September 2019 for the conversion and change of use of redundant agricultural buildings to four dwellings (extant permissions 06/0205/FUL and 06/2024/LBC) along with modifications to garaging and car parking arrangements (extant permissions 17/1445/FUL and 17/1446/LBC) at Temple Farm (Planning Ref. 19/0778/FUL associated with 19/0779/LBC).

The current permission represents a variation of an earlier planning permission and an associated listed building consent for the conversion of existing traditional farm buildings on the site to residential use, Ref: N/63/0205/06 and Ref: 06/2024/LBC respectively.

In accordance with Policy LP25 of the Central Lincolnshire Local Plan, the planning permission required the programme of archaeological work to be carried out in full accordance with a Written Scheme of Investigation (WSI) priorly approved in writing by North Kesteven District Council as Local Planning Authority.

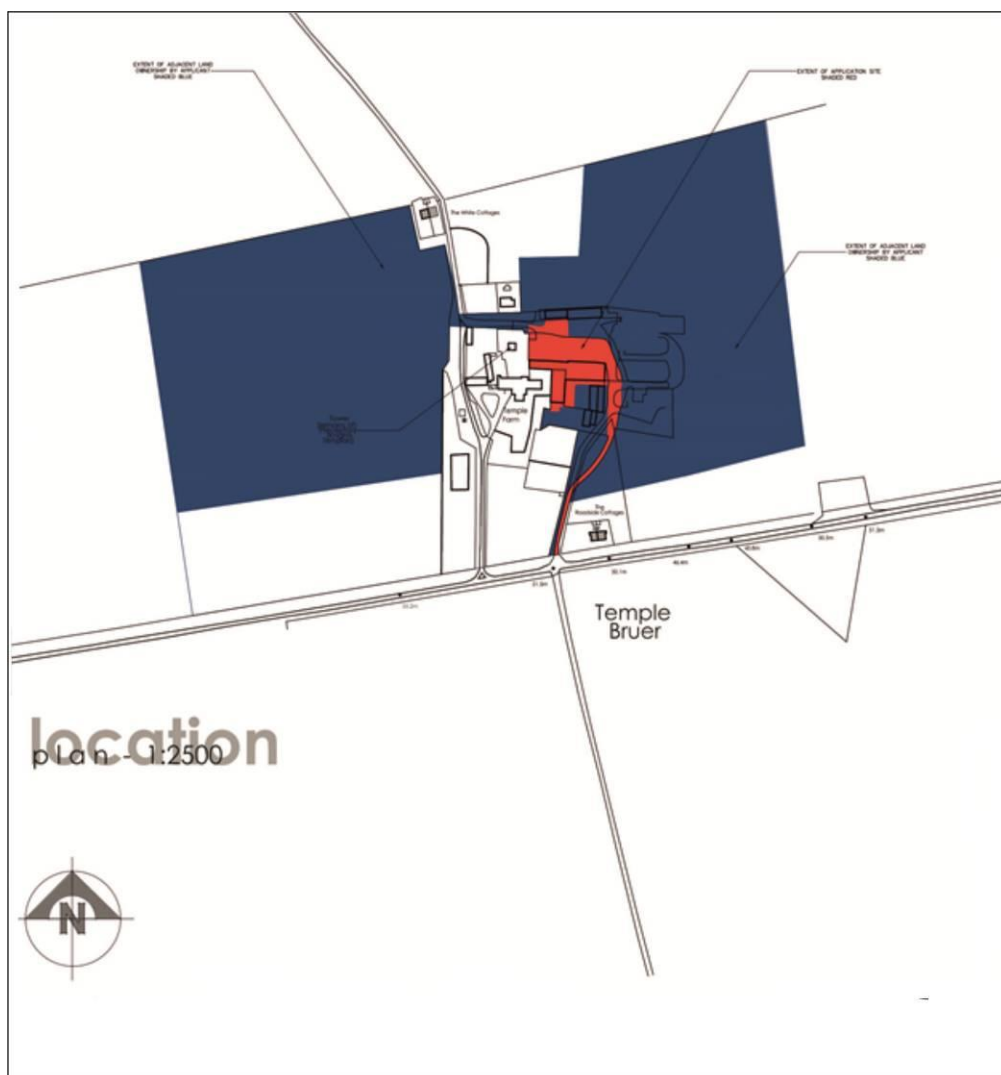


Figure 2: Location Plan, Phase 2 highlighted in red. Provided by developer. Scale 1:5000.

5.0 Archaeological and Historical Background

Within 1km of the development, there is some evidence of prehistoric activity. A Neolithic thick butted axe was recovered close to Temple Farm (HER 63366), and a Bronze Age

spearhead was found near Ermine Street in 1972 (Her 63369). A small bronze Bronze Age spearhead was also found in 1959 (HER 63368).

The study area lies immediately adjacent to a Templar Preceptory (HER 60735) which was founded 1150-60 by William of Ashby, who granted sizeable tracts of heathland to the order. This area of land equates to the modern parish of Temple Bruer and Temple High Grange and was carved out of the parishes of Ashby de la Launde and Scopwick. The preceptory flourished and was recorded as the second richest in England by 1308. A survey of Templar estates in 1185 gave a separate section to Bruer, treating it as a full manor and referencing 37 tenants inhabiting 34 crofts. The crofts, or village, relate to an area of cropmarks to the south of the preceptory which was established to work the estates during the 12th century.

Following the suppression of the Knights Templar, the site was eventually taken over by the Hospitallers in 1338 for a new commandery. Initially, the Hospitallers also flourished, although falling recruitment meant that the commandery was recorded as being ruinous in 1534 and although attempts were made to better its condition, the order was eventually dissolved in 1541. Elements of the building survived into the 18th century but today only the 13th century south tower remains, which is a Scheduled Ancient Monument (List Entry 1254328).

Excavations were undertaken at the site of the preceptory in 1833 and 1908 and identified the circular nave and choir of the Templar church, along with the foundations of a matching tower and a range of outbuildings, including a cistern head. To the north of the church was the conventual burial ground. Evaluation of an area east of the church identified medieval and later floor surfaces, as well as a layer containing a sherd of 9th-10th century pottery, thus pre-dating the establishment of the preceptory (Hall 2005, 5).

Trial trenching at Temple Farm carried out by APS in 2005, revealed a general background of medieval material, probably associated with the Preceptory. A crushed limestone floor surface of medieval date was also revealed. The surface was well compacted and very clean which may suggest that it belonged to a building which was well maintained, such as a dairy, and was probably also associated with the Preceptory. Fragments of residual medieval tile indicated the presence of a tiled structure, again probably associated with the Preceptory.

In the surrounding landscape, possible medieval croft remains survive as cropmarks. It is likely that this settlement was set up by the Knights Templar in the late 12th century and seems to have been walled with a gatehouse (HER 62765). A cropmark or medieval field system has also been noted by the Royal Commission during the Nation Mapping Programme 1992-1996 (HER 62764).

As mentioned previously, the current development is within the historical curtilage of the grade II listed Temple Farmhouse (HER 63360). This building was built during the 17th century with additions and alternations in the late 18th through to the present day. It is constructed of coursed limestone rubble with ashlar and brick dressing and a pantile and slate roofs.

A detailed account of the heritage assets at and surrounding Temple Farm were presented in the Planning Design/Access and Heritage Statement produced by Grover Lewis Associates in support of the planning application (GLA-263).

The close proximity of the development to Ermine Street is noteworthy; a Roman road (HER 60638), and Romano-British pottery has been found in the area of Temple Farm (HER 63365).

6.0 Methodology

Redevelopment groundworks involved the machine excavation of foundation trenches, service trenching (water drainage, septic tanks and electrical connection), road surfacing, as well as the removal of existing footings.

The groundworks were monitored by S. Palmer Brown and took place intermittently between the 2nd September to the 15th October 2020. Excavations were to between 0.60m to 2.20m depth according to purpose.

All deposits exposed were recorded using standard PCAS Watching Brief Recording Sheets, and general progress was recorded on standard Site Diary sheets. Six representative sections recorded across site were drawn at scale 1:20 (one is reproduced as fig.4), and section locations were plotted on a general site plan at scale 1:500 (fig. 3). A digital photographic record was maintained, with selected images being reproduced as colour plates in this report (pl.1-3).

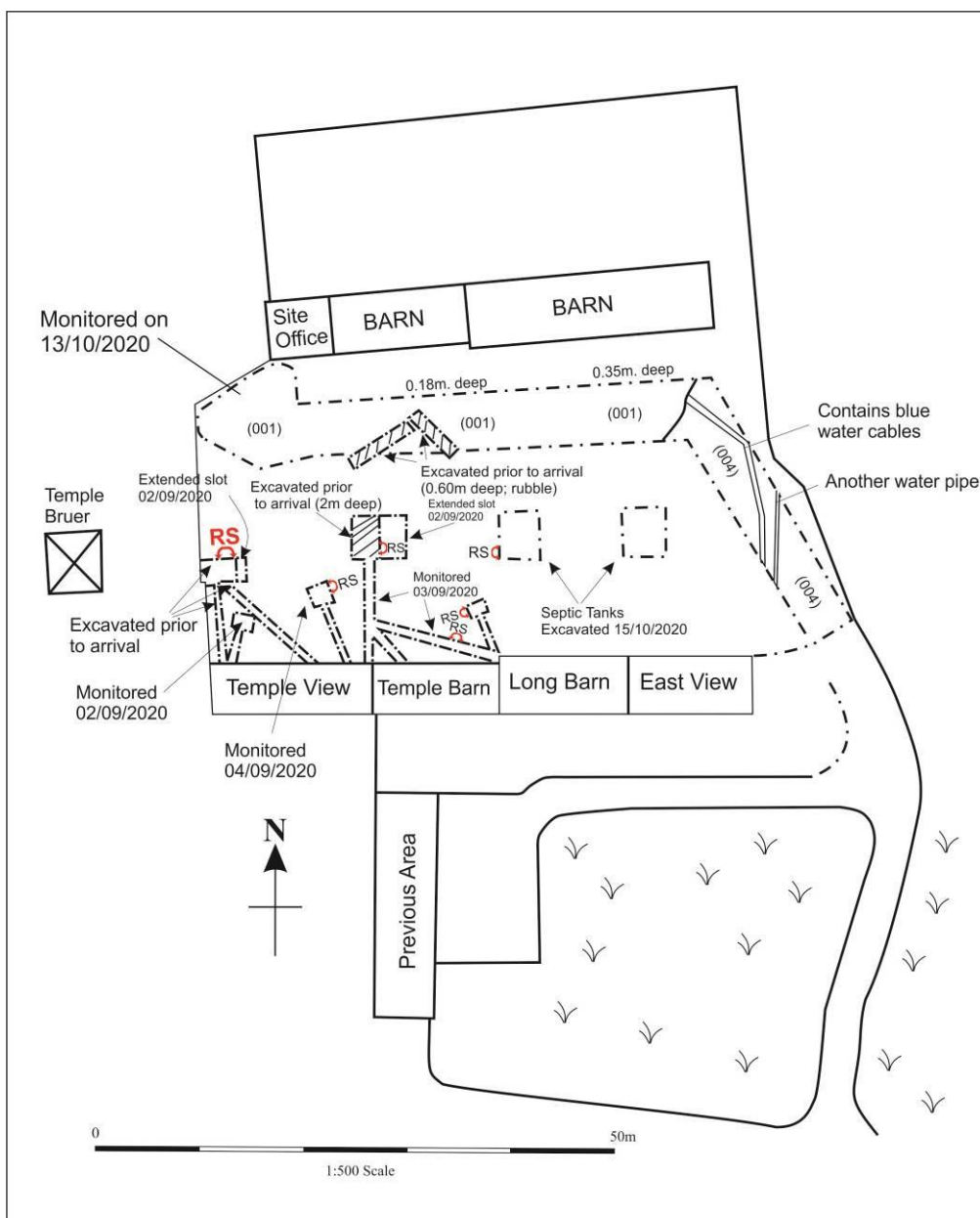


Figure 3: General excavation plan at scale 1:500. Not reproduced to scale (70%).



Plate 1: Working shot looking west, showing finished excavation monitored on 13/10/2020.

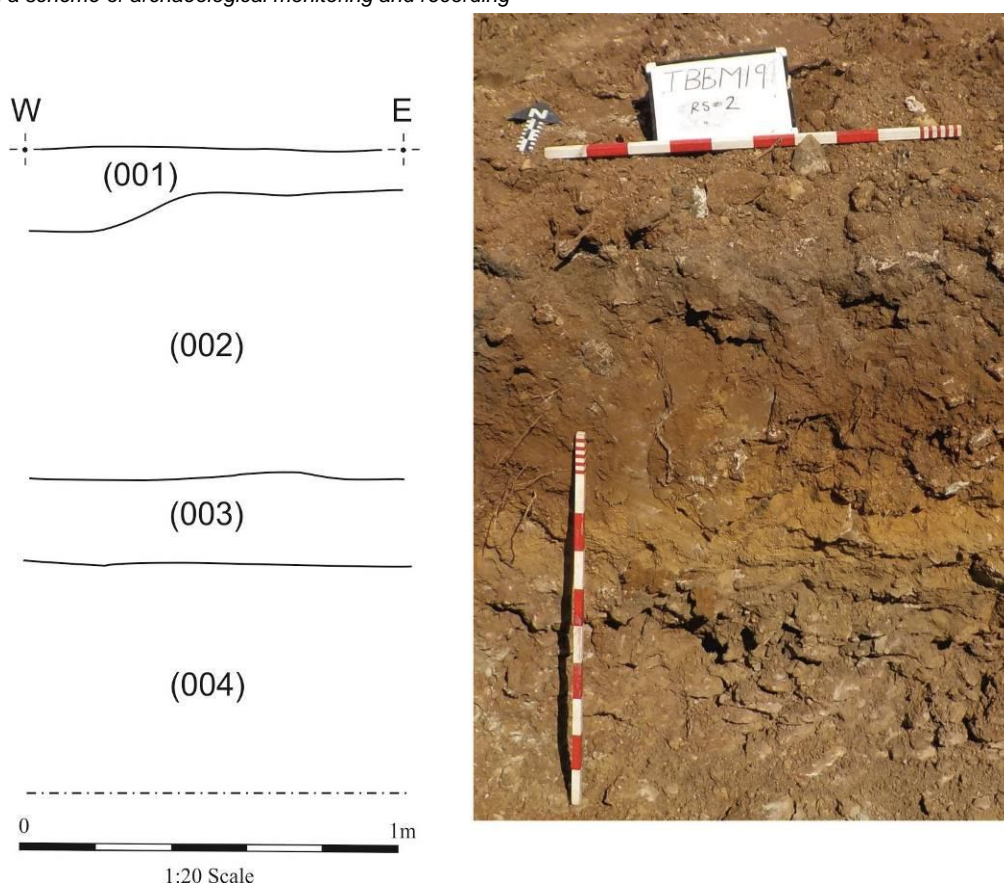
Plate 2: Working shot looking northwest, showing service trench excavated on 04/09/2020.

7.0 Results

No archaeological features were exposed during the monitoring, and no artefacts were recovered. Overall, only built-up rubble from previous demolition covering natural deposits was observed. No topsoil or subsoil layers were present in the area: the ground has likely been reduced and subsequently filled with rubble from a previous standing structure to develop the farmyard. This may have affected existing archaeology, had there once been any.

Four layers were identified and recorded:

- (001): **Modern disturbed rubble level.** Disturbed brick/gravel/concrete rubble present across site (0.20-0.80m. thick).
- (002): **Natural deposit** of light orange loose silty sand, small limestone fragments inclusions (0.40-0.60m. thick).
- (003): **Natural deposit** of creamy white silty sand with frequent limestone inclusions, slightly more compact than (002) but still rather light (0.10-0.20m. thick).
- (004): **Natural deposit** of compact creamy white limestone brash mix (80% limestone rocks and 20 % silty sand) (+1.30m.).



**Figure 4: Representative Section, facing South (plotted in red on excavation plan (fig. 3)).
Plate 3: Representative Section, looking North.**

8.0 Summary and Conclusion

The redevelopment scheme involved the excavation of foundation trenches, service trenching, road surfacing, as well as the removal of existing footings.

No archaeological features were exposed, and no dating evidence was recovered; the redevelopment groundworks exposing a simple stratigraphic sequence of modern construction levels over natural deposits.

9.0 Effectiveness of Methodology

The methodology employed during this project was effective in preserving by record a negative incidence of archaeological remains, causing the minimum of disruption to the construction process.

10.0 Acknowledgments

PCAS Archaeology Ltd. would like to thank Heronswood Architectural Design for this commission.

11.0 Site Archive

The project archive, consisting of the site recording and this report, is currently held at the offices of PCAS Archaeology Ltd. in Saxilby, Lincolnshire, while being prepared for

deposition, and will be deposited with the Lincoln City and County Museum ('The Collection'), where it can be accessed under the LCNCC accession number 2019.234.

12.0 References

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Figure 5 Phase 2 redevelopment outlined in red. Scale 1:1250 at A4.



Figure 6: Previous phase outlined in red (monitored by PCAS Archaeology Ltd.). Not to scale. Produced by developer.

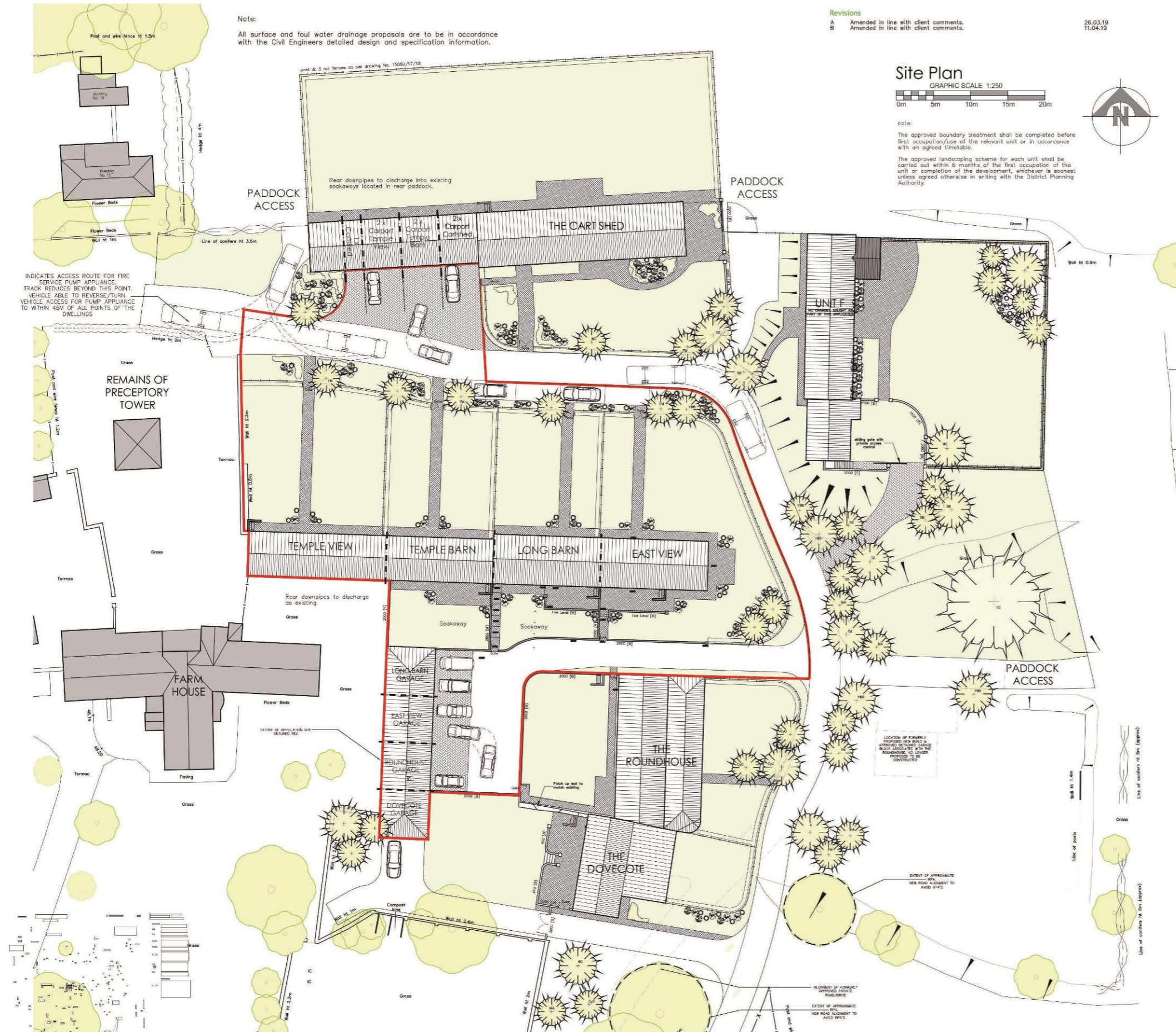


Fig. 7: Proposed Layout of site. Provided by Developer. Scale 1:500 at A3.

GRASS SEEDING/TURFING
 Topsoil level to be cultivated to a minimum depth of 150mm, left even and raked. Sow at a minimum rate of 30gms/m². Soil surface to be left slightly proud of hard surfacing. Service access points are to finish flush with final soil level. All grass seeding to be in accordance with B.S. 4428:1999, carried out in the first seeding season following dwelling occupation.

PAVING
 Paving to be Bradstone Antique Natural Sandstone Paving in a mix of Russet Brown & Autumn Green, laid in a random pattern, consisting of 300 x 300mm, 600 x 300mm & 600 x 600mm & 600 x 900mm slabs. All paving to be grouted with Sand/Line white Portland Cement (9:2:1) & laid on a sand/cement bed on 100-150mm clean stone, well compacted hardcore base.

DECKING
 38 timber decking on preservative treated joists, all finished with a clear deck seal. Decking edge to be formed with charcoal black poplar knee units (pulswood).

GRAVEL ROAD
 3.7 Metres wide minimum between kerbs to enable fire and rescue service vehicles access. (Roadway to be 20mm grade, washed, crushed first aggregate (Roadway) gravel, laid to a thickness of 30mm, on a minimum 100mm well consolidated MOT type 1 base, with blinding course. Minimum carrying capacity to be 12.5 tonnes to comply with Table 8 and paragraph 11.5.

COBBLED ROAD
 Entrance to development (first 16m approx) following exit from adopted highway to be 40mm wearing course (10mm 180 per sq ft bituminous macadam, with golden flint aggregate), on 150mm maximum base course, on 300mm type 1 mod. sub base, all to Highways authority approved wearing course left to mature for a period of approx 2 months and then to be sown seeded to expose the golden aggregate.

GROUND COVER PLANTING
 Bradstone Straight Cobble Coped Stones (Chorwood) on a 35mm bed of 5 parts sharp sand to 1 part cement on 150mm clean stone, well compacted hardcore base. Compact with a vibrating mechanical plate fitted with a rubber sole to avoid marking. Burn a slightly moist mix of 1 parts sharp sand to 1 part cement into the joints. Compact again with a vibrating mechanical plate (fitted with a rubber sole to avoid marking). Brush off any excess pointing and leave to harden.

Denotes new low level underplanting / shrubbery in mass planting format in mix groups of 10 of max. 800mm cts made up of the following species:
 Hedges - Lonicera Periclymenum
 Ivy - Hedera Helix
 Columbine - C. Spines
 Outdoor Rose - Viburnum Opulus
 Box - Buxus Sempervirens
 All shrubs are to be maintained weed free in bark mulch surround.

**All beds excavated, substrate well broken up and filled with 400mm topsoil covered in 50mm coarse bark mulch and mulched weed free. Strips generally to be irrigated to ensure establishment. Planting of trees, shrubs and hedges should be in accordance with B.S.4428:1999 'Code of practice for general Landscaping Operations'.
 All features are to be replaced within 5 year establishment period.**

New Hedges as indicated on the plans to be delineated with post & 3 rail fences as per drawing No. 1508D/17/16, to assist in demarking the boundary while the hedges mature. Hedges to be planted in three year trees, cultivated ground to the line specified below, in a staggered pattern of 2 rows, allowing for a minimum of 5 plants per linear metre. All new plants to be provided with 'Tree Easy Wrap' 800mm high, with bamboo supports to protect from attack by rabbits.

Common Hornbeam (Carpinus betulus) 30%
Common Hawthorn (Crataegus monogyna) 30%
Buckthorn (Fraxinus ssp.) 10%
English Holly (Ilex aquifolium) 10%
Common Hazel (Corylus avellana) 10%
Wild Privet (Ligustrum vulgare) 10%

All hedges to be planted as 800-800mm bare root transplants, and cultivated at 2000mm high. Upon completion the soil should be covered by a 75mm depth of bark mulch or similar approved material to aid the retention of moisture.

New walls to be 250mm thick, as per drawing No. 1508D/17/16 in either stone or brick to approved samples on site to a height indicated on site plan.

**1800 [B] = 1800mm high brick wall
 2000 [S] = 2000mm high stone wall**

EXISTING TREE TO BE RETAINED

PROPOSED TREE PLANTING
 All trees to be container grown & planted as 3500mm high specimens with a minimum 12-14cm girth. All new plants to be provided with 'Tree Easy Wrap' 600mm high, with bamboo supports to protect from attack by rabbits.

Client
 Delsicona (Guernsey) Limited

Project
 Temple Farm

Address
 Temple Bruer, Lincolnshire

Drawing
 'The Barns'
 Proposed Site Layout Plan

Scale/Document Siz
 1:250 @ A1

Date
 March 2019

Drawing No.
 1508DV/17/V6

01522 890158
 email@hwdarchitecture.co.uk
 www.hwdarchitecture.co.uk

2 Saffron Court | Lincoln | Lincolnshire | LN5 3RE

OASIS Summary

Summary for preconst3-503593

OASIS ID (UID)	preconst3-503593
Project Name	Watching Brief at PHASE TWO, TEMPLE FARM, TEMPLE BRUER
Activity type	Watching Brief
Project Identifier(s)	PHASE TWO, TEMPLE FARM, TEMPLE BRUER LINCOLNSHIRE, LN5 0DG
Planning Id	19/0778/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	PCAS Archaeology Ltd
Project Dates	02-Sep-2020 - 15-Oct-2020
Location	PHASE TWO, TEMPLE FARM, TEMPLE BRUER NGR : TF 00908 53651 LL : 53.0705742657325, -0.495378755091132 12 Fig : 500908,353651
Administrative Areas	Country : England County : Lincolnshire District : North Kesteven Parish : Temple Bruer with Temple High Grange
Project Methodology	<p>Over September and October 2020, a programme of archaeological monitoring and recording took place during groundworks associated with the conversion of a linked range of traditional stone barns, at Temple Farm, Temple Bruer in the district of North Kesteven in Lincolnshire, LN5 0DG (Fig. 1).</p> <p>The stone barns are located within the central group of agricultural buildings at Temple Farm, with PCAS Archaeology Ltd monitoring the previous phase of the redevelopment in 2018. Although the farm buildings are not specifically listed, they fall within the historic curtilage of the grade II listed former farmhouse (List Entry 1261369).</p> <p>Furthermore, the proposed redevelopment is situated within the location of a 12th century Knights Templar Preceptory (HER 60735), which was recorded to be the second richest in England by 1308. In the surrounding area, medieval croft remains have survived as cropmarks, likely to be associated with the preceptory (HER 62765). It is also within close proximity to Ermine Street, a Roman road (HER 60638).</p> <p>No significant archaeological remains were observed during the programme.</p>
Project Results	No archaeological features were exposed, and no dating evidence was recovered; the redevelopment groundworks exposing a simple stratigraphic sequence of modern construction levels over natural deposits.
Keywords	
HER	Lincolnshire HER - unRev - STANDARD
HER Identifiers	
Archives	Documentary Archive, Digital Archive - to be deposited with The Collection: Art and Archaeology in Lincolnshire