

Former Mowbray Arms,
Epworth, North Lincs.

**Written Scheme of Investigation
for a Level 2 Historic Buildings Record**

NGR: SE 78436 03575

Planning #: PA/2017/1528

Project #: AD043 February 2018



Prepared on behalf of for:

Wellsfield Associates,
80 High Street, Hadleigh, Essex, SS7 2PB

Project No:

Prepared by:

Ross Cook

ArchaeoDomus Archaeological & Heritage Services
3 Cysgod-y-Coed, Cwmann, Lampeter, Carmarthenshire, SA48 8DN

■ [REDACTED]

[REDACTED]

www.archaeodomus.co.uk

Contents

Project Team	-	1
Summary	-	2
Introduction	-	4
Site Location	-	6
Archaeological & Historical Background	-	7
Site Specific Objectives	-	7
Method Statement for a Historic Buildings Record	-	8
Reporting and Archive	-	9
Monitoring	-	10
Resources and Timetable	-	10
Sources	-	10

Fig. 1 - Existing Ground Floor Plan.

Fig. 2 - Location of Epworth, North Lincs.

Fig. 3 - Location of The Mowbray Arms, Epworth.

Project Team

Ross Cook - An experienced buildings archaeologist and surveyor with a background in archaeology and buildings conservation. He has undertaken detailed survey works to a wide range of Scheduled Ancient Monument and Listed Buildings through Wales and England, which has included Neath Abbey, The Tower of London, Llansteffan Castle, Christ Church Oxford, Magdalen College Oxford, Tretower Castle, Cilgerran Castle, Newport Castle Pembrokeshire, Picton Castle, and Brymbo Ironworks. He previously worked for the Royal Commission on the Ancient and Historical Monuments of Wales as a Historic Buildings Investigator (Archaeology), where he recorded buildings and Monuments, and provided advice on historic buildings at a national level. Currently he is involved with project work with Cadw, The Brymbo Heritage Group, and The Buildings of Medieval and Ottoman Palestine Research Project.

Ross also works as an Associate Dendrochronologist with the Oxford Dendrochronology Laboratory, through which he has undertaken work on sites such as Hampton Court Palace, Winchester Cathedral, Queens House Greenwich, The Tower of London, Christ Church Oxford, Magdalen College Oxford, Hay Castle, Tredegar House, and a large number of other smaller listed buildings and schedules sites throughout Wales and England.

ArchaeoDomus Archaeological & Heritage Services is the trading name of Ross Cook. An affiliate member of the ClfA, and adheres to the ClfA codes of conduct. I hold a valid CSCS card.

Cert. in Buildings Archaeology - University of Sussex, CCE.

PGCert. Social Anthropology - University of Wales, Lampeter

BA Joint Honours Archaeology & Anthropology - University of Wales, Lampeter

Former Mowbray Arms, Epworth, North Lincolnshire

Written Scheme of Investigation

Summary

ArchaeoDomus has been commissioned by Wellsfield Associated to prepare a Written Scheme of Investigation for a Historic England Level 2 Record of the Former Mowbray Arms, Epworth, North Lincolnshire. The Former Mowbray Arms is not a designated heritage asset, but has been recognised as a historic asset of significant local importance.

*Planning has been approved for the retention of the existing public house for use of as a café/bar and the erection of a new retail unit, under planning number **PA/2017/1528**. Full planning permission was granted by North Lincolnshire Council on 17th January 2018. With permission, the archaeological adviser to the LPA, the North Lincolnshire Historic Environment Officer, recommended conditions to be applied for a programme of historic building recording to be made prior to any alteration commencing.*

This Written Scheme of Investigation details proposals for a Historic England Level 2 Record of the Former Mowbray Arms, Epworth. This document has been prepared in accordance with the professional standards of the Chartered Institute for Archaeologists.

[BLANK PAGE]

1 Introduction

1.1 ArchaeoDomus Archaeological & Heritage Services has been commissioned to undertake an archaeological programme of works, to include a Written Scheme of Investigation (WSI), and a Historic England Level 2 Historic Buildings Record of the Former Mowbray Arms, prior to the commencement of any development. The proposed site sits within the village of Epworth, North Lincolnshire. This project has been commissioned by Wellsfield Associates.

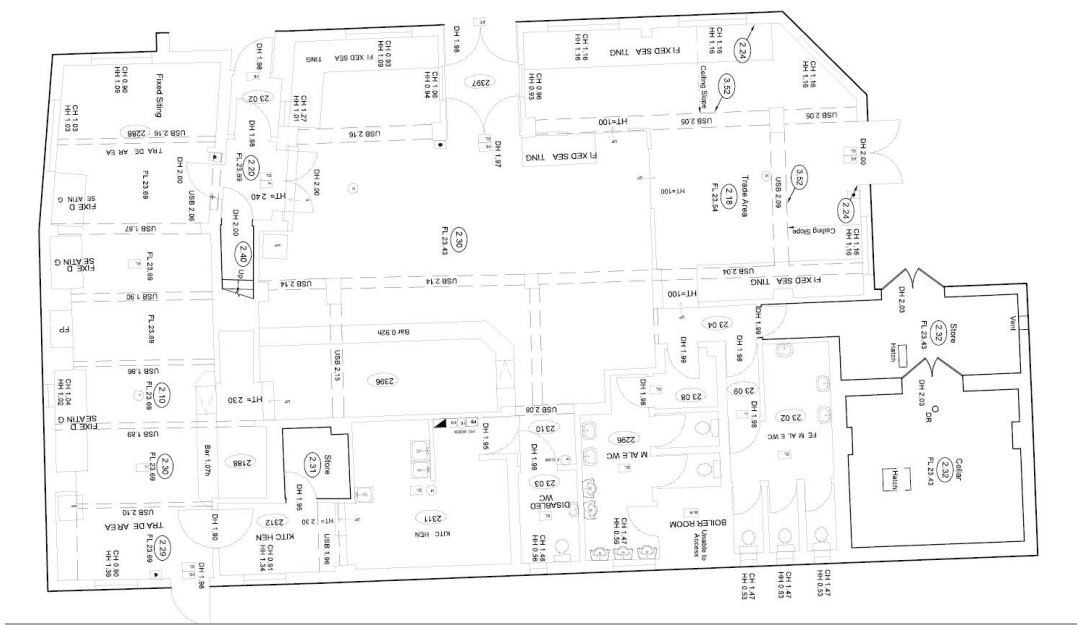


Fig. 1 - Existing Ground Floor Plan.
© Land Survey Solutions Ltd.

1.2 Full Planning permission (**PA/2017/1528**) was granted on 17th January 2018 to

'...retain part of existing public house for café/bar with some demolition works and proposed extensions/alterations and erect attached new retail unit (A1) with new car parking layout and access onto Albion Hill and Mowbray Street...'

1.3 With permission Archaeological Conditions were recommended by the North Lincolnshire Historic Environment Officer to the Local Planning Authority, in line with NPPF Policies 134, 135 and 141 (2012), also meeting with Policy CS6 of the *Core Strategy* (2011) and HE9 of the *North Lincolnshire Local Plan* (2003/2007). The conditions state:-

'Condition 1

No demolition or alteration take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Condition 2

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Condition 3

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with NPPF 141, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the Mowbray Arms public house is a heritage asset of local significance; the proposed survey will record the heritage interest that would otherwise be lost as a result of this development and create a lasting archive.’ (23rd October 2017)

- 1.4 The archaeological conditions stipulate a Historic England Level 2 Historic Buildings Record to enable an assessment and record of the building prior to development.
- 1.5 The Local Planning Authority is North Lincolnshire Council.
- 1.6 This Written Scheme of Investigation has been prepared by Ross Cook, Buildings Archaeologist and Surveyor at ArchaeoDomus Archaeological & Heritage Services at the request of Wellsfield Associates. This is to provide information on the methodology and archaeological practice used by ArchaeoDomus Archaeological & Heritage Services during the Historic England Level 2 Historic Buildings Record at the Former Mowbray Arms.
- 1.7 The purpose of the Level 2 Historic Buildings Record is to provide a lasting record to North Lincolnshire HER of an undesignated heritage asset of local significance. Requirements for this are set out in *NPPF Policy 141* (March 2012), and Policy CS6 of the *North Lincolnshire Core Strategy* (2011) and Policy HE9 of the *North Lincolnshire Local Plan*. This framework ensures that designate and undesignated heritage assets, archaeological remains and deposits are fully investigated, recorded and catalogued if they are to be effected as a result of activities associated with the development.
- 1.8 All work will be undertaken by qualified staff and in accordance with the standards and guidelines of the Chartered Institute for Archaeologists.

2 Site Location

2.1 The Former Mowbray Arms is located at the junction between Mowbray Street, Albion Hill, and Rectory Street, in the North Lincolnshire village of Epworth, on the Isle of Axholme. Mowbray Street bound the pub to the south and Albion Hill to the east, whilst the north and west are bounded by residential properties. The Old Rectory, a Grade I Listed Building lies c. 60m to the east. Numerous minor waterways and land drains surround Epworth, with the nearest major waterway, the River Trent, some 5km east. The Former Mowbray Arms sits *circa* 27m above sea level.

2.2 The local bedrock is a sedimentary mudstone, known as the Clarbrough Member (BGS) with no superficial deposits recorded (BGS). This is overlaid by a layer slightly acidic loamy and clayey soil with impeded drainage (Luvisols) (UKSO).

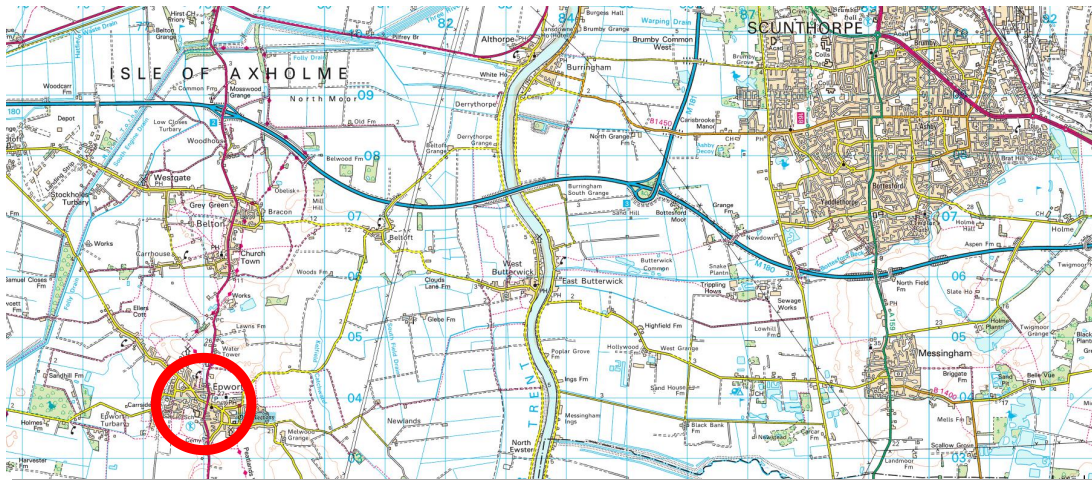


Fig. 2 - Location of Epworth, North Lincs.
Contains Ordnance Survey OpenData © Crown copyright and database right 2018

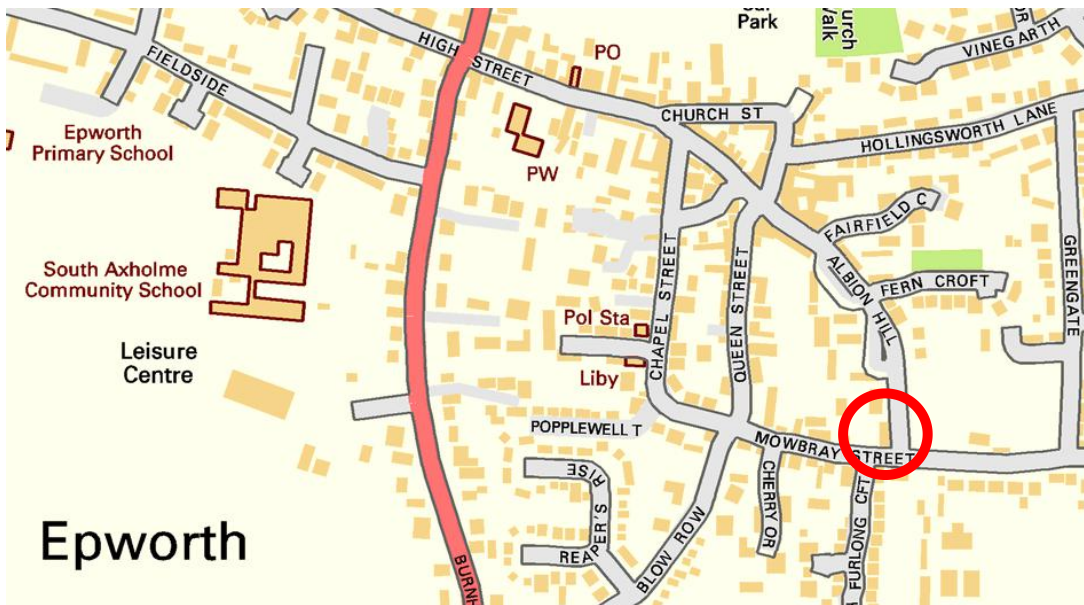


Fig. 3 - Location of The Mowbray Arms, Epworth.
Contains Ordnance Survey OpenData © Crown copyright and database right 2018

3 **Archaeological & Historical Background**

- 3.1 The Mowbray Arms appears to be a building of the mid-19th century, built in a simple double-fronted style with brick window heads and a shallow pitch to the roof.
- 3.2 Map regression indicates that the building was not present in 1820 when Charles Budgen produced the first Ordnance Survey Map for the area. In 1856 the Ordnance Survey produces its 'First Series' map, as opposed to the 'first edition', which, as with the map of 1820, appears to show no building in the location of the Mowbray Arms. By the time the First Edition Ordnance Survey 6 inch (1885) and 25 inch (1887), a building now appears in the location of the Mowbray Arms, which we can assume to be the same building as existing today. Mapping shows that the building now known as the Mowbray Arms is not recorded as an *PH* (public house) or *Inn*, until the 1:2500 OS map of 1964. However, this does not necessarily provide evidence that it was not a public house at an earlier date. The *Eastern Counties of England Directory* from 1901 lists 'Mowbray Arms, Mowbray Street. T. E. Thompson, proprietor' (University of Leicester), under 'Inns' in Epworth. No earlier records have been found in the trade directories under Mowbray Arms.
- 3.3 The village of Epworth is recorded in the Domesday Book of 1086 as the 'Manor of Epeurde. The village is located on the Isle of Axholme, an area of previous high ground surrounded by streams and bogs that was drained by Sir Cornelius Vermuyden, a Dutch engineer, between 1627 and 1629 (Axholme History Society). The village church of St Andrews, a Grade I Listed Building, was first built in stone between the late 12th and early 13th centuries, before being largely remodelled and rebuilt in the 14th and 15th centuries, with further works in the 1670s, 18th and 19th centuries (ID 165124).

4 **Site Specific Objectives**

- 4.1 **Historic Buildings Record** - The aim of the buildings report is to produce a lasting record of the Former Mowbray Arms prior to its renovation and extension into a dwelling house, defined by the ClfA (2014: 3) as:-

A programme of archaeological building investigation and recording will determine, as far as is reasonably possible, the nature of the archaeological resource associated with a specified building, structure or complex. It will draw on existing records (both archaeological and historical sources) and fieldwork. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct, Code of approved practice for the regulation of contractual arrangements in archaeology, and other relevant by-laws of the ClfA. The programme will result in the production of drawings, an ordered accessible archive and a report

- 4.2 Produce a descriptive and photographic record of the building prior to any alterations and adaptations made to the building through the planned programme of works.
- 4.3 Supplement the descriptive and photographic record with accurate drawn records, where

and as these are required.

- 4.4 The results of the investigation and report will aim

'to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.' (CIfA 2014: 3)

5 Method for a Historic Buildings Record

- 5.1 A buildings record to English Heritage Level 3 will be undertaken prior to **any building works** commencing on site. This will take the form of

*'...a **descriptive record**, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.'* (EH 2016: 26)

- 5.2 A visual investigation will be made of the building, looking for and identifying key phases and evidence of alterations, which will inform the descriptive record.
- 5.3 A photographic survey will be made of the building, both internally and externally, using a Canon 760D, where safe to do so. This will seek to document the structure of the building and document the materials, alterations and construction methods used, where these are visible and safely accessible. The record will be made using a standard 18-50mm EFS lens, and, where suitable, a 10-22mm EFS Wide Angle lens will be used to provide record photographs where the 18-50mm lens is not sufficient; this will be logged. A tripod will be used for all photos, with a ranging rods of 2 x 1m or 1 x 2m used for scaling. A photo-plan and register will be produced as part of the report.
- 5.4 Existing architects plans will be used to provide the base for interpreted and phased archaeological plans of the building. This will use traditional survey techniques to add further measurements and detail to the existing drawings, which will be drawn up using CAD.
- 5.5 The resources of the regional HER and other readily available resources will be consulted during this process.
- 5.6 The results of this work will be an illustrated report and photographic archive. These will be produced, within 6 months, and provided to both the client, Regional HER and deposited with the Archaeological Data Service.

6 Reporting & Archive

- 6.1 The report will be submitted within 6 months of completion of the fieldwork - dependant on production of any specialist reports that may be required, in which case this may exceed this period.
- 6.2 A report will be written collating the written, graphic, visible and recorded information outlined in the sections above. The report will include plans of any features, their location, description of the historic building fabric, architectural features of interest, phasing, and artefacts with their interpretations.
- 6.3 The report will include:
1. Non-technical summary
 2. Introduction
 3. Aims and Objectives
 4. Methodology
 5. Historical Background
 6. Historic Buildings Record
 7. Building Dating and Analysis
 8. Conclusions
 9. Archiving
 10. Sources
 11. Appendices
- 6.4 The report will be submitted to the North Lincs HER for approval and feedback prior to its submission to the local planning authority, in this instance North Lincolnshire Council. On acceptance of the report, copies will be submitted to the client and to the regional HER, and to the Archaeological Data Service. A copy of the report will also be made available on the ArchaeoDomus website at www.archaeodomus.co.uk following its submission to the regional HER.
- 6.5 The project archive will comprise all field notes and documents, photography, finds, associated reports, and drawings. The the digital archive will be compiled and deposited with the Archaeological Data Service, and will comprise all photographs, written report, and drawings. The physical archive, such as field notes and drawings, will be stored in-house by ArchaeoDomus.
- 6.6 On completion of the report and its acceptance the clients will have fulfilled their archaeological planning conditions.
- 6.7 ArchaeoDomus shall retain the copyright of any commissioned reports, tender documents, plans and photographs, under the *Copyright, Designs and Patent Act 1988*, with all rights reserved, excepting that a licence is granted to the client for the use of such documents by the client in all matters directly relating to the project.
-

7 Monitoring

- 7.1 The Local Planning Authority and Heritage Environment Officer will be contacted prior to the commencement of groundworks and once the work begins.
- 7.2 Any changes to this Written Scheme of Investigation that ArchaeoDomus Archaeological & Heritage Services may wish to make after approval will be communicated to the Historic Environment Officer for approval on behalf of the Local Planning Authority.
- 7.3 Representatives of the Local Planning Authority and the Historic Environment Officer will be given access to the site so that they may monitor the progress of the building recording.

8 Resources and Timetable

8.1 *Standards*

The field work will be undertaken by ArchaeoDomus Archaeological & Heritage Services using current best practice.

8.2 *Staff*

The project will be undertaken by a Ross Cook from ArchaeoDomus Archaeological & Heritage Services.

8.3 *Equipment*

The project will use equipment supplied by ArchaeoDomus and Keevill Heritage Ltd.

8.4 *Timetable of Archaeological Works*

Fieldwork: Wednesday 28th February - Thursday 1st March 2018.

Report: Within 6 months of completion of fieldwork. Evidence of fieldwork to be submitted within 2 weeks of completion to the Historic Environment Officer.

8.5 *Insurance*

ArchaeoDomus holds insurance provided by Towergate Insurance.

5.6 *Health and safety*

All members of the team will adhere to the requirements of the Health & Safety at Work Act, 1974. For further information please request our *Health and Safety Policy*.

9 Sources

- 9.1 English Heritage 2016, *Understanding historic Buildings; A guide to good practice*
- 9.2 ClfA 2014, *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*
- 9.3 Communities and Local Government 2012, *National Planning Policy Framework*

- 9.4 *Eastern Counties of England Directory, 1901.*
University of Leicester
Accessed: 20th February 2018
<http://specialcollections.le.ac.uk/cdm/compoundobject/collection/p16445coll4/id/278589/rec/12>
- 9.5 *Local Development Framework*
North Lincolnshire Council
Accessed: 20th February 2018
<http://www.northlincs.gov.uk/planning-and-environment/planning-policy/local-plan/north-lincolnshire-local-plan/>
- 9.6 *Core Strategy*
North Lincolnshire Council
Accessed: 20th February 2018
<http://www.northlincs.gov.uk/planning-and-environment/planning-policy/local-plan/north-lincolnshire-local-plan/>

Thank you to Wellsfield Associates for commissioning ArchaeoDomus Archaeological & Heritage Services to undertake this work.

ArchaeoDomus Archaeological & Heritage Services



Web/Gwefan: www.archaeodomus.co.uk

Social/Cymdeithasol: www.twitter.com/archaeodomus
www.facebook.com/archaeodomus