



00/12

Smk.

LINDSEY ARCHAEOLOGICAL SERVICES

**Grantham St, Lincoln  
Proposed Student Accommodation**

**NGR: SK 97635 71456**

**Planning Application: 99/625/O: 25/10/99**

**Site Code: LGS 00**

**LCNCC Accn No.: 2000. 67**

**Archaeological Evaluation**

**Report for**

**Costall Allen Design Associates**

**on behalf of**

**Walter's**

**LAS Report No. 416**

**May 2000**

Ilwaco County Council  
Administration Section  
22 MAY 00  
ack 23/5

EVENT 41 1279  
SOURCES 41 5986187  
PRN 70202 480723  
70203 480759

## Contents

List of figures	
List of plates	
Summary	1
Introduction	1
Site Description	1
Planning Background	1
Archaeological Background	1
Aims and Objectives	2
The Excavation	2
Results	3
Discussion	4
Conclusion	4
Acknowledgements	5
References	5

### **Appendix 1:** Pottery and Tile archive (J. Young)

### **Appendix 2:** Context Summary

The Figures

The Plates



## Figures

Figure 1: Grantham Road, Site location, based upon a plan supplied by Lincoln City Council

Figure 2: Part of the O.S. 1888 1:500 scale survey of Lincoln (Sheet LXX 7.17) showing the proposed development site with buildings along the Grantham Street frontage.

Figure 3: Trench plan and sections (M. Williams).

## Plates

Plate 1: Grantham Place excavation, 1981, showing medieval deposits close to modern ground surface, preserved behind a more recent cellar wall. (Note cars parked on Grantham Street 2000 evaluation site).

Plate 2: Excavation of test pit looking south west showing rear wall of Yates Wine Bar and Pizza Express.

Plate 3: Area of test pit looking north

Plate 4: North east facing section showing modern pit to the left of the picture.

Plate 5: North west facing section showing modern pit across full width and depth, with mortar surface just visible in the base of the trench.

Plate 6: North west facing section showing base of modern pit with mortar surface visible in the base of the trench.

**Grantham St, Lincoln. Proposed Student Accommodation**

**Archaeological Evaluation**

**NGR: SK 97635 71456**

**Planning Application: 99/625/O: 25/10/99**

**Site Code: LGS 00**

**LCNCC Accn No.: 2000. 67**

**Summary**

*An archaeological evaluation at the above site comprised the excavation of a single test pit 2x2m in area, in order to determine the depth of significant pre-modern archaeological deposits. Modern deposits were encountered to a depth of approximately 2m below the surface at which point a mortar surface with associated stakeholes was found (at 17.94m O.D). Medieval deposits have been encountered at higher levels on sites in the immediate vicinity but it is not clear whether the great depth of modern deposits encountered in the test pit is representative of the whole site, because of the small size of the evaluation. The potential impact of development on archaeological remains is not clear because the building foundation design has not yet been finalised .*

**Introduction**

Lindsey Archaeological Services was commissioned by CAD Associates on behalf of Walter's to undertake archaeological investigation at the above site. The work was carried out in accordance with the Brief set by the Department of Planning Lincoln City Council dated January 19<sup>th</sup> 2000 and the general requirements set out in the *Lincolnshire Archaeological Handbook* published by the Archaeology Section, Lincolnshire County Council (1998).

**Site Description**

The application site is bounded by Grantham St to the north, Swan St to the east and the rear yards of Pizza Express and Yates' Wine Lodge to the west, and covers an area c.270 sq. metres in extent (Fig. 1). The proposed development is for student accommodation fronting onto Swan St and Grantham St. The land is currently in use as a private car park.

**Planning Background**

An application for Outline Planning Permission has been submitted for development of the site as student accommodation. Archaeological evaluation has been requested prior to determination of the application.

The site lies within Conservation Area 1. It is also a site of 115A status which requires that English Heritage must be consulted on arrangements for archaeological preservation and recording.

### **Archaeological Background**

This is described in more detail in Section 4 of the Brief. In summary, the site lies within the historic core of the Roman and medieval city. Excavations to the north, north-east, east and west of the site have established the presence of archaeological deposits, up to a depth of 4m in places, dating to the Roman, medieval and post-medieval periods.

Excavations between 1972 and 1979 on the north side of Grantham Street, west of its junction with Flaxengate revealed evidence for Anglo-Scandinavian and Saxo-Norman occupation together with important evidence for metal working on the site (Perring 1981). Grantham St is thought to date from at least AD 1050 while Flaxengate was in existence by the late 9<sup>th</sup> century.

Excavation in 1981 at Grantham Place immediately north of the evaluation site and west of the Flaxengate site revealed undisturbed medieval deposits along the northern side of the Grantham Street frontage less than 1m below modern ground level (Pl. 1). There is likely to have been a sequence of medieval and post-medieval buildings along the south side of Grantham St frontage within the proposed development site.

The OS 1888 1:500 scale map shows properties fronting onto Grantham Street but there are garden features in the south-east corner of the site (Fig. 2). It was anticipated that least disturbance from modern activity would be encountered on this part of the site and the test pit was located here.

### **Aims and Objectives**

In general terms the purpose of the evaluation was to

- establish the presence or absence, quality and extent of archaeological remains and their location within the development area
- gather sufficient information to enable an assessment of the potential significance of any archaeological remains to be made and the impact which development will have upon them
- enable an informed decision to be made regarding the future treatment of any archaeological remains and consider any appropriate mitigatory measures either in advance of and/or during development
- provide information for accession to the County SMR and the Lincoln UAD

More specifically the evaluation was intended to provide information on the depth below the modern surface of the latest undisturbed archaeological deposits..



### The Excavation (Fig. 3)

The evaluation comprised a single trench, 2m square, at the rear (south-east) corner of the site (as specified in Section 6.3 of the Brief). The trench was excavated only as deep as was necessary to establish the level of pre-modern archaeological remains (i.e. the latest significant archaeological horizon).

Archaeological recording was carried out by a team of two experienced archaeologists. The trench was machine-excavated to the top of the first recognisable archaeological horizon, using a toothless ditching bucket, after breaking out of the concrete, tarmac and underlying hardcore (Pls. 2, 3). The trench was hand-cleaned to reveal features in plan and section. Excavation of deposits was kept to the minimum necessary to establish date, character and survival as outlined in Section 6.4 of the Brief.

A full written (single context) and photographic record was made of the site, to include site plans at a scale of 1:50 or 1:20, as appropriate. A plan of the trench was made with section drawings of two sides. A full photographic record was made during the progress of the excavation to record each feature, together with general site shots. LAS operates a standard context recording system, developed by its staff over the past 20 years based on MOLAS and CAS models.

### Results

The finished depth of the trench (2m) meant that, for health and safety reasons it had to be stepped in. The resulting exposed area available for archaeological investigation was thus severely restricted (2m x 0.90m).

The surface tarmac deposit **100** (19.8-19.9m O.D) was approximately 0.20m thick, overlying a yellow gritty silt **108** which contained brick and tile fragments, the deposit was almost 0.90m deep. Below the tarmac and cutting through **108** in the south eastern side of the test pit was a large pit, **107**, containing Victorian rubbish including bottles and pottery (Pl. 4). Its upper fill, **102**, was a grey brown clayey silt overlying a similar deposit, **103**, which also contained a fragment of medieval tile and two possible fragments of Tudor brick.

**108** overlay a mid grey clayey silt **109**, which was fairly clean and had the appearance of a deliberately laid soil deposit. Two pieces of unworked stone were found in this layer. **109** overlay a mortar surface **105**, which extended discontinuously over the southern part of the trench and was observed in the eastern section of the northern part of the trench (Pl. 5). Cut into **105** were three possible stake holes **110**, **111**, **112** (Pl. 6). These were approximately 0.05m in diameter, but they were not excavated as it was considered that they formed a significant pre-modern archaeological deposit, and disturbance would compromise their



integrity with features beyond the limits of the test pit, without adding significantly to our knowledge of the site. These archaeological remains were encountered at a depth of 17.95m O.D.

Below **109** and overlying **105** in the western part of the trench was a dark grey silty clay **106**. This deposit was not excavated because the limited available area at the base of the test pit made work difficult, without damaging the mortar surface.

### Discussion

The upper 2m of the test pit contained only three main deposits beneath the modern tarmac and its makeup. The late Victorian pit, **107**, extended over one third of the trench and cut through deposit **108** which contained a mixture of brick and mortar rubble and is interpreted as being from demolition of the adjacent houses. **109** beneath, contained artefacts dating from the medieval to the modern periods. This is typical of late Victorian levelling deposits found elsewhere in the city which have been found to contain sizeable quantities of residual material. Alternatively, the test pit may lie entirely within a former cellar and deposits **109** and **108** were used to fill in the void when it fell into disuse.

The first significant archaeological layer encountered at Grantham Street was at a depth of 2m below ground surface (17.94m O.D.) whereas medieval deposits were present much closer to the surface at Grantham Place, across the road from the evaluation site. In addition, medieval building remains were found close to the modern ground surface during construction work at Pizza Express immediately west of the site (Jarvis 1997). This suggests that the mortar surface **105** and the associated stakeholes may well be Saxon or even earlier in date.

### Conclusion

It is clear that modern disturbance had taken place within the area of the test pit to a considerable depth either from land clearance or cellaring but the small size of the evaluation test pit makes it impossible to say how representative the results are for the remainder of the site.

The small size of the evaluation test pit has made it impossible to fully assess the potential impact of development on archaeological remains. The nature and condition of the deposits over the rest of the proposed development area is not known although significant modern disturbance (in the form of cellaring) is likely to have occurred along the Grantham Street frontage, to an unknown depth.

Excavations on adjacent sites suggest that archaeological deposits of medieval and Roman date, up 4m deep would not be unexpected. Given the likely depth of made ground on the

evaluation site it is probable that piling would need to be used for the foundations of any new building, potentially causing significant below ground disturbance to a considerable depth. Until a foundation design is agreed upon it is impossible to predict what the resulting impact on archaeological remains would be.

### **Acknowledgements**

LAS would like to thank Mick Jones the Lincoln City Archaeologist for his help throughout the project. The excavation was carried out by the author and Claire Angus. Naomi Field was project manager and edited this report.

### **References**

Perring, D. 1981 *Early medieval occupation at Flaxengate, Lincoln*, The archaeology of Lincoln, 9/1

Jarvis, M. 1997 *269 High St, Lincoln. Archaeological Recording*. CLAU Report no. 283

# pottery archive lgs00

context	cname	full name	form type	sherds	vessels	part	description	date
109	LPM	Late Post-Medieval wares	small jar	1	1	rim	plain	19/20th ✓
109	NSP	Nottingham Splashed ware	jug	1	1	BS		12th ✓
109	PORC	Porcelain	doll head	1	1	BS	right ear; large head; thin walled	late 19/early 20th

# tile archive lgs00

context	cname	full name	frags	weight	description	date
103	PNRDISC	Discarded peg, nib or ridge tile	1	50	mortar; hard red fabric	med ✓
103	BRK	brick	1	45	early ? Tudor but very abraded; fine fabric	Late med to pos med
103	BRK	brick	1	115	early ? Tudor but very abraded; fine fabric	Late med to pos med
109	PNRDISC	Discarded peg, nib or ridge tile	1	85		post med
109	PNRDISC	Discarded peg, nib or ridge tile	1	75	mortar	med ✓
109	PNRDISC	Discarded peg, nib or ridge tile	1	65	mortar	med ✓

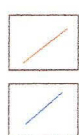


## APPENDIX 2

## Grantham Street, Lincoln (LGS 00) Context Summary

Context Number	Type	Relationship	Description
100	Layer	Above 101	Tarmac
101	Layer	Below 100 above 102	Tarmac/levelling layer
102	Fill of 107	Below 101 above 103	Grey brown clayey silt
103	Fill of 107	Below 102 above 107	Grey brown clayey silt
104	Not used		
105	Layer	Below 104	Yellow grey mortar layer
106	Layer	Below 104 above 105	Dark grey clayey silt
107	Cut	Below 101 above 108	Large pit
108	Layer	Below 107 above 104	Yellow brown gritty silt
109	Layer	Below 104 above 106	Mid grey clayey silt
110	cut	Below 106 above 105	Stake hole?
111	cut	Below 106 above 105	Stake hole?
112	cut	Below 106 above 105	Stake hole?





*Roman city walls*

*Proposed development area*

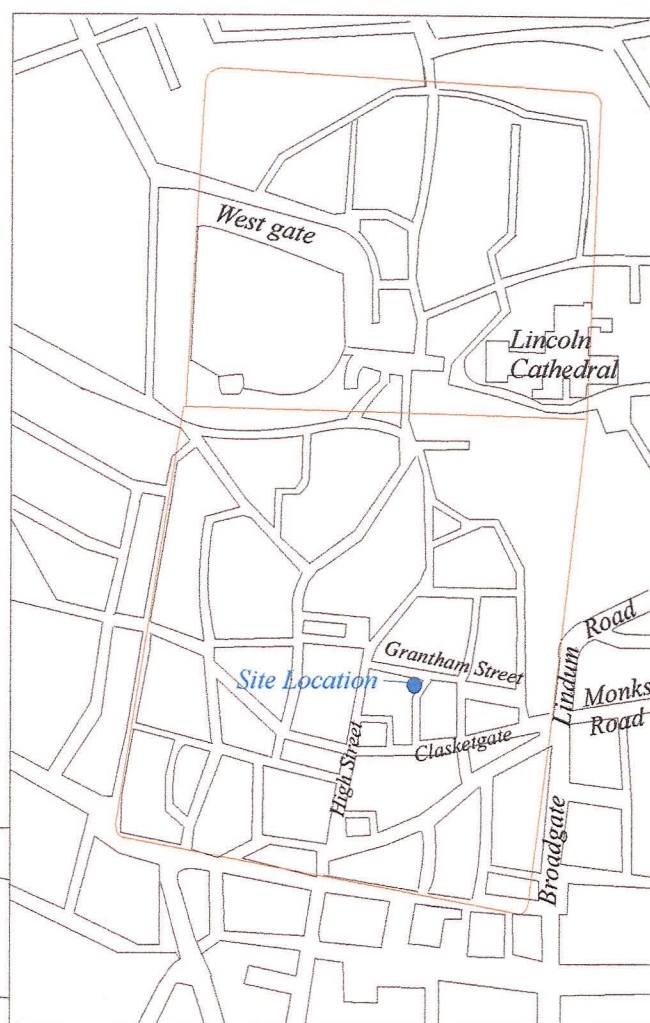


Figure 1: Grantham Street, Lincoln. Site location, based upon a plan supplied by Lincoln City Council



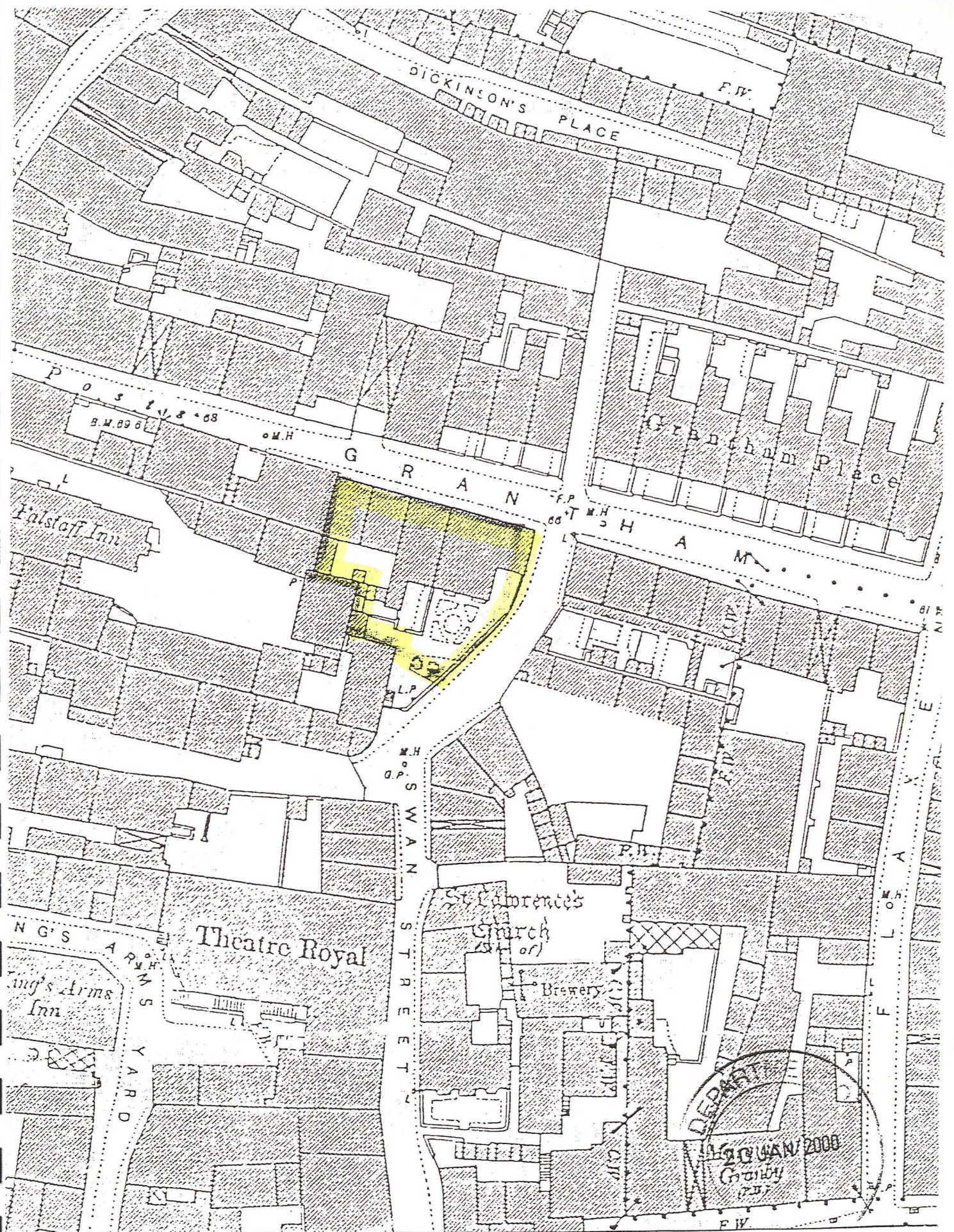


Figure 2: Part of the O.S. 1888 1:500 scale survey of Lincoln (Sheet LXX 7.17) showing the proposed development site with buildings along the Grantham Street frontage.



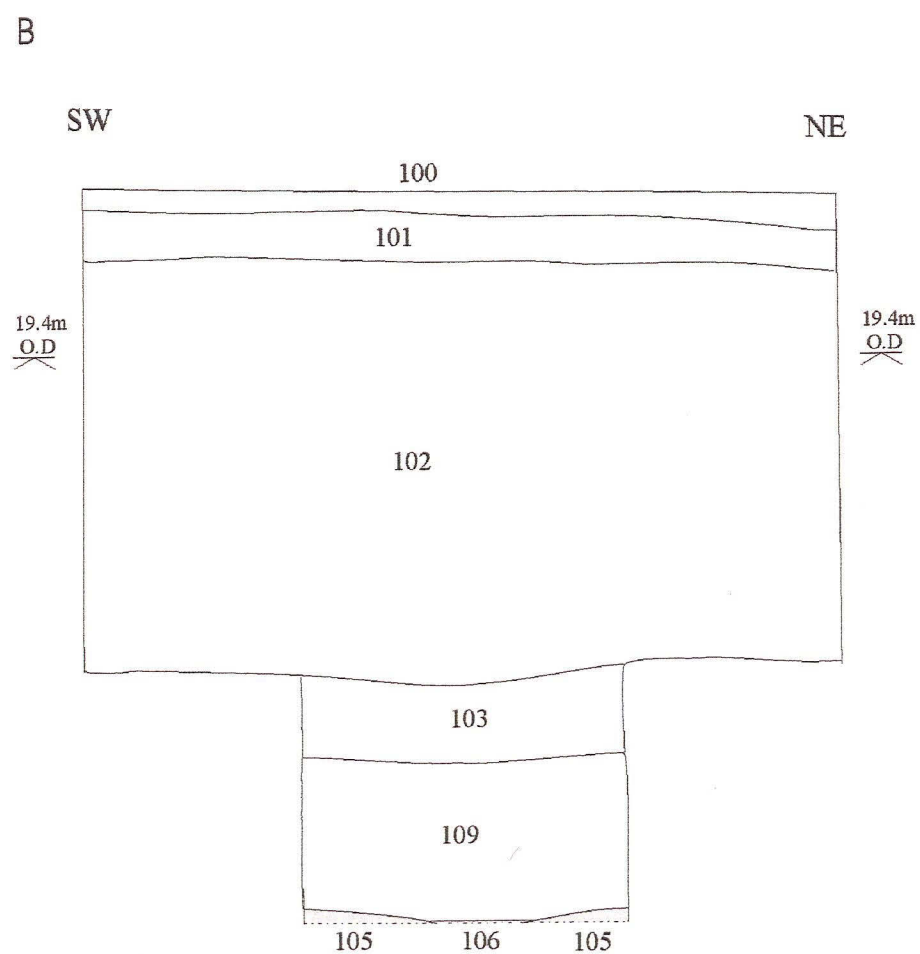
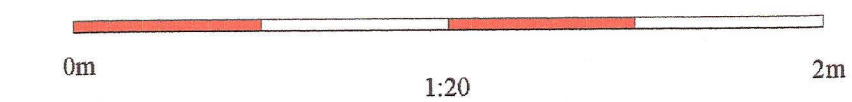
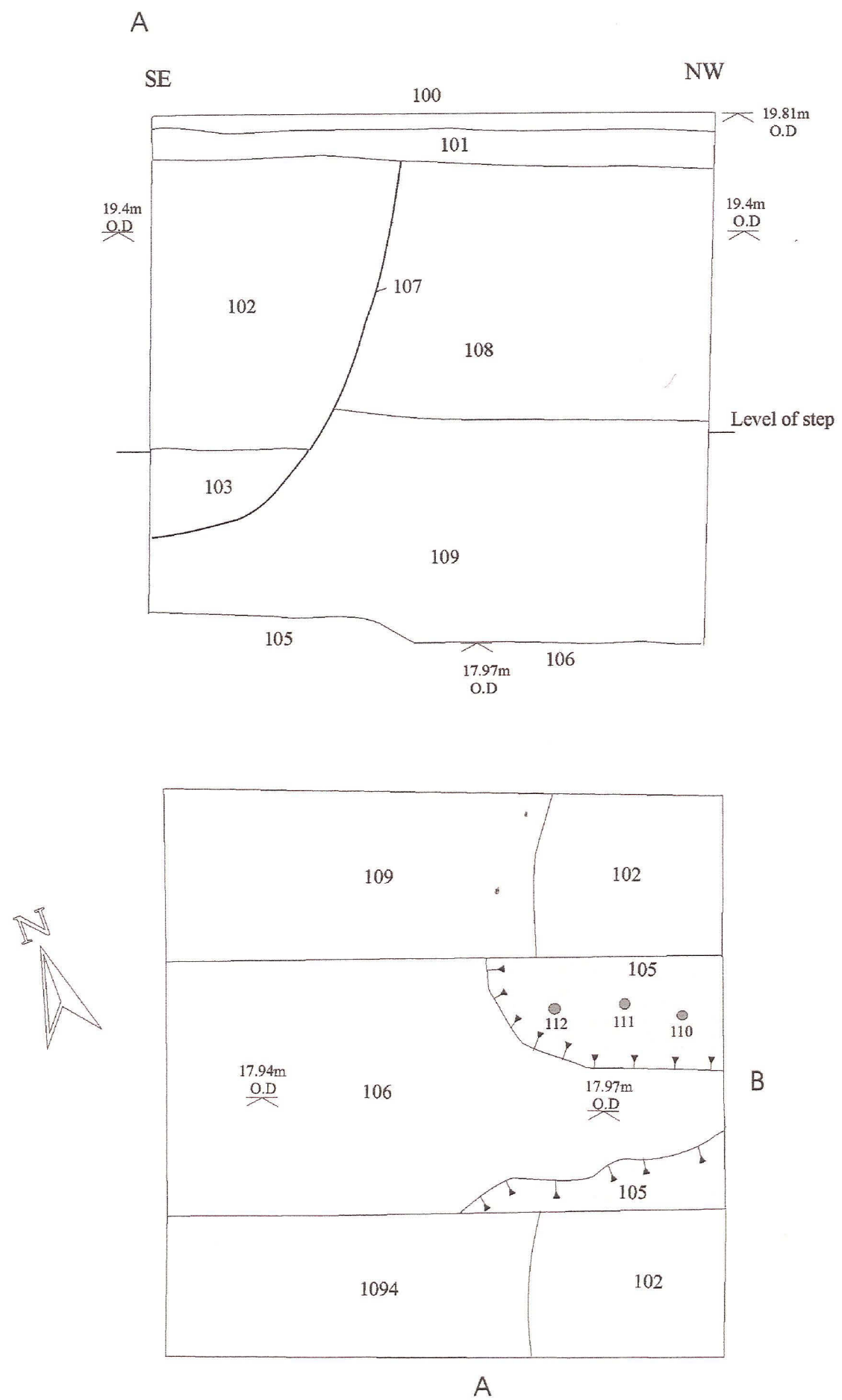


Figure 3: Trench plan and sections



**Plate 1: Grantham Place, 1981, showing medieval deposits close to modern ground surface, preserved behind a more recent cellar wall. (Note cars parked over Grantham Street 2000 evaluation site.)**





Plate 2: Excavation of test pit looking south west showing rear wall of Yates Wine Bar and Pizza Express.

Plate 3: Area of test pit looking north







**Plate 4: North east facing section showing modern pit to the left of the picture.**

**Plate 5: North west facing section showing modern pit across full width and depth, with mortar surface just visible in the base of the trench.**







**Plate 6: North west facing section showing base of modern pit with mortar surface visible in the base of the trench.**