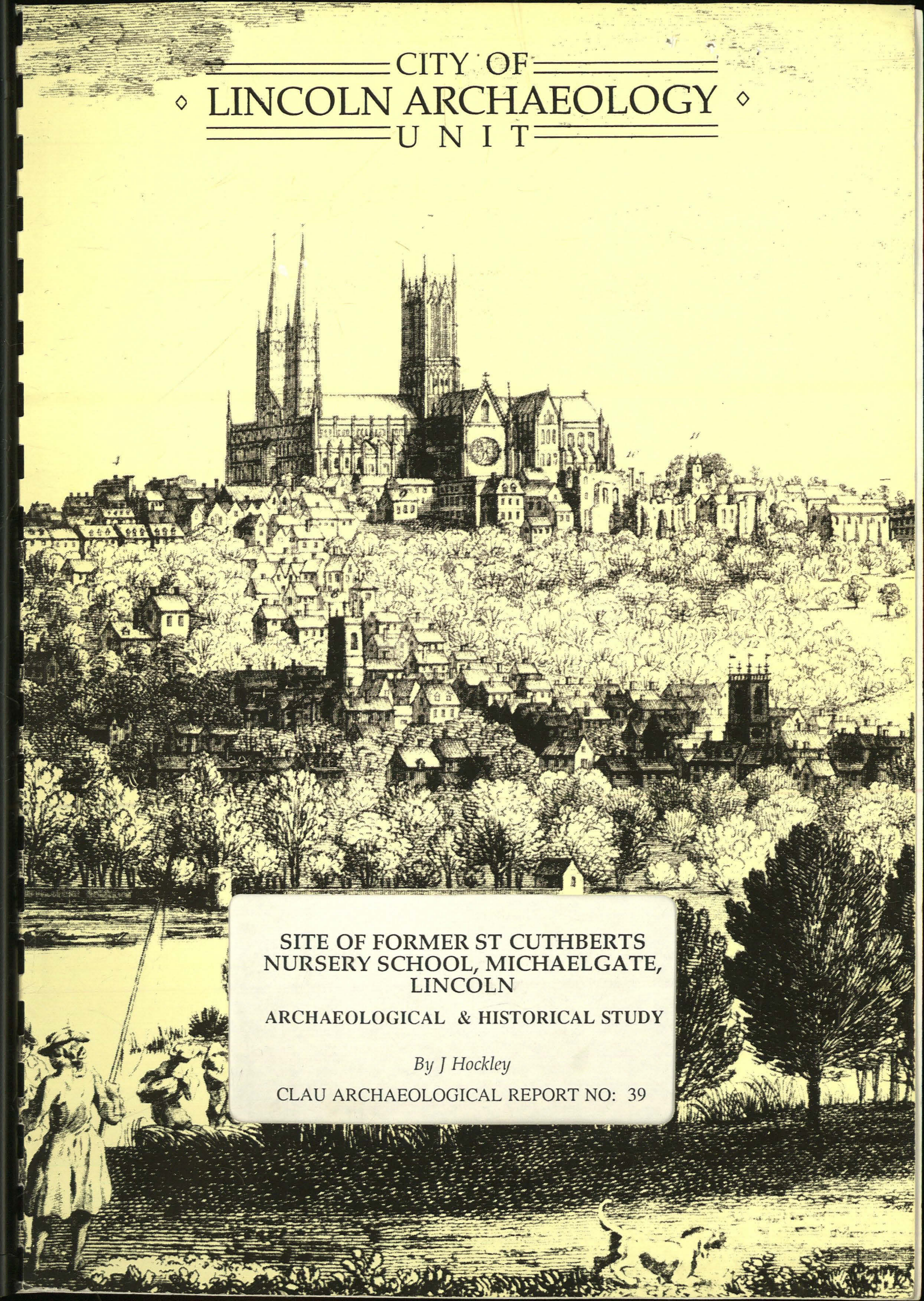


CITY OF
◇ LINCOLN ARCHAEOLOGY ◇
UNIT



SITE OF FORMER ST CUTHBERTS
NURSERY SCHOOL, MICHAELGATE,
LINCOLN

ARCHAEOLOGICAL & HISTORICAL STUDY

By J Hockley

CLAU ARCHAEOLOGICAL REPORT NO: 39

A Report to Land and Buildings Consultancy
(on behalf of Lincolnshire County Council)

February 1993

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SITE OF FORMER ST CUTHBERTS NURSERY SCHOOL, MICHAELGATE

ARCHAEOLOGICAL AND HISTORICAL STUDY

1.0 INTRODUCTION

This document has been prepared by the City of Lincoln Archaeology Unit for Land and Buildings Consultancy on behalf of Lincolnshire County Council. The Unit was commissioned to draw together and assess all available information of archaeological and historical significance for the area of proposed redevelopment (hereafter 'the Site'). It is intended that the study results would provide guidance to interested parties and form the basis for assessing the archaeological implications of particular development design proposals and discussing further action in conjunction with the requirements of Lincoln City Council's Department of Planning. The document may also be used in support of applications to other bodies having jurisdiction over the site for such statutory consents as may be required.

The Site, a Scheduled Ancient Monument within City Conservation Area No.1, is located centrally within the Roman and medieval city on the line of the Roman Ermine Street and adjacent to its medieval successors. Important remains of Roman, Viking and medieval periods would therefore be expected to be contained within the Site.

The study document provides a synthesis of current archaeological and historical knowledge of the area concerned and proposes a strategy for further investigation of archaeological remains in accordance with the standards and recommendations outlined in DoE Planning Policy Guidance 16 (PPG16), published in November 1990 and Archaeology and Planning in Lincoln - a Developers Guide, planning advice note 16, Lincoln City Council (1990).

The information in this document is presented with the proviso that further data may yet emerge. The Unit, its members and employees cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. The document has been prepared in accordance the terms of the Unit's Articles of Association, the Code of Conduct of the Institute of Field Archaeologists (IFA), Management of Archaeology Projects (English Heritage, 1991) and the IFA Draft Standard on Archaeological Desk-Based Studies.

2.0 SUMMARY OF RECOMMENDATIONS

The high archaeological potential and importance of the Site is recognised by the fact that it is scheduled as an Ancient Monument, a status reinforced by the documentary research which suggests that the area has probably been successively developed and occupied since the Roman period.

The Site, which has an extremely high archaeological priority within Lincoln, is believed to contain remains and evidence of:

- A. The Roman Ermine Street, buildings fronting on to it, and evidence for their function and status.
- B. Later additions and modifications to the road and adjacent structures.
- C. Abandonment of the Roman city.
- D. Dark Age activity, c 450 - 900 AD.
- E. Anglo-Scandinavian occupation/industry and modification of the hillside c.900 - 1066 AD.
- F. Medieval occupation/industry 1066 - 1300 AD.
- G. Formation of the Medieval street pattern and related modification of the hillside.
- H. Late medieval and early post-medieval decline 1300 - 1700 AD.

Individually, each of these topics would be worthy of archaeological investigation. Together they form the basis on which the Site was originally protected by scheduling and make it essential to ensure that no archaeological evidence is lost during redevelopment.

Previous archaeological excavation in the vicinity has demonstrated that early and more recent terracing of the hill slope can result in buried remains being close to the present surface and/or at great depth (See Fig.10). However, as no previous archaeological investigation has been conducted on the Site, it would be necessary to undertake trial trench excavation in order to establish the nature, extent and survival condition of buried remains.

As Scheduled Monument Consent (SMC) will be required for all ground intrusive work, including archaeological site evaluation and geotechnical work, the opportunity to design the most cost-effective methods for both archaeological and geotechnical investigation of sub-surface conditions should be given priority consideration. This will ensure early application for SMC and assist in preventing delays.

The results from desk-top assessment and site evaluation would provide the necessary information upon which informed decisions could be made for the subsequent management of the archaeological resource, particularly in terms of the need to produce a development design aimed at the first option; THE PRESERVATION OF ARCHAEOLOGICAL

REMAINS. The results would also be used to support an application for Scheduled Monument Consent which, if granted, might include conditions requiring archaeological remains to be preserved 'in-situ' and/or preserved by record through excavation prior to construction and/or recorded by means of a watching brief to monitor construction groundwork (See also Section 6.2).

There is already sufficient information to confirm not only the potential of the Site but also, if further intrusive investigation is undertaken, to suggest that valuable results will emerge on the changing pattern of occupation from Roman through Anglo-Saxon and Medieval periods to the present day. The opportunity for comparative studies with previous archaeological work carried out in proximity to the Site would form a key element of any archaeological research design for this project.

The legal status of the Site clearly indicates that archaeological matters need to be effectively and efficiently incorporated into redevelopment proposals at the earliest possible time. This objective would be enhanced by the inclusion of a co-ordinating archaeologist at future project planning meetings.

3.0 SITE DESCRIPTION

3.1 Location and Topography NGR SK 9758 7158 (approximate centre of Site)

The 0.43 hectare Site is located approximately 200m south of the castle and 200m south west of the cathedral on the south facing upper scarp of the Lincoln Edge at the heart of the ancient city (See Fig.1).

The Site lies between St Martins Street in the east and Michaelgate to the north west, and is bisected by a public footpath linking these streets. Its southern boundary is defined by the rear limits of existing properties with frontages onto Garmston Street and Hungate with the northern boundary being formed by the line of east-west terracing to properties fronting onto Steep Hill.

Terraced from the ancient hill slope the Site now consists of three primary, and approximately level, platforms. The upper level at c.50m OD was formerly a tennis court and is now used as a car park. The mid-level terrace, at c.46m OD, contains single storey brick buildings constructed in the 1930's which most recently housed the former St Cuthberts Nursery School. The lower terrace at c.41m OD is largely landscaped as a garden and play area for the former school (See Figs.2 & 3).

In the north the Site is bounded by an approximately east-west buttressed retaining wall of brick and concrete block, much of which is in extremely poor condition. A partial collapse at one location has revealed a section of wall constructed from limestone blocks. The buttressed retaining wall between the centre and lower platforms is again largely constructed in brick, although two sections further west are formed from limestone blocks. While the nature and condition of the brick/concrete block sections of both walls suggests 20th century construction it is not clear if the limestone block elements are contemporary re-builds or elements of earlier retaining walls or structures known to have been located on the Site.

With the possible exception of stone work elements of retaining walls, all other visible features on the Site are believed to be of 19/20th century date.

The site has been surveyed by the County Council Property Services Department. The resultant Record Site Plan (Drg.No. L0001/LS2) showing principal existing features and Ordnance Datum Levels is partially reproduced herein as Fig.3.

It is assumed that services and drainage to the former nursery school remain intact. It will therefore be necessary to establish the location of these and any other buried services prior to undertaking any intrusive site investigation.

3.2 Geology

The Site lies on the slopes of a Jurassic Limestone Scarp, known as the Lincoln Edge, which is cut by the river Witham at Lincoln forming the Lincoln Gap. It is believed that the gap was first cut in the Pliocene period, before the spread of the first ice-sheets nearly two million years ago, when the so-called 'Lincoln River' formed part of a pre-glacial pattern of drainage. The early gap was later modified by a series of ice-flows and an early course of the river Trent.

The 1:50000 scale Geological Map for the area (Sheet 114) shows the Site to lie on an outcrop of Upper Lias clay, which, at higher levels of the escarpment, is covered by outcropping Northampton Sand and Ironstone and capped by Lincolnshire Limestone.

There has been a history of ground movement on the scarp face and investigations carried out west of the Site showed that fairly substantial landsliding had occurred on the steeper parts of the slope. The overall fall is nearly 60m from the relatively flat top of the escarpment to the edge of the flood plain some 500m to the south, an average slope angle of 7°. However, the slope is concave and the Site lies in an area where the average slope angle is approximately 12°, rising more steeply immediately beyond the north boundary.

Building has taken place since the Roman period, mainly by terracing the hillside using cut and fill techniques and the building of retaining walls. Today, the original natural topography is totally obscured by nearly 2000 years of changes brought about by successive redevelopment, although at one time it must have been similar to the southern valley flank where the effect of landslipping can still be recognised from the hummocky broken surface of undeveloped slopes.

Investigation previously carried out in other locations near the Site indicates that the sequence of slope modification (See Fig.10) has resulted in archaeological deposits and remains being found both close to the modern ground surface and at great depth: eg., Roman remains lying 6m below the modern surface in Hungate.

4.0 SCOPE OF ARCHAEOLOGICAL AND HISTORICAL RESEARCH

As no previous archaeological excavation has been carried out on the Site the evidence contained in this study is substantially derived from the examination of historical records and other documentary sources including the results from archaeological investigations carried out in close proximity to the Site. The locations of recorded features and earlier excavations etc have been plotted on the 1:1250 scale plan (Fig.4) included in this report.

Information has been collated from the following sources:

4.1 Sites and Monument Records (SMRs)

The Lincolnshire SMR was searched for records of all archaeological sites and finds on or in close proximity to the Site. Details of entries are shown in Appendix A.

4.2 Archive and other Documentary Sources

In compiling this report reference has also been made to cartographic and other material held in the Lincolnshire County Archives, Central Library Lincoln (Local History Collection) and the archives of the City of Lincoln Archaeology Unit (See also Appendix B)

4.3 Land Use Survey

The Site was visually examined to record current use and any extant features of antiquity. The findings being described within the text.

5.0 SYNTHESIS OF ARCHAEOLOGICAL AND HISTORICAL KNOWLEDGE

5.1 *Pre-Roman (1st century BC and earlier)*

The first historical reference to Lincoln is in the Geography of Ptolemy, written early in the 2nd Century AD, which mentions LINDUM as being one of two chief cities of a local tribe, the Coritani, now thought to have been called the 'Corieltauvi'. Evidence for early settlement in Lincoln has remained somewhat elusive. While excavations to the east of Brayford Pool in 1972 produced pottery identified as being of late Iron Age or early Roman date the case for any substantial prehistoric settlement centred on the present city remains unproven although traces of 1st Century B.C. activity have been identified. However, to the east of Lincoln, excavations and chance finds have indicated a rich Iron Age culture and several important objects, including the Witham Shield, were found in dredging operations along the river.

A natural lake, the Brayford Pool, existed immediately to the west of the Lincoln Gap by the time of the Roman conquest. The first syllable of the colloquial Roman name Lindum is derived from the Celtic word for 'lake', pool or marshy/watery place.

Although there is no previous evidence for pre-Roman occupation in proximity to the Site the possibility should not be overlooked if further investigation is carried out.

5.2 *Romano-British Period (1st -4th century AD)*

On historical evidence, the Roman army may have reached Lincoln by c. AD50 but dating of the earliest Roman structures excavated within the city indicates a date of c.AD54 - AD65. By c. AD96, Lincoln had the status of a 'colonia', a self-governing civic community which utilized the 'uphill' site of the former Neronian fortress. In the late 1st or early 2nd century a grid of streets was laid out on the ground to the south of the fortress with both timber and masonry buildings erected. At the end of the 2nd Century the process of extending the colonia wall down to the river front was commenced.

The greatest period of prosperity in Roman Britain appears to have been from the 2nd century until c.AD350. This period, which included a more intense occupation of the hinterland to serve the food needs of the city, is also associated with major Roman engineering projects such as extended road systems and canals.

As a capital of the new province of Flavia Caesariensis from c.300 the fortifications of Lindum were strengthened to protect it as a seat of government

and as a key element in the imperial communication and taxation systems.

The Site is located near the centre of the northern half of the lower walled city approximately 150m south of the south gate of the earlier legionary fortress. The line of the main north-south Roman thoroughfare, Ermine Street, is believed to lie beneath the east edge of the Site. The line of this street was established immediately north of the Site during excavations carried out in 1984 (MCH84 - Fig.4). The results here suggest that the main artery was constructed as a series of flights of steps separated by ramps. This discovery, paralleled only in Mediterranean cities, raised the question of the route for wheeled traffic. Building work close to the bottom of Steep Hill in 1987 (SH87 - Fig.4) suggested an answer when a Roman street with wheel ruts was revealed running diagonally from the line of Ermine Street and presumably zig-zagging back towards the higher south gate of the legionary fortress (See also Fig.5).

The approximate position of the Site has been plotted on the plan of the Roman city, which also shows that much has yet to be learned of the Roman street system of the lower town (See Fig.5). It is hoped that further information will result should intrusive investigation of the site become necessary.

Traces of buildings revealed by excavation in the lower city suggest that many domestic houses were on an impressive scale, some showing evidence of having been embellished with veneers of imported Mediterranean marble. The hillside would have offered prime sites for such properties, with terracing of the slopes being necessary. A 4.5m thick wall found near the top of Steep Hill, opposite St Michael's churchyard, with a further wall 3m behind is almost certainly evidence of Roman terracing and slope stabilization to provide building platforms. A further line of terracing can possibly be traced from the top of Beaumont Fee across the line of Gibraltar Steps and through to the lower garden of the Bishops Old Palace in the east. This line, running immediately north of the Site, suggests that a further terraced platform or platforms may have lain to the south on a line containing the Site. Evidence for north-south terracing was found during excavation both immediately west of the Site on Spring Hill (SPM83 - Fig.4), which also revealed evidence for a substantial Roman building and an adjacent road, and east of the Site at Steep Hill (SH74 - Fig.4). The variation in Roman levels between these two locations suggests that terracing also occurred in an east-west direction. While primary terraces formed a separation between buildings, secondary terracing probably occurred on a room to room basis within individual structures.

It is therefore likely that the Site contains extensive remains of the Roman period including

Ermine Street and intersecting roads, buildings fronting on to these roads and evidence of terracing to provide level building platforms (See Also Appendix B).

5.3 Anglo Saxon and Anglo Scandinavian Period (5th - 11th centuries)

Abandonment of the Roman City seems to have started in the late 4th Century with town life reduced to a small community between the 5th to late 9th centuries. Following the Viking take-over of Lindsey in 874, Lincoln became a centre for a Viking army and, subsequently, a Viking town. Evidence for increasing urbanisation in the 10th and 11th centuries has emerged from all parts of the former Roman city with Lincoln forming one, and probably the most important, of the so-called 'Five Boroughs' of the present East Midlands.

In the late 10th century Lincoln was one of the leading mints after London. Coins found during excavation also suggests that much commercial exchange was taking place. This period also saw the beginnings of the creation of parishes and their churches.

Excavation carried out at Hungate (H83 - Fig.4) and Michaelgate Chestnut House (MCH84 - Fig.4) indicates that reoccupation of the area in proximity to the Site was taking place from c.900 AD with the construction of timber buildings (See also Appendix B).

5.4 The Medieval Period (late 11th - 15th centuries)

At the time of the Norman conquest Lincoln was home to perhaps 6-7000 people and formed one of the largest settlements in the newly conquered kingdom. The origins of many modern place-names in both the city and surrounding area, recorded by the Domesday survey of AD1086, indicate a broad spread of Anglo-Saxon and Danish settlement. The main post-conquest change to be noted archaeologically is the introduction of stone for domestic buildings. Some of the stone revealed through excavation may have been the footings of timber buildings, with stone terrace walls having been constructed on the hillside from the 11th century.

The 12th and early 13th century was a period of great prosperity for the city with a significant volume of trade being conducted via the river Witham and Foss Dyke canal. Many of the present streets in the area were formed during this period. The modern Michaelgate, its name derived from the nearby church, was earlier known as Parchemingate, a name first recorded in 1147-8 as the street of parchment makers, and later Fish Hill probably from its link to the Fish Market known to have existed in the 13th century in

the area recorded as 'Old Fish Market' on Padley's map of 1842 (See Fig.7). During the medieval period the present St Martins Street was at various times known as Poultry, Sultry Hill and later Drapery, a name later revived in the 19th century (See Fig.7).

In addition to the fish market a number of these names suggest other trading activities on or in close proximity to the Site including a 13-14th century cloth market between St Martins Street and Michaelgate and the 13th century Skin Market located in an open space at the junction of Michaelgate and Spring Hill.

During this period a number of churches were established near the Site including St Martin in Dernstall in the present St Martins Lane, St Peter Stanthaket west of Michaelgate (See also SPM83 - Appendix B) and the church of St John the Poor adjacent to Gibraltar Hill. Some of these probably being pre-conquest in origin.

Evidence of medieval occupation has been recorded at all locations previously investigated in proximity to the Site.

5.5 Post-Medieval (16th -18th centuries)

The late 14th to 17th centuries saw a period of decay in the city. This was a national economic phenomenon due partly to the ravages of the Black Death, the migration of the cloth industry to the countryside and increased competition from goods produced on the continent. This situation was locally made worse by the loss of trade privileges to Boston and the related poor state of the river Witham and Foss Dyke. The city declined in importance and the population shrank, many houses and churches were demolished and by the second quarter of the 16th century large areas of the city were in a ruinous state. While some localised redevelopment was carried out, further damage and destruction occurred during the civil war in the mid 17th century.

The Civil War and its aftermath led to further downturn in trade with the city, a situation not reversed until 1671 when an act was passed for clearing and maintaining the navigation between the town of Boston and the river Trent which resulted in an increase in trade and a steady improvement in the city's prosperity.

The following short account shows the pattern of tenure on the Site over a period of c.300 years between the 16th and 19th centuries (See Also Figs. 7, 8 & 9).

Prior to the late 18th/early 19th century the central section of the Site was mostly undeveloped, consisting of orchards and gardens. Housing was mainly concentrated on the respective frontages, Michaelgate and St Martins Street in area 3, Hungate in areas 5 and 7 and Steep Hill in areas 1 and 2 (See Fig.9). The area known as Mount Pleasant, at the centre of area 3, was

built on during the early 19th century and its plan is as shown on the 1888 OS map (See Fig.8). It was surrounded by stone walls, the foundations of which may still be contained within the Site.

Areas 3 and 4 formed a single unit from c 1722 (or earlier?) until c.1800, and 6 may have been connected with 5 at times, at least until the housing development of the 19th century.

From the historical point of view, areas 3 and 5 are the most significant and deserve more comment. Area 3 was described in the White Book (L 1/3/1) as the fundus of Ald. Geoffrey Wilson (1610) and before him the Tonnley family. This establishes it as an important holding, as the Tonnleys gathered estates from several notable sources including the Wymbish and Blyton families. The Wymbish family of Nocton was associated with Nocton Park Abbey and it is noted that 'fundus' can have the meaning of an endowed estate and so could suggest a link with Nocton, which did have valuable estates in Lincoln. Unfortunately there are no references to any earlier documentation than 1577. However, the continued use of the word 'fundus' implies a certain status.

Area 5, where the main tenement was converted in the mid 19th century into a public house called the Rising Sun, was also an extensive holding, for which only boundary evidence exists. It was freehold, and the earliest known owner was Anthony Hare (mid 16th century) who had property elsewhere in the city.

In contrast, very little is known of the history of area 2 before 1800, except that it was for some time in the hands of John Garmston, and before him (c.1695) one Henry Rands of London. This plot, like 3, became very much subdivided during the course of the 19th century.

The Corporation plot area 6 was probably a waste space and not built on except for stabling until c.1660.

5.6 19th century and later

The 19th century saw further development of the city and wider area resultant from the raising of the south bank of the Foss Dyke, related drainage works, the mid-century introduction of a railway service, and further expansion of industry.

The sequence of development on the Site in the first half of the 19th century is shown by Wm. Marrat's map of 1817 (Fig.6), which also shows the present Michaelgate as the 'Old Coach Road' and Padley's map of 1842 (Fig.7).

Later 19th development, being accurately depicted by the 1888 OS map of the area (Fig.8), includes the construction of properties at Brummitt's Row and Brummitt's Court named from the Brummitt family of Lincoln ropemakers, Carters Court (or Yard) named from the Carter family and the tenements at Naylor's Row again named from a Lincoln family. All these

properties within the area of the Site were subsequently demolished, mainly during the second quarter of the 20th century. It should be noted that the extent and location of cellars which may have been contained in 18th/19th century properties on the Site is unknown.

While no previous archaeological investigation has been carried out on the Site its importance and potential for significant remains is reinforced by data from the Sites and Monuments Record and results from excavation at six locations nearby as summarised in Appendices A & B (See Also Fig.4).

6.0 THE SIGNIFICANCE AND POTENTIAL OF THE SITE

It is believed that the Site contains important evidence and remains of all periods from the time of Roman occupation through to the 19th century and while development on the site over the past 100 years may have disturbed or removed some of the later post-medieval remains it is likely that evidence of earlier occupation survives intact (See also Fig.10).

While the nature, spatial extent and survival condition of such remains are unknown, the location of the Site together with the documentary record and results from previous archaeological excavation in the surrounding area clearly indicate the potential for multi-period occupation and other utilisation of the hillslope and fully justify its legal status under the Ancient Monuments and Archaeological Areas Act 1979 as County Scheduled Monument No.115 - Roman Colonia.

6.1 Ancient Monuments and Archaeological Areas Act 1979

This Act was designed, inter alia, 'to consolidate and amend the law relating to ancient monuments and to make provision for the investigation, preservation and recording of matters of archaeological interest and for the regulation of operations or activities affecting such matters'.

Monuments included in a schedule under Part One of the Act are given statutory protection against disturbance or destruction and the consent of the Secretary of State is required before any works are carried out which would effect the monument. Forms for application for scheduled monument consent (SMC) together with detailed guidance notes are available from the Department of National Heritage and from English Heritage who also advise the Secretary of State in all matters pertaining to SMC applications.

It is therefore recommended that parties interested in development on the Site consult with English Heritage (Inspectorate of Ancient monuments) and an appropriate archaeological organisation at the earliest opportunity, preferably before making a formal application.

7.0 DEVELOPMENT PROPOSALS: IMPACT ON BURIED REMAINS

As this study does not involve consideration of a particular development design proposal it is not possible to provide a specific assessment of groundwork impact. Nevertheless, if redevelopment is contemplated it is likely that construction groundwork (all requiring scheduled monument consent) will consist of, but not necessarily be limited to, the following:

- a) Localised geotechnical investigation of ground conditions and underlying strata by means of bore holes and test pits.
- b) Slope stabilization measures, which may include removal/reconstruction of retaining walls, modification of present ground contours, intrusive ground anchors and surface water drainage channels etc.
- c) Site enabling work and the formation of structural foundations including possible piling and excavation for pile caps, ground beams etc.
- d) Excavation of trenches for buried services.
- e) General groundwork for landscaping of the site.

Such work will almost certainly expose and destroy important archaeological evidence contained in buried deposits. However, as the nature and spatial extent of any remains are unknown it will be vital to secure such information at the earliest possible time so that due consideration can be given to specific development design proposals and provide supporting details for an SMC application.

It should be noted that the effect of terracing can mean that important remains could lie close to the present surface in some locations.

8.0 CONCLUSIONS AND RECOMMENDATIONS

As the spatial extent, nature and survival conditions of any remains or other possible archaeological evidence is unproven, a site evaluation is the next and, most important part of the assessment process. The results from evaluation would provide site specific information from which an archaeological impact statement and appropriate resource management or mitigation strategy could be developed.

Once an evaluation report has been received, then the process of designing a suitable sub-structure which will preserve the archaeological remains or deposits on the Site can begin or be refined. This process of designing a solution has the effect of placing archaeological considerations in the same category as any other problems relating to ground conditions which architects and engineers are called upon to solve.

The best solution to the problem of minimising the destruction of archaeological remains by structural foundations, particularly those involving piling, is a matter of good engineering. This can be achieved if the problem is properly defined and understood. CLAU would be pleased to provide further advice with regard to the type and configuration of piling designs considered appropriate to sites containing archaeologically sensitive remains.

Any proposal to redevelop the Site requires a substantial, well organised and ordered archaeological commitment. It is equally important that the archaeological process be proactively linked with all aspects of development and that all concerned be presented with the maximum quantity and quality of information at the earliest possible time. It is clearly desirable that all parties proceed from a position of knowledge, an objective that will only be achieved by a fully integrated response to all aspects of assessing and managing the archaeological resource. The importance of a carefully designed programme of archaeological site evaluation cannot, therefore, be overstated.

Recommendations for further investigation of the archaeology of the Site are based upon:

- a) The legal status of the Site (ie scheduled as an ancient monument within a City Council Conservation Area).
- b) The existing documentary and archive record for the area.
- c) The need for geotechnical investigation of ground conditions.
- d) The probable extent of ground disturbance to be caused by construction works as provisionally outlined in Section 7.0 above.
- e) The principal criteria used by the Secretary of

State for scheduling ancient monuments.

- e) The principal assessment criteria contained in PPG16, including the 'importance' of remains known or thought to exist, the policy of preservation 'in situ' and the alternative of preservation by record, i.e. through provision for excavation and/or watching brief.
- d) Our professional judgement on the merits of any possible remains, which should be seen as an aid to formulating strategy and not the only viable judgements that could be made.

8.1 Site Evaluation

Preliminary examination of archaeological deposits can be achieved through the excavation of trial trenches and, where the early programming of engineering investigation allows, the observation and recording of geotechnical bore holes and trial pits (See Section 8.2).

To allow sufficient time for the processing of evidence and preparation of the resultant report, an evaluation must be carried out at the earliest possible stage of the development programme. In this regard time should also be allowed for processing an application for SMC covering the evaluation work.

Trial Trench Excavation

Localised trial trench excavation would be carried out to;

- a) Identify the depth, nature and survival conditions of any archaeological remains in the area of proposed development.
- b) Assess the importance of any remains encountered.
- c) Assess the nature and quality of preservation of any organic deposits which could contain evidence of early environmental conditions.
- d) Assess the probable impact of development on surviving remains and recommend modification to development design which would enhance the in situ preservation of remains.
- e) Assess the potential and possible need for further archaeological excavation or recording prior to, or during, the construction phase; recommend the appropriate course of action and provide designs and cost estimates for such work.
- f) Provide such information as may be required to support an application for scheduled monument consent in terms of particular development design proposals.

8.2 Geotechnical Investigation

Where engineering investigation of strata and ground conditions is carried out early in the development programme the archaeological evaluation can sometimes be augmented by observation and recording of deposits and features exposed during the excavation of geotechnical trial pits and bore holes.

While we understand that the locations for geotechnical investigation are determined by engineering requirements we recommend early liaison on the siting of trial pits so that the most cost-effective locations for combined geotechnical/archaeological tests may be established.

In any event it should be noted that intrusive geotechnical investigation will require scheduled monument consent which, if granted, will probably be conditional upon the provision of archaeological attendance during the course of such work.

8.3 Archaeological Impact and Resource Management

The resultant Archaeological Impact Statement would indicate the quality and sensitivity of the archaeology and probable impact the proposed development would have on surviving remains. The assessment of impact is highly site specific and demands a responsible and accurate approach.

Of the various criteria to be considered, the 'importance' of remains within a local and national context and potential loss or damage by volume of archaeological deposit, are probably the most significant. Professional judgement will play a major part in establishing degree of impact and developing a suitable strategy to mitigate the effect of development on archaeological remains.

The preliminary information thus secured, would provide the basis upon which informed decisions could be made and appropriate mitigation strategy proposals developed for use in applications for planning permission and scheduled monument consent. Such proposals might include the 'in-situ' preservation of remains by means of a suitable foundation design and operating methods on-site and/or any necessary archaeological recording work either in the form of excavation in advance of construction and/or a watching brief to monitor and record remains exposed by construction groundwork.

The City of Lincoln Archaeology Unit would be pleased to undertake an archaeological evaluation of the Site and, in this regard, we are available for further discussion to agree an appropriate archaeological specification, programme of work and cost based on the proposals outlined above.

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This study has been a collaborative undertaking and I would therefore acknowledge, with grateful appreciation, the contributions made by the Lincolnshire SMR office and Michael J Jones, Director of CLAU, who also edited the text.

I would also thank the Property Services Department of Lincolnshire County Council who provided the survey record site plan (partially reproduced herein as Fig.3) and Mr C P C Johnson, Principal Archivist at the Lincolnshire Archives, who kindly provided the account of property ownership between the 17th and 19th centuries, and last but by no means least the support of all my professional colleagues.

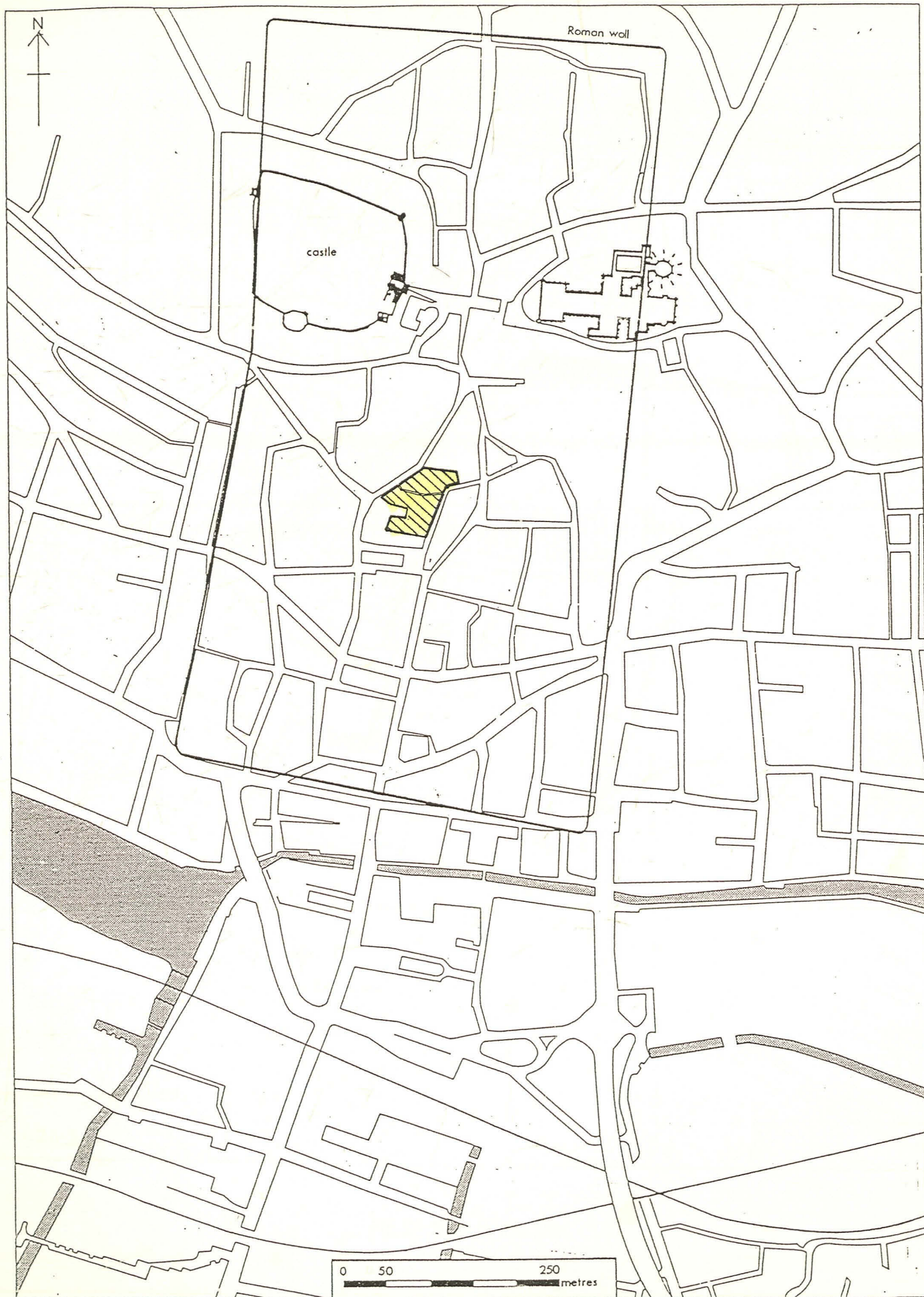


Fig.1 - Map showing location of the Site

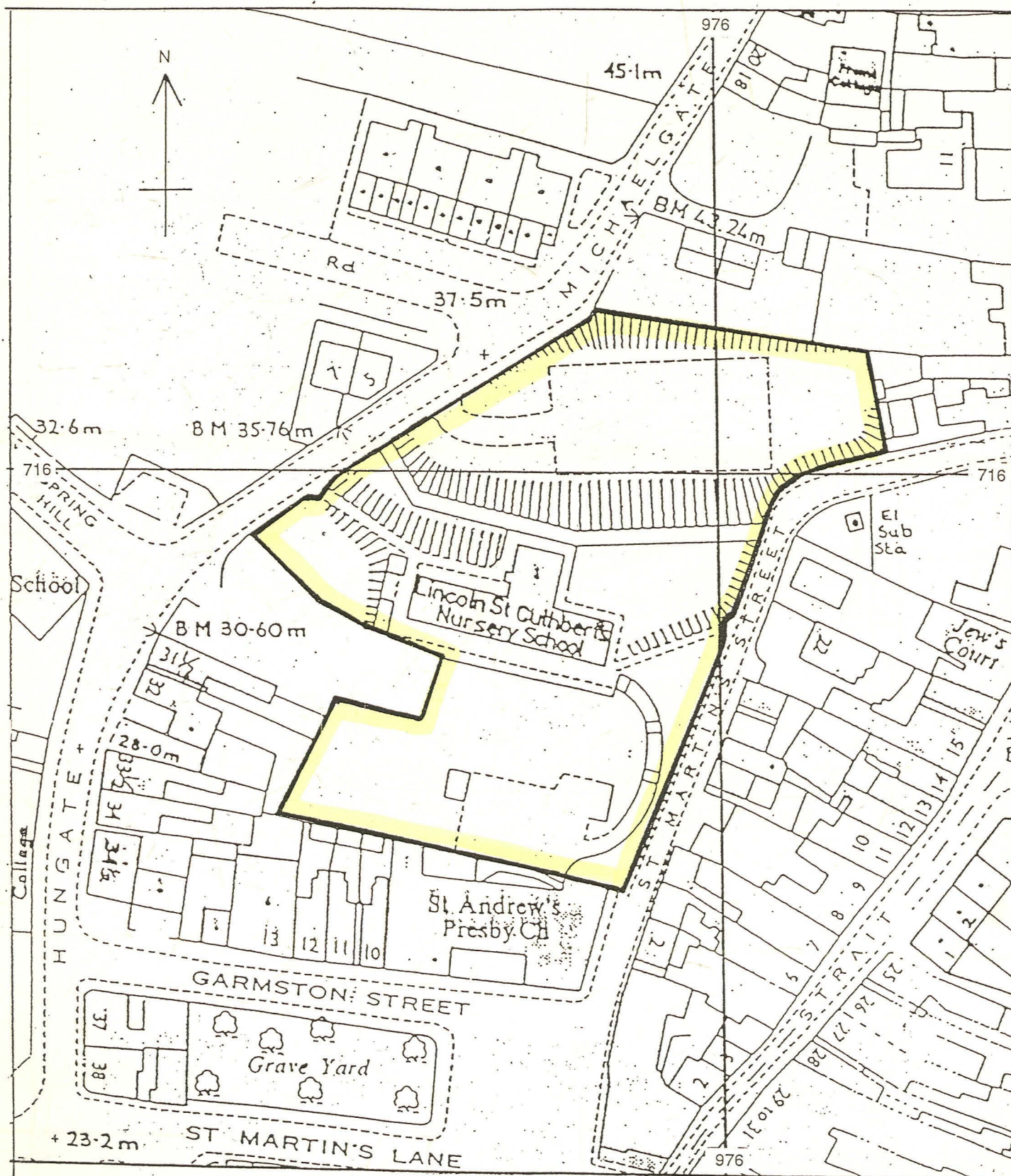


Fig.2 - Plan of the Site

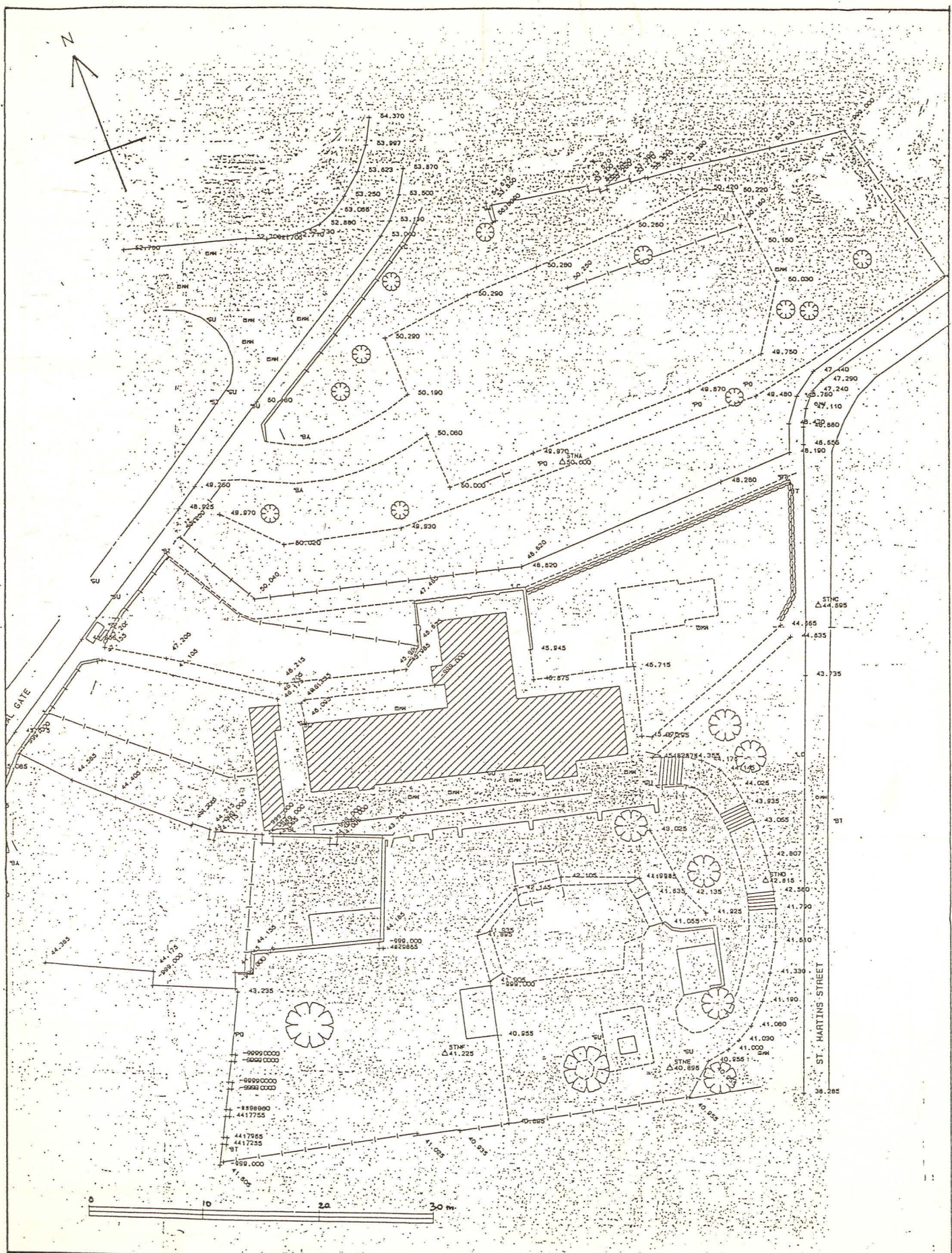


Fig.3 - Survey Record Site Plan
(By Lincs County Council)

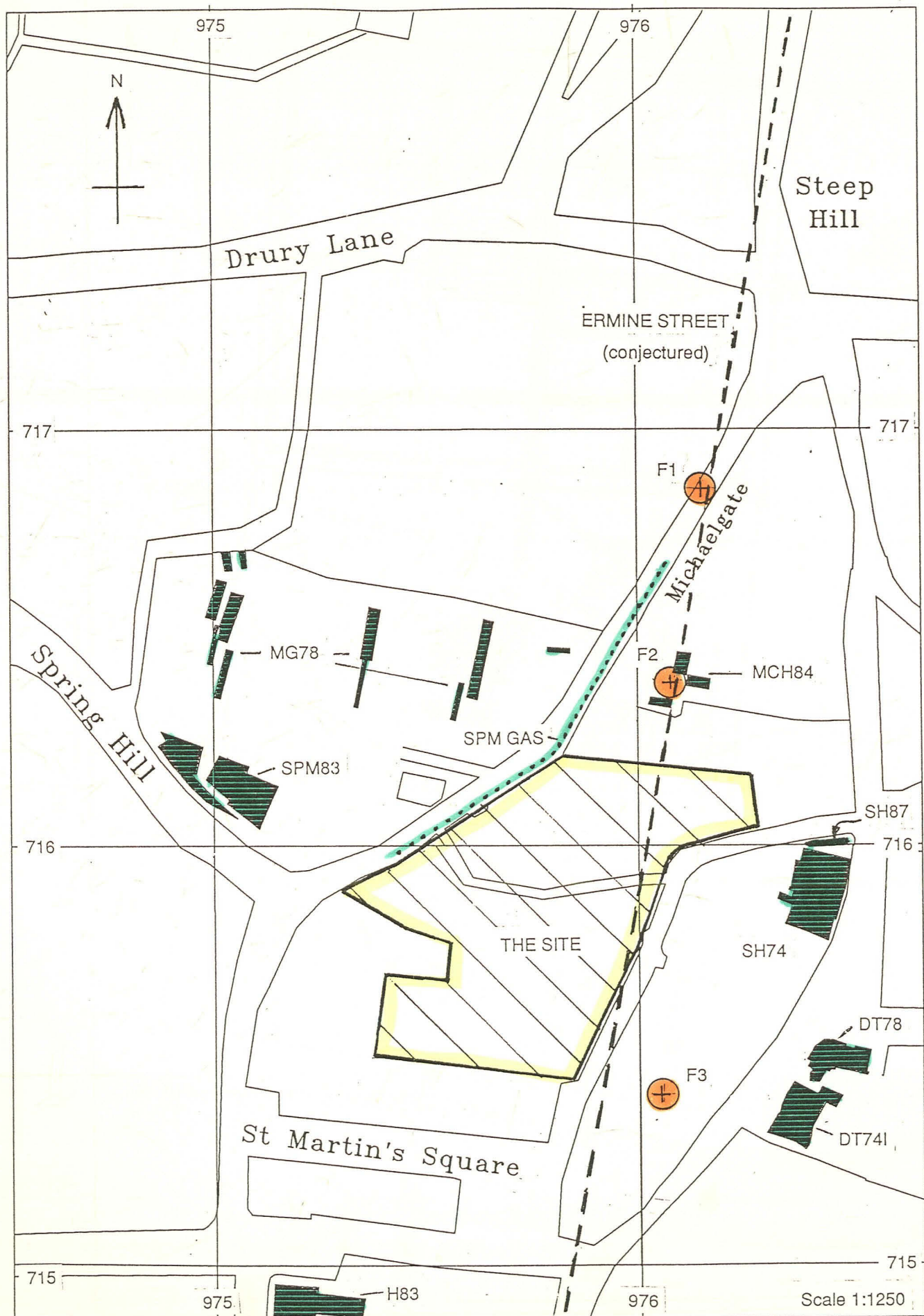


Fig.4 - Location of previous excavations and finds

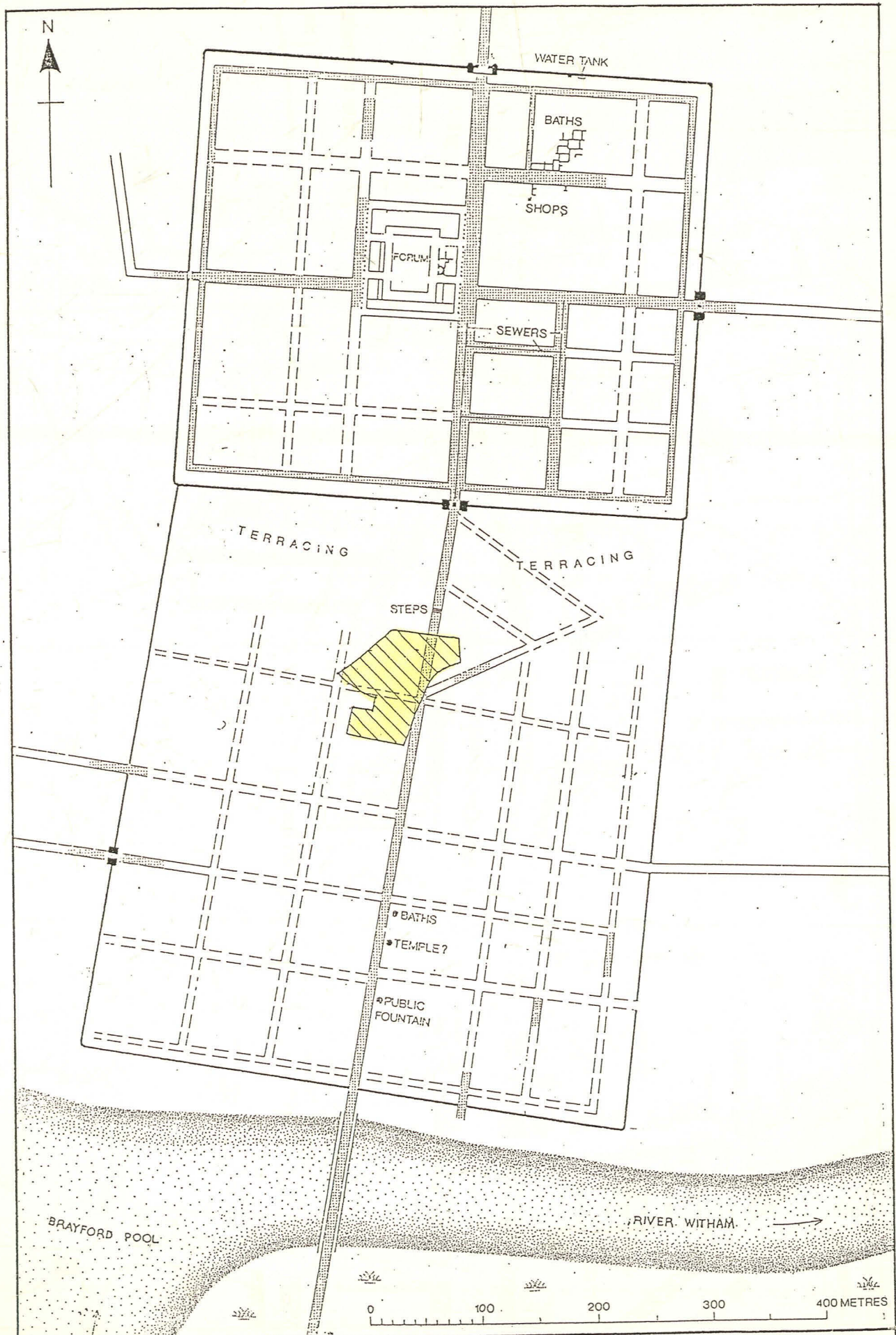


Fig.5 - Site location in the Roman city

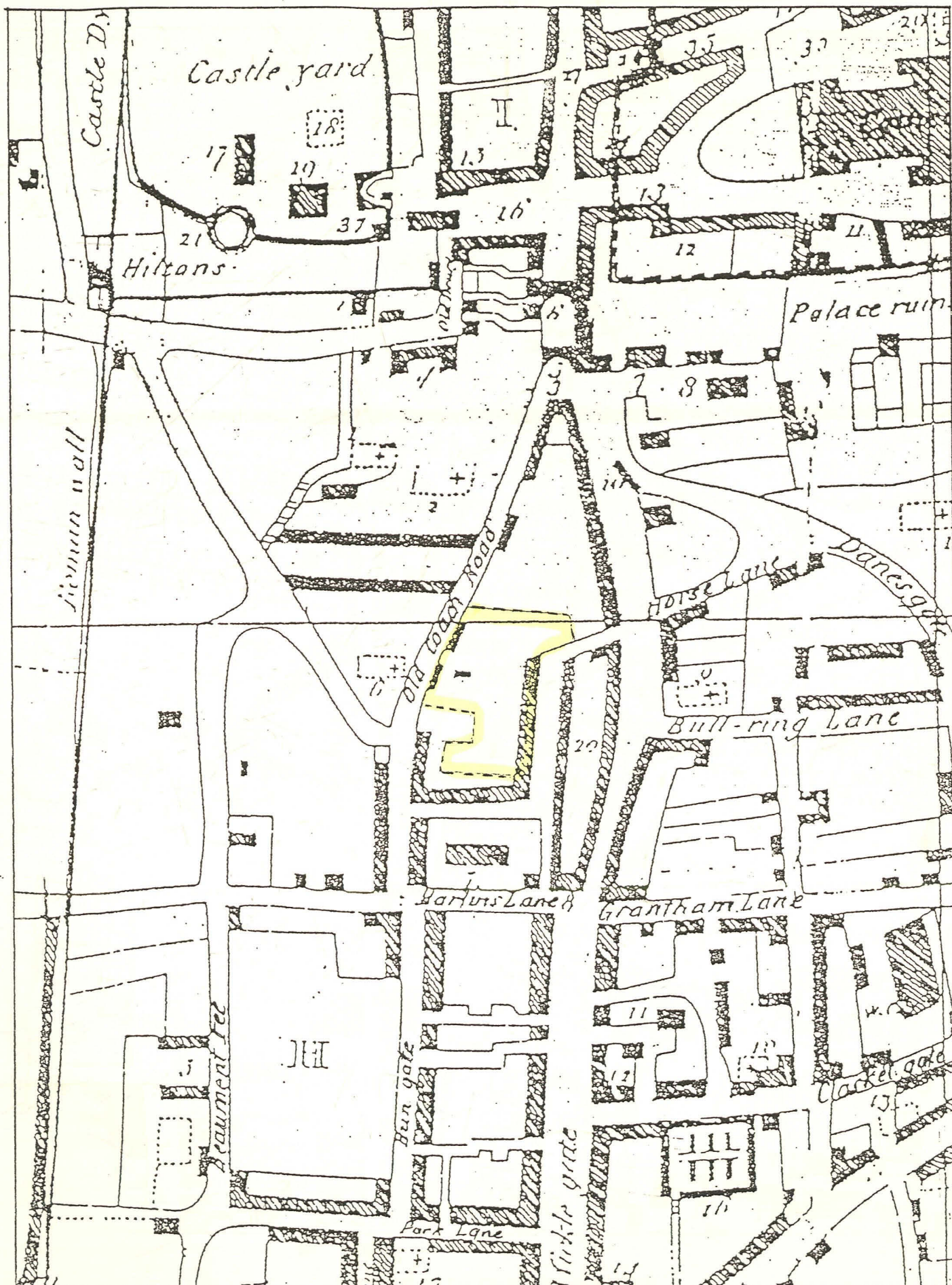


Fig.6 - Part Wm Marratt map of 1817

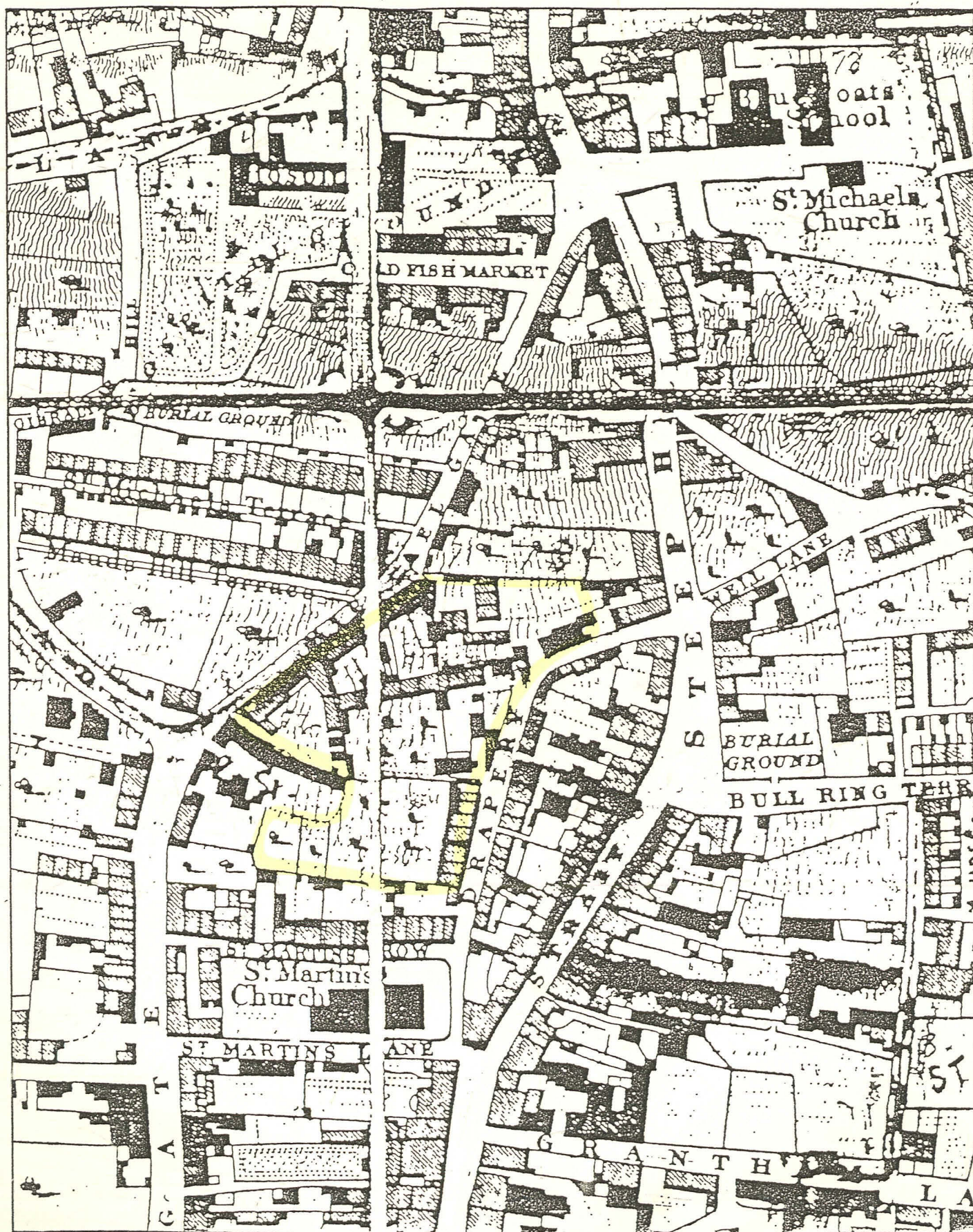


Fig.7 - Part Padley's map of 1842

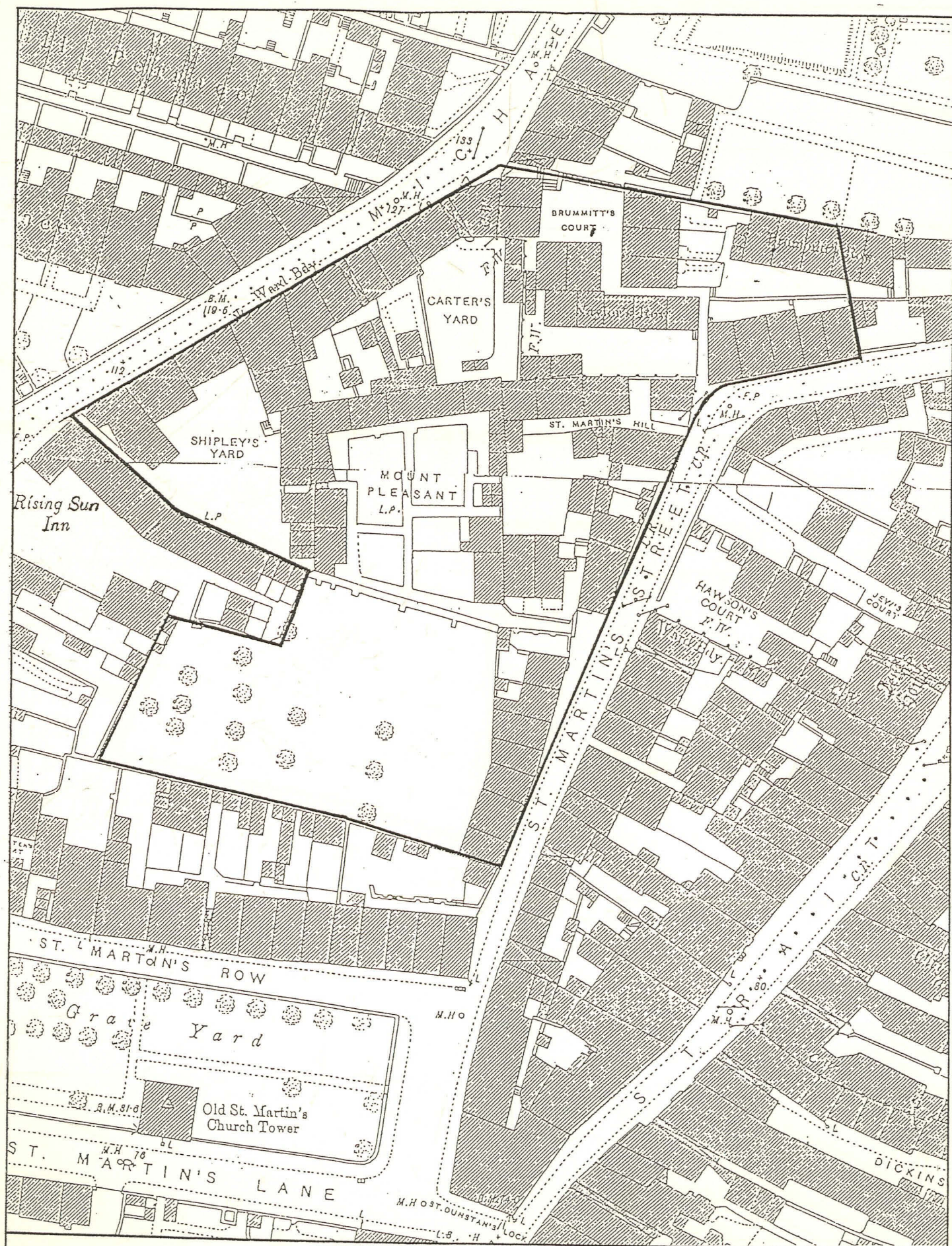


Fig.8 - Part OS map of 1888

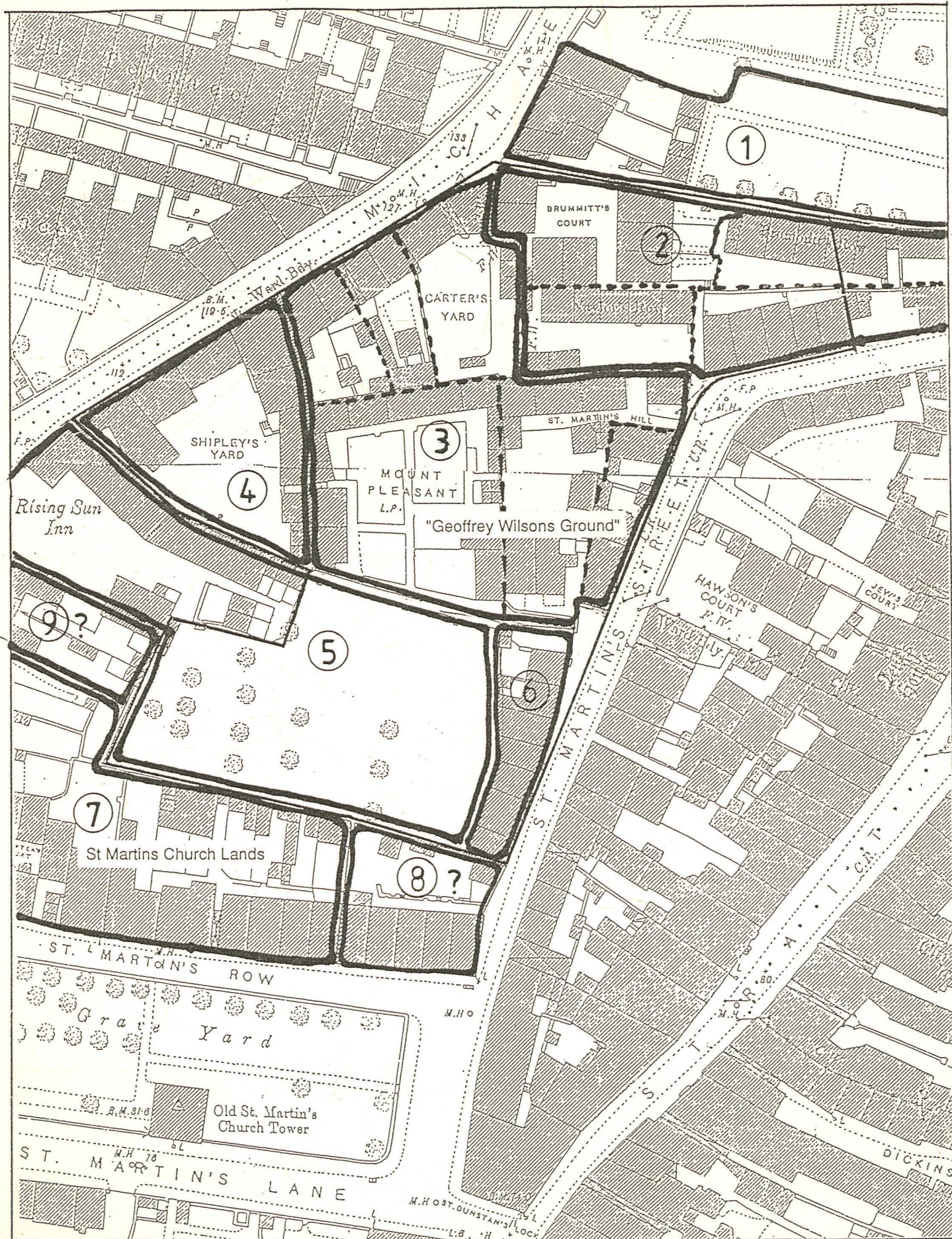
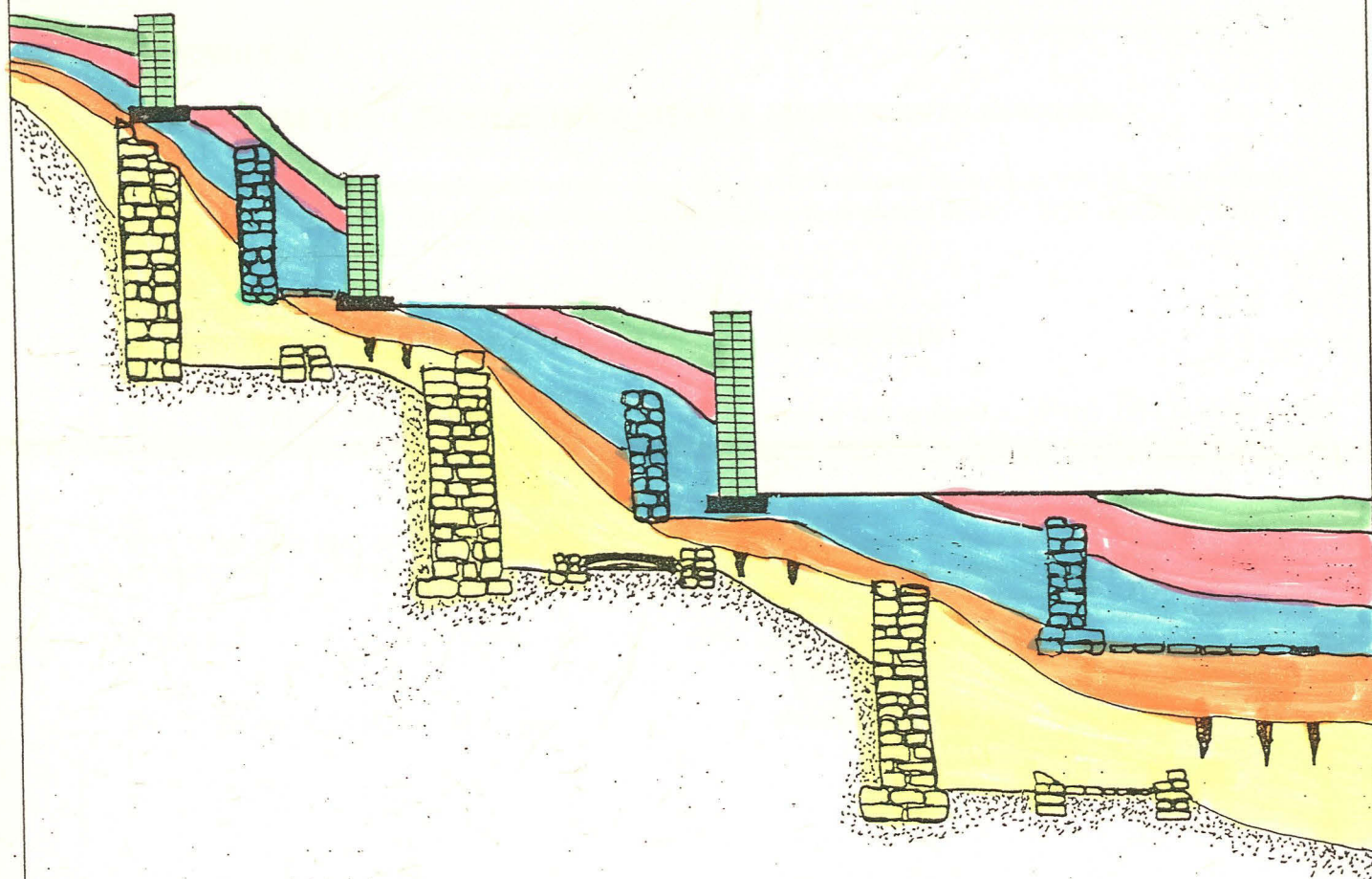


Fig.9 - Patterns of Tenure 16th - 19th century



- MODERN
- POST MEDIEVAL
- MEDIEVAL
- ANGLO-SAXON/ANGLO-SCANDINAVIAN
- ROMAN

Fig.10 - Simplified representation of effect of sequential terracing and development of hillslope

APPENDIX A

DATA FROM THE LINCOLNSHIRE SITES & MONUMENTS RECORD

Isolated finds and other archaeological features noted during examination of the records held by the Lincolnshire SMR are described below. The OS grid reference locations have been plotted on the 1:1250 scale map (Fig.4) included in this report.

PLOT No.	NGR	SMR CARD REF.	DESCRIPTION
F1	SK 97616 71686	AC	Roman wall exposed April/May 1971 in sewer trench. Wall consisted of limestone blocks with tile bonding. Started 3ft below ground level and continued down for at least a further 6ft. Wall aligned east-west.
F2	SK 9761 7164	AQ	Mosaic pavement discovered Nov 1st 1910 during excavation for a manhole in back garden of Chestnut House. About 1.5m square with a fish (dolphin?) in each corner. Several tesserae are in Lincoln Museum. See: Arch. Journal CII (1946) p45 and letter form Fr. E J Pizey on LM files.
F3	SK 97605 71542	Q	Medieval jug found behind 8-9 The Strait.

APPENDIX B

RESULTS FROM PREVIOUS ARCHAEOLOGICAL INVESTIGATION

The results from excavation at six locations in proximity to the Site as shown in Fig. 4, summarised from the CLAU archive guide, are as follows:

SH74, SH87 - 4-7 STEEP HILL, 1974-5 & 1987.

Grid reference: SK 49764 37159

Excavation

The area fronting on to the west side of Steep Hill, between Jews' Court and St Martins Street, was excavated in 1974. The site had been terraced north-south and east-west at different periods, thus disturbing some areas but preserving others. In 1987 building work revealed the metalling of a Roman Street which was recorded in section.

Roman

The stone foundations of a building aligned north-south were cut by a later Roman structure of at least two rooms; one of these had a tessellated floor. The north-east to south-west alignment of this, and of a third building, suggest a change in the alignment of the original street system. A road of this alignment was found to the north of the site in 1987. The road itself had either been encroached on or went into disuse towards the end of the Roman period. The latest Roman pottery from the site was mid to late 4th in date.

Early to Middle Saxon

There was little evidence for activity during this period except for 7 sherds of early Saxon pottery.

Late Saxon

The remains of an east-west terrace wall, possibly dating to the early 11th century may have represented part of a structure.

Medieval

A stone-founded structure, in use from the 11th to the 13th centuries, was set back from Steep Hill on a slightly different alignment from the previous structure. It was demolished and the foundations robbed; the site went through a period of disuse during the early/mid 14th century. In the 14th century timber and stone buildings, possibly shops or houses, fronted Steep Hill with a timber building to the rear. From the 15th century there was a cobbled alley running east-west to the rear of the area.

Post Medieval

In the 16th century a stone founded building was cut into the hillside; at the base of this was a paved area with drains, possibly a small courtyard, a cellar or even a shop. A garderobe buttress, part of the north wall of Jews' Court extended into the south of the area in the 16th century. By the end of the 17th century the plot had been divided into four tenements with stone and later brick buildings fronting on Steep Hill.

Evidence of medieval/post-medieval terracing, hearths etc have been recorded in the build up of material at high level in the bank behind the present house and garage.

DT74I, DT74II & DT78 - DANES TERRACE 1974 & 1978.

Grid reference: SK 49766 37155

Excavation

Properties on Danes Terrace (no 12-24) were demolished and together with the area of a car park at the corner of Danes Terrace and The Strait (16-23 The Strait) the area became available for housing development. Sites on Steep Hill (Area I) and Flaxengate (Area II) were examined in 1974 and in 1978 there was further investigation at the junction of Steep Hill and Danes Terrace.

Roman

In Area I there were fragmentary remains of buildings; an east-west stretch of wall and the north-west corner of a building or room. In Area II the Roman stratigraphy was not reached.

Early Saxon to Late Saxon

Deposits of this period were not reached.

Medieval

One of the Roman walls in Area I was reused as part of a mid to late 11th century cellar. There were traces of another structure to the north which was later sealed by a metre of loam, terracing the site. Between the 13th and 14th centuries the terrace supported a timber building associated with pits. At the north end was a buttressed structure, fronting Danes Terrace in the early 14th century remained in use until the late 15th century. A stone building, fronted The Strait; it consisted of two rooms divided by a passage. Between the late 14th and early 15th centuries it was replaced with a timber structure. There were various yard surfaces to the rear.

At the south end of Area II in the 12th century was a stone-built undercroft belonging to a building aligned on Flaxengate. By the mid 13th century this building had been modified in design and to its

south-west were traces of another less substantial structure. Towards Danes Terrace higher ground was retained by a terrace wall; there were traces of a structure in the centre of the site. In the early to mid 14th century the central area was redeveloped and a stone-founded building constructed; this was probably accessible from Danes Terrace or a north-south alley to the east of the plot. Both this and the building aligned on Flaxengate were replaced in the late 14th to early 15th century. The central plot, together with the mid 13th structure to the west, however, were altered again in the mid 15th century; another stone-founded building with a western extension was inserted. The alley to the east of this property was stepped.

Post Medieval

The cellar in Area I continued in use into the 17th century. In the mid to late 18th century a new structure fronting The Strait removed part of the previous building, the rest of which was demolished in the early to mid 19th century. Four cellars were associated with 19th century houses which had survived until demolition prior to excavation.

In the mid to late 16th century most of Area II appears to have been cleared although there were traces of further stone buildings and a timber lean-to. Most of these appear to have been demolished by the early-mid 18th century except one which survived into 19th century. The rest of Area II had been levelled and pits together with an inhumation burial cut the latest deposits.

MG78 - MICHAELGATE 1978.

Grid reference: SK 49755 37165

Excavations

Seven trial trenches were machine-excavated in four parts of the hillside along what had been the Victorian St Michael's Terrace, between Gibraltar Hill and Michaelgate in advance of potential development. The stratigraphy, associated with little dating evidence, was difficult to interpret.

Roman to Medieval

There was evidence for east-west terraces, but none continued across the hillside. This suggests that they were probably not used for cultivation but were more likely to have been constructed property by property. The lack of evidence for structures does not mean they were absent, just that they were not preserved in the sections.

Modern

The trenches to the west revealed a considerable depth of Victorian dumping and those to the east all showed

similar but less substantial dumps. These dumps were part of terracing for 2 rows of Victorian brick houses.

SPM83 - SPRING HILL/MICHAELGATE 1983-4.

Grid reference: SK 49750 37162

Excavation

Watching briefs were carried out between Spring Hill and Michaelgate, followed by excavations intended to examine the remains of a Roman town-house, tessellations of which had been revealed during construction work. A gas-pipe watching brief along Michaelgate was undertaken at the same time.

Roman

Early Roman activity included a possible terrace wall and timber structure from the 1st century, and a stone structure with associated pits which was in use some time before the mid 3rd century. A north-south metalled road was built in the 2nd century and continued in use with many re-metallings until the 4th century. In the mid to late 3rd century a town house was constructed to the west of the road. It was later extended westwards to include a room with a hypocaust and at least two other rooms. Two more rooms further to the west which were not directly linked but probably formed part of the same building, included the room with the tessellated floor. The walls were robbed some time in the late 4th century or later.

In the gas pipe trench to the north Roman structures on a terrace were observed.

Early to Middle Saxon

There was no evidence of activity during this period.

Late Saxon

There was evidence of robbing during this period and a scatter of pits.

Medieval

The western part of the church of St Peter Stanthaket was excavated. The church nave was probably first built in stone in the mid to late 11th century; in the 12th century a tower was built to the west of the nave and in the 13th century further walls, forming part of a chapel, aisle or porch, were added to the south of the nave. Part of the cemetery had been removed by machine and its full extent was not determined.

Medieval to Post Medieval

The demolition of the church could date to any time between the 13th or 14th and the 16th centuries. Evidence of any other post-medieval activity had been removed by machine before excavation.

H83 - HUNGATE 1983, 1985-6.
Grid reference: SK 49752 37149

Excavation

In 1983 there was a small trial excavation to assess the archaeological potential of the site, in advance of possible redevelopment. In 1985 this area was enlarged and deepened. Following the demolition of the Grand Cinema excavations were carried out in 1986 at the corner of Hungate and St Martins Street.

Roman

A possible north-south street was laid in the late 1st or early 2nd century. A pit cutting the surface was in turn cut by a north-south ditch. The ditch was backfilled and a masonry building, associated with a pitched-stone surface and possibly a culvert, was erected in the early to mid 2nd century. In the late 2nd to early 3rd century this building was modified to consist of several rooms, one of which was probably an open courtyard. Two wooden water-pipes passed through a north-south wall of the building. To the east was open ground, possibly a garden, with a stone-lined culvert. In the mid to late 4th century the structure was abandoned and rubble was heaped within the rooms; the culvert had become blocked by this time and despite attempts to clear it, had overflowed. In the very late 4th century the area was levelled by dumps of material which later became worm-sorted; the dumps contained a number of late 4th century coins.

Early to Mid Saxon

There was no evidence of occupation during this period.

Late Saxon

In the early to mid 10th century a post-built timber structure with an external gulley and pits to the rear (east), fronted onto Hungate. This was replaced by a similar building in the late 10th to early 11th century; in the 11th century there was possibly another building to the east.

Medieval

In the mid to late 12th century the building fronting Hungate was replaced in stone and there were further pits to the rear. By the late 12th century this building had been demolished and another was erected in the north-west part of the site on the Hungate frontage. It was butted by a further building to the south which had a stone structure built to the rear in the mid 13th to 14th century.

Post Medieval

The north-west stone building continued in use to the

17th century, butted on its east side by a mid 16th century building to the rear. To the south, running east from Hungate, was a cobbled yard with a well. The rear buildings were demolished and replaced by a metalworking pit. An east-west terrace cut across the site, removing some of the earlier stratigraphy; on the terrace was a brick structure dating between the early 17th and 18th century.

MCH84 - MICHAELGATE CHESTNUT HOUSE 1984-5.

Grid reference: SK 49761 37164

Excavation

Three small trenches were excavated in advance of proposed development with the principal objectives of locating Ermine Street and of dating the origin of its medieval successor. These trenches allowed glimpses of a very intensively used area but relationships between them were infrequent. It was therefore often unclear whether the walls were parts of buildings; the extent and use of buildings was not recovered and features such as pits and ovens were isolated from their settings.

Roman

Paving and steps were partially revealed. The function of the steps and their disuse some time before the late 3rd century, prompts several possible interpretations. They may have formed part of Ermine Street itself, or of a flight of steps steps to one side of it; alternatively, they may have been associated with a building, the road itself remaining unlocated.

Early Saxon to Middle Saxon

There was no evidence of activity during this period.

Late Saxon

In the 10th century there was an earth-fast structure possibly associated with a metal surface aligned north-south. There were subsequent stone walls; a possible structure erected between the late 10th to early 11th century. Crucibles suggest a small scale metalworking industry in the area. Clay floor surfaces may have been associated with further wooden structures.

Medieval

A stone building was constructed between the mid and late 11th century; a pit filled with mortar may have been associated. The building remained in use until the 13th century, with various structures appended to the east. During this period there were a number of large rubbish pits. In the 12th century a post-fast structure was erected. An oven was inserted into the

hillside in the mid 13th to early 14th century. A north-south wall provided a boundary between properties.

From the middle of the 14th until the late 15th century the area appears to have been abandoned. In the late 15th century the hillside was terraced and divided by an east-west boundary wall and appears to have been used as a garden.

Post Medieval to Modern

The area continued in use as a garden.