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**THE FOUR SEASONS HOTEL, SCOTHERN LANE,
DUNHOLME, LINCOLNSHIRE**

**ARCHAEOLOGICAL
ASSESSMENT**

NGR: TF 0240 7900
PCA job no.: 303

Report prepared for David Wilson Homes

by

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Summary

- *This brief archaeological assessment has been prepared for David Wilson Homes in respect of a proposed development at the Four Seasons Hotel, Dunholme, Lincolnshire.*
- *The site lies in a recently developed area between the old village core to the north and the A46, which bypasses the village to the south.*
- *There is archaeological evidence for settlement in the Dunholme area from the Iron Age onwards. Most of this evidence comes from an extensive programme of archaeological work carried out on a large development site directly to the east of the hotel site.*
- *An archaeological evaluation carried out on the hotel site identified only water-borne sediments, and concluded that the land had until recently been too wet to develop. The findings of the Scothern Lane archaeological programme tend to confirm this conclusion.*

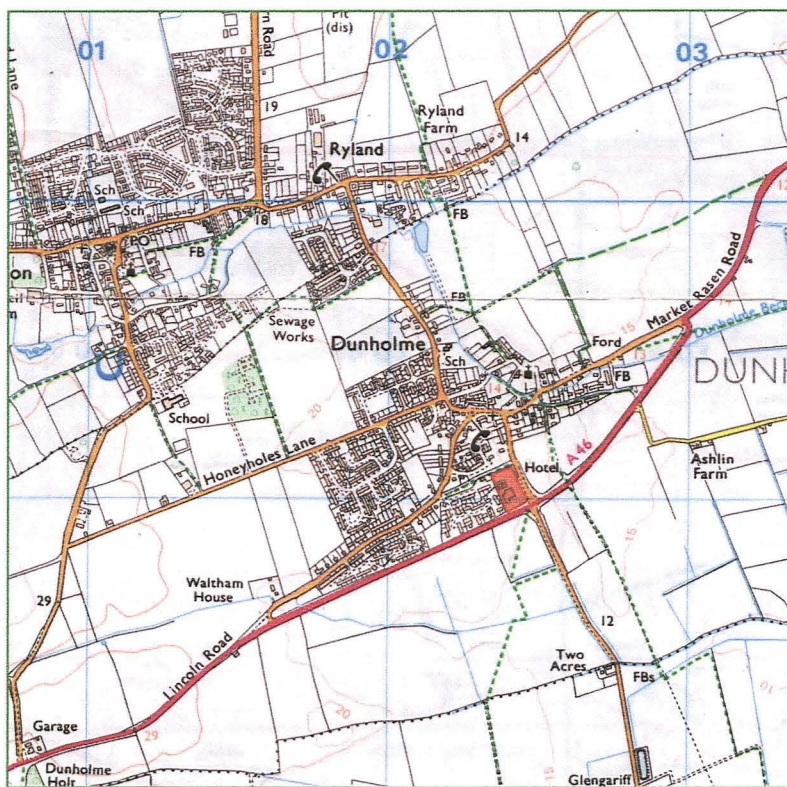


Figure 1: Site location map at scale 1:25 000.
The proposed development site is marked in red.
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1.0 Introduction

Pre-Construct Archaeology (Lincoln) was commissioned by David Wilson Homes to undertake a brief archaeological assessment of the site of the Four Seasons Hotel, Scothern Lane, Dunholme, Lincolnshire.

An archaeological evaluation has already been carried out on the site, and it is included within the study area of a desk-based assessment compiled for a separate development at Manor Farm.

The methods used in undertaking this report are consistent with the recommendations of *Archaeology & Planning: Planning Policy Guidance Note 16* (Department of the Environment, 1990), and *Standards and guidance for archaeological desk-based assessments* (IFA, 2001). Copies of the report will be deposited with the commissioning body and the archaeological adviser to the local planning authority.

2.0 Site location and description (figs. 1 & 2)

The village of Dunholme lies within the administrative district of West Lindsey, some 6km north-east of Lincoln. It is one of a chain of villages running along the spring line near the foot of the eastern slope of the Lincoln Edge. Dunholme has recently been bypassed on the south side by the A46, superseding the old Lincoln – Market Rasen road through the village.

The site lies on the southern edge of the village, on the north-west side of the junction of Scothern Lane and the A46. Recent housing developments extend to the east and west.

Drift geology is absent over the area occupied by most of the village, which lies on successive bands of exposed bedrock. The solid geology in the area of the site is Cornbrash Formation shelly limestone (British Geological Survey, 1999).

Central National Grid Reference: TF 0240 7900.

3.0 Objectives and methods

The purpose of this report is briefly to collate archaeological research already carried out in this area from the various sources, and to cover any gaps in this research.

The information for this report was drawn from the Lincolnshire Historic Environment Record. It relies principally on unpublished reports of previous archaeological work within Dunholme parish, including an archaeological evaluation carried out on the site itself. The HER's general register, including the earthwork and cropmark records compiled by the Royal Commission on Historic Monuments, was also consulted; the standard size of study area, a radius of 1km around the proposed development site, was taken for this search.

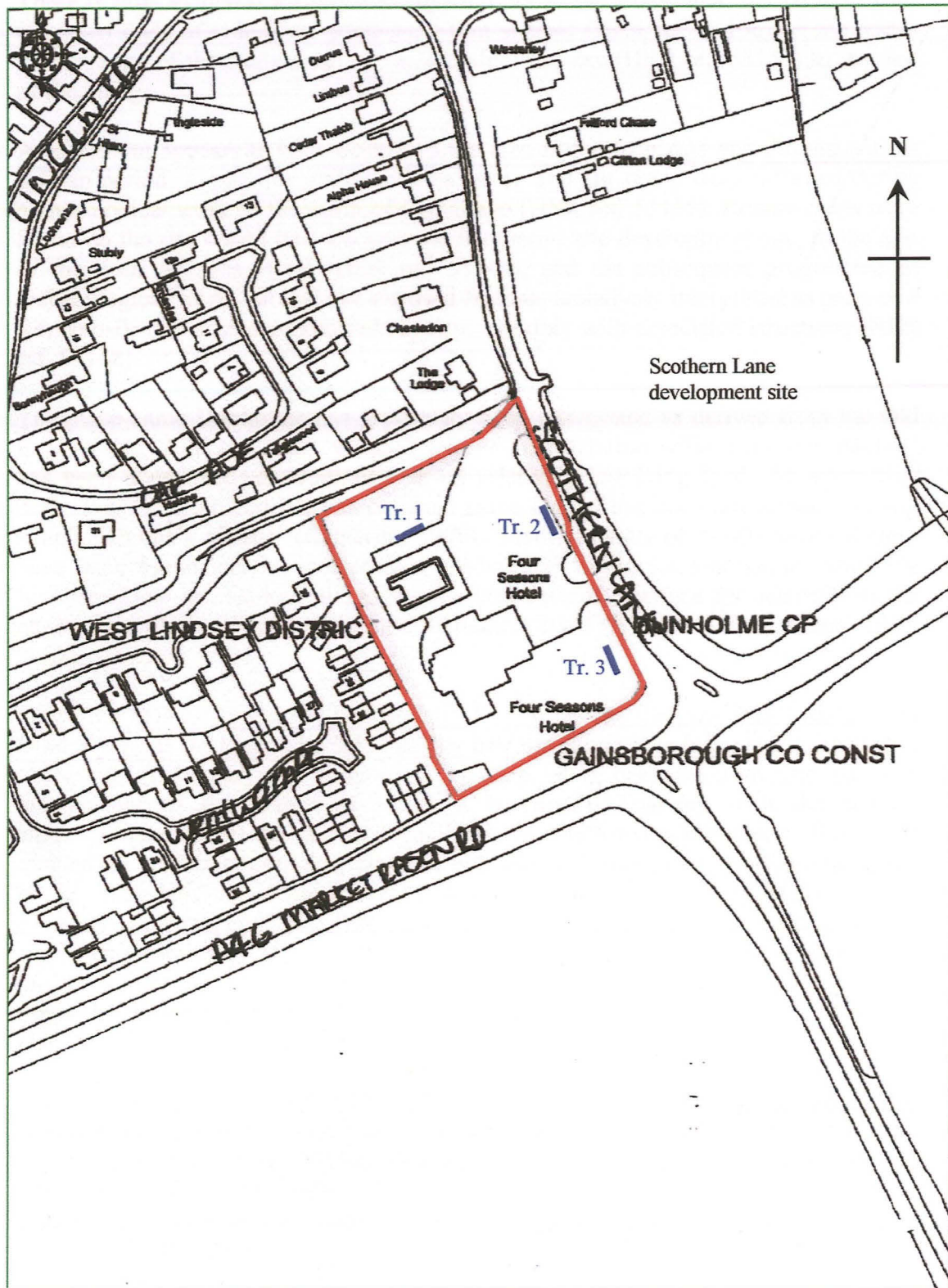


Figure 2: Plan of the development site and local area, at scale 1:2500. The site is outlined in red, and the trenches of the earlier evaluation are shown in blue. Plan supplied by David Wilson Homes.

4.0 General archaeological and historical information (figs. 3-5)

There is little evidence for pre-Iron Age activity in the study area: the HER records only two finds of individual artefacts, a flint scraper (HER ref. 54166) on the north-eastern edge of the study area, and a Neolithic flint axe (HER ref. 53159) to the east of the village.

A settlement appears to have existed in the area in the Iron Age and throughout the Roman period. A possible prehistoric enclosure and hut circle were recorded during archaeological work to the north of the village (HER ref. 53155). Roman coins were found on the site which later became the Scothern Lane development site, to the east of the Four Seasons Hotel (HER ref. 53144), and the subsequent programme of archaeological works on that site exposed features tentatively interpreted as parts of a Romano-British enclosure and field system, possibly with associated structures (HER ref. 53148).

The place-name Dunholme has previously been interpreted as derived from the Old English *dūn*, 'hill' and *hām*, 'village', but the interpretation 'village on or at the hill' has been questioned, as Dunholme is on relatively low-lying land. An alternative derivation from the Old English personal name *Dunna* has been put forward, giving simply 'Dunna's village' (Cameron, 1998). Small amounts of Anglo-Saxon pottery have been found locally, indicating a pre-Norman origin for Dunholme, while the Scothern Lane archaeological programme encountered evidence for activities at the edge of a settlement, although not the settlement itself (Allen, 1999, Brett and Allen, 2002).

When the Domesday Survey was compiled in AD 1086, the principal landowner in Dunholme was the king, who held roughly half the parish as *sokeland* of his manor of Nettleham (*sokeland* was a detached holding, at a distance from and partially independent of the manor to which it belonged). Together with the smaller landholdings of Ilbert de Lacy and Ralph Paynel, the listed population of Dunholme totalled 30 taxable households; all three holdings had both arable land and meadow, but no other land use is listed, nor are any industries (Williams and Martin, 1992). Remains of the medieval ploughlands, in the form of ridge-and-furrow earthworks left by the strip-ploughing of the communally worked open fields, have been recorded to the north and south of the village (HER refs. 54177 and 54181). One of these areas of ridge-and-furrow included part of the hotel site, with the field to the west of it: this area has subsequently been developed.

A church is first mentioned in Dunholme in AD 1123: nothing is known about this building, as the present church of St. Chad dates to the period 1190-1250 (Cope-Faulkner, 1998; HER ref. 53154). Dunholme water mill is first documented in 1202 (HER ref. 53141). As neither of these buildings appears in Domesday Book, it suggests that Dunholme experienced a period of growth and increasing prosperity in the High Middle Ages.

Land in Dunholme parish was granted to Kirkstead Priory in the mid 12th century: it was administered from a grange – a farm on the outlying property of a religious house, run as a small religious house in its own right, but staffed solely by lay brothers – which the desk-based assessment carried out for the adjacent site in 1998

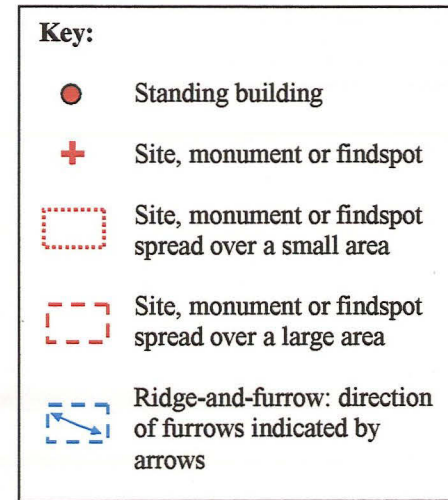
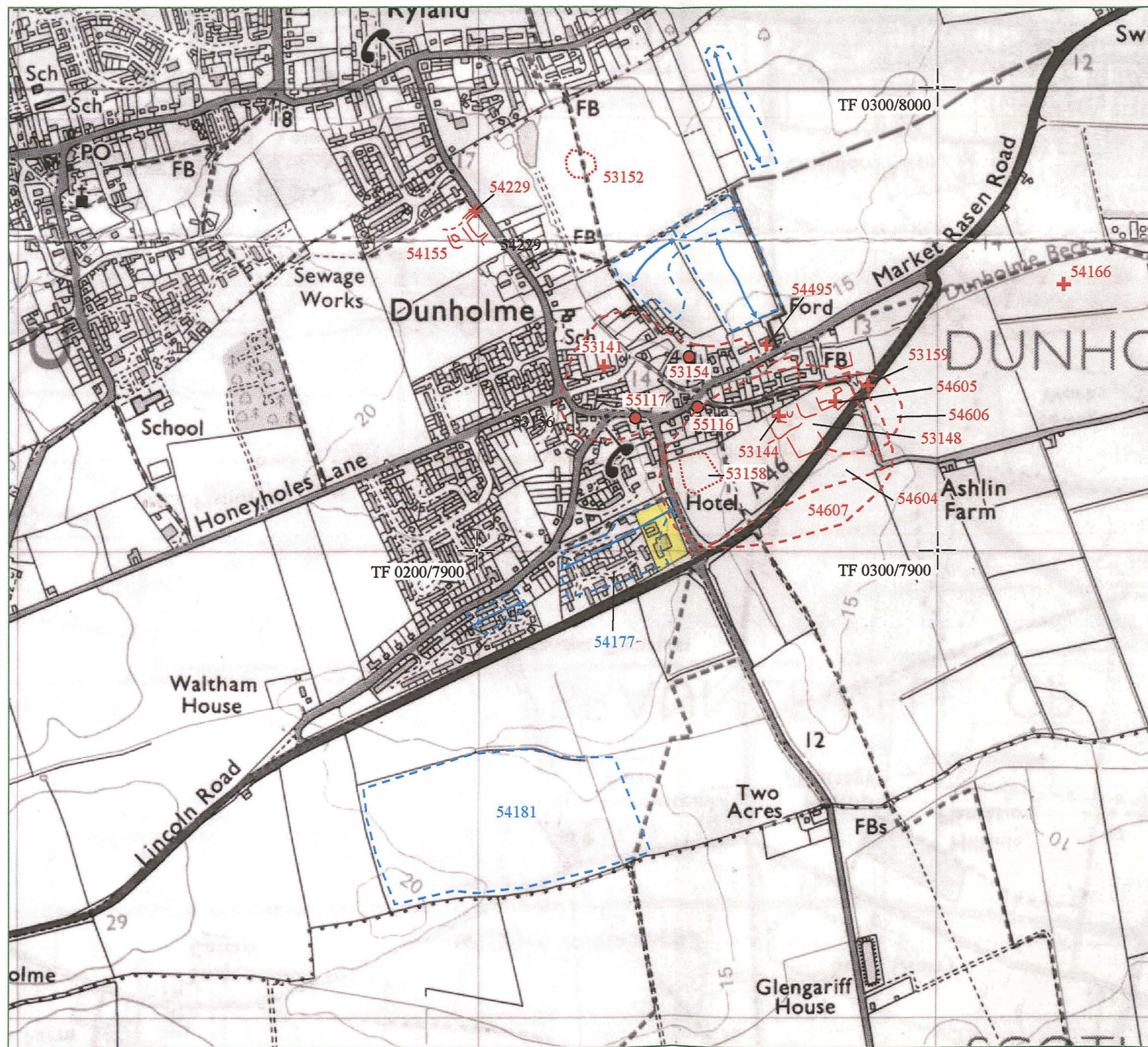


Figure 3: Plan showing the distribution of archaeological and historical sites, monuments and findspots known to the Lincolnshire Historic Environment Record, at scale 1:10 000. The position of the site is marked in yellow.

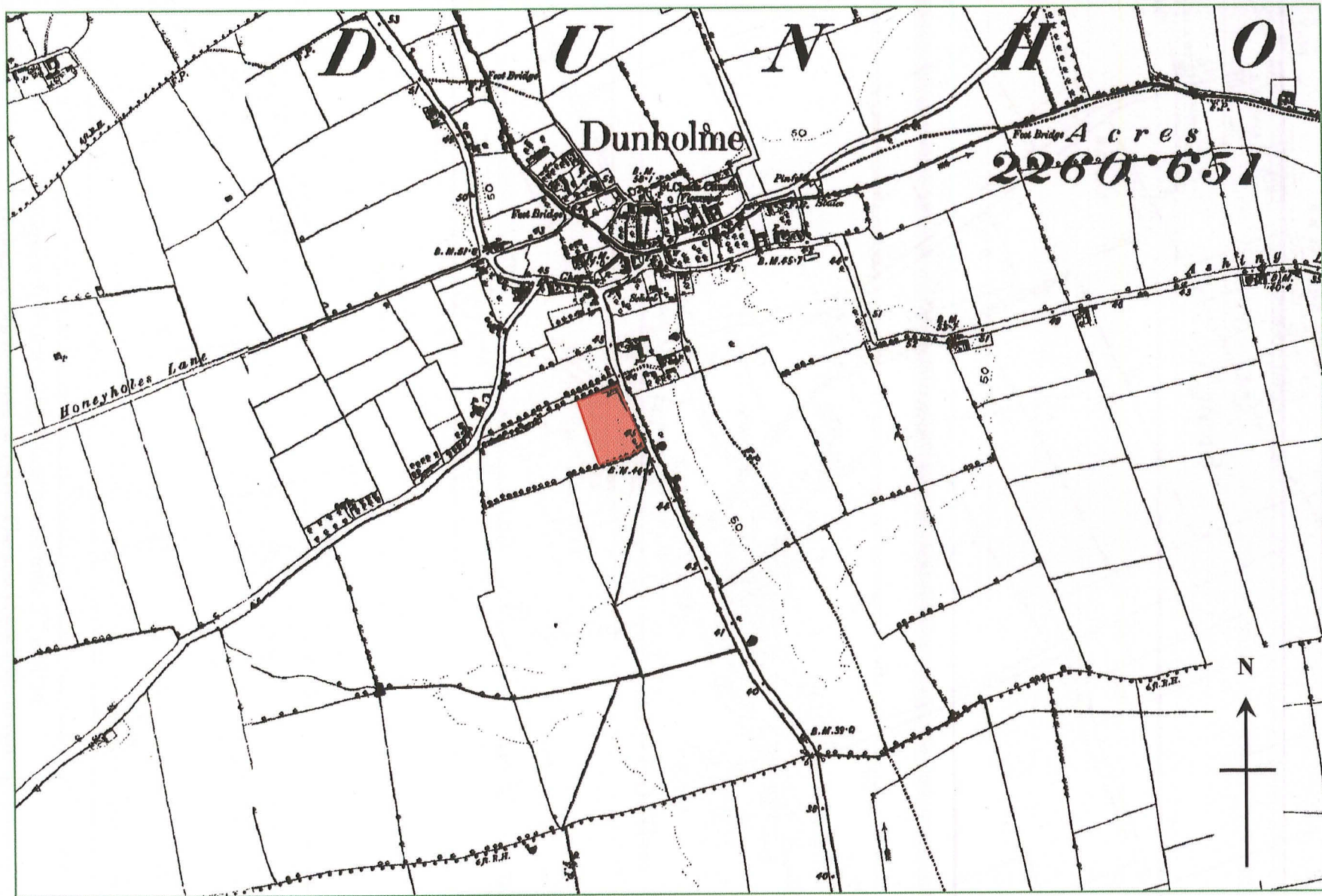


Figure 4 : Extract from the 1st edition Ordnance Survey map of 1890-91, re-scaled to approximately 1:10 000. The site is shown in red.



Figure 5: Extract from the 6" to the mile 2nd edition Ordnance Survey map of 1907. The site is outlined in red.

identified with the later Dunholme Manor (Cope-Faulkner, 1998). The grange was probably used for sheep pasture, as Kirkstead Priory was a significant producer of wool. Dunholme Manor stood directly north-east of the hotel site, on the other side of Scothern Lane (HER ref. 53158). The medieval buildings of this farm were demolished in 1898, and the stone used in the construction of Grange Farm to the south of the manor site, which was itself demolished in 1990 ahead of new development (Allen, 1999).

A Bishop's Manor is also known to have existed in Dunholme parish, to the south-east of the village: little is known of the buildings of the manor house, which had already been demolished at the time of a survey in 1647 (Allen, 1999; HER ref. 54606).

Dunholme parish was enclosed in 1655-1660, a change associated with a reduction in population (Cope-Faulkner, 1998), and so probably indicating a change of agricultural land use from arable to pasture, requiring a much smaller workforce. As the enclosure was carried out privately, well before the Parliamentary Enclosures took place, no enclosure award plan is available. The tithe award plan of 1844 is extant, but shows only fields on the site of the Four Seasons Hotel, and so is not reproduced here.

An extensive local brickmaking industry is attested to by the rebuilding of much of Dunholme village in the mid 19th century, using locally produced bricks (Allen, 1999). The 1st edition Ordnance Survey map of 1890 (fig. 4) shows 19th century Dunholme still centred around the church, prior to its expansion to the south and west. The site appears as part of a field bordered by trees: no buildings are shown on it. To the north-east of the site, a complex of buildings is depicted, which might represent the old Manor Farm, the new Grange Farm, or a transitional state between the two.

The 2nd edition Ordnance Survey map of 1907 is slightly more detailed. It marks a spring towards the north of the site, possibly accounting for the high water table, and a single small building on its northern edge (fig. 5). The site was otherwise undeveloped at the beginning of the 20th century.

5.0 Site-specific archaeological information

An archaeological evaluation was carried out on the site in July 2001, by Lindsey Archaeological Services for Mellowquay Ltd. (planning application ref. M01/P/0431). Four evaluation trenches were initially proposed, expecting to find evidence of settlement remains from the Saxon and medieval periods (see fig. 2 for trench locations). Trench 1 contained several shallow, irregular features, filled with silty brown clay, which were interpreted as root disturbance, since this trench was close to existing trees. Apart from these features, only natural sand and silt deposits, with the remains of land drains, were encountered in the first three trenches; Trench 2 flooded during excavation, and the project was abandoned without excavating Trench 4. The evaluators concluded that the site had previously been low-lying land, waterlogged and intermittently flooded, and unsuitable for permanent occupation or cultivation (McDaid, 2001).

An evaluation of 18 trenches was carried out in 1995 in the field to the west of the

site, a plot of some 2 hectares, now developed (HER ref. 54177). Standing ridge-and-furrow earthworks had already been recorded in the field, and the evaluation was intended to identify the possible remains of an earlier settlement, which might have been concealed by the remains of medieval strip ploughing. No such features were encountered, and the only finds were 7 fragments of pottery and tile (one of which was tentatively identified as Roman, while the others were of 16th-17th century date), all retrieved from the topsoil (Wragg, 1996).

An extensive programme of archaeological works was carried out between 1999 and 2003 on land to the east of the site, beginning with the opening of seven evaluation trenches (fig. 6). The closest trench to the Four Seasons Hotel, trench 3, which lay directly opposite it 10m from the east side of Scothern Lane, was the only one of the seven to contain no archaeological deposits or features from any period: only a colluvial (waterborne) layer was found between topsoil and natural. The absence of activity in this area was ascribed to waterlogged conditions (Allen, 1999), similar to those identified in the evaluation on the hotel site itself. Elsewhere on the Scothern Lane development site, this evaluation, with four additional trenches excavated the following year, encountered traces of Anglo-Saxon settlement, with Middle Saxon, Late Saxon and Saxo-Norman pottery. It also exposed the remains of medieval stone buildings, identified as Dunholme Manor, in the north-western corner of the site, to the north-east of the hotel, and further buildings towards the east of the site, more tentatively identified as the Bishop's Manor; further extensive medieval activity towards the eastern side of the area was interpreted as sand quarrying for construction (Allen, 2002). The follow-up excavation clarified the interpretation of the Anglo-Saxon remains, which appeared to be principally associated with agricultural activity, and as such to represent land directly outside the village itself: the location of pre-Norman Dunholme remains uncertain. More of the medieval Dunholme Manor was exposed, showing it to have been a moated site, covering an area of more than 160m² – this part of the project suffered considerable difficulties from flooding (Brett and Allen, 2002). The closing phase of this project retrieved evidence of medieval ironworking from the area where the Bishop's Manor was believed to lie (Brett, 2003).

6.0 Discussion and conclusion

There appears to have been a settlement at or near Dunholme since the Iron Age, although its position has probably changed several times throughout its history. The Iron Age, Romano-British and Saxon settlements all appear to have lain to the east or north of the site, as the extensive archaeological work carried out on the Scothern Lane development site picked up only the fringe activities of these settlements, which did not extend into the site itself or its vicinity to the east.

Evidence of activity on the Four Seasons Hotel site begins in the medieval period, with ridge-and-furrow earthworks, recorded by aerial photography, extending across the west and north sides of the site. These earthworks indicate that the site lay within strip-cultivated arable land during the Middle Ages, and became pasture land at or before the abandonment of the open-field system: this may have taken place as early as the establishment of Kirkstead Priory's grange, if the site lay within its lands, or as late as the 17th century, when the parish was enclosed. The archaeological evaluation



Figure 6: Aerial photograph, reproduced from Allen, 1999. The photograph principally shows the Scothern Lane development site, but the Four Seasons Hotel is visible in the bottom left corner. The seven trenches of the 1999 evaluation are visible on the Scothern Lane site – Trench 3 (arrowed) is partially concealed by trees.

on the hotel site itself did not identify the earthworks, concluding that the site had been uncultivated: comparison of the trench plan (fig. 2) with the location of the ridge-and-furrow recorded by the HER (fig. 3) shows that two of the trenches lay outside the marked area, while trench 1, which lay within it, ran parallel to the direction of the furrows, which would have made it impossible to identify a furrow if one had been encountered. However, since ridge-and-furrow is essentially a surface feature, leaving only shallow traces of the furrows below topsoil level, it is also entirely likely that the hotel development had already obliterated it.

Although the Scothern Lane development site, directly to the east of the hotel, appears to have contained two medieval manor houses, at least one of which was moated, with associated peripheral activities, none of this activity appears to have strayed on to the west side of Scothern Lane. The findings of the 1999 archaeological evaluation combine with those of the evaluation on the hotel site to suggest that this area was wet, undesirable land in which cultivation was only marginally possible and construction out of the question – it is probably significant that the irregularly curved south-western edge of the recorded ridge-and-furrow on the hotel site runs parallel to, and slightly above, the 15 metre contour line.

No further development appears to have taken place on the site between the abandonment of the open fields and the construction of the hotel itself. Maps from the industrial period show agricultural land only, while the Historic Environment Record shows that the ridge-and-furrow survived undisturbed by later activities into the 20th century.

7.0 Mitigation

The combined results of the evaluation on the site itself with the findings of other archaeological projects carried out in the immediate area indicate that the site can safely be considered devoid of archaeological interest. No further mitigation is recommended.

8.0 Acknowledgements

Pre-Construct Archaeology (Lincoln) would like to thank David Wilson Homes for this commission.

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Appendix 1: Historic Environment Record entries

HER No.	Type	Description	NGR
53141	Monument	Site of medieval to post-medieval water mill, known to have existed since 1202, becoming derelict in the 19 th century	TF 0225 7940
53144	Findspot	Find of a bronze coin of the Emperor Constantius with 2 other unidentified Roman coins	TF 0265 7929
53148	Site	Romano-British site excavated at Scothern Lane, Dunholme	TF 0267 7928
53152	Findspot	Sherds of Romano-British pottery: 3 rd -4 th century AD grey ware with a few earlier pieces	TF 0224 7987
53154	Structure	St. Chad's Church, Dunholme: principally of the Early English period with some Decorated and Perpendicular work	TF 0248 7941
53155	Monument	Possible prehistoric enclosure and hut circle	TF 0200 7968
53156	Monument	Medieval and post-medieval settlement of Dunholme	TF 0270 7930
53158	Monument	Site of Dunholme Manor House	TF 0247 7917
53159	Findspot	Neolithic flint axe	TF 0285 7935
54166	Findspot	Prehistoric flint scraper	TF 0330 7960
54177	Monument	Ridge-and-furrow earthworks within a cropmark field system	TF 0220 7900
54181	Monument	Cropmark traces of ridge-and-furrow observed on aerial photographs	TF 020 784
54229	Findspot	Find of a Romano-British potsherd on an Iron Age site	TF 0200 7975
54495	Findspot	Find of an Iron Age gold scyphate coin	TF 0269 7950
54604	Monument	Early medieval settlement of Dunholme	TF 0265 7921
54605	Findspot	Sherd of mid/late Anglo-Saxon pottery found during trial trenching	TF 027 793
54606	Monument	Site of the Bishop's Manor, Ashing Lane, Dunholme	TF 0274 7933
54607	Monument	Undated features found during archaeological work	TF 0245 7925
55116	Structure	Former Wesleyan Methodist Chapel, Dunholme, built 1841 and closed 1852	TF 02491 79316
55117	Structure	Former Free Methodist Chapel, Dunholme, built 1852	TF 02350 79285

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