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THE ARCHAEOLOGICAL MONITORING & RECORDING
OF A GEOTECHNICAL TRIAL PIT
AT THE REAR OF THE
TOWER HOTEL,
38, WESTGATE, LINCOLN, LINCOLNSHIRE.

**National Grid Reference: SK 9749 7201
Site Code: THWL 08
Accession No: LCNCC: 2008.65
Planning reference: 2007/0245/F**

PREPARED FOR PLACE: ARCHITECTURE LIMITED

By

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Summary

- The archaeological monitoring and recording of a geotechnical trial pit prior to the construction of a new single storey rear extension at the rear of the Tower Hotel, 38 Westgate, Lincoln was carried out by Neville Hall MIFA on the 1st of May 2008.
- The most significant find from the investigations was the remnant of east-west aligned wall footing, which may be associated with a north-south orientated robber trench (representing the line of a former wall) that was found nearby during the construction of the Hotel in 1990. Although undated, the wall footing found during this monitoring and the remnants found in 1990 may be part of the same building. Although no dating evidence was retrieved from the wall footing found here, a possible Roman date may be ascribed to these foundations from the results of the previous investigations on this site.
- The monitoring also identified a substantial made ground deposit, which from fragments of brick and tarmacadam recovered from the base of the trial pit at depth may be ascribed to the late 19th century. This deposit had presumably been laid down in order to building up the contemporary ground surface and to facilitate the construction of the stables in 1880.
- As the limestone bedrock was not reached during these investigations, and as the substantial nature and depth of the made ground deposits renders the usage of strip foundations for the rear extension impracticable, it is now proposed to use mini piling with ring beams excavated to a maximum depth of 0.60m below ground levels. As this is clearly well above the level at which any further wall footings may be encountered, it is recommended that no further archaeological work would be necessary at the site.

1. Introduction

Neville Hall MIFA was commissioned by Mr. Paul Clarke of Place: Architecture Ltd to undertake the archaeological monitoring and recording of a single geotechnical trial pit prior to the construction of a new single storey rear extension at the Tower Hotel, 38, Westgate, Lincoln, Lincolnshire, centred at National Grid Reference SK 9749 7201. The archaeological monitoring was carried out at the proposed development site on the 1st of May 2008.

The work was carried out according to the requirements of a planning brief, which was prepared by John Herridge on behalf of Mick Jones, the Lincoln City Archaeologist, in his capacity as archaeological advisor on planning issues to Lincoln City Council, the Local Planning Authority (LPA), and with the principles established in *Archaeology and Planning: Planning Policy Guidance Note 16* (Department of the Environment, 1990), and *Standard and guidance for archaeological watching briefs* (IFA, 1999).

Copies of the final report will be deposited with the clients, Mr Mick Jones (on behalf of the local planning authority), Lincoln City Council Planning Department, the Lincolnshire Heritage Environment Record (HER) and the Collection, Lincoln, along with an ordered project archive for long term storage and curation.

2. Site Location and Description

The development site is located within the historic core of the Roman, medieval and post-medieval settlements of Lincoln, and at the rear of the Tower Hotel, 38, Westgate, Lincoln. It is bounded to the west by Chapel Lane, to the north by the St Mary Magdalene's cemetery and to the south by Westgate, at a height of approximately 66mAOD [Figures 1 and 2].

The development site is situated within an upland area and on the crest of the Jurassic limestone escarpment. The overlying soils of the area comprise shallow well drained brashy calcareous fine loams of the Elnton 1 Series, which in turn overlie the Lower Lias limestones of the Jurassic [BGS, 1973, 1979].

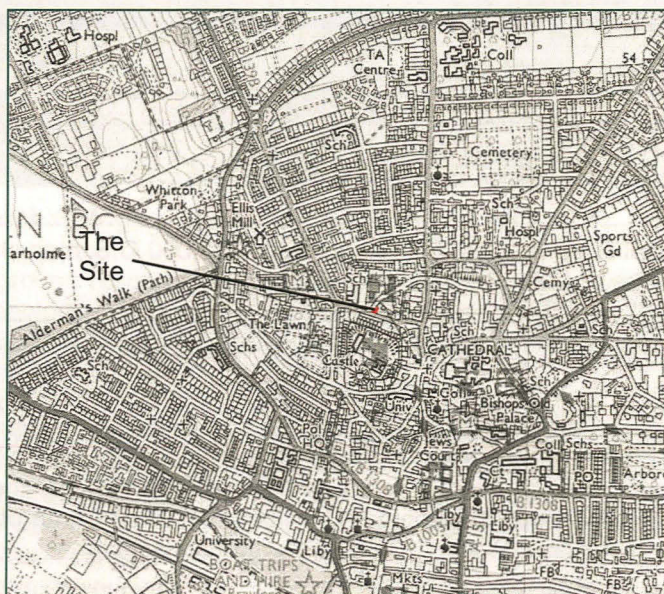


Figure 1: Site Location at scale 1:25,000. The site is shown in red. (O.S. copyright licence number 100048723)

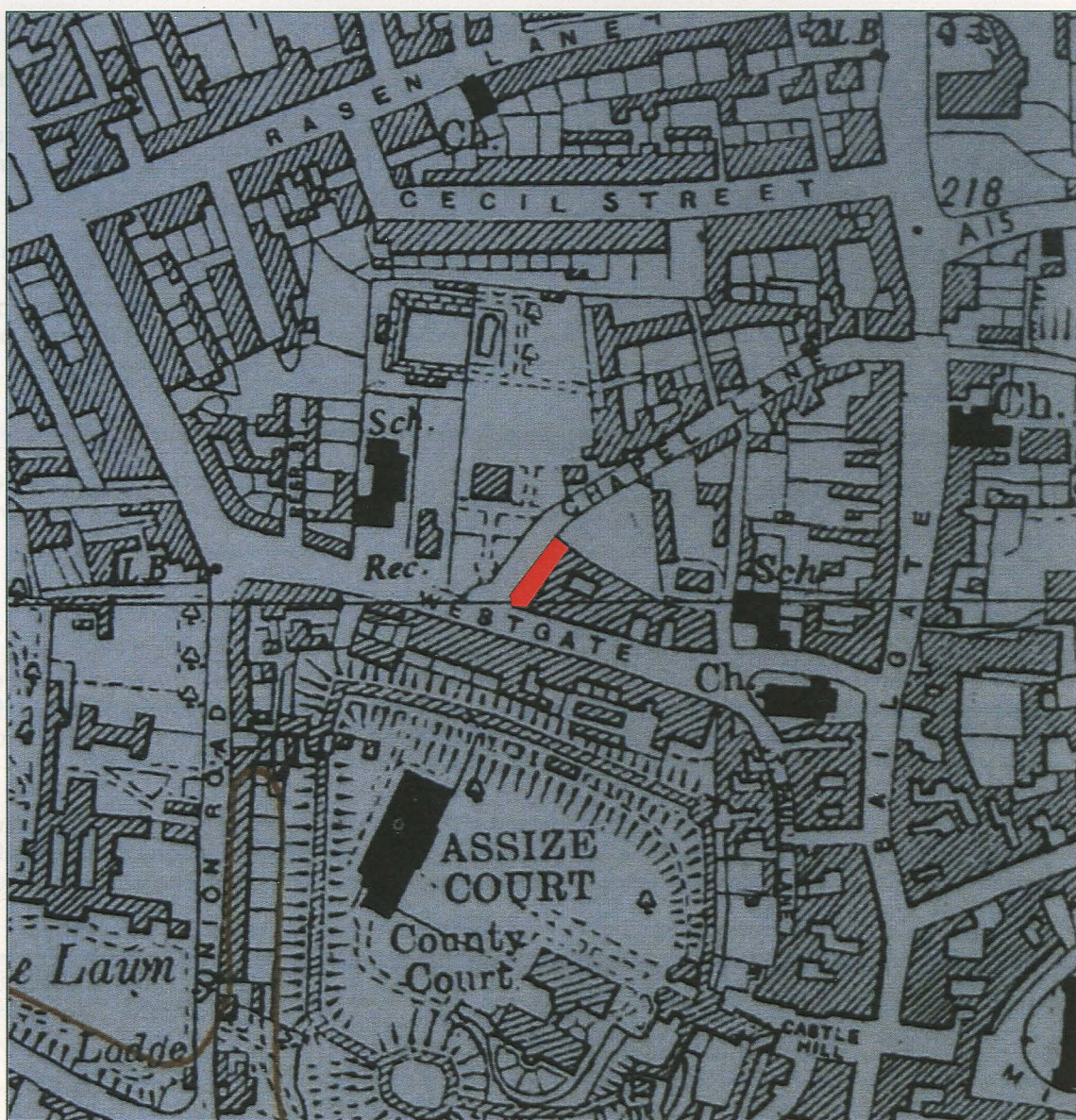


Figure 2: Site location at original scale of 1:10,000. Extract from 1:10,000 O.S. map sheet no. SK 97 SE (1976). (O.S. copyright licence number 100048723)

3. Planning Background

A planning application for the proposed erection of a single storey rear extension and associated external alterations at the Tower Hotel, 38 Westgate, Lincoln, Lincolnshire (Planning reference 2007/0245/F) has been submitted to and granted consent by Lincoln City Council, the Local Planning Authority. However, as the proposed development is situated within an area of known archaeological significance, a condition was attached to this consent which stated that:

No development groundwork shall commence on the site until advance written noticeof the date of commencement of works on site and the confirmation of appointment of a competent archaeological body to conduct a 'watching brief' has been given to both the Local Planning Authority and the nominated archaeological body. Provision shall then be made for the nominated

archaeology body to carry out an archaeological watching brief during the course of all groundwork associated with the development (including any geotechnical investigation of strata, any site clearance or other enabling work and the excavation of foundation and service trenches). Access shall be afforded at all reasonable times to the nominated archaeological body.

A retrospective specification or written scheme of works for the archaeological monitoring and recording of the hand excavation of geotechnical test pits was submitted for approval to Mr Michael Jones, the Lincoln City Archaeologist following the completion of the on-site works.

The proposed development site is situated within Conservation Area 1, Cathedral and City Centre.

4. Aims and objectives of the archaeological monitoring and recording

The aims of the project were the continual archaeological monitoring and recording of the hand excavation of a geotechnical trial pit.

The objectives of the project were:

To establish the presence/absence of archaeological remains within the area of the development site;

To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered;

To allow the preservation by record of archaeological deposits;

To produce a project archive for deposition with the Collection, Lincoln; and

To provide information for accession to the County Historic Environment Record (HER) and the Lincoln Urban Archaeological Database (UAD).

The specific objectives of the project will be to record any archaeological features, structures and/or deposits associated with the Roman, medieval and post-medieval settlements of Lincoln, with particular reference to previous archaeological investigations that have been carried out in the close vicinity of the development site itself.

5. Archaeological and Historical Background

Background research sources were consulted at the Lincolnshire Archives, the Lincoln Urban Archaeology Database (UAD), the Lincoln Local Studies Library, and the Library of the National Monuments Record Centre, (NMRC) at Swindon.

The proposed development site is situated within the north-western quadrant of the mid 1st century AD Roman legionary fortress, the subsequent *colonia*, which was founded at around AD90, and the Upper City in terms of the medieval and post-medieval settlements of Lincoln. The origin of the place name of Lincoln is partially topographical and partially historical. The original name was derived from *linn* or the early Welsh word for a pool. This refers to the broad pool in the Witham; now known as the Brayford Pool. To this prefix was later added the British form of the Latin *colonia* after the establishment of the Roman legionary fortress [Cameron, 1998].

A number of previous archaeological investigations pertinent to this project have been conducted both within and also in the immediate vicinity of the development site.

The site was occupied until 1989 by the former Tower Garage. Following the demolition of the Garage, and the removal of an underground petrol storage tank in the south western corner of the site, the sections revealed by its removal were cleaned and recorded (TG 89). This identified a north-south aligned wall foundation of Roman date, which showed at least two distinct phases of construction. This was subsequently followed by the archaeological monitoring of the excavations of the foundations for the new hotel. This revealed the line of a second wall foundation (at a depth of 1.1m below ground levels), though the high degree of disturbance suggested that it may have been a robber trench. This second wall footing could have been attributed to either the Roman or medieval periods, though it was approximately 5m to the west of and parallel to the first wall foundation. This may suggest a possible Roman origin. It was not possible to interpret whether both walls were parts of the same building or were related to two separate buildings [CLAU, 1990].

In 1985, two trenches were excavated by the Trust for Lincolnshire Archaeology to the north-east of the development site and to the south of Chapel Lane (cl85). This identified timber buildings pertaining to the mid 1st century legionary fortress, which were succeeded by a series of timber framed buildings on stone foundations that continued until the 3rd century. These were in turn sealed by late Roman or early post Roman dump deposits. Into these were cut a series of late Anglo-Saxon, Saxo-Norman and medieval pits. To the east of the development site, the excavations for the foundations of a new house on Westgate/No. 2 Bailgate were monitored by the Lincoln Archaeological Trust in 1976 (wb76). This identified demolition debris from timber framed buildings associated with the legionary fortress and *colonia* as well as the sill of a timber framed *colonia* building and pottery from the mid 1st to the early 2nd centuries. These were in turn overlain by medieval deposits and pitting activity [Steane, 2005].

The approximate site of the former medieval church of St Clement-in-the-Bail is located to the immediate west of the site and on the western side of Chapel Lane. This may have started life as a private chapel, though it may have had a parochial foundation in the 11th century. The origin of the southern part of the alignment of Chapel Lane (to the immediate west of the development site) has been open to interpretation. This part of the road still runs close to a right angle to the former east-west line of the Roman street and at an angle to the modern Westgate. The balance of evidence would seem to suggest that the southern stretch of Chapel Lane is likely to be of post-Conquest origin, and that it probably formed the western boundary of the churchyard of the Church of St Clement-in-the-Bail [Jones *et al*, 2003]. The origin of the name of Chapel Lane itself comes from a Wesleyan chapel census return and from a Lincoln poll book of 1851 [Cameron, 1998].

In the immediate locality of the site of this church, a water tower was constructed in 1912. The tower, which is also Grade II listed, is also situated to the immediate west of the development site. The construction of this tower involved deep excavations. In the upper levels of the excavations, quantities of green glazed 15th century pottery and a number of stone coffins (obviously associated with the churchyard cemetery of St Clement-in-the-Bail) were found (ON 237). At deeper levels a Roman wall foundation with an associated floor surface were identified along with large quantities of 2nd- 3rd century pottery and glass [Smith, 1912].

A watching brief was carried out by the City of Lincoln Archaeology Unit (CLAU) to the east of the development site at 18, Westgate in 1997 during the groundworks for the construction of a new single storey extension and a two storey side/rear extension. No archaeological deposits pre-dating the 19th century were found [Jarvis, 1997].

In 1993, the CLAU carried out the archaeological monitoring of the groundworks for the Bailgate Area Water Mains Replacement Project. Area 1 of this scheme was situated in Westgate and to the south-east of the development site. The results of the monitoring in this area of the scheme found little or no previously undisturbed ground [Wragg, 1993]. By contrast, an earlier project comprising the archaeological monitoring of the North East Lincoln Mains Replacement Scheme in 1992 (also by CLAU) along the northern frontage of Westgate (WEB 92, Trench 3), (and also to

the south-east of the site) identified substantial evidence for the *colonia*, including structures associated with the *forum* and a second separate building together with enclosed floor surfaces and later Roman and medieval demolition horizons [Wragg, 1992].

A third water mains replacement scheme, which included Westgate and Chapel Lane, was monitored by Lindsey Archaeological Services in 2002 (LWMR 02). Trench 35 of this Scheme was situated to the immediate south of the Tower Hotel and on the northern frontage of Westgate and Trench 36 to the north of the site and adjacent to the cemetery of St Mary Magdalene. Unfortunately no archaeological deposits were identified in either trench [LAS, 2003].

As part of the background research for this project, a map regression exercise was undertaken. These are reproduced as **Figures 6-12** in this report. Maps of 1817 (William Marrat); 1842 and 1851 (James Padley) show the area of the development site as open ground or open fields. The map of 1883 (James Thropp) shows that by this time the stables, (which occupied the site prior to the garage) were in existence. The stables were constructed on the site for one Alfred Shuttleworth in 1880. A motor garage was added in 1909, which became Tower Garage in the 1920s. Afterwards, the site served as a lawnmower shop and a further garage until the present Tower Hotel was constructed on the site in 1990. The various Editions of Ordnance Survey maps of 1889, 1907 and 1932 show the stables, and the subsequent garages and shop. By 1976, the 1:2,500 scale O.S. map show the garage as occupying the site by that time.

6. Methodology

The archaeological monitoring was undertaken by Neville Hall MIFA on the 1st of May 2008, and during the preliminary geotechnical investigation of the site. This comprised the continual monitoring and recording of a single hand excavated geotechnical trial pit, [subsequently designated **Trial Pit 1**], [Figure 3].

The original location of Trial Pit 1 had to be moved slightly to the north, owing to a substantial concrete raft which was found to support a vertical load bearing concrete column that in turn supported the former stable building (this raft was found on completion of the hand excavation of the trial pit to extend to a depth of 0.48m below ground levels).

Trial Pit 1 was finally positioned within the building footprint of the proposed new single storey rear extension, and across the line of a proposed new drain run [Figure 4]. The trial pit measured 1.20m in length, 0.80m in width and extended to the maximum safe working depth of 1.20m below ground levels. As the limestone bedrock had not been reached at this depth, a hand auger was then used in an attempt to ascertain the depth of the bedrock.

Where necessary, surfaces were hand cleaned for examination and recording, and deposits observed were recorded on standard *pro-forma* context recording sheets. A plan [Figure 5] and sections [Sections 1-3, Figure 5] were compiled of the deposits at a scale of 1:20. A complimentary colour photographic print record was also maintained, which are reproduced as **Plates 1-5, Appendix 1**. The levels of the sections were plotted in relation to the Ordnance Datum using a hand held GPS device.

All work was carried out according to the planning brief, subsequent approved Specification and to the Institute of Field Archaeologists (IFA) standards.

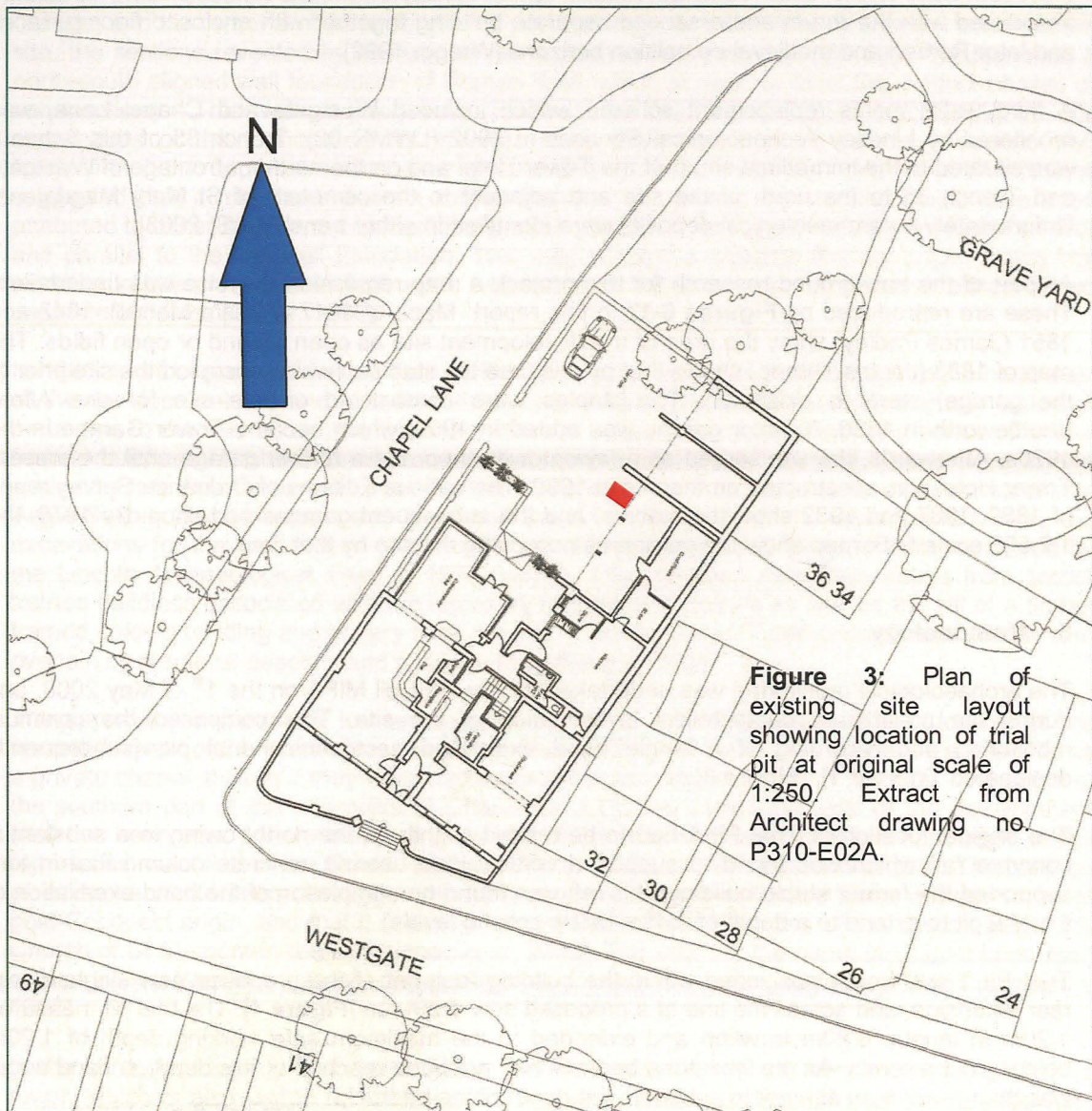
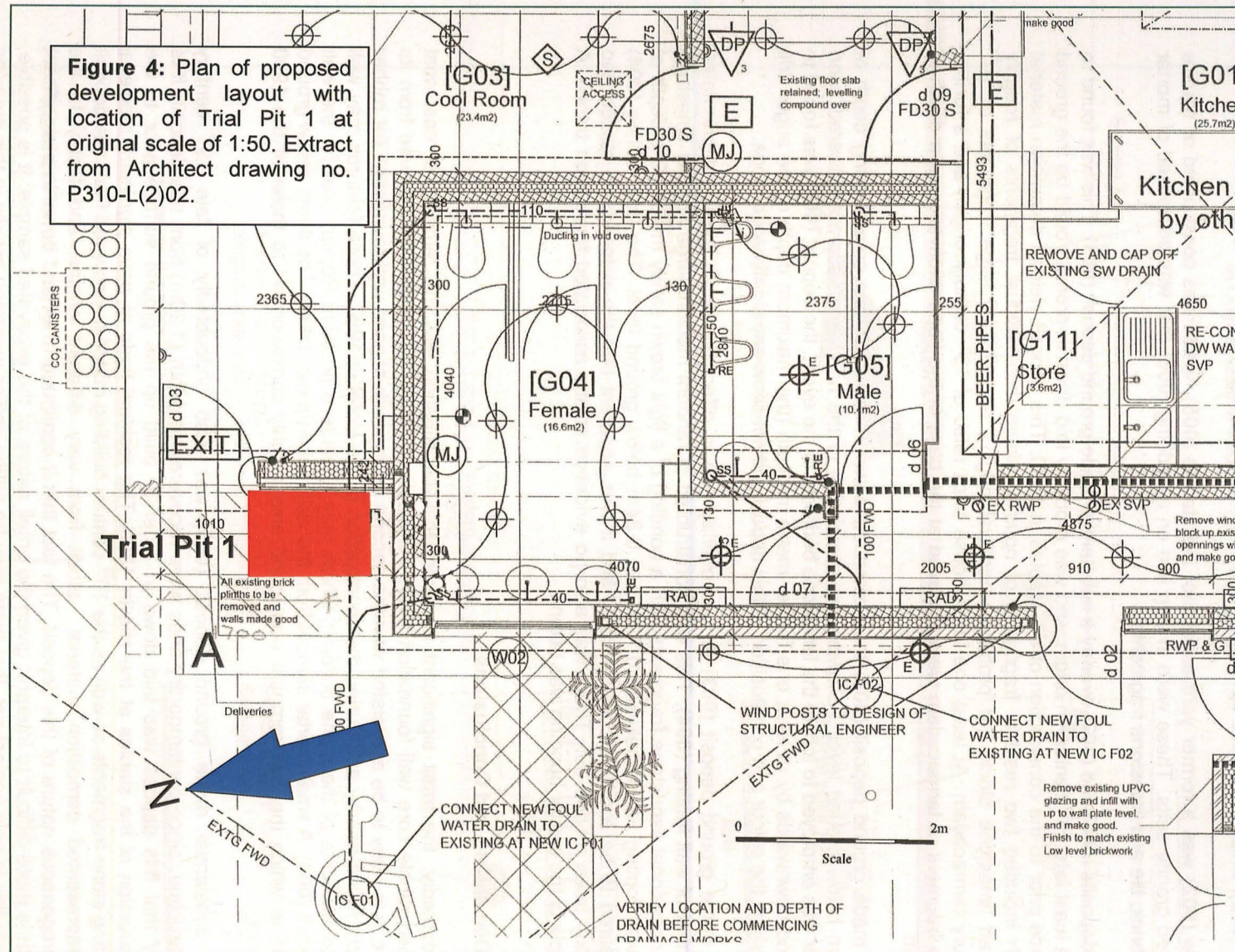


Figure 3: Plan of existing site layout showing location of trial pit at original scale of 1:250. Extract from Architect drawing no. P310-E02A.

Figure 4: Plan of proposed development layout with location of Trial Pit 1 at original scale of 1:50. Extract from Architect drawing no. P310-L(2)02.



7. Results [Figure 5]

Following the completion of the hand excavation of the trial pit, the archaeological sequence was recorded as follows. Below the modern concrete yard surface of the Hotel (001), was a hardcore base (002), which was made up of brick fragments and concrete.

Below (002) was a former yard surface of the stables (005), which was constructed of square shaped granite setts. These were in turn laid on a bedding (006) that was composed of mortar and brick, tile and limestone fragments.

The deposits (006) and (002) overlay a substantial made ground deposit (003). This was found to be at least late 19th century in origin, and was probably laid down in order to build up the ground surface prior to the construction of the stables in 1880. This deposit yielded demolition material which included two residual fragments of *opus signinum*, two residual fragments of roughly worked limestone blocks (of probable medieval origin), and several large fragments of 19th century tarmacadam. At least one large house brick (also of 19th century origin) and a further large fragment of tarmacadam were retrieved at the base of the hand excavation at a depth of 1.20m.

The made ground deposit (003) thus extended down to the maximum safe working depth of 1.20m below ground level. Following the completion of the hand excavation, a powered hand auger was employed to locate the limestone bedrock. In the event, the deposit (003) was found to extend downwards by at least one further metre in depth (the maximum depth of the auger drill bit), since the colour and composition of this deposit did not show any significant change.

The made ground deposit (003) in turn overlay and in effect buried an east-west orientated remnant of wall footing (004). This was constructed of random medium-large angular limestone and occasional sandstone fragments with a bonding of a light brown sandy mortar. The depth of the wall footing varied between 0.72m and 0.84m below ground level. The wall footing (004) appeared to be a rubble core remnant, and it was apparent that the outer facing stones had already been robbed out. There was also no evidence of any associated foundation trench. A sample of the mortar bonding was taken.

8. Discussion and Conclusions

Undoubtedly, the most significant find from this investigation was the remnant of east-west aligned rubble core wall foundation (004). Although no dating evidence was retrieved from its fabric, it is likely to be associated with the second north-south aligned wall foundation (or robber trench) found nearby and during the construction of the Hotel in 1990. These features may well be components of the same building, which may attribute a possible Roman date for the wall remnant (004). A small mortar sample from the wall make-up was taken. The depth below ground levels at which the wall remnant was found also roughly corresponded to those of the 1990 findings.

The substantial made ground deposit (003) was also undoubtedly of late 19th century construction, since contemporary finds were recovered at depth (1.20m) from this deposit. It is likely that this deposit was laid down in order to build up the ground surface prior to the construction of the stables at the site in 1880. The residual finds of *opus signinum*, medieval building stone fragments as well as the 19th century building material recovered from this deposit all represented demolition material albeit from very different origins, and testify to the heterogeneous nature of this deposit. The fact that it continued to extend down to a significant depth is more difficult to interpret given the small nature of the excavated sample. It is possible, though this is only conjectural, that there may be pitting and/or quarrying activity in this area (as has also been found nearby), which may account for the depth of this deposit, and it may represent the fills associated with such activity.

It is also probable that the made ground deposit (003) corresponded to the 'deep layer of brown garden soil' encountered during the monitoring of the foundations for the Tower Hotel in 1990, and that these deposits may be one and the same.

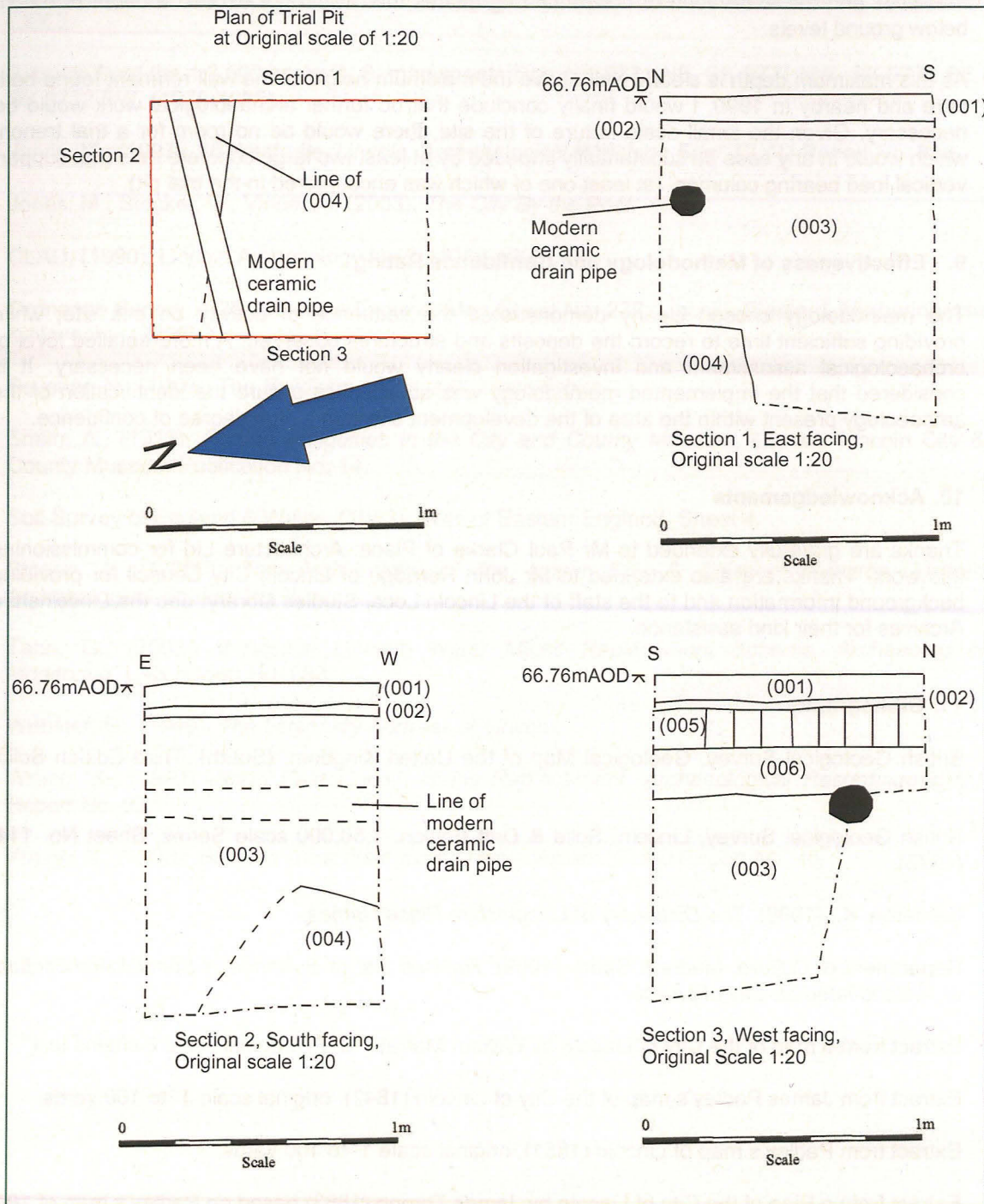


Figure 5: Plan of Trial Pit 1 and Sections 1-3

The substantial nature and composition of the made ground deposit (003) would render the usage of strip foundations for the proposed new rear extension, impracticable. As the limestone bedrock was not achieved as a result of the trial pit excavations, it is proposed instead to use mini-piles and the excavation of horizontal ring beams that would not exceed a depth of 0.60m below ground levels.

As this maximum depth is clearly well above the maximum height of the wall remnant found both here and nearby in 1990, I would finally conclude that no further archaeological work would be necessary. Given the small scale nature of the site, there would be no room for a trial trench, which would in any case be substantially impeded by at least two large concrete rafts that support vertical load bearing columns, (at least one of which was encountered in the trial pit).

9. Effectiveness of Methodology and Confidence Rating

The methodology chosen clearly demonstrated the sequence of activity on this site; while providing sufficient time to record the deposits and structures observed. A more detailed level of archaeological assessment and investigation clearly would not have been necessary. It is considered that the implemented methodology was sufficient to ensure the identification of the archaeology present within the area of the development site with a high degree of confidence.

10. Acknowledgements

Thanks are gratefully extended to Mr Paul Clarke of Place: Architecture Ltd for commissioning this work. Thanks are also extended to Mr John Herridge of Lincoln City Council for providing background information and to the staff of the Lincoln Local Studies Library, and the Lincolnshire Archives for their kind assistance.

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Extract from a map of the City of Lincoln by William Marrat (1817), original scale 8 chains to 1".

Extract from James Padley's map of the City of Lincoln (1842), original scale 1" to 100 yards.

Extract from Padley's map of Lincoln (1851), original scale 1" to 100 yards.

Extract from a Plan of the City of Lincoln by James Thropp (1883) based on Padley's map of 1842, original scale 5 chains to 1".

Extract from the First Edition 25" to 1 mile scale O.S. map of 1889, map sheet no. Lincolnshire LXX.2.

Extract from the Second Edition 25" to 1 mile scale O.S. map of 1907, map sheet no. Lincolnshire LXX.2.

Extract from the Third Edition 25" to 1 mile scale O.S. map of 1932, map sheet no. Lincolnshire LXX.2.

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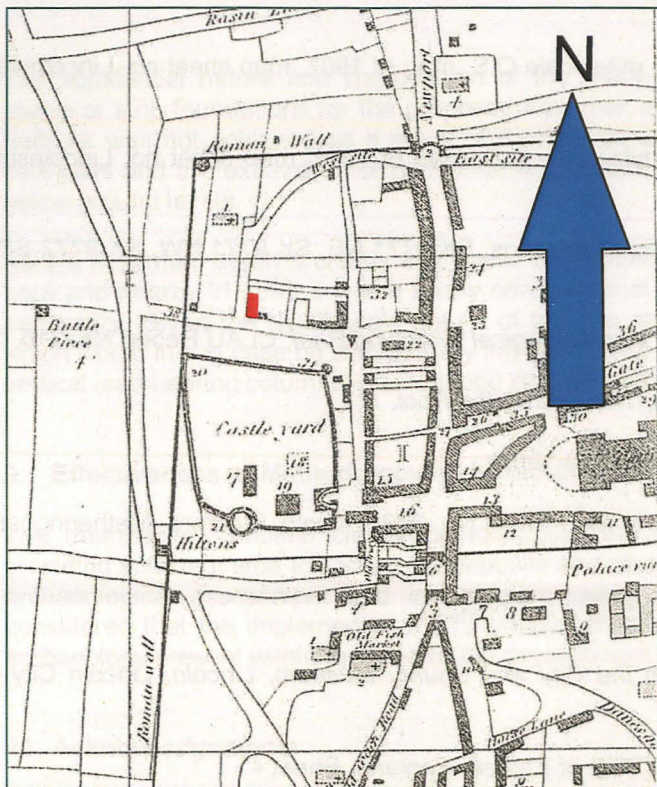


Figure 6: Extract from a map of the City of Lincoln by William Marrat (1817), original scale 8 chains to 1". The approximate site location is shown in red.

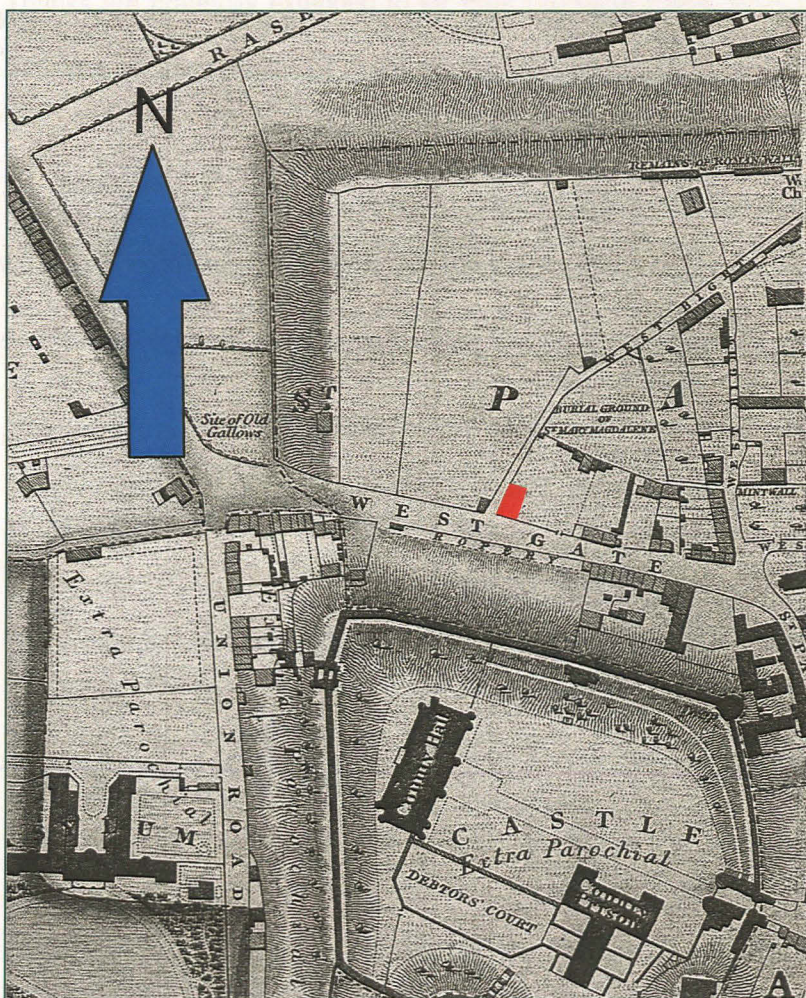


Figure 7: Extract from James Padley's map of the City of Lincoln (1842), original scale 1" to 100 yards. The approximate site location is shown in red.

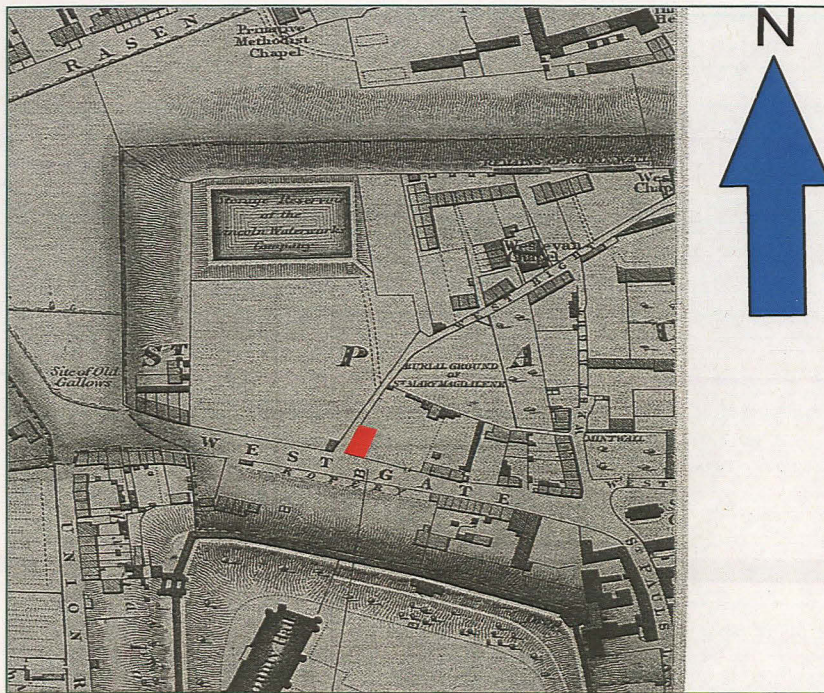


Figure 8: Extract from Padley's map of Lincoln (1851), original scale 1" to 100 yards. The approximate site location is shown in red.

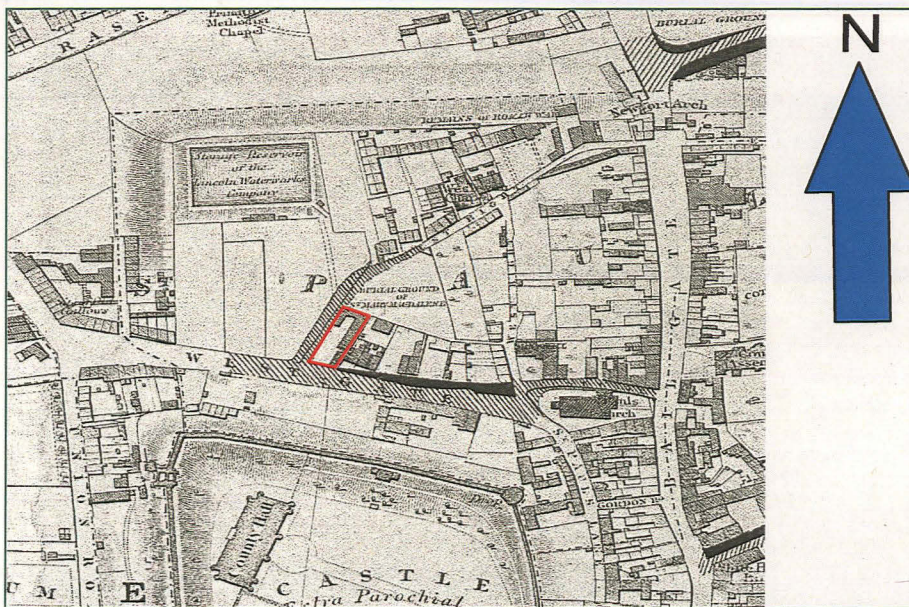


Figure 9: Extract from a Plan of the City of Lincoln by James Thropp (1883) based on Padley's map of 1842. Original scale 5 chains to 1". The site is outlined in red.



Figure 10: Extract from the First Edition 25" to 1 mile scale O.S. map of 1889, map sheet no. Lincolnshire LXX.2. The site is outlined in red.

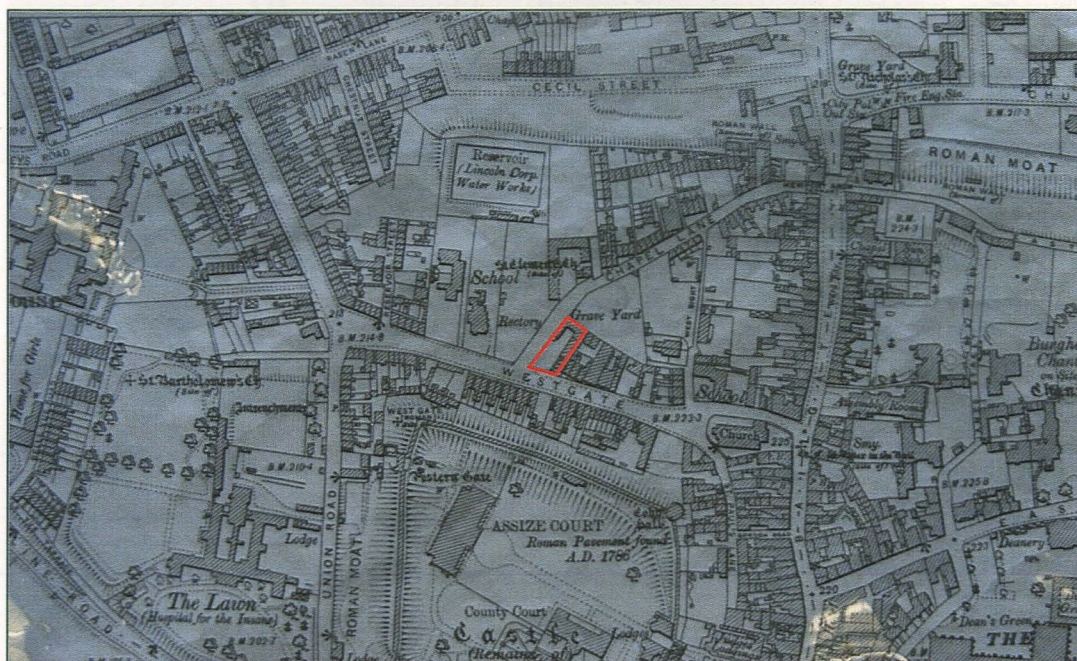


Figure 11: Extract from the Second Edition 25" to 1 mile scale O.S. map of 1907, map sheet no. Lincolnshire LXX.2. The site is outlined in red.



Figure 12: Extract from the Third Edition 25" to 1 mile scale O.S. map of 1932, map sheet no. Lincolnshire LXX.2. The site is outlined in red.

Appendix 1: Plates



Plate 1: Rear of the Tower Hotel, from the east

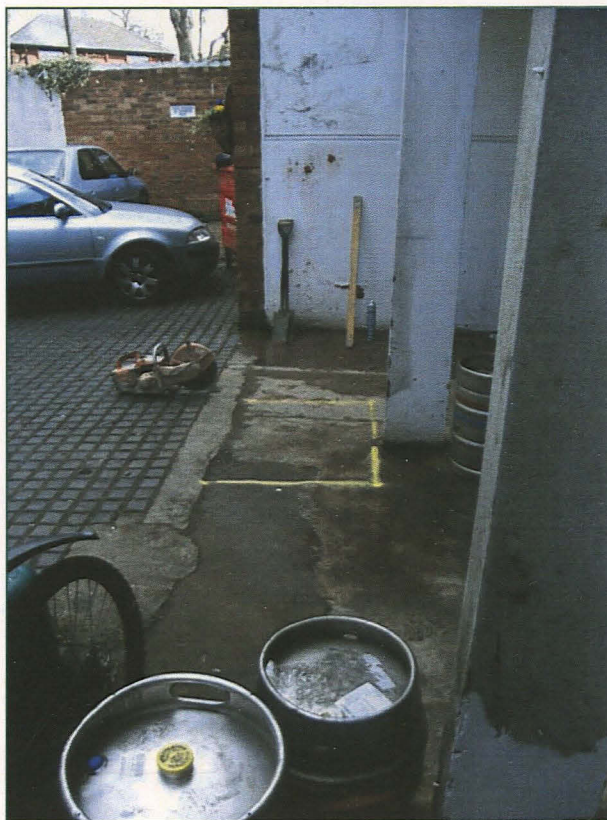


Plate 2: Trial Pit 1 set out, from the south



Plate 3: Section 1
from the east



Plate 4: Section 2 from the south



Plate 5: Section 3 from the west

Appendix 2: List of Contexts

- 001 Modern concrete yard surface of the Tower Hotel, depth 0.08m.
- 002 Hardcore base for (001), composed of small-large brick fragments and fragments of concrete, depth 0.10m.
- 003 Friable mid grey brown sandy silt with frequent small-large angular limestone fragments, small-medium brick/tile fragments, small lumps of light brown mortar, moderate small lumps of charcoal and flecking. Substantial made ground deposit overlying and burying (004), depth >1.20m, deposit appears to be fairly uniform all the way down to the base of the trial pit.
- 004 Remnant of Roman? Wall footing, outer facing stones may have been robbed out leaving the internal rubble core. No outer facing stones survived. Aligned east-west. Constructed of random medium-large angular limestone and occasional sandstone fragments with a bonding of a light brown sandy mortar with occasional charcoal and small limestone flecking. Length (E-W) >0.60m, width (N-S) >0.26m, depth >0.40m. Highest point at 0.72m below ground surface.
- 005 Earlier 19th century yard surface to stables, constructed of granite setts, unbounded and set flush with each other. Height.10m, width 0.10m.
- 006 Hardcore bedding for (005). Composed of friable light grey sandy silt with light brown sandy mortar >60% with moderate small brick fragments, small lumps of charcoal and small limestone fragments. Perhaps a mortar bedding. Depth 0.18m.