

**LAND TO THE NORTH OF 13 YARBOROUGH
TERRACE, LINCOLN, LN1 1HN**

**SCHEME OF ARCHAEOLOGICAL MONITORING
AND RECORDING**

NGR: SK 97033 72101
Planning ref.: 2011/0830/F
PCAS Job No.: 952
Site code: LYTM12
Archive acc. code: 2012.162

Report prepared for

Globe Consultants (Agent)

on behalf of Mr G. Beckett (Applicant)

by

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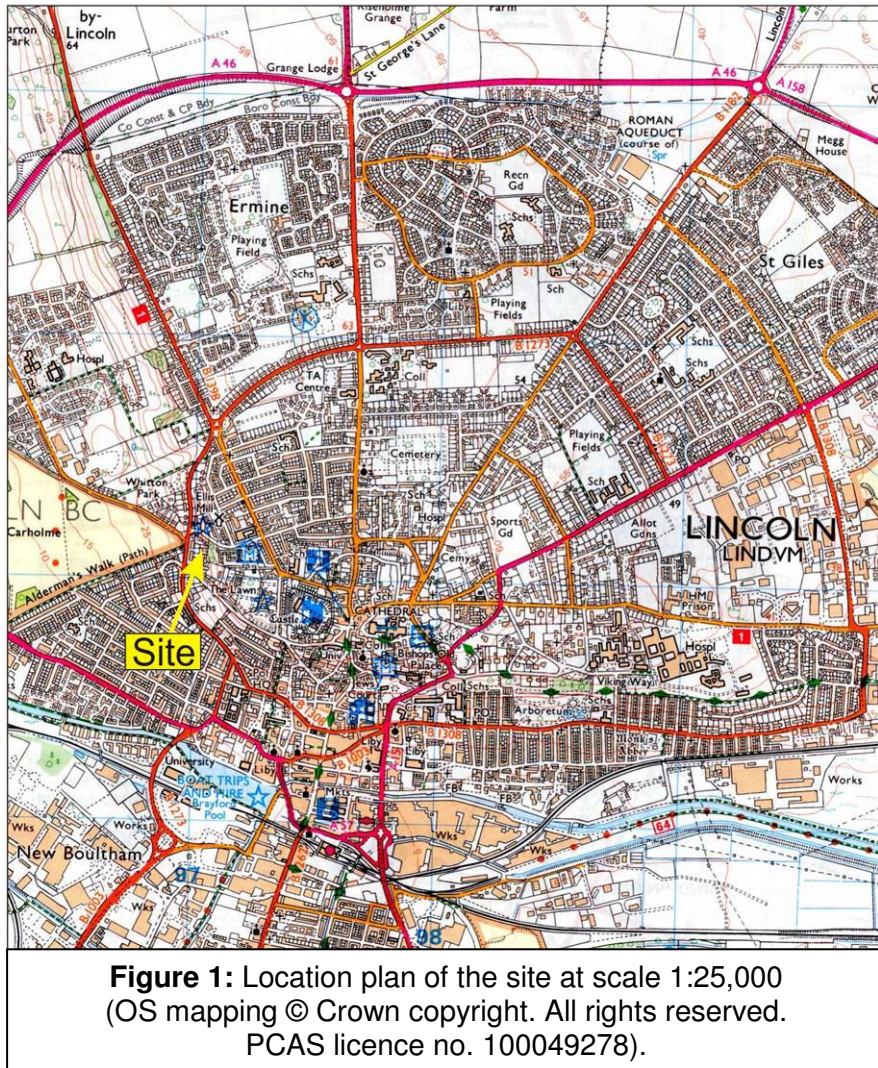
Summary

Archaeological monitoring and recording was carried out during soil stripping prior to construction at the north end of Yarborough Terrace, off Carline Road, in the north-western part of Lincoln. This work was undertaken to satisfy conditions of Planning Permission granted by the City of Lincoln Council (CLC) for the 'Erection of five terraced dwellings' (CLC Planning Ref.: 2011/0830/F).

The site lies just to the north of the City's No. 8, Carline Conservation Area; within the Yarborough Road Character Area. It is centred on NGR: SK 97033 72101.

During the Roman period this area probably lay within the vicinity of cemeteries that fringed the Roman Colonia, and later part of the territorium's agricultural area. Historic maps of Lincoln dating between 1842 and 1883 show the land to the east of the alignment of Yarborough Terrace as a burial ground associated with the Lincoln Workhouse. Yarborough Terrace and its houses were built by 1920.

Despite this potential, the site was found to occupy natural bedrock, and no archaeological traces beyond the modern era were observed.



1.0 Introduction

Pre-Construct Archaeological Services Ltd. (PCAS) was commissioned by Globe Consultants, on behalf of Mr G. Beckett, to carry out a scheme of archaeological monitoring and recording on all development groundworks associated with the construction of five terraced dwellings.

The development site lies in an area of potential archaeological importance; therefore a Written Scheme of Investigation was produced (PCAS 2012) and the necessary monitoring and recording was undertaken during initial groundworks. These works revealed an entirely natural subsurface and monitoring was ceased.

2.0 Site location and description

The development site is located at the northern end of Yarborough Terrace, off Carline Road, in the north-western part of Lincoln's city centre, approximately 400m north-north-west of Lincoln Castle. It lies just to the north of the City's No. 8, Carline Conservation Area, within the Yarborough Road Character Area. It is centred on NGR: SK 97033 72101 (Fig. 1).

Yarborough Terrace is aligned approximately north/south. The site, located to the north of no. 13, comprises a vacant and heavily overgrown area of land and garages. To the north, south and west the site is bordered by adjacent residential properties. To the east it is bordered by an area of woodland. This strip of woodland, situated between the east side of Yarborough Terrace and the west side of Willis Terrace, is a former burial ground associated with the former Lincoln Workhouse (Section 5, below).

3.0 Geology and topography

Yarborough Terrace lies on the steep mid slopes of the Lincolnshire Edge, between c. 50m and c. 40m AOD. The site has a steep gradient sloping to the south, and is located within the Yarborough Road Character Area, which was first heavily developed in the late 19th and early 20th centuries.

The British Geological Survey reveals Yarborough Terrace lying on a narrow strip of Whitby Mudstone bedrock, and earlier undifferentiated Scunthorpe and Charmouth Mudstone Formation constitutes the lower slopes to the west; and on the higher slopes to the north and east a thin band of the Northamptonshire sand formation is recorded before the younger Lincolnshire Limestone that constitutes the primary bedrock of the city. No superficial (drift) deposits have been recorded.

4.0 Planning background

On 13 June 2011, a planning application for 'Land to the north of 13 Yarborough Terrace' was registered with City of Lincoln Council by Globe Consultants acting on behalf of Mr G. Beckett. This covered the 'Erection of five terraced dwellings'. Full Conditional Planning Permission was granted on 28 October 2011 (CLC Planning Ref.: 2011/0830/F). Two archaeological conditions attached to the planning permission stipulate:

- 3. No development shall take place within the application area until the applicant has secured the implementation of an appropriate programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved by the City of Lincoln Council as Local Planning Authority. The development shall be undertaken only in full accordance with the approved WSI. No variation shall take place without the prior written consent of the Local Planning Authority.*

Reason. To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation.

4. *The applicant shall notify the Local Planning Authority of the intention to commence all works at least 7 days before commencement. Thereafter, the programme of archaeological work shall be completed in accordance with the approved Written Scheme of Investigation (WSI), including any necessary fieldwork, post-excavation analysis, report writing and archive deposition, as detailed in the approved scheme. The report shall be prepared and deposited with the City Council's Heritage Team within the LPA and the Lincolnshire Historic Environment Record, within six months of completion of the archaeological works. The archive shall be deposited with The Collection (Lincolnshire Museums) within twelve months of the completion of site works. No variation shall take place without prior written consent of the LPA.*

Reason. To ensure satisfactory archaeological investigation and recording.

This report is the product of works undertaken to satisfy these conditions.

The site lies just north of the City's No. 8, Carline Conservation Area, which was designated as such in July 1983 and covers an area of 7 hectares. There are no designated heritage assets in the vicinity of Yarborough Terrace, the closest being the Grade II listed Elm House at the junction of Upper Long Leys Road and Mill Road, c.120m to the northeast.

The Lincoln Townscape Assessment project (2005-2009) characterised the entire authority area of the City of Lincoln Council, developing and applying a new method for urban characterisation in the process. The site is within the City's Yarborough Road Character Area, a predominantly Late Victorian/Edwardian (1869 to 1919 AD) residential area which, 'lies to the west of Lincoln's historic core and spans almost the full height of the north escarpment slope. This Character Area is dominated by large-scale individually styled Late Victorian/Edwardian properties, as well as some contemporary smaller-scale terraced houses, which originally formed part of a middle-class suburb within easy reach of the city centre. Small contained areas of later infill and redevelopment dating to the Inter-War, Post-War and Modern Periods are also located within the area' (<http://www.heritageconnectlincoln.com/character-area/yarborough-road/105/overview>).

5.0 Archaeological and historical background

The Lincoln Archaeological Research Assessment (LARA) (Jones *et al.* 2003) has divided the archaeological remains of Lincoln into seven eras; furthermore within each chronological era the city is divided spatially into specific Research Agenda Zones (RAZ's). The site of this development is listed as having a potential research agenda relating to six of these era's (the Roman Military, Roman Colonial, Early Medieval, High Medieval, Early Modern and Industrial). The relevant RAZ's for each era and pertinent archaeology are described below in chronological order.

During the Roman Military Era, land in the Yarborough Road Character Area and the area of the proposed development site formed part of the city's 'northern and southern hill slopes' (RAZ 6.22) which comprised part of the Legionary territorium's agricultural area. It was also a source of stone and clay.

Following this, during the Roman Colonial era, the site probably lay within an area of cemeteries that fringed the Roman colonia (RAZ 7.24). These cemeteries are consistently found to be most extensive along roads, here the five main roads leading east, north-east and north from the upper city. The cemeteries alongside Greetwell Road, Wragby Road, Nettleham Road and Newport might have joined up to form a single area, beyond the

extramural settlements, through which the roads passed. There were further burial grounds to the west of the city, where cemeteries were laid out both on the brow of the hill west of the upper city wall and occupying the sloping ground along the line of the modern West Parade.

In the early medieval period, the site lay within an area of reserved enclosure(s) defined by the Roman city walls (RAZ 8.3.1). In this area, formerly occupied by the Roman city, we remain unsure of how the Anglo-Saxons disposed of the massive remains of the Roman infrastructure, such as the demolition and re-use of stone buildings, the construction of timber structures amongst them and the reuse or removal of roads and burial grounds.

During the high medieval and early modern eras the area of Yarborough Terrace and the proposed redevelopment site lay within an area of common "diggings" and quarries in the cliff faces north-west and south of the city (RAZ's 9.41.1 and 10.41.1). The limestone, ironstone, gravel and clay which outcrops along the cliff edge were important natural resources for the people of the early modern city. Although the earthwork remains of quarrying on South Common are very evident and there is said to be some evidence for diggings at the northern end of the modern West Common (see Jones *et al.* 2006), there is little documentary evidence to establish the date of these features.

During the Industrial Era (c. 1850-1918), the site formed part of an area of newly-built Victorian housing for the middle and upper classes (RAZ 11.28). At this time, the land between the cliff edge and Newport became the principal area for the homes of both the factory owners and the professionals and senior managers who acted as their deputies. Many of these houses were large isolated villas standing in substantial planted grounds. There was one small enclave of middle-class housing (a group of villas) in The Avenue. This group of villas spread up the hill alongside Yarborough Road when that was constructed in 1880 and was joined by a small group of houses on the north side of Carline Road, to the south of the proposed development site.

Padley & Thropp's 1842, 1851, 1868 and 1883, 20-inch maps (see Mills and Wheeler 2004: 45: 59: 73 and 89), show Yarborough Terrace and the site as undeveloped land to the north of Carline Road (then called Asylum Road). However, the area to the east of this is recorded as a *Burial Ground*. This burial ground lies adjacent to the Lincoln Union House (Workhouse) to the east. By 1920 (see Mills and Wheeler 2004: 107) Yarborough Terrace and its houses have been built.

The Lincoln Heritage Database (LHD) records the burial ground as **Monument 1565**:

Lincoln Union Workhouse burial ground, Long Leys Road

MOD 1828 4 1899 3

SK 497068 372133

CEMETERY 1

Cemetery of Lincoln Union Workhouse (MON1552) from 1837, having been set up as a cemetery for the House of Industry in 1828. Extended southwards in 1856. The last burials are thought to date from 1899. Now open land on the west side of Willis Terrace, south side of Long Leys Road. Burials were encountered in 1992 [Event 603].

In 1992, a number of burials were discovered on the eastern edge of the proposed development site, on the boundary between the former burial ground and the rear gardens of Yarborough Terrace (see Fig. 2). The LHD records the following for **Event 603**:

157 Yarborough Road (rear of) Yarborough Road ON449 (site code)

SK 497053 372134 8

Wednesday, November 4, 1992 DAY Wednesday, November 4, 1992 DAY

Donel L EXC CLAU

During the rebuilding of a retaining wall numerous skeletons were unearthed. There were no graves, but the skeletons appeared to have been laid in layers in what appeared to be a charnel pit. Presumably this was part of a cemetery (Union Workhouse JH).

MD JH 13/12/1994 JH 23/06/2011

The Workhouse is recorded as **Monument 1552** on the LHD:

Burton Road Institution/Lincoln Union Workhouse, 8a Burton Road/Long Leys Road

MOD 1837 4 1965 4

SK 497160 372070 WORKHOUSE 1

Named West View by W A Nicholson in 1837 (year of laying of foundation stone), builders Messrs Ward, with enlargements and additions by W Watkins in 1879. It opened 1 September 1838. It was approached from a roadway on the north side of 8 Burton Road, with double iron gates on the frontage. It included a school for children, and a Childrens Home built in 1910, architects Mortimer and Son. Replaced House of Industry (MON1567). 1877, George Elwick, Master. New laundry by Mortimer and Davies in 1913. Renamed Burton Road Institution by the 1920s. It was used as a nursing home for its last years. Demolished in August 1965. Seemed to have owned land in modern Marne Gardens, as pig sties were built there in 1916. Burial ground on the west side (MON1565). Its postal address from 1904 was 8a Burton Road. Now occupied by the housing of Willis Terrace and Willis Close.

(LHD records courtesy of CLC, 31/10/2012)

6.0 Methodology

The topsoil was stripped and site levelled using a 360° excavator with a toothless bucket. This comprised the initial preparations for continuing groundworks and the excavation of footings for the aforementioned properties. This work was monitored by suitably experienced and qualified staff from PCAS; Julian Sleep and Mike Johnson.

All deposits seen were recorded on standard PCAS context recording sheets, and the progress of the groundworks noted on a standard PCAS site diary sheet. Representative sections were drawn at a scale of 1:20, and plotted on a base plan drawn at 1:200. A colour slide and digital photographic record was maintained: a selection from this is reproduced as Appendix 1.

7.0 Results

Where topsoil was stripped (context 100), underlying Whitby Mudstone Formation was immediately encountered (contexts 101, 103). This blue-grey silty-clay of the Lower Jurassic Lias group also contained lenses of yellow/orange siltstone (contexts 102, 105). Variations in this siltstone can be explained through differential weathering or modern disturbance: indeed, an area towards the south of the modern concrete garage footings showed evidence of the garages construction through a layer of redeposited natural material (context 106) on top of a buried topsoil (context 107) only seen in section to the south of the site and not illustrated (although see photograph in Appendix 1).

At the north-eastern edge of the site, where Event 603 is recorded in the LHD, a quantity of ash (context 108) had been dumped over paving slabs, but this area was not disturbed by

any of the associated ground works and so was not investigated beyond inclusion on the site plan (Fig 2).

No finds were recovered from any context, although the presence of construction and occupation debris is recorded in the modern superficial deposits.

8.0 Conclusion

No finds or features pre-dating the Modern period were encountered during the monitoring and recording programme, suggesting that this plot of land was not occupied or otherwise utilised prior to this.

9.0 Effectiveness of methodology

The methodology employed during this project achieved its primary objective, ensuring that any archaeological remains that might have been present on the site would not have been destroyed unrecorded, while causing the minimum of disruption to the construction process.

10.0 Acknowledgements

PCAS Ltd would like to thank Globe Consultants and Mr G. Beckett for this commission.

11.0 Site Archive

The project archive is currently held at the offices of PCAS Ltd. in Saxilby, Lincolnshire while being prepared for deposition, and will be deposited with the Lincoln City and County Museum ('The Collection') by July 2013.

12.0 Bibliography

Jones, M.J., Stocker, D. & Vince, A. 2003. *The City by the Pool: Assessing the Archaeology of the city of Lincoln*. Oxford: Oxbow Books.

PCAS. 2012. *Specification for a Scheme of Archaeological Attendance and Recording: Land to the North of 13 Yarborough Terrace, Lincoln, LN1 1HN*. Unpublished Client Report. Pre-Construct Archaeological Services Ltd (Lincoln).

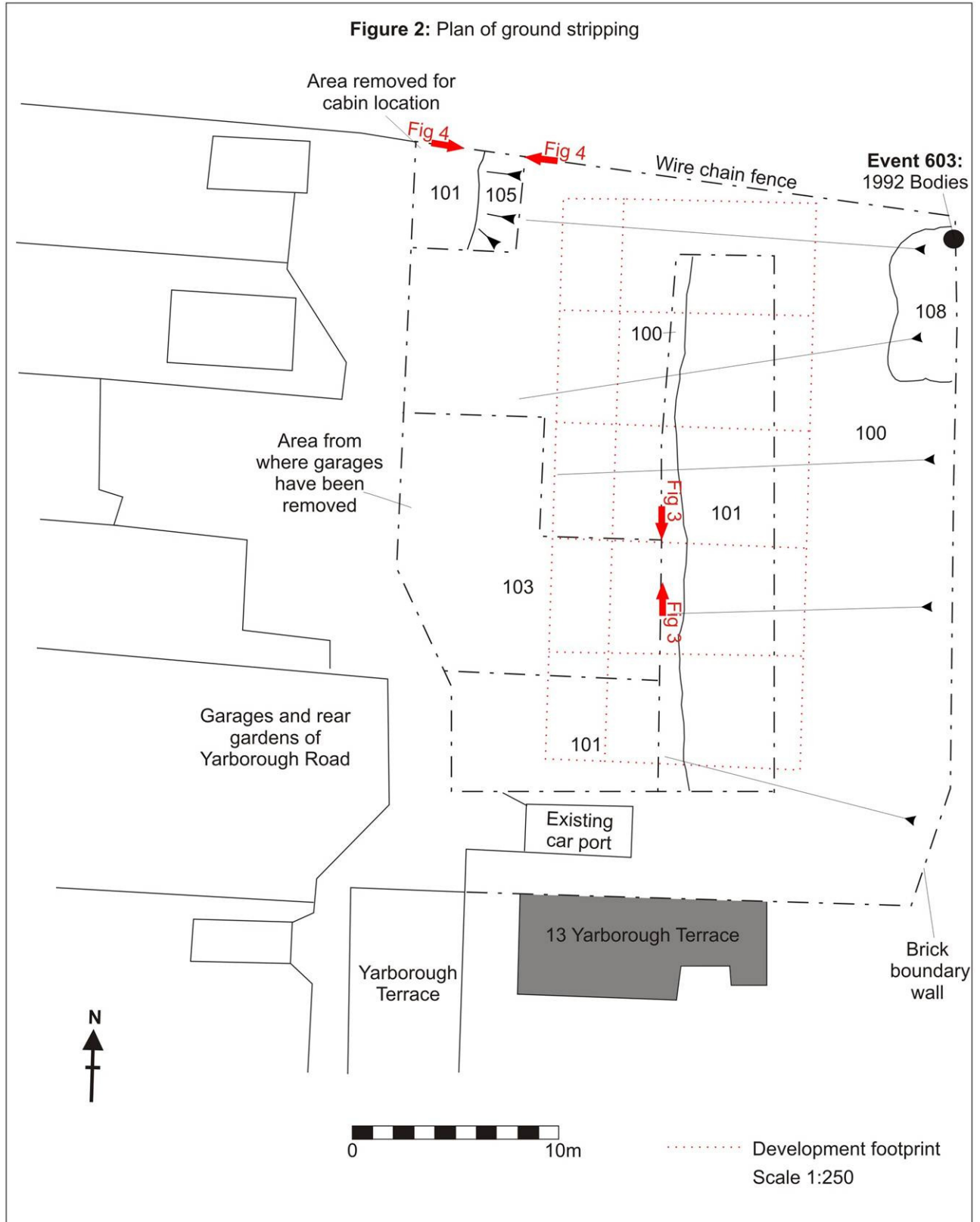


Figure 3: West facing representative section of bank slope

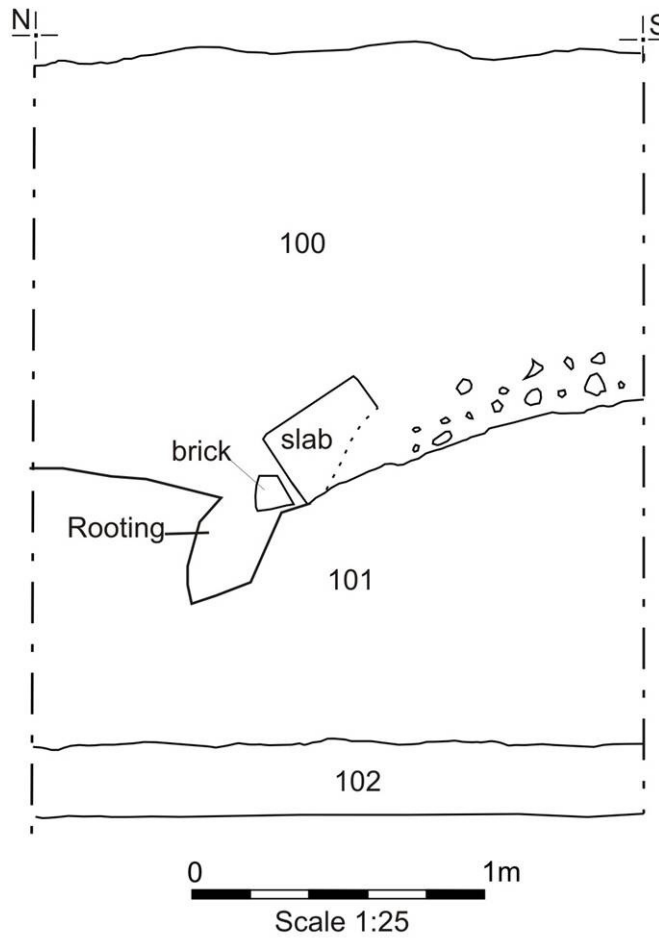
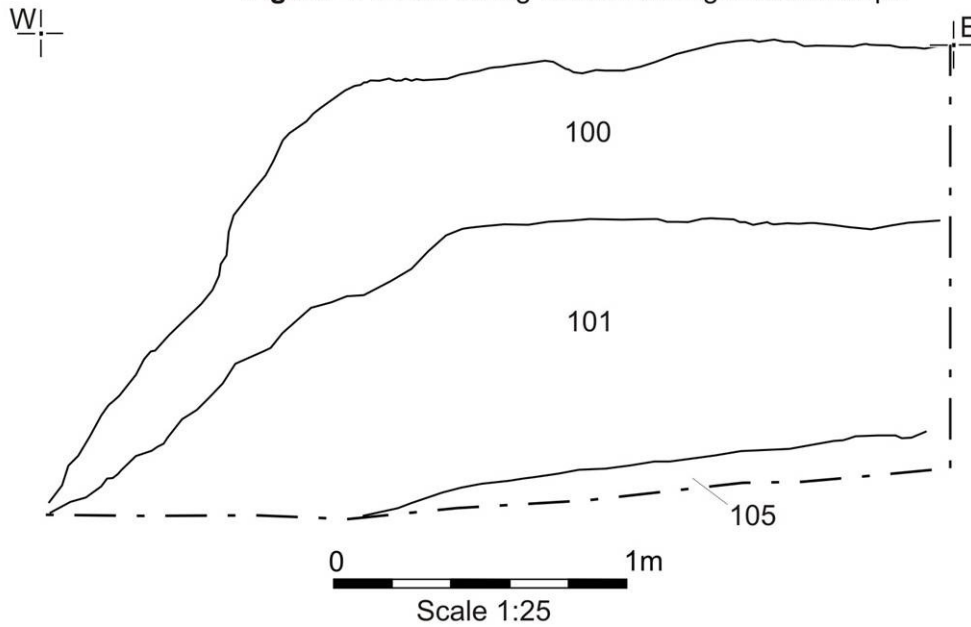


Figure 4: South facing section through natural slope



Appendix 1: Colour Plates



Plate 1: General view of site looking east



Plate 2: General view of site looking south-east



Plate 3: West facing section through bank deposits 100, 101, and 102, shown in Figure 3



Plate 4: South facing section through bank deposits 100, 101, and 105, as shown in Figure 4



Plate 5: West facing section through redeposited natural (106), buried topsoil (107) and natural (101)

Appendix 2: Context Summary

Context No.	Type	Description	Finds/Dating
100	Layer	Topsoil / Debris mix	None / Modern
101	Layer	Stiff mixed mid-yellow and blue-grey silty clay	None / Natural (mudstone)
102	Layer	Friable mixed mid-yellow and blue-grey silty clay	None / Natural (siltstone?)
103	Layer	Stiff mid-orange / blue-grey silty clay	None / Natural (mudstone)
104	Structure	Concrete garage footings (removed)	None / Modern
105	Layer	Very compact mid-orange clay silt	None / Natural (siltstone)
106	Layer	Friable mid-orange / brown silty clay	None / Modern – Redeposited Natural
107	Layer	Buried topsoil	None / Modern
108	Layer	Mid-grey / brown ash – deposited on paving slabs	Glass and clinker – not retained / 19 th century - Modern

Appendix 3: OASIS summary

OASIS DATA COLLECTION FORM: England

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OASIS ID: preconst3-145976

Project details

Project name	Land to the North of 13 Yarborough Terrace, Lincoln
Short description of the project	Archaeological monitoring and recording was carried out during the stripping of topsoil in advance of construction at the north end of Yarborough Terrace, off Carline Road, in the north-western part of Lincoln. Thereby satisfying the conditions of Planning Permission granted by the City of Lincoln Council (CLC) for the 'Erection of five terraced dwellings' on the site (CLC Planning Ref.: 2011/0830/F).
Project dates	Start: 09-01-2013 End: 14-01-2013
Previous/future work	Yes / No
Any associated project reference codes	LYTM12 - Sitecode
Any associated project reference codes	2011/0830/F - Planning Application No.
Type of project	Recording project
Site status	None
Current Land use	Other 13 - Waste ground
Monument type	N/A None
Significant Finds	N/A None
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	LINCOLNSHIRE LINCOLN LINCOLN Land to the North of 13 Yarborough Terrace
Postcode	LN1 1HN
Study area	0 Square metres
Site coordinates	SK 97033 72101 53 0 53 14 12 N 000 32 45 W Point
Height OD / Depth	Min: 40.00m Max: 50.00m

Project creators

Name of Organisation	Pre-Construct Archaeological Services Ltd
Project brief originator	Pre-Construct Archaeological Services Ltd
Project design originator	Pre-Construct Archaeological Services Ltd
Project director/manager	Will Munford
Project supervisor	Julian Sleaf and Mike Johnson
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Globe Consultants on behalf of Mr G. Beckett

Project archives

Physical Archive Exists?	No
Digital Archive recipient	The Collection, Lincoln
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	The Collection, Lincoln
Paper Contents	"none"
Paper Media available	"Context sheet","Diary","Drawing","Photograph","Unpublished Text"
Entered by	Dave Underhill (dave@daveunderhill.co.uk)
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