WILLIAM STREET BUSINESS PARK, WILLIAM STREET, SAXILBY, LINCOLNSHIRE

ARCHAEOLOGICAL MONITORING AND RECORDING

NGR:SK 8949WLDC Planning Ref.:130384Acc. no.:LCNCCPCAS job no.1176Site codeSWSM

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Prepared for Pride Homes

by R. Mandeville January 2015



Pre-Construct Archaeological Services Ltd 47, Manor Road, Saxilby Lincoln LN1 2HX

> Tel. 01522 703800 e-mail: info@pre-construct.co.uk

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Summary

A scheme of archaeological monitoring and recording took place during residential development on the site of the former William Street Business Park in the village of Saxilby, Lincolnshire.

The site is in the vicinity of the Foss Dyke, a canal which is believed to have Roman origins, and also lies close to the medieval settlement of Saxilby; historic mapping indicates that the site was undeveloped agricultural land until the late 19th century.

The programme of monitoring revealed that most of the redevelopment site had been disturbed by modern activities, leaving significant quantities of hardcore and demolition debris. No archaeologically significant features were identified.

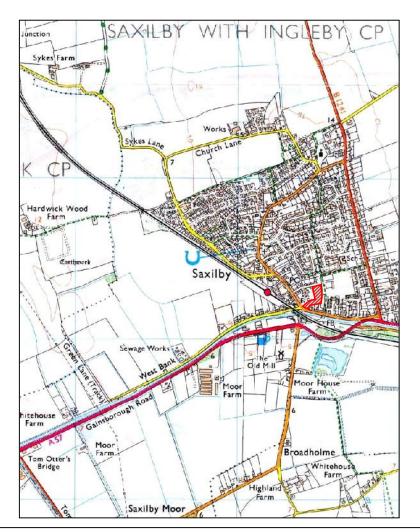


Figure 1: Location plan of the site (marked in red) at scale 1:25,000. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

1 Introduction

Pre-Construct Archaeological Services Ltd (PCAS) was commissioned by Planning Prospects Ltd. on behalf of Pride Homes to undertake archaeological monitoring and recording during redevelopment groundworks associated with a residential development on the site of the former William Street Business Park in the village of Saxilby, Lincolnshire. Monitoring took place intermittently between 16/01/2012 to 05/11/2014.

This document reports on the results of the archaeological monitoring and recording. It follows current best practice and appropriate national guidance including:

- NPPF, National Planning Policy Framework, 2012;
- IFA Code of Conduct (1994 as revised);
- IFA Standards and Guidance for Archaeological Watching Briefs (2008);
- Management of Research Projects in the Historic Environment (MoRPHE)
- Lincolnshire Archaeological Handbook (Lincolnshire County Council, 2012).

2 **Location and Description** (Figures 1-3)

The village of Saxilby lies within the district of West Lindsey, approximately 12km north-west of central Lincoln. It is situated at the eastern side of the base of the Trent valley, on the Fossdyke Navigation which flows into the River Trent. Saxilby is situated on low-lying, almost level ground within the former flood plain of the Trent. The site is generally flat but with a slight level change and fall to Bridge Street to the south, and has a mean elevation of between 5m and 10m above Ordnance Datum sea level. It is not situated within a Conservation Area, but partly borders and forms a setting to the Saxilby Bridge Street Conservation Area to the south.

The redevelopment site is located on land between William Street and Bridge Street; bordered to the west by the residential development of Poachers Court; to the north by William Street; to the south by the Bridge Street thoroughfare; and to the east by the rear garden and car park of The Ship Inn Public House, with a large recreation ground, car park and public library slightly further north (PPL, 2010). Prior to this redevelopment, the site had been a small industrial estate; demolished prior to archaeological intervention.

The underlying geology of the area is the Scunthorpe Mudstone Formation, which comprises sedimentary bedrock of interbedded mudstone and limestone, formed approximately 190 to 204 million years ago in the Jurassic and Triassic periods. No superficial deposits are recorded (http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html). There is modern made ground, including slag and ash from the former 20th-century engineering works.

The central NGR is SK 89493 75262.

3 Planning Background

Full planning permission was granted in January 2014 for the construction of a residential development comprising 42 dwellings with associated access, parking and landscaping on the site of the former William Street Business Park (planning application number 130384). This decision superseded the grant of outline planning permission in October 2011 for the construction of a mixed-use development consisting of up to 33 dwellings and up to 480 square metres of office space (planning application number 126448).

The planning permission was granted subject to a condition that a written scheme of archaeological investigation (PCAS, 2014a) should be submitted to and approved by the

Local Planning Authority prior to redevelopment, and that an appropriate scheme of archaeological mitigation should be put in place. The archaeological evaluation was followed by a programme of archaeological monitoring, and this report will conclude the mitigation works.

4 Archaeological and Historical Background

The redevelopment lies 'in the vicinity of the Foss Dyke (LHER No. 52273), which originated in the Roman period and has been utilised ever since. It is also close to the medieval settlement core of Saxilby. As such, there was a potential that redevelopment would impact on archaeological deposits.

A search of the Lincolnshire Historical Environment Record (LHER) revealed 27 records within a 1km radius of the site, ranging from prehistoric find spots, through to modern industrial developments. Sporadic prehistoric evidence has been noted within a 1km radius of the site. These include several find-spots and potential cropmarks. The find spots comprise of three Neolithic stone axes (LHER No. 52781, 52820 and 52766), and the cropmarks include a potential Bronze Age barrow (LHER No. 52818) and a possible prehistoric and/or Romano-British enclosure (LHER No. 55440). An assemblage of 2nd - 4th century Roman pottery and coins indicates a Roman presence in the area (LHER No. 52767).

Medieval Saxilby (LHER No. 52790) features in documentary sources as being a relatively large settlement. It seems to have had a poly-focal form, which can be seen in an estate map dated to 1648. This map indicates that there were three distinct settlement groups; one centred on St Botolph's church dating to the 13th - 15th century (LHER No. 51474); a row of properties along the northern bank of the Fosse Dyke; and finally a group of properties along the High Street that leads to a triangular market area at the junction with Sykes Lane.

The majority of the HER records for Saxilby are Post-Medieval, with 14 covering this period. These include various buildings located within the village, such as numerous Methodist Chapels (LHER No. 55125, 55122 and 55124), the railway station (LHER No. 55798), and a 16th century Manor house (LHER No. 56086).

Historic maps showing the area of redevelopment indicate that the site was undeveloped open agricultural land as late as 1886 (MCE 2004). William Street did not exist at this time, but Bridge Street, the railway line to the south of it and the Fossdyke Navigation are all shown. A smithy and chapel lay to the west of the site in 1906. The area remained unchanged on all late 19th and early 20th century maps *(ibid.)*.

By 1950, a new road link and bridges had been built to the south of the site to avoid the level crossing and the original bridge over the Fossdyke. Some development had taken place on the site by 1956 in the form of a long narrow building and three smaller rectangular buildings, whose use is not known *(ibid.)*.

The 1972 and 1976 OS maps indicate the presence of an Engineering Works on the site, possibly incorporating the earlier long building. A large building is shown on the northern part of the site and another to the south, as well as two above-ground tanks and a pumping station in the south-western corner. By 2000, the main Engineering Works building had been demolished and rebuilt or much reduced in size *(ibid.)*; it has most recently been occupied by a number of light industrial premises including a carpentry workshop and a car repair garage, and indeed by Pre-Construct Archaeological Services Ltd. (formerly Pre-Construct Archaeology (Lincoln)).

An archaeological evaluation (PCAS, 2014b) took place in advance of redevelopment: nothing of archaeological interest was revealed in any of the investigated trenches.

5 Aims and Objectives

The purpose of the monitoring programme was to further assess and record the presence/absence, extent, depth, condition, character, quality and date of any archaeological deposits revealed within the site during the course of selective redevelopment groundworks.

A methodology for the scheme was fully set out in a WSI prior to monitoring (PCAS, 2014a).

6 Methodology

A toothless bucket was used for machine topsoil stripping and for excavating foundation and service trenches.

A written record of each archaeological feature / stratigraphic horizon identified, including subsoil, made ground and natural deposits, was made on standard PCAS context recording sheets. Context numbers were allocated on the basis of the number of the house plots, which were measured and planned, including the location of any soil profiles investigated or drawn. Plans were drawn at 1:100 and profiles at 1:20. These records were supplemented by a narrative account in the form of a site diary.

A digital photographic record was maintained during the course of the works, including general site photographs as well as those targeting individual house plots, foundation footings and soil profiles.

7 Results (Figures 3-12, Plates 1-6)

The majority of the site had been disturbed by modern structures, resulting in large differentials in the depth, extent and condition of topsoil and subsoil layers, and the depth of the natural substrate, which was typically about 0.60m below the ground surface. Many layers of overburden and hardcore were present throughout the site; much of the disturbance and resulting demolition material had derived from the engineering works and light industrial buildings which had been situated on the site during the late 20th century.

Plots 5-8, 9-12, 13 and 14 (Figures 4-5, Plates 1-2)

Beneath parts of this zone, a hardcore layer (500) overlay a black tarmac-based layer (502) which had been contaminated with oil, either leeched from above or contained within the layer itself. It would appear likely that this location was a dumping ground for oil discarded from the engineering works situated on the site. Nothing of archaeological interest was encountered.

Plot 15 and Plots 16-19

Nothing of archaeological interest was encountered during the monitoring of these plots.

Plots 20-24 (Figures 6-7, Plates 3-4)

Plots 20-24 were located on the eastern side of the site, slightly north of Plots 16-19. Nothing of archaeological interest was encountered during the monitoring programme.

Plots 25-26

Plots 25-26 were located in the north-eastern corner of the site. Again, the development groundworks exposed nothing of archaeological interest.

Plots 27-28 and Plot 42 (Figure 8)

These plots were located in the north-western corner of the site. A natural palaeochannel [2804] ran along a north-east to south-west alignment, measuring 4.60m wide by 0.74m deep; this was the same feature as that recorded in Trench 2 of the preceding evaluation. No features of archaeological interest were encountered.

Plots 29-33 and Plot 34

These plots were located just north of Plot 35 and west of Plots 20-24. Nothing of archaeological interest was encountered.

Plot 35 and Plot 36 (Figure 9)

Plot 36 was located just east of Plots 37-38, and Plot 35 was north of Plot 36. Nothing of archaeological interest was encountered.

Plots 37-38 and Plots 39-41(Figure 10, Plates 5-6)

These plots were located adjacent to the north of Plots 5-12. Nothing of archaeological interest was encountered.

8 Discussion and Conclusion

The entire site had been disturbed by industrial activities associated with 20th century industrial development, and latterly the demolition of structures; creating extensive deposits of hardcore and demolition debris. Topsoil had been almost entirely removed, and much of the subsoil had been removed or heavily truncated.

Although the natural substrate was exposed in each plot that was monitored, no archaeology of any pre-modern period was recorded. The results corroborate those of the evaluation, and indicate that redevelopment of the area has had no impact upon any significant archaeological remains. No finds of archaeological interest were recovered from the site.

9 Effectiveness of Methodology

The methodology employed during this project achieved its primary objective; ensuring that the redevelopment area was fully recorded during significant excavations.

10 Acknowledgements

Pre-Construct Archaeological Services Ltd. would like to thank Planning Prospects Ltd. and Pride Homes for this commission.

11 References

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Pre-Construct Archaeological Services Ltd. (PCAS), 2014a, Archaeological Evaluation Report: William Street Business Park, William Street, Saxilby, Lincolnshir LN1 2IP. Unpublished client report for PCAS Ltd.

Pre-Construct Archaeological Services Ltd. (PCAS), 2014b, *William Street Business Park, William Street, Saxilby, Lincolnshire: Specification for a Scheme of Archaeological Monitoring and Recording.* Unpublished client report for PCAS Ltd.

Planning Prospects Ltd. (PPL), 2010, Land between William Street and Bridge Street, Saxilby, West Lindsey, LN1 2LP: Proposed Mixed Residential (up to 33 dwellings) and Office (up to 480 square metres) Development. Supporting Planning Statement PPL/138.

<u>Websites</u>

British Geological Survey Online Viewer. http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

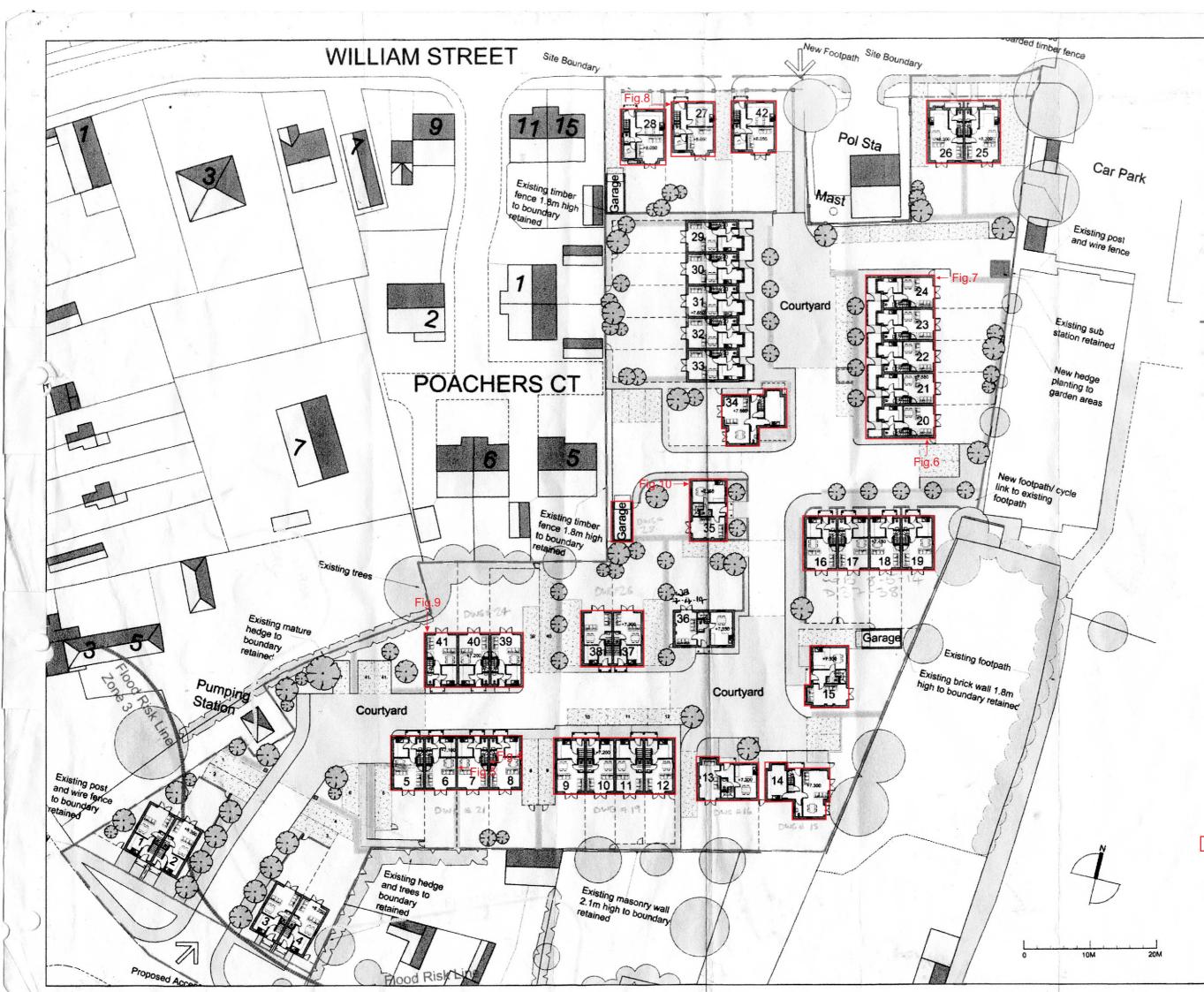
Lincolnshire Historic Environment Record consulted 4-07-2014 at http://www.heritagegateway.org.uk/gateway

12 Site Archive

The documentary and physical archive for this scheme is currently in the possession of Pre-Construct Archaeological Services Ltd. This will be deposited with the archive from the preceding evaluation stage of the project on the same site, at The Collection, Lincoln, under the accession number LCNCC 2015.251



Figure 2: Plan of development footprint at scale 1:1000



NOTES

No dimensions are to be scaled from this drawing.

2. All dimensions are to be checked on site prior to construction.



Natural slate roofs



aux Existing levels

Proposed levels

Existing Trees and Hedges

Proposed Trees

New Hedging

New Planting Areas

Areas Laid to Lawns

Flood Risk line Zone 2 taken from EA map - May 2010 Refer to flood risk Assessment

Flood Risk line Zone 3 taken from EA map - May 2010 Refer to flood risk Assessment

Courtyard in block paving: Marshalls Tegula concrete set paving 'harvest'

Tarmac Road

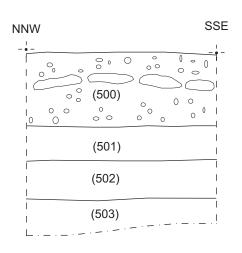
Foot Path in block paving: Marshalls keyhole concrete block paving - 'Brack

Car Parking in block paving: Marshali: Tegula Cobble sett paving - 'Tradition

Areas monitored

Representative sections

Figure 3: Plan of the site showing house plots and the areas monitored. Plan supplied by developer. Scale 1:500.



NNW SSE 0_0 0 0 ୍ତ୍ \sim ° 0 0 (600) 0 0 0 0 . 0 0 0 0 0 (601) (602) (603)

Fig. 4: Representative Section of Plot 8

Fig. 5: Representative Section of Plot 5

0

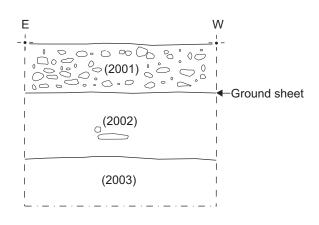


Fig. 6: Representative Section of Plot 20

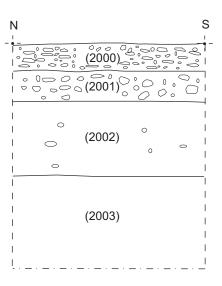


Fig. 7: Representative Section of Plot 24



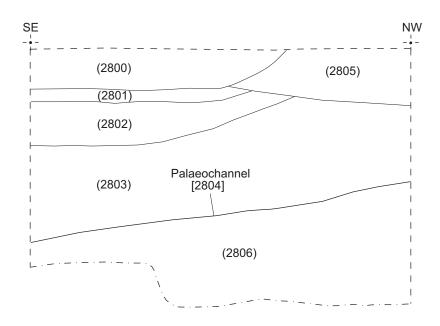


Fig. 8: NE Facing Section of Palaeochannel [2804]

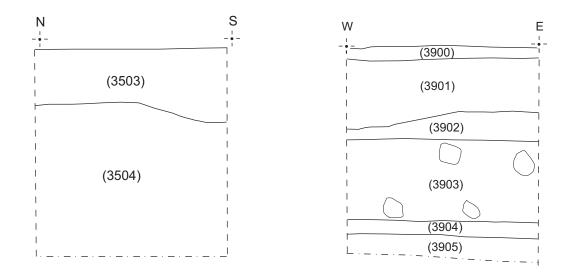




Fig. 10: Representative Section of Plot 41



Colour Plates



Plate 1: Plots 5-8 looking north-east. The condition of the ground suggests the engineering works were at this location of the site





disposal of oil

Plate 3: Plots 20-24 looking north-east. Prior to monitoring, there had been less hardcore removed the south of the plot



Plate 4: Representative section of Plot 24 looking east. Hardcore layer (2000) is present only in Plots 23-24.



Plate 7: Plots 39-41 looking north-east.



Plate 8: Representative section of Plot 41 looking north. This is a good example of the stratigraphy of the site, clearly showing layers of hardcore, subsoil, building materials and the clay natural

Appendix 2: Context Summary

Plots 5-8:

Context No.	Туре	Description
500	Layer	Same as (600), (1100) and (1300). Modern hardcore and rubble. 0.40m thick
501	Layer	Dark grey sandy tarmac (?) with grey clay and stone/rubble inclusions. 0.20m thick
502	Layer	Black oily tarmac (?) layer. 0.20m thick
503	Layer	Dark greenish grey clay, slightly oily. 0.15m thick
600	Layer	Same as (500), (1100), (1300). Modern hardcore and rubble. 0.46m thick
601	Layer	Mixed orangey clay and black tarmac (?) with charcoal inclusions. 0.32m thick
602	Layer	Dark greyish brown clay with no inclusions
603	Layer	Mid greyish brown sandy clay lens

Plots 9-12:

Context No.	Туре	Description
1100	Layer	Same as (500), (600), (1300). Modern hardcore and rubble. Approx 0.42m thick
1101	Layer	Black oily sandy silt with rubble inclusions. Approx 0.12m thick
1102	Layer	Light greenish grey slightly sandy clay with few inclusions. Approx 0.10m thick
1103	Layer	Dark grey slightly sandy clay with no inclusions

Plot 13:

Context No.	Туре	Description
1300	Layer	Same as (500), (600) and (1100). Modern hardcore and rubble. 0.56m thick
1301	Layer	Dark grey sandy clay with some charcoal flecking. 0.20m thick
1302	Layer	Mid greenish grey clay with occasional charcoal flecking. 0.15m thick

Plot 14:

Context No.	Туре	Description
1400	Layer	Light brownish white sandy gravel layer of hardcore. 0.16m thick
1401	Layer	Mid grey-brown sandy silt demolition level. 0.26m thick
1402	Layer	Mid yellow-brown silty clay subsoil. 0.15m thick

Plots 16-19:

Context No.	Туре	Description
1600	Layer	Mixed pinkish orange grey-brown sandy hardcore. 0.30 (SW) -0.80m (NE) thick
1601	Layer	Yellowish orange sandy clay, probably disturbed natural. 0.70m thick
1602	Layer	Bluish grey clay, disturbed natural.
1603	Layer	Yellowish orange sand

Plots 20-24:

Context No.	Туре	Description
2000	Layer	Light greyish brown hardcore in Plots 23-24. 0.15m thick
2001	Layer	Mid yellowish brown sandy gravel with brick in Plots 20-22. 0.15-0.30m thick
2002	Layer	Mid yellowish brown silty clay subsoil, small gravel inclusions. 0.25-0.70m thick
2003	Layer	Mid-dark yellowish brown clay natural with occasional stone

Plot 26:

Context No.	Туре	Description
2600	Layer	Light brownish white sandy gravel layer of hardcore. 0.16m thick
2601	Layer	Mid grey-brown sandy silt demolition level. 0.26m thick
2602	Layer	Mid yellow-brown silty clay subsoil. 0.15m thick
2603	Layer	Light-mid yellow-brown silty clay natural

Plot 27:

Context No.	Туре	Description
2700	Layer	Same as (2800) and (4200). Light brownish white sandy gravel layer of hardcore. 0.20m thick
2701	Layer	Same as (2801). Dark grey-brown silty clay buried topsoil. 0.24m thick
2702	Layer	Same as (2803) and (4204). Mid grey-brown silty clay palaeochannel fill.
2703	Layer	Mid grey-brown silty clay natural

Plot 28:

Context No.	Туре	Description
2800	Layer	Same as (2700) and (4200). Light brownish white sandy gravel layer of hardcore. 0.20m thick
2801	Layer	Same as (2701). Dark grey-brown silty clay buried topsoil. 0.24m thick
2802	Layer	Mid yellowish brown silty clay subsoil. 0.22m thick
2803	Layer	Same as (2702). Mid grey-brown silty clay natural palaeochannel fill
2804	Cut	NE-SW palaeochannel. Width 4.60m, thickness 0.74m
2805	Layer	Mid grey-brown silty clay topsoil. 0.30m thick
2806	Layer	Mid yellowish brown silty clay natural

Plot 34:

Context No.	Туре	Description
3400	Layer	Modern overburden
3401	Layer	Pinkish sandy fill of modern service trench. 0.15m thick
3402	Layer	Orange brown clay natural with grey mottling

Plot 35:

Context No.	Туре	Description
3500	Layer	Overburden in garage plot
3501	Layer	Made ground in garage plot
3502	Layer	Natural in garage plot
3503	Layer	Modern overburden in house plot, levelling layer of former building. 0.30m thick
3504	Layer	Mottled brownish grey clay natural with no inclusions

Plot 36:

Context No.	Туре	Description		
3600	Layer	Modern made ground. 0.30m thick		
3601	Layer	Dark greenish grey silty clay subsoil. 0.28m thick.		
3602	Layer	Mid greenish grey mottled silty clay natural with no inclusions		
3603	Layer	Dark greenish grey silty clay. 0.28m thick		

Plots 37-38:

Context	Туре	Description			
No.					
3700	Layer	Dark brownish grey sandy silt with medium sized pebbles. 0.20m thick			
3701	Layer	Mixed layer of rubble and yellowish clay			
3702	Layer	Mid greyish brown sandy clay with some charcoal flecking			
3703	Layer	Light orange-grey slightly sandy clay with charcoal flecking			
3704	Layer	Light greyish yellow clay natural with infrequent sandy inclusions			

Plots 39-41:

Context No.	Туре	Description	
3900	Layer	Dark greyish brown slightly sandy silt topsoil with some rubble. 0.08m thick	
3901	Layer	Dark yellowish grey loam with building rubble. 0.25m thick	
3902	Layer	Dark reddish brown silty sand, some coal, charcoal, stones. 0.06-0.10m thick	
3903	Layer	Mid yellowish grey slightly sandy clay with pieces of limestone. 0.42m thick	
3904	Layer	Dark greyish brown slightly sandy clay, some small stones. 0.08m thick	
3905	Layer	Light orange-grey clay natural with no inclusions.	

Plot 42:

Context No.	Туре	Description		
4200	Layer	Same as (2700) and (2800). Light brownish white sandy gravel layer of hardcore. 0.10m thick		
4201	Layer	Mid grey-brown sandy silt demolition level. 0.14m thick		
4202	Layer	Mid yellowish grey silty clay redeposited natural. 0.24m thick		
4203	Layer	Mid yellowish brown silty clay redeposited natural. 0.26m thick		
4204	Layer	Same as (2702) and (2803). Mid grey-brown silty clay natural palaeochannel fill. 0.48m thick		
4205	Layer	Mid yellowish brown clay natural		

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View 2	2	Alison Lane	alison@pre-construct.co	p.uk 2 February 2015
View 3	3	Alison Lane	alison@pre-construct.co	o.uk 5 February 2015
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