

St. Nicholas House, 70 Newport, Lincoln LN1 3DP

**SCHEME OF ARCHAEOLOGICAL MONITORING
AND RECORDING**

NGR: SK 97698 72570

Planning Authority: City of Lincoln Council

Planning App. No.: 2013/0912/F

PCAS Job No.: 1202

PCAS Site Code: LSM 14

LCNCC accession no.: 2014.48

Report prepared for

John Roberts Architects

On behalf of

Mr. George Lockwood

by

B. Wheeliker

April 2015



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

Tel. (01522) 703800
e-mail info@pre-construct.co.uk

©Pre-Construct Archaeological Services Ltd

Contents

Summary	1
1.0 Introduction	2
2.0 Site location and description	2
3.0 Geology and topography	2
4.0 Planning background	2
5.0 Archaeological and historical background	3
6.0 Methodology	4
7.0 Results	5
8.0 Conclusion	5
9.0 Effectiveness of methodology	5
10.0 Acknowledgements	6
11.0 Site Archive	6
12.0 Bibliography	6
Appendix 1: Colour Plates	
Appendix 2: Context Register	
Appendix 3: OASIS summary	

Figures

- Fig. 1:** Site location plan at scale 1:25,000
- Fig. 2:** Site location plan at scale 1:200
- Fig. 3:** Plan of the groundworks subject to archaeological monitoring, at scale 1:100
- Fig. 4:** Sections at scale 1:20
- Fig. 5:** Feature plans at 1:20

Summary

Archaeological monitoring and recording took place during the excavation of foundation trenches for the construction of a 3 storey extension to the rear elevation of St. Nicholas House, 70 Newport, Lincoln.

St. Nicholas House is located on the east side of Newport, at its junction with St. Johns Road. The site lies within the northern perimeter of Lincoln Conservation Area 9 (Newport & Nettleham Road). The Grade II Listed property is a former vicarage, built 1879 by William Watkins of Lincoln for the Rev. F W Blenkin and was converted to offices in the 20th century

The site lies immediately adjacent to the former Roman road of Ermine Street. Much of the land around Newport formed part of the Roman territorium but has also been shown to contain Roman cremation and inhumation cemeteries.

Archaeological monitoring carried out in 2002 identified a former Roman quarry.

Few features other than a modern brickwork drain and a pit containing modern debris were observed during the construction groundworks.

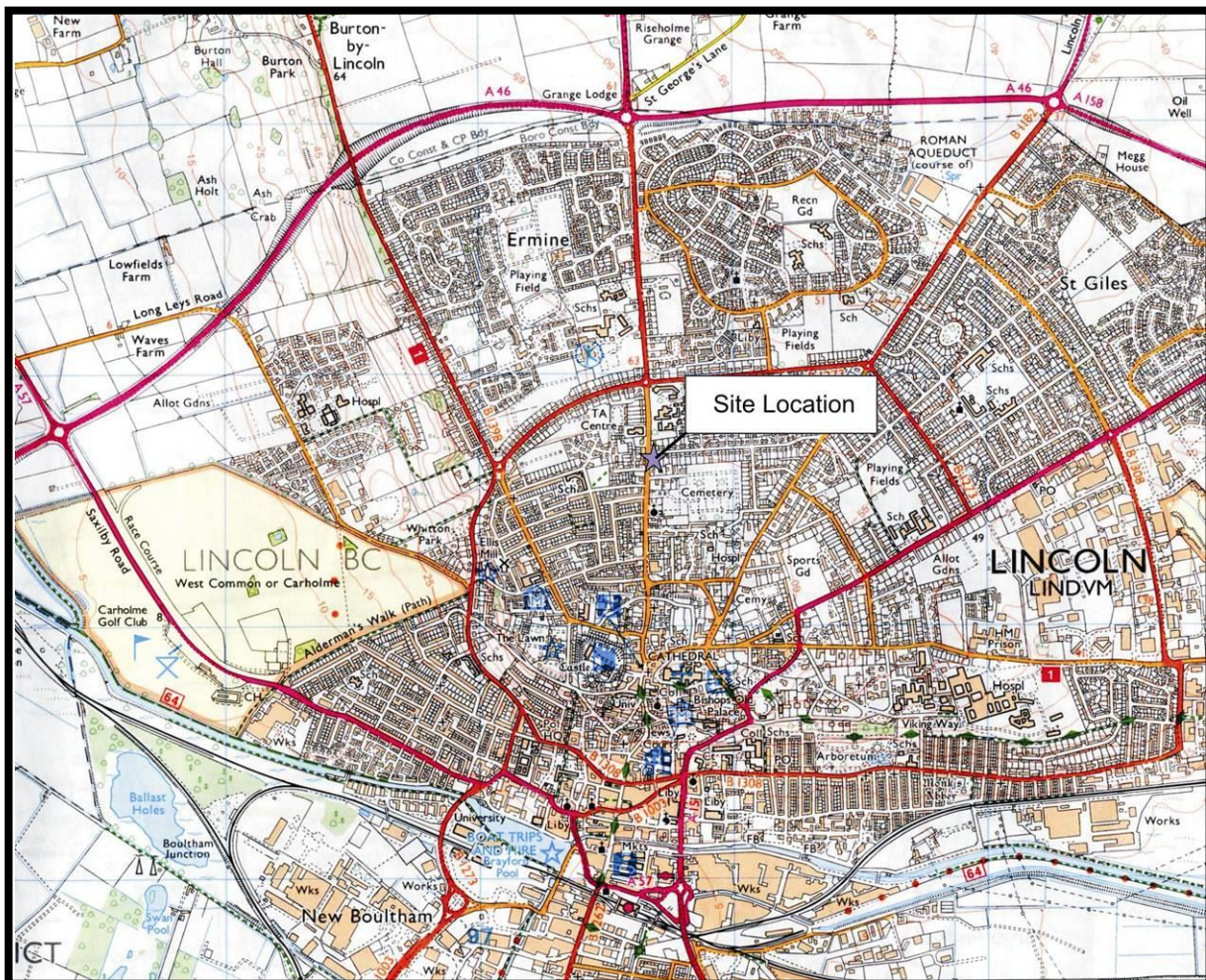


Figure 1: Site location map at scale 1:25,000. Site location is shown in purple.

1.0 Introduction

Pre-Construct Archaeological Services Ltd. (PCAS) was commissioned by John Roberts Architects on behalf of Mr. George Lockwood to carry out a scheme of archaeological monitoring and recording on all development groundworks associated with the construction of a 3 storey extension to the rear elevation of St. Nicholas House.

The development site lies within Lincoln City's No 9. Conservation Area: CA 9, Newport & Nettleham Road; as well as within the Newport Character Area (<http://www.lincoln.gov.uk/>). The latter is located along the former Roman road of Ermine Street, which runs directly north of the former Roman and Medieval walled cities. The modern townscape has been strongly influenced by its Roman and Medieval precursors, in particular the medieval suburb of Newport. Farmhouses, cottages and field boundaries associated with the areas former agricultural use during, and prior to, the Early Industrial period also survive in the Newport Character Area.

2.0 Site location and description (figs. 1)

St. Nicholas House is on the east side of Newport, at the junction of St. Johns Road. This Grade II Listed property, a former vicarage built 1879 by William Watkins of Lincoln for the Rev. F W Blenkin, was converted to offices in the 20th century.

Newport (MON1116) comprises a modern stretch of road along the line of the former Roman Ermine Street. It is located to the north of Lincoln city centre, with frequent smaller streets and cul-de-sacs running broadly perpendicularly off it, resulting in a grid pattern of streets. Properties along Newport typically face the street, reflecting the significance of the road.

The approximate central National Grid Reference for the site is SK 97698 72570.

3.0 Geology and topography

The property is situated above the 60m OD contour line. The Newport Character Area lies on top of the Lincoln Edge limestone ridge, directly to the north of the Roman and medieval walled cities. The solid geology of the area is Lincolnshire Limestone: there is no superficial (drift) geology recorded (British Geological Survey 1973; <http://www.bgs.ac.uk/>). The documented soils are Elmton 1 Association (343a), comprising shallow, well-drained brashy calcareous fine loamy soils over limestone (SSEW 1983).

4.0 Planning background

The National Planning Policy Framework (NPPF) came into force in March 2012, which placed the responsibility for dealing with heritage assets affected by development proposals with the developer. Developers are required to 'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible' (NPPF, s141). Developers are obligated to produce a definitive method of archaeological mitigation to fulfil this requirement.

A planning application for the conversion of existing offices at St. Nicholas House, 70 Newport, into 6 dwellings and the erection of a three storey extension to rear elevation was submitted to the City of Lincoln Council on 16th July 2013 (Ref: 2013/0912/F).

Listed building consent had to be sought for this development: Consent Number: 2013/0915/LBC.

Conditional planning permission was granted in October 2013. The following are the archaeological conditions attached to the permission:

9 - 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.

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 with the LPA and the Lincolnshire Historic Environment Record, with 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 consent of the LPA.

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

These conditions sought to ensure that any archaeological remains identified at the site would not be destroyed without being understood and preserved by record; thus fulfilling the requirements of NPPF.

5.0 Archaeological and historical background

A detailed Heritage Statement for the site was produced by PCAS prior to commencement of this project. Excerpts are provided below (see the Heritage Statement for St Nicholas House, 70 Newport, Lincoln for further detail (PCAS 2013)).

There is little evidence for prehistoric human activity in the Upper City area of Lincoln. No prehistoric remains are recorded in the vicinity of St Nicholas House.

Newport reflects the alignment of the former Roman road of Ermine Street, running directly northwards out of the former Roman and medieval walled cities (to the immediate west of St Nicholas House). The Newport Arch, the north gate of the Roman legionary fortress or *Colonia* lies approximately 450m south of St Nicholas House (Jones *et al* 2003; Pevsner & Harris 2003).

In 2002, a comprehensive scheme of archaeological monitoring at 70 Newport by John Samuels Archaeological Consultants (JSAC), (LCNCC 2002.143) exposed evidence for an infilled Roman quarry pit (HER 70491; MON3839) 2-3 metres deep. The earliest deposit within this (005), contained Roman ceramic and other material;

encountered c. 1.4m below existing ground level and interpreted as the possible fill of a large quarry pit.

A 2008 evaluation (LHD Event No. 10866-70), by APS at 74 Newport Road (MON7416), (to the immediate north of the site on the opposite corner of St Johns Road with Newport) recorded Roman/medieval yard or road surfaces and building footings, buried Roman soil layers, a pit or gully, wall footings and robber trenches; and the remains of another large quarry pit (HER 71038-71041; MON7942-7950). A watching brief maintained during the excavation of foundation trenches recorded further wall footings and occupation deposits (Bradley-Lovekin 2008; Bradley-Lovekin et al 2008).

Early Saxon settlement in Lincoln is evidenced by small quantities of pottery and other cultural debris from the upper city; mid-Saxon occupation was focused outside the city defences, with occupation shifting from outside to inside the former city defences towards the mid-9th century, when the first influx of Danish settlers arrived (Jones *et al.* 2003).

From the early medieval period to the post-medieval period (approximately AD 850-1750), Newport housed a large market and suburb, which had a defensive bank and ditch (and possibly a wall), at its northern end; located approximately 75m east of the proposed development site (JSAC 2002, 5). The probable eastern side of the Newport earthwork was recorded in 2002 during monitoring at 4 St Johns Road (HER 70257; EH NMR No.: 1438014; Gregory 2002). Four courses of a medieval limestone wall (MON5617), (probably the south-eastern corner of a building extending westwards) was identified to the southeast of St Nicholas House on the Blenkin Hall site.

Development outside Lincoln's medieval city walls began with the Industrial Revolution, commencing immediately outside the walls and moving gradually outwards throughout the 19th century. Padley's 1851 and 1868 map revisions show the western side of the site within the Parish of St Nicholas and the eastern side (which includes an earlier rectangular building and associated structure) within the Parish of St John.

The 1883 map shows the present St Nicholas House set within an elaborate plot with a driveway and possibly landscaped gardens. The house is named on the 1920 OS Town Map of Lincoln (Mills and Wheeler 2004).

6.0 Methodology

A vegetation strip, using a 360° excavator was carried out as the first part of the groundworks. The same machine was then used to excavate the footings trenches for the extension, which were 0.80m wide and a maximum of 0.82m deep.

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

The footings trenches were excavated under archaeological supervision between 30th May and 3rd June 2014. The archaeological monitoring was undertaken by Alison Lane and Benedict Wheeliker.

7.0 Results (fig. 3)

Footings excavations for the three storey extension did not reveal any significant archaeological remains. An exposed brickwork structure 107 was a modern drain - probably 20th century in date. A cut feature in the south-east of the plot [112] was poorly defined but contained topsoil-like material with frequent inclusions of CBM (ceramic building material), modern pottery (20th-21st century), and a two pronged electrical plug. Close by, a further cut feature [114], a short distance to the south, contained the same contaminated similar material with modern inclusions. The natural limestone bedrock was not exposed during these excavations, thus undisturbed potential archaeological layers remain beneath the development impact.

The brickwork drain 107 exposed in the north of the footings was within a construction trench 106 which had cut through a disturbed layer (105) and a compact coarse sand (102). The drain was sealed by modern bedding sand (104) and concrete (103). The latter were beneath a modern overburden of imported hardcore (100).

The section depicted in Section A-B (Fig. 3) indicated a buried topsoil (101) along the eastern side of the footings sealed by modern hardcore (100), which was likely imported during the construction of the 2002 extension. Deposit (109) captured in Section F-E was a compact black silty loam, thought to be a buried soil - possibly of the vicarage garden. Modern pottery, CBM and inclusions of charcoal were observed in this deposit indicating that it was of no great antiquity. This was atop deposit (110), a mix of sand and limestone fragments in a silty brown matrix - possibly levelling material used in the landscaping of the gardens noted in the Heritage Statement. This levelling deposit sealed layer (111) at the limit of excavation (LoE); a coarse silty sand with few notable inclusions.

Deposits (115)/(116) were imported clays, perhaps used as levelling material in a similar manner to (110). These layers were covered by (113) which was thought to be the same as context (109). Sealed beneath the imported clays was a compact dark brown-black silty deposit (117) with occasional flecks of CBM. It is plausible this layer was a buried surface predating the vicarage gardens, however no finds were recovered from which to verify this notion.

8.0 Conclusion

The suggested imported deposits (110) and (115)/(116) may have been associated with the landscaping of the gardens which was mentioned in the Heritage Statement. These purported levelling deposits were each covered by a very mixed and disturbed topsoil, potentially further indications of landscaping.

No archaeological remains of any great antiquity were observed during the scheme, although the natural limestone bedrock was not revealed. Potential archaeological remains may thus survive in the undisturbed layers beneath the new development impact.

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 John Roberts Architects and Mr. George Lockwood 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 2015.

12.0 Bibliography

British Geological Survey 1973, Lincoln Sheet 114, Solid and Drift Edition 1:50,000. Ordnance Survey, Southampton.

Francis, K. 2013, Heritage Statement for St. Nicholas House, 70 Newport, Lincoln.

Unpublished document by PCAS

Gregory S. 2002. An archaeological watching brief at 4 St Johns Road, Lincoln. Lindsey Archaeological Services.

Jones M.J., Stocker D., Vince A. 2003. The City by the Pool. Assessing the archaeology of the city of Lincoln, Lincoln Archaeological Studies No.10, Oxbow Books, Oxford

JSAC (John Samuels Archaeological Consultants). 2002. Results of an Archaeological Watching Brief: 70 St Nicholas House, Newport, Lincoln.

Mills, D. R. and Wheeler, R. C., 2004. Historic Town Plans of Lincoln 1610-1920. The Boydell Press for the Lincoln Record Society.

PCAS Ltd. 2012. The Church Of St. Nicholas With St. John, Newport, Lincoln. Scheme of Intermittent Archaeological Monitoring and Recording. Unpublished Client Report by R.D. Savage

Vince A., and Jones, M.J. 1990. Lincoln's buried Archaeological Heritage. A Guide to the Archive of the City of Lincoln Archaeology Unit. CLAU, 1990.

Wragg, K. 1994/5. St. John's Road, Newport, Lincoln: archaeological watching brief. City of Lincoln Archaeological Unit.

OS Explorer Map, 2006, Sheet 272: Lincoln, Sleaford, Metheringham and Navenby. Ordnance Survey, Southampton. (OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278).

Figure 2. Site location plan. 1:200 @A4

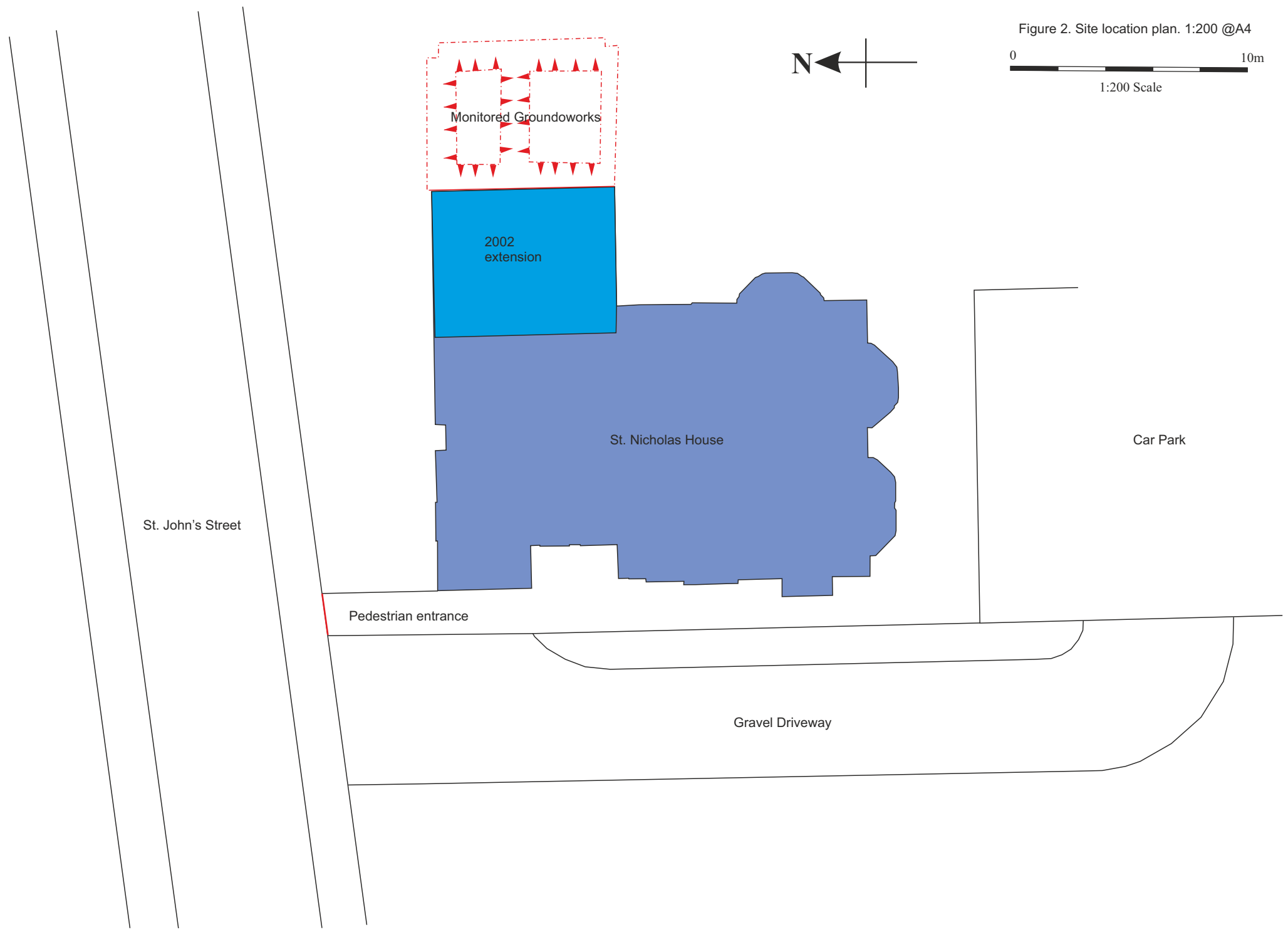
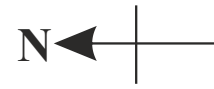


Figure 3: Plan of footing excavations at 1:100

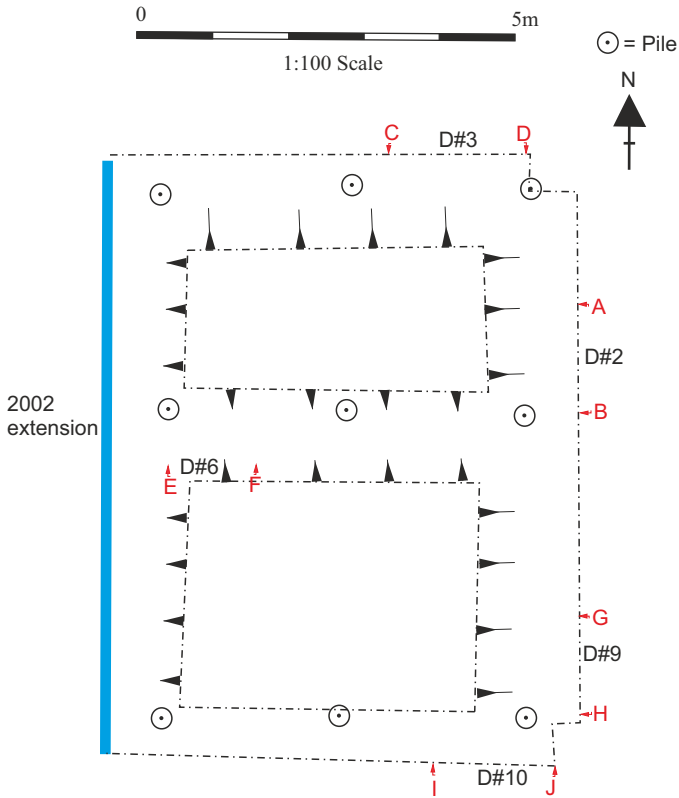


Figure 4: Sections of footing excavations at 1:20

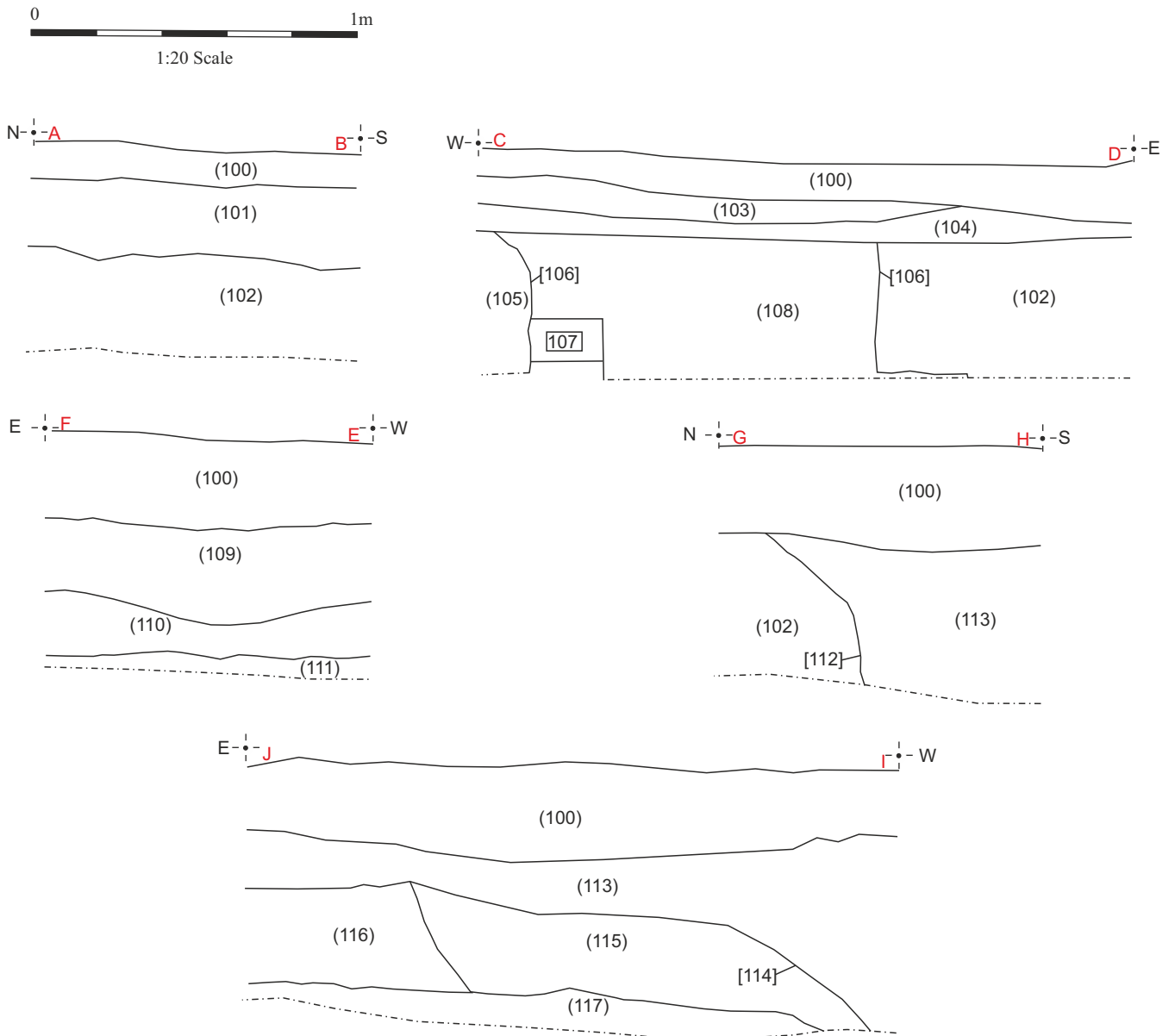
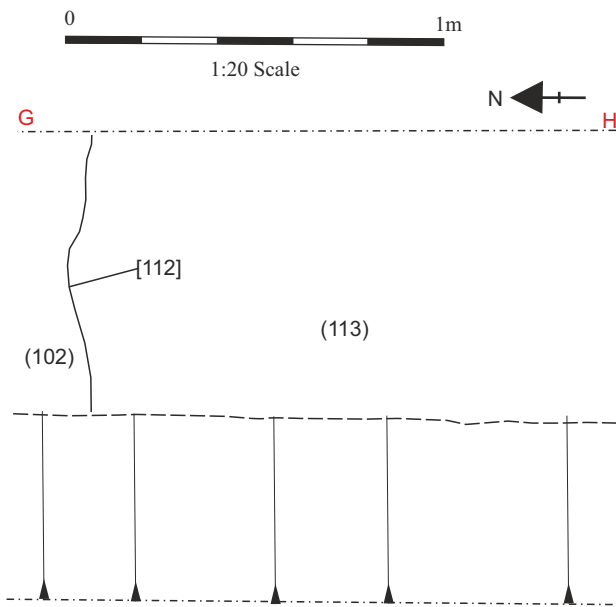
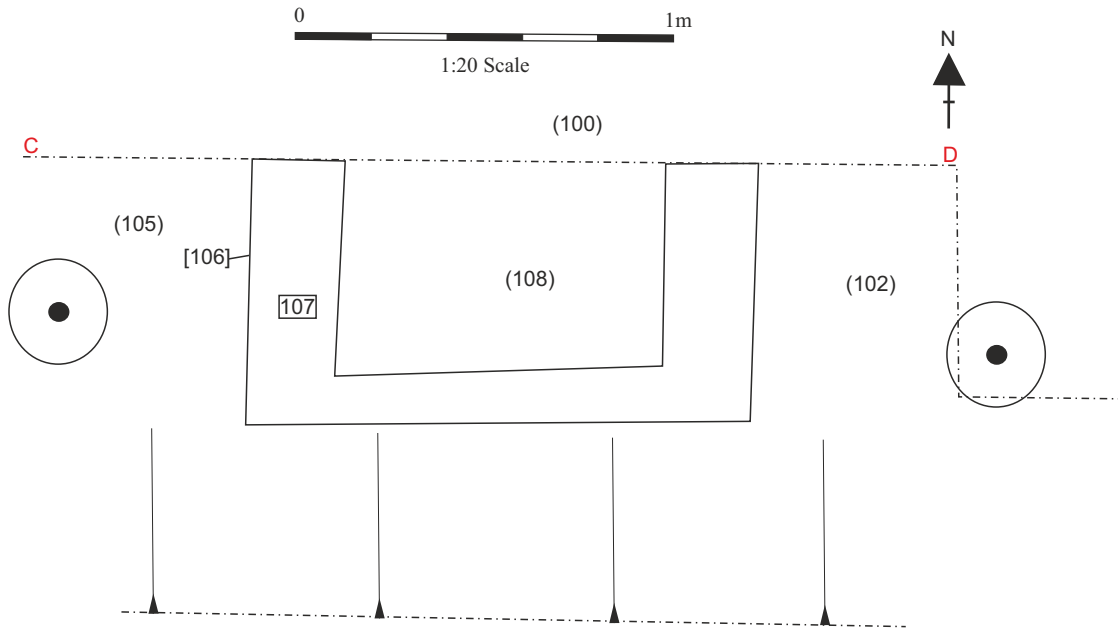


Figure 5: Plans of features at 1:20



Appendix 1 Colour Slides



1. Site on arrival, looking northeast. (Excavations began without monitoring)



2. Representative Section, D#2, looking east



3. Drain 107, looking northwest



4. Representative Section, D#6, looking south



5. Possible feature [112], looking south



6. Feature [114], looking south

Appendix 2 Context Summary

<u>context no.</u>	<u>type</u>	<u>description</u>	<u>width (cm)</u>	<u>length (cm)</u>	<u>depth (cm)</u>	<u>finds</u>
100	layer	modern hardcore			25	
101	layer	buried modern garden soil			22	
102	layer	mid grey, coarse, compact, sand			32	
103	layer	concrete, capping drain 107			10	
104	layer	orange-brown sandy bedding layer			10	
105	layer	mixed grey and brown, coarse clay and silty sand			44	
106	cut	construction cut for 107			44	
107	structure	brickwork drain	130	70	44	
108	fill	black silty backfill			42	
109	layer	black silty layer with charcoal and CBM			30	
110	deposit	limestone fragments in a silty brown matrix			18	
111	layer	grey-brown silty sandy deposit			4	
112	cut	unknown, probable modern			42	
113	fill	black silty loam with CBM and modern debris			42	
114	cut	unknown, probable modern			40	
115	deposit	light grey imported clay			24	
116	deposit	darker grey imported clay, more humic than 115 but essentially the same			30	
117	layer	black silty deposit, buried surface?			12	

Appendix 3 OASIS Summary

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

St. Nicholas House, 70 Newport, Lincoln LN1 3DP SCHEME OF ARCHAEOLOGICAL MONITORING AND RECORDING - Pre-Construct Archaeological Services Ltd

OASIS ID - preconst3-208965

Versions				
View	Version	Completed by	Email	Date
View 1	1	Benedict Wheeliker	ben@pre-construct.co.uk	16 April 2015
View 2	2	Benedict Wheeliker	ben@pre-construct.co.uk	16 April 2015
Completed sections in current version				
Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1
Validated sections in current version				
Details	Location	Creators	Archive	Publications
No	No	No	No	0/1
File submission and form progress				
Grey literature report submitted?	No		Grey literature report filename/s	
Boundary file submitted?	No		Boundary filename	
HER signed off?			NMR signed off?	

[Grey literature](#) [Upload images](#) [Upload boundary file](#) [Request record re-opened](#) [Printable version](#)

[Email Lincolnshire HER about this OASIS record](#)

OASIS: Please e-mail [Historic England](#) for OASIS help and advice
© ADS 1996-2014 Created by Jo Gilham and Jen Mitcham, email [Last modified Friday 12 December 2014](#)
cite on ly: <http://www.oasis.ac.uk/form/formt1.cfm?OID=preconst3-208965> for this page