

25a Drury Lane, Lincoln, LN1 3BN

**SCHEME OF ARCHAEOLOGICAL MONITORING
AND RECORDING**

NGR: SK 97514 71730

Planning Authority: City of Lincoln Council

Planning App. No.: 2014/0200/F

PCAS Job No.: 1397

PCAS Site Code: DLLM 15

Accession no.: LCNCC 2015.27

Report prepared for

White Mortgages Ltd
by

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Summary

A planning application to construct extensions to the existing dwelling at 25a Drury Lane was conditionally approved by the City of Lincoln Council. The site lies on the south side of Drury Lane at its junction with Gibraltar Hill, almost directly adjacent to Lincoln Castle.

The site lies at the heart of the historic core of the Roman city, directly adjacent to the 1st century Roman fort and within the area of the Scheduled Monument of the Roman colonia. The site lies less than 50m from the southern boundary wall of the medieval castle, in an area which is tentatively identified as the site of a defensive ditch surrounding the stone fortifications. Archaeological monitoring at a property to the west identified the base of a ditch running parallel to the boundary wall and thought to date from this period, but this feature is not considered substantial enough to have been part of the principal castle defence.

Given the somewhat precarious location of the site, on the edge of the downward slope of the Lincoln Escarpment, it is likely this area remained undeveloped throughout the medieval and post-medieval periods. Early OS mapping indicates the site was part of the Bishops Hostel in the late 19th century, surrounded by housing of the same period. The semi-detached properties of 25 and 25a Drury Lane are among the more recent properties in this area, built in 1934.

No archaeological features were observed during the course of the watching brief. Excavations revealed only topsoil, with subsoils at the base of the footings. The depth of the topsoil was unusual and may indicate that some of this material was transported to the site for landscaping. Undisturbed layers plausibly remain beneath the new development.

1.0 Introduction

Pre-Construct Archaeological Services Ltd. (PCAS) was commissioned by White Mortgages Ltd. to carry out a scheme of archaeological monitoring and recording on all development groundworks associated with the construction of two new extensions to the side and rear of the existing dwelling.

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

The development site lies in the Upper City of Lincoln, on the corner of Drury Lane with Gibraltar Hill, on the south side of Lincoln Castle. Drury Lane follows the southern boundary of the Castle, while Gibraltar Hill is a short cul-de-sac extending down the slope of the Lincoln Cliff, with just a narrow entrance from Drury Lane.

No. 25a Drury Lane is a red brick semi-detached property with a detached garage. The area of the new extension on the east side and rear of the existing house is currently part of the rear garden of the property.

The approximate central National Grid Reference for the site is SK 97514 71730.

3.0 Geology and topography

The British Geological Survey records no drift geology in the vicinity of the site. The nature of the exposed solid geology is uncertain, as the site lies on or adjacent to a sequence of changes occurring within a relatively small area, from the undivided Lincolnshire Limestone on which the castle stands to a band of Lower Estuarine Beds and Northampton Sand and Ironstone immediately below it, to Upper Lias clay and shale exposed a little further down the slope (BGS, 1984).

The site is near the top of the southward-facing escarpment slope which falls from the high defensive situation of the castle and its Roman predecessor down to the River Witham. The localised topography forms a steep north-south slope, interrupted by modern terracing to provide for garden pathways and level paved areas accessed by steps (Daley, 2007). At the front of the property, ground has been somewhat landscaped to produce a level building platform; at the rear of the property ground levels fall.

A cutmark in the wall on the north side of the junction between Drury Lane and Gibraltar Hill records a benchmark of 61.064mOD (<http://www.ordnancesurvey.co.uk/benchmarks/>).

4.0 Planning background

The National Planning Policy Framework (NPPF) came into force in March 2012, placing 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 demolition of an existing garage, single storey extension and conservatory to the side and rear of no.25 Drury Lane, followed by the construction of a two

storey extension to the side of the property, and a single storey extension to the rear, was submitted to the City of Lincoln Council in April 2014. The works were conditionally approved in November of that year (Planning ref: 2014/0200/F).

As the site lies within the Scheduled Monument of the Roman colonia (SM ref 115), Scheduled Monument consent was sought and granted in relation to these works (ref: S00086584). Consent was granted in July 2014, subject to the following conditions:

(i) The works to which this consent relates shall be carried out to the satisfaction of the Secretary of State, who will be advised by English Heritage. At least 2 weeks' notice (or such shorter period as may be mutually agreed) in writing of the commencement of work shall be given to tim.allen@english-heritage.org.uk in order that an English Heritage representative can inspect and advise on the works and their effect in compliance with this consent.

(ii) No ground works or buildings works shall take place until the applicant has confirmed in writing the commissioning of a programme of archaeological works during the development in accordance with a written scheme of investigation which has been submitted to and approved by the Secretary of State advised by English Heritage.

(iii) All those involved in the implementation of the works granted by this consent must be informed by the owner that the land is designated as a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 (as amended); the extent of the scheduled monument as set out in both the scheduled monument description and map; and that the implications of this designation include the requirement to obtain Scheduled Monument Consent for any works to a scheduled monument from the Secretary of State prior to them being undertaken.

(iv) Where any ancient human or structural remains are encountered in the course of the works carried out under this consent English Heritage shall be contacted by the owner at the earliest opportunity and such remains shall be protected and retained in-situ for inspection by an English Heritage representative. Works shall not proceed in respect of the disturbance or covering up of such remains until detailed plans and specifications for footings and services impacting on such remains have been approved in writing by English Heritage (on behalf of the Secretary of State) with the aim of preserving the significance of the scheduled monument.

(v) Equipment and machinery shall not be used or operated in the scheduled area in conditions or in a manner likely to result in damage to the monument/ground disturbance other than that which is expressly authorised in this consent.

(vi) A report on the archaeological recording shall be sent to the City Historic Environment Record and to Tim Allen at English Heritage.

(vii) The contractor shall complete and submit an entry on OASIS (Online Access to the Index of Archaeological Investigations – <http://oasis.ac.uk/england/>) prior to project completion, and shall deposit any digital project report with the Archaeology Data Service, via the OASIS form, upon completion.

5.0 Archaeological and historical background

The site lies within Lincoln Conservation Area 1, which encompasses the castle, cathedral and city centre areas. No appraisal of this area is currently available.

The site also lies within the Drury Lane Character Area, which is described as *situated along the edge of the north escarpment, directly south of the Castle and west of Steep Hill. The area consists mainly of large detached and semi-detached properties that have been developed, added to, and redeveloped over an extended period of time along Carline Road, Drury Lane and Spring Hill. The main land use in the Character Area is residential, with the exception of a few properties along Spring Hill that have been converted to office accommodation, and Chad Varah House which is now used for educational purposes. The Castle's southern wall forms the rear boundary of many of the properties along the northern side of Drury Lane, making this a key feature of the area. On the southern side of Carline Road, Drury Lane and Spring Hill, the properties are situated on the slope of the escarpment. These properties have wide, uninterrupted views over the lower city, and many of them have been designed to make the best possible use of this elevated position'* (<http://www.heritageconnectlincoln.com/character-area/>).

The research agendas for the character area that include the development site are classified by Lincoln Urban Archaeological Assessment (LARA):

- *Prehistoric Era (-10000 – 60); 5.1 Jurassic Way, the prehistoric trackway extending from the south bank of the Humber, probably along the top of the Lincoln Cliff escarpment; 5.9.1 Limestone Uplands, dry and relatively easily worked soils that would have been attractive farmland.*
- *Roman Military Era (60 – 90); 6.13 Northern hill slopes with springs and possible secular occupation. It should be noted that while the site does not fall into any other Roman Military research zones, the site lies immediately adjacent to the following: 6.8 Early hilltop enclosure?; 6.9 Neronian fortress; 6.9.1 fortifications; 6.9.3 Barracks; 6.12 Road up the northern hillside.*
- *Roman Colonia Era (90-410); 7.11.4 Houses in the lower walled city. It should be noted that while the site does not fall into any other Roman Colonia research zones, the site lies in the vicinity of the following: 7.11.1, Houses in the upper city; 7.12 the defences; 7.24 cemeteries alongside major routes out of the city.*
- *Early Medieval Era (410-850); 8.3.1 Central elements of former Roman city and Roman network; 8.3.4 Reserved enclosures defined by Roman city walls. See also 8.2 possible occupation near castle west gate.*
- *High Medieval Era (850 - 1350); 9.25 Houses in the lower city. It should be noted that while the site does not fall into any other High Medieval era research zones, the site lies in the vicinity of the following: 9.22 The High Market of the lower city and other lower city markets; 9.24 Houses in the Bail (and the Close within St. Mary Magdalene's parish); 9.32.2 The Bishops garden, Willingthorpe; 9.41.1 Common diggings in the cliff face north-west and south of the city; 9.46 Battle place; 9.47 upper city defences.*
- *Early Modern Era (1350 – 1750); 10.25 Housing in the lower city; 10.48 Lincoln Castle c1350-c.1750. It should be noted that while the site does not fall into any other High Medieval era research zones, the site lies in the vicinity of the following: 10.22.3 The former High Market of the lower city – the fish market; 10.22.5 The former High Market of the lower city – the skin market; 10.41.1 common quarries in the cliff faces northwest and south of the city; 10.46.1 Battle Place; 10.50.1 lower city defences; 10.50.3 The Butts.*
- *Industrial Era (1750 – 1945); 11.28 Newly built Victorian housing for the middle and upper classes c.1850-198. It should be noted that while the site does not fall into any other High Medieval era research zones, the site lies in the vicinity of the following: 11.14 enclosed pasture and meadow east and west of the city; 11.25 working class housing of the late 18th and early 19th century in Newport, the Bail, the lower city and Wigford; 11.26 working class housing estates c1850-1945 in Newport, Newland, Butwerk Wigford and elsewhere*

(<http://www.heritageconnectlincoln.com/character-area/drury-lane/48/related>)

A search of the Lincoln Heritage Database has identified over 2300 monument records within a 500m radius of the site; the results of the full search are available on request and for use in the post-excavation results and interpretation of any archaeological remains encountered in these works, but have not been replicated for production within this document.

The site lies on the edge of the Lincoln escarpment, the top of which is speculatively identified as the route of the Jurassic Way, a prehistoric trackway which extends from the south bank of the River Humber through Lincolnshire. Within 500m of the site just a handful of prehistoric artefacts have been recovered; a Palaeolithic handaxe from a medieval context and a Bronze Age spearhead found in an "old wall" at Freeschool Lane are unstratified evidence of low level activity in the area (HER ref: 70160, 71114). From within the boundaries of the castle itself a pair of Bronze Age bracelets were found during early 19th century works on the courthouse (HER ref: 71052). Iron Age settlement appears to have been concentrated around the confluence of the Rivers Witham and Till, with the top of the escarpment overlooking the settlement potentially being utilised for a second settlement, or agricultural or industrial activity. The escarpment slope is also a natural location for springs, one of which gives its name to Spring Hill. It is likely that, as well as providing a source of water for local inhabitants; the springs may have had a ritual significance during the pre-Roman and Roman periods (HCL). This area was quickly targeted by the incoming Roman forces in the 1st century AD, suggesting this area potentially had significance in the later prehistoric period.

The outer ditch of the Roman fort is projected to lie less than 50m to the north of the site. The fort lay at the top of the Lincoln Escarpment, overlooking the river valleys to the south and across Ermine Street. The fort was occupied by from around 47AD for c. three decades, first by the Ninth Legion Hispania, followed by the Second Legion Adiutrix. The early fort was constructed of timber, surrounded by a wooden palisade and earthwork defences; the southern boundary ditch of the fort is projected to lie less than 50m to the north of the site, with early Roman pottery and coins found in the vicinity as well as grave markers for legionaries that died while in post at the fort. Access to the fort was via Ermine Street to the north and south (thought to lie under modern Bailgate/Steep Hill, c.100m east of the development site), with minor gates in the east and west boundaries of the fort.

As with other Roman forts, occupation around the periphery of the fort quickly developed. The fort was incorporated into the colonia after the military presence was withdrawn, with the timber defences being replaced with stone city walls, a section of which has been revealed during excavation at no.12 Drury Lane (Scheduled Monument 115). The settlement extended from Cecil Street to the north, Union Road to the west, and down the escarpment to Park Street, thus linking the Roman fort with the Iron Age settlement on the River bank. The development site at Drury Lane therefore lies well within the extent of the colonia, in an area which evidence suggests was a prosperous part of the Roman city; A large, wealthy Roman house has been excavated close to the junction of Spring Hill and Michaelgate, c. 100m south of the site, and a complex of Roman houses complete with mosaic floors have been identified around Bailgate and Danesgate. Activity extended beyond the walls of the city into an extra mural settlement which extended along the major roads giving access to the city, where industrial, agricultural and funerary activities took place.

Following the withdrawal of the Roman administration from Britain, Lincoln experienced a decline in prosperity and importance, during which time settlement withdrew back into the walled city. The evidence for early Saxon occupation is limited to a small number of monument records for features and artefacts recovered from the area. However towards the end of the Saxon period Lincoln appears to have begun recovering its importance and status,

and a number of timber framed buildings dating from this period have been investigated around Flaxengate, c.300m southeast of the development site. Lincolns presence on a major road between the Viking north and Saxon south, and on the Rivers Witham and Till resulted in Lincoln becoming a thriving market town.

Five late Saxon churches are recorded in Lincoln in the Domesday survey of 1086AD, the closest of which is probably All Saints in the Bail which is thought to lie close to the east entrance to the later castle. There is some suggestion that the four churches may have been linked forming an early monastery, but there is little evidence for this in documentary sources. Lincoln appears in 13 Domesday entries, all of which were Royal manors held of King Edward at the time of his death and by King William by 1086. The combined Lincoln manors were a wealthy holding, made all the more so by the presence of an early Norman motte and bailey castle on which construction had commenced immediately following the Norman Conquest, and the Cathedral, which was started in the early 1070's. Lincoln is almost unique in having two mottes, one lying on the southern boundary of the castle, the summit lying c.100m west-northwest of 25a Drury Lane on the edge of the escarpment, affording the best possible views across the city, roads and river crossing, with a second on the western boundary. It is likely the early castle buildings were timber, and quickly replaced by the more substantial stone structure seen today. Drury Lane lies around the outside of the south wall of the castle, and may lie over a defensive ditch around the castle walls.

Lincoln Castle was involved in the conflict between Empress Matilda and King Stephen in the 12th century, and again in the early 13th century. Both conflicts led to consolidation and further construction to improve the castles defences, and it is possible that features/artefacts relating to these events may be encountered within the development site.

Lincoln developed a prosperous economy based on the Wool Trade in the early medieval period. This area is thought to have been part of the large estate associated with the Bishop of Lincoln and the Bishops Palace which lies c.200m east of the site. Spring Hill is thought to date from the later medieval period, linking the west side of the castle with the High Street that was developing along the former Ermine Street and around the river crossing in the valley.

Lincoln again came under siege in the 17th century Civil War; in 1644 Parliamentary forces took just four days to take both the lower and upper city, storming the castle and overpowering the incumbent Royalist garrison it in May of that year.

In the late 17th – early 18th century, the land immediately surrounding the castle was gradually enclosed and sold off for initially agricultural purposes, but as innovations in industry lead to the development of a new base for Lincolns economy, the area of the upper city around the castle and cathedral became attractive housing plots for both the wealthy and working classes. Drury Lane was laid out around this period along the southern boundary of the castle and edge of the escarpment, however the site remains undeveloped as the slope of the escarpment made construction difficult.

No.s 25 and 25a Drury Lane were built in 1934 for A. Macdonald. Historic mapping indicates that prior to this the plot had stood unoccupied, surrounded by private dwellings to the north and west, and by the Bishops Hostel to the east. This building was constructed in the late 1770's, replacing late medieval/early post medieval buildings that are known to have formerly occupied the site. The hostel has since been renamed Chad Varah House, and is now part of DeMontfort University.

6.0 Methodology

A site strip, using a 360° excavator with a flat-bladed bucket, was carried out as the first part of the groundworks. The same machine was then used to excavate footings trenches for the new structures, which were 0.75m wide and a maximum of 0.50m deep.

Due to the extreme depth of the topsoil on site, initial trenching was halted and backfilled to allow time to devise a new approach to the development foundations.

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 4th March to 13th March 2015. Archaeological monitoring was undertaken by Ben Hobbes, Rachel Savage and Leigh Brocklehurst.

7.0 Results (fig. 3)

Initial trenching exposed a layer of sandy silt clay containing roughly hewn limestone and slate fragments at the foundations of the current dwelling. This deposit (002) was sealed by topsoil (001) and covered layer (003). The trench was backfilled the same day when no solid geology was exposed, when it was deemed that a new approach to the footings excavations was required.

Footing excavations subsequently continued exposing only deep topsoil (001) with occasional patches of subsoil (003) at the base of the excavations. No archaeological features were exposed during the groundworks. Fragments of ceramic building material were observed in the subsoil (003) but none were retrieved.

8.0 Conclusion

No archaeological features of any period were exposed during development groundworks. The unusual depth of topsoil encountered may indicate that material had been imported in order to level the rear garden area, which is atop the slope of Gibraltar Hill.

9.0 Effectiveness of methodology

The methodology employed during this project achieved its primary objective, ensuring that any archaeological remains that might have been exposed would not have been destroyed unrecorded.

10.0 Acknowledgements

PCAS Ltd would like to thank White Mortgages Ltd. 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 December 2015.

12.0 Bibliography

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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).

<http://domesdaymap.co.uk>

<http://www.heritageconnectlincoln.com/>

<http://list.english-heritage.org.uk/mapsearch.aspx>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<https://www.old-maps.co.uk/#/Map/497510/371727/13/100257>

Search of Lincoln Heritage Database requested 10/2/15

Figure 1. OS map extract of site location at 1:25,000



Figure 2. Block plan of 25a Drury Lane as existing, at 1:500

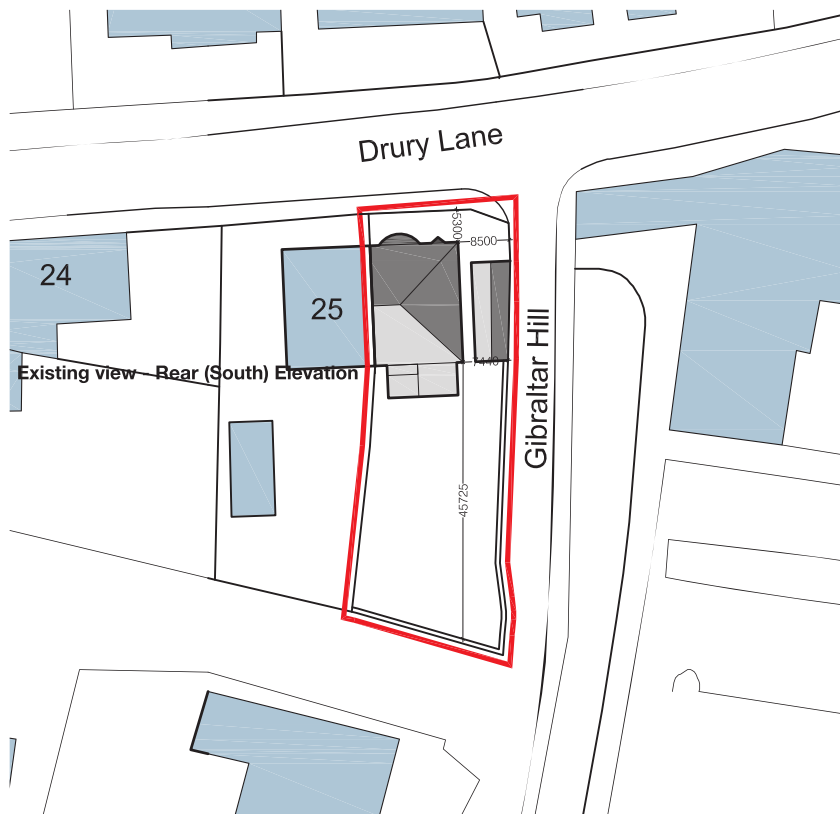
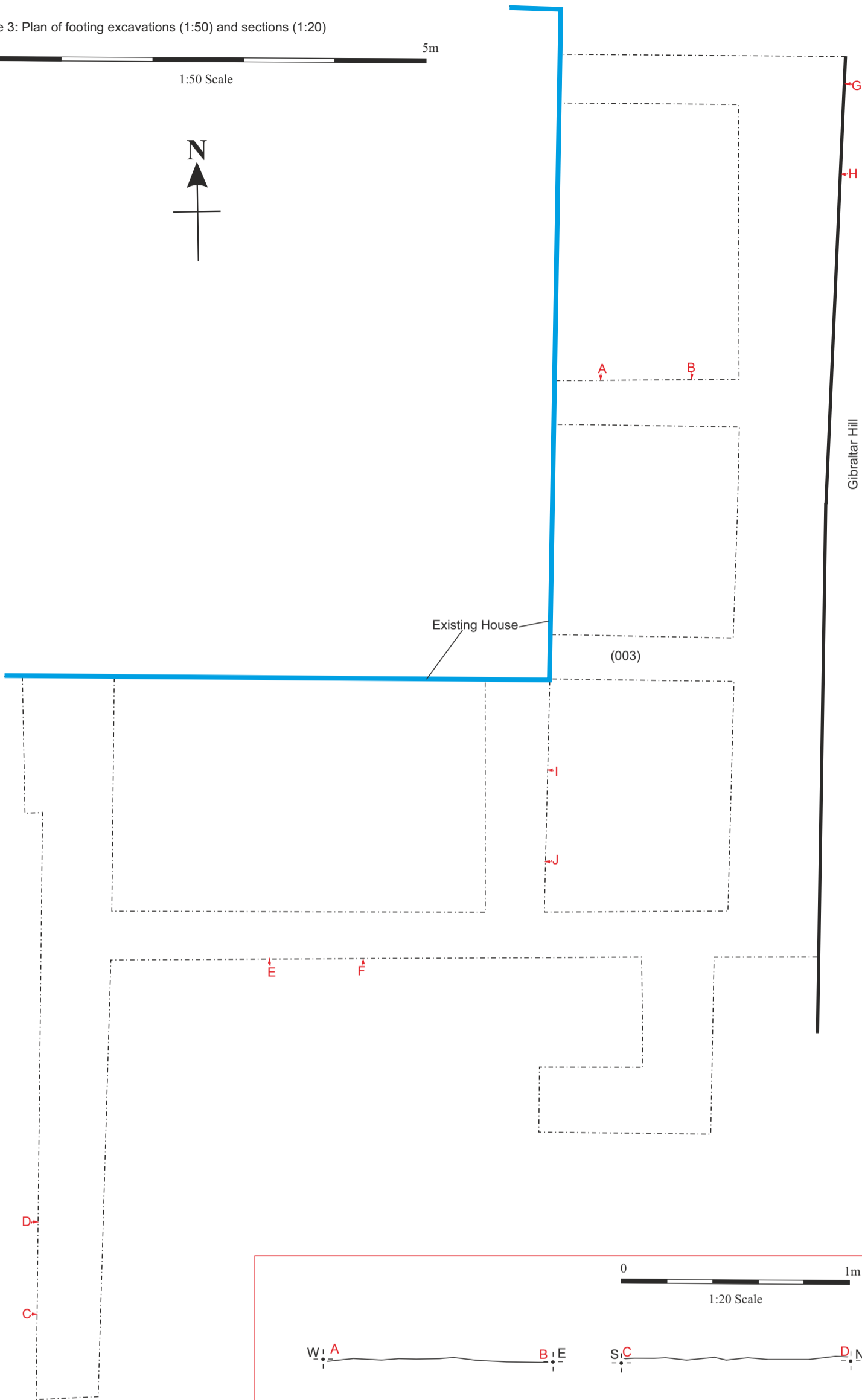


Figure 3: Plan of footing excavations (1:50) and sections (1:20)

0 5m

1:50 Scale



0 1m

1:20 Scale

W A B E S C D N E F E W

(001)

(001)

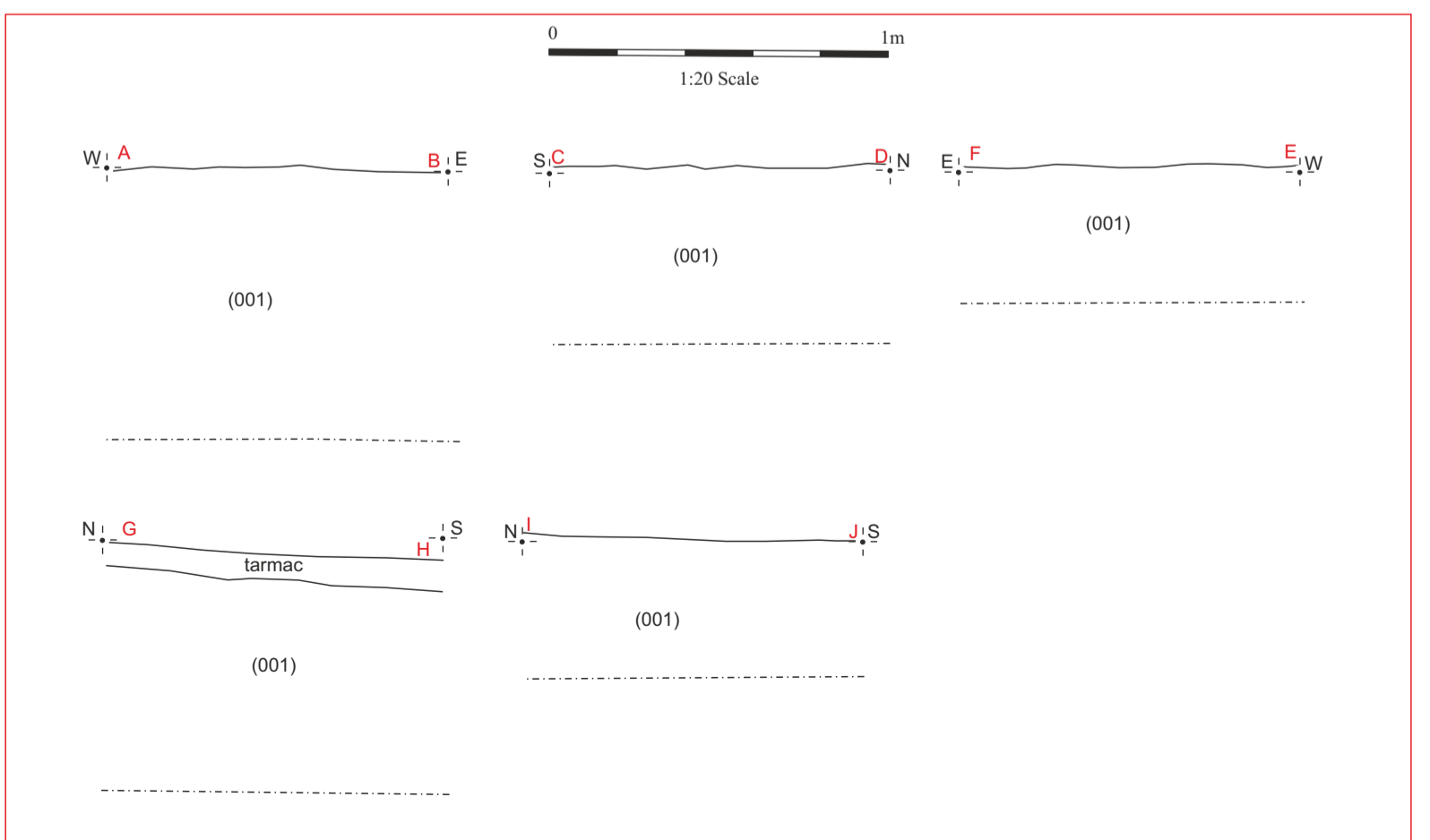
(001)

N G H S
tarmac

(001)

N I J S

(001)



Appendix 1 Colour Plates



1. General shot of site on arrival, looking south



2. Abandoned footings, looking north



3. Sample section, looking west



4. Sample section, looking south



5. Sample section, looking east



6. Sample section looking north



7. Sample section, looking east



8. Completed excavations, 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>
001	layer	topsoil			90	
002	layer	grey-brown sandy silty clay with limestone frag. Inclusions			120	
003	layer	yellow-brown sandy silty clay			LoE	CBM

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](#)

25a Drury Lane, Lincoln, LN1 3BN SCHEME OF ARCHAEOLOGICAL MONITORING AND RECORDING - Pre-Construct Archaeological Services Ltd

OASIS ID - preconst3-210819

Versions

View	Version	Completed by	Email	Date
View 1	1	Benedict Wheeliker	ben@pre-construct.co.uk	8 May 2015

Completed sections in current version

Details	Location	Creators	Archive	Publications
No	Yes	Yes	No	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](#) [Update project entry](#) [Request record re-opened](#) [Printable version](#)

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