

39, Milman Road, Lincoln, LN2 5LX

**SCHEME OF ARCHAEOLOGICAL MONITORING
AND RECORDING**

NGR: SK 9874 7156

Planning Authority: City of Lincoln Council

Planning Ref : 2010/0119/F

PCAS Job No.: 881

PCAS Site Code: LMRM12

LCNCC Accession No.: 2012.78

Report prepared for

Rob Bradley Building Design

On behalf of Mr & Mrs D. Holden

by

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May 2015



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Summary

Rob Bradley Building Design, acting on behalf of Mr & Mrs D. Holden, received a Grant of Planning Permission for the erection of a three storey dwelling (RESUBMISSION), in accordance with revised drawing nos. 168/08/01, 168/08/02 and 168/08/03 received 15th April 2010 (City of Lincoln Council Planning Application No.: 2010/0119/F).

The site is located on Milman Road, on the central-eastern side of Lincoln City, within the City's Milman Road to Frederick Street Character Area, but not within any of the City's Conservation Areas. It is centred on NGR: SK 9874 7156.

The area of the site was first developed in the early 20th century, when rows of terraced houses were built further down the hill to the south. The Lincoln Archaeological Research Assessment (LARA) has classified Milman Road as having potential research agendas relating to the Prehistoric, Roman Military, Roman Colonia (The Greetwell Villa), Early Medieval (Greetwell villa estate and potential wic); and the High Medieval and Early Modern Eras.

A scheme of archaeological monitoring was conducted by Pre-construct Archaeological Services. This exposed a single undated pit containing what appeared to be discarded hearth debris.

1.0 Introduction

Pre-Construct Archaeological Services Ltd. (PCAS) was commissioned by Rob Bradley Building Design, acting on behalf of Mr & Mrs D. Holden, to carry out a scheme of archaeological monitoring and recording on all development groundworks associated with the construction of a three-storey dwelling at 39 Milman Road, Lincoln.

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

The development site is located on Milman Road on the central-eastern side of Lincoln city, c. 1.3km east of the City's Cathedral Quarter and historic core. The site covers an area of c. 0.33 hectares and is centred on NGR SK 9874 7156. It comprises a long, rectangular piece of land situated on the east side of Milman Road, which is south of Sewell Road and north of Monks Road. The site is bordered to the west by Milman Road; to the north by the adjacent plot of number 41; to the east by a house and garden; to the southwest by number 37 Milman Road; and to the southeast by 43 Clarina Street. The site is located within Lincoln City's Milman Road to Frederick Street Character Area, but does not lie within any of the City's designated Conservation Areas.

3.0 Geology and topography

The solid geology of the northern half of Milman Road is shown as the Whitby Mudstone formation on the BGS website, with Northampton Sand Formation - Ooidal Ironstone at the top of the road near Sewell Road; and Scunthorpe Mudstone Formation and Charmouth Mudstone Formation (Undifferentiated) to the south. There are no superficial (drift) deposits recorded in this area (<http://mapapps.bgs.ac.uk/>). Topographically, the site at number 39 Milman Road is uneven and appears to encompass a significant change in slope between the adjacent properties at numbers 41 and 37, located to the north and south respectively. The site contains a wooden shed and is overgrown. The top (north) of Milman Road lies at 142m AOD and the southern end lies at 79m AOD. The site itself lies at c. 106m AOD.

4.0 Planning background

On 22/04/2010, City of Lincoln Council granted full conditional planning permission for the proposed development. Two archaeological conditions attached to the Grant of Planning Permission stated:

5. 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.

6. 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.

5.0 Archaeological and historical background

There is little evidence for prehistoric human activity in Lincoln. Sporadic finds of early prehistoric material, including Neolithic and Bronze Age flint implements have been made within the city, and attest to some degree of prehistoric occupation, although most prehistoric material from the city has been retrieved from the low-lying land near the river (Jones & Stocker, 2003).

In 1968, a quantity of Roman and medieval pottery, a late Saxon crucible and a small copper alloy strap distributor were found during archaeological monitoring at 366 Monks Road, c. 650m east of the proposed development site. In c. 1997, archaeological monitoring was carried out on the site of the Old City School on Monks Road. Two trenches were observed and a 19th-century wall footing was recorded (Vince & Jones 1990; 247, 203).

During the medieval period, the area of the site probably formed part of the estate of Monks Abbey, for which the citizens of Lincoln held grazing rights.

The centre of Lincoln contains over 60 Scheduled Ancient Monuments (SAMs). The closest SAM to the site is the scheduled remains of the Benedictine Monks Abbey (LI 24), which are located c. 200m to the south-southeast. The monument also contains three Grade II listings, comprising the ruins of the nave, the ruins of the chancel and masonry fragments (<http://list.english-heritage.org.uk/results.aspx>).

The Lincoln Archaeological Research Assessment (LARA) has classified Milman Road as having potential research agendas relating to the following periods or Eras (see Appendix 1):

- Prehistoric Era (Hill side springs, streams and pools; and Limestone Uplands,
- Roman Military (Northern and southern hill slopes),
- Roman Colonia (The Greetwell Villa),
- Early Medieval (Greetwell villa estate and potential wic)
- High Medieval and Early Modern (Common pasture east of Butwerk).

A 6-inch map of Lincoln by Dewhirst and Nichols and dating to 1839 (not illustrated), shows the area of the site as comprising open, undeveloped fields within the '*Liberty of the Monks*', situated to the north of what is now Monks Road (Mills and Wheeler 2004, 36-7). This refers to the Black Monks' Abbey estate. In the late 17th century, part of this estate was leased out to brick-makers and is subsequently referred to as '*Brick Kiln Close*'. The plot lay on the hillside to the west of Milman Street (Jones & Stocker 2003, 322). Padley's 1842 map of Lincoln, including the third edition corrected in 1883, shows that the area of the site was undeveloped land and that the alignment of Milman Road to the east of the Arboretum was represented by Love Lane at that time. The main gate to the medieval abbey was probably located opposite this lane, which lead to Greetwellgate (Jones & Stocker 2003, 307).

The development site appears to have remained undeveloped until after 1920: a Lincoln City Town map of this date shows Milman Street, with houses along the eastern side and the school on the west side, but the proposed development site appears as undeveloped land to the north of the terraced houses.

Buildings in the Milman Road to Frederick Street Character Area date almost exclusively from between 1904 and 1913, when the area was laid out on what had formerly been enclosed agricultural fields. All of this land would have originally belonged to the Monks Abbey estate. This represents the tail end of a period of dramatic growth for Lincoln during the Victorian/Edwardian period, following the Post-Medieval decline of the city, which led to the establishment of the residential, industrial and commercial areas to the east of the city (<http://www.lincoln.gov.uk/>).

The eastern boundary of the Grade II listed Lincoln Arboretum is located approximately 100m west of the site. There are five other designated heritage assets associated with the Arboretum. They comprise a shelter, café and lodge; telephone kiosk, bandstand and lion statue, all of which lie within the Arboretum's grounds and all of which are Grade II listed (<http://list.english-heritage.org.uk/results.aspx>).

6.0 Methodology

A vegetation strip, using a 360° excavator with a flat-bladed bucket, was carried out as the first part of the groundworks. Subsequent groundworks established the footings of the new development.

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 appropriate scales, 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 site strip was attended on 23rd July 2012. PCAS staff were recalled on 25th March 2015 to continue the scheme of archaeological monitoring (see appendix 1). Monitoring was completed on 26th March 2015. Karen Francis, Richard Mandeville and Simon Savage attended site on separate occasions.

7.0 Results (fig. 4)

Natural sandy clay (003) was exposed beneath a subsoil layer (002). This ochre clay subsoil was beneath modern topsoil (001).

On the southern boundary of the site the remnant of a pit was exposed: pit [005] was cut into the natural sandy clay and contained a single fill of dark grey sandy clay, possibly domestic hearth waste. No dateable material was retrieved from this material. Overlying deposits were not recorded.

8.0 Conclusion

A single pit was observed on the southern boundary of the site. No datable material was recovered from this feature, although the fill was described as possible domestic hearth waste. No other archaeological features were observed during the course of the archaeological monitoring.

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 Rob Bradley Building Design and Mr & Mrs D. Holden 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 September 2015.

12.0 Bibliography

BGS: British Geological Survey. 1973. *Sheet 114, Lincoln*. 1:50,000 Provisional Series. Keyworth, Nottingham.

Jones M.J. & Stocker D., 2003, 'Settlement in the Lincoln area in the prehistoric era. A. The archaeological account'. In, M.J. Jones, D. Stocker and A. Vince (eds) (2003), *The City by the Pool. Assessing the archaeology of the city of Lincoln*. Lincoln Archaeological Studies No.10, Oxbow Books, Oxford. pp.19-33,

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

Vince, A. & Jones, M. J. 1990. *Lincoln's Buried Archaeological Heritage. A Guide to the Archive of the City of Lincoln Archaeology Unit*.

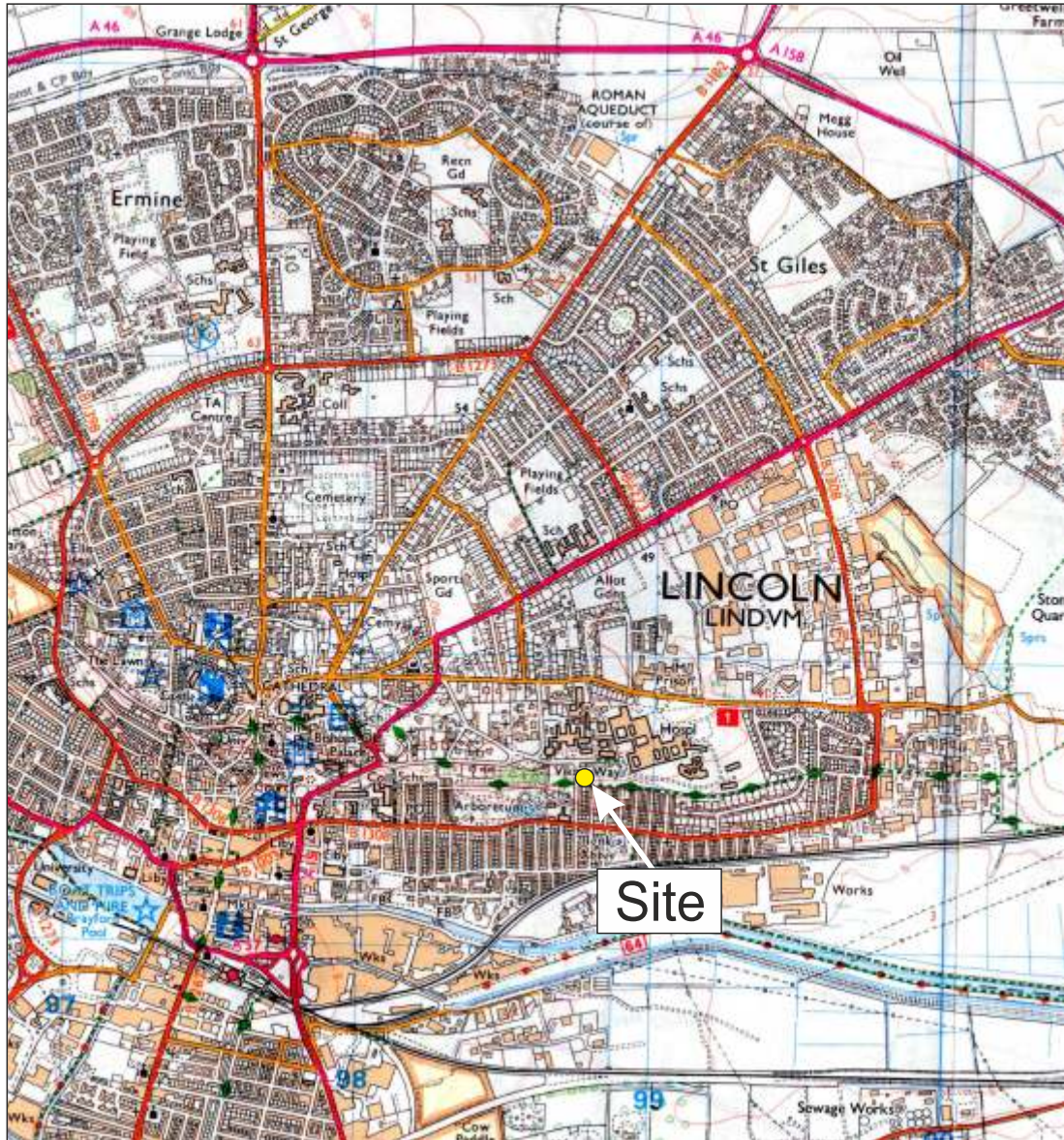


Fig. 1. Site location based on the 2000 Ordnance Survey 1:25,000 Explorer map, sheet 272. ©Crown Copyright. All rights reserved. Reproduced at scale. PCAS Licence No. 100049278.

Figure 2 (below): Block plan of site
(supplied by developer, not to scale)

Figure 3 (right): Composite plan of site at 1:100 @A4

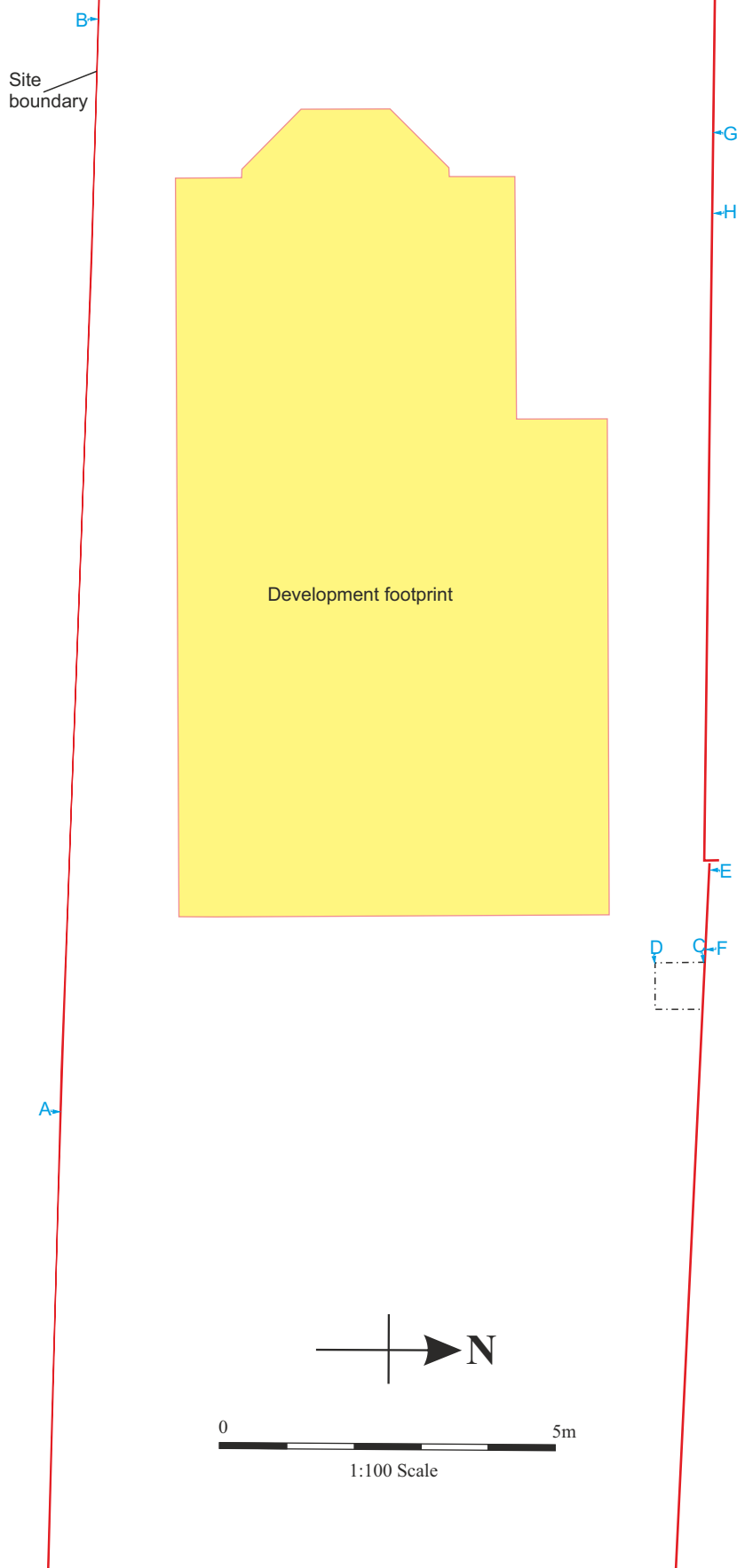
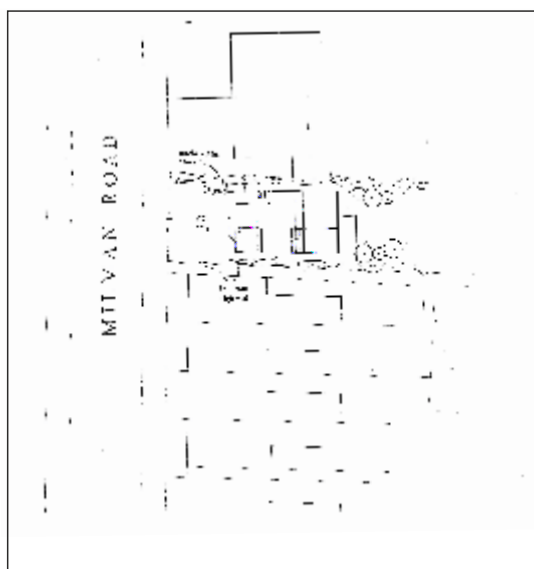
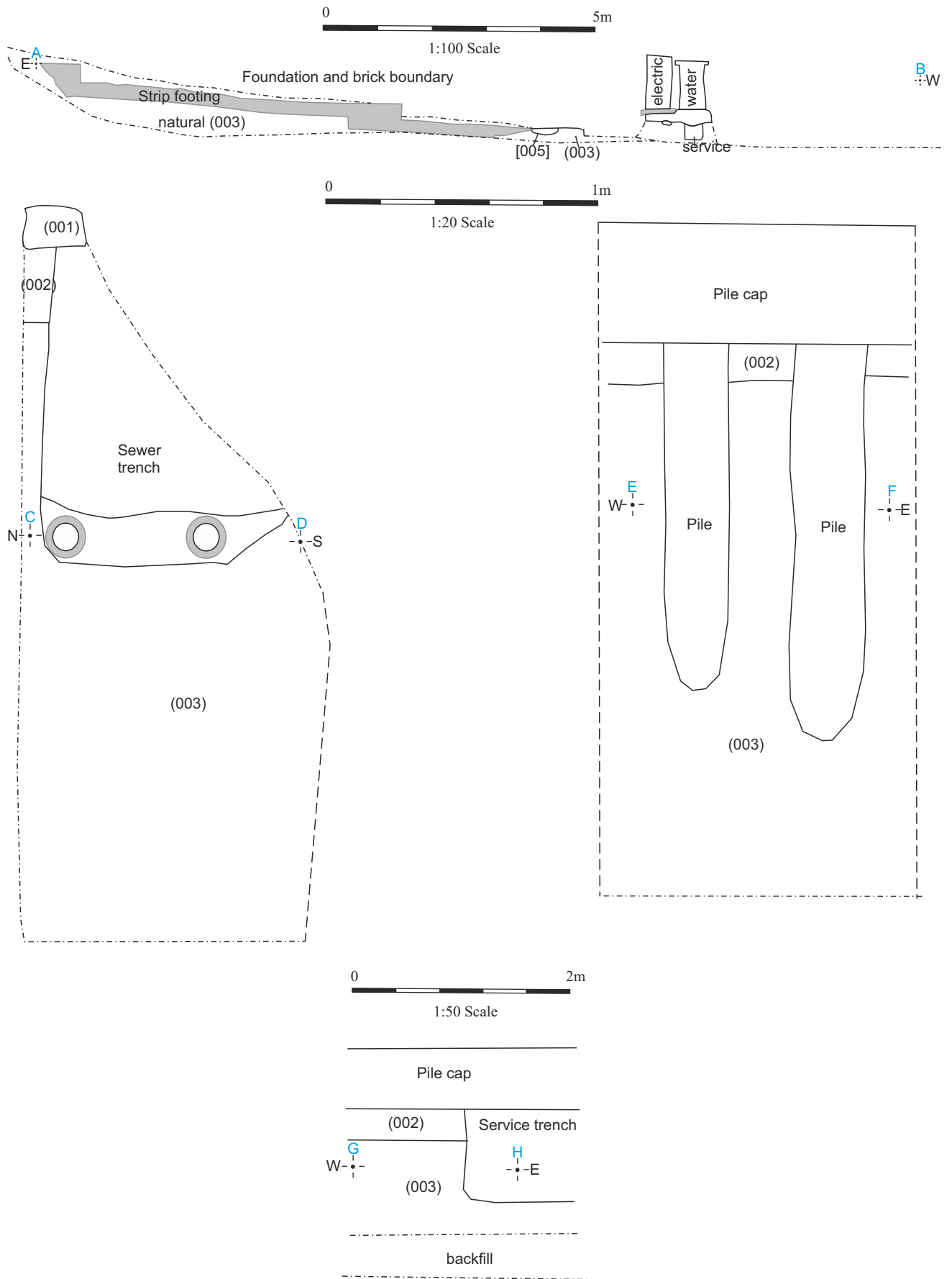


Figure 4: Sections



Appendix 1 Colour plates



1. Site on arrival (23rd July 2012), looking west



2. Working shot of site strip, looking east



3. Site on arrival (25th March 2015), looking east



4. Section A-B, looking southwest



5. Pit [005], looking south



6. Section C-D, looking east



7. Section E-F, looking north



8. Section G-H, looking north

Appendix 2 context summary

| context no. | type | description | width (cm) | length (cm) | depth (cm) | finds |
|--------------------|-------------|--------------------|-------------------|--------------------|-------------------|--------------|
| 001 | layer | topsoil | | | 40 | |
| 002 | layer | ochre clay subsoil | | | | |
| 003 | layer | natural | | | | |
| 004 | fill | of 005 | 23 | | 12 | |
| 005 | cut | pit | | | 12 | |

Appendix 3 OASIS Summary

OASIS DATA COLLECTION FORM: England

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39, Milman Road, Lincoln, LN2 5LX SCHEME OF ARCHAEOLOGICAL MONITORING AND RECORDING - Pre-Construct Archaeological Services Ltd

OASIS ID - preconst3-211234

| Versions | | | | |
|---------------------------------------|----------|--------------------|--|--------------|
| View | Version | Completed by | Email | Date |
| View 1 | 1 | Benedict Wheeliker | ben@pre-construct.co.uk | 14 May 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 | |
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