

Land Adjacent To No. 1, Knight Terrace, Lincoln

Archaeological Monitoring and Recording

NGR: SK 97345 69992
Planning Authority: City of Lincoln Council
Planning App. No: 2014/0194/F
PCAS Site code: KTLM 15
PCAS Job No.: 1399
Archive acc. code: 2015.64

Prepared for

Core Architects on behalf of Mr. Matthew Warriner

by J. Sleaf

November 2015



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Fig. 1: Site location map at scale 1:25,000. Site location in red. (OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278).

Fig. 2: Extract from 1883 Padley plan of Lincoln

Fig. 3: Plan of Development & section at scale 1:200 & 1:20

Non-Technical Summary

A scheme of archaeological monitoring and recording took place during the construction of a new house on land adjacent to no. 1, Knight Terrace in the Wigford area of the city of Lincoln.

Knight Terrace falls within the Wigford suburb of Lincoln city, on the south side of the River Witham, and is close to the west bank of the Sincil Drain, which formed the boundary of medieval Wigford. The line of the present Sincil Dyke from the outfall of Great Gowt south and west to the point where it rejoins the Witham is currently believed to date from the 11th century. Documentary and topographical sources indicate that there was a wall, and perhaps a rampart as well, inside the Sincil Dyke, although excavations at Knight Place in 1992 encountered only a large ditch or drain.

Monitoring proved for the most part negative, the only structural finds and features relate to early modern activity in the form of a brick wall and small pit, probably associated with the former dwelling on this plot.

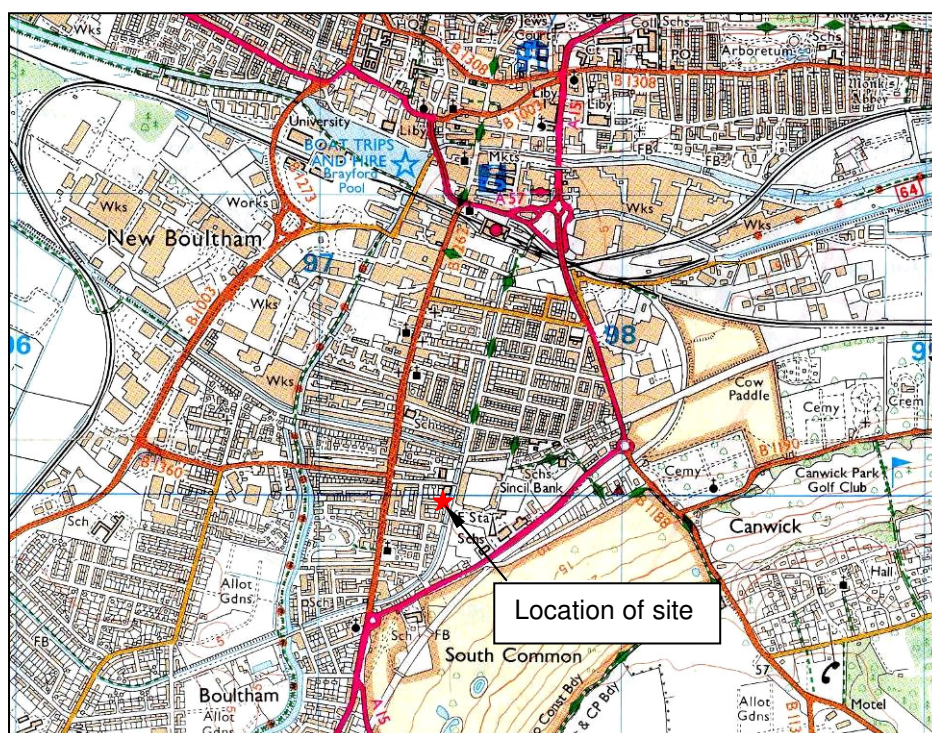


Figure 1: Site location plan at scale 1:25,000. The site is marked in red. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

1.0 Introduction

Pre-Construct Archaeological Services Ltd (PCAS) was commissioned by Core Architects on behalf of Mr Matthew Warriner to undertake a Scheme of archaeological monitoring and recording during construction of a new house on land adjacent to No. 1, Knight Terrace, Lincoln.

This programme of archaeological monitoring and recording was recommended by the City of Lincoln Archaeologist to inform a planning application for residential development. The results, as presented in this report, can be used if necessary to mitigate the impact of the development on any historic assets.

This document follows current best practice and national guidance, including:

- NPPF, National Planning Policy Framework, 2012;
- CIFA Code of Conduct (2008 as revised);
- CIFA Standards and Guidance for Archaeological Evaluations (2008);
- Management of Research Projects in the Historic Environment (MoRPHE v1.1, English Heritage 2009)
- Lincolnshire Archaeological Handbook (Lincolnshire County Council, 2010).

2.0 Site Location and Description (fig. 1)

The Sincil Dyke West Character Area is located within the Witham Valley bottom between the north and south escarpments, and is bounded by Sincil Dyke to the south and east, the rear of High Street properties to the west, and Portland Street to the north (CLC, 2008).

Knight Terrace falls within the Wigford suburb of Lincoln city, on the south side of the River Witham; it is situated at the east end of Knight Place, off Knight Street, which runs parallel to the east side of the High Street (post code LN5 8LA), and is close to the west bank of the Sincil Drain, which formed the boundary of medieval Wigford. The site is not within a Conservation Area: it lies a short distance to the east of the city's Conservation Area no. 5, Gowt's Bridge (CLC, 2012).

Knight Terrace lies at the eastern edge of the Sincil Dyke West Character Area. The townscape assessment of the Character Area notes that it *'consists largely of regular grid-like residential streets dating from the Post-Railway Expansion and Late Victorian/Edwardian Periods, interspersed with areas of comprehensive redevelopment dating from the late 20th century. However, earlier features, in particular medieval burgage plots, the course of the former Roman road, and the historic watercourses bordering the south and east of the Character Area, strongly influenced the development of the existing townscape... Properties in the Character Area are almost entirely composed of residential housing, the majority of which is in the form of continuous Victorian terraced rows with smaller interspersed areas of comprehensive redevelopment dating from the Modern Period. Modern housing 'estates' vary in style, scale and construction, but within each estate buildings have a coherent form... The Character Area contains no landmark buildings or individual historic buildings; however, the coherent Late Victorian/Edwardian townscape as a whole is of historical note'* (CLC, 2008).

3.0 Topography and Geology

Land within the Sincil Dyke West Character Area is virtually level, sloping gradually down from High Street to Sincil Dyke in the east. The slight gradient is denoted by small changes in height in the rooflines of Late Victorian/Edwardian terraces running east/west off High Street (CLC, 2008).

The local drift geology is recorded as undifferentiated river terrace sand and gravel laid down by the River Witham, over a solid geology of Lower Lias clay with shale and limestone (BGS, 1973).

4.0 Planning Background

Planning permission was granted by the City of Lincoln Council on 22nd May 2014 for the construction of a part two-storey, part single-storey terrace dwelling. This permission was granted subject to conditions, including the implementation of an appropriate programme of archaeological work in accordance with a Written Scheme of Investigation approved by the City of Lincoln Council as Local Planning Authority (planning application no. 2014/0194/F).

The results of this report will be presented in support of the application, and will be used to inform any archaeological mitigation strategy, if required.

5.0 Archaeological and Historical Background

Much of the land on the east side of the Sincil Dyke West Character Area was reclaimed from wetland at some time between the Roman military occupation and the High Middle Ages. The progress of the reclamation extended eastwards from High Street, which follows the course of Roman Ermine Street into the original legionary fortress and is raised on the Roman *agger*. The process of land drainage and reclamation concluded with the construction of Sincil Dyke. Since its construction the dyke has frequently been re-engineered, and parts of the current concrete-reinforced channel, constructed in the 1960s, may lie slightly east of the original medieval course (LCC, 2008).

The line of the present Sincil Dyke southwards and westwards from its confluence with Great Gowt at Nichorpool to the point where it rejoins the Witham is believed to be an 11th-century creation: it was probably not founded on a natural watercourse, as it bisected the former market place of Lower Wigford, forming a new southern boundary of the city. In contrast to the other suburb boundaries, it is clear that this final boundary of Lower Wigford was fortified in the 12th and 13th centuries, with its two crossing points controlled by Great and Little Bargate. Great Bargate seems to have been a tall tower gate, very similar to Newland gate and probably of the same late 13th- or early 14th-century date, although it seems likely that there was a gate on this major roadway from the 11th century, when the boundary was probably created. Little Bargate, which lay closer to the Knight Terrace site, was a much more complex structure, with drum towers to either side of a two-storey gate hall and a stone bridge. It remains unclear why this gate should have been selected for such imposing treatment, since it was convenient only for travellers taking the route to Canwick and the lower Witham valley. Documentary and topographical sources make it clear that there was a wall, and perhaps a rampart as well inside the Sincil Dyke, at least between the Bargates, although this was not discovered during an archaeological evaluation carried out at Knight Place in 1992, which was conducted with this enquiry in mind (Lincoln RAZ 9.51.5). This evaluation did record a deep ditch, thought to be an early drainage ditch or possible former course of the Sincil Dyke. The ditch appeared to have gone out of use and been backfilled during the 18th century (HER ref. 70273). The modern footbridge off Spencer Street in the south of the Character Area spans Sincil Dyke at the same point as the former 13th- or early 14th-century bridge and gateway of Little Bargate. An earlier foot road connecting High Street with the crossing emerged to the north of the medieval St. Botolph's Church at the junction of Featherby Place and High Street (LCC, 2008).

The medieval suburb of Wigford ran from High Bridge in the north of the area to the street of Bargate to the south, and was subdivided by the Great and Little Gowt drains, which linked the River Witham to Sincil Dyke. The Great Gowt continues to function as an open drain, and may, like the Sincil Dyke, have had a defensive function during the medieval era. In contrast, the line of the Little Gowt is now only marked by the irregular southern boundaries of houses along Sewell's Walk, a post-medieval or earlier footpath (LCC, 2008). To the south of Great Gowt, the Wigford suburb was laid out around a huge, funnel-shaped market place. The houses which lined the east and west sides of this market were evidently mostly confined to the northern part of the space; three additional churches developed to serve this community and eventually the decision was taken to embrace the domestic part of the market within the Sincil Dyke. To the south of the Dyke the land was clearly available for the foundation of the prestigious monastic institutions of St Sepulchre's Hospital, St Katherine's Priory and the Malandry Leper Hospital: there is nothing in the foundation documentation of any of these institutions to suggest that they replaced housing in this southern part of the market area, and it seems likely that domestic dwellings never extended beyond the Sincil Dyke. It is possible that this was an industrial as well as a residential and mercantile area: a tannery is known to have existed in St Margaret's Parish, Wigford around 1200, evidently occupying the lands between the property on the High Street and the Witham behind. The tanning of hides was normally carried out on the periphery of settlements, as it was a foul-smelling process and needed easy access to large supplies of water: a location such as this, on the fringe of the town, but next to a market place, would have been very convenient (Lincoln RAZ 9.34). The western boundary of no. 1, Shakespeare Street may follow the eastern edge of the former medieval market (CLC, 2008).

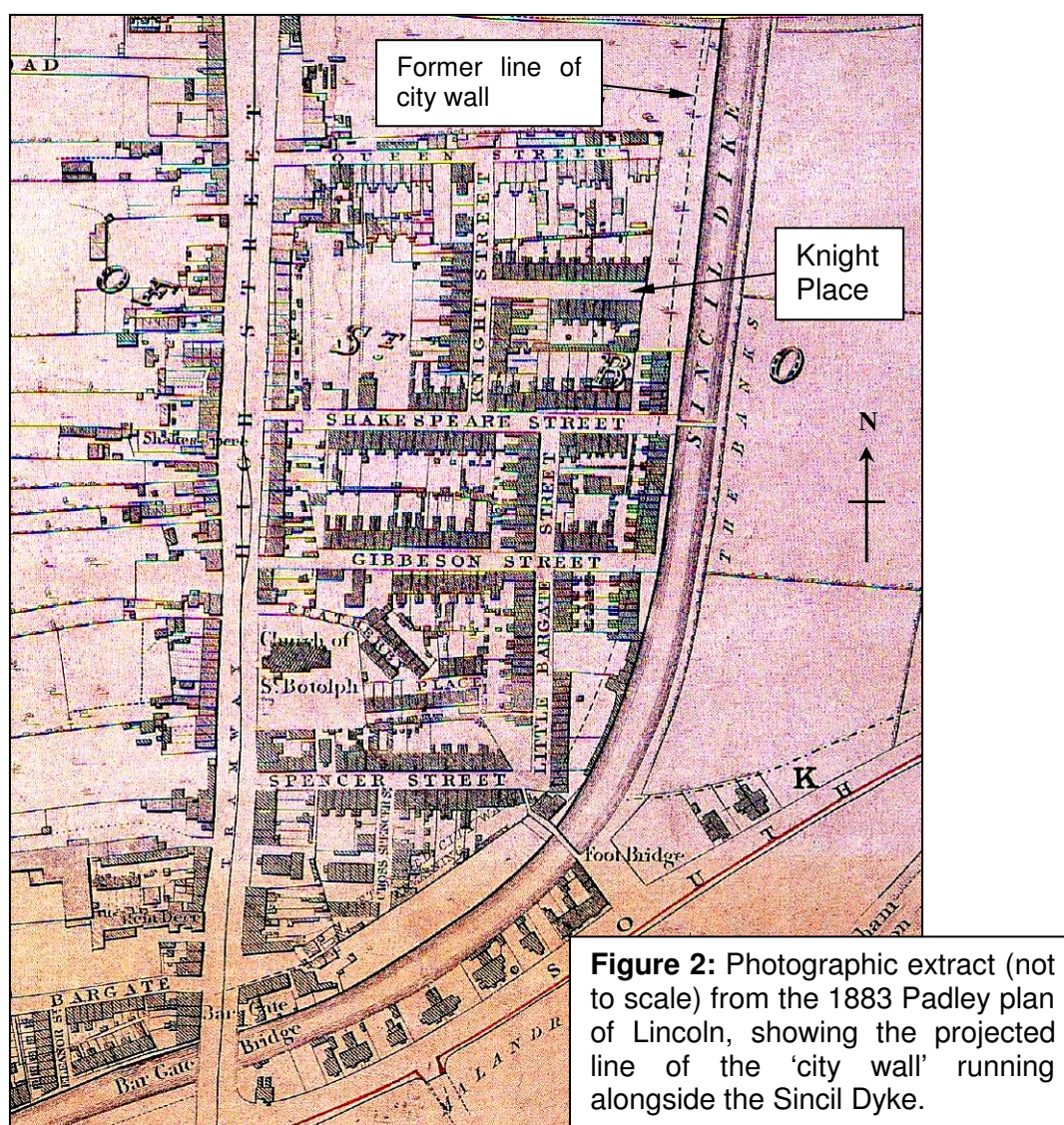
An archaeological watching brief conducted in 2003 during the construction of a new house on land at 20-21 Queen Street, Lincoln identified a large rubbish pit, containing animal bone, mollusc shell and numerous pottery sherds dating to between the 12th and 13th century. It would seem likely that the pit would have been located in a garden plot attached to one of the dwellings in medieval Wigford (HER ref. 70344). Another watching brief carried out in 2004 during the groundworks for a residential development on land between 53 and 59 Queen Street identified a ditch some 3m wide and 0.8m deep, which crossed the site from east to west. The ditch produced pottery and tile dating to between the mid-12th to the mid- to late 14th century, and seemed most likely to represent a land boundary (HER ref. 70377).

As in the early medieval period, later medieval Wigford to the south of Great Gowt had a quite different character from Upper Wigford. The large funnel-shaped market had been replaced by a market and fair on Lincoln Green, outside the Sincil Dyke, by the 13th century, presumably leaving the broad High Street from Great Gowt to the Bargates without a practical function beyond servicing the houses on either side. However, the area continued to be occupied: in 1428 none of the parishes of Lower Wigford within Sincil Dyke was recorded as having fewer than 10 inhabitants. Documentary sources tell us very little of the buildings in this part of the suburb in the later medieval and post-medieval periods, although the tannery established in St Margaret's Parish, Wigford around 1200 may have continued and may have been one of many; virtually no standing buildings of this date survive in this Research Agenda Zone (RAZ 10.34).

Almost all of the residential development of Sincil Dyke West followed the arrival of the Midland Railway in 1846 and the Great Northern Railway in 1848. Prior to the railway construction, much of the Character Area was divided into a series of burgage plots of differing widths belonging to medieval buildings along High Street, including a number of churches and elite establishments such as St. Mary's Guildhall. The alignment and former boundaries of the burgage plots are preserved in the layout of some of the modern roads, while the line of an unusual north to south-orientated field boundary is marked by the western boundary of houses running from 63 Queen Street to 63 Shakespeare Street. Other roads were laid out anew, but the amount of land available for development (usually one or more medieval burgage plots), the access off High Street, and the physical barrier of Sincil Dyke encouraged the retention of an east-west orientation similar to the preceding medieval

pattern of land division. Monson Street was one of the first streets to be laid out off High Street, pre-empting the arrival of the railways by a matter of months; Queen Street followed in 1860, extending eastwards as far as an earlier north-to-south field boundary running parallel to Sincil Dyke. By 1880 all land between Monson and Portland Streets and south of Queen Street had been developed into a Victorian suburb with a regular pattern of residential streets, some of which bridged Sincil Dyke to connect to contemporary residential estates to the east (CLC, 2008). The 1868 Padley plan of Lincoln shows the land within the circuit of the Sincil Drain to the south of Queen Street as occupied only by fields to the rear of the buildings fronting on to the High Street; by the time that this plan was revised in 1883, almost the whole of this area was developed. Knight Place had been laid out and built up along much of its length, although its east end terminated in a strip of open ground adjoining the Sincil Dyke: the 'line of the old city wall' is marked as a broken line running approximately through the area where Knight Terrace was subsequently to be built (Mills and Wheeler, 2004).

The townscape of Sincil Dyke West changed very little between the First World War and the mid-20th century, but it underwent considerable change in the second half of the 20th century, most notably in the replacement of areas of Victorian housing with small City Council estates. Victorian housing was also removed to make way for car parking such as at the east end of Shakespeare Street where a row of eight terraced cottages was demolished in 1972 (*ibid.*).



6.0 Methodology

The wall footings were opened by machine, initially equipped with a toothed bucket to break through the concrete and brickwork under archaeological supervision; to natural geology. The footings were then inspected and cleaned and defined by hand where appropriate.

Where identified, archaeological features were examined sufficiently to determine their date, character and survival condition and then recorded by measured plan and section drawings at appropriate scales (1:20 or 1:50), incorporating Ordnance Survey datum heights.

A written record of each significant stratigraphic horizon and archaeological feature was made on standard PCAS context recording forms. These were supplemented by a narrative account in the form of a site diary.

A digital photographic record, supplemented by colour slide and monochrome film photography as appropriate, was maintained during the course of the archaeological intervention.

All artefacts were treated in accordance with UKIC guidelines, *First Aid for Finds* (Watkinson & Neale 1998). All artefacts encountered during the groundworks were retrieved and returned to PCAS offices for cleaning, marking and in-house assessment and subsequent dispatch to external specialists.

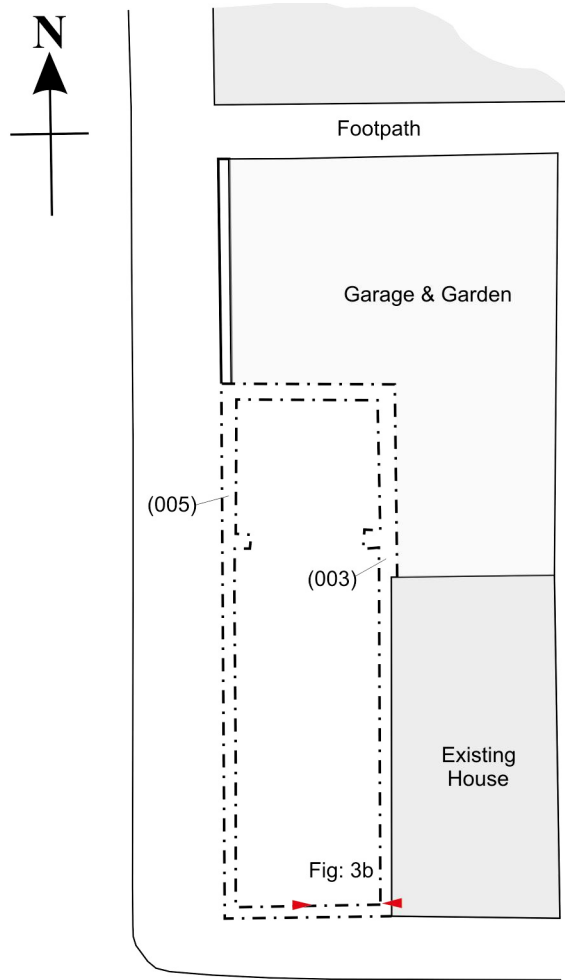


Figure: 3a. Plan of Development at scale 1:200

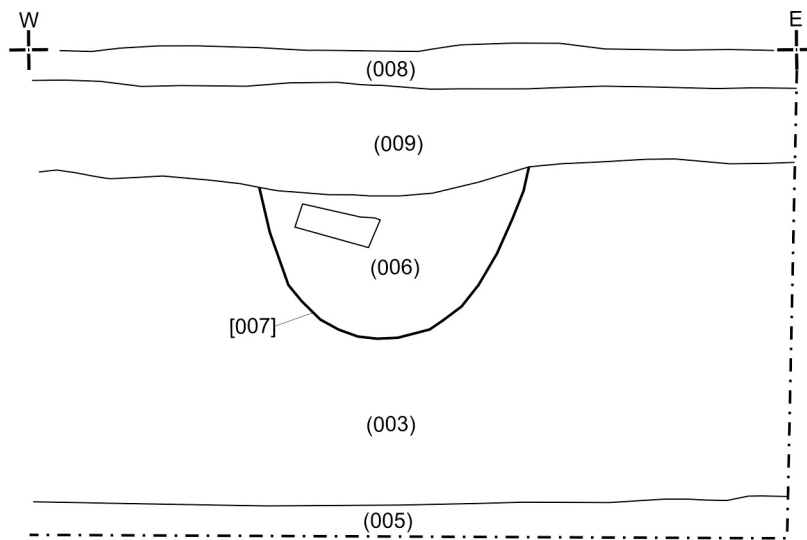
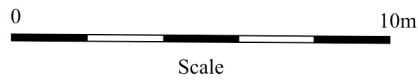
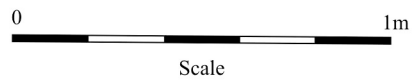


Figure: 3b. South facing section of Pit [007] at scale 1:20



7.0 Results (fig.3)

Summary

The results of the monitoring proved largely negative. The only structural remains in the form of two brick walls relate to a former dwelling on the site with an associated pit.

The earliest deposit encountered at a depth of 1.18m from the existing surface comprised friable light grey to light yellow-brown mottled sand (005) with no inclusions.

Above this was a 0.89m thick deposit of friable dark brown fine silty sand (003) with moderate small limestone fragments, interpreted as made ground and consolidation for the structures above.

The remains of a brick wall (004) were revealed in the north-south run of footings to the west. Constructed from light red bricks, three courses of paired stretchers above three courses of headers were visible to the west. Eleven courses of paired stretchers were visible to the south, above three courses of headers, with a breadth of two headers in the bottommost course.

This wall appears to run parallel with the existing building and bounds the frontage to the plot, and was later covered by a modern brick footing on a concrete base (002) which supported a wood panel fence on the western boundary.

Associated with wall (004) is a small pit [007] located in the south facing section of footings at the southern end of the development. Approximately 0.7m wide and 0.37m deep, pit [007] contained friable mid grey silty sand (006) with frequent crushed limestone fragments, brick, modern window glass and decayed wood.

Pit [007] was subsequently sealed by a consolidation/bedding layer of loose bricks and light brown sand, presumably derived from the demolition material of the original dwelling and wall (004) and was in turn sealed by a layer of concrete (008) forming the existing surface on the southern side of the development. The northern half of the site was covered by reinforced concrete (001) abutting brick footing (002) and concrete surface (008).

8.0 Discussion and Conclusion

The results of the monitoring and recording proved largely negative with no significant archaeology found. This is due in part to the depth of the made ground and subsequent construction of wall (004) which belonged to a former dwelling, possibly even part of the existing property of No. 1 which may have been rebuilt at a later date, evidence of which can be seen in a difference in the roofline to the adjacent properties.

9.0 Effectiveness of Methodology

This programme of monitoring and recording was an appropriate method for gathering further information about the sites archaeological potential. The body of data produced by this evaluation is considered sufficient to inform the planning and development process.

10.0 Project Archive

The site records, currently in the custody of PCAS, will be deposited with a printed copy of this report at The Collection, Lincoln, where it can be accessed using the accession number LCNCC 2015.64. A digital copy of this report will be uploaded to OASIS, where it will be accessible via the ADS website.

11.0 Acknowledgements

Pre-Construct Archaeological Services would like to thank Core Architects on behalf of Mr. Matthew Warriner for this commission.

12.0 References

British Geological Survey, 1973, *Lincoln: England and Wales 1:50,000 Series sheet 114, Solid and Drift Provisional Edition*. BGS, Keyworth, Nottingham.

City of Lincoln Council (CLC), 2008, *Lincoln Townscape Assessment: Sincil Dyke West Inherited Character Area Statement*. Consulted online 20-03-2015 at <http://www.heritageconnectlincoln.com/character-area/sincil-dyke-west/51/documents>

City of Lincoln Council (CLC), 2012, *Conservation Areas*, consulted online 20-03-2015 at <http://www.lincoln.gov.uk/living-in-lincoln/planning/preserving-heritage-buildings-and-areas/conservation-areas/111586.article>

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

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Appendix: 1. Plates



Plate: 1. Location of site looking north-west



Plate: 2. Excavated footings on east side of development, looking south.



Plate: 3. Excavated footings on north side of development, looking west.



Plate: 4. Wall (004) at southern end of plot, looking west.



Plate: 5. Pit [007] looking north.

Appendix: 2. Context Summary.

Context	Type	Interpretation	Dimensions
001	Layer	Modern reinforced concrete surface	0.1m thick
002	Structure	Modern brick boundary wall footing	0.5m thick
003	Layer	Topsoil/made ground	0.87m thick
004	Structure	Former brick boundary wall footing	1.3m thick 10m long
005	Layer	Natural sand	
006	Fill	Fill of modern pit [007]	0.7m wide 0.37m thick
007	Cut	Small modern pit, filled by (006)	0.7m wide 0.37m deep
008	Layer	Concrete surface, southern end of site	0.1m thick
009	Layer	Bedding/consolidation rubble layer	0.3m thick

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OASIS ID: preconst3-231060

Project details

Project name	Land adjacent to No 1 Knight Terrace, Lincoln
Short description of the project	A scheme of archaeological monitoring and recording took place during the construction of a new house on land adjacent to no. 1, Knight Terrace in the Wigford area of the city of Lincoln. Knight Terrace falls within the Wigford suburb of Lincoln city, on the south side of the River Witham, and is close to the west bank of the Sincil Drain, which formed the boundary of medieval Wigford. The line of the present Sincil Dyke from the outfall of Great Gowt south and west to the point where it rejoins the Witham is currently believed to date from the 11th century. Documentary and topographical sources indicate that there was a wall, and perhaps a rampart as well, inside the Sincil Dyke, although excavations at Knight Place in 1992 encountered only a large ditch or drain. Monitoring proved for the most part negative, the only structural finds and features relate to early modern activity in the form of a brick wall and small pit, probably associated with the former dwelling on this plot.
Project dates	Start: 28-04-2015 End: 29-04-2015
Previous/future work	No / No
Any associated project reference codes	KTLM 15 - Sitecode
Any associated project reference codes	2015.64 - Museum accession ID
Type of project	Recording project
Site status (other)	Sincil Dyke West Character Area
Current Land use	Other 5 - Garden
Monument type	WALL Modern
Monument type	PIT Modern
Significant Finds	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	LINCOLNSHIRE LINCOLN LINCOLN Land Adjacent to No1 Knight Terrace, Lincoln
Study area	70 Square metres
Site coordinates	SK 97345 69992 53.217765394237 -0.541947947668 53 13 03 N 000 32 31 W Point
Height OD / Depth	Min: 1.18m Max: 1.18m

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 R. D. Savage
 Type of sponsor/funding body Developer

Project archives

Physical Archive Exists? No
 Physical Archive ID None
 Digital Archive recipient The Collection, Lincoln
 Digital Archive ID KTLM 15
 Digital Contents "none"
 Digital Media available "Images raster / digital photography", "Text"
 Paper Archive recipient The Collection, Lincoln
 Paper Archive ID KTLM 15
 Paper Contents "none"
 Paper Media available "Context sheet", "Diary", "Drawing", "Notebook - Excavation", "Research", "General Notes", "Photograph"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
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