

## ARCHAEOLOGICAL MONITORING AND RECORDING

### 17 EASTGATE, LINCOLN, LINCOLNSHIRE

NGR: SK 9793 7193  
Planning Authority: City of Lincoln Council  
Planning App. No.: 011/0957/RN  
PCAS Job No.: 1226  
PCAS Site Code: LEGM 14  
Archive acc. no.: 2014.93

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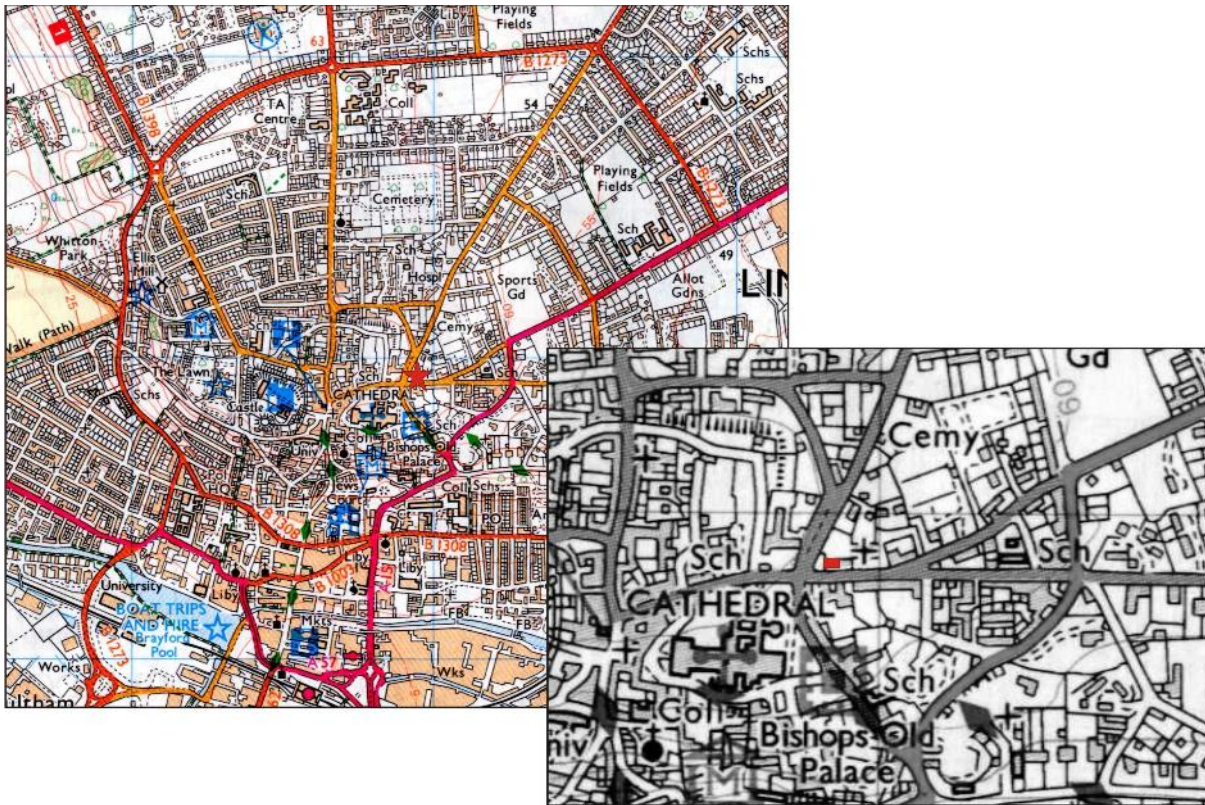
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## Summary

*This document details the results of Archaeological Monitoring and Recording associated with the addition of a new conservatory and garage to existing buildings at 17 Eastgate, Lincoln.*

*The site lies in the upper city, less than 100m north-east of Lincoln Cathedral. The stone property was first built in the mid 17<sup>th</sup> century, and is protected by Grade II Listed Building status. It is flanked to the east by No. 18, a mid 18<sup>th</sup> century private dwelling, and lies close to the Church of St. Peter, built in 1870; a mid 18<sup>th</sup> century ashlar boundary stone is set into the front wall of the property, paired with another on the south side of Eastgate. All of these buildings are also Grade II Listed.*

*The monitoring of the groundworks revealed 0.6m of modern overburden, sealing a thick, undated deposit of limestone brash. This was cut by an undated linear ditch-like feature. No other features of archaeological interest were encountered.*



**Figure 1:** Site location map at scale 1:25,000, inset at 1:10,000. Site location is shown in red. OS Explorer map sheet 272. (OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278).

## **1.0 Introduction**

Pre-Construct Archaeological Services Ltd. (PCAS) was commissioned by John Halton Design, on behalf of Mr. Sowerby, to carry out a scheme of archaeological monitoring and recording on all development groundworks associated with the construction of a new garage and conservatory at 17 Eastgate, Lincoln.

## **2.0 Site Location and Description (Figs. 1-2, Plate 1)**

Eastgate is the road aligned east-west which forms the northern boundary of the grounds to Lincoln Cathedral, extending from the junction of Greetwell Gate and Langworthgate in the east towards Bailgate in the west. No. 17 is a stone built end of terrace property lying on the north side of Eastgate, close to the crossroads with Priory Gate.

17 Eastgate lies in the north-eastern corner of the City of Lincoln Conservation Area No. 1: Cathedral and City Centre. It lies less than 100m from the Cathedral, within the medieval Cathedral Close Wall which encompassed all of the associated ecclesiastical and domestic structures. The house fronts onto Eastgate, and is flanked to the east by No. 18, an 18<sup>th</sup> century red brick property. It occupies a large corner plot, in a private garden surrounded by a high wall built of roughly squared limestone blocks. Access to the garden is via a gate on Nettleham Road.

The approximate central National Grid Reference for the site is SK 9793 7193.

## **3.0 Topography and Geology**

The property is situated towards the summit of the Lincoln limestone escarpment, at an elevation between 60 – 65m OD. The bedrock geology in this area is Lincolnshire Limestone, which commonly includes sandy limestone with substantial units of mudstone incorporated. There are no overlying drift deposits recorded.  
(<http://mapapps2.bgs.ac.uk/geoindex/home.html>).

## **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 a single storey boiler room, and repair and refurbishments to the existing property, including the addition of a conservatory and garage, was submitted to the City of Lincoln Council in July 2011 (Ref: 2011/0957/RN).

Conditional Listed Building Consent and planning permission was granted in August 2011. The following archaeological conditions were attached to this permission:

*6 - 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.*

*7 - 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.*

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

## **5.0 Archaeological and Historical Background**

Prehistoric finds in the upper city of Lincoln are sporadic; early occupation in the area was focused around the River Witham in the lower city. The Roman place name *Lindum Colonia* is thought to derive from the primitive *Linn*, meaning *pool* (Cameron, 1998), supporting evidence for the early settlement to be associated with the pool now known as Brayford.

17 Eastgate lies on the western edge of the Eastgate Character Area as defined on the Heritage Connect Lincoln website. The area is defined as being largely residential, located immediately outside the east gate of the Roman and Medieval “upper” city. The existing street layout is strongly influenced by occupation in the Roman and Medieval periods, retaining the main access points to the east side of the Roman fortress and the funnel shape of Eastgate reflecting the medieval market. Access to the north and south is restricted by the Medieval Close Wall defining the edge of the medieval city, and the private houses erected alongside this historic boundary.

(<http://www.heritageconnectlincoln.com/character-area/eastgate/83/overview>)

The development site within the Character Area of Eastgate has the following research agendas as classified by Lincoln Urban Archaeological Assessment (LARA):

- *Prehistoric Era (-10000 – 60); Limestone uplands, Hillside springs, streams and pools*
- *Roman Military Era (60–90); Training and recreational complex outside fortress eastgate*
- *Roman colonia Era (90-410); Suburban development eats of the walled cities, Cemeteries*
- *Early Medieval Era (410-850); Central elements of former Roman city and Roman network*
- *High Medieval Era (850-1350); Housing in Eastgate suburb (and the Close within St Margaret Pottergate Parish), Eastgate market, St Peter Eastgate*
- *Early Modern Era (1350-1750); Housing in Eastgate Suburb (and the Close within St Margaret Pottergate parish), St Peter Eastgate*
- *Industrial Era (1750-1945); Housing in the Close and Eastgate, St Peter Eastgate, Intermediate road routes*

(<http://www.heritageconnectlincoln.com/character-area/eastgate/83/related>)

Eastgate forms the historic eastern entrance to the early Roman military fortress; the north tower of Eastgate lies less than 100m to the west of the development site (List entry No.: 1388538). Although the development site lay outside the legionary fortress, during the early Roman occupation the surrounding land would have been utilised for agriculture to support the fortress. The early fortress was superseded by a civilian settlement which acquired the status of *colonia* and became a major administrative centre, providing retired legionaries with land and property (Jones, 2002). As such, the settlement rapidly expanded from the original fortress; land adjacent to the major routes in and out of the *colonia* are likely to have been developed as part of the town.

Roman cemeteries were often located alongside the roads leading out of a town. The Antiquarian William Stukeley recorded cremation urns around Eastgate/Greetwellgate to the east of the development site, and three “barrows” are also recorded in this area in the early 18<sup>th</sup> century. Further inhumations were found in the 19<sup>th</sup> century at the “new” cemetery of St. Margaret and St. Peter, which lies south of St. Peter’s church, less than 50m to the east of the development site. Excavations in the garden of 18 Eastgate revealed a tile built tomb, with associated cremation and inhumation burials, containing coins and grave goods, some of which dated to the 3<sup>rd</sup> century (LHD 851). The evidence indicates a Roman cemetery on the north side of Eastgate, although the extent and survival of this is currently undefined.

Saxon occupation in Lincoln was concentrated around the lower city, although occasional finds of Saxon pottery indicate that the upper city was not completely abandoned. Generally, occupation in the upper city seems to have concentrated within the defences of the former Roman fortress during this period (Jones *et al.* 2003).

The upper city was quickly adopted by Norman forces in the late 11<sup>th</sup> century; Lincoln Castle was first developed as a motte and bailey in the late 11<sup>th</sup> century, with several phases of construction throughout the medieval and post-medieval period resulting in the monument that is seen today.

Work on Lincoln Cathedral, which lies less than 100m south-west of the development site, was also started in the late 11<sup>th</sup> century. The upper city developed around the cathedral and castle in the early medieval period, utilising the existing road network. By the end of the 12<sup>th</sup> century, Lincoln was a thriving town, with an economy largely based on the trade of wool and wool products, as produced by the church and private businesses.

Eastgate developed as a suburb during the early medieval period, however the development site lay inside the Cathedral Close Wall, constructed in the early 14<sup>th</sup> century enclosing the cathedral and associated domestic buildings.

Early post-medieval Lincoln remained reliant on agriculture, and much of the surrounding area was farmland. Limestone quarrying initiated during the late medieval period continued into the 17<sup>th</sup> century, concentrated to the north and east of the development site.

17 Eastgate was first built in the late 17<sup>th</sup> century, with amendments in the 18<sup>th</sup> century. The house is constructed of coursed squared stone, rendered on the west side, and stands two storeys tall (List entry No.: 1388522). The property originally included a coach-house and pumping well, both of which stood in the south-west corner of the garden adjacent to the Eastgate/Northgate crossroads, however this corner of the garden was removed and well and coach-house were both demolished in the early 1930’s when the cross-roads were widened (LHD 593). A boundary stone attached to the front of the building, matched to

another on the south side of Eastgate (List entry No: 1388523/1388524; LHD 1685/1686), records the former boundary of the upper city.

The ground floors of many of the houses along Eastgate actually sit lower than the adjacent street front, reflecting the prolonged use and repetitive phases of construction of the former Roman roads.

In the 18<sup>th</sup> and 19<sup>th</sup> centuries, the upper city became popular with wealthy factory owners seeking prestigious sites close to their factories one which to build their homes. The working classes followed, and new roads of terraced housing for the workforce were constructed around Newport and Nettleham Road. Historic mapping confirms 17 Eastgate was unaffected by these changes, however No. 18 Eastgate dates from the mid 18<sup>th</sup> century. Lincoln continued to expand throughout the 20<sup>th</sup> century, but the historic core of the upper city remained largely unchanged.

## **6.0 Methodology**

Archaeological monitoring and recording took place on the 7<sup>th</sup> April 2015 by a suitably qualified/experienced professional archaeologist, adhering to the guidelines described in the Written Scheme of Investigation (Lane, 2014).

The basis for field recording was taken from measured scale plans supplied by the developer. A written record of each significant stratigraphic horizon and archaeological feature was made on standard PCAS context recording forms. These were supplemented by a drawn record consisting of measured plan and section drawings at appropriate scales.

The excavation of the foundation trench for the new conservatory took place using a 180 degree excavator fitted with a flat bladed bucket. The trench was up to 1m wide, and a maximum of 1.40m deep. Two sample sections of the deposits in the sides of the trench were recorded (Figs 4 and 5).

A narrative account of the daily progress was maintained, as was a digital photographic record. Part of this is included as Appendix 1.

## **7.0 Results (Figs. 3-5, Plates 2-3)**

Across the entire length of the foundation trenching, a layer of modern overburden (001) up to 0.60m deep was exposed; apparently having been turned over during recent landscaping of the garden. Sealed beneath this, towards the southern end of the trench, were two relatively thin layers; recorded as being possible made ground, (002) and (003), but curiously not recorded in the western foundation trench associated with the new conservatory. These deposits sealed a deep stratum of coarse limestone brash (004), which elsewhere was recorded directly beneath the modern overburden (001). At 0.8m below ground level, context (004) was the lowest layer encountered, and the parent bedrock was not exposed anywhere on the site.

The only cut feature identified within the foundation footprint was a ditch-like feature [005] with a V-shaped profile, orientated north to south. This feature was not bottomed, it yielded no finds and was hence not dated.

## **8.0 Conclusion**

Excluding the single ditch-like feature, no potentially significant archaeological features or

deposits were exposed during the groundworks.

The limestone-rich deposit (004) may constitute a disturbed subsoil horizon, with the high amount of limestone derived from the underlying limestone brash bedrock. Undisturbed ground would appear to exist below the impact of the development.

## **9.0 Effectiveness of Methodology**

The methodology employed during this project achieved its primary objective. This was to ensure that any archaeological remains that might have been present in the portion of the monitored groundworks 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 Mr. Sowerby and John Roberts Architects 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. It will be deposited with the Lincoln City and County Museum ('The Collection') within 6 months of the completion of this report. Following deposition, the archive will be available for public consultation under the LCNCC accession number 2014.93. A copy of the full report will also be uploaded to the Archaeology Data Service OASIS (Online Access to the Index of archaeological investigationS) database, where it will be publicly accessible online under the OASIS reference number preconst3-245416.

## **12.0 Bibliography**

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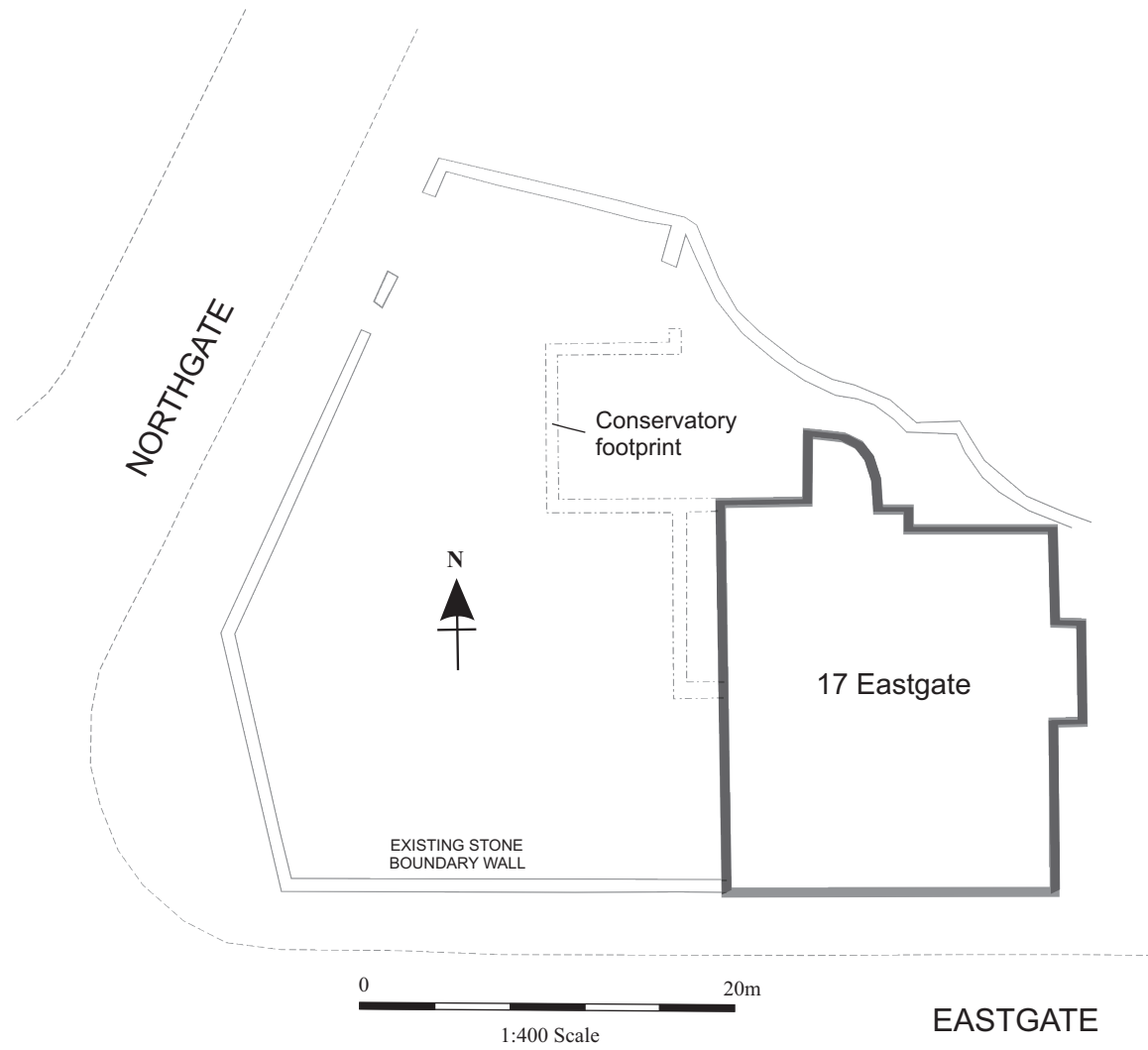
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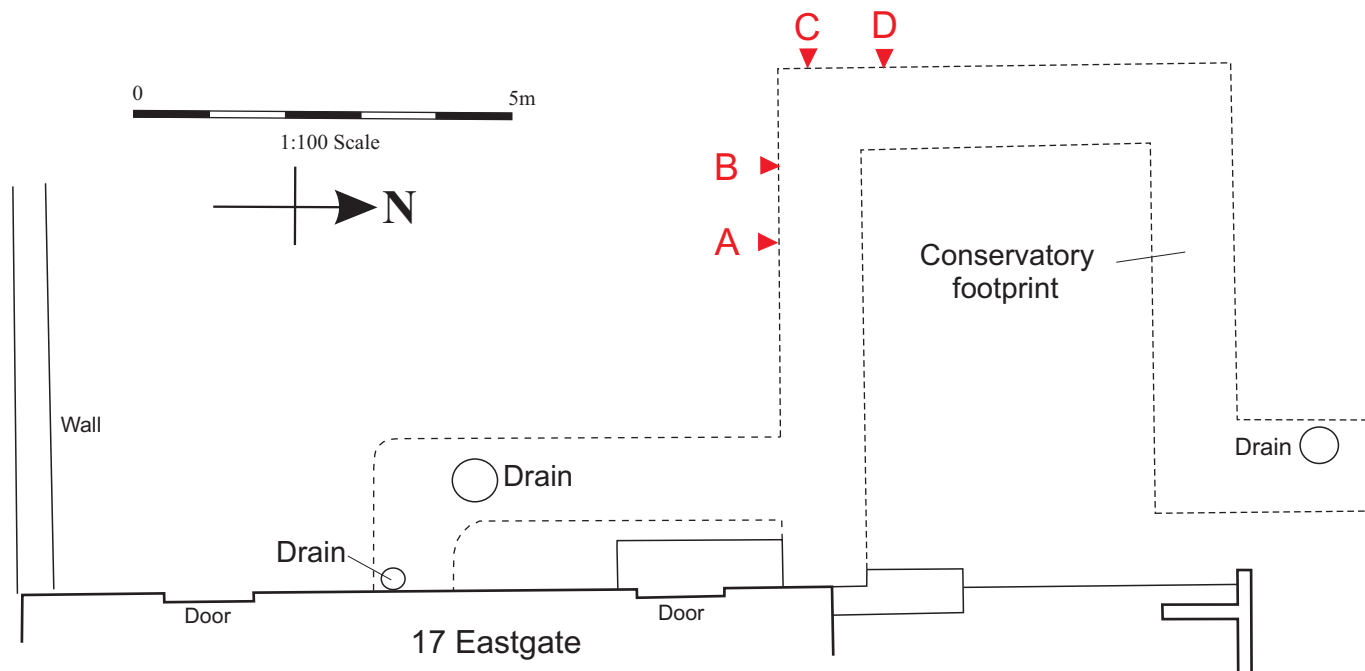
<http://www.lincoln.gov.uk/living-in-lincoln/planning/existing-applications-and-appeals/search-for-planning-applications-online/110772.article>

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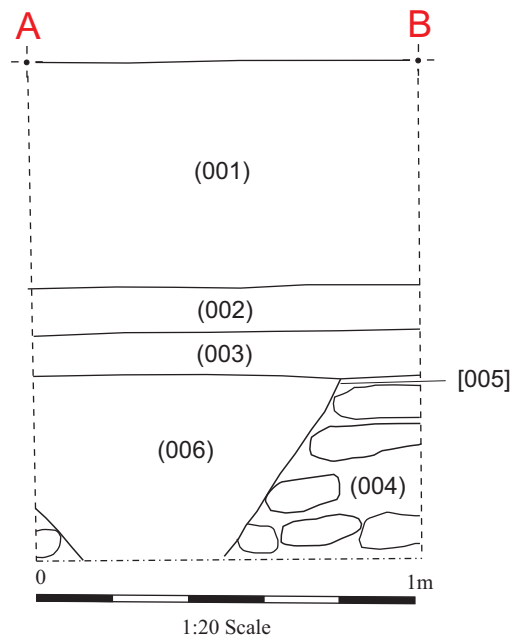




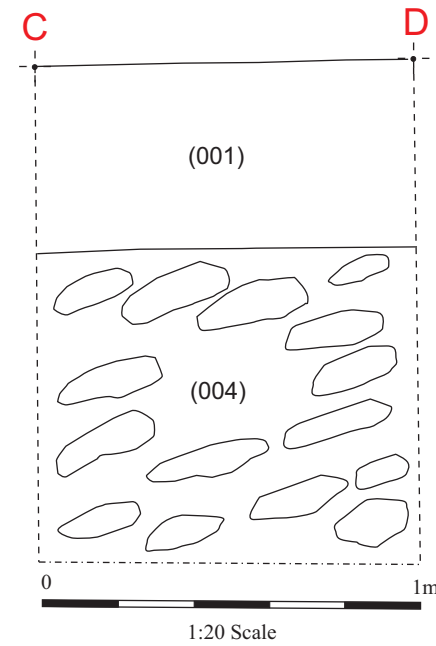
**Fig. 2:** Location of 17 Eastgate



**Fig. 3:** Plan of area monitored



**Fig. 4:** N facing section through ditch [005]



**Fig. 5:** E facing section of foundation trench

## Appendix 1: Colour Plates



**Plate 1:** General shot of the site during groundworks, looking south. Number 17 is the white building to the left

**Plate 2:** North facing section through undated ditch like feature [005]



**Plate 3:** East facing sample section of the foundation trench

## Appendix 2: Context Summary

001	Layer	Compact, mid brownish grey sandy clay silt, D 0.56m	Modern
002	Layer	Friable, light grey silty sand with modern concrete fragments, D 0.10m	Modern
003	Layer	Friable, light yellowish-brown fine sandy silt, D 0.10m	Modern
004	Layer	Firm/friable, mid orange brown clayey silt with frequent small to medium brashy weathered limestone fragments, D 0.80m+	Undated
005	Cut	Linear/straight, V-shaped, N-S with steep sides, L 0.1m+, W0.80m+, D. 0.50m+	Undated
006	Fill	Compact, mid brownish grey clay silt with moderate small to medium weathered limestone fragments, D 0.50m+	Undated

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