

PROPOSED LINDUM MEDICAL VILLAGE, LINDUM TERRACE, LINCOLN
ARCHAEOLOGICAL EVALUATION REPORT

NGR: SK 98436 71673
Planning application.: 2016/1140/FUL
PCAS site code: LMVE 17
PCAS job no.: 1846

Prepared for

Franklin Ellis Architects

On behalf of Dr. Salem

by

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April 2017



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Summary

PCAS Archaeology Ltd. undertook a scheme of archaeological evaluation on the site of a proposed medical village on land between Lindum Terrace and Sewell Road in the city of Lincoln. The results of the evaluation will inform an application for planning permission.

The site lies within the 'Lindum and Arboretum' Conservation Area of the city, directly to the north of the Arboretum, a designated Historic Park. The Lindum Terrace Character Area was developed as a prestige residential area during the 19th century, with large ornate villa dwellings set within substantial garden plots. An archaeological desk-based assessment determined the site as having a high potential for remains associated with the formal gardens of the 19th century Eastcliff House.

Two 10m x 4m trenches and two 2m x 2m test pits were investigated, with three interventions proving to be archaeologically negative; the other exposing a modern waste pit.

No significant archaeological remains were encountered.

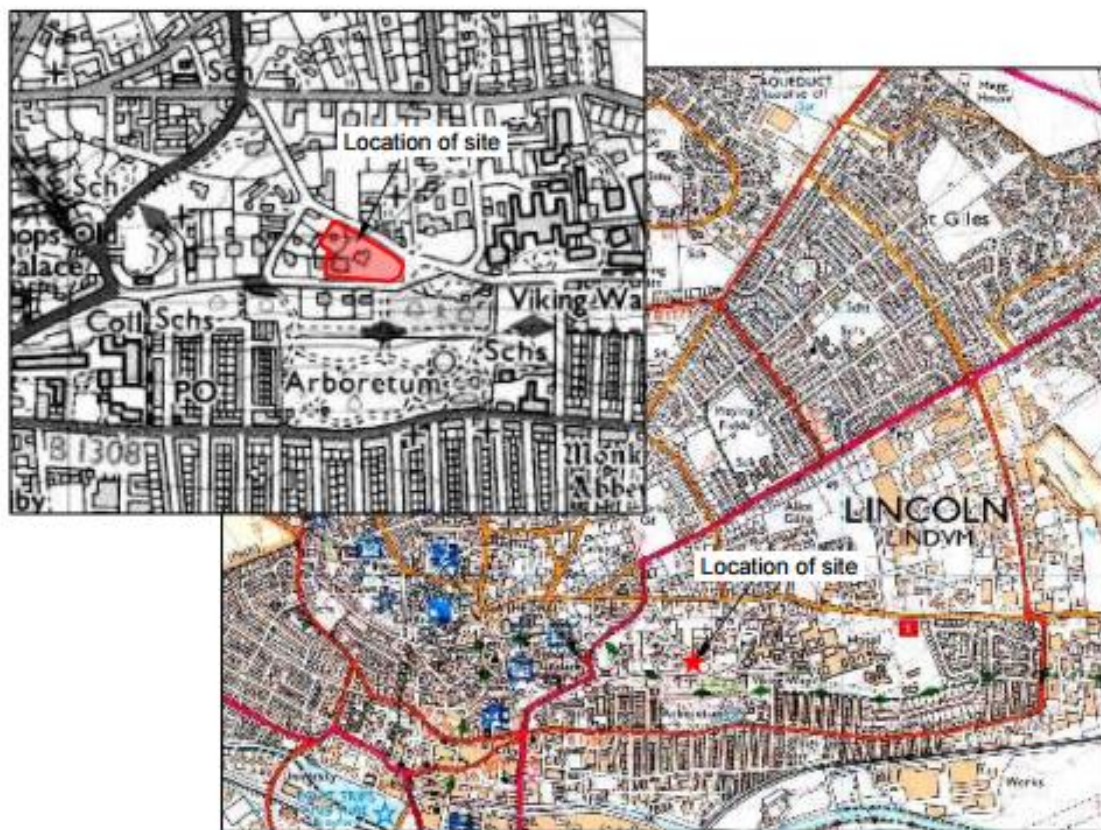


Figure 1: Location plan of the site at scale 1:25,000, with an enlarged extract at scale 1:10,000. The site is marked in red on both plans. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

1.0 Introduction

PCAS Archaeology Ltd. was requested by Franklin Ellis Architects on behalf of Dr Salem to undertake a scheme of archaeological evaluation on the site of a proposed medical village on land between Lindum Terrace and Sewell Road in the City of Lincoln.

The site lies within the 'Lindum and Arboretum' Conservation Area, directly to the north of the Arboretum, a designated Historic Park.

The methodology adopted during the scheme followed current best practice and appropriate national guidance including:

- NPPF, National Planning Policy Framework (2012)
- ClfA Code of Conduct (2014 as revised);
- ClfA Standards and Guidance for Archaeological Evaluations (2014);
- Management of Research Projects in the Historic Environment (MoRPHE);
- Lincolnshire Archaeological Handbook (Lincolnshire County Council, 2016).

This strategy was subject to the approval of the City Archaeologist for Lincoln City Council.

2.0 Location and Description (Figs. 1)

The proposed development site lies at the south-east corner of the Lindum Terrace Character Area on the upper slopes of the northern escarpment, with the historic core of the city to the west and the County Hospital to the east. The Townscape Assessment notes that this is 'a mainly residential area... dominated by large-scale villas that, as a group, illustrate a period of great growth, prosperity and affluence during the 19th century... However, many of the larger plots have been sold off in a piecemeal fashion, enabling their infill by a number of smaller properties' (CLC, 2008). The Assessment further notes that 'Buildings are semi-detached or detached, are large in scale and set back within large garden plots, resulting in a low overall density of buildings. They are highly individual in design... A number of houses have retrospective architectural features, including neo-classical and Tudor elements, although some properties are more typical of the period of their construction (e.g. Arts and Crafts)... Later houses, usually in the form of infill development of one or a group of houses, are comparably plainer and smaller in scale' (*ibid*).

The site falls within the City of Lincoln Conservation Area 3, 'Lindum and Arboretum'. No appraisal has as yet been produced for this Area (CLC). The Arboretum is a Registered Park (RPG ref. 1000985); almost directly adjacent to the site, with portions of its northern boundary occupying the south side of Lindum Terrace.

The proposed development site is currently occupied by three plots: nos. 10-11, Lindum Terrace, no. 12, Lindum Terrace and nos. 30 and 32, Sewell Road.

3.0 Geology and Topography

The topography of the Lindum Terrace Character Area is that of the steep south-facing slope of the northern escarpment of the Witham valley. The Townscape Assessment notes that Sewell Road and Eastcliff Road cut across the Character Area at a perpendicular angle to the slope, and that properties along them are typically terraced to avoid the gradient and take advantage of south-facing views (CLC, 2008). The proposed development site, near the top of the valley slope, has been terraced on several levels. The plot currently occupied by nos. 30 and 32, Sewell Road is at an approximate OD height of 49.5m, while the plot including nos. 10

and 11, Lindum Terrace is at approximately 47.5m OD. The larger plot occupied by no. 12, Lindum Terrace retains some of the landscaping features associated with the former Eastcliff House. Ground to the south of the current building is at approximately 45.5m OD, while that to the north is terraced up to approximately 48m OD. In the eastern portion of this plot, the former sunken garden of Eastfield House forms a complex of mounds and hollows, varying from approximately 48m to 42.5m OD.

The solid geology of the area is Lincolnshire Limestone Formation, and no overlying drift geology is recorded on BGS mapping (BGS borehole records close to the site suggest that superficial deposits of orange sand overlie the bedrock). Geotechnical evaluation works carried out on the site in 2015 encountered a variety of deposits jointly recorded as 'made ground', up to 0.80m in depth below existing ground level, overlying natural sand and gravel above limestone bedrock (HSP, 2015).

4.0 Planning Background

An application for planning permission for a new medical village, to include a flexible mix of primary and secondary health care services, is under consideration by Lincoln City Council (planning application ref. 2016/1140/FUL). The development will involve the refurbishment, conversion and extension of the existing nos. 10, 11 and 12, Lindum Terrace, including some demolition; the erection of a two-storey building with additional accommodation linking the existing buildings, and undercroft parking beneath; alterations to the existing access to Sewell Road and Lindum Terrace; provision of parking with motorcycle, bicycle and ambulance bays, and associated soft and hard landscaping.

The results of this evaluation will inform the planning process, including an archaeological mitigation strategy, if required.

5.0 Archaeological and Historical Background

A detailed archaeological and historical assessment (DBA) was prepared during an earlier phase of works (Evans, 2015). Its findings are summarised.

While the Lincoln Archaeological Research Assessment (LARA) places the site within an area where remains of pre-Roman cultivation and possibly ritual activity might be expected (see section 5.1), no prehistoric features or artefacts have been recorded within the 300m radius search area taken for the DBA.

The site lies outside the Roman city to the east, but within its immediate hinterland. Greetwell Road, which passes to the north, follows the course of a minor Roman road out of the city, which may have gone no further than to the Greetwell Villa further to the east. Roman law required burial to take place outside city walls, and large cemeteries line all of Lincoln's major Roman roads. It is thought that the cemeteries alongside Greetwell Road, Wragby Road, Nettleham Road and Newport might have joined up to form a single funerary zone. Cremation urns were exposed during construction groundworks along Lindum Terrace in 1859, indicating that the site may lie within this zone.

Following the withdrawal of Roman rule in the early 5th century AD, settlement probably retracted within the walled areas of the city. Land within the Lindum Terrace Character Area is likely to have remained open, and may have been used for farming. Greetwell Road probably continued in use, and traffic along this route was important in re-establishing Lincoln as a market centre during the period of increasing prosperity between c.850 and 1350. Archaeological projects within the study area have recorded medieval features and deposits, including building remains and evidence of a pottery kiln and two separate quarries, but all of these sites were to the west and north-west of the proposed development, and none have been encountered closer than 250m from the site, possibly indicating that the site lay beyond the residential and industrial areas of the city.

It is likely that, during the later Middle Ages and the early post-medieval period (up to c. 1750), much of the land in the Character Area remained agricultural, probably part of the City's East Field: it may have been farmed in common by residents of Lincoln. The land may have been enclosed in the post-medieval period through a series of piecemeal agreements between residents with common rights, or in the Parliamentary Enclosure of 1803. A road along the line of the present Lindum Terrace, then known as Hilltop Road, is shown on the 1803 enclosure award plan, and it is likely that the road follows the route of a path leading into the East Field. The cliff-edge to the east of the city is known to have been quarried for limestone for building and clay for pottery and brick manufacture, and the Townscape Assessment notes that evidence for the extraction of stone is apparent in changes of land height and 'benches' cut into the escarpment such as that occupied by Lindum Terrace. Archaeological evidence of former quarrying has been recorded as close to the site as Upper Lindum Street – a quarry pit could not be dated, but was thought to be medieval. Historic mapping identifies a former quarry on the opposite side of Eastcliff Road, directly to the north-west of the site.

With the increase in the city's population following the construction of the railway network in the mid-19th century, parts of the Character Area began to be developed as a residential suburb. The first development, begun in 1847, was St. Anne's Bedehouses, directly to the north of the site on the opposite side of Sewell Road: the Grade II Listed complex of houses and associated infrastructure, including a well-house and chapel, survives as a small gated community. Development along Lindum Terrace took place from west to east: Eastcliff House, occupying the plot at the junction with Sewell Road, first appears on mapping from 1883, along with a narrow, regular block of structures along the south side of Sewell Road. The house was situated to the north-west of the present development site, which lies within its formal gardens. These included substantial terracing to the south and east of the main house; viewing platforms; tree-lined paths running along the western, southern, and northern boundaries; a fountain, and glasshouses. The avenues converged in the south-east corner of the gardens, where a sunken garden/grotto was constructed. Although there is no documentary evidence of quarrying within the grounds of Eastcliff House, exposed limestone blocks were observed in this area during a site visit made for the DBA, suggesting that the garden feature may have been constructed to make use of an existing depression left by stone extraction, in the same way that the large villa called 'The Mount', on the opposite side of Eastcliff Road, was built within the landscaped depression of a former quarry.

Many of the larger residential plots within the Character Area were sold off in a piecemeal fashion, enabling their infill by a number of smaller properties. This took place at Eastcliff House around the turn of the 19th to early 20th century: nos. 10, 11 and 12, Lindum Terrace had all been built within its former boundaries by 1904. Eastcliff House itself was demolished in 1926, although the platform on which it stood remains visible; the row of structures along Sewell Road, on the northern boundary of the site, continue to appear on historic mapping until the mid-20th century, being demolished at much the same time that the final addition to this group of discrete properties, no. 32, Sewell Road, was built.

6.0 Methodology

The topography, existing development, as well as the presence of mature trees and heavy growth of self-set vegetation restricted areas that were accessible for archaeological evaluation. Two 10m x 4m trenches in the garden of no. 12 Lindum Terrace and two 2m x 2m test pits in the garden of nos. 10-11 were suggested by the City Archaeologist as offering the best sampling strategy for establishing archaeological potential whilst avoiding existing buildings and trees. Two further 2m x 2m test-pits were to be excavated if required.

The aims of the evaluation were to gather information relating to any below ground surviving heritage assets; record their location, extent, date, character, condition, significance and quality, and to assess any threat posed by development. It also aimed to define the archaeological sequence of activity within the site. The results of these investigations would

determine the significance of the archaeological resource and inform any further archaeological investigation and/or mitigation.

Trenches were opened using a JCB 2CX excavator fitted with a 1.6m toothless bucket. Machine excavation was halted at the first archaeological horizon, or at the surface of the natural solid geology where no archaeological deposits were present; excavation thereafter was by hand.

Evaluation trenches were drawn in plan at scales of 1:50 or 1:100 as appropriate. Where archaeological features were present, these were sample excavated and drawn in section at scales of 1:20 or 1:10. Where no features were encountered, a sample profile of the trench section face was drawn. A photographic record in high resolution digital photography was maintained during the course of the intervention. Deposits were recorded on standard PCAS context record sheets and trench record sheets, and an excavation site diary was also maintained.

7.0 Results (Fig. 3)

7.1 Trenches containing archaeological remains (Fig 3)

Trench 1

Trench 1 (10m x 4m) was to the east of No. 12, Lindum Terrace. It was orientated approximately NE-SW and exposed a stratigraphy of topsoil and subsoil overlying the natural substrate. A single modern pit was encountered in the centre of the trench.

The modern pit, [103], was orientated NE-SW; 5m long, 1.4m wide and only 0.1m deep; cut from above this level, through the subsoil, with just the base remaining after excavation. Four sherds of modern glazed pottery (not retained) were recovered from within this feature suggesting a post-Victorian date.

No other archaeological features were identified.



Plate 1: Working shot of Trench 1 excavation (looking NW).



Plate 2: Trench 1 (looking NE)



Plate 3 (above): Pit [103] (looking NE).



Plate 4 (left): Trench 1 representative section.

7.2 Trenches containing no archaeological remains (Fig. 3)

No remains of archaeological interest were exposed in Trench 2 or in Test Pits 1 and 2. Trench 2 contained several modern deposits, overlying the subsoil and natural limestone brash, which was exposed approximately 2m below original ground level. These modern deposits included a deep redeposited limestone, which had most likely been used to level the garden behind No. 12 Lindum Terrace. Whilst excavations in each of the test pits exposed a stratigraphy of topsoil and subsoil overlying the natural limestone brash. This was encountered at a depth of 0.9m (TP 2) and 1.6m (TP 1) below original ground level.



Plate 5: Trench 2 (looking E).



Plate 6: Trench 2 representative section (looking S).



Plate 7: Test Pit 2 representative section (looking E).



Plate 8: Test Pit 1 representative section (looking E).

8.0 Discussion and Conclusion

The evaluation exposed a very low level of archaeological remains; the modern waste pit seen in Trench 1 being the only feature encountered. Trench 2 and both test pits were archaeologically sterile.

Furthermore, no residual pottery pre-dating the Victorian era was recovered.

The absence of any archaeology within the proposed development site would indicate that this area was not occupied in the later prehistoric and Roman periods; where it was most likely utilised for agricultural and/or pastoral purposes. This general trend would seem to have continued into the post-Roman period.

9.0 Acknowledgements

PCAS Archaeology Ltd. would like to thank Dr Salem and Franklin Ellis Architects for this commission.

10.0 Effectives of Methodology

Intrusive evaluation was an appropriate method for gathering information about the sites archaeological potential, with no archaeological features identified within the proposed development area. The body of data produced by this evaluation will be able to inform the planning and development process.

11.0 References

City of Lincoln Council (CLC), Conservation Area information consulted online 09-02-2017 at <https://www.lincoln.gov.uk/living-in-lincoln/planning-and-building/conservation-archaeology-and-heritage/conservation-areas/>

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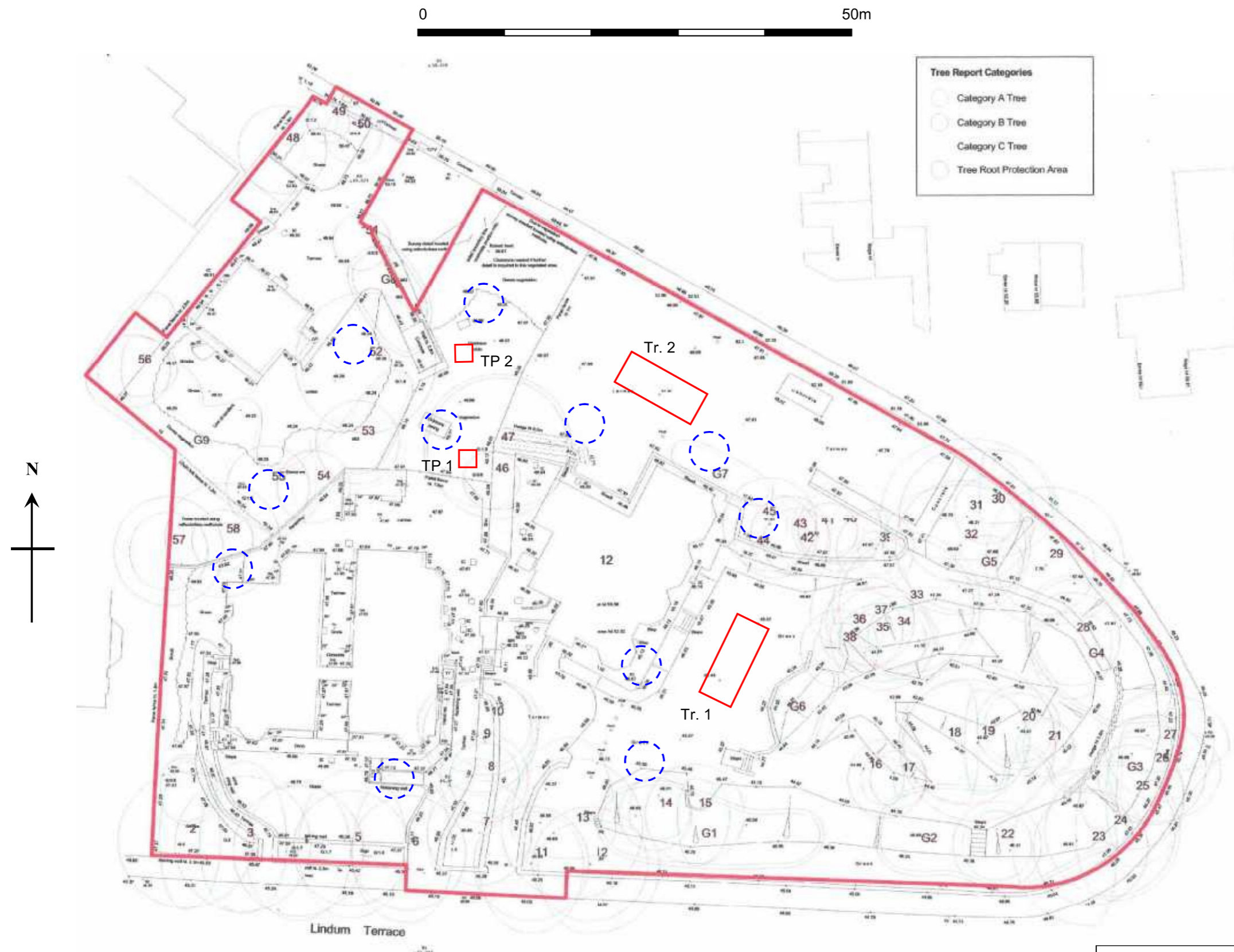


Figure 2: As-existing plan of the development site at scale 1:500, showing the existing buildings, site topography and ground cover. The proposed trench and test pit positions are marked in red; broken blue lines indicate the approximate positions of previous geotechnical interventions (after HSP, 2015).

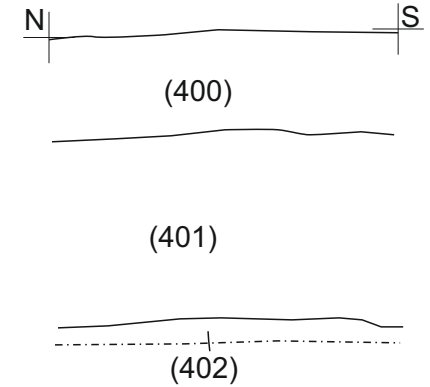
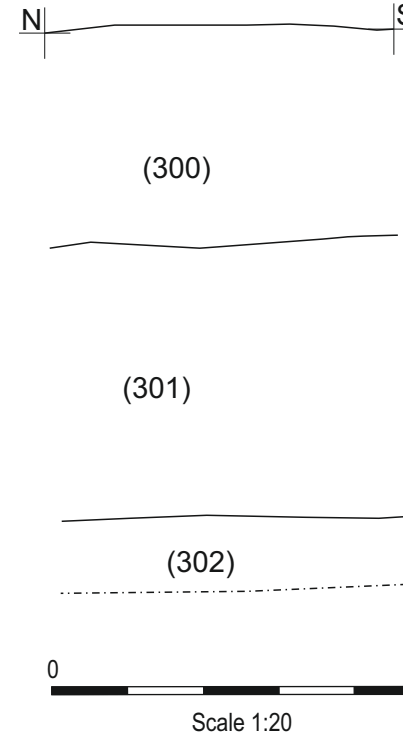
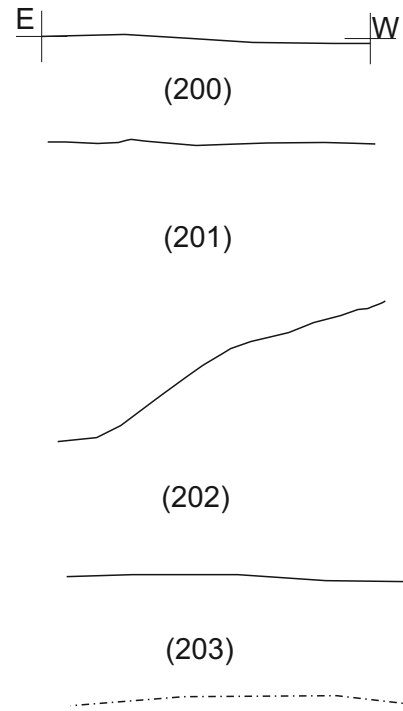
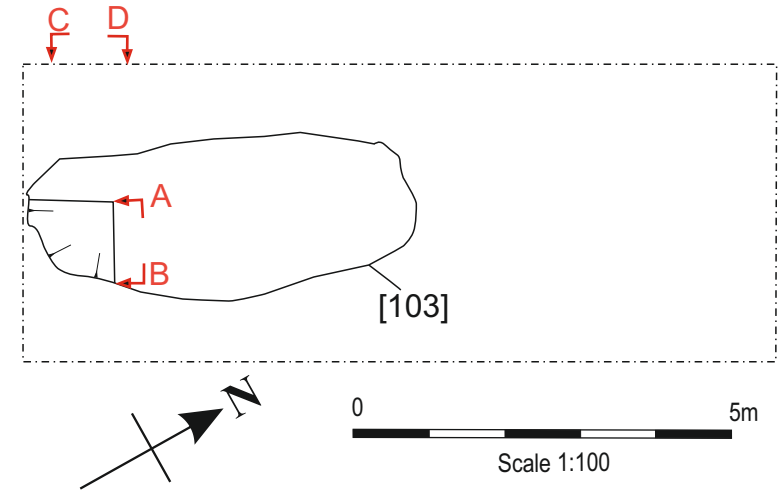
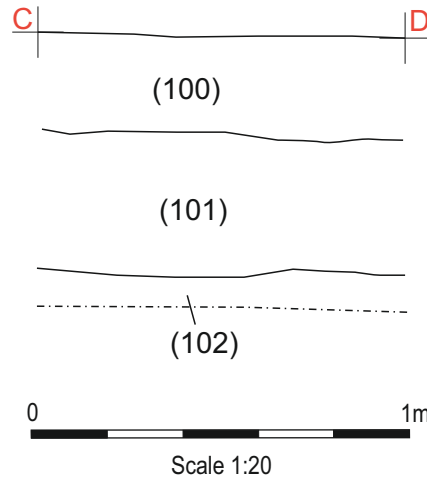
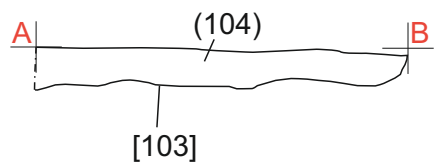


Figure 3: Trench 1 plan (1:100) and sections (1:20); Inset. Representative sections (1:20) of archaeologically negative trenches and test pits.

Appendix 1 – LMVE 17 Context Summary

Context No.	Type	Description	Finds
Trench 1			
100	Layer	Topsoil. Dark grey brown silty sand. Very loose and fine. Frequent modern waste throughout deposit. 0.3m thick.	
101	Layer	Subsoil. Like (100) in colour but slightly firmer in consistency. More silt than sand. 0.4m thick.	
102	Layer	Natural substrate. Limestone brash.	
103	Cut	Base of large oval pit in centre of trench. Elongated NE-SW, with very shallow sides and a flat base. Approx. 4m long, 1.4m wide and 0.1m deep.	
104	Fill	Single fill of pit [103]. Dark grey to black sandy silt. Loose and fine, containing frequent fragments of modern pottery.	4 x sherds of modern pottery (not retained)
Trench 2			
200	Layer	Modern made ground. Black ash-like material. Very loose and friable. Appears to have been dumped here at some point. 0.3m thick.	
201	Layer	Modern limestone hardcore which has been used to level this area of the site. Only present in southern half of trench. 0.8m thick.	
202	Layer	Buried Soil. Mid grey sand silt. Located beneath (201) and overlies the natural substrate. Firm and compact. 0.7m thick.	
203	Layer	Natural limestone brash.	
Test Pit 1			
300	Layer	Topsoil. Same as (100). 0.6m thick.	
301	Layer	Deep subsoil. Same as (202). 0.8m thick.	
302	Layer	Natural limestone brash.	
Test Pit 2			
400	Layer	Topsoil. Same as (100). 0.3m thick.	
401	Layer	Subsoil. Same as (202). 0.55m thick.	
402	Layer	Natural limestone brash.	

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OASIS ID: precon3-282144

Project details

Project name	Lindum Medical Village, Lindum Terrace, Lincoln
Short description of the project	PCAS Archaeology Ltd. was requested to undertake a scheme of archaeological evaluation on the site of a proposed medical village on land between Lindum Terrace and Sewell Road in the city of Lincoln. The results of the evaluation will be used to inform an application for planning permission, and to compile a scheme of archaeological mitigation to be presented with the application if required. The site lies within the 'Lindum and Arboretum' Conservation Area of the city, directly to the north of the Arboretum, a designated Historic Park. The Lindum Terrace Character Area was developed as a prestige residential area during the 19th century, with large, ornate villa dwellings set within substantial garden plots: an archaeological desk-based assessment assessed the site as having a high potential for remains associated with the formal gardens of the late 19th century Eastcliff House, within whose former grounds the site lies. Two 10m x 4m trenches and two 2m x 2m test pits were excavated on the development site with three out of the four proving to be archaeologically negative, whilst the contained a single modern waste pit. No significant archaeological remains were encountered.
Project dates	Start: 06-04-2017 End: 07-04-2017
Previous/future work	No / Not known
Any associated project reference codes	LMVE 17 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	PIT Modern
Significant Finds	POT Modern
Methods & techniques	"Sample Trenches","Test Pits"
Development type	Building refurbishment/repairs/restoration
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	Pre-application

Project location

Country	England
Site location	LINCOLNSHIRE LINCOLN LINCOLN Lindum Medical Village, Lindum Terrace, Lincoln

Study area 0 Square metres
Site coordinates SK 98436 71673 53.232671105528 -0.525093544987 53 13 57 N 000 31 30 W Point

Project creators

Name of Organisation Pre-Construct Archaeological Services Ltd
Project brief originator Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator Pre-Construct Archaeological Services Ltd
Project director/manager Will Munford
Project supervisor L. Brocklehurst
Type of sponsor/funding body Developer

Project archives

Physical Archive Exists? No
Digital Archive recipient The Collection, Lincoln
Digital Contents "none"
Digital Media available "Images raster / digital photography","Text"
Paper Archive recipient The Collection, Lincoln
Paper Contents "none"
Paper Media available "Diary","Drawing","Map","Notebook - Excavation',' Research',' General Notes","Photograph","Plan","Report","Section","Survey "

Entered by Leigh Brocklehurst (leigh.brocklehurst@pcas-archaeology.co.uk)
Entered on 10 April 2017

OASIS:

Please e-mail [Historic England](mailto:historicengland@pcas-archaeology.co.uk) for OASIS help and advice

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