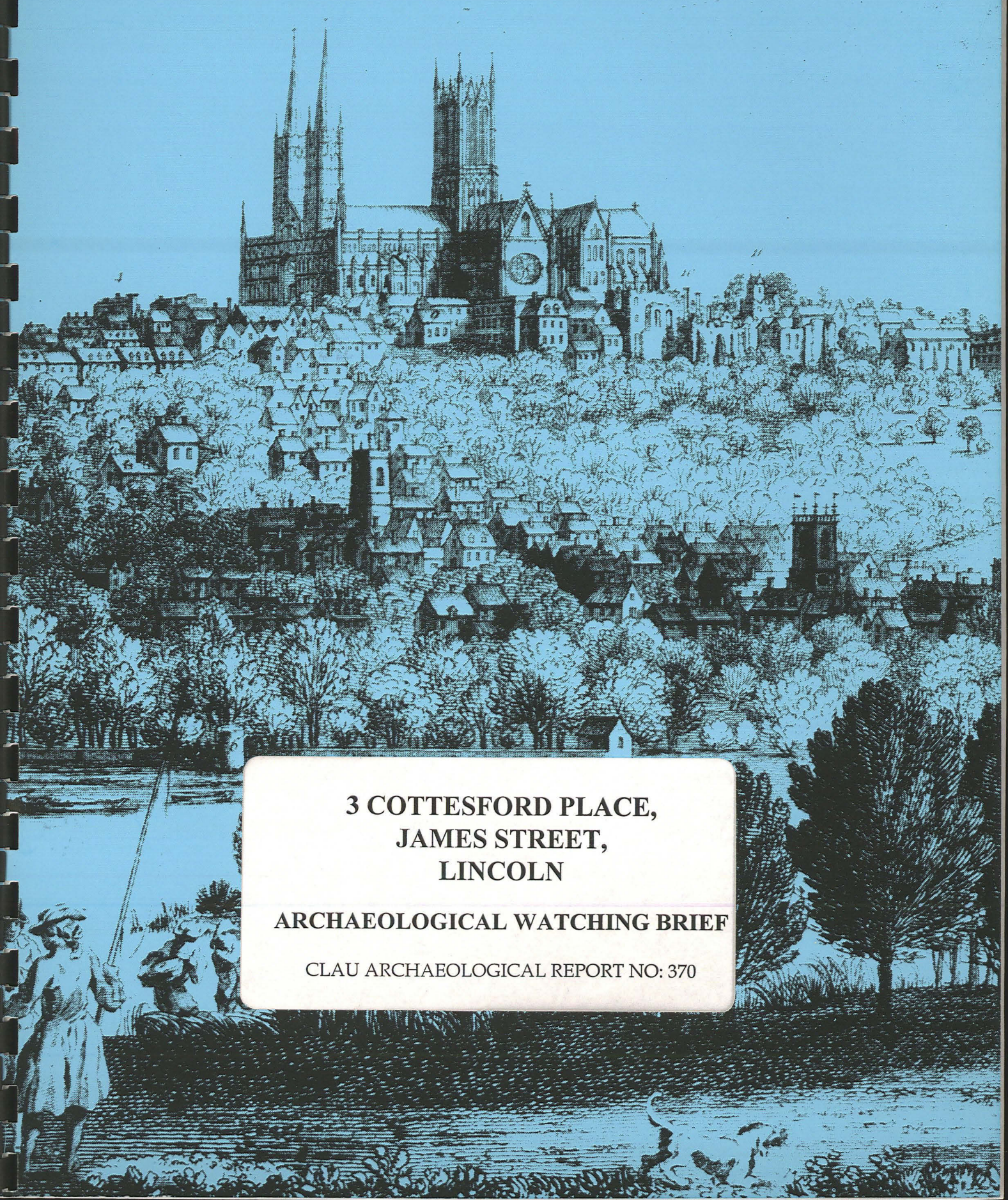


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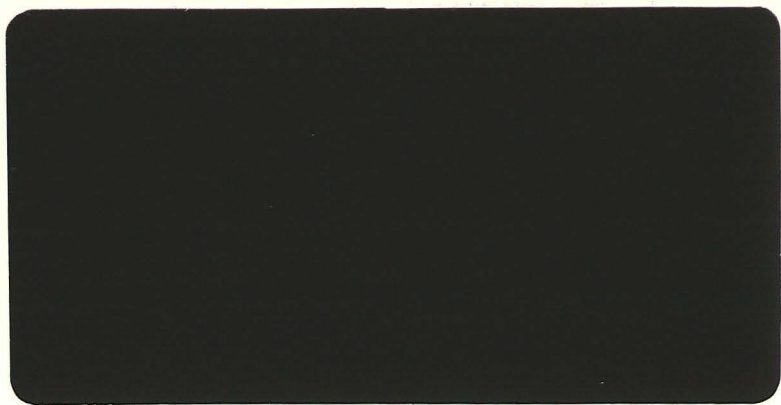
CITY OF
◇ LINCOLN ARCHAEOLOGY ◇
UNIT



**3 COTTESFORD PLACE,
JAMES STREET,
LINCOLN**

ARCHAEOLOGICAL WATCHING BRIEF

CLAU ARCHAEOLOGICAL REPORT NO: 370



Lincoln County Council
Archives / Section
15 JAN 99
ack. sent 15/1/99

neg.

A
Report to
Mr. P. Curbishley

January, 1999

Prepared by

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ARCHAEOLOGICAL WATCHING BRIEF

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**3 COTTESFORD PLACE,
JAMES STREET,
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ARCHAEOLOGICAL WATCHING BRIEF

NON-TECHNICAL SUMMARY

Between February and October 1997, a representative from the City of Lincoln Archaeology Unit undertook a watching brief on behalf of Mr. P Curbishley, during groundworks associated with the construction of a double garage and work-store extension to the above property. The site lies within an area protected under the Ancient Monuments and Archaeological Areas Act 1979 as County Monument No. 115 Lincoln, Roman Colonia (Lindum) and it is therefore a requirement that an application for Scheduled Monument Consent (SMC) be made prior to the commencement of any works that might affect the monument. Groundworks associated with this development were shallow and unlikely to impact on buried archaeological remains. Notwithstanding this, all enabling and construction groundworks were monitored archaeologically. Although the results from this watching brief have proved negative, an enhancement of knowledge of the area has been achieved with regard to the survival and extent of archaeological deposits. This information will be of value in future decision making with regard to the management of the archaeological resource in this area of Lincoln.

3 COTTESFORD PLACE, JAMES STREET, LINCOLN

ARCHAEOLOGICAL WATCHING BRIEF

1.0 INTRODUCTION

Between February and October 1997, a representative from the City of Lincoln Archaeology Unit (CLAU) undertook a watching brief on behalf of Mr. P Curbishley, during groundworks associated with the construction of a double garage and work-store extension to the above named property (see Fig. 1).

The site is situated between Bailgate and James Street in the north-eastern quadrant of the Upper Roman and medieval city. The dwelling, a bungalow, was constructed in the 1960's and is currently landscaped with concrete paths, lawns and mature trees. National Grid Reference: SK 9774 7196. The site is also located in the Cathedral and City Conversation Area No. 1, and within the local planning authority's Zone of Archaeological Interest. The site also lies within an area protected under the Ancient Monuments and Archaeological Areas Act 1979 as County Monument No. 115 Lincoln, Roman Colonia (Lindum). This Act requires an application for Scheduled Monument Consent (SMC) to be made prior to the commencement of any works that might affect the monument.



Plate I: General view of the site, looking west during the reduction of ground level.

Mr P Curbishley made an application for SMC on the 21st June 1998. English Heritage, after considering the application, granted SMC with a condition that all ground disturbances caused by the development are carried out under the supervision of a nominated representative from the CLAU, and that "...all ground disturbances relating to the proposed development to be restricted to within 300mm of the current ground surface." (SMC Ref.: HSD 9/2/1976 pt30, 27th July 1998).

Archaeological Background

The uphill area of Lincoln was probably the first part of the city to be occupied by the Romans. This area became the location for their Legionary fortress (c.AD50-60). Later this area became their administrative centre when in c.AD80, Lincoln was designated as a Colonia, it was used for both private housing and public amenities. Since examples of both fortresses and coloniae are rare in Britain, remains of the Roman period are of vital importance.

Evidence for the remains of the Colonia have been recorded in various excavations in the uphill area of Lincoln. Some elements of the internal Colonia layout and the position of various buildings have also been discovered (excavations carried out between 1980-81 to the north of East Bight revealed new evidence about the relationships between the streets lying immediately inside of the Roman defences and the defensive rampart and internal buildings - Camidge, 1981). The site lies directly over the area occupied by the Roman public baths. The partial excavation of these baths was undertaken between 1956 & 1958, and revealed an extensive network of interconnecting rooms (some with under-floor heating - *hypocaust*) as well as an associated east-west street.

Abandonment of the Roman City seems to have started in the late 4th Century with town life reduced to a small community between the 5th to late 9th centuries. Following the Viking take-over of Lindsey in 874, Lincoln became a centre for a Viking army and, subsequently, a Viking town. Evidence for increasing urbanisation in the 10th and 11th centuries has emerged from all parts of the former Roman city.

At the time of the Norman Conquest (AD1066) Lincoln was home to perhaps 6-7000 people and formed one of the largest settlements in the newly conquered kingdom. The main post-conquest change to be noted archaeologically is the introduction of stone buildings, the most prominent being the Castle and the Cathedral.

The present layout of streets in the upper part of the city was established during this period including James Street (renamed from Vinegar Lane which itself appears to derive from the 12th century Vinegarth or Wynegard) which lies to the south and east of the site.

By the 12th century Lincoln had become a major European city and, in both population and trade, possibly second only to London. Prospering on the commercial success of the wool trade and cloth making, the city's wealth and importance was reflected in the privilege of self government, the formation of guilds and the construction of extensions to the city walls. Much of the development in the area of the site during the medieval period was associated with the Minster and ecclesiastical community. The Close Wall, constructed between 1285-1327, is known to cross the site (north-south) several metres to the east of the garage extension.

The late 14th to 17th centuries saw a period of decay in the city. This was mainly due to the ravages of the Black Death and the loss of trade privileges to Boston and the related poor state of the river Witham and Fosdyke. The city declined in importance and the population shrank, many houses and churches were demolished and by the second quarter of the 16th century large areas of the city were in a ruinous state. While some localised re-development was carried out, further damage and destruction occurred during the civil war in the mid 17th century.

By the 18th century uphill Lincoln had become a centre for the clergy, the legal profession and the local gentry with extensive re-development in all areas. However, as evidenced by contemporary artists, some areas close to the heart of the city still maintained a semi-rural aspect.

The first maps of Lincoln began to be produced in the 17th and 18th centuries, but unfortunately they show little detail of the area under consideration. The first accurate maps showing the site were produced by the Ordnance Survey Office in 1888. The proposed garage lies partially over the site of the now demolished Cottesford Place.

2.0 AIMS & METHODOLOGY

The aims of the watching brief were:

- A. to produce an archive record of deposits and remains generally within the constraints of the groundwork contractors' working methods and programme as related to the project design, with due regard to current Health and Safety legislation.
- B. to produce a report on the archaeological importance of the discoveries.
- C. to produce a project archive from which the potential for further study and academic research could be assessed.
- D. to provide information for accession to the County Sites and Monuments Record (SMR) and the Lincoln Urban Archaeological Database (UAD).

The archaeological record was secured by means of trench side notes. A full photographic record of the groundworks was also compiled.

3.0 ANALYSIS/CONCLUSIONS

This watching brief revealed no evidence to suggest that groundworks associated with the development impacted on the important archaeological remains known to exist beneath the site.



Plate II: General view looking east showing the excavated drainage trench.

Groundworks associated with this development were, as previously stated, shallow and unlikely to impact on buried archaeological remains. Notwithstanding this, all enabling and construction groundworks were monitored archaeologically and included;

- a) demolition and removal of an existing garage structure.
- b) excavation of c.300mm of material across the footprint for the new garage and store.
- c) excavation of associated drainage trenches.
- d) removal of existing driveway and excavation for the new.

The excavation of b, c & d, above, failed to reveal any deposits earlier than the late 19th century. Excavation encountered two deposits, the earliest of which was [001], a compact but friable, mid-dark brown (dry) silty soil, containing frequent small angular limestone chippings, ceramic roof tile and brick fragments. This deposit was in turn sealed by a narrow (100mm-150mm thick), mid-brown topsoil, [002]. No further deposits were encountered during the archaeological programme of works.

In conclusion, although the results from this watching brief have proved negative, an enhancement of knowledge of the area has been achieved with regard to the survival and extent of archaeological deposits. This information will be of value in future decision making with regard to the management of the archaeological resource in this area of Lincoln.

4.0 ACKNOWLEDGEMENTS

The City of Lincoln Archaeology Unit would like to thank Mr P Curbishley for funding the fieldwork and post-fieldwork analysis. Thanks are also extended to Dr. Andrew Brown (English Heritage Inspector – East Midlands team) for his advice & guidance.

Project Team

Michael Jarvis	Project Officer (Field/Post-excavation)
John Hockley	Project Manager
Mick Jones	Editor

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NOTE

The information in this document is presented with the proviso that further data may yet emerge. The Unit, its members and employees cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. The document has been prepared in accordance with the terms of the Unit's Articles of Association, the Code of Conduct of the Institute of Field Archaeologists.



Fig. 1: General Site Location Plan, showing garage extension, drainage and driveway.

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ARCHAEOLOGICAL WATCHING BRIEF

APPENDIX 1 - LHA NOTE & ARCHIVE DETAILS

LHA NOTE DETAILS

CLAU CODE: CPL98

CLAU REPORT No.: 370

PLANNING APPLICATION NO.:

FIELD OFFICER: Michael Jarvis

NGR: SK 9774 7196

CIVIL PARISH: Lincoln

SMR No.: -

DATE OF INTERVENTION: 16/07/98 - 06/10/98

TYPE OF INTERVENTION: Watching Brief

UNDERTAKEN FOR: Mr. P Curbishley, formerly of 27 Minster Yard, Lincoln

ARCHIVE DETAILS

PRESENT LOCATION: City of Lincoln Archaeology Unit, Charlotte House, The Lawn, Union Road, Lincoln, LN1 3BL

FINAL LOCATION: The City and County Museum, Friars Lane, Lincoln

MUSEUM ACCESSION No.: 160.98

ACCESSION DATE: -