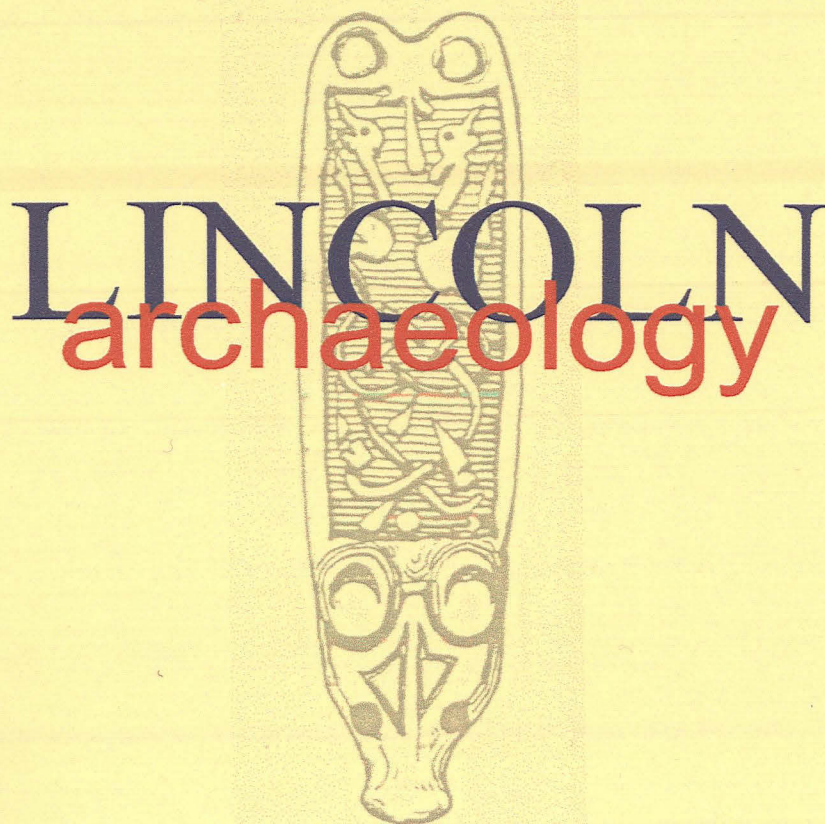


M7106

**A Report to Lincoln Corn Exchange & Markets
(1991) Limited**

March 2001



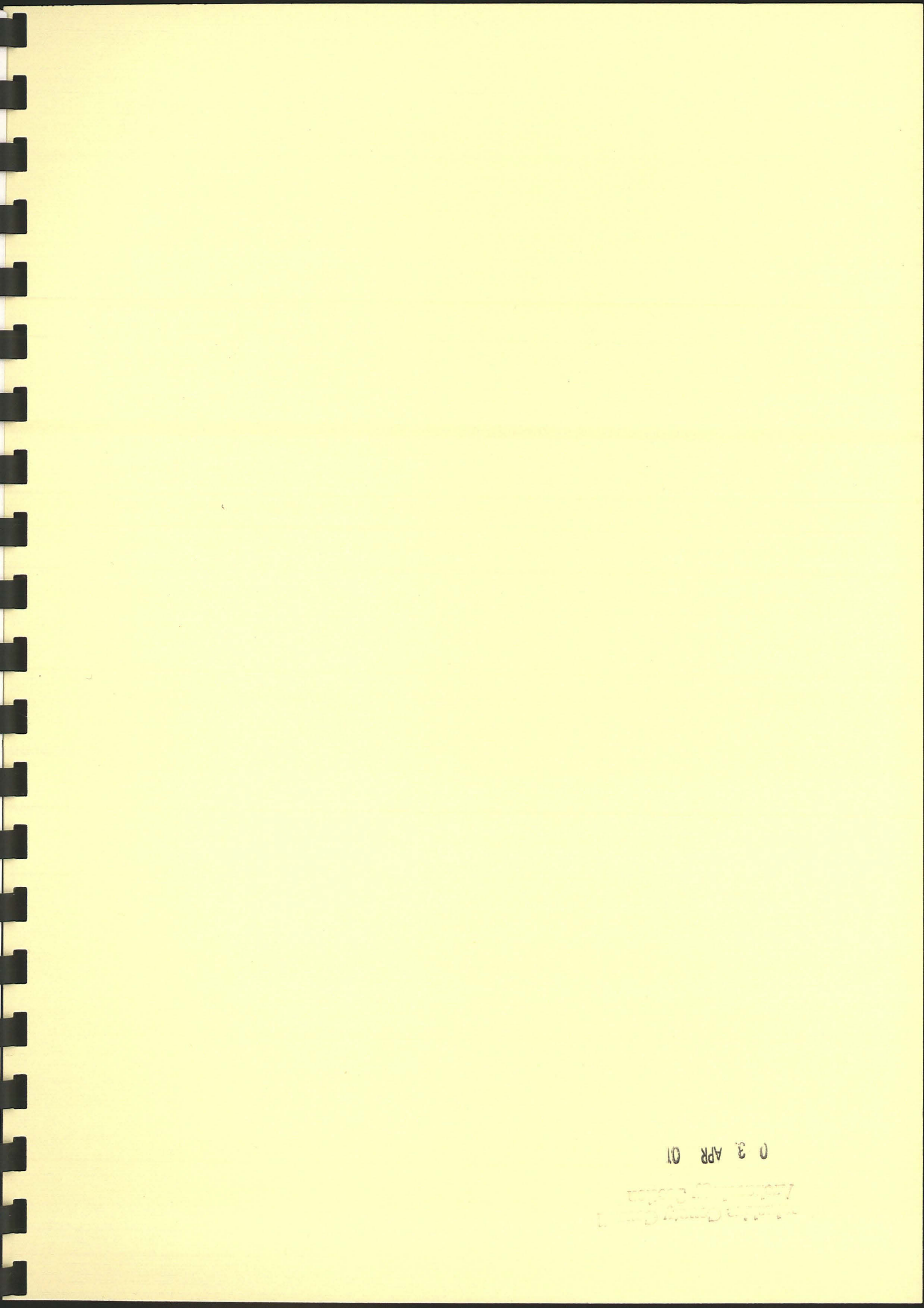
**13-14 Silver Street, Lincoln
(Former Lincoln Co-operative Society
Silvergate department Store)**

Archaeological Watching Brief

By K Wragg

Report No.: 432

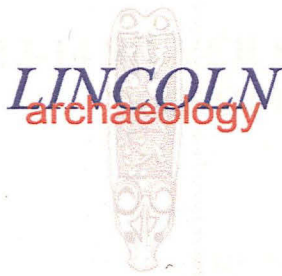
LINCOLN
archaeology



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13-14 Silver Street, Lincoln (former Lincoln Co-operative Society Silvergate department store)

Site Code: SIL00
LCCM Accession No.: 2000.155
Planning Application No.: -
NGR: SK 9770/7130

Archaeological Watching Brief

Contents	Page
NON-TECHNICAL SUMMARY.....	1
1.0 INTRODUCTION.....	2
2.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....	3
3.0 RESULTS.....	4
3.1 Basement excavations.....	4
3.2 External works.....	5
4.0 DISCUSSION OF RESULTS & CONCLUSIONS.....	5
5.0 ACKNOWLEDGEMENTS.....	5
6.0 BIBLIOGRAPHY.....	6
7.0 LHA NOTES/ARCHIVE DETAILS.....	7
7.1 LHA Note details.....	7
7.2 Archive details.....	7
APPENDIX A Archive deposition.....	8

List of illustrations

Fig. 1	Site location plan	Scale 1:10000 & 1:1250
Fig. 2	Plan of excavated areas	Scale 1:200
Fig. 3	West-facing sections 1 & 2	Scale 1:10

13-14 SILVER STREET, LINCOLN (FORMER LINCOLN CO-OPERATIVE SOCIETY SILVERGATE DEPARTMENT STORE)

ARCHAEOLOGICAL WATCHING BRIEF

NON-TECHNICAL SUMMARY

- *This site is the former Lincoln Co-operative Society Silvergate department store, which fronts onto Silver Street, Free School Lane, and Bank Street in central Lincoln. Following closure the building has been earmarked for redevelopment for multiple-outlet leisure uses. This particular project relates to the conversion of the basement and ground-floor to provide bars, a restaurant, and a night club.*
- *Although an archaeological condition had been attached to the overall planning consent, providing for a watching brief on groundworks to construct a new electricity sub-station, the majority of the initial works were carried out as part of the site 'enabling' works, before the condition became 'active'.*
- *This project was prompted by the discovery of human remains, which were uncovered during the part of the 'enabling' works involving excavation for new drains and services across the basement area. This initial discovery resulted in Lincolnshire Police being called to the scene. In order to ascertain the age and origin of the bones in question, the City of Lincoln Archaeology Unit (C.L.A.U.) was contacted by the police on the 28th of June 2000, to offer their expert opinion.*
- *Subsequent visits to the site by Mr J. Hockley (C.L.A.U.), and later by Mr M. J. Jones (the Lincoln City Council Archaeologist), confirmed that the bones were ancient, and most likely originated from the graveyard of the medieval church of St Edmund, which once occupied part of this site.*
- *On the strength of his visit, Mr M. J. Jones recommended that an archaeological watching brief be carried out on all remaining groundworks on the site.*
- *Accordingly, C.L.A.U. were commissioned on the 30th of June 2000, by Banks, Long & Co., on behalf of Lincoln Corn Exchange & Markets (1991) Ltd. to provide the required archaeological services.*
- *Attendance on the site was undertaken on an intermittent basis between the 28th of June and the 7th of August 2000, but very little in terms of actual archaeological occupation deposits and/or structures was actually revealed.*
- *The isolated human remains recovered were disarticulated and were not part of any larger assemblage remaining on the site, and it is therefore likely that they represent material disturbed during the construction of the Silvergate building (either during the original construction in the early 20th century or the 1960's redevelopment).*
- *A single stratified archaeological deposit was revealed at the limit of excavation, in what was already a relatively shallow trench, and was therefore very limited in extent. Given the depth of the cellar, which is of the order of 3m-4m below the external street level, it is likely that this deposit is Roman in origin, and the very limited quantity of finds recovered seem to confirm this assumption.*

13-14 SILVER STREET, LINCOLN (FORMER LINCOLN CO-OPERATIVE SOCIETY *SILVERGATE* DEPARTMENT STORE)

ARCHAEOLOGICAL WATCHING BRIEF

1.0 INTRODUCTION

This site is the former Lincoln Co-operative Society *Silvergate* department store, which fronts onto Silver Street, Free School Lane, and Bank Street in central Lincoln (see Fig. 1). Following closure the building has been earmarked for redevelopment for multiple-outlet leisure uses. This particular project relates to the conversion of the basement and ground-floor to provide bars, a restaurant, and a night club.

Although an archaeological condition had been attached to the overall planning consent, providing for a watching brief on groundworks to construct a new electricity sub-station, the majority of the initial works were carried out as part of the site 'enabling' works, before the condition became 'active'.

This project was prompted by the discovery of human remains, which were uncovered during the part of the 'enabling' works involving excavation for new drains and services across the basement area (see Fig. 2). This initial discovery resulted in Lincolnshire Police being called to the scene. In order to ascertain the age and origin of the bones in question, the City of Lincoln Archaeology Unit (C.L.A.U.) was contacted by the police on the 28th of June 2000, to offer their expert opinion.

Subsequent visits to the site by Mr J. Hockley (C.L.A.U.), and later by Mr M. J. Jones (the Lincoln City Council Archaeologist), confirmed that the bones were ancient, and most likely originated from the graveyard of the medieval church of S^t Edmund, which once occupied part of this site (see 2.0, below).

On the strength of his visit, Mr M. J. Jones recommended that an archaeological watching brief be carried out on all remaining groundworks on the site.

Accordingly, C.L.A.U. were commissioned on the 30th of June 2000, by Banks, Long & Co., on behalf of Lincoln Corn Exchange & Markets (1991) Ltd. to provide the required archaeological services. Attendance on the site was undertaken on an intermittent basis between the 28th of June and the 7th of August 2000.

NOTE

The information in this document is presented with the proviso that further data may yet emerge. Lincoln City Council 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 Code of Conduct of the Institute of Field Archaeologists, and The Management of Archaeological Projects 2 (English Heritage, 1991).

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2.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The site is situated in an area of known archaeological importance, within the south-east corner of the lower Roman city. It lies to the west of the Roman lower city east wall, and is located to the east of the Roman Ermine Street, the principal north-south route through the city (the modern High Street). In view of this, the area is believed likely to contain evidence of Roman and medieval urban occupation and land-use, and this is borne out by the results of previous archaeological work undertaken in the immediate area.

During 1973/4, three areas were excavated to the west of the site (between Silver Street and Saltergate), revealing the southern defences of the lower Roman colonia, consisting of a rampart and narrow wall appearing to date from the mid to late 3rd century. There was a small gateway in the wall, together with cobbled surfaces. Internal and external towers had been added to the west of the gateway before the wall was widened in the late 4th century. An external road ran parallel to the colonia wall. To the north, a substantial late Roman house (constructed between the late 3rd and 4th centuries) was revealed, containing a channelled hypocaust (underfloor heating system).

Above the Roman deposits, five skeletons were discovered, possibly of middle Saxon date (although they may be later), but occupation of the site during the Saxon period could not be conclusively proven. Several stone and timber structures were also revealed dating to the 10th and 11th centuries, together with further structures (including cellared buildings), and roads dating from the 12th to 15th centuries.

Further work has also taken place along Bank Street, to the east of the present Lloyds/TSB bank. In September 1936 a substantial section of a Roman building was recorded in a basement, comprising very well constructed stonework faced with fine red plaster. More recently in the same area, a possible N-S Roman road was seen c. 3.5m below the modern ground surface, together with a possible sewer to the east, and a possible medieval wall. Sections of two walls were also found along Bank Street, both probably late/post-medieval in date (Wragg, 1996).

To the east of the site, the Roman city wall ran along the west side of the modern Broadgate, which itself follows the line of the now buried city ditch. Observations made in 1932 in the basement of the Duke of Wellington Public house, revealed the remains wall, which was c. 4.25m (14') thick (Jones *et al*, forthcoming).

Excavations in the area now occupied by the NCP carpark (immediately to the east of Free School Lane) during 1973, revealed evidence for the inner Roman rampart overlying several phases of building. A north-south road was also recorded and was dated to the early 2nd to 3rd centuries.

Evidence of Anglo-Scandinavian pottery production was also revealed during the 1973 excavation, including three large 10th century pottery kilns and contemporary waster dumps, together with evidence for iron smelting (Miles, Young and Wachter, 1989).

Medieval settlement in the area surrounding the site centres on the Franciscan Friary, which occupied the site of the present library between 1231 to 1539.

A large-scale archaeological excavation was undertaken on the library site during 1994. This work revealed the Roman lower city wall and its associated rampart-bank, and late Saxon occupation in the form of dumping and a metallised surface. Saxo-Norman and early medieval occupation was also uncovered, including a possible breach in the surviving Roman city wall, and a substantial stone wall which appeared to represent the north wall of a building, the majority of which lay to the south beneath the standing Greyfriars building.

The majority of the preserved remains, however, were related to the construction and occupation of the Franciscan Friary. The excavations uncovered a large portion of the friary's southern range, including the refectory building, with its large external fireplace and hearth, and a 15th century glazed tile floor. The kitchen, to the south-west of the refectory, was also revealed, with several phases of hearth and an

associated kitchen garden. A further building which may represent the lay brothers' or friars' dormitory (Jarvis, 1995).

No previous archaeological investigation has taken place on the site itself, but it is thought that the medieval church of S' Edmund and its associated graveyard once occupied parts of this area.

3.0 RESULTS

This project comprised two distinct parts, namely trenching in the basement for new services and drainage, and external works connected with the construction of a new electricity sub-station, and each element is dealt with separately, below.

In general, all archaeological recording during the watching brief was carried out by means of trench-side observation, with access only for the purpose of artefact recovery or investigation of features, if required. All trenches were machine-excavated.

Each discrete archaeological deposit was issued with a unique *context number* (e.g., context [100]), and recorded on *pro-forma* context record sheets, and on scale plan and section drawings. Unfortunately, the extremely poor lighting conditions in the basement precluded any effective photographic recording.

3.1 Basement Excavations (see Figs. 2 & 3)

The basement area of the property was actually two basements, linked by a short passage. The smaller southern basement (adjacent to Free School Lane), appeared to be a surviving feature of the original building (thought to have been constructed in the early 20th century), while the larger northern area (extending along the length of the Silver Street frontage) was part of the later (1960's) structure. The floor levels of the two areas were not at a common level, with the northern basement between 750mm and 1m higher than that to the south.

The trenching in the basement was located primarily along the eastern side of the property (*i.e.*, parallel to the Free School Lane frontage), and extended for virtually the entire length of the two basements. A lift-pit was also required, towards the western end of the northern basement, but ultimately this did not require further excavation as the contractor was able to utilize an existing void. Another smaller network of drainage trenches was also present in this area.

The trenches measured between 900mm and 1m in width, with a depth of between 400mm and 600mm. In spite of the differing floor levels between the two basements, the trench depth appeared to be relative to the existing floor level, rather than a common datum, and therefore the trench depth remained relatively consistent throughout its length. Several 'spurs' were also present along the length of the trench for connections to downpipes, *etc.*

The stratigraphic sequence encountered during the watching brief was extremely basic, and was dominated by modern deposits and surfaces associated with the existing building.

The earliest deposit revealed was [106], a moderately compacted, mid grey-brown, friable sandy silt, which contained small flecks of bone, brick/tile, charcoal and limestone. This layer was present close to the limit of excavation (L.O.E.), and was at least 200mm thick. This deposit appears to represent the only stratified archaeological deposit present within the excavated areas, and was seen throughout both basements.

In the southern basement, [106] was cut by a modern drainage trench (glazed clay pipe [104]; trench fill [103]), and also by the brick foundations for the existing structure ([105]). Contexts [103] and [105], were each then sealed by the existing concrete floor surface for the southern basement (bedding layer [102]; concrete surface [101])

In the northern basement, [106] was sealed by a 'double-thickness' concrete floor. This comprised: [111], sand bedding; [110], rough concrete bedding; [109], thin tar layer (possible damp-proofing layer?); [108], rough concrete bedding; and [107], the existing concrete floor surface.

There was no evidence of any archaeological features or burials revealed in any of the excavated areas, and the limited quantity of pottery and bone fragments recovered was unstratified.

Context [100] was issued to identify this unstratified material.

3.2 External Works

A condition of the planning consent provided for a watching brief on the construction of a new electricity sub-station in an open yard to the south of the main structure. This was to allow any revealed archaeological deposits to be properly recorded. However, all works relating to this redevelopment had been completed before archaeological attendance began on the site, and therefore no recording was possible in this area.

Provision was then made for archaeological attendance during the removal of an earlier (now redundant) electricity sub-station in the same general area, to allow recording of the exposed sections. Unfortunately, this trench had already been backfilled when the archaeologist was informed, and again no recording was possible in this area.

4.0 DISCUSSION OF RESULTS AND CONCLUSIONS

Very little in terms of actual archaeological occupation deposits and/or structures was revealed during this project.

The isolated human remains recovered were disarticulated and were not part of any larger assemblage remaining on the site, and it is therefore likely that they represent material disturbed during the construction of the *Silvergate* building (either during the original construction in the early 20th century or the 1960's redevelopment).

A single stratified archaeological deposit was revealed at the limit of excavation, in what was already a relatively shallow trench, and was therefore very limited in extent. Given the depth of the cellar, which is of the order of 3m-4m below the external street level, it is likely that this deposit is Roman in origin, and the very limited quantity of finds recovered seem to confirm this assumption.

5.0 ACKNOWLEDGEMENTS

The City of Lincoln Archaeology Unit would like to thank the following for their assistance during this project: Lincoln Corn Exchange and Markets (1991) Limited, Stanley Bett House, 15/23 Tentercroft Street, Lincoln, LN5 7DB for funding this project; Mr T. Smelt, of Banks, Long & Co. Chartered Surveyors, 15 S^t. Mary's Street, Lincoln, LN5 7EQ; Messrs R. Howgate, J. Belton (Site Manager) & M. Leason (Site Supervisor) of Lindum Construction (main site contractor); Mr M. Jones, City Archaeologist, Department of Planning, Lincoln City Council, City Hall, Lincoln, LN1 1DN; Detective Sergeant Jones, Detective Constable Wright, & Mr James (Scene of Crime Officer) of Lincolnshire Police.

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7.0 LHA NOTE/ARCHIVE DETAILS

7.1 LHA NOTE DETAILS

CLAU CODE: SIL00

PLANNING APPLICATION NO.: -

FIELD OFFICER: K.Wragg

NGR: SK 9770/7130

CIVIL PARISH: Lincoln

SMR No.:

DATE OF INTERVENTION: 29/06/00 - 07/08/00

TYPE OF INTERVENTION: Archaeological Watching Brief

UNDERTAKEN FOR: Lincoln Corn Exchange and Markets (1991) Limited, Stanley Bett House, 15/23 Tentercroft Street, Lincoln, LN5 7DB

7.2 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.: 2000.155

ACCESSION DATE: -

APPENDIX A - ARCHIVE DEPOSITION

The archive consists of:

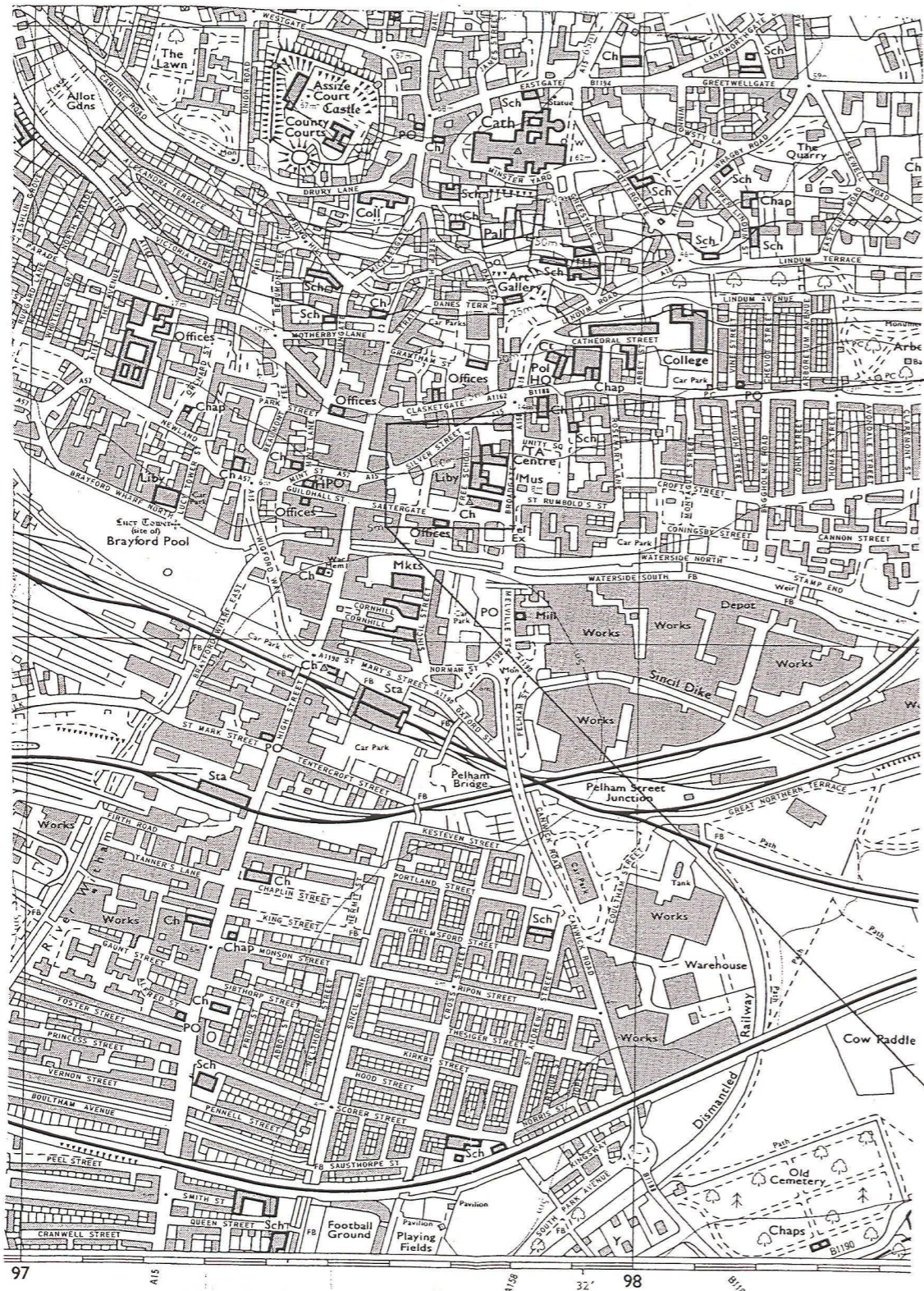
No.	Description
1	Site diary
1	Report
12	Context records
3	Scale drawings
1	Stratigraphic Matrix

The primary archive material, as detailed above, is currently held by :

**The City of Lincoln Archaeology Unit,
Charlotte House,
The Lawn,
Union Road,
Lincoln,
Lincolnshire,
LN1 3BL.**

It is intended that transfer to the City and County Museum, Friars Lane, Lincoln, in accordance with current published requirements, under Museum Accession Number 2000.155, will be undertaken following completion of this project.

1:10000



97

A15

A15

32'

98

B118

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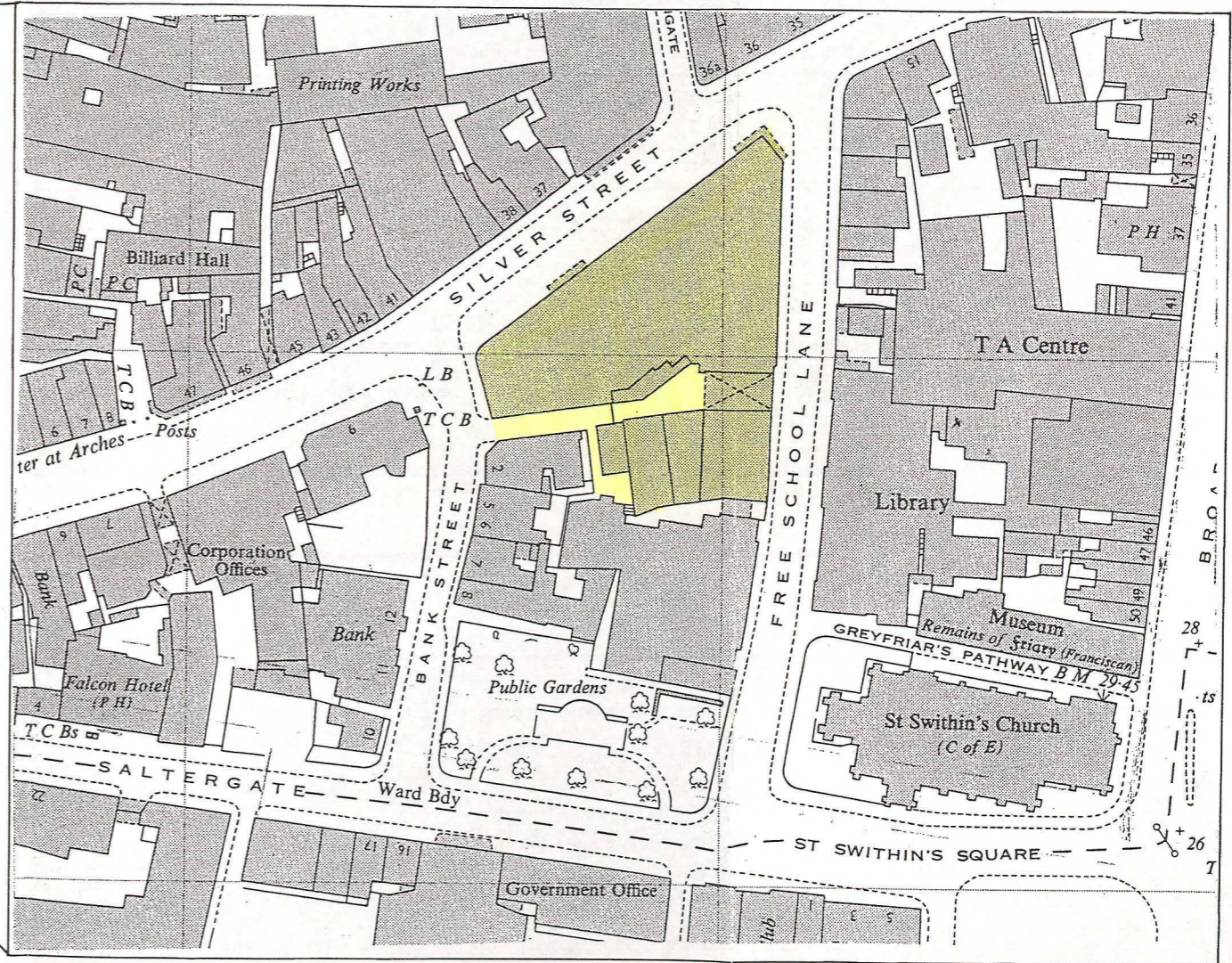
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SITE CODE: SIL00	PLAN/ELEV/SECTION NO:	
CLIENT: Lincoln Corn Exchange & Markets (1991) Ltd.		
DESCRIPTION: Site location plan		
SCALE:	ARCHIVE NO:	
DRAWN BY:	CHECKED:	DATE:
MUSEUM ACCESSION NO: 2000.155		

KEY



Location of Site

1:1250

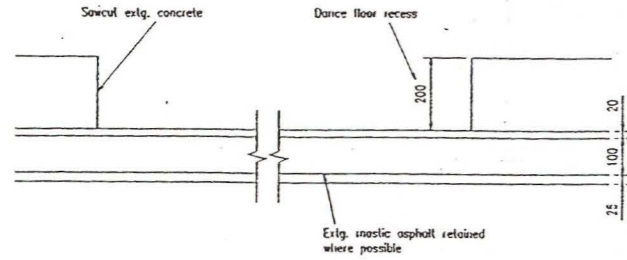
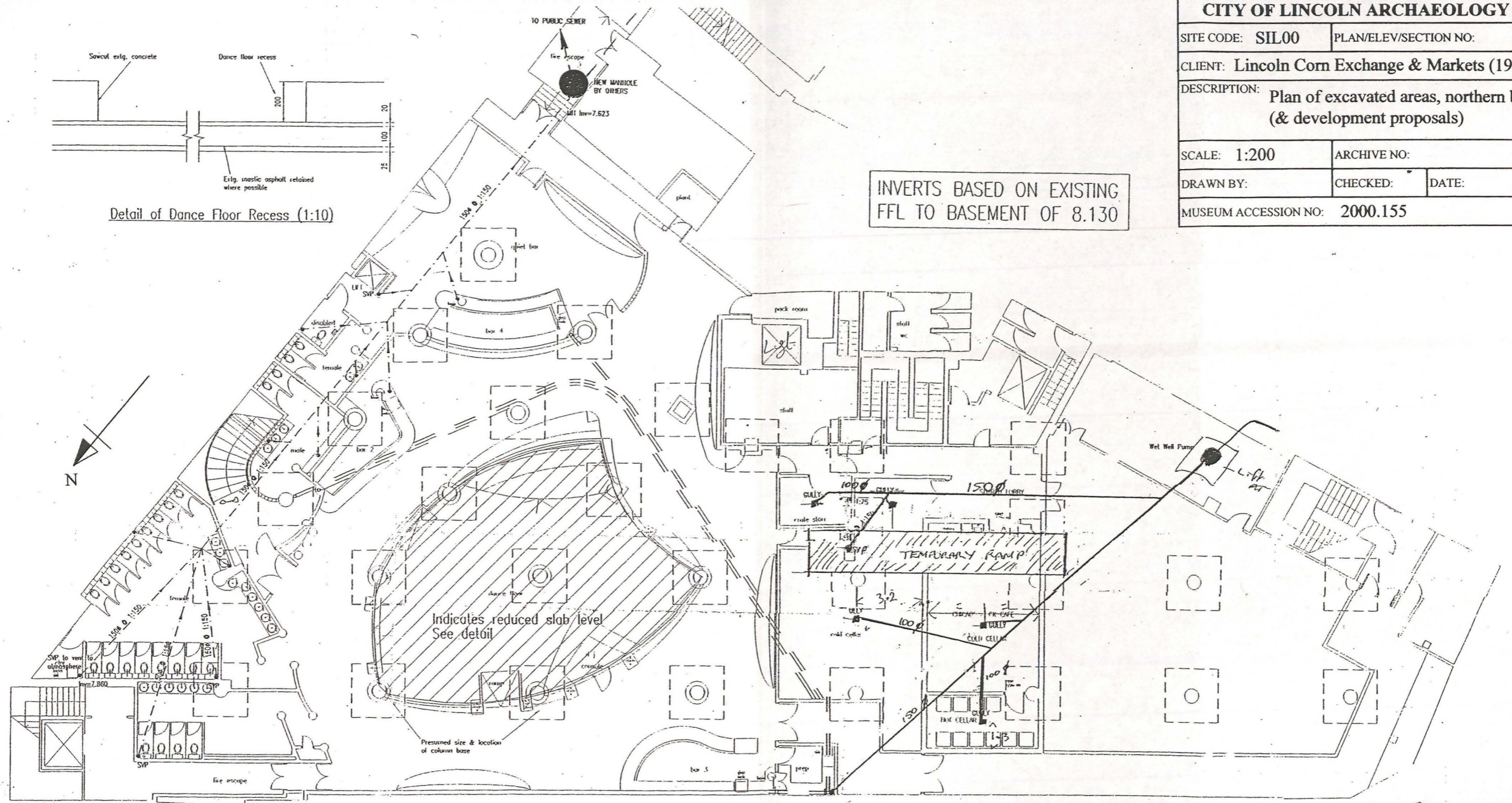


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Fig. 1

CITY OF LINCOLN ARCHAEOLOGY UNIT

SITE CODE: SIL00	PLAN/ELEV/SECTION NO:	
CLIENT: Lincoln Corn Exchange & Markets (1991) Ltd.		
DESCRIPTION: Plan of excavated areas, northern basement (& development proposals)		
SCALE: 1:200	ARCHIVE NO:	
DRAWN BY:	CHECKED:	DATE:
MUSEUM ACCESSION NO: 2000.155		



Detail of Dance Floor Recess (1:10)

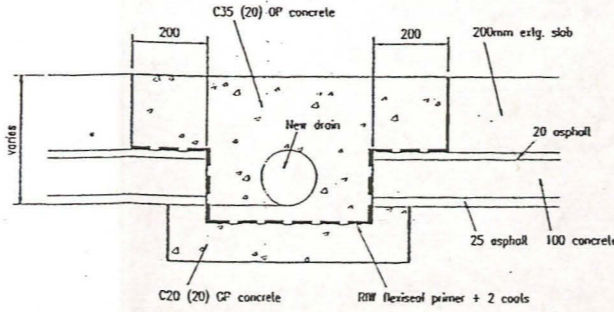
INVERTS BASED ON EXISTING FFL TO BASEMENT OF 8.130

Indicates reduced slab level See detail

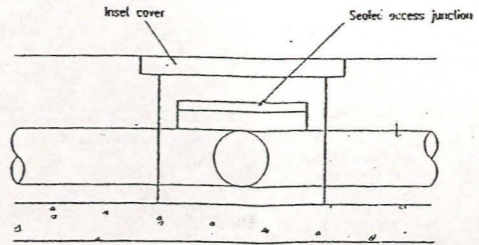
Presumed size & location of column base

Indicates below basement pipework

Based upon Ward Cole Consulting Engineers drawing no.: 10/1937/001



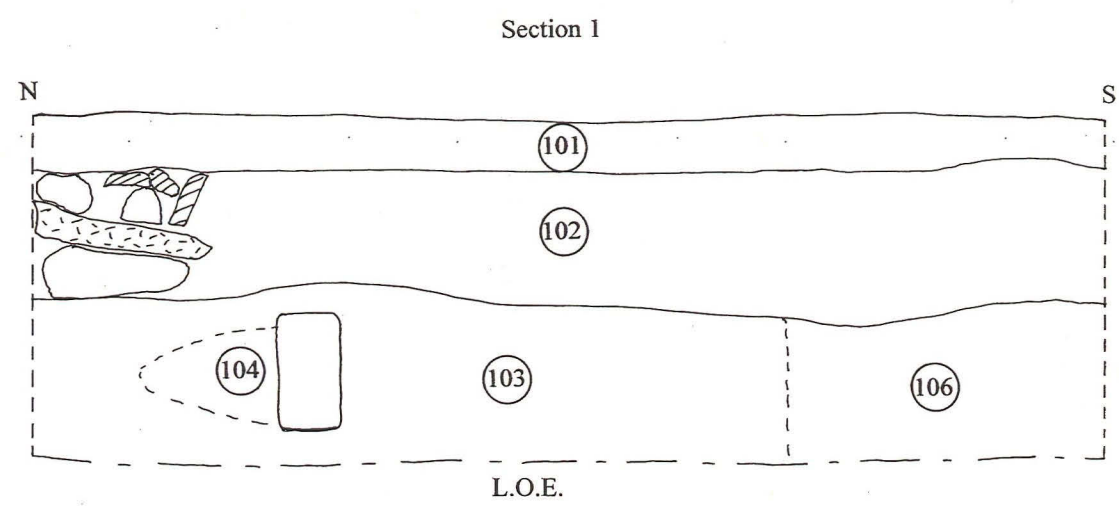
Typical Section (1:10) Wru' Basement Drain



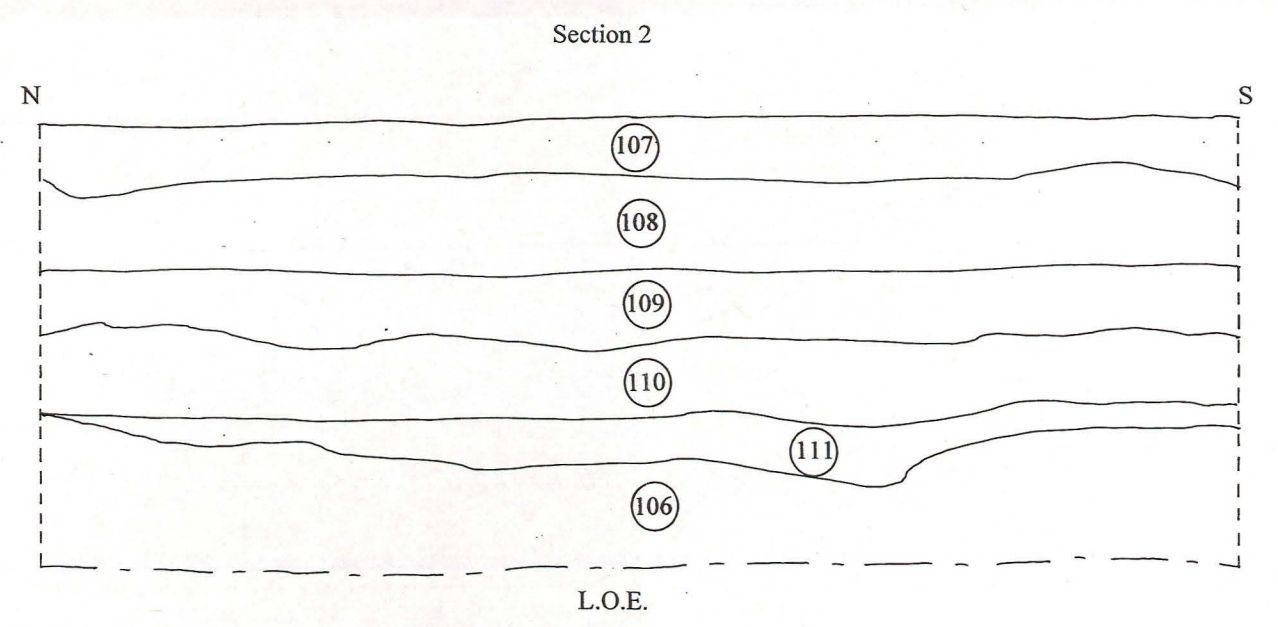
Drain Junction Detail (1:10) Waterproofing as per Typical Section

L.H.M. CONST. CO. LTD.
Q1 FOR CONSTRUCTION

CITY OF LINCOLN ARCHAEOLOGY UNIT		
SITE CODE: SIL00	PLAN/ELEV/SECTION NO:	
CLIENT: Lincoln Corn Exchange & Markets (1991) Ltd.		
DESCRIPTION: West-facing sections 1 & 2		
SCALE: 1:10	ARCHIVE NO:	
DRAWN BY: KW	CHECKED:	DATE:
MUSEUM ACCESSION NO: 2000.155		



- Context descriptions
- 101 Existing concrete floor surface, southern basement
 - 102 Limestone & sand bedding for 101
 - 103 Fill of existing drainage trench
 - 104 Existing glazed clay drainage pipe
 - 106 Moderately compacted mid grey-brown friable sandy silt, containing occasional small flecks of bone, brick/tile, limestone, & charcoal



- Context descriptions
- 107 Existing concrete floor, northern basement
 - 108 Rough concrete bedding for 107
 - 109 Layer of tar
 - 110 Rough concrete bedding layer
 - 111 Coarse orange-brown sand
 - 106 Moderately compacted mid grey-brown friable sandy silt, containing occasional small flecks of bone, brick/tile, limestone, & charcoal



Fig. 3

Mr T L Smelt
Banks Long & Co
15 St Mary's Street
Lincoln
LN5 7EQ

Ref:silstwb1.doc

Dear Mr Smelt,

13/14 SILVER STREET, LINCOLN

ARCHAEOLOGICAL WATCHING BRIEF

CLAU PROJECT: SIL00

MUSEUM ACC. NO.2000.155

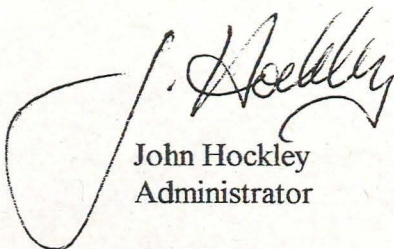


Please find enclosed two copies of our Archaeological Report No.432 describing the results of the investigations carried out in conjunction with groundwork for the above project. Copies of the report are being deposited with the Local Planning Authority and the Lincolnshire Sites and Monuments Record Office. A further copy will in due course be lodged with the City and County Museum with transfer of the project archive.

An invoice for this project will be raised by Lincoln City Council and forwarded to your client via your office shortly.

We would take this opportunity to thank you and your client for your positive interest and co-operation throughout this project.

Yours faithfully
City of Lincoln Archaeology Unit



John Hockley
Administrator

cc: Department of Planning, Lincoln City Council+ report.
County Sites and Monuments Record Office, Lincoln + report

Lincoln County Council
Archaeology Section

03 APR 01