

CITY OF  
◇ LINCOLN ARCHAEOLOGY ◇  
UNIT



THE COACH HOUSE, DELORAINÉ COURT,  
JAMES STREET, LINCOLN

ARCHAEOLOGICAL WATCHING BRIEF

*Michael Jarvis*

97/7

CLAU ARCHAEOLOGICAL REPORT NO: 294

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**Report to**  
***Mr & Mrs B & J Lodge***

**June 1997**

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**ARCHAEOLOGICAL  
WATCHING BRIEF**

**SUMMARY**

*Between January and February 1997, the City of Lincoln Archaeology Unit undertook an archaeological watching brief during groundworks associated with the conversion of 'The Coach House', Deloraine Court, James Street, Lincoln, into a residential dwelling.*

*The watching brief revealed three different chronological phases of occupation present on the site, covering the medieval/post-medieval period to the present day.*

*It would appear that the area now occupied by The Coach House was the location of at least two stone structures of medieval or post-medieval date. The most evident lay to the west of James Street, or its medieval equivalent. The second building may have been an outbuilding associated with the main structure. Unfortunately, too little was evident for this to be fully established.*

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**THE COACH HOUSE,  
DELORAINÉ COURT,  
JAMES STREET,  
LINCOLN**

**ARCHAEOLOGICAL  
WATCHING BRIEF**

**1.0 INTRODUCTION**

Between January and February 1997, the City of Lincoln Archaeology Unit (CLAU) undertook an archaeological watching brief during groundworks associated with the conversion of 'The Coach House' Deloraine Court, James Street, Lincoln, into a residential dwelling.

During 1996, Pilling & Co. Architects, on behalf of Mr & Mrs B & J Lodge, made an application to Lincoln City Council to change the use of, undertake alterations to, and erect a carport at the above named property (Application No. LC08/0135/96). This application was granted in April 1996, with a condition attached requiring that an archaeological watching brief be undertaken during groundworks associated with the conversion works (Figs. 1 & 2). This was "...to ensure that any archaeological remains contained on the site are properly recorded in the Sites and monuments Record and the Urban Archaeological Database..".

The City of Lincoln Archaeology Unit was commissioned to undertake the watching brief in January, 1997.

**2.0 ARCHAEOLOGICAL & HISTORICAL BACKGROUND**

The Coach House ('the Site'), lies to the north of the Cathedral. It is bounded to its east by James Street. To its west lies the street of Bailgate, to its north East Bight, whilst to its south lies Eastgate (National Grid Reference SK 9775 7198).

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 a Colonia. Since examples of both 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 closest identified Roman building to the site under investigation are the Roman public baths, which lay between James Street and Bailgate to the north of the site.

Abandonment of the Roman City seems to have started in the late 4<sup>th</sup> Century with town life reduced to a small community between the 5<sup>th</sup> to late 9<sup>th</sup> 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 10<sup>th</sup> and 11<sup>th</sup> 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 12<sup>th</sup> century Vinegarth or Wynegard) which lies to the south and east of the site.

By the 12<sup>th</sup> 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.

The late 14<sup>th</sup> to 17<sup>th</sup> 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 16<sup>th</sup> 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 17<sup>th</sup> century.

By the 18<sup>th</sup> 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 17<sup>th</sup> and 18<sup>th</sup> 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.

### **3.0 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.

The archaeological record was secured by means of trench side notes. Scale drawings of archaeological features were made and a full photographic record compiled. All artefacts and other materials recovered and retained from the investigations were packed and stored in the appropriate materials and conditions to ensure that minimum deterioration took place and that their associated records were complete.

Groundwork associated with the conversion of the property fell in to two main categories: a) works forming elements associated with underpinning to the primary structure walls and the formation of floors, and b) works associated with drainage to the property.

### **4.0 ANALYSIS**

Analysis of the stratigraphic record has revealed three different chronological phases of occupation present on the site, covering the medieval/post-medieval period to the present day. Dating was

provided from pottery and tile fragments recovered during the archaeological programme of investigation.

### Phase 1

The excavation, at the east end of the Coach House, for the construction of a new gable end wall revealed several metallated surfaces c. 400mm - 1m below the level of present day James Street (at the time of the watching brief, the east wall to the Coach House was in fact a double wooden gateway opening out on to James Street). These surfaces consisted of compact layers of small angular limestones and tile fragments. Soil bands denoting occupation deposits lay between the various metallated surfaces. Although some tile was recovered from the metallated and associated surfaces (contexts [026] - [031] and [047]), none was suitable for dating purposes (Fig. 3, Section 2).

### Structure 1

Immediately to the west of the metallating, slightly to the west of the existing eastern wall to the Coach House, lay Structure 1. Structure 1 consisted of two north-south stone walls [003] and [005] (each approximately 500mm wide. The easternmost wall [003] stood c.1m high). Both walls lay some 5m apart and were recorded in both the north and south underpinning trenches (Fig. 3, Sections 1 & 3). A series of narrow occupation deposits lay between the walls (contexts [006]-[008], [017], [018], [044]-[046] and [049]). A sherd of late Glazed Lincoln Ware (LLSW) dating somewhere between the late 14<sup>th</sup> and late 15<sup>th</sup> centuries was recovered from [007] in this sequence.

### Structure 2

A further fragment of stone wall was recorded at the far western end of the site (see Fig. 3, Section 4). This wall [040], was seen primarily in plan and was aligned east-west, being some 500mm wide. No associated floors were evident nor was dateable material recovered.

### Phase 2

Phase two deposits were generally levelling events post-dating the demolition of structures 1 and 2, and occurred in all areas of the site (contexts [009], [012]-[014], [019]-[021], [034]-[036], [038], [039] and [041]). Although tile fragments were recovered from some of these layers, none was able to date them.

### Phase 3

Phase 3 deposits and features related to the existing upstanding building. While few dateable finds were recovered from these deposits, layer [033] did produce a couple of sherds of pottery dated to the late 17<sup>th</sup> to 18<sup>th</sup> century. A sample of the roof's tiles which currently cover the Coach House was taken and they were revealed to be nib tiles of Type 7a which date from the mid 14<sup>th</sup> to mid/late 15<sup>th</sup> century.

No further deposits and features were noted during the archaeological programme of investigation.

## **5.0 CONCLUSIONS**

The results from this watching brief are, as with most from this type of archaeological response, limited. This is primarily due to the extent of groundwork associated with this type of work. The recovery of dateable material from stratified deposits was limited and did not provide precise dating.

From the above analysis it would appear that the area now occupied by The Coach House was the location of at least two stone structures of medieval/post-medieval date. The most evident (Structure 1) lay to the west of James Street, or its medieval equivalent. Structure 2 may have consisted of outbuildings associated with Structure 1, but unfortunately, too little was evident for this to be fully established.



The metalling present at the eastern end of the Coach House (below the present street) shows that the forerunner to James Street has probably been resurfaced over several centuries. Again, as with most of the site, no dateable material was recovered to substantiate this theory.

Post-medieval occupation suggests that after the demolition of Structures 1 and 2 a sequence of levelling deposits was laid on the site prior to the construction of the existing building, which itself dates from around the late 17<sup>th</sup> to 18<sup>th</sup> century. Although the roof tile presently on the building date to the mid 14<sup>th</sup> to mid/late 15<sup>th</sup> century, the re-use of roof tiles was not an uncommon practise. It may well be that the existing tiles were originally from the earlier structures found on the site.

#### **6.0 ACKNOWLEDGEMENTS**

The City of Lincoln Archaeology Unit would like to thank Mr & Mrs Lodge for funding the watching brief and post-fieldwork analysis. Thanks are also extended to Pilling & Co. Architects and the site contractor, Oakwell Construction Ltd, for their full co-operation throughout the duration of the archaeological programme.

#### **7.0 BIBLIOGRAPHY**

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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.

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**ARCHAEOLOGICAL  
WATCHING BRIEF**

***APPENDIX 1***

***LHA NOTE & ARCHIVE DETAILS***

LHA NOTE DETAILS

CLAU CODE: DLC97

CLAU REPORT No.: 294

PLANNING APPLICATION NO.:

FIELD OFFICER: Michael Jarvis

NGR: SK 9775 7199

CIVIL PARISH: Lincoln

SMR No.: -

DATE OF INTERVENTION: January - february, 1997

TYPE OF INTERVENTION: Watching Brief

UNDERTAKEN FOR: Mr & Mrs B & J Lodge, Alwoodley, Leeds

***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.: 9.97

ACCESSION DATE: -

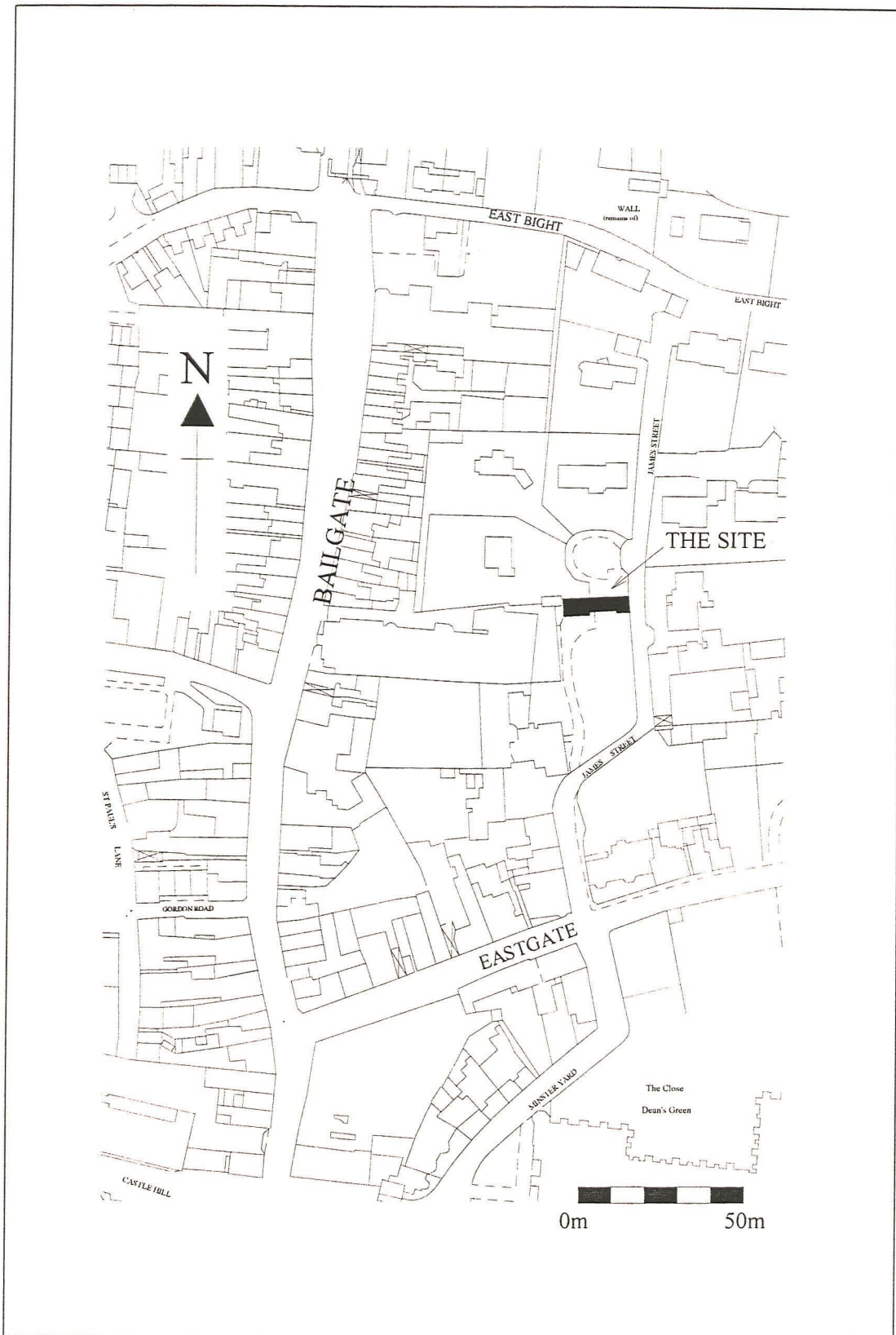


Fig. 1: Site location plan.

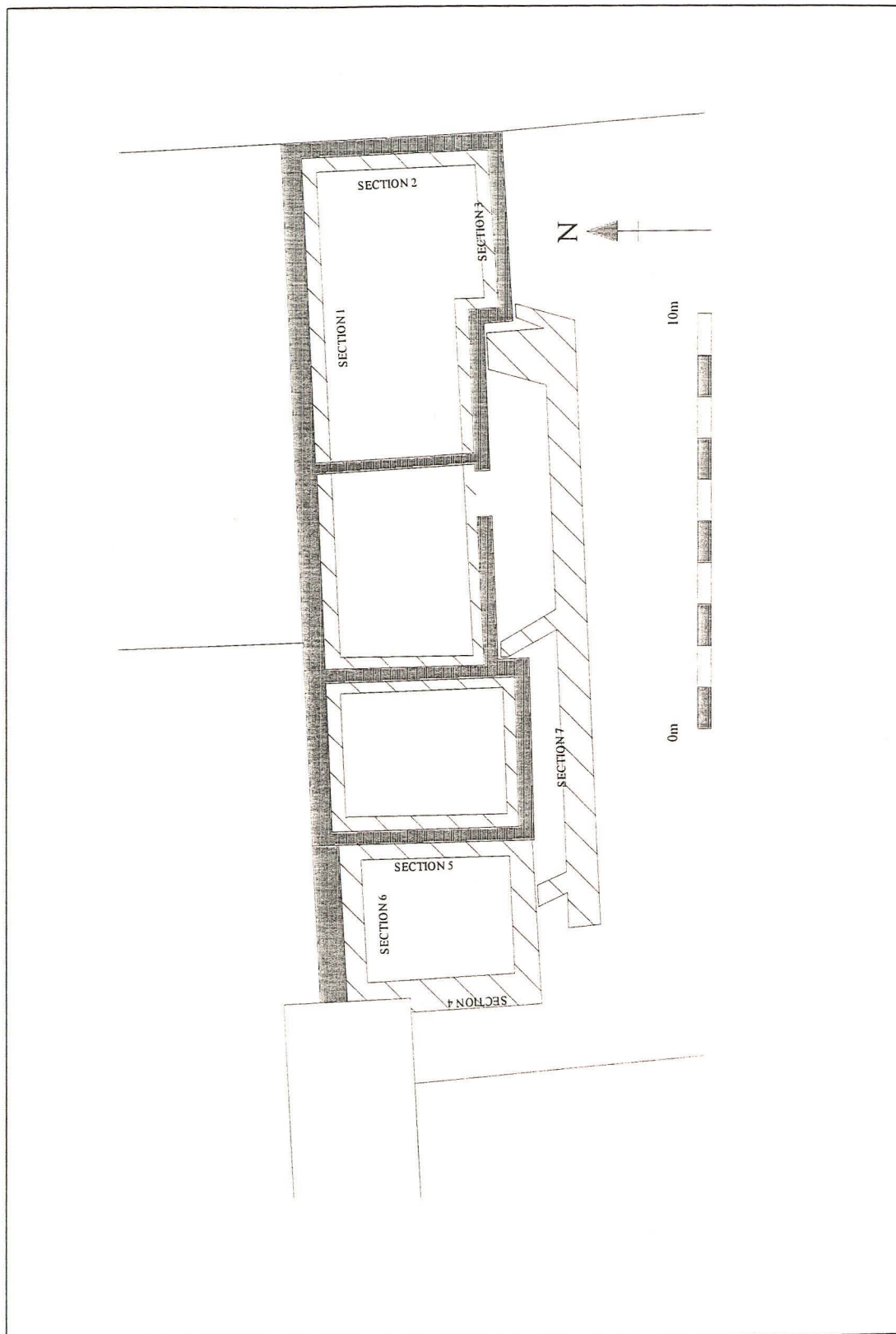


Fig. 2: *Section location plan*

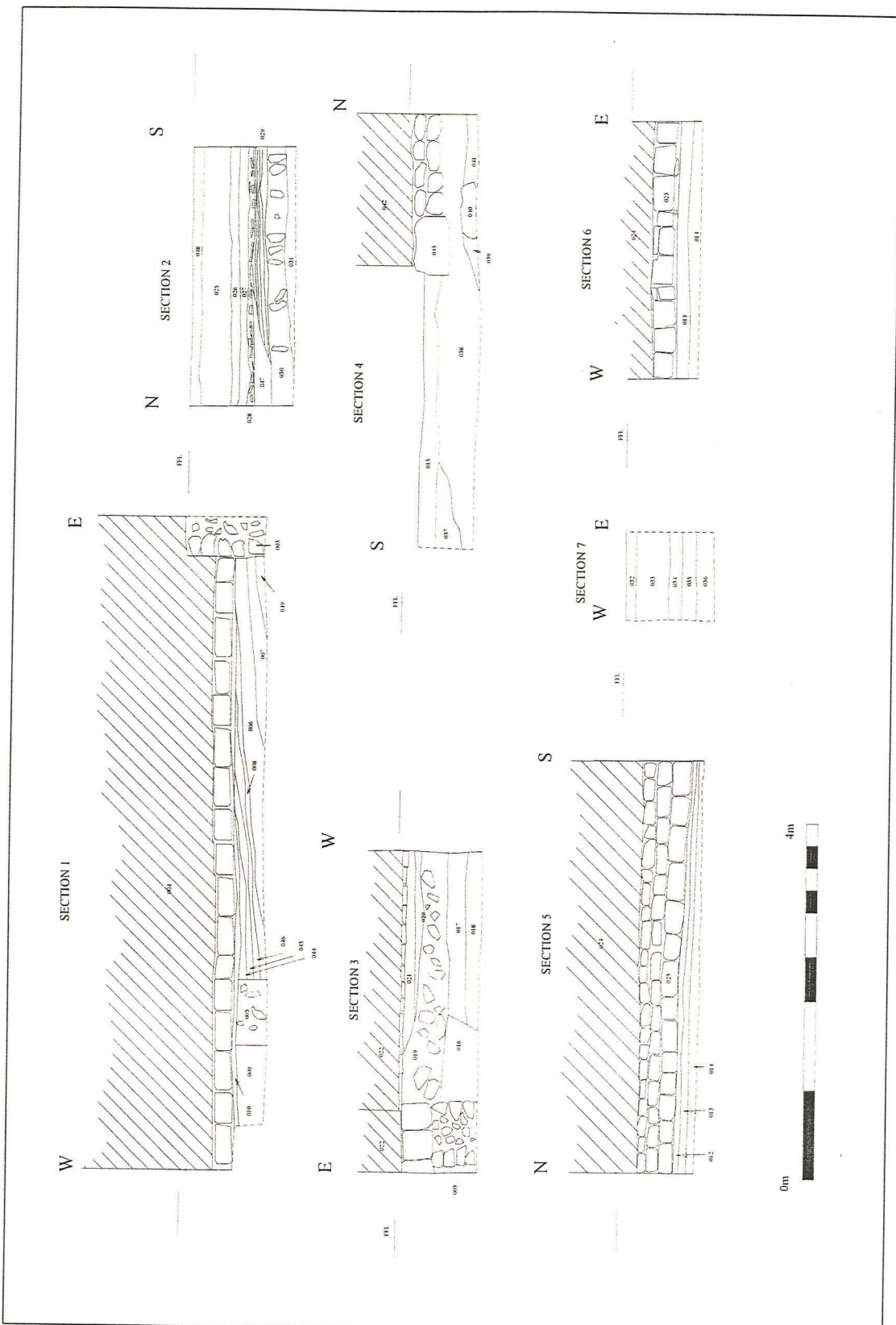


Fig. 3: Sections 1 - 7.