

**ARCHAEOLOGICAL WATCHING BRIEF REPORT:
THE WHITE HART HOTEL GARAGE, WHITE HART HOTEL, LINCOLN**

Planning References: 2009/0797/F and 2009/0796LBC

NGR: SK 9760 7185

AAL Site Code: LIHH 13

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By
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Cover photo: View of open car park area at the west end of the site, looking east

Executive Summary

- A watching brief was undertaken by Allen Archaeology Limited at the White Hart Hotel Garage, Lincoln. The work was commissioned by Contemporary Hotels Limited as part of a planning condition attached to the proposed redevelopment of the site as hotel accommodation and car parking.
- The watching brief was conducted during the digging of two foundation trenches. Trench 1, at the western side of the proposed development area was dug to a depth of 2m. It revealed a dumped deposit from which a medieval tile was recovered, sealed by a homogenous silty deposit. The trench lies on the line of the former castle dyke and the deposits seem likely to represent post-medieval filling in of this feature. Trench 2 was located in the eastern half of the site, close the Bailgate access. It was dug to a depth of 1m and revealed a stony deposit sealed by a north to south orientated brick wall, constructed on a stone footing. The wall seems most likely to be related to the 18th century structure which still stands on the site, but could be part of a later addition to it.
- The watching brief has shown the potential for buried remains to survive at the site but the full thickness of deposits could not be assessed as part of the present work. The work has also highlighted that there may be relatively little modern disturbance in some parts of the site.

1.0 Introduction

- 1.1 Allen Archaeology Limited (AAL) was commissioned by Contemporary Hotels Limited to undertake an archaeological watching brief as part of a planning condition for the redevelopment of the White Hart Garage, Lincoln.
- 1.2 The fieldwork, recording and reporting conforms to current national guidelines, as set out in the Institute for Archaeologists '*Standard and guidance for archaeological field evaluations*' (IfA 1999, revised 2001 and 2008), the English Heritage document '*Management of Research Projects in the Historic Environment*' (English Heritage 2006) and the local guidelines in the Lincolnshire Archaeological Handbook (LCC 2012).

2.0 Site Location and Description

- 2.1 The proposed development area is situated in the historic core of the city, to the west of Bailgate and at the south end of St. Paul's Lane (Figure 1). It is currently occupied by a number of brick and steel framed structures in use as the White Hart Hotel's customer car park, with an open car parking area at its west end, immediately adjacent to the east wall of Lincoln Castle (Figure 2). The site centres on NGR SK 9760 7185, and is situated within Conservation Area 1 (Cathedral and City Centre).
- 2.2 The local bedrock geology comprises Jurassic Deposits of Lower Lincolnshire Limestone, with no superficial deposits noted (British Geological Survey 1973).

3.0 Planning Background

- 3.1 Planning permission and Listed Building Consent has been approved for the '*Erection of three storey buildings to St. Paul's Lane and rear of 2 Bailgate for hotel accommodation, provision of car parking taking access from St. Paul's Lane; installation of a new shop front to No.2 Bailgate*' (Planning References: 2009/0797/F and 2009/0796/LBC), subject to conditions. These conditions comprised:

2009/0797/F Condition 5.

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.

2009/0797/F Condition 6.

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 and archive 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.

- 3.2 Recently, further applications have been submitted for the development, which at the time of writing had yet to be determined:

2013/1105/F – Erection of a three storey building to St. Paul's Lane and rear of 2 Bailgate for hotel accommodation, provision of car parking taking access from St. Paul's Lane; installation of a new shop front to No.2 Bailgate; Received 30/09/2013, and

2013/1162/LBC – Demolition of existing garage. Erection of three storey buildings as extension to hotel; provision of car-parking; installation of new shop-front to No. 2 Bailgate and creation of new access to new hotel to the rear. (Listed Building Consent) Registered 22/10/2013

- 3.3 The open car park element of the scheme is situated within the scheduled area of the Roman colonia of Lindum (SM 115), and the client previously confirmed that scheduled monument consent was in place for the intrusive works associated with this report.

4.0 Archaeological and Historical Background

- 4.1 The archaeological background of the site has been examined by a desk-based assessment of the proposed development site (AAA 2008). A summary of the information contained in that report is included below.
- 4.2 There is limited evidence of prehistoric activity in the vicinity of the proposed development; namely occasional stone tools, such as a Neolithic hand axe recovered from close to the junction of Eastgate and Bailgate, c.50m to the northeast of the site (Jones and Stocker 2003). Tentative evidence of late Iron Age settlement has been recovered around uphill Lincoln, including a scatter of native tradition pottery from The Lawn (c.300m to the west of the site), and a pit containing animal bone radiocarbon dated to 370 Cal BC – Cal AD 220 from the site of St. Paul-in-the-Bail (c.150m to the north). The dating of both these sites is somewhat suspect however, and may belong to the Roman period of activity (*ibid.*).
- 4.3 Following the Roman invasion of Britain in AD43, Lincoln soon became incorporated into the new Roman province. A possible fort was established to the south of the river in the 50s AD, to be replaced by a legionary fortress on high ground to the north of the Witham by the early 60s AD (Jones 2002). Numerous excavations have traced the course of the defensive circuit of this fortress, as well as several details of its internal layout. The fortress adopted the standard rectangular layout, with a main north – south running street broadly following the line of Bailgate. In the vicinity of the site however, the modern line of Bailgate diverges slightly eastwards of the Roman road, which passes through the east end of the proposed development area. The road was observed in the later 19th century along with a Roman sewer (Jones 2003) which is thought to run in the vicinity of Trench 2 monitored as part of the present works. The northwest corner of the principia, or headquarters building, has been excavated some 150m to the north of the current site, and the proposed development therefore lies to the south of this building, in an area that was conjecturally occupied by barrack buildings (Jones and Stocker 2003).

- 4.4 Following the abandonment of the legionary fortress, it was adapted for civilian use, and in the 80s AD was granted the status of colonia: a settlement occupied largely by retired legionaries (Jones 2002). The former headquarters of the fortress were redeveloped as the basilica and forum of the new town, while the main north – south road through the town continued to follow the same line as its military predecessor. The only Roman public buildings that have been confidently identified to date are the forum and basilica on the site of the former legionary headquarters, to the north of the site, and the public baths in the northeast corner of the defended area. However, several fragments of substantial column bases, tessellated pavements and other architectural features have been recovered on both sides of Bailgate, indicating the potential for public buildings or high status domestic structures to have occupied the proposed development area (Jones 2003). The Lincoln Heritage Database (hereafter LHD) refers to a discovery on Bailgate, in 1884, opposite the White Hart Hotel, of a ‘crematory furnace’, below which was a sarcophagus, as well as an arch 1.8m high and 0.6m wide, a semi-circular path of concrete and a number of urns (LHD Reference RE3076). The Lincolnshire Historic Environment Record (hereafter LHER) also lists the discovery of walls and floors of a possible Roman bath house, as well as a metallised surface, during a watching brief on Bailgate, close to the junction with Eastgate, c.20m northeast of the site entrance (LHER Reference 70402).
- 4.5 An extra-mural settlement had probably begun to develop between the legionary fortress and the river during the period of military occupation. This ‘Lower City’ continued to expand as a planned extension to the colonia, and was walled at least by the 3rd century AD. Fragments of the south gate have been identified on Steep Hill, approximately 80m south of the current site (LHD Reference RE3134).
- 4.6 There is some evidence of population decline in the first half of the 4th century AD; several parts of the city witness the abandonment of buildings, dumping of rubbish, and the build up of soil horizons known as ‘Dark Earth’ deposits, a process which accelerates rapidly towards the end of the 4th century (Jones 2002 and 2003).
- 4.7 The departure of the Roman administration and military from Britain in the 5th century saw a widespread, but not total abandonment of the city. Several authors have suggested that the intact defences, stone buildings and the institution of the Christian church marked Lincoln out as an important central place, and allowed it to survive as a centre of Christian and Roman ideals, preserving them against the waves of Saxon settlers from the 5th century onwards bringing new ideas, new religions and new cultural traditions. How long this situation persisted for is unknown; Bede records a visit to Lincoln by St. Paulinus in 627 to visit a praefectus, a typically Roman name for an official which has been taken to suggest some form of continuity in the city (Jones 1993 and Leahy 1993).
- 4.8 Archaeological evidence for this period of activity is extremely scarce throughout Lincoln; in the defended area of the Upper City, excavations have recovered only ten sherds of 5th and 6th century pottery dispersed across a number of sites, with another six sherds recovered from The Lawn, just outside the western defences, c.300m to the west-northwest. The Middle Saxon period sees a slightly different pattern, with a concentration of sixty-eight 7th to 8th century sherds from excavations at The Lawn and fourteen from within the defences of the Upper City (Vince 2003a). It is possible that some form of settlement developed to the west of the city in the Middle Saxon period, although it appears to have been abandoned by the mid-9th century (ibid.).
- 4.9 The period from the later 9th century onwards sees a resurgence in the population and prosperity of Lincoln, probably stimulated by Viking settlers into the region. The city also

served as an important mint during the 10th and 11th centuries, producing over 10% of England's coinage (Sawyer 1998). There is however very little evidence to indicate the nature and extent of settlement activity in the vicinity of the site during this period.

- 4.10 The construction of Lincoln Castle began soon after the Norman Conquest, around 1068, and reflects the importance of Lincoln at this time as a regional market and administrative centre. The castle was built as a response to a serious uprising in northern England, during a major programme of castle building across the northern part of the country (Vince 2003b). The west end of the current site lies close to the castle walls, so the backfilled outer ditch of the castle defences will therefore cross the development area.
- 4.11 It seems that early in the medieval period much of the Roman street plan had been built over or was abandoned, and several new roads were created. Most significantly for the site, Eastgate appears to be a new road laid out in the later 11th century following the creation of the royal stronghold in the former Roman Upper City. The road ran from the former east gate of the Roman town, west-southwest to the new Norman castle (LHD Reference MON736), an alignment which makes it likely to pass through the current site. The subsequent construction of the castle's curtain wall would have truncated the west end of this new road, effectively terminating at the west end of the proposed development area.
- 4.12 Plan-form analysis of the medieval settlement patterns in the Bailgate/Eastgate area (Vince 2003b), suggests that the area of the current site formed part of a large open market place in front of the east gate of the castle, part of which still survives as Castle Hill. It appears that this area was encroached upon during the later 12th and 13th centuries, along both sides of Steep Hill, as well as in the area of the current site. The adjacent property to the north, No. 3 Bailgate, has a 13th century vaulted basement, and the surviving elements of this period of the structure suggest that it formed a row of contemporary properties extending along Bailgate to Castle Square (*ibid.*, Jones *et. al.* 1996). The encroachment of medieval properties into this open space is likely to explain why the modern Bailgate diverges eastwards slightly from the line of the earlier Roman road.
- 4.13 The late 13th/early 14th century marked the early stages of a long period of economic decline in Lincoln. However, the continued presence of the Cathedral and its attendants allowed for a continued prosperity in its environs, and a number of grand private residences were built in the area, as well as three large inns, The Angel, The Antelope and The White Hart. The White Hart Inn is first documented on the south corner of the Eastgate/Bailgate junction in 1515, but is believed to be earlier in date (UAD Reference MON2234). Immediately opposite the site and south of The White Hart, the church of St. Mary Magdalene was built late in the 13th century (LHD Reference MON832).
- 4.14 There is very little in the way of documentary, architectural or archaeological evidence for this period relating to the proposed development area. It is probable that a row of 13th century properties ran along the Bailgate frontage, as indicated by the vaulted cellar of No.3, although No.1 Bailgate is of mid-15th century date. What occupied the current site, No.2 Bailgate at this time is unknown; the present building on the road frontage is of mid-18th century date, although it has been suggested that the plot previously allowed access to the house and former stables that occupied No.5 Castle Hill (Jones *et. al.* 1996). A lease of 1588 for No.3 Bailgate refers to a stable block that curtailed the west end of that plot, and was in the tenure of the lessee of No.2 (*ibid.*). This stable may therefore have been within the study area, which includes the land immediately to the west of the current western boundary of No.3.

- 4.15 Following the decline of the 13th and 14th centuries, Lincoln's population remained relatively stable for several centuries, at around 2,500 inhabitants, rising slightly during the 17th and 18th centuries (Vince 2003c). Although the ground floor level has been replaced by the garage entrance, the building that currently occupies the Bailgate frontage is a three-storey 'double-pile' type brick property of early 18th (Pevsner and Harris 2002) or mid-18th century date (Jones *et. al.* 1996) albeit with the ground floor level replaced by a garage entrance.
- 4.16 The reopening of the Fossedyke to traffic in 1740 stimulated commercial activity in the city, and a limited increase in the population, but these effects were localised towards the west side of the city and the riverside areas, and had little effect on the Bailgate area (Stocker 2003). The arrival of the railway in 1846 resulted in a rapid and widespread increase in population and industrial activity, with a focus on ironworking and heavy engineering. The new factories were constructed along the line of the river and railways to make use of the widespread communication links they offered, and much of the housing was built nearby, well away from the historic core of the city (*ibid.*).
- 4.17 Trade directories show that the building now occupying the site was in use for over seventy years as a grocery store, from at least 1857 to 1932 or later. The period between 1932 and 1939 appears to be when the major redesign of the building on the Bailgate frontage occurred, with the removal of the entire ground floor for the construction of the garage entrance. From this time onwards, the directory entries list two residents at No.2; a motor engineers on the ground floor, and a private resident in the flat above.
- 4.18 The 1969 entry lists a Geoffrey Townend living in the flat over the garage owned by Wright and Co., and he still occupied the flat in 1975. However, there is no other resident listed at No.2 in 1975, and a 'car park' is noted as being between Nos.3 and 4. This cannot be explained other than as a typographical error, as the car park should have been listed between Nos.2 and 3. It does however suggest that the site had entered its current usage at this time.

5.0 Methodology

- 5.1 The watching brief comprised the monitoring of groundworks associated with two short sections of foundation trenches, one within the open car park in the northwest of the site (Trench 1), and the other close to the site access off Bailgate (Trench 2). The trenches measured 5m and 3.4m in length respectively, both were approximately 0.40m wide. The groundworks were monitored at all times by an experienced field archaeologist on 30th-31st October and 4th November 2013.
- 5.2 A full written record of the archaeological deposits was made on standard AAL context recording sheets. Archaeological features and deposits were drawn to scale, in plan and section (at scales 1:20 or 1:50). Photography formed an integral part of the recording strategy. All photographs incorporated scales, an identification board and directional arrow, and a selection of these images has been included in Appendix 1.
- 5.3 Each deposit, layer or cut was allocated a unique three-digit identifier (context number), and accorded a written description, a summary of these are included in Appendix 2.

6.0 Results (Figure 3)

Trench 1

- 6.1 The earliest deposit encountered in Trench 1 was a 0.40m thick layer of rubble and crushed tile, 103, visible 1.6m below the present ground surface at the south end of the trench. A flat roofing tile, probably of late 12th to 15th century date, was recovered from the deposit. The deposit may have been demolition material and given its location within the presumed line of the castle ditch it is likely that it was dumped during filling in of the ditch. It is possible therefore that the medieval date of the tile does not reflect the date of its deposition which may have been somewhat later.
- 6.2 Layer 103 was sealed by a layer of dark brown clayey silt, 102, which was over 1.70m thick in places. The deposit produced an assemblage of 19th century pottery, which was not retained, and represents extensive accumulation of material within the castle ditch. A 0.20m thick layer of brick and concrete rubble, 101, sealed layer 102 and was evidently of recent origin. The tarmac car park surface, 100, formed the modern ground surface.



Plate 1: View of Trench 1 looking south

Trench 2

- 6.3 The earliest deposit encountered in Trench 2 was layer 205 a dark brown clayey silt with loose limestone blocks. It measured in excess of 0.40m thick and was revealed 0.60m below the present ground surface. A sherd of 12th to early 13th century pottery, along with a sherd of 19th to early 20th century pottery and a piece of 12th to 13th century tile was recovered from the deposit.

- 6.4 A 0.23m thick layer of mid brown clayey silt, 204, sealed layer 205 and appears to be a further deposit of made ground. A north to south orientated wall foundation, 203, constructed from dressed limestone blocks was encountered at the west end of the trench. The foundation was a single course high and measured 0.52m wide and 0.14m high. It may have been cut into layer 204 as a trench-built wall but no construction cut was evident, and it remains possible that it was built freestanding with layer 204 deposited around it. The remains of a 0.42m wide wall, 202, constructed from red unfrosted bricks, which measured 230mm x 80mm x 60mm was built on top of wall foundation 203. The wall and foundation appear to have been part of a single construction event rather than the re-use of an early footing by a later building.
- 6.5 A 0.28m thick layer of mid brown clayey silt, 201, partially sealed the wall and extended across the trench. The layer was most likely made ground or levelling of modern origin and had been sealed by a layer of concrete and tarmac which formed the present ground surface and car park vehicle access.



Plate 2: Wall 202 and foundation 203 at west end of Trench 2. Looking south, 1m scale

7.0 Discussion

- 7.1 Deposits and structural features dating to the post-medieval and modern periods were encountered in both of the trenches monitored. Demolition material revealed at the base of Trench 1 could conceivably date to the medieval period as medieval tile was recovered from it, but a later date is more likely, with the material being derived from the demolition of a medieval structure in the area. A thick, homogenous silty layer, which sealed the demolition material, appears to have accumulated more slowly, and is very likely to represent gradual infilling of the castle ditch in the post-medieval and early modern periods. Geological deposits were not reached within the trench and it is not possible to suggest the depth of archaeological deposits in this part of the site.
- 7.2 The earliest deposit encountered in Trench 2 was a mixed, stony deposit which produced a sherd of medieval pottery, a piece of medieval tile and also a sherd of 19th to early 20th century pottery. Taken at face value this suggests that the deposit is of recent date but it

is possible that that the later pottery is intrusive, possibly introduced during the digging of the monitored trench, and the deposit, whilst not necessarily medieval, may pre-date the 19th century. A red brick wall built on a stone footing, which extended across the trench post-dated this stony deposit and seems likely to be related to the present 18th century building which occupies the site, although whether this is part of the original construction or part of a later addition is unknown.

8.0 Conclusions

8.1 The watching brief revealed remains dating to the post-medieval period and possibly remains of medieval date. The limited size of the trenches allowed only a limited view into the nature of the sub-surface deposits and as a result both interpretation and dating features and deposits is severely hampered. The work does however highlight the potential for buried remains to survive at the site with little modern disturbance in the investigated areas.

9.0 Effectiveness of Methodology

9.1 The watching brief is likely to form only the first part of a program of archaeological mitigation if the proposed development continues in its current form. As such the methodology employed was suitable to the scale of groundworks being undertaken, and can be used to inform any future work at the site.

10.0 Acknowledgements

10.1 Allen Archaeology Limited would like to thank Contemporary Hotels Limited for this commission. The help of Ian Robinson, the manager of the White Hart Hotel is gratefully acknowledged. De Matos Ryan are also thanked for their input into the scheme.

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Appendix 1: The Ceramic Finds

Dr Anne Irving

Pottery

All the material was recorded at archive level in accordance with the guidelines laid out by Slowikowski *et al.* (2001) and to conform to Lincolnshire County Council's *Archaeology Handbook*. All of the pottery codenames (Cname) are those established for Lincolnshire (Young *et al.*, 2005). A total of two sherds from two vessels, weighing 42 grams were recovered from the site.

Methodology

The material was laid out and viewed in context order. Sherds were counted and weighed by individual vessel within each context. The pottery was examined visually and using x20 magnification. This information was then added to an Access database. An archive list of the pottery is included in Table 1.

Results

Table 1, Pottery Archive

Cxt	Cname	Full name	Form	NoS	NoV	W (g)	Part	Description	Date
205	LSW1	12 th century Lincoln Glazed ware	Jug	1	1	30	Neck	Amber glaze	12 th to early 13 th
205	NOTS	Nottingham Stoneware	Straight sided jar	1	1	12	Rim		19 th to early 20 th

Ceramic Building Material

Introduction

All the material was recorded at archive level in accordance with the guidelines laid out by the ACBMG (2001). A total of four fragments of medieval tile, weighing 956 grams, were recovered from the site.

Methodology

The material was laid out and viewed in context order. Fragments were counted and weighed within each context. The ceramic building material was examined visually and using x20 magnification. This information was then added to an Access database. An archive list of the ceramic building material is included in Table 2.

Cxt	Cname	Full name	Fabric	NoF	W (g)	Description	Date
205	NIB	Nib Tile	Shale	1	251	Moulded round cut-back nib	12 th to 13 th
103	FLRO	Flat Roofing Tile	Sand + shale	3	705	Mortar; abraded	Late 12 th to 15 th

Abbreviations

BS	Body sherd
CBM	Ceramic Building Material
CXT	Context
NoF	Number of Fragments
NoS	Number of sherds
NoV	Number of vessels
W (g)	Weight (grams)

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Appendix 2: Context Summary List**Trench 1**

Context	Type	Description	Interpretation
100	Layer	Compact dark grey tarmac, 0.10m thick. Seals 101	Car park surface
101	Layer	Compact light brown brick and concrete rubble. Sealed by 100, seals 102	Demolition layer or made ground
102	Layer	Friable dark brown clayey silt, occasional charcoal flecks, occasional limestone fragments, 1.7m thick. Sealed by 101, seals 103. 19 th century pottery within the layer not retained	Humic soil layer, possibly upper fill of the castle ditch.
103	Layer	Loose light brown limestone rubble, crushed limestone and crushed tile, 0.40m thick. Seals 102	Probable dump of building rubble within castle ditch

Trench 2

Context	Type	Description	Interpretation
200	Layer	Compact dark grey tarmac and concrete, 0.18m thick. Seals 201	Car park surface
201	Layer	Friable mid brown clayey silt, frequent limestone flecks and fragments, 0.28m thick. Sealed by 201, seals 204	Made ground
202	Wall	Red unfrogged brick, 230x80x60mm, regular courses but pattern not visible, light grey lime mortar, N-S orientated, 0.42m wide x 0.28m high. Sealed by 200	Wall
203	Wall	Dressed limestone blocks, 500x140mm, single course visible, dry build, N-S orientated, 0.52m wide x 0.14m high. Sealed by 201	Stone block wall foundation for wall 202 or possible remains of an earlier building
204	Layer	Friable mid brown clayey silt, frequent mortar flecks, frequent limestone flecks, frequent charcoal flecks, 0.23m thick. Sealed by 201, seals 205	Made ground
205	Layer	Friable dark brown clayey silt and limestone blocks (up to 300x200x150mm), frequent charcoal flecks, frequent tile fragments, in excess of 0.40m thick. Sealed by 204	Made ground

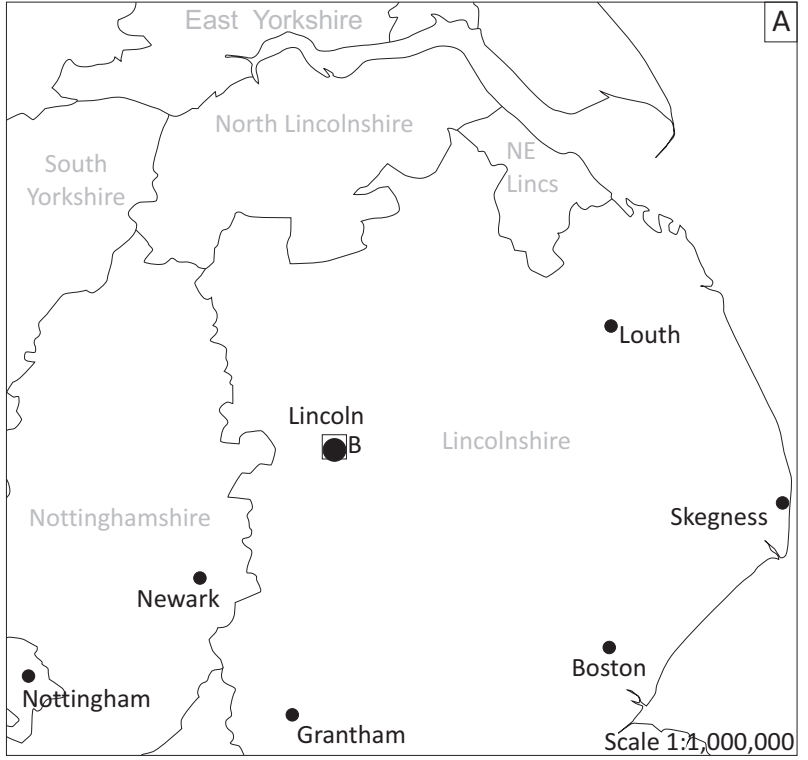
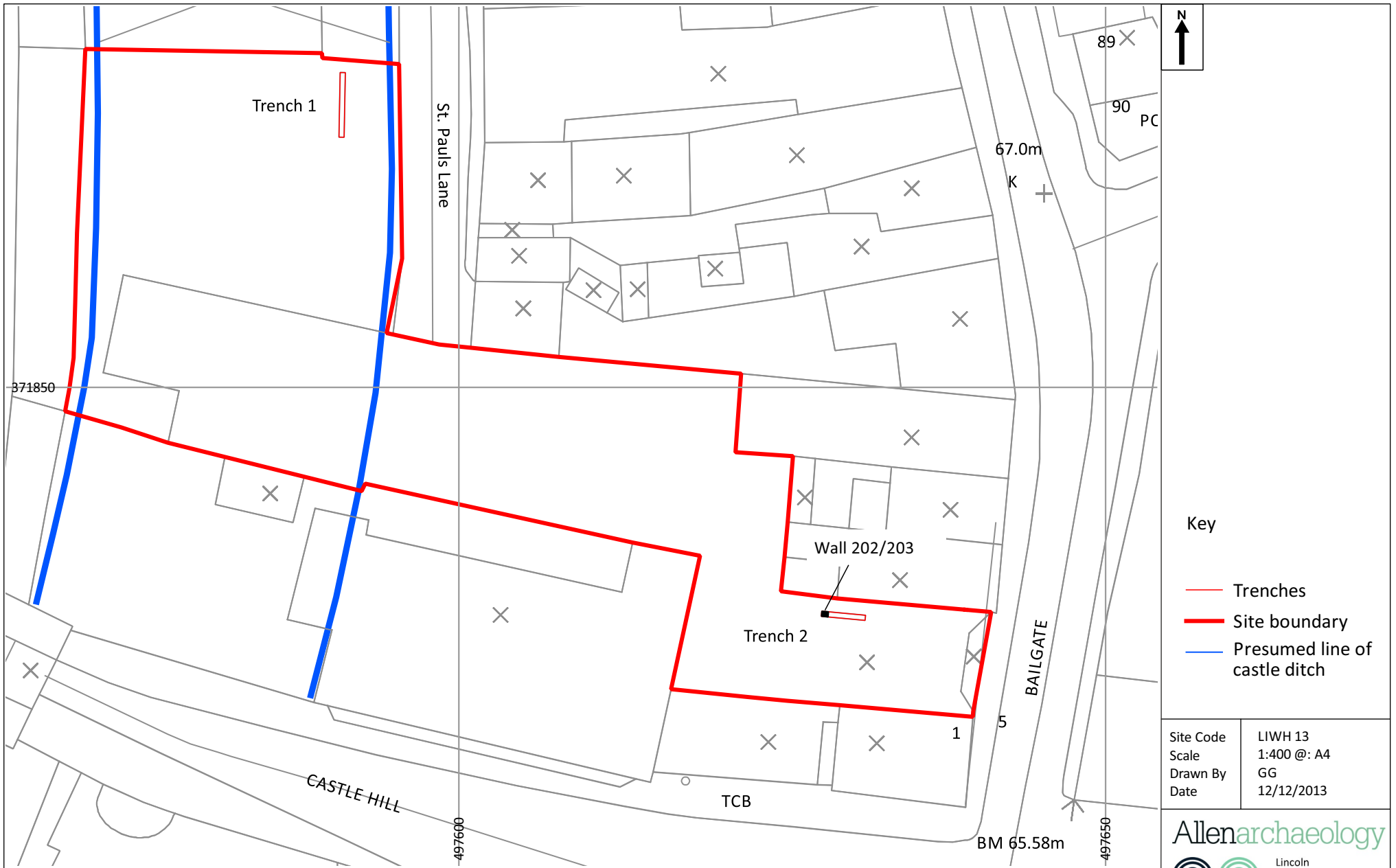


Figure 1: Site location outlined in red
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Site Code	LIHH 13
Scales	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	G Glover
Date	12/12/13

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Key

- Trenches
- Site boundary
- Presumed line of castle ditch

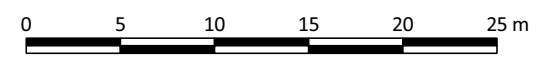
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Drawn By	GG
Date	12/12/2013

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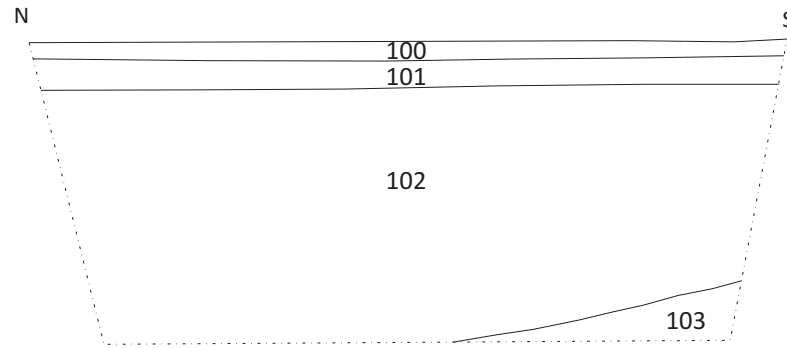
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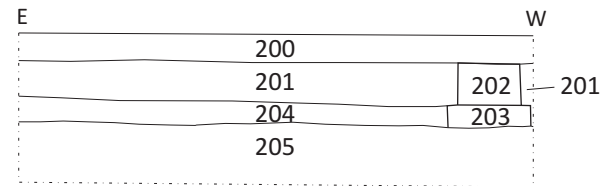
Figure 2: Trench location and presumed line of the castle ditch



West Facing Section of Trench 1



North Facing Section of Trench 2



Site Code	LIHH 13
Scale	1:50 @ A4
Drawn by	GG
Date	12/12/13

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Figure 3: Sections of Trenches 1 and 2



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