

### Summary

*Pre-Construct Archaeology (Lincoln) carried out an archaeological evaluation for Margaret Carr at 10 James Street, Lincoln (centred on NGR; SK 97773 72069).*

*Three evaluation trenches were investigated, exposing post-medieval remains, including walls associated with a former stable block, a cobbled surface and a deep demolition deposit.*



**Figure 1** Site Location Plan (Scale 1:12,500)  
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## 1.0 Introduction

During June to July 2008 Pre-Construct Archaeology (Lincoln) (PCA Lincoln) carried out an archaeological evaluation for Margaret Carr at 10 James Street, Lincoln (centred on NGR; SK 97773 72069). This work was undertaken prior to the submission of a detailed planning application. The site lies within Conservation Area 1 and within the Scheduled Ancient Monument 115 Area 11, Lincoln Roman Colonia. Scheduled Monument Consent was granted for these works.

The evaluation was carried out in accordance with a detailed Archaeological Specification prepared by PCA Lincoln in 2008, based on a brief and trench location plan issued by the Heritage Team at Lincoln City Council. The scheme of investigation complies with the recommendations of *Archaeology & Planning: Planning Policy Guidance Note 16* (DoE 1990), *Management of Archaeological Projects* (EH 1991), *Standards and guidance for archaeological evaluations* (IFA 1999), and the *Lincolnshire Archaeological Handbook: a Manual of Archaeological Practice* (LCC 1998).

Copies of this report will be deposited with the client, the Lincolnshire Historic Environment Record and the Lincoln City Archaeologist. Reports will also be deposited at The Collection, Lincoln, along with an ordered project archive for long-term storage and curation.

## 2.0 Site Location and Description (Fig. 1)

The site is located on the east side of James Street, to the south of 16 James Street. To the north is the Close Wall and East Bight and to the east is 12 James Street. The site is currently occupied by a bungalow and its garden, built c.1966, and was formerly part of the garden of 17 James Street. It is centred on NGR SK 97773 72069 and lies at approximately 67m AOD.

The geology of the area is mapped as Crossi Bed Lincolnshire Limestone undivided of the Jurassic era (BGS 1973).

## 3.0 Planning Background

Depending upon the results of this evaluation, planning permission may be sought to redevelop 10 James Street, Lincoln. This report may be used to support and inform a mitigation strategy that will accompany any future planning application.

## 4.0 Archaeological and Historical Background

The earliest archaeological evidence recorded within Lincoln itself is associated with finds of Neolithic and Bronze Age date, although Mesolithic knapped flints have been recovered 1km north-east of the city in the area of the Roaring Meg spring.

Residual Neolithic and Bronze Age worked flints have been recovered from medieval and post-medieval contexts in the St Catherine's suburb of Lincoln, and recent work in this area, involving sieving of alluvial layers underlying medieval deposits, has

recovered more than 400 worked flints dating from the Mesolithic period through to the Bronze Age (Rylatt 2008).

Lincoln is thought to have been a major centre for the *Corieltavi*, the local tribal group that dominated the East Midlands during the Iron Age. Evidence for this tribal centre is limited, partly due to the depth of the overlying deposits (Jones 2002). Evidence for Iron Age settlement within the area appears to concentrate predominantly in the area of the Witham Valley, though traces of Late Iron Age occupation was recovered during excavations at 181-3 High Street (Jones *et al.* 2003).

Archaeology relating to the Roman conquest and occupation of Lincoln is of national significance with important extant structural remains, including entrance gateways such as the Newport Arch, the north gate of the legionary fortress/Colonia and segments of walling such as the Mint Wall in Bailgate (*ibid.*).

James Street is situated in the north-eastern quarter of the Roman fortress which was later designated a *Colonia*. Excavations at Cottesford Place, immediately south-west of the proposed development site, in 1956-7 identified a Roman bathhouse complex and possible shop buildings. At least two phases of extension to the bathhouse complex were identified, elements of which sealed an earlier street (Jones *et al.* 2003). This suggests that although the fortress street plan may have continued into the *Colonia* period, later development superseded this.

Early Saxon settlement in Lincoln is poorly understood. Small quantities of pottery and other cultural debris identified in the Upper City suggest activity, though not necessarily actual settlement within the former Roman defences. Evidence for settlement in the mid-Saxon period is stronger, though focused outside of the city defences, with occupation shifting from outside to inside the former city defences towards the mid 9<sup>th</sup> century (*ibid.*).

During the medieval period Lincoln was a thriving and prosperous city. This prosperity was further enhanced after the Norman Conquest by the construction of the royal castle and cathedral in the Upper City (Dobney *et al.* 1996). A large number of homes were destroyed to make way for the development of these two large buildings and the new road systems laid out (Jones 1993).

Around the 12<sup>th</sup> century, construction of the Close Wall around the Cathedral and properties of the Dean and Chapter were underway. The line of the Close Wall is still visible in places, though little of the original medieval structure survives. Part of the Close Wall forms the northern boundary to the proposed development site but the moderate sized roughly hewn stone work appears to be a rebuild rather than the original medieval fabric.

By the end of the 12<sup>th</sup> century Lincoln was the largest urban centre in the East Midlands and an important European city; its commercial success based mainly on the woollen and cloth industries, with these products exported from Lincoln to the rest of Britain and Western Europe (Jones *et al.* 2003).

The Lincoln Civic Trust has undertaken an extensive survey of houses in Lincoln and has identified the east side of the northern end of James Street as the location for Burton Place. Burton Place was a house and garden that formed part of the endowment of a Chantry for two priests in the church of Burton by Lincoln. It is not known when the house was built but it is thought to have been on the site of a croft that belonged to the Castle. The rent value recorded in 1378-9 suggests that the property was of a reasonable size. Records for rent payments and repairs date up to 1444-5 but no mention of the property after that suggests that it fell into disrepair prior to eventual demolition (Jones *et. al.* 1990).

At some point during the medieval period the Burghersh Chantry House acquired the land to its north, including the site of Burton House. The first mention of this is in 1564 when a stable yard is recorded at the end of the extensive garden. Lease plans of 1840 show the stable block against the Close Wall in the north-western corner of the gardens and an orchard belonging to Burghersh Chantry House. This plan also shows a pigsty and well. The well is still visible on site along the eastern boundary of 10 James Street, to the rear of the current property.

The prosperity of Lincoln continued until the later medieval period when a number of factors combined to cause a rapid decline in the wealth of the city. These included the silting of the Fossedyke and Witham which disrupted important trade routes, direct competition from the Flemish cloth trade, a fall in population caused by plague and famine, and the growing competition of other urban centres such as Boston for population, services and patronage (Dobney *et. al.* 1996, Jones *et. al.* 2003).

During the 1950s and 1960s a number of development plots were created along James Street from the gardens of existing house plots. The proposed development site is one of these plots, occupied at the time by a stable block built against the Close Wall.

## **5.0 Methodology**

Three trenches were excavated; Trenches 1 and 2 were excavated by mechanical excavator and measured 3m in length by 2m in width. Trench 3 was excavated by hand due to restricted access and it measured 3m in length by 1.5m in width.

Initial excavation of Trenches 1 and 2 was by mini-digger fitted with a 0.90m wide toothless grading bucket. All overburden was mechanically removed in spits no greater than 200mm until the first archaeologically significant horizon or natural substrate was encountered, and further excavation was by hand.

Archaeological features were cleaned by hand and recorded in plan and in section at an appropriate scale (1:20). Written accounts were prepared on pro forma context record sheets. A photographic record (colour and monochrome) was maintained throughout the project, and selected prints have been reproduced in this report.

The site was monitored by Mick Jones (Lincoln City Archaeologist) on 25<sup>th</sup> June 2008.

## 6.0 Results

### 6.1 Trench 1 (Fig 2 and 3)

*Modern demolition rubble and a post-medieval wall with an associated return were identified within this trench. The trench was excavated to a depth of 1.20m below present ground level as required by the Project Brief.*

The earliest deposit encountered was mid grey brown clay silt (104) at 1.00m below present ground level. This was cut by the construction trench for wall (103). Sealing wall (103) was a deep demolition deposit (102); this in turn was sealed by gravel (100), which formed the modern surface. Finds recovered from demolition deposit (102) date to the 19<sup>th</sup>-20<sup>th</sup> century. At the time of the bungalow development in the mid-20<sup>th</sup> century, the stables identified in the 1840 lease plan still stood and were demolished as part of the redevelopment (M. Carr *pers. comm.*).

### 6.2 Trench 2 (Figs 2 and 4)

*Modern concrete sealed a service trench. A post-medieval cobbled surface and wall were identified in this trench, which was excavated to a depth of 1.20m below present ground level as required by the Project Brief.*

The earliest deposit was context (209), encountered at 1.18m below present ground level. Deposit (209) was the same as context (104) in Trench 1 and may have been a former land surface or 'dark earth' type deposit. Built upon this was a wall foundation (207), which was only identified in section. Butting wall (207) was deposit (208), a levelling deposit for a cobbled surface (206), which also butted wall (207). Clay tobacco pipe fragments recovered from between the cobbles date to the 17<sup>th</sup> century (see Appendix 4).

The cobbled surface was sealed by a demolition deposit (205); similar to deposit (102) in Trench 1. Cutting this was a modern service trench [204], backfilled with deposit (203). Finds from the latter included residual 14<sup>th</sup> century pottery and tile, as well as modern finds. This suggests that the service trench, which was deeper than the evaluation trench, may have cut medieval deposits. Sealing these features was a make-up/levelling layer (202) which was sealed by a pale mortar layer (201), a bedding layer for gravel deposit (200).

### 6.3 Trench 3 (Fig 2 and 5)

*A robbed out wall foundation and a deep demolition deposit were identified in this trench, which was excavated to a depth of 1.20m below present ground level as required by the Project Brief.*

The earliest deposit encountered was a demolition deposit (306), 0.40m below present ground level. A residual fragment of medieval tile was recovered from this deposit, along with post-medieval brick fragments. This was cut by construction trench [305] for wall foundation (304). An associated robber trench [303] had removed the entire wall, leaving only scant foundation remains (304). This was sealed by a subsoil deposit (301), which in turn was sealed by topsoil (300). Residual medieval pottery

and tile sherds were recovered from the subsoil (301) as well as a Roman pottery sherd and brick fragments; suggesting that post-medieval cut features may have truncated medieval deposits, while the medieval deposits may similarly have truncated Roman period archaeological remains.

## **7.0 Discussion and Conclusions**

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The construction of the bungalow in the 1960s led to the demolition of a medieval/post-medieval stable block and the deposition of a deep levelling layer. Medieval pottery and tile recovered from the services trench [204] suggest that this feature may have cut through medieval deposits that were sealed by the post-medieval deposits identified at the base of the trenches.

The 1840 lease plan (copyright protected) shows the stables identified in Trench 1, while the pigsty that is also depicted may correspond with the cobbled surface identified in Trench 2. The plan does not show any walls between the pigsty and the Burghersh Chantry House that may correspond with the robbed out wall [305] identified in Trench 3. This suggests that the wall may have been early post-medieval or possibly associated with Burton Place.

### *7.2 Conclusions*

The site is situated within the defences of the former Roman city and adjacent to the Close Wall that enclosed the Cathedral precinct.

The evaluation has identified only post-medieval remains within the boundary of the proposed redevelopment, although the relatively high levels of residual medieval pottery and tile suggest that medieval, especially 14<sup>th</sup> century, archaeological remains may be sealed below the base of the evaluation trenches. The 14<sup>th</sup> century finds suggest that this activity may have been associated with the latest records of Burton Place.

In the event of any future development, traditional foundations (to a depth not exceeding 1m below present ground level) are unlikely to impact significant archaeological deposits. However, if more substantial foundations are required (design information is currently unavailable), then low-impact solutions such as piling/rafting should be a consideration.

## **8.0 Acknowledgements**

Sincere thanks are expressed to the commissioning client Margaret Carr.

## **9.0 Bibliography**

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