

THE LION YARD
CAMBRIDGE

- An Archaeological Desktop Study -

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Report No. 212

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Introduction

This desktop study has been commissioned by BDG/McColl on behalf of the Shearer Property Group, in response to a brief issued by Cambridgeshire County Council (27/2/97). This follows a proposal for redevelopment in the Robert Sayles/Lion Yard area of Cambridge (roughly centred at TL451 583; Figure 1). The main focus is the block of land of which the proposed scheme boundary encloses about five-sixths. This is referred to throughout the study as the Lion Yard Block and is bounded to the north by Petty Cury, to the west by Corn Exchange Street, to the south by Downing Street and to the east by St. Andrew's Street. The reorientated St. Tibbs Row (see below) splits the southern half of the block in two.

Report Structure

The report will consider the history and development of Cambridge, drawing upon both documentary and archaeological evidence (see Appendix 2). The main focus, however, will be the Lion Yard Block, examining evidence relating to that area in particular to develop a model of archaeological survival potential.

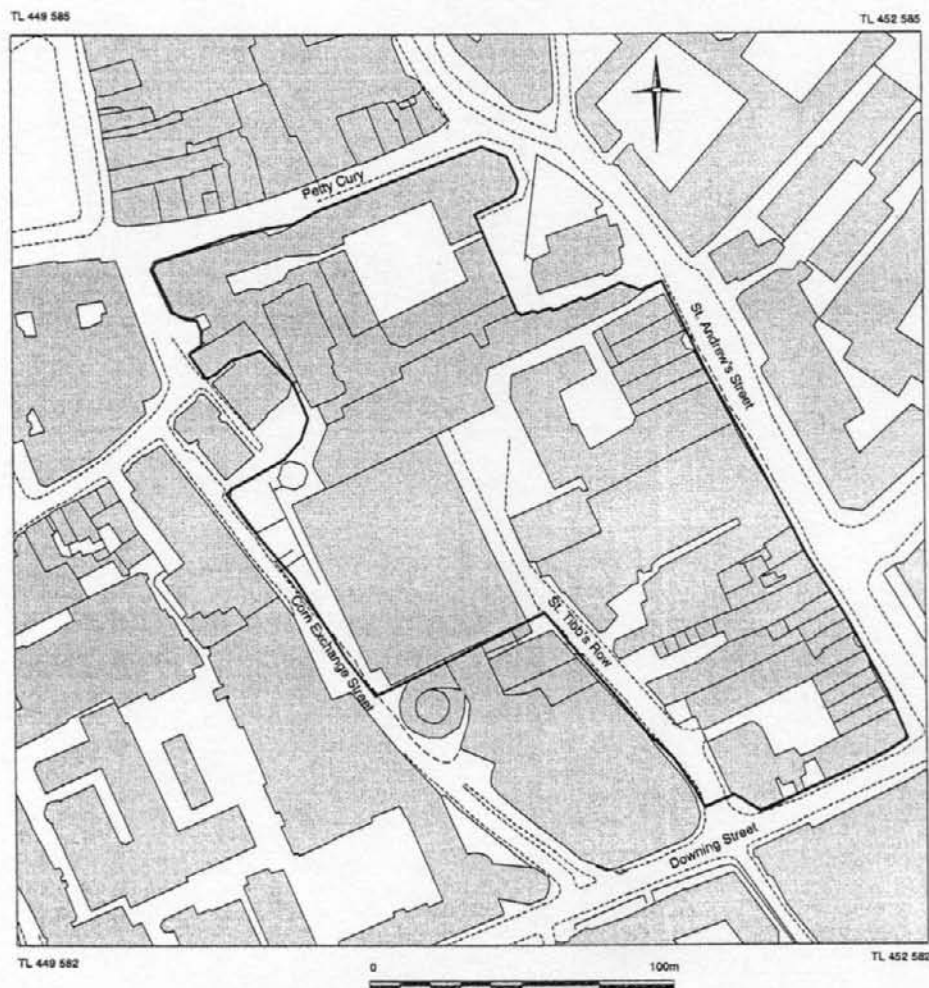


Figure 1 Site Location Scale 1:2500

A variety of sources have been drawn upon in the report. The two principal sources indicating archaeological finds for the City are the local Sites and Monuments Record (SMR) and the Archaeological Gazetteer of the City of Cambridge (Browne 1974), the former having drawn heavily on the latter for data up to 1970. These sources are summarised in Appendix 1. Neither, however, are exhaustive and additional information has been gathered from unpublished material. Primary amongst this is the archive of Alexander's excavations at the Lion Yard in 1969 and 1970. The record is incomplete, particularly for 1970, but has been invaluable in providing hitherto unpublished information. This work and subsequent observations are summarised in Appendix 2. The documentary resource is huge and there was not scope in this study to review primary sources. Early property information has been taken from a summary note supplied by Dr. Horrox of Fitzwilliam College, based on her several years study of the material. The relevant material is summarised in Appendix 3. Later historical evidence has been taken from secondary sources principally Cooper's Annals of Cambridge (1842), the Victoria County History (Cam 1959), Cam's earlier discussion of the Borough origins (1935) and Lobel's summary of the town's development (1975). Information on the historic buildings in the area is taken from the Listing Schedule lodged at the City Council and descriptions in the RCHM volume for the City of Cambridge (1959). These are listed in full in Appendix 4.

Topographical information has been derived from the historic map series for the city, published in 1921 by Clark and Gray, supplemented by more recent maps of the City.

Historical Background

The development of Cambridge from earliest times has been the subject of much historical investigation and theory. The clearest summary of the last thirty years probably remains M. D. Lobel's account in the Atlas of Historic Towns series (1975), although more recently detailed attention has been given to the development of Cambridge as a Saxon burh (Haslam 1984). The present study is concerned with one area of the lower town, but this needs to be placed in the more general context of the City as a whole. The documentary resource for Cambridge is extensive, particularly the holdings of the Colleges, however the earlier aspects of development are incompletely understood without the archaeological evidence, indeed at some times and in some areas the archaeological record is all there is.

Roman (c. 43BC - AD450)

The Roman settlement of Cambridge was centred on the Castle Hill area (Evans 1995, 1996; Alexander unpub.(a)). Finds from this period have also been made in the lower town and there is certainly evidence of Roman activity on the river front (Dickens 1996). It is probable that the extent of

Roman settlement on the eastern bank of the Cam may be wider than has generally been supposed.

One small group of Roman objects of bronze, bone, ivory and iron were discovered in 1880 just outside the study area under an old house on Petty Cury (SMR 04848a). Within the study area itself, both the Gazetteer (Browne 1974:27) and the SMR (04811) record that Roman pottery was recovered during excavations at Post Office Terrace in 1959-60. Addyman & Biddle, who carried out the investigations, however, make no mention of the find in their report, presumably the original source of the information. During investigations at Petty Cury Partridge does report having found "Romano British type" pottery from a pit and redeposited in later features (see Appendix 2, 1972).

Early - Middle Saxon (c. AD 450- 899)

Artefactual evidence for this period in and around Cambridge comes mostly from material recovered from pagan cemeteries around the outskirts during the nineteenth century. Within the lower town this period is not easy to identify and it is probable that the excavating techniques, even of pioneers such as McKenny Hughes were not sufficiently subtle to identify the remains of structures. What scant evidence there is, however, suggests that it was at this time that the shift of settlement focus from the western to the eastern bank may have begun. A scatter of finds, both domestic and funerary, suggests activity stretching from Jesus Lane to Trinity Hall. A seventh century grave slab is also recorded from St. Edward's Church (Addyman & Biddle 1965: 96).

If the Saxons are largely invisible in the archaeological record the Danes, who briefly occupied the city, reported by the chroniclers under the year 875, are even more elusive. Very little artefactual evidence can be certainly attributed to this period. Their legacy lies in the possible Danish dedication of St. Clement's Church and perhaps in influencing the early development of Cambridge as a trading centre (Cam, 1934: 43).

No finds from this early period are recorded in the study area.

Late Saxon (900 - 1066)

This period sees the origins of modern Cambridge emerging in the area east of the river. The historic evidence indicates that by Edgar's reign (956-75) Cambridge was "without doubt" an established part of the national scheme of government, indeed perhaps even earlier under Edward the Elder c. 917 (Lobel 1975: 3; Haslam 1984: 21). The twelfth century *Liber Eliensis* classed tenth century Cambridge with the trading centres of Norwich, Thetford and Ipswich and as such emphasises the central role of river trade and markets as causes of its growth (Cam, 1934: 43). Archaeological evidence tends to support the idea that later Saxon Cambridge was already well established on either side of the river. On the eastern bank settlement concentrated on the

gravel particularly the Peas Hill/Market Hill area, but also along the edge of the gravel near what is now Holy Sepulchre Church and further out at Newnham Mill and Barnwell. The broad pattern of settlement proposed by Addyman and Biddle still largely holds today (1965: fig 13).

The pattern of settlement is, perhaps, best indicated by the distribution of early churches, an approach explored by both archaeologists (Addyman & Biddle 1965) and historians (Lobel 1975; Haslam 1984). The location of the pre-conquest churches of Cambridge is quite distinct. Apart from the possibly Danish foundation of St. Clement's and All Saints by the Castle (on the western bank and known only by documentary reference) the earliest churches of Cambridge lie broadly along the line of the later route into the city from the south, now Trumpington Street/King's Parade/St John's Street. This suggests that by this time the route from the Thames valley was at least as important, if not more so, than the older, Roman, route from Colchester which approaches the town along what is now St. Andrew's Street. Indeed Stokes suggests that until the construction of Wort's Causeway the "road to the hills was an indifferent one" (1915: 40). Haslam proposes that the importance of the Trumpington Street route through the town was a consequence of the importance of the river for trade (1984: 23). The known distribution of finds indicates that the densest settlement areas were concentrated between the two roads, although it must be recognised that the later location of hostels and subsequently Colleges on the land between the Trumpington Street route and the river has meant that archaeological observations and finds from that area have necessarily been curtailed. The Lion Yard Block is located towards the St. Andrew's Street side of this centrally important area.

The major feature of medieval Cambridge was an earthwork known as "The King's Ditch" (Figure 2). It ran from the Mill Pools at the end of Mill Lane around the town to the river opposite the present site of Magdalene College. Tradition has associated the construction of the ditch with either King John in 1215 or Henry III in 1267.

"On his arrival [the King] took measures for fortifying the town. He caused a ditch to be made on the south and east sides whereon he erected two gates."

(Cooper 1842, Vol 1: 49)

Lobel concludes, however, that "on every count" the King's Ditch is earlier than Henry III's 1267 writ (1975: 4). Given that once an official market was established in the town, probably soon after the ejection of the Danes in 921, it would need a legal boundary and some form of toll barrier, a mid tenth century date is not improbable. Haslam proposes the deliberate foundation of an early tenth century southern burh (1984 20-21).

Although the later route and form of the King's Ditch is well established, its earlier origins are far from clearly understood. Antiquarian and archaeological observations began to suggest from the late nineteenth century that there was more than a single ditch line delineating the boundary of early

medieval Cambridge. McKenny Hughes favoured the idea of concentric ditches, which were not necessarily contemporary, whereas Stokes disputed that proposition quoting documentary evidence to support the idea that the other ditches simply drained into the main King's Ditch (Hughes 1895a, 1895b; Stokes 1915: 3). More recent archaeological work tends to support the former theory. Both Addyman and Biddle, on Corn Exchange Street in 1959, and Alexander, in the Lion Yard area in 1969, found substantial ditches inside the line of the King's Ditch and orientated roughly parallel to it (Addyman & Biddle 1965; Alexander, unpub.(b) - Lion Yard excavation archive). Alexander suggested that these may well be part of the same earlier system, enclosing a smaller area than that bounded by the King's Ditch, though of unknown overall area. The ditch found by Partridge in 1973 may also be part of the same early system (1973; Appendix 2). The pattern of several shifting ditches has been observed elsewhere in the region, for example in recent excavations at Cottenham, seven miles to the north of Cambridge. Whilst on a much smaller scale the general pattern, which as it was not obliterated by subsequent urban development, may serve as a useful model in understanding this early phase of the Cambridge boundary (Mortimer forthcoming). The Alexander excavation found a substantial butt to that length of the ditch leading the excavator to propose a large causewayed entrance, perhaps a forerunner of the Barnwell Gate (see below). This would, however, have required a significant deviation from both of the principal routes to the town from the south, which given their importance both earlier and later, seems unlikely.

Pre-conquest finds are scarce from the Lion Yard Block, but that is in common with the rest of the town and by no means negates the other evidence of the expansion of settlement on the eastern bank of the Cam. The central importance of the Lion Yard Block lies in the fact that it is the only location where, in modern times, the early ditch line has been observed.

Medieval (1066 - 1485)

Although not explicit the Domesday Survey for Cambridge is now generally presumed to refer to a settlement on both sides of the river, rather than one concentrated around the old Roman walled town on the hill to the west (Cam 1934; Lobel 1975). As discussed above it is possible that on the eastern bank there was a ditch boundary as early as the mid tenth century. It seems probable that, even if neither John nor Henry III were responsible for the earliest enclosure of the town, that between them that enclosure was formalised into the version of the King's Ditch with which we are more familiar today. Henry's 1267 writ was followed by one in 1268.

"The King issued a writ to the bailiffs at Cambridge of £27, which by the King's command they had paid to divers men of the town for their homes lately pulled down near the King's Ditch."

(Cooper 1842: 51; Rot. lib 52 Hen. III - MS Baker xxv 19)

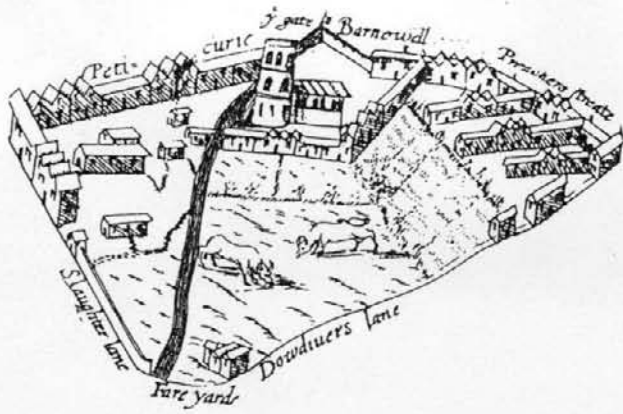
This certainly suggests that Henry's work on the ditch was far more extensive than simply cleaning it out. Henry is also credited with the creation of the

Trumpington and Barnwell Gates, the former where the Trumpington Road route crossed the town boundary, the latter where the St. Andrew's Street crossed. Whilst he may have ordered the construction of formal structures, Cam demonstrates again that the gates are far earlier (1934; 50-51). Indeed the term 'gate' may not originally have referred to an entrance so much as to the road itself (Hughes 1895a: 35). Two of the later eleventh century church foundations lie just outside the line of the King's Ditch, St. Peter's (now Little St. Mary's) outside the Trumpington Gate, Great St. Andrew's outside the Barnwell. That these pre-date the supposed construction date of the ditch, yet are not enclosed by it, again suggests that the ditch is earlier.

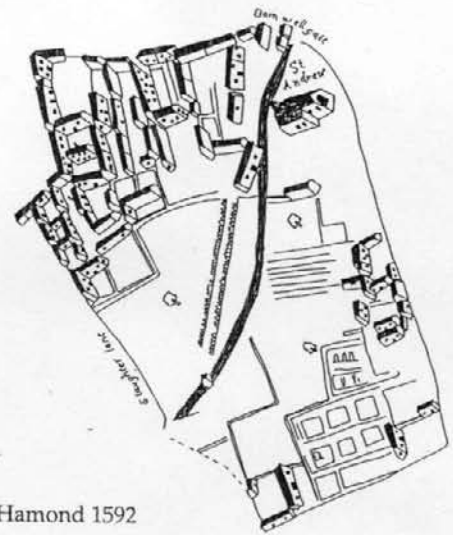
Archaeological observations of the King's Ditch are mostly those made by McKenny Hughes in the later years of the last century and the early years of this. He reports on sections in Mill Lane, beneath the Masonic Hall (Corn Exchange Street), St. Tibb's Row and in Hobson Street. Modern excavators have been less fortunate, and with the possible exception of Alexander's Trench 4 in 1969 (Appendix 2, Figure 7 F), none of the more recent investigations have found the King's ditch "proper". Some more cursory observations have been made. In 1988 the ditch was observed in plan in building work in the Metallurgy Building on Downing Street (anonymous notes SMR), whilst the watching brief notes for the Petty Cury area (Appendix 2 1973) record that the contractors had destroyed a large ditch close to the boundary of St. Andrew's Church without archaeologists seeing it at all.

It would appear, then, that the medieval work on the King's Ditch consolidated and formalised its line and thereby the boundary of the early town. Throughout the medieval period the King's Ditch was a source of concern both to the town and later to Colleges and the University as well. From the earliest references it is clear that the ditch acted as a convenient refuse dump for the townspeople. It was seen as being at the root of many health problems and numerous Royal and local writs relate to cleaning the ditch out or actions taken against those who abused its convenience. These were never really successful until the steps taken in the seventeenth century (see below). Documentary and archaeological evidence points to the gradual development of Cambridge into an important and thriving trade and market centre, enjoying Royal patronage and protection. The archaeological record begins to include evidence of domestic and semi-industrial activity. The corpus of Saxo Norman pottery (eleventh and twelfth century) for Cambridge, whilst much of it was derived from antiquarian investigations, is fairly extensive and together with associated features begins to give a rather clearer picture of development from the Conquest onwards (Hurst, 1956; 1957; 1958).

In the Lion Yard Block evidence of activity at this period is quite extensive. The antiquarian work was poorly recorded and little is known of those findings beyond the pottery and the larger features, particularly ditches, noted by McKenny Hughes (1895a, 1895b). More recent archaeological investigations have shown more detail (see Appendix 2). Addyman and Biddle found dense Saxo-Norman features including wells, gullies and wicker



(i) Lyne 1574



(ii) Hamond 1592



(iii) Loggan 1688



(iv) Custance 1798



(v) 1965



(vi) Present Day

Figure 2 Historic Map Series

lined pits during their investigations at Post Office terrace. These were associated with pottery dating from the eleventh century through to the eighteenth. On Corn Exchange Street they found that the earlier ditch found in 1959 had been sealed by the later 13th century with a thick layer of clay (Addyman & Biddle 1965: 77). Above this was a thick layer of gravel and loam dating to the fourteenth century. The Alexander ditch segment to the north east had silted up over a longer time, later pits and gullies being dug directly into the backfill. This suggests that if contemporary the two ditch segments had different subsequent histories. Later maps and plans of the area (from 1574 onwards) have no sign of the inner ditch line, however they do show that the rate of development over the Lion Yard Block was not even. Houses were built much sooner in the area of the 1959 ditch suggesting that the clay infilling was a deliberate act to provide a firmer base for construction. A similar solution to the same problem was observed at the nearby Dominican Priory (on the site now occupied by Emmanuel College) where in the late thirteenth or early fourteenth century a deep water management pond was backfilled with pure clay prior to the construction of a substantial stone building (Dickens 1994). The area around the 1969 ditch, however, remained open in various guises up until the 1972-74 redevelopment of the area. In that time, therefore, there was no pressing reason to expensively backfill that length of the ditch and it could be left to weather naturally. The historic maps clearly show that where there were no other governing reasons (i.e. proximity to the street frontages), properties tended to avoid location immediately adjacent to the ditch. Given contemporary accounts of its noisome nature this is not surprising. The documents surveyed by Dr. Horrox (Appendix 3) supplement the archaeological and topographic evidence with detail, not otherwise available, of properties being built, exchanged, abandoned and rebuilt. There is an indication that Petty Cury was temporarily empty in the later fourteenth century, perhaps following a fire, or perhaps as a consequence of one of Cambridge's periodic population declines, in this case after an outbreak of plague. These records also emphasise the open ground in the centre of the block, the buildings tending to concentrate on Petty Cury and St. Andrew's Street.

One feature which has dominated the record in other excavations around the central area of Cambridge is the degree to which piecemeal quarrying of gravel deposits has removed much of the surviving early evidence (Mortimer 1995; Edwards 1996). Those who have investigated in the Lion Yard Block have not referred to the phenomenon and it may be that the degree of destruction by that means is less in this area.

Archaeological investigations in the area around the Lion Yard Block tend to confirm the impression from the later maps that development around the King's Ditch was not even. Excavations on the south side of Downing Street (Gdaniec 1992) revealed no early medieval features, but evidence of ridge and furrow agriculture. At Pembroke College only two residual sherds of medieval pottery and one of eleventh century St. Neot's ware were recovered (Robinson & Evans 1995). Much closer to the development area excavation ahead of construction of the Downing Street Holiday Inn in 1989 again only

appeared to find residual medieval pottery in later contexts. A picture develops of dense development within the area delineated by the ditch, though not necessarily right up to its edges, with open agricultural fields to the south. Immediately outside the ditch to the east the density of settlement is similar to that inside, but that is influenced by proximity to the road (see above). Stokes discusses the open fields and furlongs to the south of Downing Street, whilst noting that they begin on the north side, extending down to the Fair Yard (Hog Hill/St. Andrew's Hill, see below). He also observes that elements of the system were still visible at the time he was writing (Stokes 1915: 57).

Post-Medieval (1486 - Present)

The last 510 years has seen tremendous topographical changes in Cambridge compared to the town at the beginning of the fifteenth century. Much of this is due to the influence of the University and Colleges, but also the changing role of Cambridge from the leading sea port of the county in 1200 to the academic and tourist centre of today. The historic map series shows the changes as reflected in the Lion Yard Block (Figure 2). The haphazard infilling of the area between the main streets and the King's Ditch, perhaps influenced by uncontrolled settlement by squatters (Stokes 1915: 41), is gradually replaced by a more ordered street layout. Certain earlier elements, however, were fossilized. Principally this is marked by the development of St. Tibbs row. On its original orientation it marked the line of the King's Ditch, as can be seen from Logan's 1688 map. The lane developed alongside the ditch preserving the line once the ditch was finally filled in. The St. Tibb's Row of today, however, was swung round through about 60° during the 1972-74 redevelopment and no longer reflects the earlier feature. Within the Lion Yard Block, although gradually reduced in size, a central area remained open becoming the bowling green of the Lion Hotel and eventually a carpark in the 1920s, until being obliterated by the 1972-74 redevelopment. By 1688 the earlier pattern was largely replaced by properties whose rear yards ran back from the main street lines of Petty Cury and St. Andrew's Street. Clearly Downing Street, the road along the bottom of the town had a minimal influence. From the eighteenth century the remaining open areas, bar the bowling green, were gradually lost as building became more dense. To the north what had been the yards of two inns, the Falcon and the Brazen George, were turned into streets, Falcon Yard and Alexandra Street, as the inns were replaced with offices and shops. Though the narrow curving lanes might have appeared medieval, they were actually much later arrivals on the townscape.

During the fifteenth century the area to the west of the site, at the lower end of what is now Corn Exchange Street, was an open beast market, known variously as the Fair Yard Beast Market and Hogs Hill, later sanitised to St. Andrews' Hill. Corn Exchange Street itself was previously known as Slaughter House Lane.

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The later story of the King's Ditch is a mixture of decline coupled with attempts to clean it up. Being literally "The King's Ditch", the authorities of Cambridge had no power to have the earthwork filled in, even once its original purpose had been negated by the expansion of the town well beyond it. Instead great energy was expended on trying to keep the ditch clear. For much of its history the ditch was more or less dry, there being insufficient water flow to move the accumulated rubbish. In 1610 a plan was enacted to divert a natural chalk stream from Nine Wells, across Trumpington Parish as a source of water to flush out the ditch (Gray 1977: 22). This was carried out but seems to have been only partially effective as in 1629 a survey of the ditch showed how irregularities in the ditch base were preventing the flow of water (Atkinson 1907). As an aside, the survey records that a Mr Atkinson's house, close to St Andrew's Church, "streight the dyke 12 (probably meaning 2) foote". A glance at the Hamond map shows that this must have been the case since at least 1592, as it clearly depicts a house near the church the corner of which encroaches upon the width of the ditch. In 1795 the Cambridge Chronicle published an advertisement following the "Acts for Paving and Lighting the Town of Cambridge". This invited tenders for "filling up and bridging over the King's Ditch from Slaughterhouse Lane [Corn Exchange Street] to the Petty Cury, there to be joined to the Walls Lane [Hobson

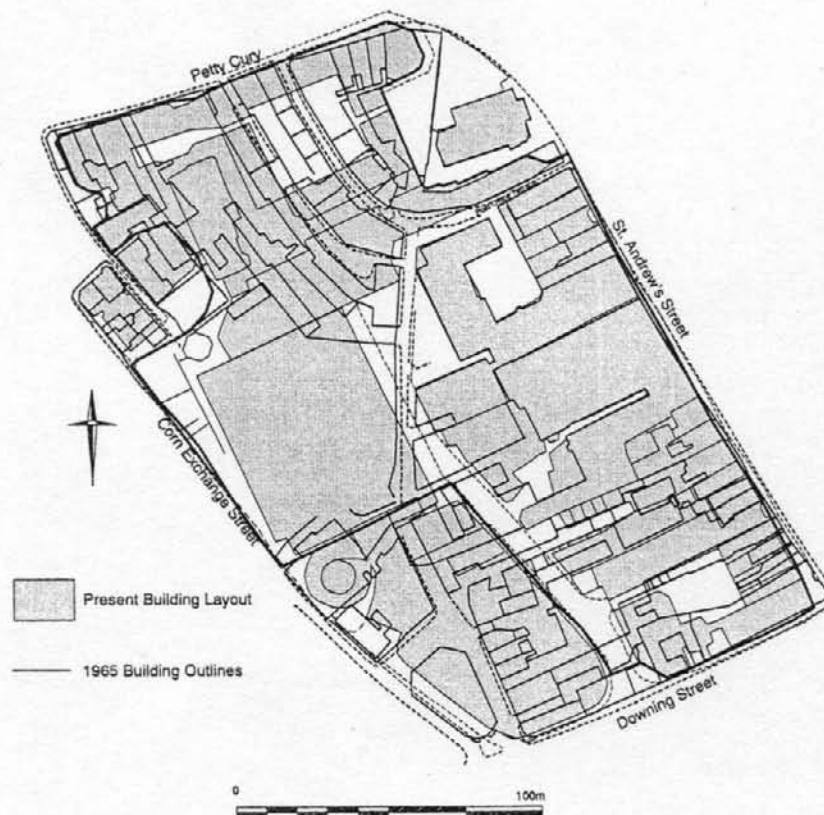


Figure 3 Comparison of 1965 Street Layout with Present Day Scale 1:2500

Street] drain". A further article in 1815 invited proposals to place "a brick built drain from the mouth of the King's Ditch across Mr Clark's garden into

the river, and another from the mouth of the drain in Jesus Lane into the river." An Act of Parliament to close what a King, had opened.

Redevelopment of the Lion Yard Block in 1972-74, which destroyed nine historic buildings (based on RCHM 1959) means that the appearance of the area today bears little resemblance to its Victorian self, let alone the medieval settlement pattern (Figure 3). The late sixteenth century Fisher House (the University's Catholic Chaplaincy) is the oldest building to survive, and this lies outside the proposed development area. Eighteenth and nineteenth century buildings survive on the St. Andrew's Street frontage (Appendix 4) and the existing Robert Sayles main shop itself dates to the nineteenth century. Otherwise the built fabric of the Block dates to the 1960s, 1970s and 1980s.

Discussion

There are perhaps four main reasons to mark out the Lion Yard Block as being significant both in terms of mapping out the history of the town of Cambridge and as providing an opportunity to explore that history with greater understanding.

Firstly its topographical position within the townscape. The Lion Yard Block straddles both sides of the King's Ditch, the most significant landmark in the medieval lower town. As such it had effectively one foot in the town and one in the country and has characteristics of both. Secondly the detailed documentary record. The parish of St. Andrew's is poorly represented in the Hundred Rolls of 1279, and as such it has often been assumed that there were few houses within it. In fact the primary documentary sources indicate that the parish was no less populous than others of a similar size and was better developed at an earlier date than has often been supposed (R. Horrox pers. comm.).

The third factor is the modern archaeological investigation that was carried out in the block, particularly in the 1960s and 1970s (see above and Appendix 2). This work was carried out in far from ideal rescue situations but did provide a chance to glimpse the early evidence which has rarely happened elsewhere in the lower town. The final factor is the degree of survival within the block, a subject examined in more detail below. Little will have survived the deep excavation which accompanied the redevelopment around the Post Office in the 1960s and the Lion Yard arcade and multi-storey carpark in the 1970s, increasing the importance of areas where survival is possible or probable (see below). These "islands" may provide the last opportunity in the immediate area to examine an early medieval townscape that continued to develop untruncated by Collegiate or University construction.

Model of Archaeological Survival

In summary expected survival is moderate to high in terms of overall area, but where there is archaeology its preservation, based on investigations in the immediate vicinity, should be expected to be good. Archaeological remains in much of the surrounding area was destroyed during building work around the Post Office in the 1960s and 1970s, the Lion Yard redevelopment in 1972-74 and the Holiday Inn in 1989. It is by good fortune and persistence that limited glimpses were possible by Addyman and Biddle in 1959, Alexander in 1969 and 1970 and Malim in 1989 (see Appendix 2). Addyman and Biddle's work in particular demonstrated that even beneath 2.10m deep cellars cut features could be expected to survive (1965: 85).

In the urban and semi-urban environment prediction of archaeological survival is an imprecise science subject to many unknown factors. Here the

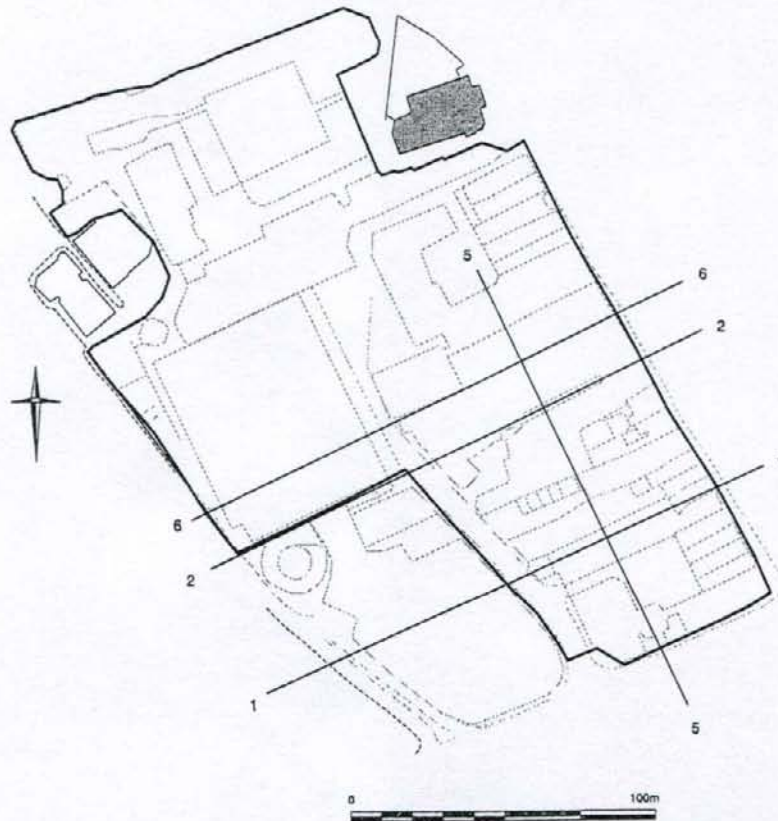


Figure 4 Location of Site Cross Sections

data from the available sources has been pieced together to model the likely survival of archaeology. The model is based on calculated heights of underlying natural from archaeological investigations and the recent partial borehole and test pit survey (White 1998). This has been compared against surveys of the existing fabric to model survival and the proposed development plans to model potential destruction. The data is presented in

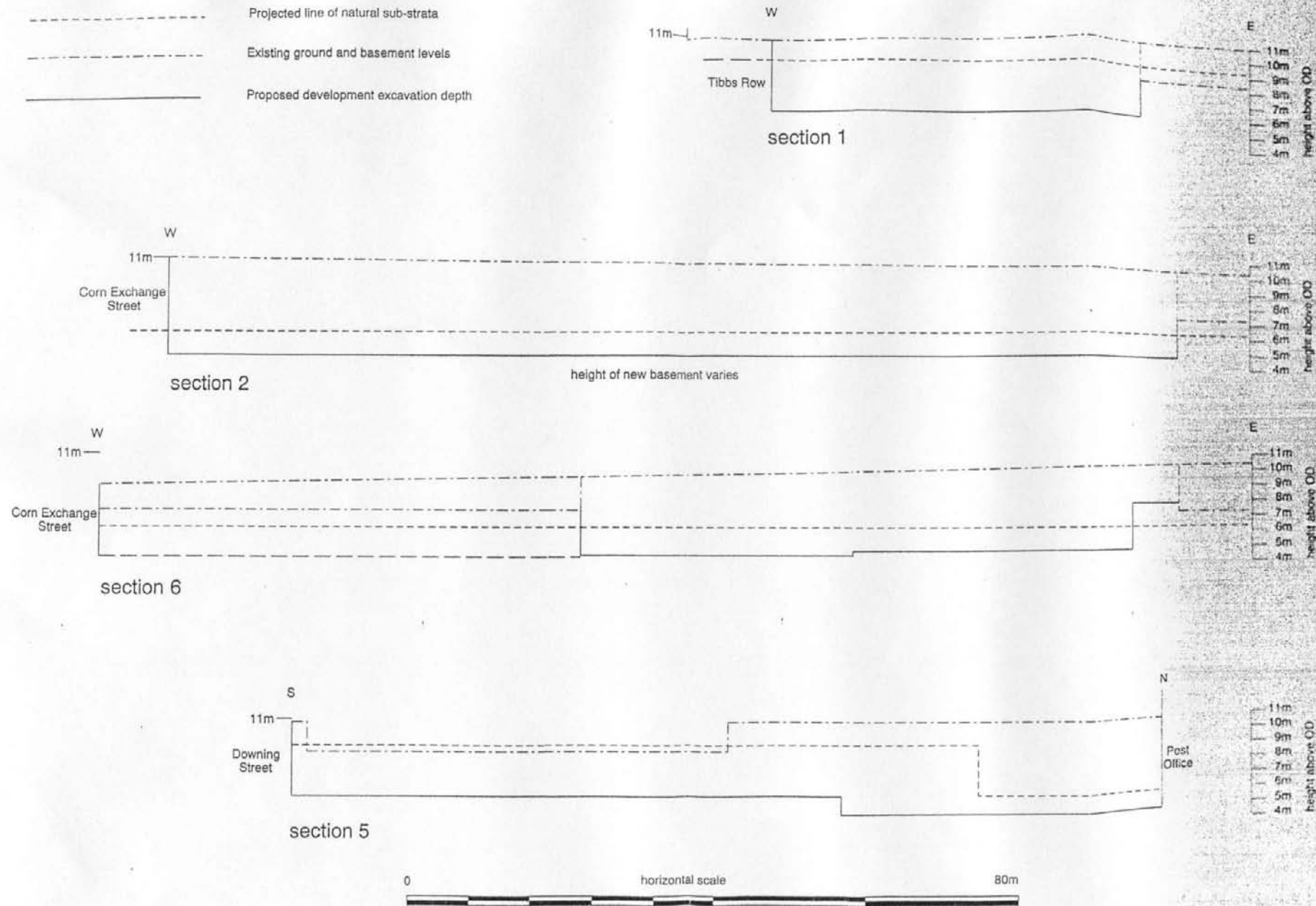


Figure 5 Schematic sections across the redevelopment area showing projected height of natural in relation to existing disturbance and proposed basement levels. (Horizontal scale 1:500 Vertical scale 1:250)

two forms, firstly as cross sections across the site and secondly an area plan of likely survival.

The height of natural changes across the site from south to north. Previous archaeological results are confirmed by the recent borehole/test pit survey to suggest that the general level of natural (at this point Gault overlain by a thin capping of gravel lies at about 9.30m OD. Precise contouring is not possible from the available data, but Alexander's observations and Malim's trenches (1989) suggest that the ridge extends back at least as far as the rear of the present Holiday Inn complex. North of this point there is an apparent fall in the top of natural (and so an increase in the depth of archaeology) to between 6m and 7m AOD. Again this was indicated by previous archaeological work and confirmed by recent boreholes/test pits. The height used is that from the borehole survey at 6.30m AOD.

Sections

(Figures 4 & 5)

The four cross-sections, three west - east, one north - south, model the existing and potential destruction against projected depth of natural. Even at the south of the area, except where the Norwich Union carpark has been dug well into the underlying gravel and clay, up to 1.70m of stratigraphy could survive (Figure 5 sections 1 and 5), although some truncation is likely to have occurred.

The other sections indicate that, although truncation will have occurred due to basements on the St. Andrew's Street frontage and construction of the Lion Yard carpark, the increased depth of natural also indicates that there will be survival beneath the zones of disturbance. This was confirmed by one of the test pits within the carpark area which found deposits and a possible feature between the carpark floor and natural at 6.30m AOD (White 1998: 2).

Plan

(Figure 6)

The revised area model more accurately indicates the zones of survival probability. Other than in the cross-hatched areas archaeology could survive across the whole site, but is likely to be much less truncated in the zone immediately behind the St. Andrew's Street frontage. Four broad zones have been identified:

(1) Area to the rear of the St Andrew's Street Frontage

Whilst survival across this zone will vary, depending on foundation techniques and existing ground works, this remains the area with the highest probability of archaeological survival. The level of natural is deepest to the rear of the present Robert Sayles shop. As natural rises to the south the density of building cover is less, subsequently archaeological survival is likely across the whole zone. The rear yards of the frontage properties originally

ran back to the old line of St. Tibb's Row, but were truncated when the street line was reorientated in the 1972-74 redevelopment, however, open areas remain. This part of the block is slightly further away again from the King's Ditch, but was certainly built on by the time of Hamond's 1592 map.

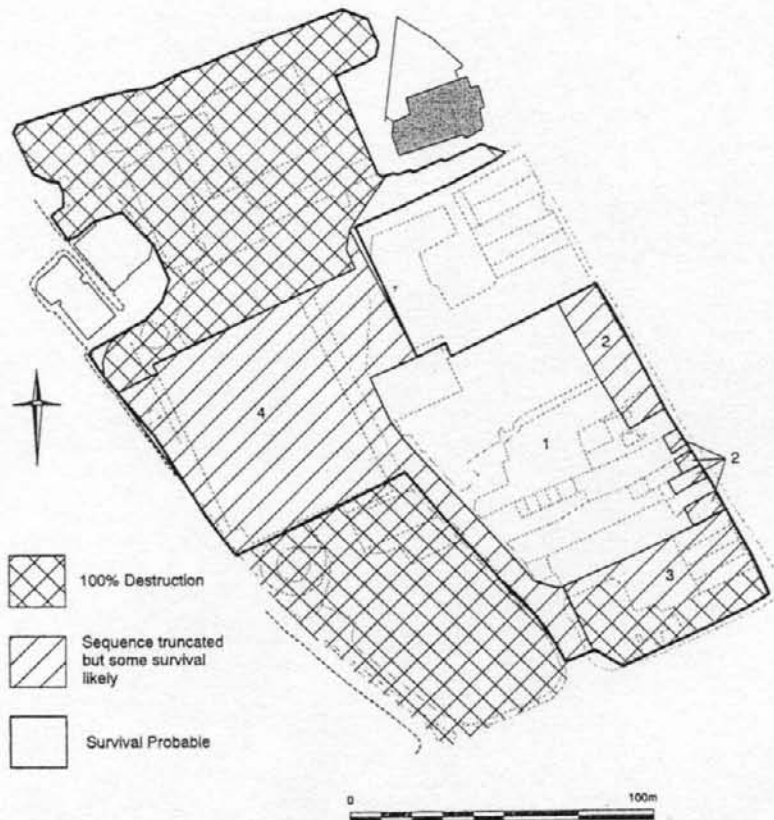


Figure 6 Archaeological Survival Model Scale 1:2500

(2) St Andrew's Street Frontage

As sections 2 and 6 indicate, some survival can be anticipated even beneath the existing basements on this frontage, although the likelihood decreases to the south as the natural rises. The structure of the buildings are due to be retained. Of these Numbers 18 to 21 are not listed, but do appear to have retained some of their pre twentieth century characteristics, Number 18 being of nineteenth century date with a decorated cornice. Numbers 22 to 25 are all listed grade II (Appendix 4). Numbers 22 and 24 are also described in the Royal Commission Volume (1959). As above they are mostly eighteenth century buildings on the site of much earlier structures.

(3) Modern buildings on the corner of Downing Street and St. Andrew's Street and the Norwich Union service yard.

This entire block was rebuilt in the 1970s, but there is no record of any archaeological work being carried out at that time. Observations by McKenny Hughes on the Old Bird Bolt Hotel suggested to him that the area was on the

outskirts of habitation (1906b: 424). The level of natural is high and certainly there are areas where any archaeological stratigraphy will have been entirely removed. The borehole/test pit survey, however, indicates that where truncation is less severe archaeological stratigraphy can survive (White 1998: 4).

(4) Main Lion Yard Carpark

Despite the extensive construction groundworks in the early 1970s, the borehole/test pit survey indicates that archaeological stratigraphy does survive below the carpark structure (White 1998: 2-3).

Potential affect of the proposed redevelopment

The survival model above indicates the likelihood of archaeological survival across the redevelopment area. The section schematics in Figure 5 clearly show that the proposed excavation levels will entirely remove any surviving archaeology, particularly across zone 1 where the new basementing is at its deepest and likely survival at its highest.

Conclusions

The position of the Lion Yard Block is such that its archaeology would reflect early development in a centrally important area of Cambridge. Due to previous development on the site much of this record has now been destroyed, although during that process limited access permitted a series of 'keyhole' glimpses into the archaeology which has greatly assisted subsequent understanding of aspects of both the site and of early Cambridge. Because of the degree of total destruction which has already taken place any archaeology which does survive, particularly in the proximity of the King's Ditch becomes increasingly valuable.

Although the model attempts to identify likely survival it should be stressed that any groundworks associated with the proposed redevelopment in zones 1 - 4 will require archaeological intervention and observation. The unknown factors as outlined above mean that a guarantee of 'no archaeology' cannot be made in advance for any part of these areas, based on the present state of knowledge.

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Appendix I
SMR Entries for the Proposal Area

Abbreviations AGCC - Browne 1974, R# - reference

| SMR No | NGR | Site Name | Descriptor | Period | Form | Material | Description | References | Geology | Source |
|--------|-----------|----------------------|--|--------|---------------------------|--|--|---|------------------------------|--------|
| 04605 | 4496-5854 | | Pottery | Med | Stray Find | Pottery | R1, med pottery found. ? building work in 1908. ? C 1957 - further finds of pottery. Foundations of shop. | 1, AGCC, 1974, 21 map 2 (map 42); 2, CAAM card index | Gravels; River (2nd Terrace) | AGCC |
| 04615 | 450-582 | CAAM | Earthwork, Pottery | Med | Excavation | Pottery | R1, found c. 1910 during building work | 1, AGCC, 1974, 26, map 7 (13); 2, PCAS, 19, 1915, 16-27 (Hughes 1914) | Gravel; River (2nd Terrace) | AGCC |
| 04616 | 451-583 | St Tibbs Row | Earthwork | Med | | | R1, earthwork found in ST Tibbs Row (under end of Vicar's building) | 1, AGCC, 1974, map 7 (25); 2, CAS Comm 8, 1895, 255-282 (Hughes 1893) | Gravel; River, (2nd Terrace) | AGCC |
| 04617 | 451-583 | Robert Sayle | Pit, Well, Pottery | Med | | Pottery | R1, pit/well, pottery found 1905 | 1, AGCC, 1974, 27, map 7 (31); 2, CAAM | Gravel; River, (2nd Terrace) | AGCC |
| 04649 | 450-583 | Lion Hotel | Earthwork | Med | Excavation | | R1, at Lion Hotel, (across corner of bowling green of) | 1, AGCC, 1974, map 7 (11); 2, CAS Comm, 8, 1895, 255-282 (Hughes 1893) | Gravels; River | AGCC |
| 04651 | 450-583 | Masonic Hall | Earthwork, Pottery, Artefact, Quern | Med | Excavation, Finds Scatter | Pottery, Glass, Leather, Iron, Bronze, Stone, Wood | R1, Earthwork found during building work (no date); R2 found during building work 1914, earthwork, pottery, glass, leather, iron objects and possibly med bronze, stone and wooden objects and a quern (R3) | 1, AGCC, 1974, 26 map 7 (13); 2, CAS Comm, 8, 1895, 255-282 (Hughes 1893); 3, PCAS, 19, 1915 16-27 (Hughes 1914) | Gravels; River | AGCC |
| 04652 | 450-583 | Red Lion Yard | Earthwork, Ditch, Causeway, Pit, Pottery | Med | Excavation | Pottery, Wood | R1, excavation by J. Alexander in Red Lion Yard car park revealed C13-C14 pits, one lined with barrel staves. Within and near, but at an angle to the med town ditch (King's) ditch another large flat bottomed ditch (12' wide and 6" deep) was found. This was traced for 60' and a well made butt end and part of a presumed causeway excavated. The pottery from the lower ditch silting was of shell tempered Saxo-Norman type. | 1, Med Arch, 14, 1970, 180 (Wilson & Hurst) | Gravels; River | R1 |
| 04655 | 450-583 | Corn Exchange Street | Earthwork, Pottery, Artefact, Pit, Well? | Med | Excavation | Pottery, Wood, Bronze | R1, found in courtyard of 14 and 15 during excavation 1959, earthwork, pottery wooden object, pit/well, bronze object | 1, AGCC, 1974, 26, map 7 (5); 2, Med Arch 4, 1960, 148 (Wilson & Hurst); 3, PCAS, 58, 1965, 74-137 (Addyman & Biddle) | Gravel; River (2nd Terrace) | AGCC |
| 04658 | 451-582 | | Pottery | Med | Stray Find | Pottery | R2, med pot. found in Downing Street | 1, PCAS 7, 1893, 169-170; 2, AGCC, 1974, 27, map 7 (28) | | R2 |

| SMR No | NGR | Site Name | Descriptor | Period | Form | Material | Description | References | Geology | Source |
|--------|-----------|--------------|--|--------|--|-------------------------------|--|---|------------------------------|--------|
| 04659 | 451-582- | | Pottery | Med | Stray Find | Pottery | R2, med pot, at Museum of Geology 1900 | 1, PCAS 50, 1957, 9-60 (Hurst); 2, AGCC, 1974, 27, map 7 (29) | | R2 |
| 04670 | 451-582- | | Artefact | Preh | Stray Find | Stone | R2, preh stone object, in museum grounds, Downing Site | 1, PCAS 25, 1924, 11-15 (Marr & Burkett); 2, AGCC, 1974, 27, map 7 (6) | Gravel: River (2nd Terrace) | R2 |
| 04707 | 4508 5846 | | Gate | Med | Documentary Evidence | | R2, Barnwell Gate C13, was probably a toll gate related to the customs barrier, King's Ditch | 1, OS 27", 1927; 2, VCH, Cambs 3, 1959, 3; | Gravel: River (2nd Terrace) | OS |
| 04731 | 4495 5825 | | Friary, Inhumation, Artefact, Architectural Fragment | Med | Documentary Evidence, Architectural Fragment | Stone, Bone, Leather, Textile | R2, Augustinian Friary founded in 1290, occupied most of the site on the N. side of Pembroke Street bounded by corn exchange St., Wheeler St., and Free School Lane. In the basement of the modern arts schools are some recent architectural features of the C13 & C14 which are from the Friary. R3, found 1908 during building work, stone structure, inhumations, bronze & leather objects, textile fragments, architectural fragments (Plan ILL (R6) attached to PRC) | 1, OS 25". 1927; 2, RCHM Cambridge, 2, 1959, 299; 3, AGCC, 1974, map 6 (3); 4, CAS Comm, 14, 1910, 7-38, (Duckworth & Porock); 5, PCAS, 14, 1909., 7; 6, PCAS, 22, 1921, 53-75 (Cranage & Stokes, 1918) | Gravels; River (2nd Terrace) | OS |
| 04734 | 451-584- | | Pottery | Med | Stray Find | Pottery | R1, med pottery found to S and SW of St Andrew's Church, 1972 building work | 1, AGCC, 1974, 27, map 7 (21); 2, DMB (unpubl) | Clay: Gault | AGCC |
| 04736 | 451-584- | St Tibbs Row | Earthwork | Med | | | R1, med earthwork in St Tibbs Row | 1, CAS Comm, 1895, 32-55 (Hughes 1892); 2, AGCC, 1974, 27, map 7 (26) | Clay: Gault | AGCC |
| 04740 | 450-585- | | Pottery | Med | | Pottery | R2, med pottery in Petty Cury (E. end near Post Office) found 1892 during building work | 1, PCAS, 8, 1895, 32-55 (Hughes); 2, AGCC 1974, 26, map 7 (14) | Clay: Gault | R2 |
| 04741 | 451-584- | | Earthwork | Med | | | R2, med earthwork - at old Post Office c 1892, during building work | 1, PCAS 8 1895, 32-55 (Hughes); 2, AGCC, 1974, 27, map 7 (17) | Clay: Gault | R2 |
| 04742 | 451-584- | | Pit, Well, Pottery | Med | | Pottery | R2, med pit/well and pottery - in Post Office Terrace area (immediately S of Post Office Terrace), 1959-1960 building work | 1, PCAS 58, 1965, 74-137 (Addyman & Biddle); 2, AGCC, 1974, 27, map 7 (19) | Clay: Gault | R2 |
| 04745 | 450-585- | | Pottery, Earthwork? | Med | | Pottery | R2, med pot and possible earthworks, discovered in Sidney Street 1934 during building work at Marks and Spencers | 1, PCAS, 51, 1958, 37-65 (Hurst); 2, AGCC 1974, 26, map 7 (10) | Clay: Gault | R2 |
| 04811 | 451-584- | | Pottery | Ro | | Pottery | R2, Ro pottery fund at Post Office Terrace during building work 1959-1960 | 1, PCAS, 58, 1965, 74-137 (Addyman & Biddle) 2, AGCC, 1974, 27, map 7 (18) | Clay: Gault | AGCC |

| SMR No | NGR | Site Name | Descriptor | Period | Form | Material | Description | References | Geology | Source |
|--------|-----------|------------|--|---------------|-------------------------|--|---|---|------------------------------|---------------------------------|
| 04811A | 451-584- | | Earthwork, Pottery, Pit/Well, Artefact | Med | Earthwork | Pottery, Iron, Other Wood, Lead, Bronze, Stone | R3, med earthwork (non-agricultural), pottery, pit/well, wooden structure (not a dwelling), stone lead, wood, iron and bronze objects. Found at Post Office Terrace during building works 1958-1960 | 1, PCAS, 58, 1965, 74-137 (Addyman & Biddle) 2, med Arch, 4, 1960, 148 (Wilson & Hurst); 3, AGCC, 1974, 27, map 7 (18) | Clay: Gault | AGCC |
| 04848 | 450-584- | | Pottery, Pit, Well, Artefact, Earthwork | Med | Stray Find, ?Excavation | Pottery, Iron | R4, found in Falcon Yard (extension to premises of Mr Pryor, fish merchant) - (1) building work, med pit/well and pot; 2, 1906, med pit/well, pot, iron objet; R5 med earthworks in Petty Cury, (under Messrs Child & Cork, no 18), c 1892, building work. see also 04848A - Ro finds see also 04848B - AS/med/p-med | 1, PCAS Comm 9, 1899, 370-348 (Hughes 1897); 2, ibid, Comm 11, 1907, 393-423 (Hughes 1906); 3, ibid, Comm 8, 1895, 255-282 (Hughes 1893); 4, AGCC, 1974, 27, map 7 (33); ibid, 27, map 7 (16) | Clay: Gault | 1, R4, 2, R5 |
| 04848A | 450-584- | Petty Cury | Artefact | Ro | Stray Find | Bronze, Bone, Ivory, Iron | R1, Ro bronze, bone, ivory, iron objects, date unknown, found in Petty Cury (under old house nearly opposite Falcon Inn) 1880 see also 04848 - med finds see also 04848B - AS/med/p-med | 1, AGCC, 1974, 26, map 7 (15); 2, CAAM; | Clay: Gault | R1 |
| 04848B | 450-584- | Petty Cury | Pit, Pottery | As/Med /P Med | Stray Find | Pottery, Metal Iron | R1, med pits and pottery found in Sidney Street, under Boots extension. C11-C18 pits. Saxo-Norman (C11) and P-med pottery found. see also 04848 - med finds see also 04848A - Ro finds | 1, Med Arch 4, 1960, 148 (Wilson & Hurst) | Clay: Gault | R1 |
| 09835 | 4508 5825 | | Pottery, Well, Animal Bone, Roof Tile, Brick | P Med | Excavation | Pottery, Tile, Brick, Bone, Horn | In late Jan. 1989, an excavation was carried out, in advance of the building of a Holiday Inn on this site. Finds of pottery (up to but not later than C17). A dry brick lined well, animal bone and horn, roof tiles and brick. The purpose of the excavation was to establish whether the King's Ditch crossed the site, however no trace of it was found. From previous excavations it seems probable that it passes just to the north of the Holiday Inn site. see 09835A - med pottery | | Gravel: River, (2nd Terrace) | T. Malim 1989 |
| 09835A | 4508 5825 | | Pottery | Med | Excavation | Pottery | R1, during excavation in advance of the building of a Holiday Inn on this site, some med pot found. No trace of king's Ditch here. see 09835 - details of excavation | | Gravel: River, (2nd Terrace) | T. Malim 1989 King's Ditch 1989 |

Appendix 2 Summary of Modern Archaeological Investigations

1959-60

Investigations by P. Addyman and M. Biddle at 14-15 Corn Exchange Street and Post Office Terrace.

(Addyman & Biddle 1965)

1) 14-15 Corn Exchange Street (Figure 7 A)

A single trench was dug in the yard between the two properties, showing stratified deposits to a depth of 2.44m. At the base was a broad shallow ditch running N.E. - S.W. Above a primary ditch fill of mixed gravel and loam was a waterlogged layer of dark soil containing a large amount of organic material. The ditch may have been revetted to the south east. The ditch was filled in with a metre thick layer of clean blue clay which sealed the underlying fill. Overlying the filled in ditch was a thick layer of gravel and loam, dating to the fourteenth century, covered by a layer of fine garden soil dating to the sixteenth century. Later pits cut this and were in turn sealed by a further level of garden soil above which were two successive brick floors and other nineteenth century features.

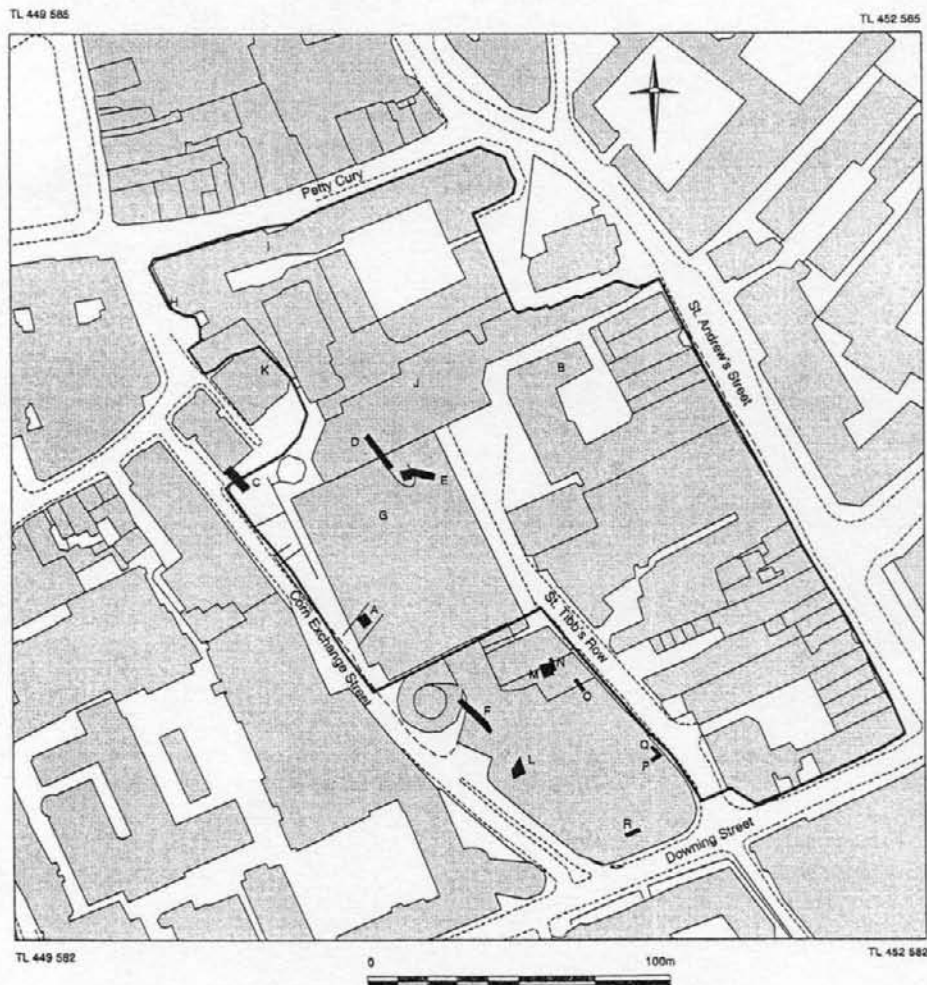


Figure 7 Location of Modern Archaeological Investigations Scale 1:2500

2) Post Office Terrace (Figure 7 B)

Despite excavating below the level of building cellars, cut features survived at a depth of 2.10m. A number of truncated pits, wells and gullies were excavated, the earliest pottery dating to the eleventh and twelfth centuries. Amongst the features examined were four circular funnel shaped pits, each with a central wicker lined shaft. These appeared to date from the late eleventh-twelfth century through to the fourteenth century, while a similar pit found at Bradwell's Court (on the opposite side of St. Andrew's Street) appeared to be of late thirteenth - fourteenth century date. The function of the pits was not determined).

1969

Investigations by J. Alexander at Lion Yard
(Taken from notes in the unpublished archive)

1) 5-6 Corn Exchange Street (Figure 7 C)

Four ovoid and one rectangular pits were found cut into the gravel below cellar floors at a depth of 3m. The oldest contained 12th-14th century sherds and one was wicker and stave lined. The pits are similar to those described by Addyman & Biddle at Post Office Terrace and Bradwell's Court.

2) Beside the Lion Stables (Figure 7 D and E)

Two areas were explored, reaching bedrock of grey Gault clay overlaid by gravels at about 4m depth. At the base of C a wide flat bottomed ditch was found, orientated NNW - SSE, and which was traced for some 25m. The base was filled with a sticky grey silting that contained eleventh century St. Neots ware sherds. The upper silting also contained Stamford ware sherds. A number of pits, drains and cess pits were cut into its filling and could be dated to the 15th - 18th centuries. There was no trace of a deliberate clay backfilling as observed in the 1959 trench to the south west. In D the ditch was found to butt end.

3) 9-10 St Andrew's Hill (Figure 7 F)

Bedrock was found at a depth of 1m, little disturbed by pits or foundations. Where these could be dated they belonged to the 17th-19th centuries. It is possible that the outer lip of the King's Ditch was found in the north corner of the trench.

1970

Further investigations by J. Alexander at Lion Yard
(Taken from notes in the unpublished archive)

A further five trenches were excavated in the area south of the large ditch discovered the previous year (see above; Figure 7 G). There were no plans with the archive to allow a more precise location to be plotted for these, and no overall depths are given for the archaeological deposits.

The butt of the 1969 ditch was explored more fully and several features were found to suggest that there were structures within the area enclosed by this and the 1959 ditch.

1972

Investigations at Petty Cury by C. Partridge
(Taken from a report to the Cambridge Archaeological Committee in the SMR)

Work was concentrated on areas where a building survey had suggested there were no cellars, but extended when survival was found to be better than expected elsewhere. No measurements are given for the depths of archaeological deposits.

Below K. Stevens, Guildhall Street, the earliest feature was a pit containing Romano-British pottery. Other features which cut it contained Stamford and St. Neots ware. Following the late Saxo-Norman period the ground level was made up with a substantial layer of green-grey clay and stones on top of which were at least four phases of timber buildings. (Figure 7 H).

Immediately north east, below the former Heffer's bookshop and the Red Lion, a series of truncated pits were found which all contained Stamford and St. Neots ware. A stone and brick lined well was found beneath the floor of Heffer's cellar and incorporated into one of the walls of the cellar was a length of ancient walling with a small blocked arched doorway. These were tentatively dated to the sixteenth century. (Figure 7 I)

The third area was on the site of the Magic Mushroom in Falcon yard. A number of seventeenth century pits and a large 'ditch like feature' were found. the ditch was about 6' (c. 1.85m) deep and about 10' (c. 3.05m) wide was aligned approximately NW-SE. Whilst, as Partridge points out this is a different alignment to the Kings Ditch and another ditch (the "Hunnybun Ditch") observed to the north by McKenny Hughes (1895a), it is a similar alignment to that of the feature observed by Alexander in 1969. (Figure 7 J)

1973

Watching Brief at Petty Cury

(Taken from anonymous hand-written notes in the Lion Yard archive)

A series of features, mostly intercutting pits and gullies of varying date, were observed in section in the area to the north and east of Fisher House, all had been severely truncated by the contractors. The contractors also reported destroying a well in the body of the site, and a large ditch that had run NE-SW along the side of Great St. Andrew's Churchyard. (Figure 7 K). No depths are given.

1989

Investigation on the Holiday Inn Site, Downing Street

(Malim 1989)

Seven trenches were excavated (Figure 7 L-R). A few features were identified, none early. Some medieval pottery was found but all in secondary contexts. The dense pitting seen to the north was not observed. The main phase of activity was dated to the seventeenth century. No ordnance datum heights are given, but natural gravels were reached at a depth of about 2.40m.

Appendix 3
Summary of Early Documentary Sources
Dr. R. Horrox
Fitzwilliam College

The information is taken from the numerous rental, deeds and sale documents held by Colleges and other institutions. As none of the properties referred to now exist the data has been summarised to give an overall impression of this city block between the mid thirteenth and late fifteenth centuries.

In summary, behind the St. Andrew's Street frontage (then Preacher Street) the land was largely open. Poucher's Croft would later become the fifteenth century fair yard, bounded on the west and north by the King's Ditch. On Petty Cury many of the plots were vacant in the late fourteenth century. This may have been as the result of a fire (one property is explicitly burnt) or perhaps a more general contraction following outbreaks of plague.

The plan (Figure 8) is schematic as the Cambridge documents provide very few dimensions, but does indicate the relative positions of the properties. The plots are identified by a unique number within their parish, in this case the parishes of St. Mary and St. Andrew.

South side of Petty Cury (west to east)

Mary 60 (this may not have extended up to the corner)

mid 13th cent., messuage with buildings
1279, messuage

No later identification

Mary 61 (initially part of 62)

refs. from 13th cent.
mid 13th cent. two shops and a solar and a house at the back. Subsequently described as a tenement which was burnt down in mid 14th cent, but then rebuilt.
1628 known as le halfe moon

Mary 62 (The Unicorn)

refs. from 13th cent.
Acquired by Corpus in 14th cent. - the Liber Albus has a 15th cent. plan. The garden behind (62A) descended separately from the mid 14th cent. to 1409.
1483 leased to a smith.

Mary 63

refs. from 13th cent. "towards Barnwell gates"
a tenement?, but the land appears to be empty in the late 14th cent.

Mary 64 (The Lion)

refs. 1344 onwards
again an empty plot in late 14th cent.
No definite 15th cent. references, in 1535 called the 'redd lyon' with all the tenements belonging to it.

Andrew 30

1344-1382 an empty plot, later absorbed into 31

Andrew 31 (The Falcon)

records from 1361 onwards
1534 'le Fawcon'

Andrew 32

- records from 1342 onwards
- 1342 three shops and a solar, and one shop (may include 33)
- 1361 two empty plots
- 1364 a plot (i.e. still empty)
- late 14th cent. property divided into two messuages, reunited in 1392
- 1458 a hostel called le honeshead
- 1482 tenement or hostel called Herteshorn, n.b. south boundary was the King's Ditch

Andrew 33

- refs. 1342 onwards
- 1349 a tenement
- 1361 an empty plot
- 1382 a new tenement
- 1458 a tenement with a great garden
- n.b. part of east boundary was King's Ditch

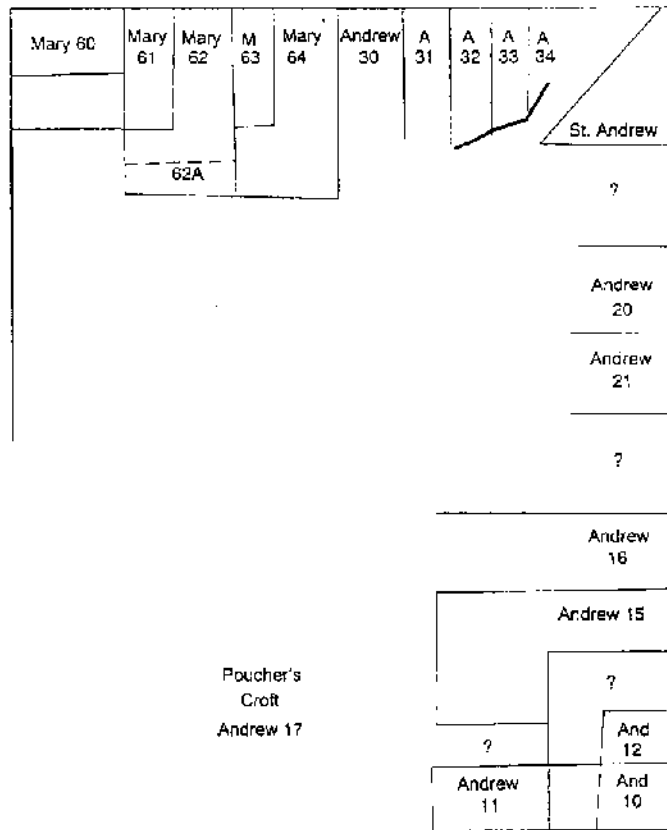


Figure 8 Schematic Plan of Early Property Relationships

Andrew 34

Not very securely identified - a garden belonging to the town in 1380, by 1471 a tenement. Only known from abutments of Andrew 33.

West side of St. Andrew's Street (north to south)

Andrew 20

refs. 1390 onwards
a messuage (Jesus)

Andrew 21
refs. 1349 onwards
a messuage (Corpus)

Records exist for this area from the thirteenth century, but the properties cannot be securely identified before the mid fourteenth century.

Andrew 16
refs. 1349 onwards
1369 a tenement comprising a hall and solar at the front, two cellars, a gateway below the solar, all under one roof; a chamber on the west side of the hall under another roof; three chambers at the front of the tenement annexed to the said solar but under another roof; a dovecote
1408 new tenant undertook to build a new house at the front
late 15th cent. the plot was subdivided, the north end was then empty but had been the 'Swerd on the hope'
1500 there were three properties on the street frontage
1523 they were reunited but were all empty ground and the new tenant promised to rebuild
1534 five tenements
[from at least 1479 a barn and garden behind the site was leased separately]

Andrew 15
refs. 1349 onwards
a tenement
[a later endorsement on 1474 deed "Whitehorse"]

Andrew 12
1295 Barnwell rental: "houses opposite the friars preachers built by us"
1454 a messuage newly built

Andrew 10 (the corner site)
refs. from 1356 onwards
a tenement

Andrew 11
a garden

Appendix 4
Listed Building Descriptions

St Andrew's Street (West Side)

Nos. 4-7 consecutive

Grade II

Late 18th century with 19th century alterations. Brick three storeys, two windows each. No. 4 has an extra one over the carriage arch, sashes, with glazing bars on Nos. 5 and 7, mid 19th century sashes on No. 6, No. 4 has mid 19th century tripartite sashes. Stuccoed architraves to the windows, bracketed on first floor. Two attic dormers each. String courses at second floor and parapet level. All modern shop fronts. Nos. 4 and 5 have a plain cornice, modillions on 6 and 7. Parapet, roofs not visible except No. 7 which has a slate mansard.

Nos. 22-25 consecutive

Grade II

No 22

Circa 1730. Two storeys with attics, Gault brick, tile roof with wooden modillioned eaves cornice, modern shop front ground floor, two windows first floor without glazing bars; two dormers with moulded cornice and pediments. One room with original panelling, original staircase. (RCHM 167).

No. 23

18th century, four storeys, red brick; parapet; bands between storeys; two windows, segmented heads, those on first floor without glazing bars; modern shop front. Tiled roof not visible.

No. 24

Early 18th century; three storeys; brown brick, rubbed red brick dressings, moulded and dentilled brick cornice below parapet; two windows, flush frames and glazing bars; first floor window with key stones; modern shop front. One room has original fielded panelling, original staircase. (RCHM 168).

No. 25

Late 18th century. Red brick. Three storeys, three windows, sashes, glazing bars only on second floor. Modern shopfront. Parapet hipped slate roof, not visible from street.