



CHESTER NORTHGATE REDEVELOPMENT

Archaeological Desk- based Assessment



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SUMMARY

This report presents the results of an archaeological desk-based assessment undertaken by OA North in January/February 2016 for the Chester Northgate development site (centred on SJ 4039 6638) on behalf of Cheshire West and Chester Council. It includes an outline of the topographical and historical background of the assessment area, covering all periods, which provides a context for the results of the archaeological study. The assessment examined all available relevant primary and secondary sources; all sites identified during the course of the work were listed in a gazetteer and plotted onto maps of the study area. It is proposed that construction of the new development will comprise three phases (Phases 00, 01, 02), with Phases 00 and 01 encompassing the northern part of the site, between Hunter Street and Princess Street, the rest of the site being developed during Phase 02.

In total, 290 Monuments of archaeological or historical significance, and 97 archaeological interventions, or Events (as defined and recorded in the Chester Urban Archaeological Database), were identified within, or immediately adjacent to, the development area. Only two of the Monuments are prehistoric, the majority (138) are Roman in date, there are 26 assigned to the early medieval ('Saxon') period (including two that may extend from the late Roman into the early medieval period), 53 are of later medieval date, and 70 are attributed to the post-medieval period, with one Monument of uncertain date.

The prehistoric sites comprise two find spots of stone and flint artefacts, whilst the great bulk of the Roman Monuments relate to the various phases of occupation within the legionary fortress, and in particular in the western part of the central range, within which the site is almost entirely contained. The early medieval sites largely relate to occupation within the Saxon *burh*, established in 907, whilst the late medieval and post-medieval monuments are associated with the development of the city from the twelfth century to modern times.

The study has indicated that stratified and extremely sensitive archaeological deposits of most historic periods, from (potentially) prehistoric times to the later post-medieval period, may well survive over many parts of the proposed development site. However, large areas have clearly had all or most archaeological levels removed by earlier construction works, though there are substantial parts of the site where the preservation of archaeological remains is currently unclear. On present understanding, the most archaeologically significant deposits are likely to be found in two areas (designated Areas A and B), the former located towards the north-west corner of the development site, between Princess Street and Hunter Street (within Phase 01 of the proposed construction programme), the other to the south, between Watergate Street and Hamilton Place (Phase 02). These had previously been identified as the zones of highest archaeological importance, a status reflected in their attribution to Zones 1 and 2 in a zoning plan of the archaeology of the site developed by the former Chester City Archaeologist as part of an archaeological brief for the redevelopment of the Northgate area. The rest of the site was assigned either to Zone 3 (preservation and status of archaeological deposits uncertain) or Zone 4 (archaeological remains wholly or largely destroyed).

Within those parts of Areas A and B assigned to Zones 1 and 2, the archaeological brief pertaining to the development stipulates that most archaeological remains must be preserved *in situ*. Where disturbance resulting from the redevelopment is unavoidable, the archaeological brief stipulates that this should not exceed 3% of the total surface area within these zones. Using the data presently available, the assessment suggests that, in Zone 1, the likely level of impact resulting from piling, drainage and service runs, and other groundworks, will amount to approximately 12.1% of the total surface area. In terms of the proposed construction phasing, the impact is estimated to be approximately 9.6% in the area earmarked for Phase 01 (the area encompassed by Phase 00 lies wholly within Zone 4) and *c* 13.5% for Phase 02. Similar calculations for Zone 2 suggest a total impact level in the region of 8% (*c* 4.2% for Phase 01 and *c* 15.2% for Phase 02), giving an average surface impact over the whole of Zones 1 and 2 of *c* 11.1% (*c* 7.6% for Phase 01 and *c* 13.8% for Phase 02). However, it is envisaged that the level of impact will be considerably reduced through the development of mitigation strategies, as the detailed design of the various below-ground elements of the development are progressed.

In Zones 3 and 4, the brief imposes no constraints upon the level of below-ground disturbance. However, two phases of evaluation trenching undertaken by OA North in 2015-16 have demonstrated that significant archaeological deposits survive in at least two areas currently designated as Zone 3, one (Area C) in the present bus exchange, within the area earmarked for Phase 01 of the construction programme, the other (Area D) on the east side of Trinity Street, within Phase 02. Given the uncertainty surrounding the preservation of archaeological deposits in Zone 3, therefore, and the possible survival of limited archaeological remains (*ie* the bases of features cut deep into the geology) even in Zone 4, an appropriate archaeological strategy will need to be developed to mitigate the impact of the development in these areas.

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OA North would like to thank Chester West and Chester Council (CWaC), for commissioning the assessment, through ACME, and Mark Leah, Development Control Archaeologist for the Cheshire Archaeological Planning Advisory Service (CAPAS) at CWaC, for much advice and assistance. Thanks are also expressed to the Chester Northgate project team at Rivington Land, the design team at ACME, and the staff of the Cheshire Historic Environment Record (HER), for assistance and information.

For OA North, John Zant carried out the desk-based assessment and produced the report, assisted by Ian Smith, who was also responsible for gathering much of the baseline data. The illustrations were prepared by Mark Tidmarsh, who also formatted and produced the Events and Monuments gazetteers. The project was managed by Rachel Newman, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 The city of Chester is renowned as a place of immense historic significance, in recognition of which the buried archaeological remains across much of the historic city centre are afforded statutory protection (*Section 1.2.1*). In view of this, the Development Control Archaeologist for the Cheshire Archaeological Planning Advisory Service (CAPAS) has requested that an archaeological desk-based assessment be undertaken on the site of the proposed Chester Northgate development (Fig 1), in advance of the submission of a planning application. In December 2015, Oxford Archaeology North (OA North) was commissioned by Cheshire West and Chester Council to undertake the assessment, which was completed in January-February 2016.
- 1.1.2 Proposals for the redevelopment of a large part of Chester's historic city centre, which lies to the west of Northgate Street and north of Watergate Street (*Section 1.3.2*), have been under consideration for many years, though the precise nature of these has evolved considerably over time. In order to inform the various proposals, the development site has, over the past 25 years, been the subject of a range of archaeological investigations. These include several phases of test-pitting and evaluation trenching, the observation of geotechnical pits and boreholes, geophysical surveys, at least two archaeological audits (Emery 1995a; Mason 2000) and, more recently, an Archaeological Impact Assessment (WSP 2012). A Brief and Specification for archaeological mitigation works, prepared in 1997 by the former Chester City Archaeologist in respect of an earlier development proposal (Morris 1997), was later substantially revised, and was presented as an annex to the Northgate development brief.
- 1.1.3 The present scheme comprises a mix of retail, residential and leisure development and is divided, for programming purposes, into a series of numbered blocks or zones (NG1-17; Fig 2). It is proposed that construction will be undertaken in three phases (Phases 00, 01, 02), with work commencing on the northern part of the site (Phases 00 and 01), between Hunter Street and Princess Street (blocks NG1, NG2, NG3a, NG3b; Fig 2), the rest of the site being developed during Phase 02. Some existing streets and lanes, for example Hamilton Place and Princess Street, are to be retained in their present positions, but others, such as Trinity Street, are to be moved and some new streets (*eg* Stone Street) will be created.

1.2 LEGISLATION, POLICY AND GUIDANCE

- 1.2.1 **Legislation:** with regard to the below-ground archaeological resource within the proposed development area, the key piece of national legislation is the Ancient Monuments and Archaeological Areas Act (1979), as amended by two revisions of the National Heritage Act (1983; 2002). Under the terms of the Act, Chester's historic city centre was designated an Area of Archaeological Importance (AAI), one of only five such areas in the country,

signifying that the city's archaeology is of national significance. Within the boundaries of the AAI, all archaeological remains are treated in the same way as Scheduled Monuments; consequently, Historic England (HE) is a statutory consultee in all matters pertaining to the archaeology within the AAI.

- 1.2.2 **National planning policy:** the *National Planning Policy Framework (NPPF)*, published in 2012 by the Department for Communities and Local Government (DCLG 2012), includes a section (section 12) relating to *Conserving and Enhancing the Historic Environment*. This states that sustainable development should contribute to protecting and enhancing the historic environment, and highlights the need for local planning authorities to require applicants to describe and assess the significance of any heritage assets affected by a proposed development (*op cit*, P128). Where sites do, or may, contain assets of archaeological interest, planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (*ibid*). The *Framework* further stresses that great weight should be given to the conservation of heritage assets (*op cit*, P132), especially those assessed as being of high importance, since significance can be harmed or lost through damage or destruction of heritage assets, which are themselves irreplaceable. The document goes on to set out a series of criteria local planning authorities should use in weighing the impact of a development on heritage assets against the public benefits of the development (*op cit*, P133, P134, P135).
- 1.2.3 Advice on good practice in implementing historic environment policy as set out in the NPPF is provided in Historic England's Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). This includes guidance for assessing the significance of heritage assets, the use of appropriate expertise and the use of appropriate historic environment records.
- 1.2.4 **Local planning policy:** the Chester District Local Plan, adopted by Chester West and Chester Council (CWaC) in 2006, underwent revision in January 2015, with some policies being deleted or replaced. Policies retained in the 2015 version of the Plan include that pertaining to sustainable development, section 10 of which covers the local authority's policy regarding the historic environment and archaeological interest (CwaC 2015, 47-8). This states (section 10.3) that 'in city centre locations, consideration should be paid to preserving any archaeological remains that lie beneath the surface' (*op cit*, 47), whilst Key Principal 10 aims to 'protect and enhance the District's historic, cultural and archaeological value' (*op cit*, 12). The Council's policy relating to the impact of proposed developments on heritage assets of national, regional/county, and District/local significance, is set out in Policies Env 31, Env 33 and Env 34 of the Plan.
- 1.2.5 **Chester Archaeological Plan:** the Chester Archaeological Plan (Beckley and Campbell 2014) was funded by English Heritage (now Historic England) as part of the Chester Urban Archaeological Database (UAD) Project (*Section 2.2.1*). The Plan was endorsed by the Cheshire West and Chester Local Development Framework Panel as a key Evidence Base Document supporting the preparation of the Local Plan (M Leah *pers comm*). It includes a series of

guidance notes pertaining to development within the city's Archaeological Character Areas, which were also defined as part of the UAD Project (*Section 2.3.1*).

1.3 LOCATION, GEOLOGY AND TOPOGRAPHY

- 1.3.1 The solid geology of the immediate area is characterised as Triassic sandstone and conglomerate sedimentary bedrock (BGS 2015). The overlying drift geology is characterised as alluvium, comprising a mix of clay, silt and sand, forming slightly acidic loamy clayey soils (Cranfield University 2015).
- 1.3.2 The proposed development site is large, covering approximately 5.62ha in total, and extends over a substantial part of the north-west corner of the historic city centre, roughly centred at SJ 4039 6638 (Fig 1). It takes in an area bracketed, for the most part, by Hunter Street to the north, Northgate Street to the east, and Watergate Street to the south. On the west, the site boundary extends, for most of its length, across the carriageway of St Martin's Way, though some parts of the roadway itself lie outside the site boundary. On this side, the development takes in the underground elements of the existing Crowne Plaza Hotel, the demolition of which is proposed as part of the scheme. The site therefore incorporates a variety of topographical areas and features, including the open and recently landscaped, largely grassed area, immediately east of St Martin's Way (between Hunter Street and Princess Street), the current bus exchange, and numerous modern buildings, including (in addition to the hotel and its associated parking on Trinity Street) the Market Hall.
- 1.3.3 The location of the development area in terms of Chester's ancient topography is considered in *Section 3*. In summary, the site occupies much of the north-western part of the Roman legionary fortress of *Deva* (Rivet and Smith 1981, 336-7), the largest of the nine such installations established by the Roman army in Britain, and one of only three (the others being York and Caerleon) that were in use for most of the Roman period. The site also extends over a considerable area in the north-western quarter of the medieval and post-medieval city, north of Watergate Street and west of Northgate Street, which form two of the city's principal medieval and modern thoroughfares.

2. METHODOLOGY

2.1 ASSESSMENT SCOPE

- 2.1.1 The present assessment is concerned with the below-ground archaeological remains that lie within the boundaries of the proposed development site (Fig 1). With the exception of a small fragment of walling forming part of the headquarters building of the Roman legionary fortress, which is currently on display on the north side of Hamilton Place, there are no known upstanding features of archaeological significance within the development boundary. Chronologically, the assessment is concerned principally with the period from the early neolithic period (c 4000-3000 BC), to which the earliest evidence for human activity within the development area is dated, to the mid-eighteenth century, when the earliest accurate maps of Chester were produced. The above-ground elements of the site's cultural heritage, including the listed buildings and other surviving features of historical significance, together with the cartographic and other evidence for the development of the site from the late eighteenth century onwards, form the subject of a separate assessment by Donald Insall Associates (see Environmental Statement, Section 8.10).

2.2 SOURCES OF INFORMATION

- 2.2.1 **Cheshire Historic Environment Record (HER):** the Cheshire HER, held and maintained by the Cheshire Archaeological Planning Advisory Service (CAPAS), represented the principal source of information for the present assessment. In particular, the Chester Urban Archaeological Database (UAD), which forms a subset of the HER, was of the greatest importance to the study, since it synthesises all available information on the city's archaeological resource and can therefore be regarded as the baseline for all such data. The UAD holds records of all known archaeological interventions ('Events') within the city, each identified by a unique Event Number, and also of the principal archaeological and historical features ('Monuments', each referenced by a Monument Number) recorded by these Events. The UAD also defines a series of Character Areas, or zones of archaeological and historical significance, covering the historic city and its suburbs (*Section 2.3.1*).
- 2.2.2 Information pertaining to each Event and Monument located within the proposed development site, obtained from the UAD, has been collated. This is presented in two gazetteers, with accompanying plans, which are appended to this document (*Appendix 1; Appendix 2*).
- 2.2.3 **OA North Archive:** in 2015, OA North carried out an archaeological evaluation of two areas of the proposed development site (OA North 2015), one adjacent to Hunter Street (*Section 4.3.3*), where six small trenches were opened, the other, comprising seven trenches, alongside Trinity Street (*Section 4.4.5*). A further phase of pre-determination evaluation was undertaken, again by OA North, in April 2016 (OA North in prep), at various locations across the development site, in order to provide additional information on the preservation of below-ground archaeological remains. This

comprised the excavation of eight small trenches or test-pits (four south of Hamilton Place, three in the present bus exchange between Hunter Street and Trinity Street, and one adjacent to St Martin's Way), and the observation of five geotechnical boreholes (four on the southern part of the site and one adjacent to the bus exchange). The results of these investigations were consulted during the assessment, and cognisance was also taken, where appropriate, of the results of other field projects undertaken by OA North in the wider area, for example in the vicinity of the cathedral (OA North 2010).

- 2.2.4 **Other repositories:** an internet search was made of any freely available historical photographic images of the development site, and of any historic maps, dating from the late sixteenth century to the mid-eighteenth century. The main sources of information used were the Cheshire Image Bank (<http://www.cheshireimagebank.org.uk>) and Chester Walls (<http://www.chesterwalls.info/gallery/oldmaps/index.html>). A limited amount of information was also obtained from Historic England's archaeological archive in Swindon.

2.3 ARCHAEOLOGICAL CHARACTERISATION AND ZONING

- 2.3.1 **Archaeological Character Areas:** the Chester UAD Project included the Chester Archaeological Characterisation, which established a series of Archaeological Character Areas covering the city's main Conservation Areas (Beckley and Campbell 2014, 9-11). These were created by consolidating a period-based characterisation of Chester's archaeological resource, in terms of the predominant archaeological remains within each zone and their significance. The Character Areas were further grouped into Primary and Secondary Zones of importance (*op cit*, 15, fig 7) on the basis of a series of nationally recognised significance criteria (*op cit*, 10, table 1). A summary statement was created for each zone, highlighting its archaeological character, significance and potential, and key considerations for future development. Of the 16 Character Areas identified during this process, seven (Areas 2, 4, 5, 7, 8, 14 and 15) lie wholly or partially within the Chester Northgate development site (Fig 3; Table 1), all of which fall within the Zone of primary importance. Cognisance of the Character Areas, and of the particular archaeological significance of those that lie within, or extend into, the development site, was made during the compilation of the present assessment.

Character Area No	Character Area Name
2	Northgate Street
4	St Martin's Fields
5	Princess Street/Hunter Street
7	Princess Street/St Martin's Way
8	The Chester Rows
14	Infirmery Fields
15	Nicholas Street

Table 1: Summary of Chester Archaeological Character Areas within the Northgate development site

- 2.3.2 **Zones of archaeological sensitivity:** in line with the National Planning Policy Framework (Section 1.2.2), the archaeological brief prepared in response to the proposed redevelopment of the Northgate area (Section 1.1.2) states that, where archaeological deposits of any period survive, consideration should be

given to their *in situ* preservation. This is particularly the case where remains survive that can be regarded as being of more than regional significance. However, it is acknowledged that the importance and survival of archaeological remains across the site varies considerably, and that this variation has the potential to affect the nature and level of permissible below-ground disturbance significantly. Consequently, the brief identified four zones of differing archaeological potential (Zones 1-4), in terms of the likelihood (or otherwise) for the survival of significant below-ground archaeological remains (Fig 4).

- 2.3.3 *Zone 1:* within the zone of greatest archaeological sensitivity (Zone 1), which covers approximately 1.17ha of the site, the likelihood for the survival of archaeological remains of all periods up to the post-medieval period is stated. In particular, the potential for excellent, and widespread, survival of deposits pertaining to the Roman fortress, including the fortress's western defences, are highlighted as an outstanding feature of this zone. Consequently, the brief stipulates that there should be a presumption in favour of *in situ* preservation of archaeological deposits within this zone, with an intrusive impact of no more than 3% where damage or destruction of archaeological remains is unavoidable.
- 2.3.4 *Zone 2:* for Zone 2, which extends over approximately 0.5ha in total, the brief considers that there is the potential for the survival of archaeological remains of similar importance and preservation as those in Zone 1, though the available information is less certain. Consequently, there should be a presumption for *in situ* preservation over most of the zone, with an intrusive impact of no more than 3%, where disturbance is unavoidable.
- 2.3.5 *Zone 3:* in Zone 3, which covers a total of approximately 1.67ha, the level of archaeological survival is generally unclear, though some modern disturbance can be anticipated. In some areas, further, pre-determination, evaluation work may be required to establish levels of archaeological preservation and significance. An appropriate level of archaeological mitigation will be required where archaeological deposits warranting 'preservation by record', but not of sufficient significance to be preserved *in situ*, are found to exist (*Section 4.6.3*).
- 2.3.6 *Zone 4:* this zone, covering approximately 2.28ha of the development site, comprises underground car parks, basements and other deep intrusions where all or most archaeological levels are likely to have been completely destroyed. There is, however, the potential for limited survival of some particularly deep archaeological features in these areas, and an appropriate mitigation strategy to allow for this possibility will be required (*Section 4.6.4*).
- 2.3.7 The zoning plan established by the archaeological brief represented a key evidence base that was of fundamental importance in informing the design and configuration of the present Chester Northgate development scheme, particularly in relation to foundation design, the location of underground car parking, and other major groundwork issues. Consideration of the zoning was also of the first importance in the compilation of the present assessment, particularly with regard to significance and impact.

2.3.8 As Figure 4 shows, there are two principal areas of particular archaeological sensitivity, as represented by Zones 1 and 2, within the boundaries of the Chester Northgate development. The first (designated Area A for the purposes of this assessment) covers much of the north-west quadrant of the development site ($c 6965\text{m}^2$), situated, broadly speaking, between Hunter Street, on the north, Princess Street, to the south, St Martin's Way, on the west, and the bus exchange, to the east. In terms of the proposed development layout (*Section 1.1.3*), Area A covers the greater part of block NG1 and the western part of NG2 (Fig 2), the development of which falls within Phase 01 of the proposed construction programme. It also extends east to west along much of Princess Street. The second area of archaeological sensitivity (Area B) occupies much of the southern part of the site ($c 9270\text{m}^2$), north of Watergate Street and east of Trinity Street, extending north across Hamilton Place. It covers all or part of blocks NG9, NG10, NG12, NG13 and NG14, and also impinges into the southern part of NG8a and NG8b, all of which form part of Phase 02 in the construction programme. Within Area B are several areas of lower potential (Zones 3 and 4), together with a rectangular area of $c 997\text{m}^2$ ($c 841\text{m}^2$, if a square area at its south-east corner, assigned to Zone 3, is excluded) on the north side of the block (Area B(i) on Figure 4) that is, potentially at least, of the very highest archaeological sensitivity (*Sections 4.3.12-13*).

2.3.9 In addition to Areas A and B, the assessment has identified two further areas, currently assigned to Zone 3, that require particular attention in terms of devising appropriate archaeological mitigation. The first (Area C; Fig 4) covers the present bus exchange and parts of its immediate environs ($c 7432\text{m}^2$), corresponding to all or most of development blocks NG2 and NG3a. As such, it is earmarked for development during Phase 01 of the construction programme. The second (Area D) comprises a roughly wedge-shaped area of $c 1242\text{m}^2$ along the present line of Trinity Street (Fig 4), extending roughly north to south from Princess Street almost to Hamilton Place (within blocks NG16 and NG17; Fig 2), forming part of construction Phase 02. Why these areas should be paid particular attention is explained in detail in *Sections 4.5.19-23*. In essence, however, Area C is highlighted due to the discovery, during the evaluation of April 2016 (*Section 2.2.3*), of intact archaeological stratigraphy, at least 0.43m thick and seemingly of Roman date, beneath the existing slab and the associated sub-base (OA North in prep; *Sections 4.4.5; 4.5.19-22*). Similarly, pre-determination evaluation of Area D in 2015 (*Section 2.2.3*) demonstrated the survival of intact burials associated with a Nonconformist chapel that occupied a site on the east side of Trinity Street from $c 1700$ to the mid-twentieth century (*Section 3.7.7*), together with limited remains of probable Roman date (OA North 2015; *Section 4.5.23*). It is therefore clear that Areas C and D contain archaeological deposits of sufficient importance to necessitate mitigation works prior to the commencement of construction on these parts of the site (*Section 4.6.3*).

2.4 ARCHIVE

2.4.1 Any archives generated by archaeological interventions within the development site will be produced to professional standards in accordance

with national guidelines (Walker 1990; CIfA 2014), and will be deposited with the Grosvenor Museum, Chester. A copy of this desk-based assessment report will also be deposited with the Cheshire HER.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 INTRODUCTION

- 3.1.1 The following section provides a summary of the historical and archaeological background of Chester, in order to locate and contextualise the Chester Northgate development site within the historic cityscape. Some of the Monuments of historical/archaeological significance identified within the development site from the Chester UAD, which are listed in the relevant gazetteer (*Appendix 2*), have been integrated into the summary (all numbers refer to those given in the UAD). The summary has been compiled largely from secondary sources, and is intended to provide a context for the results of the desk-based assessment.

3.2 PREVIOUS ARCHAEOLOGICAL WORK

- 3.2.1 A considerable amount of archaeological work has been carried out within the boundaries of the Chester Northgate site over the last 100 years or so, though much of this was undertaken under extremely unfavourable conditions during earlier phases of redevelopment, especially in the 1960s. Consequently, although quite large areas have seen at least some archaeological investigation, the data recovered are of extremely variable quality, and much remains unpublished, being available (if at all) in summary form in ‘grey literature’ reports. Indeed, even published accounts (*eg* Strickland 1982; Ward 1994) frequently lack information pertaining to such things as the depth of significant archaeology below the modern ground surface, or the overall thickness of archaeological strata. Some reports may also only present the evidence pertaining to a particular chronological period (*eg* the occupation of the Roman fortress), whilst ignoring (or, at best, summarising) the data pertaining to other phases of activity.
- 3.2.2 In addition to archaeological works carried out within the development boundary, there are also large numbers of interventions that have been undertaken in the near vicinity. Some of these have yielded evidence for archaeological features that, whilst not directly evidenced by archaeological excavation within the development site itself, can, by extrapolation, be deduced to have extended within the site boundary. This is particularly so in the case of linear features such as roads or streets, the extrapolated alignment of which can be predicted with some confidence.
- 3.2.3 A full listing of all archaeological interventions undertaken within the development site, together with a plan, can be found in the *Events Gazetteer* appended to this assessment (*Appendix 1*), whilst the Monuments are fully listed, and located on a series of period-based plans, in the *Monuments Gazetteer* (*Appendix 2*).

3.3 THE PREHISTORIC PERIOD (TO c AD 74)

- 3.3.1 There is currently very little evidence for prehistoric occupation within the development site (*Appendix 2*), though ‘several recorded stone axes’ (Beckley and Campbell 2013, 11) are known from the vicinity of Hunter Street (Monument **6978**), and a prehistoric flint was found at Hamilton House (Monument **7010**). However, the possible existence of other prehistoric remains cannot be discounted, since neolithic pottery and flints, several Bronze Age artefacts and traces of Iron Age roundhouses and ploughing have been found elsewhere in the city (*op cit*, 11-13; Ward 2009, 5).

3.4 THE ROMAN PERIOD (c AD 74-c AD 410)

- 3.4.1 **Possible pre-fortress activity:** in view of Chester’s strategically important position relative to early Roman campaigning in Wales and northern England, it is likely that a Roman military presence was established before the foundation of the legionary fortress (Shotter 2002). In recent years, some of the supposed evidence for a pre-fortress military installation at Chester has been discounted as a result of reinterpretation of the data (Mason 2002, 33; 2012, 35). However, several features certainly pre-dating the earliest fortress buildings, perhaps representing two phases of early military activity, were identified in the 1960s at a location towards the centre of the development site (Mason 2012, 35-6; *Appendix 2*). These include a substantial, east/west ditch segment (Monument **8504**) and (on a different alignment) a rock-cut bedding trench and a seemingly associated post-pit, perhaps part of an early Roman ‘box’ rampart (Monument **8506**). It is conceivable that these and other, broadly contemporary, features found nearby (Monument **8505**) relate to one or more camps or forts (Monument **8556**) associated with Roman military campaigns in north Wales in the late AD 50s/early AD 60s (*op cit*, 45, fig 15) but this cannot (yet) be proven. Whatever their significance, they are likely to have been wholly or largely destroyed, since they were located within the area of the existing underground car park beneath the Market Hall, though the possibility that the base of the ditch survives cannot be completely discounted.
- 3.4.2 **The legionary fortress and associated settlement (c AD 74-410):** the fortress (Monument **8552**; Fig 5) was established by *Legio II Adiutrix*, probably in c AD 75 (Mason 2012, 49-50; Beckley and Campbell 2013, 17), and was occupied more-or-less continuously to the middle of the fourth century AD at least (Mason 2007, 14). As was usual, the interior was divided into three principal areas: the central range (*latera praetorii*), containing many of the most important buildings; the front (*praetentura*), which at Chester lay south of the central range; and the rear (*retentura*). The Chester Northgate development site lies almost wholly within the central range, occupying much of the western half of this important zone (Fig 5).
- 3.4.3 Each of these three areas was further sub-divided into rectilinear plots (*insulae*), for which a modern numbering system (*insula I*, *insula II*, and so on) has been established (*op cit*, 56, fig 20b). The development site encompasses all or part of seven of the 13 *insulae* within the central range

(XII, XIII, XVI, XVII, XVIII, XXI, XXII), within which were located some of the fortress's most important buildings, and the site also extends across the line of the fortress's western defences (Fig 6). A road, often referred to as the '*via sagularis*' (Monument **8280**), ran around the inside of the defences, and this 'intervallum area' also commonly held bread ovens (*Appendix 2*; Monuments **8167**, **8171**, **8318**) and other structures, including so-called 'rampart-back buildings' (Monuments **8166**, **8168**, **8169**, **8170**, **8180**; Fig 6). The defences themselves initially comprised an earth and timber rampart (Monument **8213**) fronted by a ditch (Monument **8215**), but later a stone wall was built (Monument **8214**). Towers (eg Monuments **8236-8239**) were built at regular intervals along the defensive perimeter.

- 3.4.4 During the course of the Roman period, an important settlement (the *canabae legionis*) grew up outside the fortress, principally, it would seem, to the south and west, adjacent to the River Dee (Mason 2012; Beckley and Campbell 2013, 17). This grew to a considerable size and was occupied for much the same length of time as the fortress. However, since the Chester Northgate development does not impinge upon any part of the settlement, it is not considered in more detail within this assessment.
- 3.4.5 With certain exceptions, all the primary buildings within the fortress were wooden, but reconstruction in stone occurred during the late first- to early second century AD (Mason 2012, 138). Over its ramparts, the installation covered 24.4ha (just over 60 acres), some 20% bigger than the near-contemporary fortresses at York and Caerleon (*op cit*, 54-7), though it is comparable to the unfinished fortress at Inchtuthil, in Scotland (Beckley and Campbell 2013, 23). The extra space was required for a group of highly unusual buildings within the central range of the fortress. This, it has been suggested, formed part of an enclave designed for the imperial governor of Britain (Mason 2001, 91-5, fig 93; 2002, 47, fig III IV.14; 2012, 102-8), though its actual significance remains a matter for debate. Certainly, the plan of the fortress as a whole gives the impression of a standard layout modified and distorted to accommodate these structures, presumably for some very specific, and highly important, purpose, whilst the stone wall enclosing the fortress also seems to have been unusually elaborate (Mason 2012, 97).
- 3.4.6 In the AD 80s, *Legio II Adiutrix* was replaced in garrison by *Legio XX Valeria Victrix*. However, for the greater part of the second century, much of the Twentieth was itself absent from Chester, employed either in building Hadrian's Wall or in the construction and garrisoning of the Antonine Wall, with the result that large areas of the fortress became derelict (Mason 2012, 164). This event has been attested at several sites, both within the development boundary (*Appendix 2*; Monuments **8164**, **8407**, **8416**, **8495**, **8542**, **8544**) and elsewhere, by the discovery of evidence for an 'occupation hiatus'. The fortress was, however, extensively rebuilt and refurbished in the early third century, as part of a more general reorganisation of the northern frontier (*op cit*, 177). Some elements of the legion continued to be outstationed, however, and it is possible that the legion as a whole was withdrawn, or even ceased to exist, sometime in the fourth century (*op cit*, 217). It is clear, though, that the fortress remained an important military base,

since almost all of the major buildings so far investigated, together with many of the barrack blocks, continued to be maintained and refurbished into the mid-fourth century at least (*ibid*; Hoffmann 2002, 80-2). Coinage of the AD 380s occurs at Chester, and late fourth-early fifth-century pottery, including some Mediterranean imports, are known, though in small quantities (Ward 2009, 22). That said, detailed analysis of the coins and other mid-late fourth-century artefacts suggests a major drop off in activity after *c* AD 350, compared with other military sites in the region (Mason 2007, 19; Hoffmann 2002, 82-3). It has been suggested that, following the departure of the legion, be that in *c* AD 350 or before, Chester became a civilian settlement (Strickland 1984). However, in fact, the fate of the garrison at the very end of the Roman period is not known, and it is conceivable that a residual military presence continued later than has been suggested. Certainly, the paucity of late Roman military equipment from Chester cannot be taken, of itself, as proof of an absence of soldiers, since this is also the case at other late Roman military sites in Britain (Hoffmann 2002, 85-6).

- 3.4.7 *The development site within the Roman fortress*: the Chester Northgate site lies almost wholly within the central range of the fortress, occupying most of the western half of this important zone, though it does not impinge on either the front or rear areas. Consequently, the site encompasses a large number of Roman-period monuments, recorded on the Chester UAD, that relate to the occupation of the fortress. The principal monuments of this period, namely the fortress buildings, roads, and those elements of the western defences that lie within the development site, are shown on Figure 6. Additionally, the UAD lists numerous monuments that comprise more ephemeral evidence of Roman activity, or that consist of ‘stray’ finds of Roman artefacts (*Appendix 2*).
- 3.4.8 The main east/west road (*via principalis*; Monument **8295**), which extended between the west and east gates of the fortress, lies immediately south of the development site, beneath modern Watergate Street (Mason 2012, 54). The north side of the central range was defined by a second important east/west road, the *via quintana* (Monument **8642**), which separated it from the *retentura*. At Chester, this road was not straight but contained two ‘dog-legs’, to accommodate an exceptionally large, and highly unusual, courtyard building (Monument **8312**) located centrally in the central range (*Section 3.4.16*). As with the *via principalis*, this road lies outside the development boundary, though the northern edge of the site may just impinge onto the extreme southern edge of the road at its western end. The western boundary of the development site extends, in its entirety, across the line of the fortress’s western defences and the adjacent intervallum zone. Over most of this area, archaeological deposits have probably been wholly or largely destroyed, as was demonstrated, for example, by evaluation trenching in 2015 to the south of Hunter Street (OA North 2015, 25-7). Consequently, most of the area is designated as being of low archaeological potential (Zone 4), though some areas to the west of Trinity Street, where the condition of the archaeology is not known, are designated as Zone 3 (Fig 4).

- 3.4.9 With reference to the numbering system devised for the individual *insulae* within the fortress (Section 3.4.2), the development site as a whole encompasses all or most of *insulae* XIII, XVII, XVIII, XXI and XXII (Fig 6), and parts of *insulae* XII and XVI, all in the central range. Of these, *insulae* XIII and XXII were occupied largely by barracks (Section 3.4.9), whilst *insula* XII contained the headquarters building (*principia*), ordinarily the most important building within a Roman fort or fortress (Section 3.4.14). The archaeology within *insulae* XVIII and XXI is largely unknown (Sections 3.4.10-11), though the former may have held the legion's principal workshops. *Insula* XVI contained an extremely large, rectangular structure (or structural complex) of uncertain purpose (Section 3.4.16), whilst *insula* XVII held the so-called Elliptical Building (Section 3.4.12), an enigmatic structure, unique in the Roman world, the significance of which has been the subject of much scholarly debate. It has been suggested that *insulae* XVI, XVII, and possibly XXI formed part of the putative 'governor's enclave', which, it is theorised, necessitated the provision of an unusually large central range (Section 3.4.2).
- 3.4.10 *Insulae XIII and XXII*: the areas of greatest archaeological sensitivity on the northern and southern parts of the development site (Areas A and B; Section 2.3.8) cover (respectively) the greater part of *insulae* XXII and XIII, which contained barracks for two of the legion's ten cohorts (the larger first cohort, in the case of *insula* XIII). In both areas, the archaeologically sensitive zones encompass parts of all the barrack blocks that are believed to have existed in these *insulae* (six in *insula* XXII (Monuments **8163, 8270, 8300, 8391, 8324, 8413**); ten in *insula* XIII (Monuments **8158, 8187, 8188, 8248, 8267, 8306, 8307, 8308, 8315, 8561**), together with the associated centurions' quarters, which were placed at the ends of the blocks (*insula* XXII; Monuments **8162, 8165, 8177, 8299, 8301, 8325**; *insula* XIII; including Monuments **8176, 8189, 8298, 8305**), and the narrow lanes or alleyways between the barrack blocks (see Appendix 2 for Monument numbers). The primary timber barracks were rebuilt in timber around the time *Legio XX Valeria Victrix* replaced *Legio II Adiutrix* in the late AD 80s (Section 3.4.5). They were rebuilt again, either in stone or with stone footings, in the first two decades of the second century (Mason 2012, 141). Some at least were abandoned *c* AD 120 and allowed to decay thereafter (*op cit*, 167), until being reconstructed (in stone) from ground level in the early third century, along with many of the other fortress buildings. Many of the barracks continued to be occupied into the mid-late fourth century. However, within the development site, the barracks in *insula* XXII were in disrepair in the mid-late third century, and the site was still derelict *c* AD 350 (*op cit*, 221). Conversely, those of the first cohort in *insula* XIII appear to have remained in use to the end of the Roman period, as do others elsewhere (*ibid*).
- 3.4.11 *Insula XXI*: immediately east of the barracks in *insula* XXII was *insula* XXI, most of which lies beneath the present bus exchange. Most of this area currently falls within Zone 3, meaning that the condition and significance of the buried archaeology is uncertain (Section 2.3.5). However, a small part of its southern end falls within a narrow strip of more sensitive archaeology identified along Princess Street, and assigned to Zones 1 and 2 within Area A.

In the early Roman period, this *insula* was bounded on its south and east sides by narrow timber structures (Monuments **8418**, **8419**), perhaps storage buildings (Mason 2012, 59). These were replaced in stone in the early second century, but most of the rest of the area seems to have remained open for a long period (*c* 150 years) following the fortress's construction. A few features dating to the second century were found elsewhere within the *insula*, but it was not until the early third century that it was extensively built up, when a stores compound was erected (*op cit*, 187; Monument **8403**). At the north end of this, evidence for late Roman gold working was found in 1978-82 (*op cit*, 232; Strickland 1982).

3.4.12 *Insulae XVII and XVIII*: in the central part of the development site, all or most of the archaeology within *insulae* XVII and XVIII, which lay between *insula* XIII, on the south, and *insulae* XXI and XXII, to the north, has almost certainly been destroyed, since these are almost entirely within the footprint of the existing basement car parks beneath the Market Hall and the eastern part of the Crowne Plaza Hotel, an area with little or no archaeological potential (Zone 4). However, the potential for survival of significant archaeology at (respectively) the extreme south-west and south-east corners of these *insulae* is much greater, since these areas lie outside the basement car parks. Consequently, they have been attributed to Zone 1, and are located within a rectangular area of (potentially at least) high archaeological sensitivity, designated Area B(i), which extends north from the main part of Area B (Section 2.3.8). Salvage excavations on Crook Street/Princess Street in 1963-5 revealed that, in the earliest phase of the fortress, *insula* XVIII contained one or more timber buildings (Mason 2012, 59). In later periods, this was the site of the legion's main workshops complex (*op cit*, 137, fig 76, 148-9; Monument **8321**), first built (in stone) in the early second century but reconstructed a century or so later (*op cit*, 191), so the primary structures might have had a similar purpose, but this is not certain.

3.4.13 *Insula* XVII, to the east, is, perhaps, one of the most archaeologically significant parts of the fortress, since it contained the enigmatic Elliptical Building (Monument **8160/8408**), a structure unique in the Roman world, and an associated bath house (Monument **8161**), both of which were stone-built from the outset. These structures may have been situated within a stone-walled compound (Monument **8195**; Smith and Ward 1992; Edwards *et al* 1995, 6-7; Section 3.4.13). Both have been excavated (Mason 2001), largely under salvage conditions prior to redevelopment in the 1960s, though the Elliptical Building was first recorded as early as the 1930s, during excavations west of the Town Hall (Newstead and Droop 1939). Construction began in AD 79 (as evidenced by a dated lead water pipe), and the bath house was completed and used. However, work on the Elliptical Building itself was abandoned before all the foundations had been laid. The site then lay largely open into the early third century, when the building was finally completed to a revised plan (Mason 2012, 83). Its function is unknown, but it may have had a commemorative, symbolic, or religious purpose (or a combination of all of these), possibly being an architectural representation of the unity of the Roman world, its leaders and its gods (*op cit*, 90-1). Following its completion,

it continued to be used and modified into the second half of the fourth century (*op cit*, 232; Mason 2007, 12).

- 3.4.14 When excavated in the 1960s, the walls of the bath house associated with the Elliptical Building were found to have survived up to 4m high in places, but the building was subsequently completely destroyed (Mason 2012, 86-7). The Elliptical Building itself was also destroyed at the same time, but archaeological work in the early 1990s at the extreme south-west corner of *insula* XVII, in advance of construction of the former TJ Hughes store on Hamilton Place (Smith and Ward 1992; Edwards *et al* 1995), found that elements of the wider complex still survived in Area B(i). The main features comprised fragments of Roman walling, interpreted as representing elements of the compound in which the Elliptical Building, the baths, and other associated structures were situated (Fig 7). The south wall of the compound in particular ‘*survived well and was found exactly where it had been predicted*’ (*op cit*, 6). Although piling and other groundworks associated with the construction of the TJ Hughes store will have undoubtedly destroyed some of these remains, it seems highly probable that elements of the Elliptical Building complex remain *in situ* within Area B(i). In view of this, and given the international significance of the Elliptical Building, which is seemingly unique (Section 3.4.12), Area B(i) can be regarded as the most archaeologically sensitive part of the entire development site (Section 2.3.8), hence its inclusion in Zone 1 of the archaeological zoning plan (Section 3.4.6).
- 3.4.15 *Insula XII*: at the south-east corner of the development site, the eastern edge of Area A extends across the north-west corner and the south-western edge of the fortress headquarters building (*principia*; Monument **8314**; Fig 6), which occupied *insula* XII, immediately east of the barracks of the First Cohort in *insula* XIII (Section 3.4.9). Elements of this structure were first excavated on Goss Street in 1948-9 (Richmond and Webster 1951) and several other parts of the building have been investigated subsequently (Mason 2012, 68-9, 143-4, 181-2; Ward 1988). Part of the range of rooms at the back of the stone phase of this building (it was originally of timber construction, being rebuilt in stone after *c* AD 120) is currently on display on the north side of Hamilton Place. The eastern extent of Area B may also incorporate the extreme western end of the *principia*’s cross-hall (*basilica*), an imposing space comparable in size and appearance to the nave of a medieval cathedral, where the legionary legate would have conducted a variety of official and ceremonial duties. The headquarters was completely dismantled and rebuilt from the ground up in the AD 230s (Mason 2012, 181-2), whilst occupation and refurbishment of the rear range at least continued well into the fourth century (*op cit*, 231).
- 3.4.16 *Insula XVI*: this extremely large, rectangular block, aligned north/south, was situated east of *insulae* XVII (the Elliptical Building; Section 3.4.12) and XXI (Section 3.4.10) and north of the *principia* in *insula* XII (Section 3.4.14). The western half (approximately) lies within the development site, adjacent to Market Square. The south-west quadrant lies within the area of the Market Hall basement car park, and has probably, therefore, been wholly or largely destroyed, whilst a more limited area to the north is also designated as having

little or no archaeological potential (Zone 4). Most of the rest of the *insula* within the development site is designated as Zone 3, since the condition of the archaeology remains uncertain.

- 3.4.17 *Insula* XVI seems to have been occupied by a huge (c 160 x 65m) rectangular courtyard building (Monument **8312**), or perhaps a complex of structures arranged around, and within, a courtyard, of uncertain purpose (Mason 2012, 80-1), which was also unusual in being stone-built from the beginning. The south-west quadrant was excavated at the Old Market Hall site in 1967-9 (*op cit*, 183), and further elements were found to the east of Hunter's Walk in the late 1970s-early 1980s (*ibid*; Strickland 1982). Subsequent observations on Hunter Street and in the Market Square suggest that ranges of rooms identical to those recorded on the south and west also existed on the north and east sides of the complex (Mason 2012, 80-1). The structure was not completed until the early second century, but it utilised the foundations of an unfinished building of probable late first-century date (perhaps intended as the main administrative building of the putative 'governor's enclave'; *Section 3.4.2*). The purpose of the second-century structure is not known, but it may have been used, in part at least, for storage. It underwent a thorough reconstruction in the first half of the third century (*op cit*, 183), and continued to be maintained and used well into the fourth century (*op cit*, 231).

3.5 THE EARLY MEDIEVAL PERIOD (c AD 410-1066)

- 3.5.1 The nature of settlement at Chester in the earlier post-Roman period is difficult to determine. In view of its long history as a major Roman military and civil centre, and its position at the hub of a system of roads, the settlement may well have persisted as the principal military and commercial centre of the region (Mason 2012, 233), possibly (though evidence is entirely lacking) serving as the administrative centre of a sub-Roman polity that eventually passed under the control of the British kingdom of Powys (Ward 1994, 115; 2009, 23). That Chester may have also developed importance as an ecclesiastical centre is suggested by the fact that the settlement was chosen to host a major synod of the British church in c AD 601 (Mason 2007, 29-30; Ward 2009, 23).
- 3.5.2 It seems likely that the population of Chester in the fifth/sixth- to eighth century lived within what was essentially an extensive Roman ruin (Ward 1994, 16-17), within which some Roman buildings would have been substantially intact, some semi-ruinous, whilst others may have almost completely disappeared beneath mounds of demolition debris. It seems probable that use was made of upstanding Roman remains, perhaps with some modification (in timber, or reusing Roman stones), both for accommodation and for other purposes (*eg* animal pens), but archaeological evidence for this is extremely slight. Certainly, the pattern of occupation would have been greatly influenced by the layout of the Roman fortress generally, and by the more detailed pattern of upstanding Roman ruins, debris from collapsed Roman structures and comparatively open areas, where roads had once existed or where Roman buildings had vanished completely.

- 3.5.3 The documented history of the Anglo-Saxon town begins in AD 907, with its refortification as a stronghold (*burh*; Monument **9067**; Fig 8) by Aethelflaed, Lady of the Mercians. The catalyst for this may initially have been Viking incursions in the Wirral, those of the celebrated Ingimund being attested in AD 902, and elsewhere (Mason 2007, 79-80, figs 19, 20), although the move was part of what seems to have been a concerted policy by members of the House of Wessex, since the *burh* was one of several created in Cheshire during this period (Thacker 2003). There is evidence for the refortification of parts of the Roman fortress defences (Monument **9014**), and much of the modern street plan probably originated at this time (Ward 1994, 7), when Chester seemingly prospered as an administrative and trading centre (Ward 2009, 28). However, this period of prosperity and stability did not last, being ended by the onset of wars between the English king, Ethelred II ('the Unready'), and the kings of Denmark. The city was raided by the Vikings in AD 980 (Ward 2009, 30), and it is possible that the loyalty of its mixed population was viewed with suspicion. However, more settled times returned in the first half of the eleventh century, under Cnut, and later, the restored English king, Edward the Confessor, and the ealdormen of Mercia again became important figures (*ibid*). On the eve of the Norman Conquest, the *burh* had a well-developed legal code (Mason 2007, 136-9) and, according to the Domesday Survey of 1086, contained 487 houses (*op cit*, 145).
- 3.5.4 ***The development site within the early medieval settlement:*** there is very little evidence to show what was happening in Chester in the earlier part of the post-Roman period (Mason 2007, 27). Archaeological remains of the fifth- to eighth centuries are likely to be ephemeral and difficult to interpret, except where exposed over large areas (*op cit*, 3). Within the development site, dark soils, possibly formed during this period by cultivation and/or animal husbandry, have been found at a number of sites (*op cit*, 235; Ward 1994, 116; *Appendix 2*), and slight traces of other activities, including robbing of Roman building stone, have also been recorded. However, the significance and date of these deposits is very difficult to determine.
- 3.5.5 Across the city as a whole, several excavations have revealed evidence for intensive activity during the tenth- to eleventh centuries, following the establishment of the *burh*, suggesting that occupation was widespread, both within the Roman fortress and outside, though in many areas buildings were dispersed, with extensive patches of open ground between them, either used for cultivation/livestock or merely containing the derelict remains of Roman buildings (Mason 2007, 113). Within the development site, finds of early medieval pottery, metalwork and other artefacts have been made at several locations, and structural evidence of buildings and other features have been revealed by excavation (Fig 8; *Appendix 2*). Work in 1971 at the junction of Hamilton Place and Crook Street revealed a semi-sunken-floored timber building of two structural phases (Mason 1994, 38-40), post-dating a possible quarry pit. To the south, work in 1973-4 at 1-11 Crook Street, on the west side of the street (Ward 1994, 21-7), revealed the remains of what may have been either a large, post-built, rectangular building (or buildings) fronting the street. Nearby, at the junction of Goss Street and Hamilton Place, excavations in 1973 suggested that levelling of what remained of the Roman building(s)

on the site was followed by the accumulation of a sandy soil (Ward 1994, 32), possibly formed by digging over the debris to recover building stone, or by some form of cultivation. Dug through this was a series of late Anglo-Saxon features. No contemporary occupation levels, such as floors, external surfaces or accumulations of soil, had survived at any of these sites.

- 3.5.6 Further north, between Princess Street and Hunter Street, early medieval remains were found during excavations in the late 1970s-early 1980s at Hunter Street School and to the east of Hunter's Walk, in the vicinity of the present bus exchange and library (*Appendix 2*). At the former site (Strickland 1982; Ward 1994, 43-53), substantial evidence for tenth- to eleventh-century occupation was found, including a probable resurfacing (with worn paving) of a Roman street (Mason 2007, 108). The street was subsequently built across by a substantial post-built timber building (*ibid*; Ward 1994, 48-9), probably in the mid-late tenth century, and other, broadly contemporary features were also recorded. West of this street, the excavations at Hunter Street School found that much of the area was given over to cultivation or market gardening in the tenth century. A sunken-floored building (*grubenhaus*; Monument **9020**) and a pit were also found in this area (*op cit*, 60-4; Mason 2007, 109, 111, fig 33).

3.6 THE LATER MEDIEVAL PERIOD (1066-1540)

- 3.6.1 Following the Norman invasion of 1066, Cheshire initially became a focus for Mercian resistance to the new king, William I ('the Conqueror'), with the result that the region was laid waste when William and his army marched west from Yorkshire in the winter of 1069-70 (Mason 2007, 144; Ward 2009, 34). William consolidated his hold by building a castle at Chester, in the south-west corner of the Saxon *burh* (Mason 2007, 145), and by establishing a powerful earldom there (Ward 2009, 34). The earls of Chester remained amongst the wealthiest and most powerful nobles in the country into the thirteenth century, when the line of descent expired and the earldom was retained by the king, being held thereafter by the monarch's eldest son (*op cit*, 35). The degree to which the town suffered during the Norman 'harrying' can be gauged from the fact that, in 1071, nearly half (205) of the houses standing in 1066 had been lost (Mason 2007, 145), the settlement being described as 'thoroughly devastated'. However, by 1086, the town appears to have recovered significantly, since its rents to the Crown were valued at £70, as opposed to only £30 in 1071 and £45 in 1066 (Ward 2009, 43).
- 3.6.2 Whilst the basic pre-Norman street plan, largely established in the early tenth century (*Section 3.5.3*), may have been retained, there was probably a very extensive replanning within the defences during the early Norman period, since wherever pre-Conquest buildings have been excavated, occupation does not seem to have continued into the late eleventh century (Mason 2007, 145). This was when the system of long, narrow burgage plots extending back from the street frontages (Pl 1), and which remained largely unchanged into the nineteenth century, probably emerged (*ibid*). Many medieval houses still survive in Chester, often behind more recent frontages, and the famous Rows, unique to Chester, also date to this period. These comprise galleries that run

through the fronts of the houses at first-floor level, and are to be found on the frontages of the four main streets (*op cit*, 50), including Watergate Street and Northgate Street, which bound the development site on the south and east.

- 3.6.3 Medieval Chester (Fig 9) was, to modern eyes, small and compact (Lewis 2011, 42-3), with a population, in the mid-late eleventh century, of *c* 2-3000, according to one recent estimate (Ward 2009, 43; Laughton 2008, 11), and possibly as much as 4-4500 by the late fourteenth century (*op cit*, 11-12). By contemporary standards, however, it was a fairly substantial settlement, perhaps ranking in the top 20-30 of the largest towns in England, and, as the dominant commercial, administrative and religious centre for many miles, it enjoyed a prominence greater than its size might suggest (*ibid*). The medieval town was also the second largest port on the west coast of England (after Bristol), and regularly served as an important military base for campaigns into Wales or Ireland. Consequently, it attracted many of the region's most wealthy and influential inhabitants, whose presence provided a stimulus to the urban economy (*ibid*). The streets and lanes, would, for the most part, have been densely built up with private houses and shops occupying the frontages of narrow burgage plots running back from the roads (*op cit*, 52). The 'backlands' of these tenements, though more open, would have contained a wide range of features, including yards, kitchen gardens, refuse pits, latrines, animal pens and other outbuildings (*op cit*, 85-7).
- 3.6.4 The city walls, fronted by a ditch, were constructed by the earls of Chester during the twelfth century, the circuit perhaps being completed first during the 1160s (Laughton 2008, 60; Lewis 2011, 43). On the north and east these followed the line of the Roman fortress defences and those of the Saxon *burh*, but to the south they extended to the river front, along which a wall was built (Ward 2009, 37), whilst the western wall lay over 150m west of the fortress defences (well to the west of the development site), though it was aligned roughly parallel with the earlier defensive line (Mason 2007, 13, fig 1). In 1075, the bishop of Lichfield transferred his see to Chester (Doran 2011, 59), the minster church of St John becoming a cathedral (Ward 2009, 43), but this was short-lived, since the bishopric was moved to Coventry in 1102, Chester being considered too humble and impoverished a place to be worthy of this honour (Doran 2011, 59). In 1092, the minster of St Werburgh's, itself destined to be elevated to cathedral status during the sixteenth century (*Section 3.7.1*), was refounded as a Benedictine abbey (*op cit*, 44), and it was during the twelfth century that Chester received its full complement of nine parish churches, together with the Benedictine nunnery of St Mary's (*op cit*, 45-6). One of these churches, Holy Trinity, lies outside the extreme south-west corner of the study area (Fig 9), though the present church dates from the nineteenth century (Ward 2009, 92) and the site is not, in any case, directly affected by the proposed development. Three friaries were also established at Chester during the thirteenth century (*op cit*, 51-2), including the Franciscan Friary, or the Greyfriars, which was located immediately west of the development site.
- 3.6.5 Chester reached the peak of its prosperity and importance (both military and political) in the late thirteenth-early fourteenth century (Laughton 2008, 17),

in large part due to its role as a base for Edward I's campaigns in north Wales (*op cit*, 19), but subsequently suffered decline, its importance thereafter being largely regional (*op cit*, 17). As elsewhere, the town doubtless suffered badly during the first half of the fourteenth century, when England was struck by a series of famines, and by the arrival of the Black Death in 1348-9, though few records of the effects of these disasters have survived (Ward 2009, 55). However, in 1356-7, the mayor reported that empty and ruined tenements, including some shops, were to be found throughout the city, revenues from the mills on the River Dee fell sharply, and building projects on the castle, the abbey and the Dee bridge were seemingly interrupted for several years (Laughton 2008, 25). By the mid-fourteenth century, too, silting of the Dee was becoming a problem, making it increasingly difficult for ships to reach the quays, and nearby Liverpool had already begun to emerge as a rival by the end of the fifteenth century (*op cit*, 17). Consequently, during the mid-late fifteenth century, the town's economic fortunes slumped, and, despite a modest recovery towards the end of the century, the annual rental paid by the city to the king was reduced from £100 to £50 and, later, to £30 (Ward 2009, 56). A further reduction, to £20 in 1486, appears to have been a reward for the citizens' 'good and laudable' service to the new Tudor king, Henry VII (Laughton 2008, 38), rather than further evidence of economic problems. In 1506, Henry also granted Chester its 'Great Charter', which, amongst other things, formalised its constitution and gave the town county status (*op cit*, 39).

- 3.6.6 ***The development site within the medieval town:*** the majority of the modern streets and lanes within, or immediately adjacent to, the development site (Fig 9; *Appendix 2*) were in existence by the early twelfth century, if not well before. This includes the major thoroughfares of Northgate Street and Watergate Street, both with Roman origins, which form the eastern and southern boundaries of the study area; Parsons Lane (modern Princess Street; Crook Lane (now Hamilton Place; Trinity Lane (Trinity Street); Gerard's Lane (Crook Street); Goss Lane (Goss Street); and Crofts Lane/Linen Hall Street (beneath modern St Martin's Way).
- 3.6.7 Within the development site, excavations at several locations, mostly from the 1960s to the 1980s, have revealed evidence for medieval occupation (*Appendix 2*). On Gerard's Lane (now Crook Street), investigations in 1980 at Hunter's Walk found evidence for occupation from at least the thirteenth century (Emery 1995a), 4, comprising the remains of a sequence of timber-framed buildings with associated cess- and rubbish pits. Some of the larger pits yielded well-preserved organic remains, and evidence of medieval bronze-working was also recovered from the area. Similar remains were found further west along Princess Street, but were seemingly less well preserved (*ibid*). To the rear of the street frontage, the land appears to have been largely open, though two kilns were found there; the earlier, dating to the thirteenth century, was used for drying corn, whilst the later, dating to the fifteenth/sixteenth century, was possibly used for malting (*ibid*). A medieval kiln, pits and other features were also excavated at the south end of Linen Hall Street, at the south-west corner of the development site, in the early 1960s (Thompson 1969). Also in the 1960s, medieval cellars were recorded north of Hamilton Place during the excavation of Roman buildings, some of which had

been subject to stone robbing in the medieval period. The medieval markets (*Appendix 2*, Monument **10086**) were held in the present Market Square, on the eastern edge of the development.

- 3.6.8 Many other sites yielding evidence of medieval occupation are known within the development area (*Appendix 2*), including locations on Trinity Street, Goss Street, Hamilton Place, Princess Street, Crook Street, Hunter Street, Linen Hall Street, to the rear of properties on Watergate Street and Northgate Street, and at the present bus exchange. These, together with chance finds of medieval pottery and other artefacts from various locations, demonstrate the widespread nature of activity within the development site during this period, though the evidence suggests that the most intensive activity occurred, as might be expected, in close proximity to the street frontages.

3.7 THE POST-MEDIEVAL PERIOD (FROM c 1540)

- 3.7.1 In Chester, the Dissolution of the Monasteries, ordered by Henry VIII, passed off peacefully, with all three friaries, St Werburgh's Abbey and the nunnery being surrendered without incident between August 1538 and January 1540 (Ward 2009, 58). The abbey itself was subsequently reconstituted as a cathedral for the new diocese of Chester, so the abbey church and other buildings survived the Dissolution (*op cit*, 60). The other religious establishments passed into private ownership and their buildings were ultimately wholly or largely demolished, though some were retained for a time, being used for other purposes (*op cit*, 62).
- 3.7.2 Despite continued silting of the River Dee, Chester remained quietly prosperous during the sixteenth century and the first half of the seventeenth century, with the housing stock being regularly rebuilt or refurbished (Ward 2009, 59). During the English Civil Wars, the city was an important Royalist stronghold and extensive outworks were constructed around the suburbs on the northern and eastern sides of the medieval walled city (*op cit*, 65, fig 78). The city was besieged by Parliamentary forces in the winter of 1644, but was relieved in February 1645, following which the northern outworks were abandoned and those on the east were rationalised (*op cit*, 67-8, fig 83). The city was besieged again for much of the following year, the suburbs having been taken in September and the walled city having been attacked on several occasions (*op cit*, 69-70). Plague in 1647-8 killed 2000 people and the city was largely deserted for a time (*op cit*, 71). However, Chester recovered during the late seventeenth century and developed as a prosperous county market town throughout the eighteenth century, being little affected by the Jacobite rising of 1745 (*op cit*, 73-4). The dilapidated city walls were renovated in the early eighteenth century and turned into a fashionable promenade (Lewis and Thacker 2003). Many of the existing timber-built medieval/early post-medieval buildings on the main street frontages were refaced in the Georgian style with brick or stone, though the rest of the structure was often left largely unchanged. Subsequently, many buildings were constructed or modified in the 'black and white' style of the late Victorian Gothic revival, which was considered appropriate for Chester's

emerging reputation as a pleasant, historic, place to visit, and which created the appearance and character of much of the modern city (Ward 2009, 86-7).

- 3.7.3 For the most part, the Industrial Revolution of the late eighteenth- and nineteenth centuries passed Chester by, and the city lost its position as the largest and most important settlement in the county to growing industrial centres, such as Macclesfield and Stockport (*op cit*, 93). The Chester to Nantwich Canal, opened in 1779, was connected to the Mersey in 1795 (*op cit*, 88-9), and the railways arrived in 1840, when lines to Birkenhead and Crewe were opened (*op cit*, 90). These were later extended, and a new railway station was opened in 1848, with City Road being built in 1860 to connect the station directly with the city centre. On the eastern edge of the development site, a new Town Hall and a Market Hall were built on the west side of Market Square in 1869 and 1863 respectively (*op cit*, 91). As elsewhere, the nineteenth century saw a great expansion in population, from 15,000 in 1801 to over 38,000 by the end of the century, and the city rapidly expanded beyond its medieval boundaries during the second half of the century in particular.
- 3.7.4 Despite the fact that Chester was not a major industrial centre, there were many urban poor, living mainly in crowded courts that had been built in the formerly open back lands at the rear of the medieval burgage plots (*op cit*, 93). One of the worst areas, around Princess Street and Crook Street, was cleared in the 1930s (*op cit*, 108). Traditional Chester industries, such as leather-working, linen and shipbuilding, died away during the course of the century, to be replaced by new ones associated with engineering and the railways, but these did not continue to expand and much of Chester's prosperity at this time derived from its role as a centre for retail, service and, increasingly, tourism (*op cit*, 102-3). By the outbreak of the First World War, Chester was an old-fashioned, declining county town with stagnant or dying industry, with only high-quality shopping outlets providing any vibrancy (*op cit*, 106).
- 3.7.5 The inner ring road, built in the 1960s, destroyed many historic buildings, and cut through the city's north wall (*op cit*, 115). The area behind the Town Hall was cleared for the Forum, completed in 1972, which contained shops, the market, council offices and car parks (*ibid*). This and other developments led to the destruction of large areas of Chester's below-ground archaeological heritage, including substantial areas within the development site, though the precise extent of much of this destruction is for the most part unclear, even in those areas that saw extensive rescue excavations in the 1960s and early 1970s.
- 3.7.6 ***The development site within the post-medieval city:*** the earliest surviving map of Chester, produced c 1580 (Fig 10; Braun and Hogenberg c 1580; Laughton 2008, 41, fig 3.1), and a similar plan published by William Smith in 1585 (Fig 11; Smith 1585; Lilley 2011, 21-2, fig 1), show the bulk of the Northgate development site as densely built up, with, on Smith's map at least, numerous structures seemingly within the backlands, as well as on the street frontages. Braun and Hogenberg's map is somewhat different, however, in showing much of the area north of Parson's Lane (Princess Street) as largely

open, away from the street frontages, being occupied by what appear to be orchards and formal gardens. Similarly, gardens and yards/courts are a feature of the backlands in the plots further south, adjacent to Trinity Street and Crook Street.

- 3.7.7 The first really detailed map of Chester, published by the engineer and surveyor, Alexander de Lavaux in 1745 (Lavaux 1745; Fig 12), is broadly consistent with the earlier plans in showing the street frontages within the development site as being densely built up, with much of the area to the rear of the properties on Parson's Lane/Princess Street still being occupied by formal gardens and orchards, as was the case over 150 years earlier. Relatively few individual buildings are shown in any detail. One of the few shown within the study area is the 'Dissenter's Chapel' (*Appendix 2*; Monument **10055**) between Trinity Lane (Trinity Street) and Crookes Lane (Crook Street). This was built *c* 1700 for the preacher Matthew Henry, but was extensively modified and refurbished during the nineteenth century (Sharpe 1901), remaining in use until it was demolished in the mid-twentieth century. Late nineteenth- to early twentieth-century maps depict burial grounds on the west and south sides of the chapel; the former, adjacent to Trinity Street, is also depicted in an illustration published in 1901 (*ibid*; Pl 2). Archaeological evaluation on the east side of Trinity Street in 2015 proved that some graves within the western cemetery remain *in situ*, having survived extensive twentieth-century disturbance (OA North 2015). It is not, however, known if anything of the southern burial ground, or of the chapel itself, survives beneath the modern surface.
- 3.7.8 Lavaux's map also clearly shows the positions of the Corn Market, the Exchange and the Shambles in what is now Market Square (*Appendix 2*), on the eastern edge of the development site. Much of the rest of the study area, away from the street frontages, appears to have been open, but by the time Stockdale's map was produced some 50 years later (Stockdale 1795; Fig 13) significant infilling of the development site was well underway. On the evidence of a series of similar maps produced in the late eighteenth- and early nineteenth century (*eg* Batenham 1816; Wood 1833), the greater part of the development area saw little substantive change in the 40-50 years following the publication of Hunter's plan. All consistently show the area south of Princess Street as densely built up, contrasting with the area to the north, large parts of which remained open throughout the nineteenth century (*eg* Ordnance Survey 1872), with infilling only commencing following the construction of Hunter Street (*eg* Ordnance Survey 1910). The eastern end of this street was in existence, in the form of a lane or alleyway running west from Northgate Street, by 1833 (Wood 1833), but it was not extended westwards to St Martin's Fields (now St Martin's Way) until the very end of the nineteenth century (Ordnance Survey 1899; Ward 1994, 43). Hunter's Walk was also in existence by 1833, extending south to Princess Street from the western end of the lane that subsequently became Hunter Street (by the end of the nineteenth century, it linked Hunter Street and Princess Street), but it was moved westwards to its present position in 1981 (Emery 1995a, 4).

- 3.7.9 The condition of the buried post-medieval archaeology within the Northgate development site is largely unknown, due to a lack of excavated evidence pertaining to this period (the available data are summarised in *Appendix 2*). However, investigations on Princess Street, probably at Hunter Street School and east of Hunter's Walk (though details are sketchy) found 'extensive' remains of post-medieval buildings, with associated yards, pits, and so on (Emery 1995a, 4). Behind the street frontage, though, much of the area remained open until the nineteenth century, but several large seventeenth-century rubbish pits were found in these areas (*ibid*). Waste from the manufacture of clay tobacco pipes is also recorded on Princess Street, and a post-medieval furnace and an oven were found during excavations at, respectively, Linen Hall Street and Hunter Street School. A malting kiln and evidence for metalworking has also been recorded on Crook Street and another malting kiln is attested on Princess Street.
- 3.7.10 The Chester UAD records a large number of post-medieval monuments within the development area (*Appendix 2*), though many of these relate to artefact findspots or to isolated features or relatively ephemeral occupation evidence. However, there are also records of many post-medieval buildings, ranging in date from the seventeenth century (for example seventeenth-century houses on Goss Street and Hamilton Place) to the nineteenth century, all now demolished. In addition to the Nonconformist chapel on Trinity Street (*Section 3.7.2*), these include several other places of worship, such as a Welsh Methodist chapel and a Baptist Chapel, both on Hamilton Place, and another Methodist chapel on Hunter's Walk. Three schools, the Bishop Graham Memorial Ragged School on Princess Street, Holy Trinity National School, on Trinity Street, and Hunter Street School, are also recorded. Many industrial premises also clearly existed at one time within the development area. These include a brewery on Crook Street, two iron foundries, on Crook Street and Princess Street, two smithies on Linen Hall Street, a carriage works on Northgate Street, and a nineteenth-century metal-working site at Hamilton Place. Other buildings of note include the former Masonic Hall, Hunter Street, the Princess Street Mission Hall, and an assay office and the Commercial Hotel, both on Goss Street. Nineteenth-century housing is represented on the database by an area of back-to-back terraced housing on Princess Street, tenement cottages at Jones Court and courtyard housing at Hamilton Place.

4. SIGNIFICANCE AND IMPACT

4.1 INTRODUCTION

- 4.1.1 The desk-based assessment has identified a total of 97 archaeological interventions (Events) and 290 features or sites of archaeological significance (Monuments) within the study area. There are two monuments of prehistoric date, and no less than 138 are Roman, most of which relate to the legionary fortress. There are also 26 early medieval sites (two of which may extend from the late Roman period into the early medieval period), whilst 53 are of late medieval (*c* twelfth-mid-sixteenth century) date. In total, 70 sites are attributable to the post-medieval period, and a single monument is not closely dated.
- 4.1.2 From the results of the numerous archaeological investigations that have been conducted in the area (*Appendix 1*), it is clear that there is very high potential for the survival of complex, and deeply-stratified sequences of archaeological deposits over much of the development area. Such remains will almost certainly comprise superimposed phases of Roman timber and stone buildings relating to successive phases of occupation within the fortress. It is also quite likely, given the discoveries made during the 1960s (*Section 3.4.1*), that evidence of Roman military activity pre-dating the establishment of the fortress survives in some parts of the site. Similarly, the possibility that evidence for prehistoric occupation exists within the development boundary cannot be discounted, given the discovery of neolithic axes in the vicinity of Hunter Street and of other prehistoric remains elsewhere in the city (*Section 3.3.1*). In view of what is known of the area in the post-Roman period, it is also highly probable (despite the relative lack of direct archaeological evidence) that the remains of early and later medieval timber buildings survive in some areas, particularly adjacent to the medieval streets, together with structures of post-medieval date. In all chronological phases, these buildings and structures are likely to be associated with a wide range of other features, including metalled roads and yards, rubbish pits, wells, and so on. Overall, it seems very likely that many features of archaeological importance, currently wholly unknown and unquantifiable, survive as buried remains beneath the modern ground surface, in addition to the known sites identified by the assessment.
- 4.1.3 It must be stressed that desk-based assessment can only identify sites that are already known, principally, in this case, from the Chester UAD. Such an assessment cannot locate sites of archaeological and historical importance that are currently wholly unknown (*ie* for which no records, be they documentary, cartographic or archaeological, exist). By collating and assessing relevant information from the surrounding area, it can, however, provide a clear indication of the archaeological and historical potential of a given site, and thus produce a model of these archaeological deposits, even if there is little or no direct evidence pertaining to the site itself.

4.2 SIGNIFICANCE CRITERIA

- 4.2.1 There are several different methodologies used to assess the archaeological significance of sites; that to be used here is the ‘Secretary of State’s criteria for scheduling ancient monuments’ included as *Annex 1* of the Department for Culture, Media and Sport’s (DCMS’s) *Policy Statement on Scheduled Monuments* (DCMS 2010). The Monuments listed were each considered using these criteria; a gazetteer of these monuments is presented in *Appendix 2*.
- 4.2.2 **Period:** the two identified prehistoric sites, relating to the discovery of neolithic axes near Hunter Street, and a prehistoric flint at Hamilton House, are of some local significance within the poorly understood pre-Roman context of Chester. No less than 138 of the sites identified within the study area are of Roman date and these, relating to Chester’s origins as a major Roman military centre, are highly important. Moreover, the fact that most of these remains can be related to the development of what was the largest (and one of the longest-lived) legionary fortress in the province of *Britannia*, means that these remains are of national and international significance. Again, given the significance of Chester as a Mercian *burh* from the early tenth century, and its development as a major urban centre during the Middle Ages, the evidence for pre-Norman and later medieval occupation within the development area (*Sections 3.5.4-6* and *3.6.6-8* respectively) is of high regional significance, with the data pertaining to occupation during the early medieval period arguably being of national importance.
- 4.2.3 **Rarity:** the legionary fortress at Chester, as one of only nine such installations established by the Roman army in Britain (Webster 1985) and one of only three, together with York and Caerleon, that was occupied for a prolonged period, is demonstrably of national significance. Its importance is further enhanced by its size (*Section 3.4.4*) and the highly unusual layout of its central range, which incorporated a complex of extraordinary buildings, including the unique Elliptical Building, that were clearly intended for some singularly important purpose, though this was, perhaps, never fully realised. In view of these peculiarities, which also appear to have extended to its defensive wall (Mason 2012, 97-9), the Chester fortress can, with some justification, be regarded as being of international significance. The evidence for putative pre-fortress military activity on the site (*Section 3.4.1*), though limited, is of interest in terms both of the origins of the military base at Chester, and more widely with reference to understanding early Roman military dispositions and campaigning in the North West and north Wales. These data can, therefore, be regarded as having both regional and local significance (Philpott and Brennand 2007, 62; Beckley and Campbell 2013, 23).
- 4.2.4 Whilst the status of Chester in the earlier part of the post-Roman period remains unclear, the settlement emerged as the pre-eminent urban centre of north-west England during the tenth- and eleventh centuries, following the establishment of the *burh* in 907 (*Section 3.5.3*). Evidence pertaining to this period from within the development area, though frequently quite ephemeral, is sufficiently widespread to suggest considerable activity at this time, though

the pattern of settlement may have been a rather dispersed one. Consequently, the data pertaining to this period can be regarded as having major regional significance. A similar level of importance can be attached to the archaeological evidence for the development of the area in the later medieval period, for, whilst the available data are relatively slight, this is probably due to the fact that some earlier excavators clearly (and, in many cases, understandably, given the research priorities of the time) prioritised the excavation of Roman levels over that of later deposits, when faced with what was frequently a chronic lack of time and resources. In view of the fact that most of the modern streets and lanes within, and bordering, the development site were in existence by the twelfth century (and, in some cases, well before) the potential for the survival of medieval settlement remains appears high. For the post-medieval period, direct archaeological information from within the Chester Northgate site is generally sparse, doubtless for the same reasons as pertain to the late medieval period (*above*). There are, however, large numbers of post-medieval Monuments recorded on the Chester UAD within the development site (*Appendix 2*). The survival of burials associated with the Nonconformist chapel on Trinity Street (OA North 2015) is significant in regional terms, given Initiative 7.31 of the Industrial period *Research Agenda* for north-west England (Newman and McNeil 2007, 150), which calls for the recovery and analysis of eighteenth- and nineteenth-century skeletal assemblages where these are to be disturbed by redevelopment.

- 4.2.5 **Documentation:** the historical development of the study area from the eighteenth century can be traced in broad terms from cartographic sources, though, with the notable exceptions of Lavaux's plan (1745; Fig 12) and that produced by Wood (1833), the earliest maps, pre-dating the first edition Ordnance Survey mapping of the 1870s, are generally schematic in their treatment of the built-up areas. More detailed documentary research, beyond the scope of the present assessment, may furnish additional evidence, pertaining to both the medieval and post-medieval occupation of the area, although this is unlikely to alter the outline presented in this assessment. In the case of those sites subject to archaeological investigation, particularly those pertaining to Roman and medieval settlement remains, there is an extensive documentary archive of primary and processed data to aid in the understanding of these sites.
- 4.2.6 **Group Value:** of the many Monuments identified within the study area, only those pertaining to the Roman legionary fortress form a clear and intrinsically linked group in terms of their functional relationships, which further enhances their academic value. However, it can also be argued that the early medieval and later medieval settlement remains are integrated elements of the townscape within each period. As such, the placement of these remains within the wider context of those scientific archaeological investigations undertaken within Chester as a whole makes them very significant indeed.
- 4.2.7 **Survival/Condition:** the presence of well-preserved and, in some places at least, deeply-stratified archaeological remains over large parts of the development area is evident from the zoning plan prepared for the archaeological brief (*Section 2,3,2*). These areas are clearly of high

archaeological potential and, as such, must remain largely undisturbed by the development, the impact of construction works being limited as far as possible, in accordance with the archaeological brief, to 3% of the significant archaeology in Zones 1 and 2. Elsewhere, however, the state of preservation is unclear (Zone 3), and there are also large areas where archaeological deposits have been completely or very largely destroyed (Zone 4).

4.2.8 **Fragility/Vulnerability:** it is clear that the extensive and, in many of its elements, highly significant archaeological resource that demonstrably survives within the Chester Northgate site is, potentially, highly vulnerable to destruction or disturbance from groundworks associated with the redevelopment of the area. Over much of the site, the precise depth of the uppermost significant archaeology below the present surface is not known (*Section 4.3.1*), which makes it difficult to assess the likely impact of the development in some areas. Even where such data do exist, they almost invariably relate to the top of the latest Roman levels, given the relative paucity of excavated (and, more to the point, published) data pertaining to the post-Roman archaeology of the area. Whilst information regarding the depth of Roman archaeology is clearly of considerable value, the lack of similar post-Roman data limits the extent to which the impact of the development on the early medieval, later medieval and post-medieval archaeology of the site can be quantified.

4.2.9 It should be stressed, however, that although the archaeological resource may indeed be vulnerable to unconstrained redevelopment, it is precisely for this reason that considerable effort has been expended on establishing, as accurately as possible, the significance and condition of the below-ground archaeology, in order that an appropriate strategy of archaeological mitigation can be developed. This work, which has been greatly facilitated by the existence of the Chester UAD, has resulted in the creation of the archaeological zoning plan (*Section 2.3.2*) and the compilation of the present assessment.

4.2.10 **Potential:** encompassing and, indeed, surrounded by, a wealth of nationally, regionally, and, in the case of at least some of the remains associated with the Roman legionary fortress, internationally, significant archaeology, the proposed development site has very considerable potential for the preservation of highly significant archaeological remains. Whilst *in situ* preservation of the most significant archaeology is clearly an appropriate strategy, given the national importance of Chester's archaeological resource (as enshrined in its status as an AAI), scientific excavation of such remains as do not warrant *in situ* preservation has the potential considerably to expand and develop existing knowledge of human occupation within the area, and of its relationships with the wider settlement.

4.3 DEPTH AND THICKNESS OF ARCHAEOLOGICAL DEPOSITS

4.3.1 Within the development site, there are some areas where the thickness of archaeological strata and the depth of the latest archaeological levels beneath the modern surface can be estimated with some confidence. This is

particularly so in the area of greatest archaeological sensitivity between Hunter Street and Princess Street (Area A; *Section 2.3.8*), which has seen several phases of pre-determination evaluation trenching and other archaeological interventions over the past 15 years, the latest being completed in 2015 (OA North 2015). However, over much of the similarly important area of archaeological significance on the southern part of the site (Area B), this has proved more difficult, due to a relative scarcity of readily available data. The same can also be said for most of Zone 3, with the exception of the area of interest currently occupied by the bus exchange (Area C; *Section 2.3.9*) and Area D, on the east side of Trinity Street, where evaluation trenching in 2015-16 yielded important information on the character, survival and depth of archaeological remains (OA North 2015; in prep).

4.3.2 The following section provides an estimate of the probable or potential thickness of the archaeological strata in Areas A and B, which encompass the most sensitive archaeology (Zones 1 and 2), and the depth to which the uppermost levels are or might be buried beneath the modern surface. Although Areas C and D are located within Zone 3, the recent evaluation trenching undertaken in both areas (*Section 2.2.3*) has yielded pertinent data that are also presented in the following section. The rest of Zone 3 and the large areas of the site currently occupied by underground car parks and other basement features (Zone 4) are excluded, since, in the former case, the preservation and depth of archaeological deposits remains uncertain, whilst, in Zone 4, it is considered likely that most, perhaps all, archaeological remains have been destroyed in these areas. As a caveat, however, it should be remembered that the survival of archaeological strata in Chester, as in all modern urban environments, is notoriously site-specific. Frequently, survival is dependent upon very localised factors that are difficult or impossible to predict, such as the presence or absence of large, modern features, such as buried cellars (*ie* infilled cellars from vanished buildings, rather than existing cellars), or truncation of the uppermost archaeological deposits by levelling preparatory to construction works.

4.3.3 **Area A (Hunter Street/Princess Street):** the phase of evaluation trenching undertaken in 2015 south of Hunter Street (OA North 2015) demonstrated that all archaeological remains immediately adjacent to St Martin's Way had been destroyed by the basements of the former St Martin's House (Trenches 1 (1/15) and 5 (5/15); Table 2; Fig 14), which was demolished in 2007 (*Section 4.4.4*). Further east, however, the top of intact Roman demolition deposits (presumably sealing the remains of well-preserved buildings within the fortress) was found in Trenches 2, 3, 4 and 6, at depths of *c* 0.83-1.17m below the modern surface. In Trenches 2 (2/15) and 4 (4/15), however, a thin horizon of possible early post-Roman material was found, the top of this level being *c* 0.72-0.76m below the surface. The top of significant archaeology, as found in 2015, can, therefore, be said to lie approximately 0.7m below the present surface in this area. In three of the four trenches (Trenches 2, 3 and 4), this was overlain by a homogeneous cultivation soil, *c* 0.3-0.4m thick, which seems to have accumulated during the medieval and post-medieval periods; this was in turn overlain by modern deposits. In Trench 6 (6/15), it was not possible to differentiate the top of this deposit from the modern soils above,

but the overall depth of post-Roman deposits was similar to that found in the other trenches.

Stratigraphic sequence	Height relative to Ordnance Datum (Trenches (left to right) as from west to east)					
	Trench 1	Trench 5	Trench 4	Trench 2	Trench 6	Trench 3
Current ground level (down slope)	22.28m	23.17m	24.22m	25.08m	25.97m	26.19m
Current ground level (up slope)	22.55m	23.49m	24.41m	25.21m	26.05m	26.43m
Top of medieval/post-medieval cultivation deposit	-	-	23.80m	24.77m	-	25.49m
Top of possible early post-Roman deposit	-	-	23.44m	24.32m	-	25.28m
Top of Roman demolition deposit	-	-	23.26m	24.23m	25.14m	25.02m
Top of bedrock	20.51m	20.99m	-	-	-	-

Table 2: Summary of absolute height data in the 2015 evaluation trenches adjacent to Hunter Street (OA North 2015)

4.3.4 The 2015 data are similar to those obtained from several other, earlier, phases of evaluation work that were carried out adjacent to Hunter Street from the late 1980s to 2010 (Flynn and Walker 1989; Emery 1995b; Mason 2000; Earthworks Archaeology 2001; 2006a; L-P Archaeology 2010a; 2010b). Of three trenches opened in 1995, the discoveries made in trench I, at the rear of 16 Hunter Street (Fig 14: I/95), are most pertinent to the present study. There, the top of the medieval/post-medieval cultivated soil lay *c* 0.8m below the surface (Table 3), and this deposit was found to be *c* 0.4m thick (Emery 1995b, 17). It sealed a complex of features and deposits, including possible shallow postholes and a linear setting of undressed sandstone blocks, *c* 1.2m below the surface. The date of some of these remains is unclear, but others may be late Roman. Beneath was an accumulation of Roman demolition debris, *c* 0.75m thick, which overlay a stone-lined Roman drain. The natural subsoil was reached nearly 3m below the surface.

	Tr I (1995)	Tr 1 (2001)	Tr 2 (2001)	T-P 2 (2006)	Tr 18 (2002)
Modern surface	25.62m	25.67m	25.31m	25.46m	23.37m
Top of post-Roman cultivated soil	24.81m	25.02	-	-	-
Top of archaeology	24.40m	24.52m	24.95m	24.94m	22.92m
Top of drift geology	22.65m	-	-	-	22.12m

Table 3: Significant heights (metres above Ordnance Datum) in trench I at 16 Hunter Street (Emery 1995b), in trenches 1 and 2 and test-pit 2 in the former bowling green car park, south of Hunter Street (Earthworks Archaeology 2001; 2006a), and in trench 18 at the western end of Hunter Street (Earthworks Archaeology 2002a)

4.3.5 Of the two trenches excavated south of Hunter Street in 2001 (Earthworks Archaeology 2001), the northernmost (trench 2 (2/01)), revealed archaeological material only *c* 0.36m beneath the surface (Table 3). This comprised a thick (*c* 0.85m) deposit of earth and sandstone rubble, which is thought to represent a late Roman/early post-Roman build-up, the rubble perhaps deriving from underlying Roman structures. This layer overlay

remains of probable Roman date, but these were only seen at the base of the trench, *c* 1.2m below the surface, and could not be excavated. These results were confirmed by the excavation of a small test-pit (2/06) nearby in 2006 (Earthworks Archaeology 2006a, 3-4), which located probable Roman building rubble (or possibly an *in situ* wall) 1.2m below the surface, sealed by *c* 0.7m of red-brown soil, the latter representing the top of significant archaeology at *c* 0.5m below the surface (Table 3). However, a very different sequence was recorded in trench 1 of the 2001 evaluation, situated *c* 20m further south (Fig 14; 1/01), where modern deposits, approximately 0.6m thick, sealed 0.5m of probable post-medieval garden soil. This in turn overlay a layer of mid-brown silty clay in excess of 0.27m thick, which is likely to represent the uppermost significant archaeological level, since it yielded a small assemblage of exclusively Roman pottery.

- 4.3.6 The results from trenches 1 and 2 in 2001 accord with work undertaken in this area in 1989. There, a test pit at the north end of the former Bowling Green car park revealed a Roman floor 1.2m below the surface (Mason 2001, 29), which is much the same depth as the surface of the Roman archaeology in trench 2. The floor was located within the centurion's accommodation at the western end of a barrack in *insula* XXII (Section 3.4.9). However, further test-pitting to the east revealed Roman building debris associated with the soldiers' accommodation (*contuberniae*) only *c* 0.3m below the surface. The difference in level between the centurial accommodation (relatively deep), and the *contuberniae* (relatively shallow) suggests the barracks may have been terraced in some way, perhaps at the junction of the centurion's house and the rest of the block (*ibid*).
- 4.3.7 In 2010, five small evaluation trenches were excavated to a depth of 0.5m below the surface in the area immediately south of Hunter Street (L-P Archaeology 2010a; Fig 14, 1/10 *etc*). This involved the removal of a series of modern deposits relating to the construction of the former bowling green, down onto the top of a layer of firm, red-brown clayey sand, interpreted as a post-medieval soil. However, a watching brief conducted in the same area later that year (L-P Archaeology 2010b) located the top of significant Roman archaeology in two areas (Fig 14; A1/10 and A4/10). In Area 1, towards the north-eastern corner of the site, it was recorded at 26.00m aOD (Table 4), whilst on the south, towards Princess Street, it lay at 25.70m aOD. The infilled cellar of the former Masonic Hall, which had occupied the eastern part of the site (immediately west of the present bus exchange) until its demolition some years previously, was also investigated (Fig 14; A2/10). There, a test-pit was excavated through the rubble infill to a depth of 1.7m below the surface (*c* 25.20m aOD), at which level a soil was found. Although this was interpreted as part of a post-medieval 'garden' soil that had also been recorded in the area around the cellar (*op cit*, section 5.5.3), this is uncertain, since it would mean that the post-medieval soil was in excess of 1.13m deep in this area. However, whatever its date, the presence of the soil demonstrates that intact archaeological deposits of some kind survived beneath the level of the cellar floor.

	Area 1	Area 4
Modern surface	26.95	26.10
Top of post-Roman cultivated soil	26.22	26.00
Top of Roman archaeology	26.00	25.70
Top of drift geology	-	-

Table 4: Significant heights (metres above Ordnance Datum) in Areas 1 and 4 of the watching brief undertaken in 2010 to the south of Hunter Street, on the site of the former bowling green and Masonic Lodge (L-P Archaeology 2010b)

4.3.8 The only other pertinent archaeological work in this area was undertaken within the carriageway at the extreme western end of Hunter Street in October 2002 (Earthworks Archaeology 2002a). There, recording of archaeological deposits visible in the sides of a machine-cut trench (Fig 14; 18/02), dug to assess the character of an existing service duct, revealed significant remains beneath modern deposits. The top of the natural drift geology was seen 1.25m below the surface (Table 3). Directly above this was 0.33m of buff-yellow sandy clay containing frequent charcoal flecks and sandstone fragments. This was cut by a possible construction trench, 0.2m deep and over 0.55m wide, containing a possible sandstone foundation. Above this, and partly filling the upper part of the cut, was a layer of brown/black ‘organic-like’ material containing thin lenses of grey/buff sandy clay and charcoal. This yielded a sherd of samian ware and two joining fragments from a Roman roof tile. This significant archaeology was overlain by *c* 0.45-0.5m of modern deposits. Little in the way of interpretation was offered (*op cit*, 4), but it was suggested that the organic/charcoal deposit might indicate the proximity of bread ovens in the intervallum area inside the western defences of the Roman fortress.

4.3.9 **Area B (Hamilton Place/Watergate Street):** the most recent archaeological work in Area B, which took place in April 2016 (OA North in prep), comprised the excavation of four small evaluation trenches or test pits and the observation of four geotechnical boreholes. However, no significant archaeological deposits were recorded in the test-pits (though all four were excavated to 1.8-2.1m below the surface), nor in two of the boreholes. It is possible that intact archaeology was present in the other two boreholes, which were located on the north side of Hamilton Place, towards its western end, and on the south side of the same street, immediately north of Goldsmith’s House (Fig 14; 10/16, 15/16). In both areas, ‘made ground’ was recorded beneath *c* 1.2m of modern deposits, overlying the natural bedrock at a depth of *c* 3.5m, in 10/16, and *c* 2.5m, in 15/16. If this material is intact archaeology, it would suggest that archaeological strata *c* 2.3m deep may survive in the vicinity of 10/16, whilst 15/16 may contain deposits up to 1.3m thick. However, the small size of the boreholes meant that the character and date of the material could not certainly be established, so it is unclear whether or not they represent significant archaeological remains.

4.3.10 The best data pertaining to the depth and thickness of archaeological deposits in Area B derives from observations and records made in 2006 (Earthworks Archaeology 2006a) on a series of small test pits and boreholes that were excavated across this area for geotechnical reasons. Of these, five (9/06,

10/06; BHs 9/06, 10/06, 12/06) yielded data of value to the present assessment (Fig 14; Table 5), the rest having encountered varying degrees of disturbance. In 2005, an evaluation trench yielding significant results (Table 5; trench 2/05) was excavated at No 1 Hamilton Place (Earthworks Archaeology 2006b). Although this was located just outside the eastern boundary of the proposed development site, it is so close to the boundary that the results can be regarded as pertinent to the present study. Further observations of geotechnical pits and boreholes carried out in 2007 (Earthworks Archaeology 2007) are of lesser value, since the available information does not include absolute heights above Ordnance Datum. However, three small test pits excavated within the area in 2002 (Earthworks Archaeology 2002b; 2002c) are relevant (11/02, 12/02, 17/02), and there is also a limited amount of data available from archaeological excavations undertaken in the late 1940s and early 1950s (1/48, 1/50; Fig 14). Investigations undertaken in the early 1990s on the north side of Area B, within Area B(i), revealed highly significant archaeology (*Section 4.3.13*), but the results are not published and height data pertaining to these investigations are not available in the ‘grey literature’ report present in the UAD (Edwards *et al* 1995).

	TP 9 (2006)	Trench 2 (2005)	TP 10 (2006)	TP 12 (2002)	BH 10 (2006)	TP 11 (2002)	BH 12 (2006)	BH 9 (2006)	TP 17 (2002)
Modern surface	28.54m	28.50m	28.00m	27.16m	27.28m	27.17m	24.90m	25.33m	23.57m
Top of archaeology	27.85m	27.70m	27.78m	26.62m	26.67m	26.60m	23.98m	24.63m	22.87m
Top of drift geology	-	-	-	-	25.58	-	22.85	22.72m	-

Table 5: Significant heights (metres above Ordnance Datum) in selected observations made in 2002 and 2006 within Area B (Earthworks Archaeology 2002b; 2002c; 2006a; 2006b). The observations are ordered from east to west

4.3.11 The data from these interventions, which were spread, east to west, across almost the full width of Area B (Fig 14), are generally consistent in showing the top of significant archaeological deposits as *c* 0.55-0.7m below the modern surface (Table 4). The only exceptions are TP 10 (10/06), located towards the eastern side of the site, where the top of archaeology seemingly lay only 0.22m below the surface, and BH 12 (from 2006; 12/06) further west, where archaeology was recorded 0.92m below the surface. The reasons for these variations cannot be determined, but are likely to be due to very localised factors, such as truncation of overlying material (in the case of TP 10), or a particularly thick build-up of post-medieval and modern deposits, as may be the case in BH 12.

4.3.12 The reports on the excavations undertaken in this area in 1948-50 have little more to add. On the east, excavation of a trench on Goss Street in 1948 (Fig 14; 1/48) revealed the top of Roman levels at *c* 27.04m aOD (Richmond and Webster 1951). However, the report states that there was an accumulation of later (presumably medieval) archaeological deposits, at least 0.6m thick, above this, meaning that the top of archaeology at this locale was at least 27.64m aOD, which is approximately 0.9m below the modern ground surface in this area. On the west, excavation of a long, east/west-aligned trench towards the south end of Trinity Street in 1950 (Fig 14; 1/50) found the top of Roman archaeology at *c* 23.50m aOD (Webster 1956), in an area where the modern surface is approximately 25m aOD.

- 4.3.13 **Area B(i)**: the ‘grey literature’ report on the archaeological works carried out on the southern part of the Elliptical Building complex in 1994, on the site of the former TJ Hughes store (Edwards *et al* 1995; *Section 3.4.13*), contains no data pertaining to the depth at which the significant archaeological remains in this area were found beneath the modern (that is to say, the 1994) ground surface. However, the records of an earlier evaluation, carried out on the site in 1992 (Smith and Ward 1992), suggest that the depth at which significant archaeological remains survived varied considerably across the site, from only ‘a few hundred millimetres’ in some places to well over 1m in others. Significantly, though, the report contains vital information on the highest level, in terms of height above Ordnance Datum (aOD), at which Roman deposits were recorded, which was at 26.93m aOD. In view of this, and given the (at least) national significance of the Elliptical Building (*Section 3.4.12*), any groundworks undertaken within Area B(i) should not penetrate below *c* 27m aOD. Indeed, the importance of the Roman remains in this area is such that there may be a case for establishing a ‘buffer zone’, perhaps *c* 500mm deep, above the Roman archaeology, into which the proposed development does not penetrate (*ie* no impact below *c* 27.5m aOD).
- 4.3.14 The information from the former TJ Hughes site finds some support in the results of test-pitting immediately to the south, at Goldsmiths House, on the south side of Hamilton Place, in 2002 (Earthworks 2002b), and further to the east at No 1 Hamilton Place, also on the south side of the road, in 2006 (Earthworks Archaeology 2006b). At the former, one of three test-pits excavated (11/02; Fig 14, Table 5) revealed a Roman stone barrack wall at 0.8m below the surface, overlain by a layer of probable demolition debris, 0.1m thick (Earthworks Archaeology 2002b, 9-10), with the top of significant archaeology at *c* 26.60m aOD over much of this site. At No 1 Hamilton Place (2/05; Fig 14, Table 5), the top of a probable medieval pit was seen 0.8m below the surface (27.70m aOD), and this appeared to have been dug through deeply stratified Roman remains (Earthworks Archaeology 2006b, 9-10).

4.4 AREAS OF SIGNIFICANT DISTURBANCE

- 4.4.1 There are large parts of the Northgate development site where significant disturbance to, and/or destruction of, archaeological deposits is known to have occurred during earlier phases of redevelopment (*Section 4.2.7*). In these areas, which are assigned to Zone 4 in the archaeological zoning plan (*Section 2.3.6*; Fig 4), it is believed that few (if any) archaeological remains are likely to have survived. Additionally, there are equally large areas, assigned to Zone 3, where the state of preservation is unclear, despite the fact that, in some locations, archaeological excavation is known to have taken place. It is also virtually certain, given the urban character of the site, that there are locations within Zones 1 and 2, currently entirely unknown, where the archaeology has either been severely damaged or removed altogether, for example by unrecorded cellars or other ‘hidden’ features. This was demonstrated during the evaluation trenching undertaken in 2016 (*Section 2.2.3*), when a hitherto unknown brick-lined feature, perhaps a large, eighteenth/nineteenth-century cistern, was discovered in Trench 6, on the east side of Goss Street (OA North in prep). A recent ground penetrating radar (GPR) survey on the site of a former petrol station east of Trinity Street also located a large, subterranean

fuel storage tank, the insertion of which probably destroyed all archaeological remains in the immediate vicinity. However, since it is usually impossible to predict the existence of such features, their potential impact on the archaeology of Zones 1 and 2 cannot be estimated. Similarly, it is highly likely that significant disturbance of archaeological remains has resulted from the insertion of drains and other services beneath the main streets that lie within the development site, including those, such as Hunter Street, Princess Street and Hamilton Place, that are currently assigned wholly or largely to Zones 1 and 2. Indeed, it may transpire that much of the archaeology beneath these roads has been destroyed, which, if this proves to be the case, will clearly reduce the archaeological impact of the development. At the present time, though, the impact of existing services on the below-ground archaeology of the site cannot be determined with any accuracy, and it is certainly not possible to ‘downgrade’ or reclassify the archaeological zoning of the streets at this stage.

- 4.4.2 **Zone 4:** by far the most damaging impact on the archaeology of the site occurred during the 1960s, when the greater part of the area between Princess Street and Hamilton Place was subject to a phased programme of redevelopment. This included the construction of extensive basement car parking beneath the new Market Hall and the Forum shopping centre, which necessitated wholesale mechanical excavation to a depth of several metres below the surface over large areas (Pls 3-5). Although some salvage excavation and recording was undertaken in advance of construction, to record the most significant Roman remains prior to their destruction (Mason 2001), the work was carried out in extremely unfavourable circumstances, and it is beyond doubt that the development programme resulted in very extensive destruction of archaeological remains of all chronological periods. Indeed, it seems likely that all, or virtually all, archaeological deposits were removed within the footprint of the basement car parks, though the possibility that the bases of a few deep features survived cannot be completely discounted.
- 4.4.3 Also in the central part of the site, but further to the west, construction of a large, multi-storey car park in the early 1960s (visible under construction at the bottom right of Plate 6), which was also provided with a subterranean level, resulted in the widespread destruction of archaeological deposits between Trinity Street and St Martin’s Way, though some excavation was undertaken on the southern part of the site in 1961-2 (Thompson 1969). This structure was demolished in the late 1980s and replaced by the current Crowne Plaza Hotel (itself ear-marked for demolition as part of the present scheme), which also incorporated a basement car parking level.
- 4.4.4 Elsewhere, an archaeological watching brief maintained in 2007 during the demolition of St Martin’s House, an office block formerly located south of the junction of St Martin’s Way and Hunter Street, demonstrated that all archaeological deposits beneath the building had been destroyed by deep basements (M Leah *pers comm*; Pl 7). This was confirmed in 2015 by evaluation trenching in the same area, which revealed modern rubble fill extending down to the bedrock, c 2m below the ground surface (OA North 2015). It is also believed that the construction, during the late

eighteenth/nineteenth century, of cellars on the site of the present library on Northgate Street (towards the north-east corner of the site) and the construction, during the twentieth century, of Merchants House, on the east side of Crook Street, led to the complete (or, at best, near-complete) destruction of archaeological strata within the footprint of these structures.

- 4.4.5 **Zone 3:** whilst the character and preservation of archaeological deposits over the greater part of Zone 3 is unclear, there are some areas where limited information is available. That at least some parts of Zone 3 retain considerable archaeological potential has been demonstrated by the evaluation trenching undertaken in 2015-16 within Areas C and D (*Section 2.2.3*), the former on the site of the present bus exchange between Hunter Street and Princess Street, the latter on the east side of Trinity Street (OA North 2015; in prep). In Area C, archaeological excavations were carried out in the late 1970s and early 1980s prior to the construction of the bus exchange. Some of the information generated was published (Strickland 1982; Ward 1994), and photographs taken at the time (Pls 8-9) provided a general impression of the relatively shallow depth at which significant Roman remains were encountered. However, it was not clear if all archaeological deposits across this site were removed, either by excavation and/or during the construction process, or if some significant remains still survived. From the results of the recent evaluation trenching, it now seems clear that only the uppermost archaeological levels were excavated (probably down to the base of the bus exchange construction horizon), and that intact Roman stratigraphy survives beneath the present slab and its associated sub-base (*Section 4.5.21*). On Trinity Street, the most significant archaeological discovery was of burials associated with an eighteenth/nineteenth-century Nonconformist chapel (*Sections 3.7.7; 4.2.4; Pls 10-11*). These, together with a probable Roman wall fragment, had survived both the construction of the Market Hall (and the associated basement car park) in the 1960s and the construction of the Crowne Plaza Hotel (which oversails Trinity Street) during the 1980s.
- 4.4.6 Further south, on the south side of Hamilton Place, the impact on buried archaeological deposits of the construction of Hamilton House, in 1965 and of Goldsmith House, further to the east, in the early 1970s, is unclear. Given the size of these buildings, it seems likely that their foundations caused extensive damage. Indeed, archaeological observations made in 1972 during the construction of Goldsmith House suggest that a considerable area beneath and immediately adjacent to the western arm of the building was mechanically excavated to the sandstone bedrock for the construction of a basement (Ward and Wilson 1975, 53), thereby destroying most archaeological deposits. However, the fact that the bases of several medieval pits were found within this area, dug at least 2m into the rock (*ibid*), indicates that some archaeological remains may still survive beneath this building. In 2016, a small evaluation trench (3/16; Fig 14) was excavated in the pavement on the north side of the building (OA North in prep). Beneath modern paving slabs, sub-base and a water/sewer pipe, 1m below the surface, was a concrete plinth or raft, possibly associated with the building's construction. Below this were brick wall footings and associated soil and rubble, presumably the remains of a late post-medieval building, which extended to over 1.8m below the surface,

where excavation was terminated. These deposits clearly did not represent backfill of the ‘overdig’ associated with the construction of Goldsmith House, but were, rather, *in situ* post-medieval deposits. What is unknown, though, is whether these overlay intact strata of greater archaeological significance, or if they were part of a cellar that had destroyed all earlier remains. Two boreholes (15/16, 19/16; Fig 14) were also observed in 2016 in the vicinity of Goldsmith House. That to the south (19/16) revealed modern disturbance down to the top of the sandstone bedrock, 3.5m below the surface, but 15/16, on the north, recorded ‘made ground’ at *c* 1.2-2.5m below the surface (bedrock being recorded at a depth of 2.5m). Whilst this material could conceivably represent *c* 1.3m of intact archaeological deposits, it could not be adequately characterised due the very restricted exposure, and its significance therefore remains unclear.

- 4.4.7 Also in April 2016, two small evaluation trenches were excavated in the pavements adjacent to Hamilton House (OA North in prep), one (2/16; Fig 14) at the north-west corner of the building, the other (4/16), towards the south-east corner. In both, modern and post-medieval deposits were recorded to depths of *c* 2.05-2.1m below the modern surface (bedrock was not reached). The character of the earliest observed deposits could not certainly be established, though they appeared to represent an accumulation of post-medieval soils, rather than being the fill of an ‘overdig’ associated with the construction of Hamilton House.

4.5 IMPACT OF THE PROPOSED DEVELOPMENT

- 4.5.1 The following section reviews the likely archaeological impact of the groundworks required for completion of the Chester Northgate development project. This includes the impact of ‘visual’ below-ground engineering works, such as the digging of service trenches, lift pits, and so on, the archaeological impact of which can be observed (and, therefore, potentially mitigated), during excavation, and ‘non-visual’ works, principally piling, where the impact on the archaeology cannot be seen, and where total destruction must be presumed. It should be noted that detailed assessment has been made only of those areas with the greatest archaeological sensitivity, which are ranked as Zones 1 and 2 in the zoning plan (*Sections 2.3.3-4*). In these key locations (corresponding to Areas A and B on the northern and southern parts of the site; *Section 2.3.8*), the archaeological brief stipulates that disturbance of significant archaeological deposits should not exceed 3% of the total area (*ie* no more than 3% of the total area of Zone 1 and no more than 3% of the total area of Zone 2). Consequently, the amount of disturbance represented by piling, service runs and other sub-surface intrusions that will, or may, penetrate down into significant archaeological horizons, has been calculated and expressed as a percentage of the total area of Zones 1 and 2. However, at the time of writing, not all details pertaining to the level of surface impact resulting from the proposed groundworks had been finalised. Some calculations have, therefore, been based on a series of assumptions, and/or on indicative estimates of probable impact, and will be revised as more accurate data become available. In view of the fact that the construction programme is to be phased (*Section 1.1.3*), separate calculations have also been made of the

potential impact on the archaeology within Zones 1 and 2 during the initial phase of construction (Phase 01) and in the subsequent phase (Phase 02). Work earmarked for a preliminary phase (Phase 00) will take place entirely within an area designated as Zone 4 (little or no archaeological potential), and has therefore been disregarded.

- 4.5.2 In addition, *Sections 4.5.19-23* present some general comments on the possible impact of the development in Areas C and D, for whilst these are currently graded as Zone 3, they are of somewhat enhanced interest, since recent evaluation trenching has demonstrated the survival of significant archaeological remains in these areas (*Section 2.3.9*). No attempt has, however, been made to quantify the impact, since this is not required by the brief. In both areas, and indeed, over the rest of Zone 3 and also Zone 4, it is envisaged that any archaeological remains that are impacted upon by the development will be dealt with through the adoption of an appropriate mitigation strategy (*Section 4.6.3*), rather than necessarily being largely preserved *in situ*.
- 4.5.3 **Zone 1:** in total, those areas of the site assigned to Zone 1, the highest level of archaeological sensitivity, cover approximately 11,645m², with some 4368m² (c 37%) being located within Area A, on the northern part of the site (earmarked for Phase 01 of the construction programme), and 7277m² (c 63%) within Area B (construction Phase 02), to the south. In total, Zone 1 represents approximately 21% of the entire development area.
- 4.5.4 **Impact of piling:** within Area A (construction Phase 01), it is understood that the piling array across Zone 1 will comprise 22 1400mm-diameter piles (Fig 15), resulting in a surface impact of 33.9m². It is further understood that pile caps will not be used, in order to avoid disturbance to deposits immediately adjacent to the piles. This calculation assumes that, in accordance with the provisional piling plan, the carriageways of Hunter Street and Princess Street will not be piled, nor will the largely open areas adjacent to the realigned western end of Hunter Street. To the south, details of the proposed piling array over the south-east corner of the development site, including part of Zone 1 within Area B, had not been finalised at the time of writing, though it is understood that 1200mm-diameter piles will be employed across this area. Using an indicative pile array, therefore, it is estimated that, within Area B, including Area B(i) (construction Phase 02), 136 piles will be placed across Zone 1, resulting in a total surface impact of 154.1m². As in Area A, it is further understood that pile caps will not be used. Averaged across the whole of Zone 1, therefore, it is estimated that the total surface impact of the proposed piling on the archaeology will amount to 188m², or 1.6% (Table 6). In terms of the proposed construction phases, this equates to approximately 0.8% of the area of Zone 1 earmarked for Phase 01, and c 2.1% for Phase 02 (Table 7).

Impact description	Zone 1 (11,645m ²)		Zone 2 (3947m ²)		Zones 1 and 2 combined (15,592m ²)	
	Impact (m ²)	Impact (%)	Impact (m ²)	Impact (%)	Impact (m ²)	Impact (%)
Piling	188	1.6	88.4	2.2	276.4	1.8
Drainage	710	6.1	65	1.7	775	5.0
Other services	489	4.2	161	4.1	650	4.2
Other groundworks	21	0.2	0	0	21	0.1
Total impact	1408	12.1	314.4	8.0	1722.4	11.1

Table 6: Summary of the potential surface impact of the proposed development on the significant archaeological deposits within Zones 1 and 2, based on information currently available

Impact description	Zone 1: Phase 01 (4368m ²)		Zone 2: Phase 01 (2597m ²)		Zone 1: Phase 02 (7277m ²)		Zone 2: Phase 02 (1350m ²)	
	Impact (m ²)	Impact (%)	Impact (m ²)	Impact (%)	Impact (m ²)	Impact (%)	Impact (m ²)	Impact (%)
Piling	33.9	0.8	55.5	2.1	154.1	2.1	32.9	2.4
Drainage	155	3.5	0	0	555	7.6	65	4.8
Other services	210	4.8	53	2.1	279	3.8	108	8.0
Other groundworks	21	0.5	0	0	0	0	0	0
Sub-total	419.9	9.6	108.5	4.2	988.1	13.5	205.9	15.2
Total impact	Phase 01: 528.4m² (7.6%)				Phase 02: 1194m² (13.8%)			

Table 7: Summary of the potential surface impact of the proposed development on significant archaeological deposits (Zones 1 and 2) during construction Phases 01 and 02, based on information currently available

4.5.5 Of particular concern is the proposed piling array across Area B(i), the area of particular archaeological importance located on the north side of Hamilton Place, which extends over part of the structural complex associated with the highly significant Elliptical Building (*Sections 3.4.12-14*). There, the piling, as currently designed, has the potential to damage or destroy extant stone walls at the south-west corner of the compound in which the Elliptical Building was situated (Fig 16), as well, no doubt, as other sensitive archaeological remains located within the compound.

4.5.6 *Impact of drainage runs:* in calculating the potential surface impact of the drainage system required for the proposed development, a worst-case scenario has been adopted, based on the following assumptions:

- in basement areas, no drainage will be provided below slab level, and car parks will not be drained;
- all drainage runs will be formed in separate, 450mm-wide, trenches for each pipe;
- all or most of the existing sewers beneath the east/west roads will need to be replaced in new trenches;
- the library will reuse the existing below-ground drainage currently serving the building.

On this basis, it is estimated that, on information currently available, the potential surface impact of drainage runs on the archaeology within Zone 1 as a whole (Fig 17) may be approximately 710m², or 6.1% (Table 6). In terms of the proposed construction phases, this corresponds to a *c* 3.5% impact during Phase 01, and *c* 7.6% in Phase 02 (Table 7). The overall impact could be reduced to *c* 520m², or 4.7% (all of which would occur during Phase 02), if it proves possible to retain and connect to all the existing sewers beneath the main east/west roads. However, it is envisaged that the impact will be reduced considerably by mitigation measures developed as the detailed design of the drainage system is progressed. On the other hand, the existence of unrecorded drainage runs was demonstrated in April 2016, when a ‘live’ and seemingly unknown drainpipe, aligned north/south, was found in evaluation trench 3/16 (Fig 14), on the north side of Goldsmith House (OA North in prep).

- 4.5.7 As with the proposed piling array (*Section 4.5.5*), a point of particular concern relates to the proposed construction of several new drainage runs across Area B(i), which contains part of the stone-walled compound associated with the Elliptical Building. Whilst the precise depth of these drains is yet to be established, it is clear that they have the potential to damage or destroy highly significant archaeological remains at the south-west corner of the Elliptical Building complex (Fig 16).
- 4.5.8 *Impact of other service runs:* as with the drainage (*Section 4.5.5*), estimation of the surface impact of the other service runs required (Fig 18) are based on a worst-case scenario, where it is assumed that all services will be laid in newly dug trenches, and that all the trenches will penetrate the sensitive archaeological levels. In reality, it is highly likely that it will prove possible to mitigate the impact of many of the proposed service runs as the design is progressed in detail, for example through the reuse of existing trenches or the laying of some services above the uppermost archaeological levels. However, as a worst-case scenario, it is estimated that the surface impact of non-drainage service runs on the significant archaeology within Zone 1 is approximately 489m², or 4.2% (Table 6). The impact during construction Phase 01 is estimated at *c* 4.8%, and approximately 3.8% in Phase 02 (Table 7). The position of proposed new service runs relative to the remains of the Elliptical Building compound in Area B(i), the area of particularly high archaeological sensitivity, is shown on Figure 16.
- 4.5.9 *Impact of other below-ground works:* on the information presently available, the only other feature that appears likely to impact upon the below-ground archaeology in Zone 1 is a lift pit, located within the proposed public car parking at the north-west corner of the development site, adjacent to Hunter Street (Fig 19). Whilst precise details of the size and depth of the associated lift pit are not currently available, it has been assumed, for present purposes, that the pit will impact upon significant archaeological deposits in that part of Zone 1 situated within in Area A, which is earmarked for development during Phase 01 of the construction programme. Measured from the relevant architect’s plan, it is estimated that the pit will have a surface impact of approximately 21m², which represents *c* 0.2% of the total area of Zone 1, or *c* 0.5% of that part of Zone 1 which is to be developed during within Phase 01.

- 4.5.10 Whilst the lift pit in Area A may, on current information, be the only other feature that will possibly or probably impact directly upon the sensitive archaeology in Zone 1, there are two other areas of the site where proposed construction levels appear to lie fairly close to the top of significant archaeological remains in Zone 1, as established by earlier archaeological interventions. One of these is located at the north-west corner of the development site (1; Fig 19), and relates to the construction of a new, sloping section of road at the western end of Hunter Street, providing access from St Martin's Way to a new public car park. There, the lower (western) end of the road, adjacent to St Martin's Way, and the western end of the car park itself, are located in an area of modern cellaring (Zone 4), whilst the finished road level to the east, at the car park entrance, and the finished levels within the car park, appear to lie well above the top of the archaeology (*c* 0.65m or more). However, in the central section of the road, between the cellared area and the car park entrance, the finished road level appears to lie *c* 0.33m or less above the sensitive archaeology, which, allowing for potential disturbance below the finished level during construction, represents a potential cause for concern. A similar situation may also pertain immediately north of the western end of the new roadway, where a new ramp is to be constructed. Similarly, towards the southern end of Goss Street and in the area of the new Lion Yard, at the south-east corner of the site (2; Fig 19), earlier archaeological work suggests that the top of significant archaeology may lie, in places at least, little more than 0.15m beneath the finished level. In both these areas, specific mitigation measures are likely to be required in order to take account of the relative shallowness of the sensitive archaeology beneath the finished construction levels.
- 4.5.11 *Estimate of total impact in Zone 1:* on the information presently available, and working to what is probably a worst-case scenario, it is estimated that the total surface impact of the development on significant archaeological remains within Zone 1 is approximately 1408m², representing *c* 12.1% of the area of Zone 1 (Table 6). In terms of construction Phases 01 and 02 (Table 7), this corresponds to 419.9m² during Phase 01 (9.6% of the area of Zone 1 affected during Phase 01) and 988.1m² (13.5%) in Phase 02.
- 4.5.12 **Zone 2:** in total, those parts of the site designated as Zone 2 cover approximately 3947m², with 2597m² (*c* 66%) located in Area A (Phase 01), on the north, and 1350m² (*c* 34%) on the south, within Area B (Phase 02). In total, Zone 2 represents approximately 7% of the entire development area.
- 4.5.13 *Impact of piling:* as in Zone 1, it is understood that 1400mm-diameter piles will be utilised in those parts of Zone 2 located within Area A, and that pile caps will not be used. It is also assumed (in accordance with the provisional piling plan; Fig 15) that the carriageway of Princess Street will not be piled. On this basis, it is estimated that the piling array across Zone 2 in Area A (Phase 01) will comprise 36 piles, resulting in a surface impact of 55.5m². In Area B (Phase 02), the lack of a finalised piling array for the south-eastern part of the site (*Section 4.5.4*) means that an indicative array of 1200mm-diameter piles has been used to calculate the approximate surface impact of the proposed piling across Zone 2. On this basis, it is estimated that 29 piles

will be inserted, resulting in a surface impact of 32.9m². Averaged across the whole of Zone 2, therefore, it is estimated that the total surface impact of the proposed piling on the archaeology will amount to c 88.4m², or approximately 2.2% (Table 6). In terms of the proposed construction phases, this equates to approximately 2.1% of the area of Zone 2 earmarked for Phase 01, and c 2.4% for Phase 02 (Table 7).

4.5.14 *Impact of drainage runs*: as for Zone 1, a worst-case scenario, based on a series of assumptions (Section 4.5.6) has been adopted in calculating the potential surface impact of the proposed new drainage system on significant archaeological deposits within Zone 2 (Fig 17). On this basis, it is estimated that the surface impact of drainage runs across this area may be approximately 65m², or 1.7% (Table 6), all of which will occur during Phase 02 of the construction programme (Table 7). It may be possible to reduce the level of this impact through the development of mitigation measures as the detailed design of the drainage system is progressed.

4.5.15 *Impact of other service runs*: the potential impact of other service runs on the significant archaeology within Zone 2 (Fig 18) has also been calculated as a worst-case scenario, based on the same assumptions that pertain in Zone 1 (Section 4.5.8). Using these criteria, the potential surface impact is currently estimated to be approximately 161m², or 4.1% (Table 6), though this may be considerably reduced by the development of a mitigation strategy as the detailed design of the services is progressed. The impact during construction Phase 01 is estimated at c 2.1%, and approximately 8% in Phase 02 (Table 7).

4.5.16 *Impact of other below-ground works*: on the information presently available, there are no additional groundworks proposed for the area of Zone 2 that will certainly or probably impact upon sensitive archaeological remains. Within Area A (construction Phase 01), there is a small area at the extreme south-west corner of Zone 2 that will potentially be impacted upon by the construction of a new flight of steps extending from the western end of Princess Street to St Martin's Way (Fig 19), though the greater part of this feature lies within Zone 3. However, as details of the finished levels of the steps are not currently available, their potential impact on the sensitive archaeology within Zone 2 cannot yet be estimated.

4.5.17 *Estimate of total impact in Zone 2*: on the information presently available, and working to what is probably a worst-case scenario, it is estimated that the total surface impact of the development on significant archaeological remains within Zone 2 is approximately 314.4m², representing c 8% of the area of Zone 2 (Table 6). In terms of construction Phases 01 and 02 (Table 7), this corresponds to 108.5m² during Phase 01 (4.2% of the area of Zone 2 affected during Phase 01) and 205.9m² (15.2%) in Phase 02.

4.5.18 *Total surface impact across Zones 1 and 2*: overall, it is estimated that the proposed development could, on the information currently available, have a total surface impact of approximately 1722.4m² across both Zones 1 and 2 (Table 6), representing c 11.1% of the total surface area of both zones (15,592m²). In terms of the main construction phases, the overall impact in

Phase 01 is estimated at approximately 528.4m² (c 7.6%) and 1194m² (c 13.8%) in Phase 02 (Table 7).

4.5.19 **Area C (the bus exchange)**: including ‘peripheral’ areas adjacent to the bus exchange proper, which are, like the bus exchange itself, graded as Zone 3 in terms of archaeological significance, Area C (Fig 19) covers approximately 7432m². The archaeological brief places no limit on the amount of below-ground disturbance permitted in this area, but the lack of knowledge pertaining to the survival of archaeological deposits on this part of the site, and their depth below the present surface (assuming any survived), was a cause for concern (M Leah *pers comm*), particularly in view of the fact that the existing slab was to be lifted across the entire area during the redevelopment.

4.5.20 Excavations in this area in the late 1970s-early 1980s, in advance of the construction of the bus exchange (Strickland 1982), revealed important and well-preserved Roman remains, including parts of stone buildings and streets/roads associated with the later phases of occupation within the fortress (Section 3.4.16). Quite extensive evidence for early medieval occupation was also recorded (Ward 1994). However, neither the interim report on the Roman archaeology (Strickland 1982), nor the report on the early medieval evidence (Ward 1994), give any clear indication of the depth of these deposits beneath the present surface, though a published photograph (*op cit*, pl 1; Pl 11) shows well-preserved Roman archaeology at no great depth (certainly less than 1m) below the (then) ground surface. Furthermore, there was no record of whether some archaeological remains were preserved *in situ* when the bus exchange was built (and therefore survived beneath the present slab), or whether all (or most) of the archaeology was removed during construction (Emery (1995a, 1, 7). In order to provide additional information, archaeological monitoring was undertaken on a series of geotechnical pits and boreholes that were excavated in 2006-7 within (and adjacent to) the bus exchange (Earthworks Archaeology 2006a; 2007). This appeared to suggest that archaeological deposits over much of the area had suffered at least some disturbance. However, in most of these it was possible to tell only that disturbance had occurred in the uppermost levels, to depths of c 0.6-1.1m below the surface, but it was not possible to determine whether or not archaeological deposits survived below this depth.

4.5.21 Consequently, three small archaeological trenches (7/16, 8/16/ 9/16) were excavated in this area in April 2016 (OA North in prep), and observation was also made of a borehole (BH7/16) on the east side of the bus exchange. Two of the three trenches excavated, namely 7/16, in the central-southern part of the bus exchange, and 8/16, at the north-west corner (Fig 14), recorded Roman archaeology. In the former, what may have been a mortared sandstone wall was recorded, c 1m below the modern surface, at 27.98m aOD (Table 8). This is well below the proposed finished ground level over much of the area of the bus exchange, which will be c 29.50m aOD. The top of this probable Roman feature lay at approximately the same level as a deposit of dark sandy soil containing Roman pottery, ceramic building materials and charcoal (OA North in prep). Intact archaeology at least 0.4m thick was recorded beneath

this (*ie* to 27.58m aOD), but the natural geology was not seen. In trench 8/16, the top of Roman deposits was recorded at 26.97m aOD, and intact Roman strata at least 0.43m thick were recorded below this level (down to 26.54m aOD), but there too the natural geology was not reached. Whilst the top of Roman archaeology in this trench lay *c* 1.4m below the present surface, it should be noted that trench 8/16 was located in close proximity to the eastern edge of the proposed new public car park on the south side of Hunter Street (*Section 4.5.10*), the surface of which will be at 26.75m aOD. Consequently, there is the potential for construction of the car park to result in the destruction of at least a 0.22m thickness of Roman archaeology at the north-west corner of Area C, and possibly also at the extreme north-east corner of Zone 1 in Area A (3; Fig 19), if the level recorded in 8/16 is an accurate reflection of the top of Roman deposits a few metres to the west and south-west. Indeed, it is likely that a greater depth of archaeology is at risk in this area, since it is probable that construction of the car park will result in disturbance well below the finished level. In trench 9/16, on the eastern edge of the bus exchange, a probable late post-medieval cellar had destroyed all earlier levels down to at least 2.05m below the present surface (27.36m aOD), and borehole 7/16 recorded nothing but modern disturbance to a depth of at least 2.8m below the surface.

	Trench 7/16	Trench 8/16
Modern surface	28.94	28.37
Top of Roman archaeology	27.98	26.97
Base of excavation	27.58	26.54

Table 8: Significant heights (metres above Ordnance Datum) in Trenches 7/16 and 8/16 of the evaluation undertaken in 2016 in Area C (the bus exchange) between Hunter Street and Princess Street

4.5.22 Recent excavations to the north, on the Theatre site north of Hunter Street, revealed remains of the north range of one of the large Roman stone buildings that was recorded on the bus exchange site in 1979-82, at approximately 27.2-27.3m aOD (M Leah *pers comm*), broadly comparable with the levels established for the top of the surviving Roman archaeology at the bus exchange. Furthermore, south of the bus exchange, the walls of the stone-built strong room in the *principia*'s rear (north) range, which are currently on display on the north side of Hamilton Place (*Section 3.4.15*), also survive at a maximum height of *c* 27.2m aOD (M Leah *pers comm*). This might suggest that the top of Roman levels on the eastern part of the development site is at a broadly consistent height, north to south, from Hunter Street southwards to Hamilton Place, though this remains uncertain.

4.5.23 **Area D (Trinity Street):** this roughly wedge-shaped area measures approximately 1240m² and is also graded as Zone 3. However, rather more is known about the below-ground archaeology of this area than is the case in Area C, due to the evaluation undertaken on the east side of Trinity Street in 2015 (OA North 2015), when seven small evaluation trenches were excavated (Fig 14). The data pertaining to the depth and character of archaeological deposits recovered during the evaluation are summarised in Table 9. The work demonstrated that human burials associated with the former Nonconformist

chapel that existed from *c* 1700 to the mid-twentieth century on the east side of Trinity Street (*Section 3.7.7*) survive in this area; a small section of probable Roman walling was also found. In the two trenches where graves were certainly found (Trenches 9 and 11; Table 9), the tops of the grave cuts were (respectively) 0.46m and 0.76m below the present surface, whilst the possible Roman wall fragment in Trench 8 lay 0.97m below the surface. In view of the fact that it is proposed, as part of the new development, to construct a subterranean access route through Area D, linking areas of basement car parking on either side of Trinity Street, the archaeological deposits recorded will need to form the subject of an appropriate mitigation strategy.

Stratigraphic sequence	Height relative to Ordnance Datum (Trenches (left to right) as north to south)						
	Trench 7	Trench 8	Trench 10	Trench 9	Trench 11	Trench 13	Trench 12
Current ground level	24.64m	24.77m	24.52m	24.74m	24.51m	24.70m	24.80m
Varied deposits	Modern backfill to bedrock	Modern and post-medieval deposits Possible Roman wall at 23.80m	Modern and post-medieval deposits to at least 23.64m	Post-medieval grave at 24.28m	Post-medieval grave at 23.75m	Probable post-medieval graveyard soils at 23.99m	Modern backfill to at least 22.80m
Top of bedrock	22.04m	Not identified	Not identified	22.04m	22.72m	22.19m	Not identified

Table 9: Summary of height data recovered from evaluation trenching in Area D, Trinity Street, in 2015 (see Fig 14 for trench locations)

4.6 CONCLUSIONS AND RECOMMENDATIONS

- 4.6.1 It is clear that, over the areas of greatest archaeological sensitivity represented by Zones 1 and 2 (*Sections 2.3.3-4*), some of the proposed construction works associated with the Chester Northgate development have the potential to impact upon extremely important archaeological deposits representing at least 2000 years of human occupation within the core of the historic city. The assessment has determined that a large number of Monuments and features, including many of great archaeological significance and interest, lie within the site. Additionally, it cannot be doubted, in view of what is known of the history and archaeology of the study area, that the remains of many more significant features and sites, currently unknown, lie buried beneath modern levels within the development boundary.
- 4.6.2 However, whilst the archaeological potential of Zones 1 and 2 is clear, it is also the case that there are large areas within the central part of the development site (and smaller areas elsewhere within the site boundary) that have suffered severe disturbance during the construction of underground car parks, basements and other deep features. In these areas (Zone 4), it is likely that most archaeological deposits will have been destroyed, though the potential for very limited survival of ancient remains, probably largely consisting of the bases of a few deep-cut features, cannot be completely

dismissed. Over the remainder of the site, the preservation and status of the below-ground archaeology is uncertain (Zone 3), though the potential for the survival of significant archaeological remains in at least some areas has been demonstrated by recent pre-determination evaluation trenching.

- 4.6.3 In view of the above, it is recommended that an appropriate strategy be developed in order to mitigate the effects of the Northgate development on what, by any measure, is a highly significant archaeological resource. In the case of the most sensitive and significant archaeology, represented by Zones 1 and 2, the mitigation strategy should follow the archaeological brief in ensuring *in situ* preservation of the great bulk of the archaeological remains, with no more than 3% impact being permissible where damaging groundworks are unavoidable. In Zone 3, it may be the case that, over the greater part of the area, a programme of archaeological strip and record, following on from the removal of the slab and/or the demolition of existing structures, would represent an appropriate mitigation strategy. That archaeological deposits of some importance survive in this zone has been amply demonstrated by the recent evaluation trenching in Areas C and D, and it is clear that measures to mitigate the impact of the development on these remains will need to be developed. In Area C, this could be achieved, for example, simply by retaining the existing slab and/or the layer of sub-base beneath it. The human remains within Area D are, however, likely to require full excavation and recording prior to redevelopment. In Zone 4, it may be sufficient for an archaeological watching brief to be maintained during slab removal and other groundworks, provided that an appropriate level of access is available for the on-site archaeologists to excavate and record adequately any limited archaeological remains that may be exposed.

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APPENDIX 1: GAZETTEER OF EVENTS WITHIN THE DEVELOPMENT AREA

Event	Easting	Northing	Description
ECH2489	340357.68	366504.76	Recorded remains found during construction work, 1939 (Chester)
ECH2843	340406.97	366509.21	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340389.43	366505.39	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340377.64	366485.92	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340391.32	366484.99	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340395.32	366485.76	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340360.21	366485.73	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340363.58	366472.18	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340370.91	366462.54	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340395.5	366468.01	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340351.93	366462.37	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340345.84	366463.37	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340337.57	366459.47	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340370.17	366456.14	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340349.47	366446.33	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340357.75	366447.88	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340334.11	366438.61	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH2843	340338.64	366438.86	Excavations at Hunter Street School in 1981-2, Phase 3 (Hunter Street/Princess Street)
ECH3090	340386.13	366433.23	Old Market Hall site: excavations in the Princess Street area, Chester, in 1939

Event	Easting	Northing	Description
ECH3090	340412.26	366386.65	Old Market Hall site: excavations in the Princess Street area, Chester, in 1939
ECH3096	340343.2	366480.84	Excavations at the Masonic Lodge, Hunter Street, Chester, 1914
ECH3122	340366.38	366426.25	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340357.56	366424.61	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340344.75	366421.16	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340372.02	366419.71	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340320.57	366405.62	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340354.93	366371.01	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340345.33	366345.83	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340369.16	366347.42	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340357.62	366340.53	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340352.22	366335.23	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340352.41	366326.58	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340358.27	366325.09	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340348.03	366319.97	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3122	340366.09	366310.11	Excavations at Old Market Hall, Chester, Phase 1, 1963-4 (Central Redevelopment Area)
ECH3125	340273.74	366457.19	Investigations in St Martin's Fields, Chester, in 1965
ECH3125	340298.76	366436.61	Investigations in St Martin's Fields, Chester, in 1965
ECH3125	340268.49	366432.88	Investigations in St Martin's Fields, Chester, in 1965
ECH3125	340272.12	366431.06	Investigations in St Martin's Fields, Chester, in 1965
ECH3125	340263.58	366428.7	Investigations in St Martin's Fields, Chester, in 1965
ECH3125	340271.31	366426.34	Investigations in St Martin's Fields, Chester, in 1965

Event	Easting	Northing	Description
ECH3125	340264.76	366426.07	Investigations in St Martin's Fields, Chester, in 1965
ECH3125	340272.58	366424.52	Investigations in St Martin's Fields, Chester, in 1965
ECH3129	340250.00	366481.20	Investigations on the Roman west wall, Hunter Street, Chester, in 1964
ECH3202	340338.73	366343.23	Excavations on Trinity Street between 1950 and 1953
ECH3202	340341.7	366334.11	Excavations on Trinity Street between 1950 and 1953
ECH3202	340344.96	366333.65	Excavations on Trinity Street between 1950 and 1953
ECH3202	340342.82	366328.81	Excavations on Trinity Street between 1950 and 1953
ECH3202	340343.94	366324.25	Excavations on Trinity Street between 1950 and 1953
ECH3202	340343.84	366310.39	Excavations on Trinity Street between 1950 and 1953
ECH3239	340423.7	366527.66	Watching brief and salvage recording in 1980-4, Phase 4 (Hunter Street/Princess Street)
ECH3239	340437.38	366464.59	Watching brief and salvage recording in 1980-4, Phase 4 (Hunter Street/Princess Street)
ECH3239	340374.15	366508.94	Watching brief and salvage recording in 1980-4, Phase 4 (Hunter Street/Princess Street)
ECH3239	340366.97	366495.4	Watching brief and salvage recording in 1980-4, Phase 4 (Hunter Street/Princess Street)
ECH3239	340386.04	366466.34	Watching brief and salvage recording in 1980-4, Phase 4 (Hunter Street/Princess Street)
ECH3239	340389.75	366465.88	Watching brief and salvage recording in 1980-4, Phase 4 (Hunter Street/Princess Street)
ECH3239	340376.11	366446.49	Watching brief and salvage recording in 1980-4, Phase 4 (Hunter Street/Princess Street)
ECH3583	340284.47	366463.92	Archaeological evaluation and assessment of Princess Street/Hunter Street, Chester, in 1995
ECH3583	340329.48	366458.42	Archaeological evaluation and assessment of Princess Street/Hunter Street, Chester, in 1995
ECH3583	340297.03	366433.61	Archaeological evaluation and assessment of Princess Street/Hunter Street, Chester, in 1995
ECH4295	340378.59	366407.65	Chester Northgate Development site; archaeological audit.
ECH4648	340340.48	366467.1	Archaeological evaluation at the former bowling green, Hunter Street, Chester, in 2006
ECH4651	340258.75	366484.78	Archaeological evaluation at Hunter Street, Chester, in 2002
ECH4653	340430.29	366505.07	Archaeological watching brief at Northgate Street, Chester, in 2006

Event	Easting	Northing	Description
ECH4653	340419.16	366501.39	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340426.88	366494.76	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340441.52	366484.76	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340435.07	366481.67	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340295.11	366476.28	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340432.34	366475.68	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340298.21	366438.97	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340299.94	366434.79	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340314.03	366379.45	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340460.9	366350.76	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340464.06	366342.33	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340324.58	366330.67	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340427.99	366318.11	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340353.06	366297.55	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4653	340372.7	366284.62	Archaeological watching brief at Northgate Street, Chester, in 2006
ECH4714	340337.93	366490.18	Archaeological evaluation at St Martin's Way, Chester, in 2010
ECH4714	340316.38	366488.36	Archaeological evaluation at St Martin's Way, Chester, in 2010
ECH4714	340305.47	366484.73	Archaeological evaluation at St Martin's Way, Chester, in 2010
ECH4714	340348.3	366482.46	Archaeological evaluation at St Martin's Way, Chester, in 2010

Event	Easting	Northing	Description
ECH4714	340333.84	366466.65	Archaeological evaluation at St Martin's Way, Chester, in 2010
ECH4779	340349.99	366492.18	Archaeological watching brief report at St Martin's Way, Chester, in 2010
ECH4779	340333.13	366460.63	Archaeological watching brief report at St Martin's Way, Chester, in 2010
ECH4779	340319.39	366438.7	Archaeological watching brief report at St Martin's Way, Chester, in 2010
ECH4779	340317.84	366434.7	Archaeological watching brief report at St Martin's Way, Chester, in 2010
ECH4843	340288.11	366480.1	Test pits at the former Bowling Green and Commerce House car park, Chester, 2001
ECH4843	340294.29	366455.74	Test pits at the former Bowling Green and Commerce House car park, Chester, 2001
ECH4850	340321.02	366477.73	Geophysical survey in the Northgate development area, Chester, 2001
ECH4850	340292.65	366469.19	Geophysical survey in the Northgate development area, Chester, 2001
ECH4850	340364.22	366494.54	Geophysical survey in the Northgate development area, Chester, 2001
ECH4850	340394.93	366342.61	Geophysical survey in the Northgate development area, Chester, 2001
ECH4854	340309.63	366457.38	Desk-based assessment of previous archaeological work at Princess Street/Hunter Street, Chester, in 1995
ECH4864	340348.97	366508.75	Old Market Hall site: excavations at Hunter Street and Goldsmith House, Chester, in 2002
ECH4864	340336.54	366506.03	Old Market Hall site: excavations at Hunter Street and Goldsmith House, Chester, in 2002
ECH4864	340385	366441.52	Old Market Hall site: excavations at Hunter Street and Goldsmith House, Chester, in 2002
ECH4864	340424.82	366317.92	Old Market Hall site: excavations at Hunter Street and Goldsmith House, Chester, in 2002
ECH4864	340406.86	366312.53	Old Market Hall site: excavations at Hunter Street and Goldsmith House, Chester, in 2002
ECH4864	340418.31	366304.71	Old Market Hall site: excavations at Hunter Street and Goldsmith House, Chester, in 2002
ECH4911	340342.50	366483.78	Chance finds from the City of Chester
ECH4911	340356.98	366505.48	Chance finds from the City of Chester

Event	Easting	Northing	Description
ECH4911	340428.87	366532.23	Chance finds from the City of Chester
ECH4911	340399.94	366499.97	Chance finds from the City of Chester
ECH4911	340267.51	366304.77	Chance finds from the City of Chester
ECH4955	340331.88	366364.60	Restoration of Matthew Henry's Chapel, Chester, 1862
ECH4956	340329.45	366363.70	Restoration of Matthew Henry's Chapel, Chester, 1899-1900
ECH4963	340421.34	366527.02	Excavations at Crook Street/Princess Street, Chester, 1963 (Phase 1 - Liverpool excavations)
ECH4963	340413.45	366457.96	Excavations at Crook Street/Princess Street, Chester, 1963 (Phase 1 - Liverpool excavations)
ECH4963	340406.34	366401.1	Excavations at Crook Street/Princess Street, Chester, 1963 (Phase 1 - Liverpool excavations)
ECH5059	340316.48	366335.79	Excavations north of Hamilton Place, Trinity Street junction, in 1973 (Chester)
ECH5179	340340.68	366480.3	Excavations in Hunter Street (New Masonic Hall), 1909 (Chester)
ECH5230	340289.74	366334.22	Watching brief at Linenhall Street, Chester, in 1963-4
ECH5270	340328.47	366458.20	Excavations at the Masonic Lodge, Hunter Street, Chester, in 1989
ECH5270	340286.60	366482.95	Excavations at the Masonic Lodge, Hunter Street, Chester, in 1989
ECH5270	340299.84	366455.81	Excavations at the Masonic Lodge, Hunter Street, Chester, in 1989
ECH5270	340334.25	366493.12	Excavations at the Masonic Lodge, Hunter Street, Chester, in 1989
ECH5528	340402.52	366500.76	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340391.6	366498.27	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340395.76	366466.18	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340385.38	366462.99	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340428.34	366440.89	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340481.53	366425.44	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340488.82	366409.39	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007

Event	Easting	Northing	Description
ECH5528	340492.35	366407.76	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340495.46	366396.47	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340495.27	366386.88	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340441.27	366362.5	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340377.83	366361.88	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340383.52	366346.2	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340323.93	366280.8	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340322.62	366276.34	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5528	340367.95	366413.16	Watching brief of geotechnical pits at the Northgate Development, Chester, in 2007
ECH5857	340375.17	366481.76	Excavations at Hunter Street School in 1978-9, Phase 1b (Hunter Street/Princess Street)

APPENDIX 2: GAZETTEER OF MONUMENTS WITHIN THE DEVELOPMENT AREA

Undated sites

HER No.	Easting	Northing	Monument ID	Description	Type
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8320	340441.53	366473.70	MCH18593	Undated soil layer at Northgate Street	Layer
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Prehistoric sites

HER No.	Easting	Northing	Monument ID	Description	Type
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6978	340330.00	366480.00	MCH854	Neolithic stone axe from Hunter Street	Findspot
7010	340344.12	366295.67	MCH18649	Prehistoric flint from Hamilton House	Findspot

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8042/21	340267.56	366305.37	MCH16646	Bronze coin of Hadrian from Linenhall Street	Findspot, canabae legionis (fig 22)
8042/24	340262.26	366304.38	MCH16651	Roman coin from Linenhall Street	Findspot, canabae legionis (fig 22)
8088/2	340430.00	366530.00	MCH652	Roman finds from Hunter Street	Findspot (fig 22)
8088/16	340430.09	366529.77	MCH18163	Roman bronze artefacts from Hunter Street	Findspot (fig 22)
8088/26	340357.78	366504.80	MCH18704	Roman pottery from Hunter Street	Findspot (fig 22)
8088/31	340460.00	366420.00	MCH594	Roman altar found to the rear of the Saracen's Head	Shrine (fig 22)
8088/61	340339.47	366491.46	MCH18468	Hoard of metal objects from Hunter street	Findspot (fig 22)
8088/66	340357.85	366505.01	MCH18699	Roman coins from Hunter Street	Findspot (fig 22)
8088/70	340342.63	366483.94	MCH18703	Roman pottery from Hunter Street	Findspot (fig 22)
8088/78	340301.01	366305.32	MCH20474	Roman grave stone from Linenhall Street	Findspot (fig 22)
8148	340349.00	366508.92	MCH18341	Roman rubble layer at Hunter Street	Layer (fig 22)
8149	340384.93	366441.59	MCH18340	Roman cut feature at Princess Street	Feature, layer (fig 22)
8158	340387.42	366352.64	MCH18473	Roman barrack block of the First Cohort at Hamilton Place	Barracks, wall, hearth, floor (fig 23)
8160	340376.39	366407.37	MCH585	Roman fortress 'Elliptical' Building (Flavian construction)	Structure, theatre?, palace?, school? (fig 23)
8161	340397.03	366375.26	MCH587	Roman fortress 'Elliptical' Building bath complex	Bath house (fig 23)
8162	340277.84	366472.63	MCH18477	Roman centurion's house (latera praetorii west) at Hunter Street	Officers' quarters (fig 23)
8163	340308.50	366467.05	MCH18480	Roman barrack block D (latera praetorii west) at Hunter Street	Barracks (fig 23)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8164	340341.14	366454.53	MCH18483	Roman 'military hiatus' layer at Hunter Street	Layer, pit (fig 22)
8165	340286.17	366443.98	MCH18484	Roman centurion's house (latera praetorii west) at Princess Street	Officers' quarters (fig 23)
8166	340271.67	366432.69	MCH577	Roman rampart building (no 28) at St Martin's Fields	Kitchen, posthole, wall, rampart building (fig 23)
8167	340312.66	366290.71	MCH18487	Roman rampart ovens at Linenhall Street	Oven (fig 22)
8168	340278.33	366406.96	MCH596	Roman rampart building (no 27) at St Martin's Fields	Kitchen, beam slot, rampart building (fig 23)
8169	340295.70	366341.14	MCH18488	Roman rampart building (no 26) at Linenhall Street	Kitchen, wall, rampart building (fig 23)
8170	340313.14	366279.35	MCH597	Roman rampart building (no 25) at Linenhall Street	Kitchen, wall, floor, rampart building (fig 23)
8171	340318.67	366273.74	MCH18489	Roman rampart ovens at Linenhall Street	Oven (fig 22)
8176	340451.70	366312.56	MCH606	Roman centurion's house (First Cohort) at Goss Street (east)	Officers' quarters (fig 23)
8177	340281.36	366459.86	MCH18490	Roman centurion's house (latera praetorii west) at St Martin's Way	Officers' quarters, beam slot, toilet, wall (fig 23)
8180	340258.60	366483.20	MCH18491	Roman rampart building (no 29) at Hunter Street	Wall, beam slot, rampart building (fig 23)
8186	340460.13	366335.38	MCH18370	Early Roman construction activity at Goss Street	Hard-standing, layer, stakehole (fig 22)
8187	340437.07	366365.96	MCH18274	Early Roman building of the First Cohort (Goss Street east)	Barracks, wall, room, floor (fig 23)
8188	340358.73	366344.35	MCH601	Roman barrack block G at Crook Street (First Cohort)	Barracks (fig 23)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8189	340374.04	366286.98	MCH602	Roman centurion's house G at Crook Street (First Cohort)	Officers' quarters (fig 23)
8195	340404.76	366362.25	MCH18493	Perimeter wall south of the 'Elliptical' Building baths	Wall (fig 23)
8213	340268.19	366431.05	MCH565	Evidence for the Roman west rampart at St Martin's Fields	Fortification, rampart (fig 23)
8214	340297.71	366303.48	MCH18521	The Roman west wall	Fortification, rampart (fig 23)
8215	340291.45	366301.78	MCH18522	The Roman west ditch	Ditch, fortification (fig 22)
8215/4	340252.65	366424.80	MCH18526	Evidence for the Roman west ditch at St Martin's Fields	Fortification, ditch (fig 23)
8236	340299.01	366302.83	MCH18523	Roman interval tower west wall 3 at Linenhall Street	Interval tower, fortification (fig 23)
8237	340285.03	366364.97	MCH18524	Roman interval tower west wall 4 at Linenhall Street	Fortification, interval tower (fig 23)
8238	340264.94	366431.57	MCH18528	Roman interval tower west wall 5 at St Martin's Fields	Fortification, interval tower (fig 23)
8239	340248.38	366494.82	MCH18389	Roman interval tower west wall 6 at St Martins Way	Interval tower, fortification, wall (fig 23)
8244	340294.77	366457.48	MCH18390	Roman building debris at the former Bowling Green, Hunter Street	Demolition layer (fig 22)
8248	340397.94	366355.42	MCH18342	Roman structure (First Cohort) at Goldsmith House	Building, wall, robber trench (fig 23)
8249	340376.83	366274.05	MCH18382	Roman north-south alley at Crook Street	Alley (fig 23)
8267	340325.64	366327.24	MCH599	Roman structure B at Trinity Street (First Cohort)	Barracks?, building (fig 23)
8269	340456.10	366449.29	MCH18555	Roman mortar layer at the Town Hall	Layer (fig 22)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8270	340334.03	366493.12	MCH18556	Roman barrack block F (latera praetorii west) at the former Masonic Lodge	Barracks, wall, veranda (fig 23)
8273	340380.17	366289.26	MCH18383	Roman temporary structure in alley at Crook Street	Structure (fig 22)
8280	340275.09	366458.21	MCH18123	Roman intervallum road (Via Sagularis)	Road, kerbstone, pavement (fig 23)
8283	340377.44	366296.59	MCH18380	Early Roman construction activity at Crook Street	Layer, hard-standing, posthole (fig 22)
8284	340377.18	366296.72	MCH18381	Early Roman boundary evidence at Crook Street	Posthole (fig 22)
8285	340380.45	366290.36	MCH18376	Roman east-west alley at Crook Street	Alley (fig 23)
8286	340386.20	366299.86	MCH18377	Roman north-south road at Crook Street	Road (fig 23)
8295	340696.14	366333.39	MCH18234	Via Principalis (Watergate Street)	Road, kerbstone (fig 23)
8298/8548	340401.50	366295.15	MCH18568	Roman centurion's house (First Cohort) at Crook Street	Officers' quarters (fig 23)
8299	340286.37	366482.89	MCH18574	Roman centurion's house (latera praetorii west) at Hunter Street	Officers' quarters, wall, floor (fig 23)
8300	340345.02	366440.32	MCH579	Roman barracks block B (latera praetorii west) at Princess Street	Barracks, floor, veranda, wall (fig 23)
8301	340304.07	366429.01	MCH18575	Roman centurion's house (latera praetorii west) at Princess Street	Officers' quarters, wall, posthole (fig 23)
8304	340436.98	366338.22	MCH604	Roman structure (First Cohort) at Goss Street west	Building, beam slot, posthole, wall, veranda (fig 23)
8305	340443.58	366309.52	MCH18549	Roman centurion's house (First Cohort) at Goss Street west	Officers' quarters (fig 23)
8306	340431.12	366328.66	MCH18550	Roman alley between buildings at Goss Street	Alley (fig 23)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8307	340328.41	366302.62	MCH598	Roman structure (First Cohort) at Trinity Street	Barracks?, building?, posthole, beam slot (fig 23)
8308	340353.53	366310.01	MCH18551	Roman barrack block (First Cohort) at Hamilton House	Barracks?, building (fig 23)
8308/1	340354.96	366307.16	MCH18552	Roman barrack-type building at Hamilton House (First Cohort)	Barracks?, building, wall, floor, occupation layer, pit (fig 22)
8309	340362.63	366316.15	MCH18554	Roman building (First Cohort) at Crook Street	Building, wall (fig 23)
8311	340334.45	366490.42	MCH18580	Possible Roman street surface at Hunter Street	Alley (fig 23)
8312	340466.24	366470.41	MCH18445	Roman courtyard building Insula 16 (latera praetorii central)	Hospital?, building, officers' quarters? (fig 23)
8314	340452.22	366375.94	MCH18245	Roman principia (latera Praetorii central) at Northgate Street	Military headquarters (fig 23)
8315	340389.23	366322.38	MCH603	Roman barrack block (First Cohort) at Crook Street east	Barracks (fig 23)
8317	340409.93	366371.86	MCH18573	Burnt material at Hamilton Place	Charcoal area, hearth? (fig 22)
8318	340266.39	366454.96	MCH18585	Roman ovens at St Martin's Fields	Oven, structure, posthole, beam slot (fig 22)
8321	340342.19	366377.66	MCH582	Possible Roman workshops area (latera praetorii west)	Workshop? (fig 23)
8322	340379.82	366387.29	MCH18431	Roman north-south road west of the 'Elliptical' Building	Road (fig 23)
8323	340385.34	366365.35	MCH18596	Roman pit at Crook Street	Pit (fig 22)
8324	340349.70	366424.16	MCH18600	Roman barrack block A at Princess Street (south)	Barracks, wall, veranda, posthole (fig 23)
8325	340318.29	366411.25	MCH18601	Roman centurion's house at Princess Street (south)	Wall, officers' quarters (fig 23)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8327	340321.90	366416.60	MCH18602	North-south road between barracks and centurion's quarters at Princess Street	Alley (fig 23)
8328/85 39	340251.16	366425.02	MCH18591	Roman extramural road	Road (fig 23)
8329/85 40	340262.32	366427.44	MCH18590	Roman extramural berm	Berm, fortification (fig 23)
8366	340334.40	366334.19	MCH600	Roman building (First Cohort) at Trinity Street	Building, wall, column (fig 22)
8367	340344.98	366311.14	MCH18546	Roman north-south road between buildings at Crook Street	Road, drain (fig 23)
8377	340458.52	366346.99	MCH18270	North-south road between barracks of the First Cohort and the principia	Road, drain (fig 23)
8378	340458.67	366314.77	MCH18584	East-west alley between centurion's house and barracks (First Cohort)	Alley (fig 23)
8391	340334.10	366480.90	MCH578	Roman barrack block E (latera praetorii west) at Hunter Street	Barracks, hearth, wall (fig 23)
8403	340358.60	366523.94	MCH18621	Roman walled courtyard at Hunter Street phase 3 (insula 21)	Courtyard, floor, wall (fig 23)
8404	340404.77	366421.00	MCH584	Roman barrack-type block at the 'Elliptical' Building	Barracks?, building?, shop? (fig 23)
8405	340394.01	366366.44	MCH18361	Late Roman building west of the 'Elliptical' Building baths	Structure?, beam slot, floor (fig 22)
8406	340407.92	366410.92		Workshop	Structure, room, wall, robber trench (fig 22)
8407	340413.81	366391.95	MCH18426	Roman 'military hiatus' layer at the site of the Elliptical Building	Layer, demolition layer, pit (fig 22)
8408	340411.09	366399.08	MCH18624	Roman fortress 'Elliptical' Building (Severan construction)	Structure, theatre?, palace?, school?, market hall? (fig 23)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8409	340432.13	366376.58	MCH18630	Roman demolition layer at the 'Elliptical' Building site	Layer, charcoal area, demolition layer (fig 22)
8410	340444.53	366408.21	MCH18429	Roman north-south road between the 'Elliptical' Building and the masonry structure	Road (fig 23)
8411	340363.27	366459.14	MCH18631	Late Roman collapse at Hunter Street	Demolition layer (fig 22)
8412/1	340413.36	366395.88	MCH18419	Roman lead pipe in the 'Elliptical' Building	Water pipe (fig 22)
8412/2	340456.73	366373.40	MCH20520	Roman lead pipe at the principia	Water pipe (fig 22)
8412/6	340423.85	366439.39	MCH20518	Roman lead pipe in insula 21	Water pipe (fig 22)
8412/7	340436.39	366384.96	MCH20519	Roman lead pipe at the 'Elliptical' Building baths	Water pipe (fig 22)
8413	340313.24	366450.99	MCH18632	Roman barrack block C at Princess Street	Barracks, posthole, beam slot (fig 23)
8414	340371.68	366454.96	MCH18638	Roman north-south road west of the store building	Road (fig 23)
8415	340378.72	366454.19	MCH18639	Early Roman rubbish dumping at Hunter Street Phase 1 (insula 21)	Pit, layer (fig 22)
8416	340395.73	366480.77	MCH18640	Roman 'military hiatus' layer at Princess Street Phase 2a (insula 21)	Pit, metal-working site (fig 22)
8417	340394.11	366456.71	MCH18641	Roman north-south track at Princess Street Phase 2b (insula 21)	Trackway, hearth? (fig 23)
8418	340399.25	366458.58	MCH18642	Roman timber building at Princess Street Phase 2b (insula 21)	Building, beam slot, floor, pit (fig 22)
8419	340400.20	366435.22	MCH583	Late Roman narrow building at Princess Street (insula 21)	Storehouse?, granary?, wall, colonnade (fig 23)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8420	340413.52	366485.66	MCH581	Roman north-south store building at Princess Street (insula 21)	Storehouse?, water pipe, beam slot, posthole, stone area, water tank (fig 23)
8421	340000.00	366000.00		Late Roman layer at Hunter Street	Layer (fig 22)
8422	340297.82	366449.38	MCH18577	Roman east-west road between centurions' houses at St Martin's Fields	Road, drain (fig 23)
8468	340481.52	366387.79	MCH18417	Roman east-west road at the Roman headquarters building (principia)	Road (fig 23)
8478	340434.12	366409.55	MCH18425	Second-century workshop B on the site of the 'Elliptical' Building	Workshop, beam slot (fig 22)
8490	340377.25	366296.61	MCH18378	Roman demolition layer at Crook Street (Phase 1a interim deposit)	Demolition layer (fig 22)
8495	340451.27	366341.24	MCH18371	Roman 'military hiatus' layer at Goss Street	Pit, cess pit, toilet (fig 22)
8496	340450.00	366340.02	MCH18275	Late Roman building of the First Cohort (Goss Street east)	Barracks?, wall, room, floor, drain, veranda, shop? (fig 23)
8504	340417.21	366394.98	MCH18367	Pre-fortress ditch at the site of the 'Elliptical' Building	Ditch (fig 22)
8505	340413.43	366404.65	MCH18368	Pre-fortress features at the site of the 'Elliptical' Building	Stakehole (fig 22)
8506	340390.39	366370.36	MCH18369	Possible pre-fortress earth rampart at the site of the 'Elliptical' Building	Rampart?, feature, posthole (fig 22)
8513/1	340390.86	366356.05	MCH20517	Roman drains at the 'Elliptical' Building	Drain (fig 22)
8513/2	340468.87	366384.23	MCH20531	Roman drains north of the large courtyard building	Drain (fig 22)
8513/12	340321.42	366304.84	MCH20536	Roman intervallum drain at Linenhall Street	Drain (fig 22)
8514	340382.36	366503.89	MCH18620	Roman pit at Hunter Street (insula 21)	Pit (fig 22)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8515	340406.79	366370.31	MCH18420	Roman yard surface west of the 'Elliptical' Building bath complex	Yard (fig 22)
8516	340421.31	366419.68	MCH18430	Roman east-west alley north of the 'Elliptical' Building	Alley, toilet (fig 23)
8517	340398.43	366352.80	MCH18475	Roman north-south alley between barracks at Hamilton Place	Alley (fig 23)
8518	340402.08	366375.02	MCH18427	Roman structural evidence west of the 'Elliptical' Building bath complex	Posthole, wall (fig 22)
8529	340388.80	366420.92	MCH18644	Roman metal-working debris at Princess Street	Metal-working site, pit (fig 22)
8530	340399.02	366424.93	MCH18645	Roman surface at Princess Street	Hard-standing?, road? (fig 22)
8531	340331.64	366473.76	MCH18646	Roman east-west alley between barrack blocks at Hunter Street	Alley (fig 23)
8532	340330.23	366479.06	MCH18606	Roman rock-cut pits at Hunter Street	Pit (fig 22)
8533	340262.35	366486.16	MCH18492	Roman activity at Hunter Street	Layer, Oven? (fig 22)
8541	340302.27	366435.17	MCH18576	Roman east-west alley between centurions' houses at St Martin's Fields	Alley (fig 23)
8542	340302.14	366432.65	MCH18578	Roman 'military hiatus' layer at St Martin's Fields	Layer (fig 22)
8546	340356.04	366433.83	MCH18603	Roman east-west road north of barrack block at Princess Street	Road (fig 23)
8552	340487.50	366385.49	MCH12485	Deva Roman fortress	Legionary fortress (fig 22)
8556	340474.58	366427.72	MCH18690	Pre-Flavian Roman fortress	Fortress, fortification (fig 22)
8561	340421.75	366332.87	MCH18999	Roman barrack block of the First Cohort at Goss Street	Barracks (fig 23)
8618	340495.14	366386.74	MCH21077	Possible Roman surface at Northgate Street	Floor (fig 22)
8619	340441.19	366362.26	MCH21078	Possible Roman surface at Hamilton Place	Layer (fig 22)

Roman sites

HER No.	Easting	Northing	Monument ID	Description	Type
8620	340383.71	366346.17	MCH21079	Possible Roman surface at the Gateway Theatre	Layer (fig 22)
8621	340481.35	366425.47	MCH21080	Possible Roman surface at Northgate Street	Layer (fig 22)
8642	340410.19	366541.94	MCH21273	Roman via quintana, Odeon Cinema	Road, drain (fig 23)

Early medieval sites

HER No.	Easting	Northing	Monument ID	Description	Type
9012	340378.35	366289.07	MCH835	Anglo-Saxon timber building(s) and pits, 1-11 Crook Street	Structure?, posthole, building?, pit
9013/1	340360.00	366320.00	MCH414	Anglo-Saxon pottery, north of Crook Street	Findspot
9013/9	340305.36	366448.81	MCH18667	Anglo-Saxon pottery, former Hunter Street Bowling Green (Hunter Street / Princess Street)	Findspot
9013/21	340404.97	366419.99	MCH413	Bronze Anglo-Saxon pin, Old Market Hall, Princess Street	Findspot
9013/35	340442.77	366400.71	MCH18672	Anglo-Saxon hooked tag, Old Market Hall	Findspot
9014/1	340295.56	366331.91	MCH836	Possible Anglo-Saxon palisade (refortification of Roman defences), Linenhall Street	Palisade, posthole
9014/2	340310.44	366286.57	MCH18652	Possible Saxon gate or tower (refortification of Roman defences), Linenhall Street	Gate?, stone area, building?
9014/3	340306.32	366283.88	MCH18653	Possible Anglo-Saxon ditch (refortification of Roman defences), Linenhall Street	Ditch
9014/4	340326.96	366306.21	MCH18733	Possible Anglo-Saxon ditch (refortification of Roman defences), East Linenhall Street	Ditch
9017	340422.40	366492.40	MCH831	Anglo-Saxon road or area of paving, Hunter's Walk	Hard-standing
9018	340428.60	366478.15	MCH18656	Anglo-Saxon timber building, Hunter's Walk	Floor, posthole, building
9019	340419.16	366500.76	MCH18657	Anglo-Saxon fired clay features, Hunter's Walk	Feature, posthole?, platform?, hard-standing
9020	340387.66	366480.38	MCH18658	Anglo-Saxon grubenhaus, Hunter Street School	Grubenhaus, posthole, building
9021	340384.70	366497.59	MCH18659	Anglo-Saxon paving, Hunter Street School	Hard-standing, road?

Early medieval sites

HER No.	Easting	Northing	Monument ID	Description	Type
9022	340362.83	366466.47	MCH18660	Anglo-Saxon pit, Hunter Street School	Pit
9023	340378.20	366485.39	MCH18661	Dark earth, Hunter Street School	Occupation layer?, layer
9024	340450.43	366348.93	MCH834	Anglo-Saxon stone robbing and possible cultivation layer (dark earth), Goss Street North	Layer, demolition layer
9025	340450.36	366348.86	MCH18662	Possible Anglo-Saxon building (postholes), Goss Street North	Posthole, structure?
9026	340450.37	366348.86	MCH18663	Possible Anglo-Saxon building (slots) or drainage gullies, Goss Street North	Gully?, beam slot?
9027	340393.38	366332.20	MCH18664	Anglo-Saxon quarry pit, Hamilton Place	Quarry, pit?
9028	340393.38	366332.20	MCH18665	Two late Anglo-Saxon sunken buildings, Hamilton Place	Grubenhaus, posthole, building
9040	340399.11	366302.05	MCH18684	Evidence of Anglo-Saxon stone robbing and activities (dark earth), Crook Street	Pit, layer?
9050	340377.05	366293.30	MCH18384	Late Roman/Anglo-Saxon layer at Crook Street	Layer
9066	340414.28	366368.75	MCH18572	Late Roman - Saxon soil horizon (dark earth), Hamilton Place	layer, cultivation layer?
9067	340486.90	366390.59	MCH828	Burh of Chester	Burh
9068	340394.01	366366.44	MCH18738	Possible sixth century masonry walls over rubble, Hamilton Place	Demolition layer, wall

Later medieval sites

HER No.	Easting	Northing	Monument ID	Description	Type
10000	340481.18	366449.00	MCH18739	Northgate Street, Chester	Road
10002	340447.15	366261.10	MCH18741	Watergate Street, Chester	Road
10007	340375.92	366447.21	MCH18746	Princess Street, Chester	Road
10008	340310.62	366327.33	MCH18747	Trinity Street, Chester	Road
10010	340438.12	366361.77	MCH18749	Hamilton Place, Chester	Road
10011	340376.65	366350.57	MCH18750	Crook Street, Chester	Road
10012	340445.96	366322.5	MCH18751	Goss Street, Chester	Road
10100/15	340316.18	366335.67	MCH18898	Medieval finds at Hamilton Place	Findspot
10100/36	340419.02	366311.43	MCH18920	Medieval finds at Goldsmith House	Findspot
10114	340330.34	366307.06	MCH20361	Medieval pits at Trinity Street	Pit
10115	340451.62	366349.72	MCH19004	Medieval stone robbing at Goss Street	Robber trench
10120	340451.30	366348.66	MCH19006	Medieval masonry at Goss Street	Demolition layer
10132	340304.60	366288.35	MCH19011	Medieval pits at Linenhall Street	Pit
10133	340305.84	366288.73	MCH19010	Medieval stone robbing at Linenhall Street	Robber trench
10134	340299.21	366287.06	MCH1084	Medieval kiln at Linenhall Street	Lime kiln
10141	340424.96	366328.22	MCH710	Medieval pits at Goldsmith House	Pit
10142	340460.00	366300.00	MCH709	Medieval pits at Goss Street south	Pit
10155	340449.58	366349.61	MCH708	Late medieval house at Goss Street	Wall, pit, house
10160/1	340425.04	366471.39	MCH724	Medieval strip property on Princess Street: building	Building, hearth, room, beam slot, boundary, layer
10160/2	340423.49	366479.06	MCH21112	Medieval strip property on Princess Street: yard area	Pit, cess pit, boundary
10161	340427.63	366477.95	MCH19039	Medieval properties facing Northgate Street	Pit, boundary, burgrave plot

Later medieval sites

HER No.	Easting	Northing	Monument ID	Description	Type
10162	340343.05	366446.37	MCH19040	Medieval stone robbing at Princess Street	Robber trench
10163	340371.62	366456.71	MCH19041	Medieval corn-drying kiln at Princess street	Corn-drying kiln
10164	340390.97	366470.62	MCH19042	Medieval soil accumulation at Princess Street	Layer
10173	340409.48	366295.16	MCH19066	Medieval structure at Crook Street east	Building
10189	340392.36	366364.86	MCH19072	Medieval activity at 12 Hamilton Place	Pit
10197	340283.97	366464.33	MCH19113	Medieval activity at Hunter Street	Cultivation marks
10245	340340.57	366467.06	MCH19165	Medieval robber trench at the Masonic Lodge	Robber trench
10246	340343.98	366295.77	MCH19167	Medieval activity at Hamilton House	Pit, layer, building
10253	340441.53	366474.43	MCH19198	Medieval features at Coach & Horses	Wall, layer
10277	340379.15	366285.97	MCH725	Medieval activity to the rear of Watergate Street	Pit, floor
10292	340440.62	366378.42	MCH19232	Medieval stone robbing of the 'Elliptical' Building baths	Robber trench
10293	340438.39	366376.51	MCH19233	Medieval building at the 'Elliptical' Building baths	Building, cellar
10294	340442.18	366403.46	MCH19234	Medieval building at the 'Elliptical' Building	Building, cellar
10321	340229.32	366414.78	MCH1184	Church or Chapel of St Chad	Church, anchorite cell, chapel
10342	340264.42	366427.83	MCH18885	Medieval stone robbing at Princess Street	Robber trench
10374	340300.68	366306.03	MCH19024	Medieval pit at Linenhall Street	Pit
10400	340409.82	366295.50	MCH19069	Medieval stone robbing at Crook Street east	Robber trench
10401	340408.80	366299.44	MCH19070	Medieval features at Crook Street east	Wall, hearth

Later medieval sites

HER No.	Easting	Northing	Monument ID	Description	Type
10406	340283.97	366464.33	MCH19114	Possible medieval postholes at Hunter Street	Posthole
10407	340298.30	366433.95	MCH19115	Medieval activity at Princess Street	Cultivation marks
10408	340320.00	366450.00	MCH19117	Medieval activity at the Bus Station	Boundary ditch
10424	340266.66	366315.96	MCH18747	Linen Hall Street / Crofts Lane	Road
10428	340230.72	366483.17	MCH19133	St Martin's in the Fields / Crofts Lane (Street)	Road
10432	340237.85	366455.73	MCH19134	St Chad's Lane	Road
10696	340427.70	366496.20	MCH19686	Medieval structure at Hunter Street	Cellar, pit, building, cultivation layer
11136	340366.42	366309.94	MCH20562	Medieval pits at Crook Street	Pit
11139	340418.30	366424.99	MCH20565	Medieval robber trench at Princess Street	Robber trench
11140	340298.44	366329.81	MCH20566	Medieval stone robbing, Linenhall Street	Robber trench
11141	340298.65	366433.99	MCH20567	Medieval stone robbing, St Martin's Field	Robber trench
11349	340420.31	366498.52	MCH21115	Medieval bronze working at Hunter's Walk	Metal-working site
11350	340406.82	366509.26	MCH19692	Medieval drain at Hunter Street School	Drain
11428	340466.45	366376.89	MCH21282	Medieval pits at Old Market Hall	Pit

Post-medieval sites

HER No.	Eastings	Northing	Monument ID	Description	Type
10036	340381.21	366283.63	MCH18775	Green & Wardell Almshouse, Crook Street	Almshouse
10043	340442.03	366373.53	MCH18785	Welsh Methodist's Chapel, Hamilton Place	Methodist chapel
10044	340407.96	366362.18	MCH18786	Baptist Chapel, Hamilton Place	Baptist chapel
10050	340349.87	366483.72	MCH18793	Former Masonic Hall, Hunter Street	Freemasons' s hall
10051	340368.22	366414.79	MCH18794	Mission Hall, Princess Street	Mission hall
10052	340407.40	366507.28	MCH18796	Methodist Church, Hunters Walk	Methodist chapel
10055	340331.62	366366.31	MCH10840	Matthew Henry Chapel, Trinity Street	Presbyterian chapel, Unitarian chapel, school
10055/1	340338.75	366357.21	MCH10841	Graveyards at Mathew Henry's Chapel, Trinity Street (south)	cemetery
10055/1	340316.12	366360.80	MCH10841	Graveyards at Mathew Henry's Chapel, Trinity Street (front)	cemetery
10055/3	340312.42	366359.35	MCH18792	Former almshouses at Matthew Henry Chapel	Almshouse
10059	340317.14	366442.06	MCH18795	Mission Hall, Princess Street	Mission hall
10066	340372.42	366302.97	MCH18803	Brewery, Crook Street	Brewery
10069	340481.22	366427.80	MCH18829	The Exchange, Northgate Street	Court house
10070	340455.61	366500.33	MCH18806	Lawton's Carriage Works, Northgate Street	Coach works, motor-vehicle showroom, facade
10082	340462.89	366394.35	MCH18850	The modern Market: Public Market House	Market, facade
10095	340436.63	366325.71	MCH18805	Assay Office, Goss Street	Assay office
10096	340352.14	366344.04	MCH18804	Iron foundry, Crook Street	Iron foundry
10100/7	340413.37	366386.76	MCH18892	Post-medieval clay-pipe-working waste at Princess Street	Findspot
10100/9	340287.08	366283.49	MCH18894	Post-medieval pottery from Linenhall Street	Findspot

Post-medieval sites

HER No.	Easting	Northing	Monument ID	Description	Type
10100/16	340316.07	366335.45	MCH18899	Post-medieval finds at Hamilton Place	Findspot
10100/20	340421.18	366347.54	MCH18903	Post-medieval pottery from Hamilton Place	Findspot
10100/37	340419.02	366311.19	MCH18918	Post-medieval finds at Goldsmith House	Findspot
10100/38	340422.32	366454.17	MCH18921	Post-medieval finds at Princess Street	Findspot
10100/49	340334.67	366477.23	MCH18932	Post-medieval pottery at the former Bowling Green	Findspot
10100/54	340286.95	366482.25	MCH18955	Post-medieval finds from the former Bowling Green	Findspot
10100/60	340400.00	366500.00	MCH15492	Post-medieval cannon ball from Chester	Findspot
10100/75	340404.25	366384.41	MCH20555	Post-medieval bottle stamp from Princess Street	Findspot
10108	340276.30	366364.08	MCH18870	Holy Trinity National School, Trinity Street	National school
10109	340323.22	366436.83	MCH18871	Bishop Graham Memorial Ragged School, Princess Street	Ragged school
10110	340451.63	366443.39	MCH18828	Town Hall, Northgate Street	Town hall, magistrates court, police station, record office, gaol, muniment house
10121	340455.47	366343.68	MCH19007	Post-medieval cellar at Goss Street	Cellar
10122	340344.97	366311.17	MCH711	Post-medieval evidence at Trinity Street	Pit
10131	340292.80	366285.02	MCH19009	Post-medieval accumulation layer at Linenhall Street	Layer
10135	340294.42	366285.68	MCH19012	Post-medieval furnace at Linenhall Street	Furnace
10136	340301.37	366301.19	MCH19013	Post-medieval pits at Linenhall Street	Pit
10156	340449.65	366349.61	MCH19036	Tudor house at Goss Street	House, hearth

Post-medieval sites

HER No.	Easting	Northing	Monument ID	Description	Type
10157	340449.69	366349.62	MCH19037	Late seventeenth century house at Goss Street	House, cellar, yard
10165	340380.10	366494.68	MCH19043	Post-medieval pits at Princess Street	Pit
10166	340368.23	366454.27	MCH19044	Post-medieval oven at Hunter Street School	Oven
10174	340396.49	366310.38	MCH19071	Post-medieval structures at Crook Street east	Wall, building, pit
10190	340392.42	366364.92	MCH19073	Seventeenth century house at 12 Hamilton Place	House, cultivation marks, cess pit
10195	340403.18	366361.95	MCH19074	Post-medieval structural activity at 12 Hamilton Place	Wall, cellar
10196	340401.07	366367.11	MCH19075	Nineteenth century industrial activity at Hamilton Place	Pit, metal-working site, forge
10198	340329.47	366458.38	MCH19116	Post-medieval activity at Princess Street	Demolition debris
10247	340344.19	366295.80	MCH19172	Post-medieval activity at Hamilton House	Layer, yard?, path?, boundary ditch, boundary wall
10254	340441.57	366474.47	MCH19199	Post-medieval features at Coach & Horses	Layer, wall
10259	340456.01	366449.39	MCH19205	Post-medieval pit at the Town Hall	Pit
10264	340307.02	366457.73	MCH19192	Post-medieval soil at the former Bowling Green	Cultivation layer
10270	340416.66	366397.84	MCH19249	Slum clearance at Princess Street	Back-to-back house, terraced house
10278	340374.56	366292.72	MCH19226	Post-medieval industrial activity at Crook Street	Metal-working site, malt kiln
10290	340428.08	366399.70	MCH19231	Post-medieval stone robbing of the 'Elliptical' Building	robber trench
10291	340379.19	366286.05	MCH19225	Seventeenth century pits at Watergate Street	Pit

Post-medieval sites

HER No.	Easting	Northing	Monument ID	Description	Type
10323	340171.74	366424.25	MCH18817	Chester Infirmary	Infirmary, Infectious Diseases Hospital, precinct wall
10350	340286.68	366482.21	MCH18981	Post-medieval structure at the Bowling Green	Structure, robber trench
10362	340424.93	366317.95	MCH18983	Post-medieval stone robbing at Goldsmith House	robber trench
10373	340300.81	366306.03	MCH19023	Post-medieval brick floor at Linenhall Street	Floor
10378	340425.75	366477.76	MCH19045	Parry's iron foundry at Princess Street	Foundry, hearth
10429	340175.29	366395.85	MCH19132	Gaol Fields (Lane)	Road
10435	340263.93	366305.28	MCH19246	Smithies, Linen Hall Street	Blacksmith's workshop, building
10446	340411.15	366340.10	MCH20765	St Peter's National School	National school, air-raid shelter
10693	340406.85	366509.28	MCH19683	Eighteenth century building at Hunter Street School	Building, wall
10694	340424.09	366476.77	MCH19684	Nineteenth century tenement cottages at Jones Court	Tenement house
10695	340377.28	366488.64	MCH19685	Post-medieval malting kiln at Princess Street	Kiln
10697	340427.60	366495.80	MCH19689	Post-medieval structural activity at Hunter's Walk	Platform, wall
10710	340448.30	366477.34	MCH19704	No 39 Northgate Street, The Coach & Horses Public House	Public house
11137	340366.42	366309.94		Brick-lined feature ,Hamilton Place	Feature
11254	340382.88	366495.81	MCH20763	Hunter Street School, Hunter Street	School
11338	340301.55	366336.44	MCH21084	Welsh Calvinistic Methodist Chapel, Trinity Street	Methodist chapel
11354	340407.05	366376.68	MCH21198	nineteenth century courtyard housing at Hamilton Place	Terraced house

ILLUSTRATIONS

FIGURES

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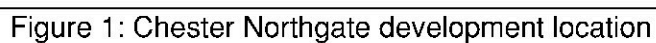
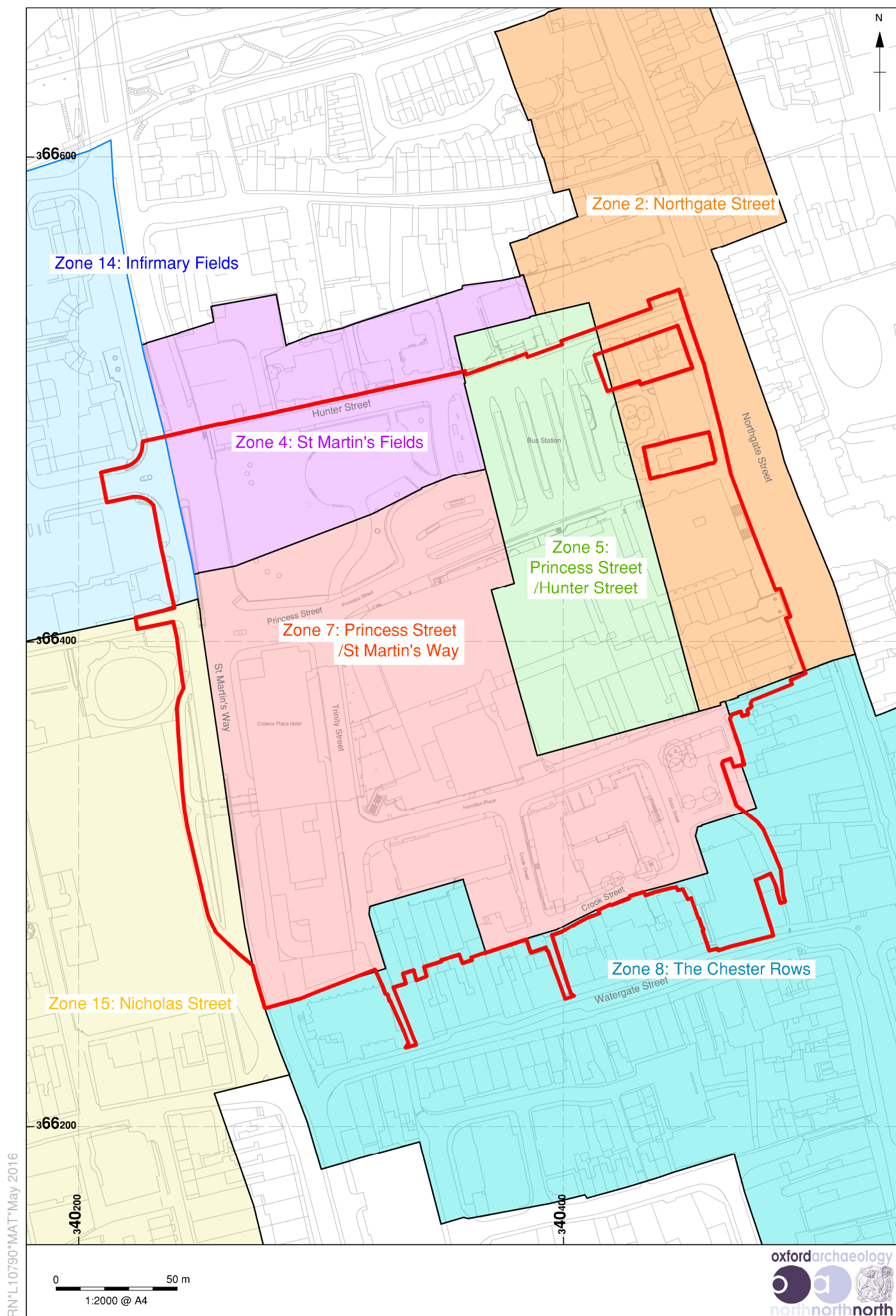




Figure 2: Plan of proposed development blocks, showing construction phases



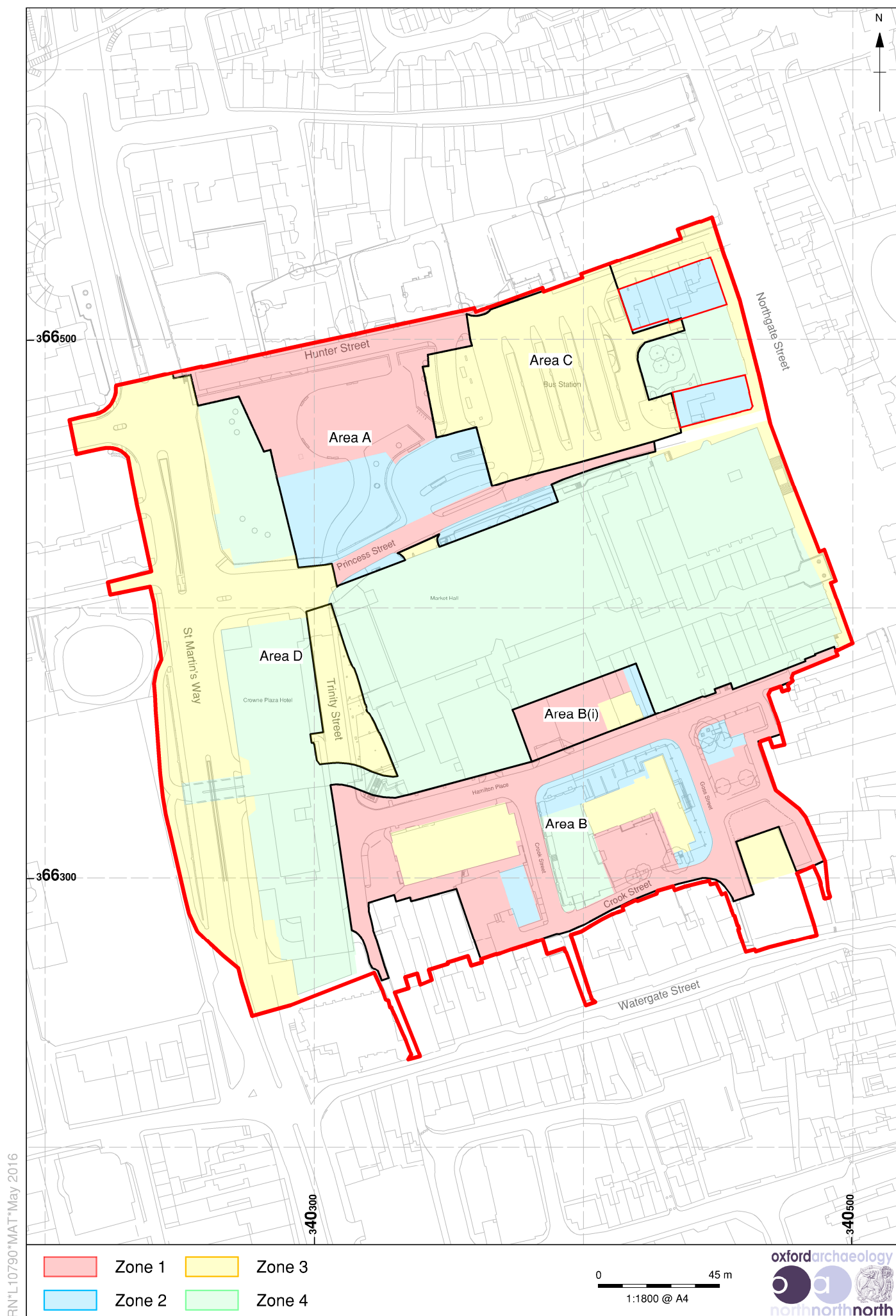


Figure 4: Archaeological zoning across the Northgate site, with areas of particular archaeological interest highlighted (Areas A, B, B(i), C and D)

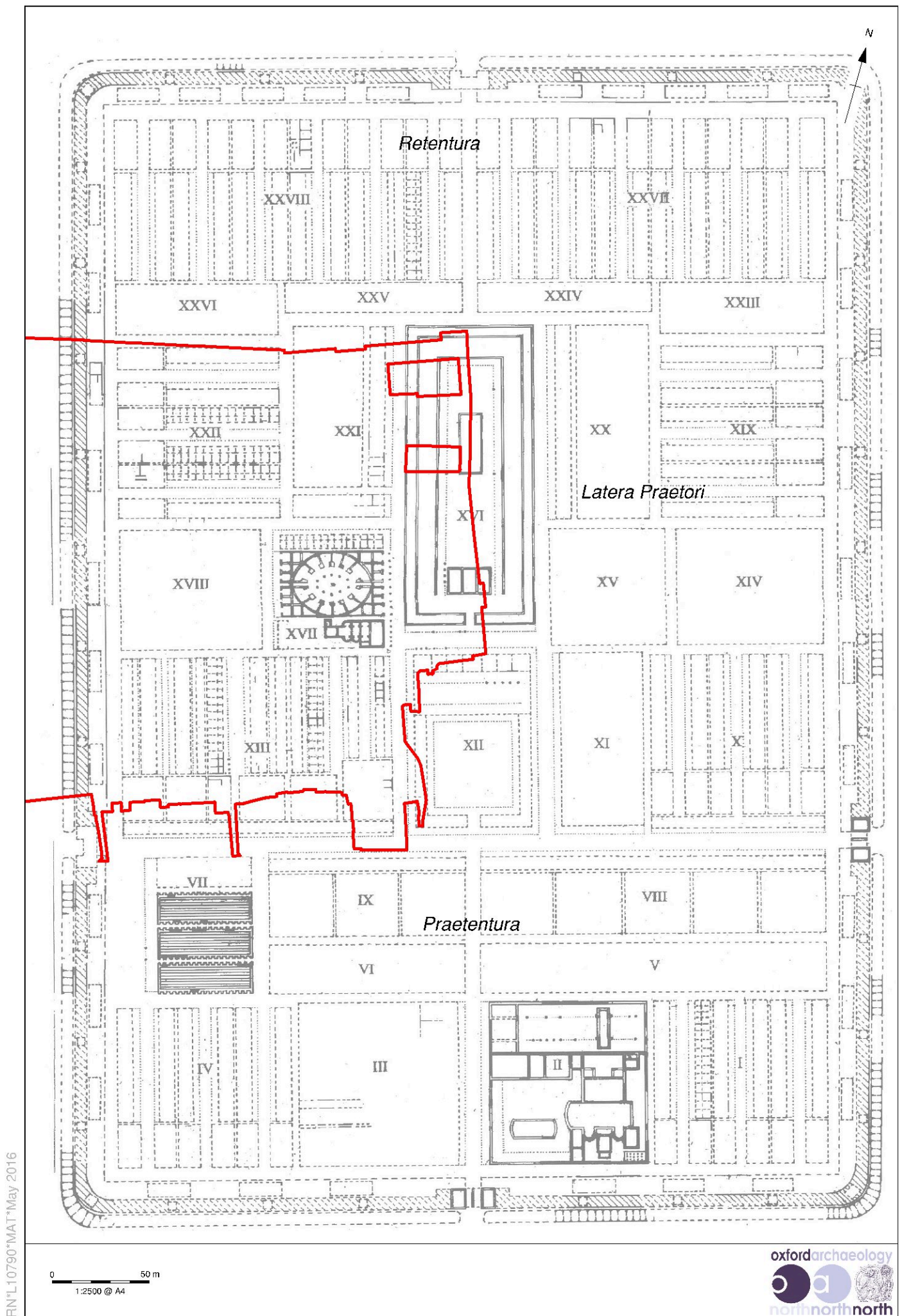


Figure 5: The development boundary relative to the layout of the Roman legionary fortress (Monument 8552)

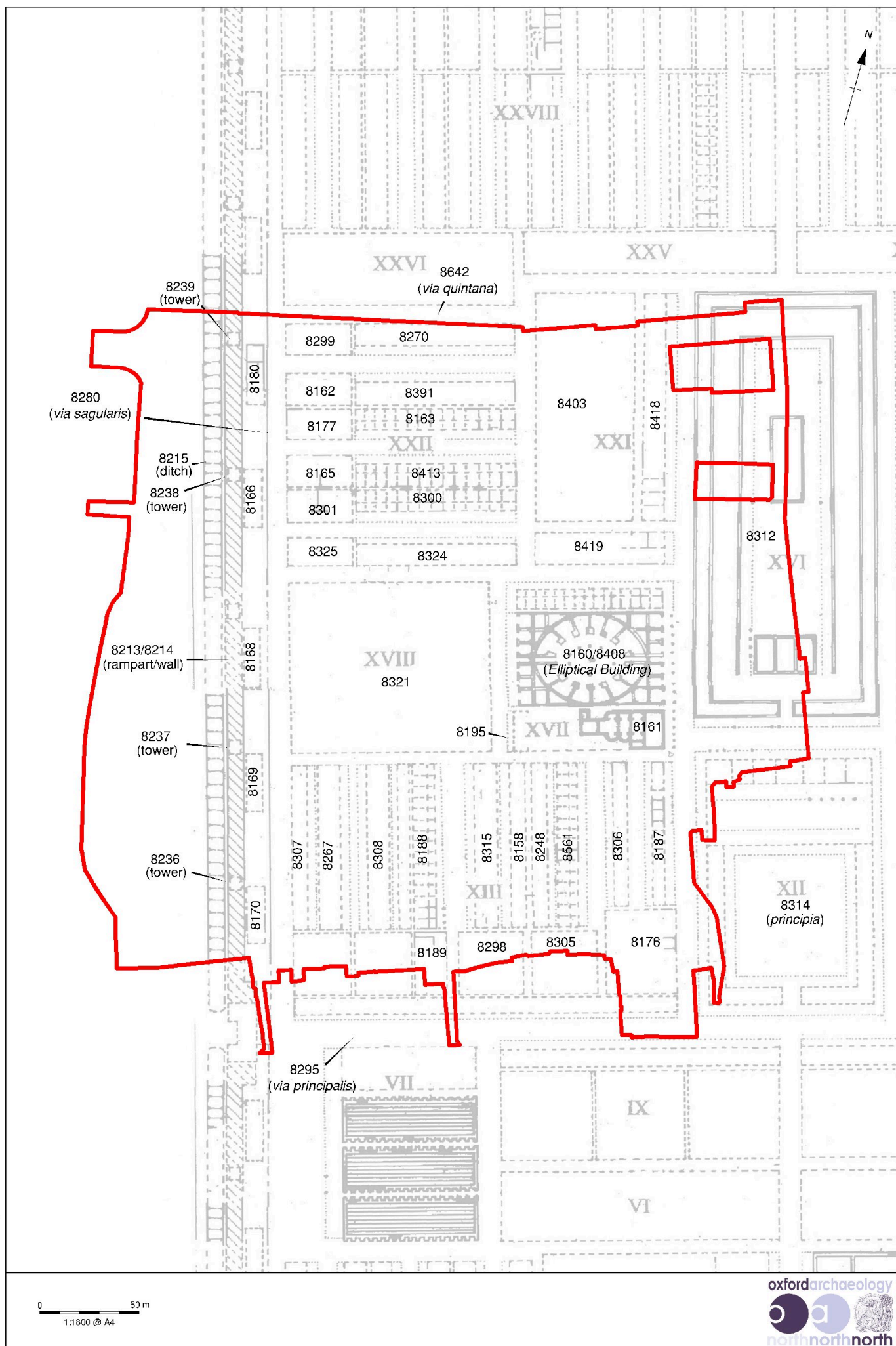


Figure 6: Detail of the western central range (*latera praetorii*) of the fortress, showing the principal Roman buildings within the development site, with Monument numbers

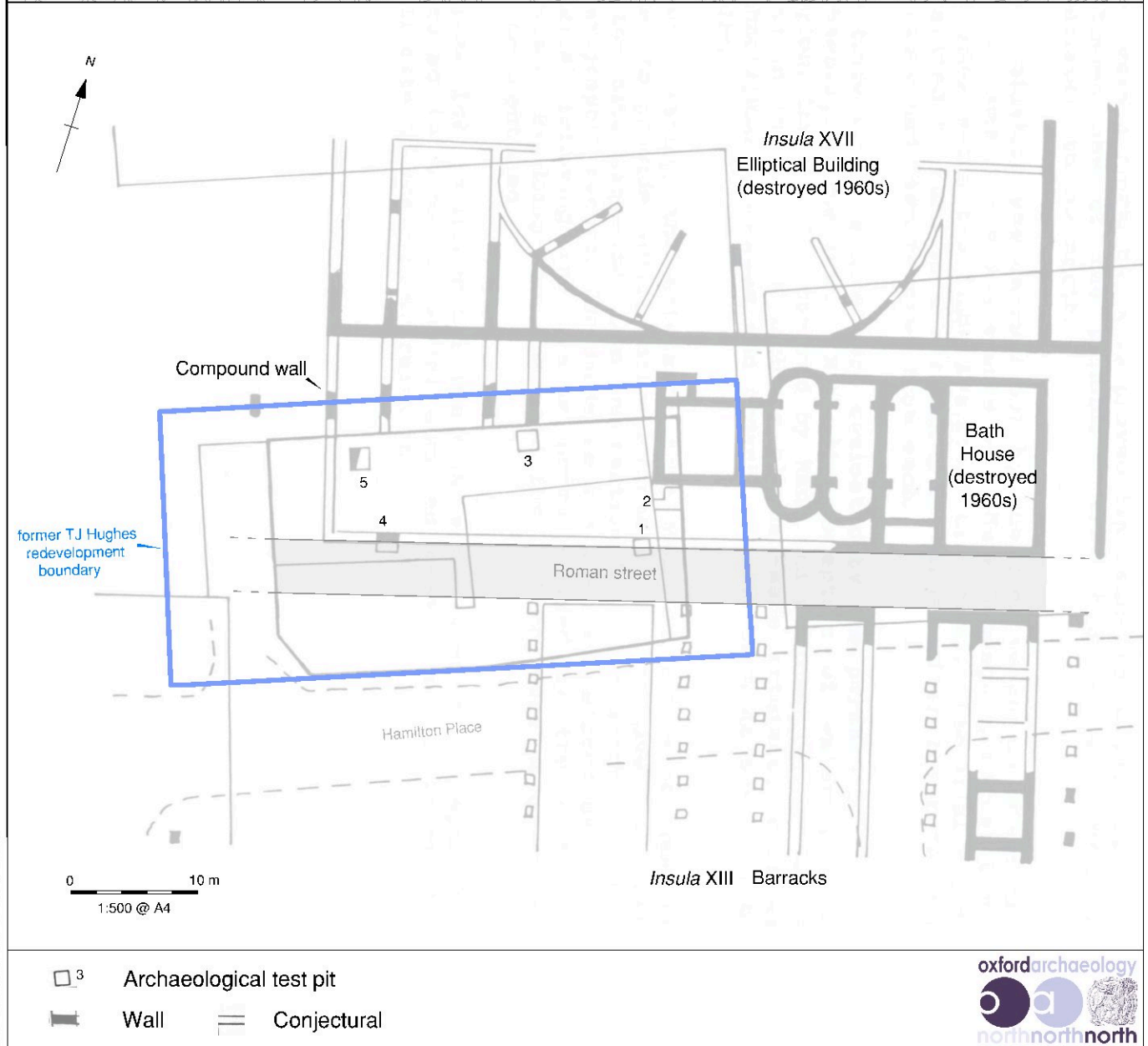
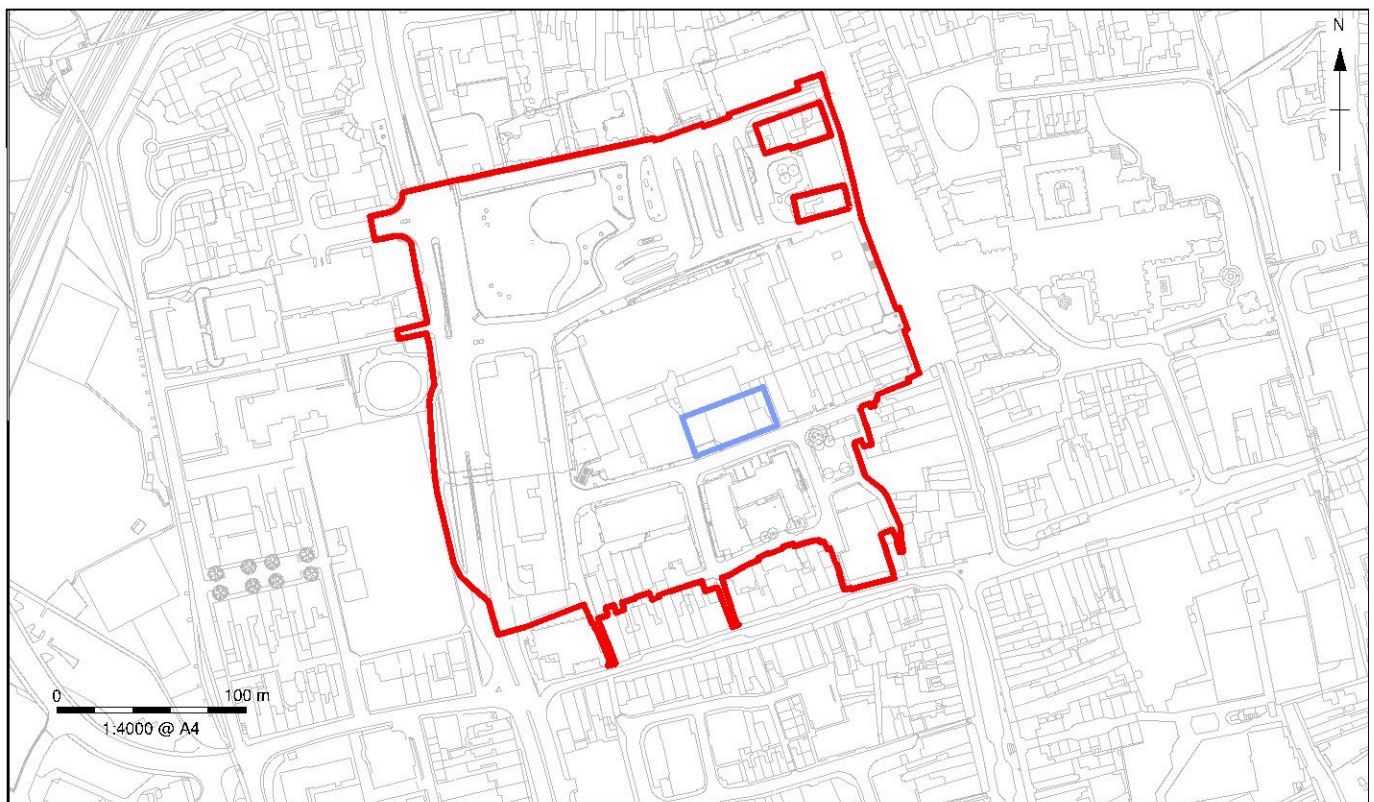


Figure 7: Plan of elements of the Elliptical Building complex (*insula* XVII) recorded in the 1990s at the site of the former TJ Hughes store on Hamilton Place

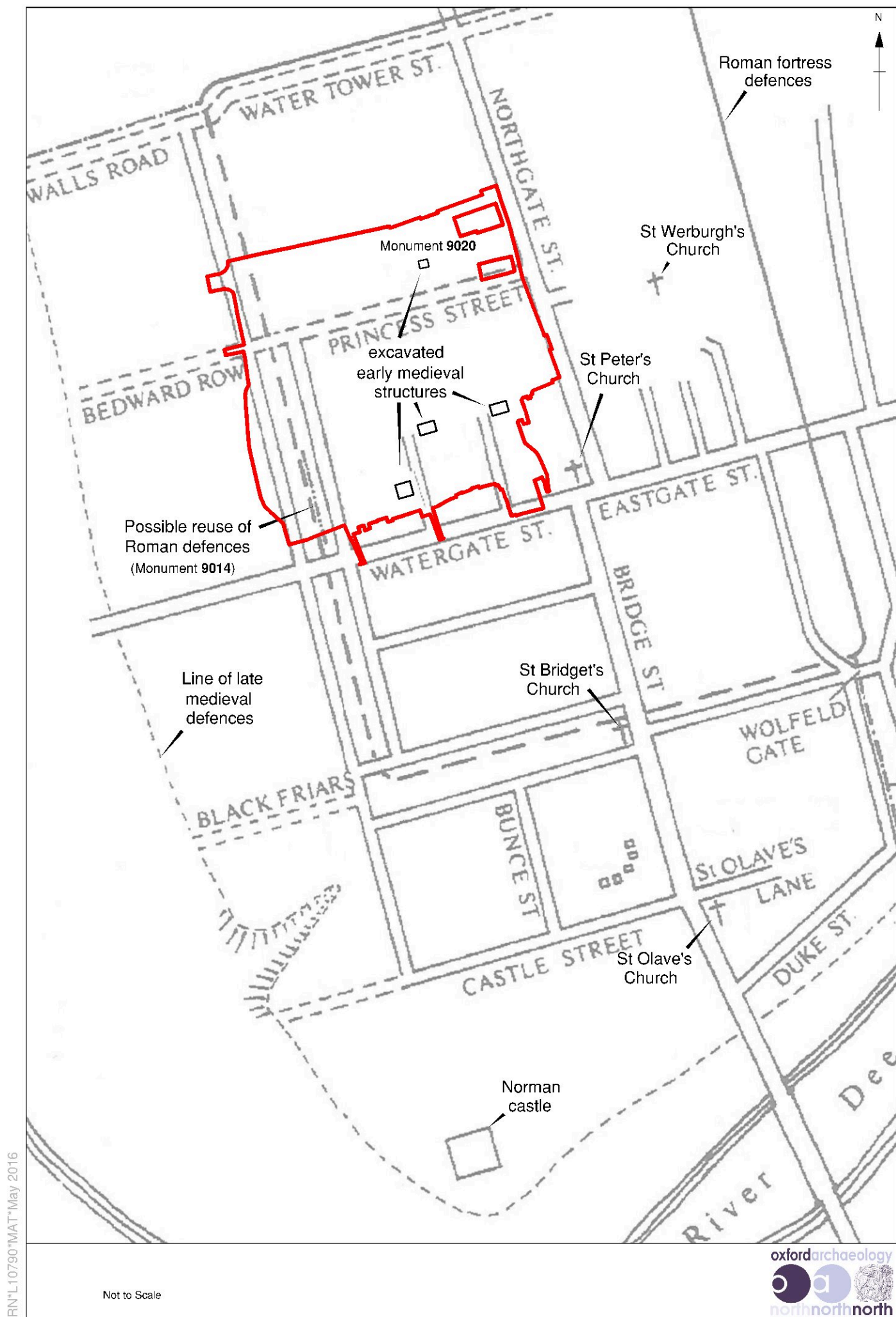


Figure 8: The development boundary overlaid on a speculative plan of the Saxon *burh*, Monument 9067 (after Ward 1988, fig 31)

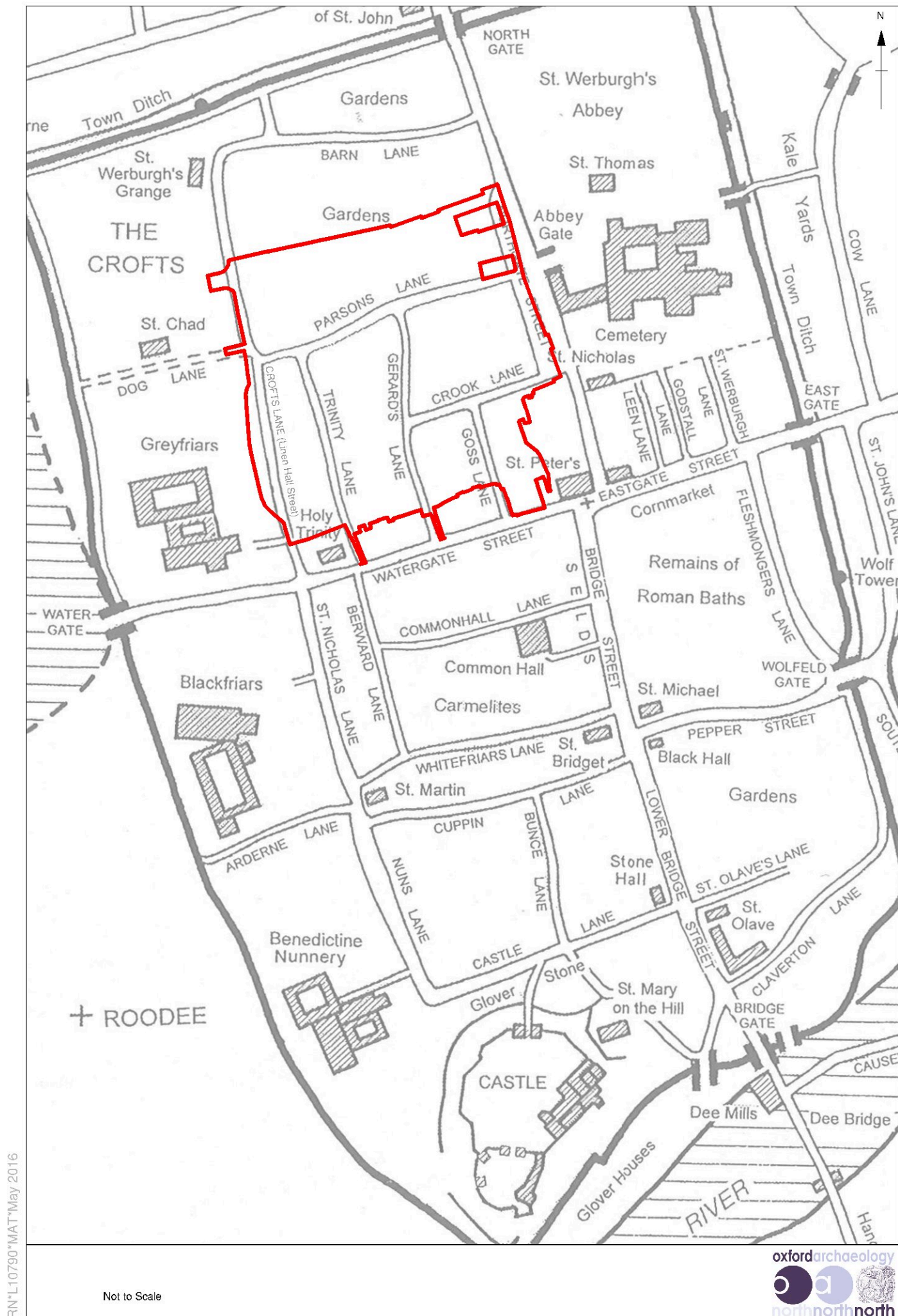


Figure 9: The Northgate site within late medieval Chester, c 1500 (after Laughton 2008, frontispiece)



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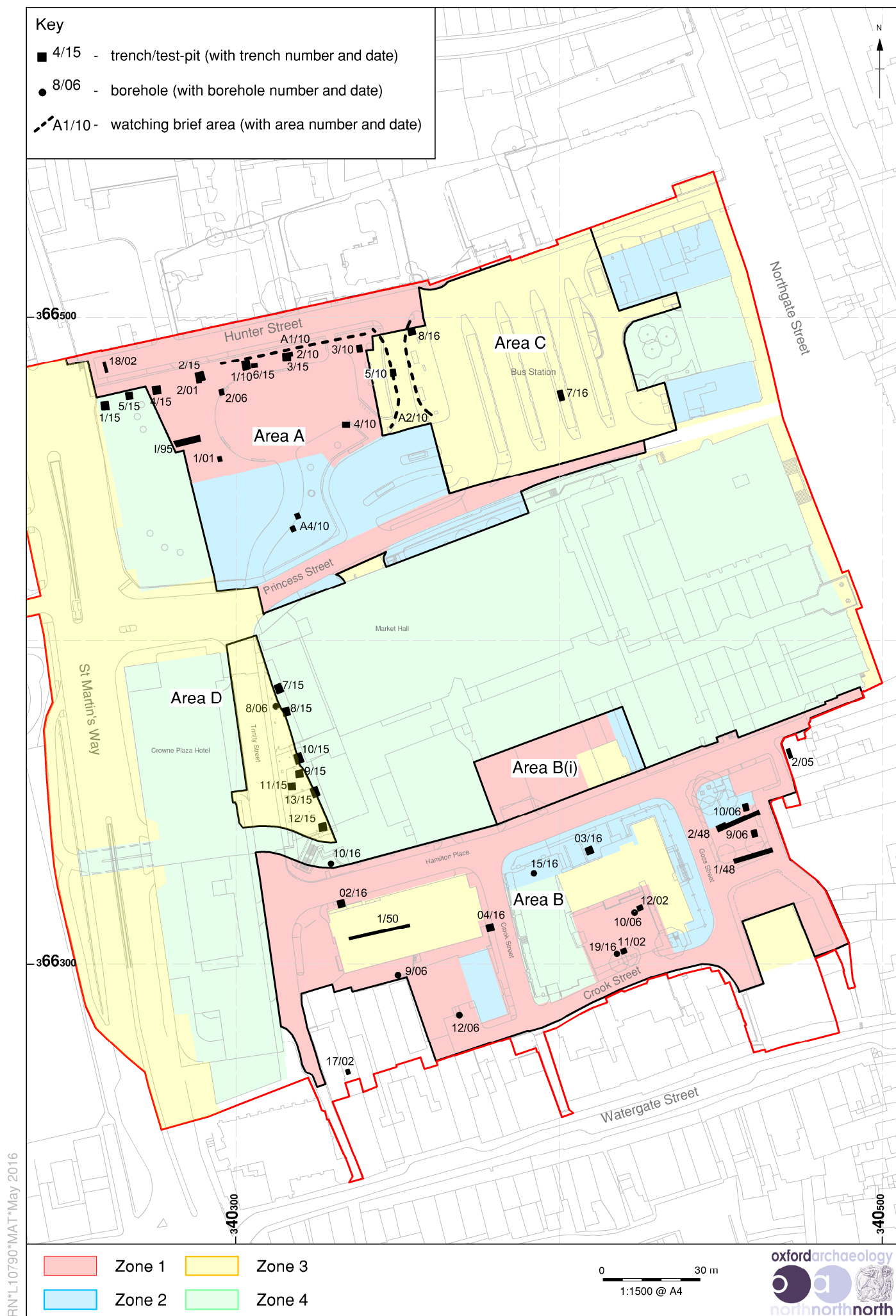


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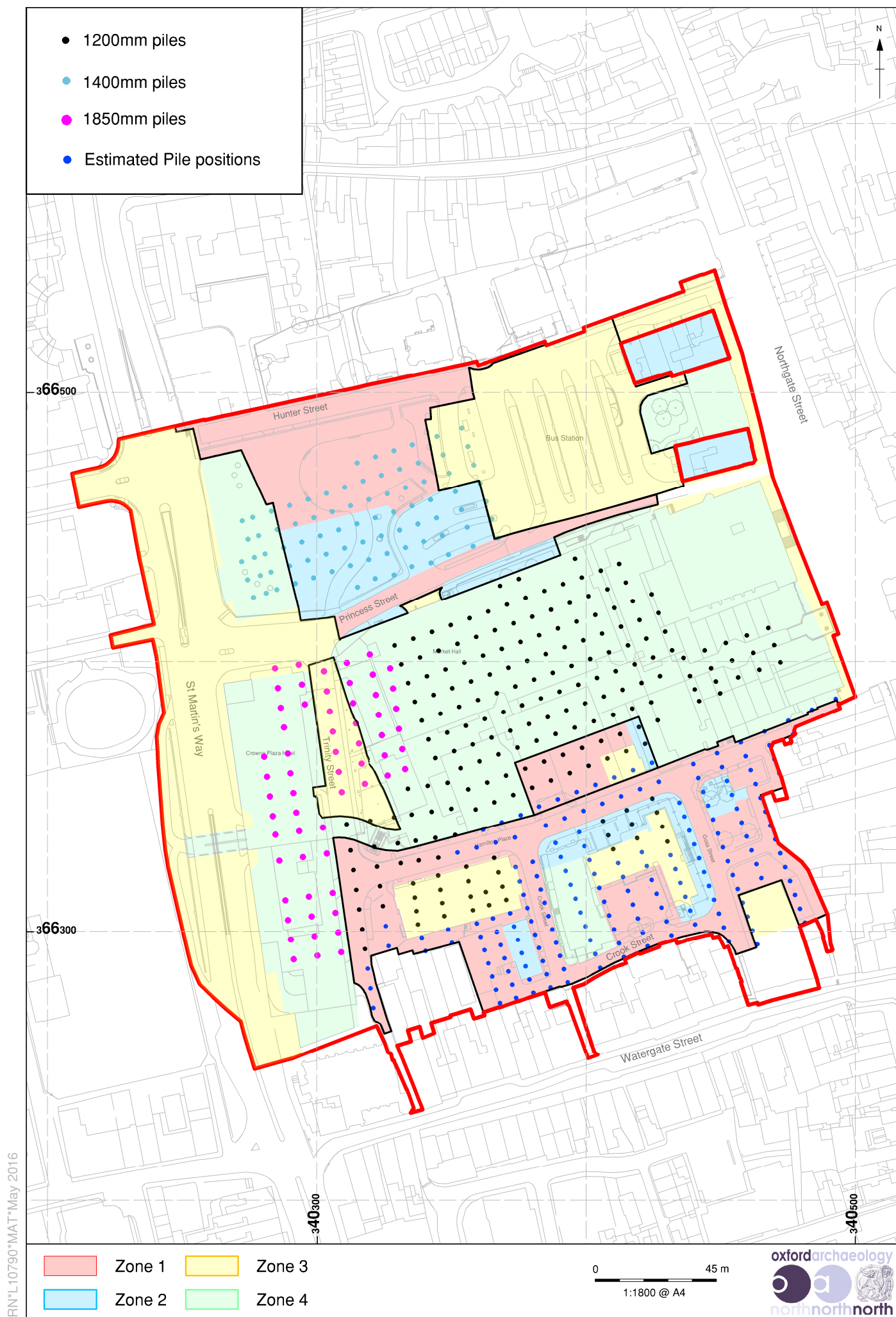


Fig 15: Plan of the proposed piling array across the Northgate site. Much of that shown at the south-east corner of the site is indicative, based on information currently available

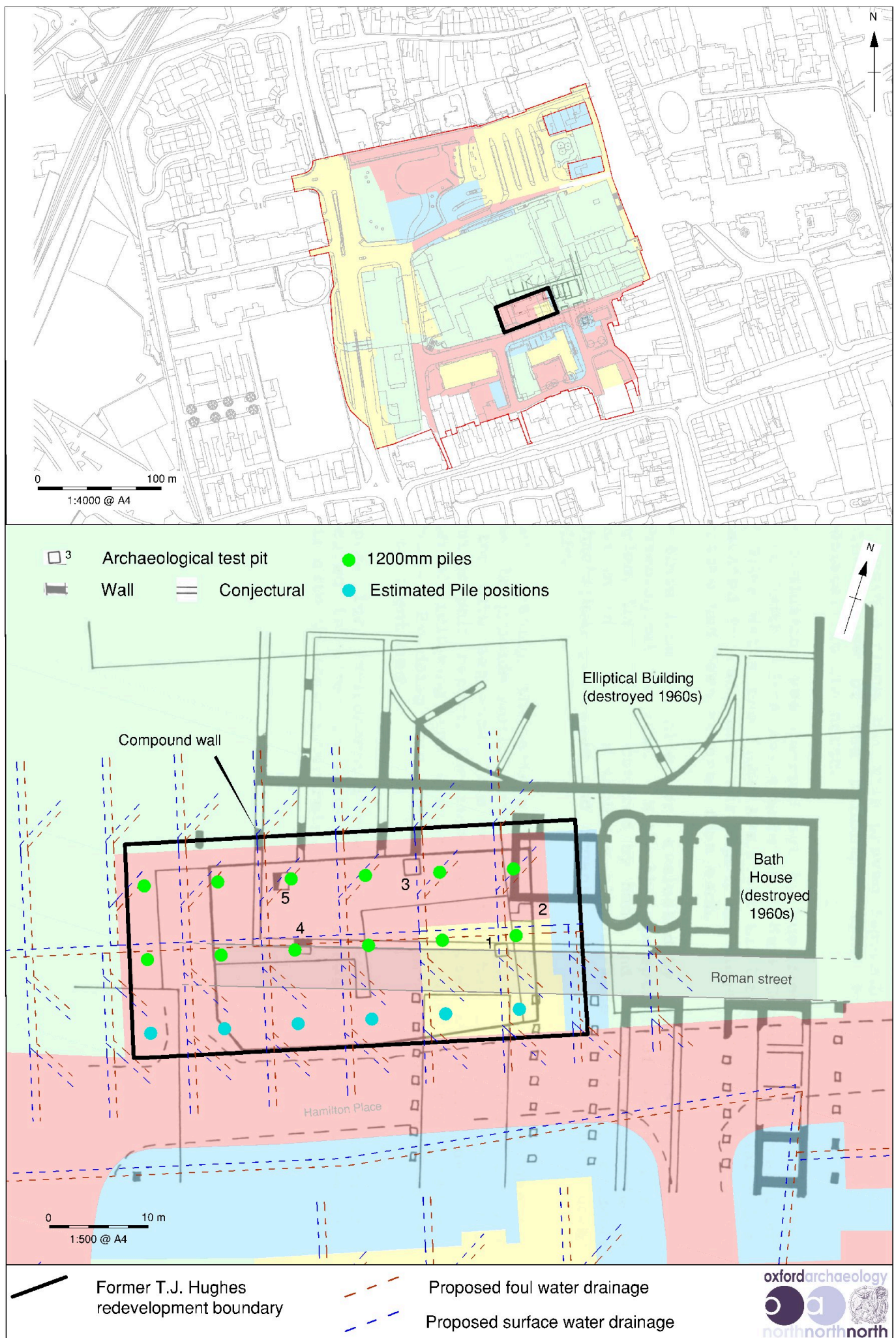


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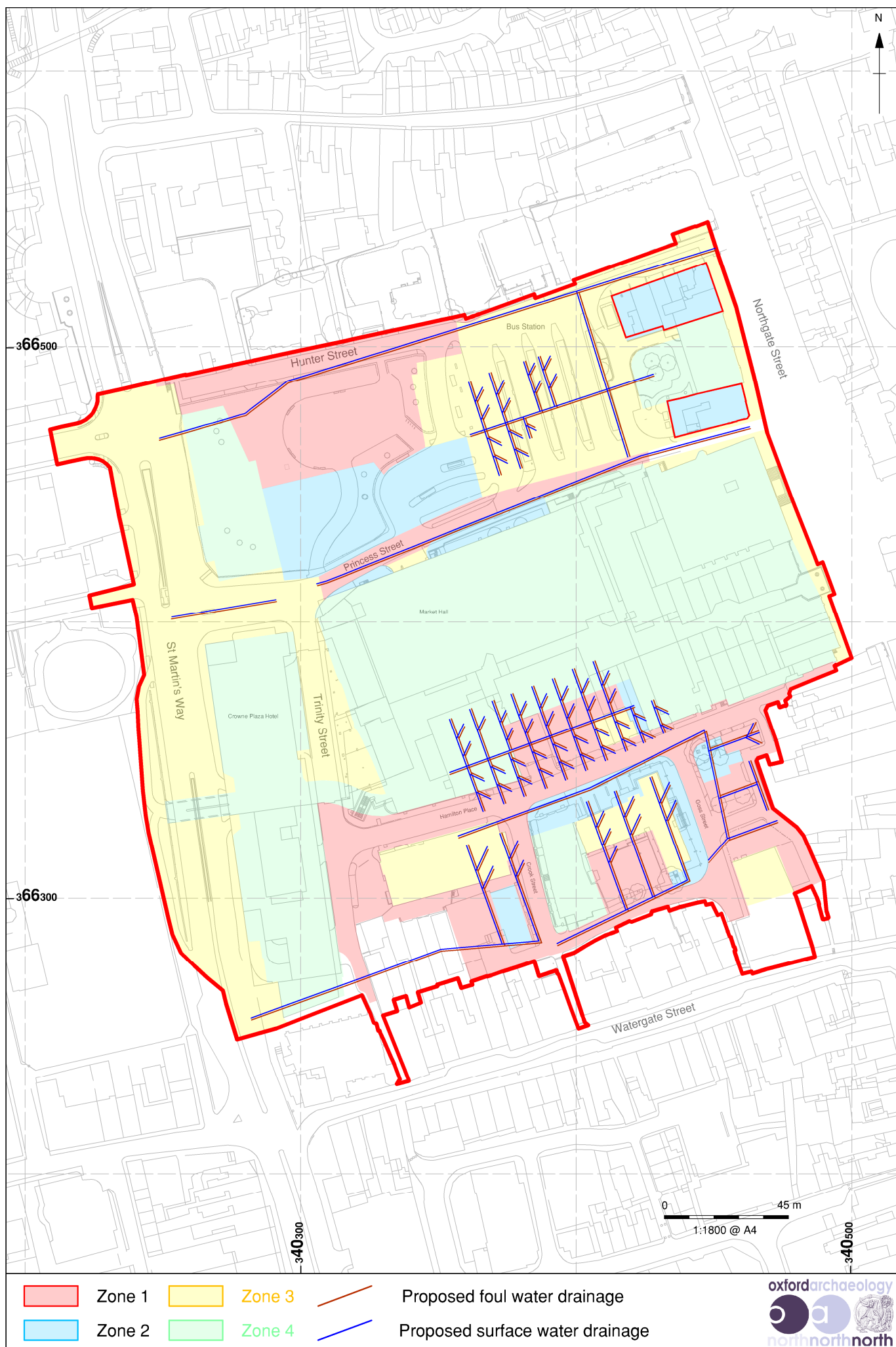


Figure 17: Plan of proposed new drainage runs across the Northgate site, based on information currently available

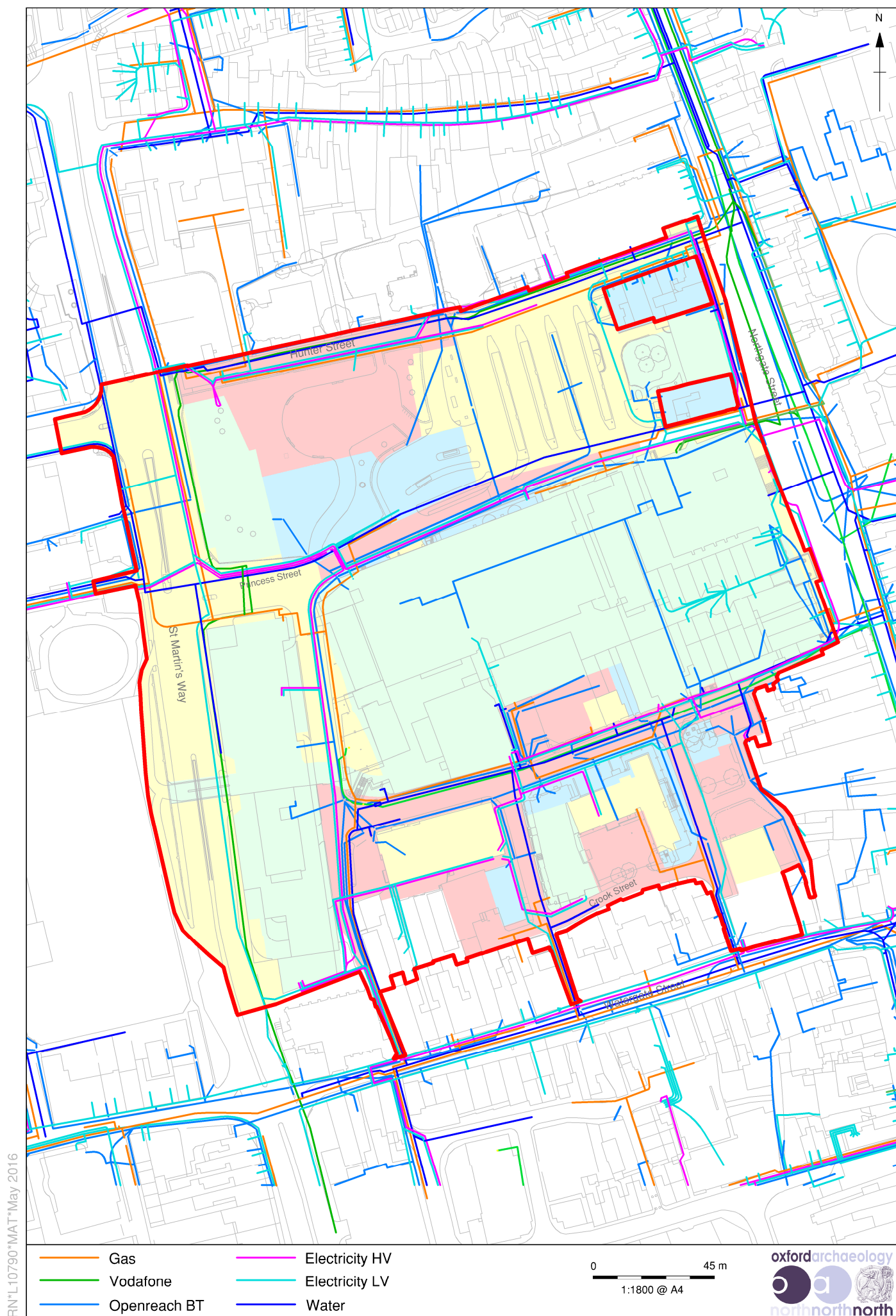


Figure 18: Plan of service runs (excluding drainage) across the Northgate site, based on information currently available

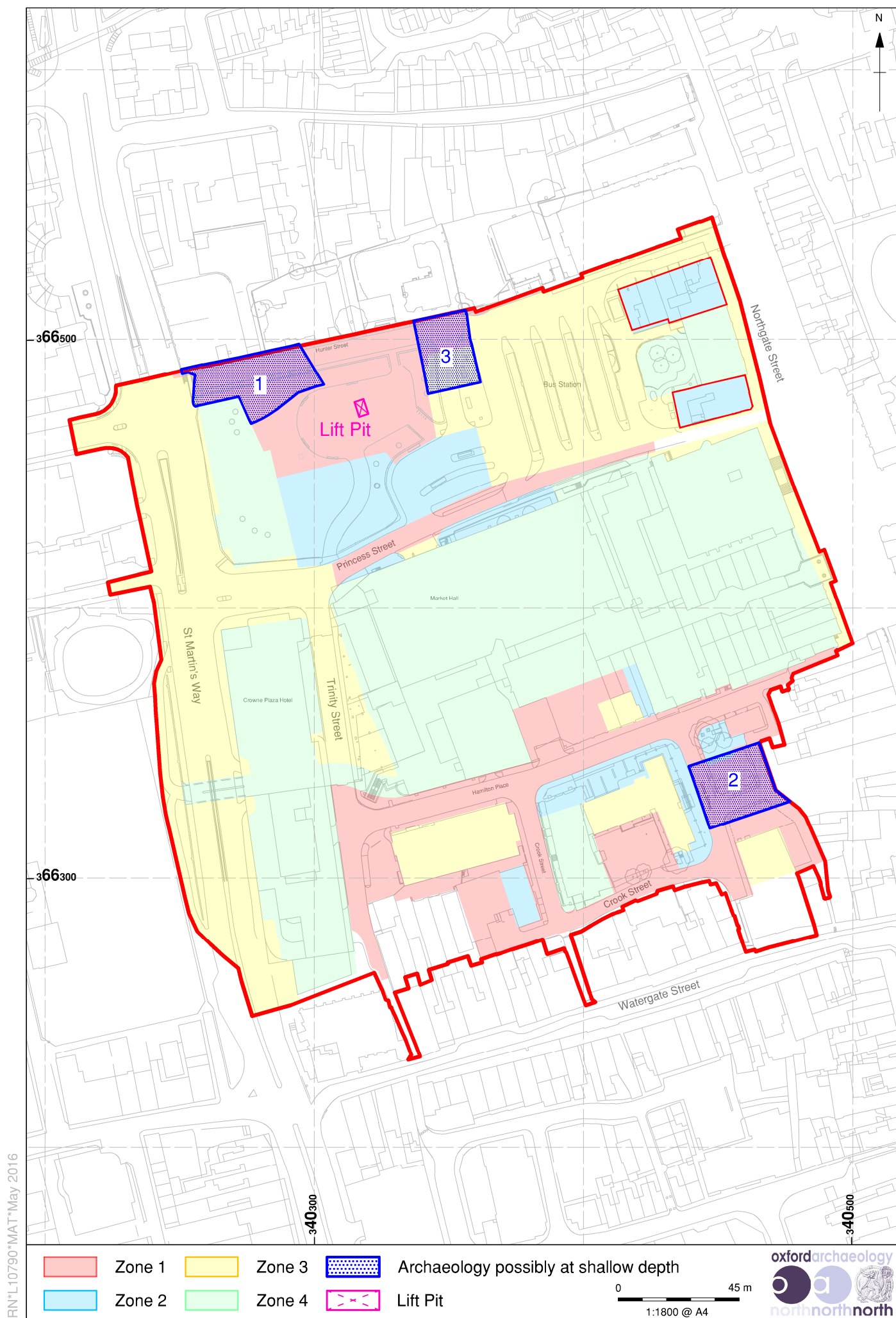


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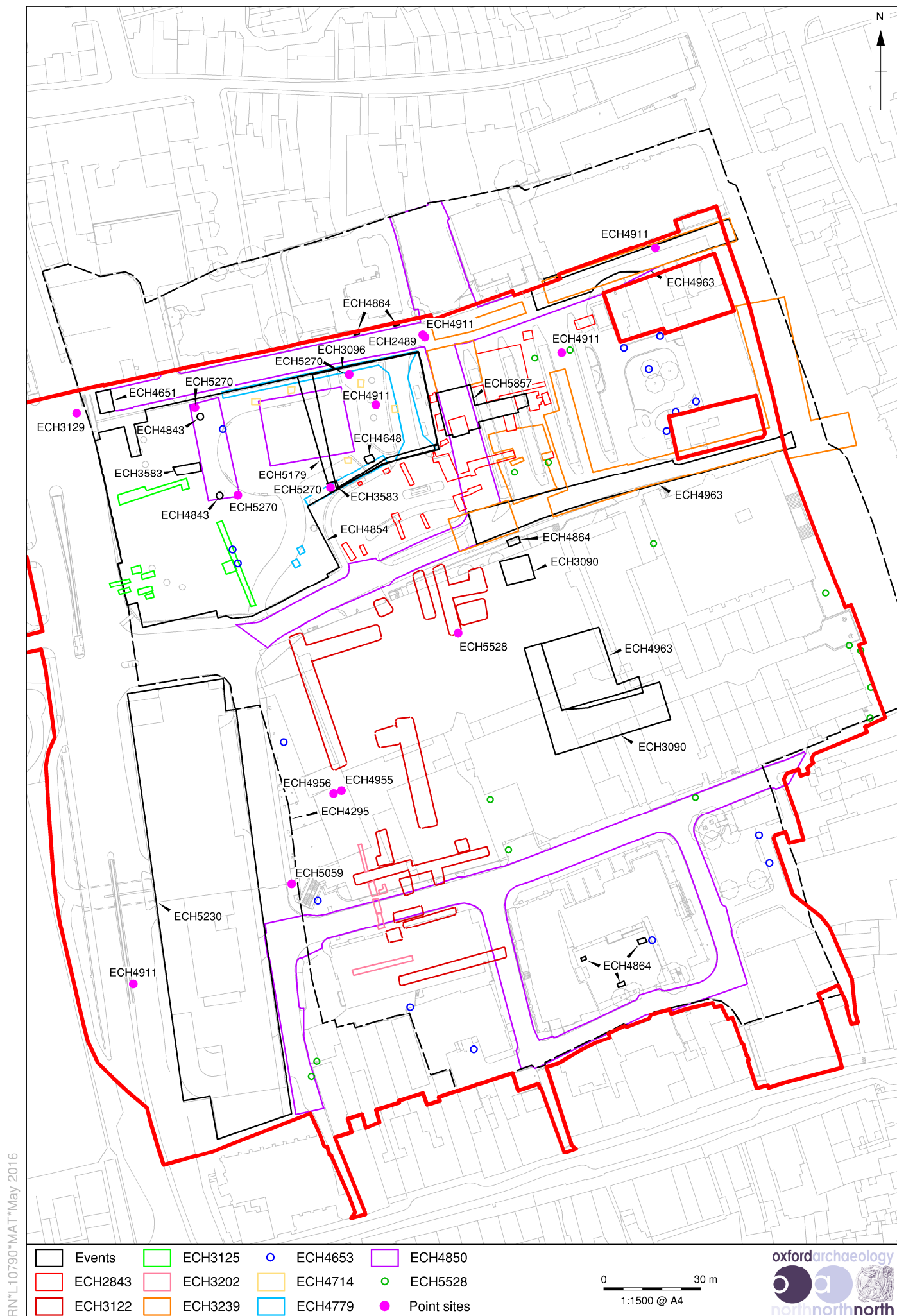


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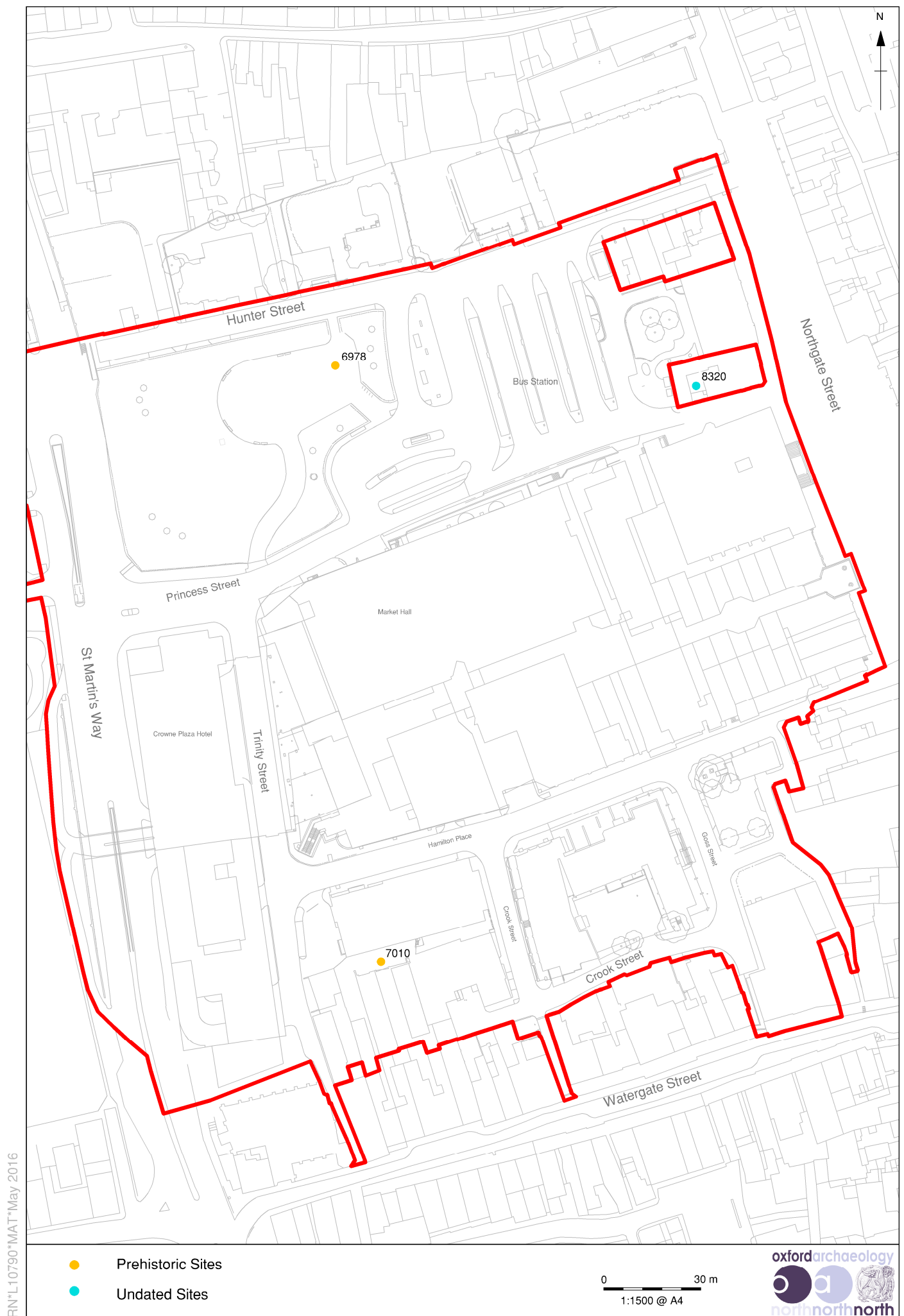


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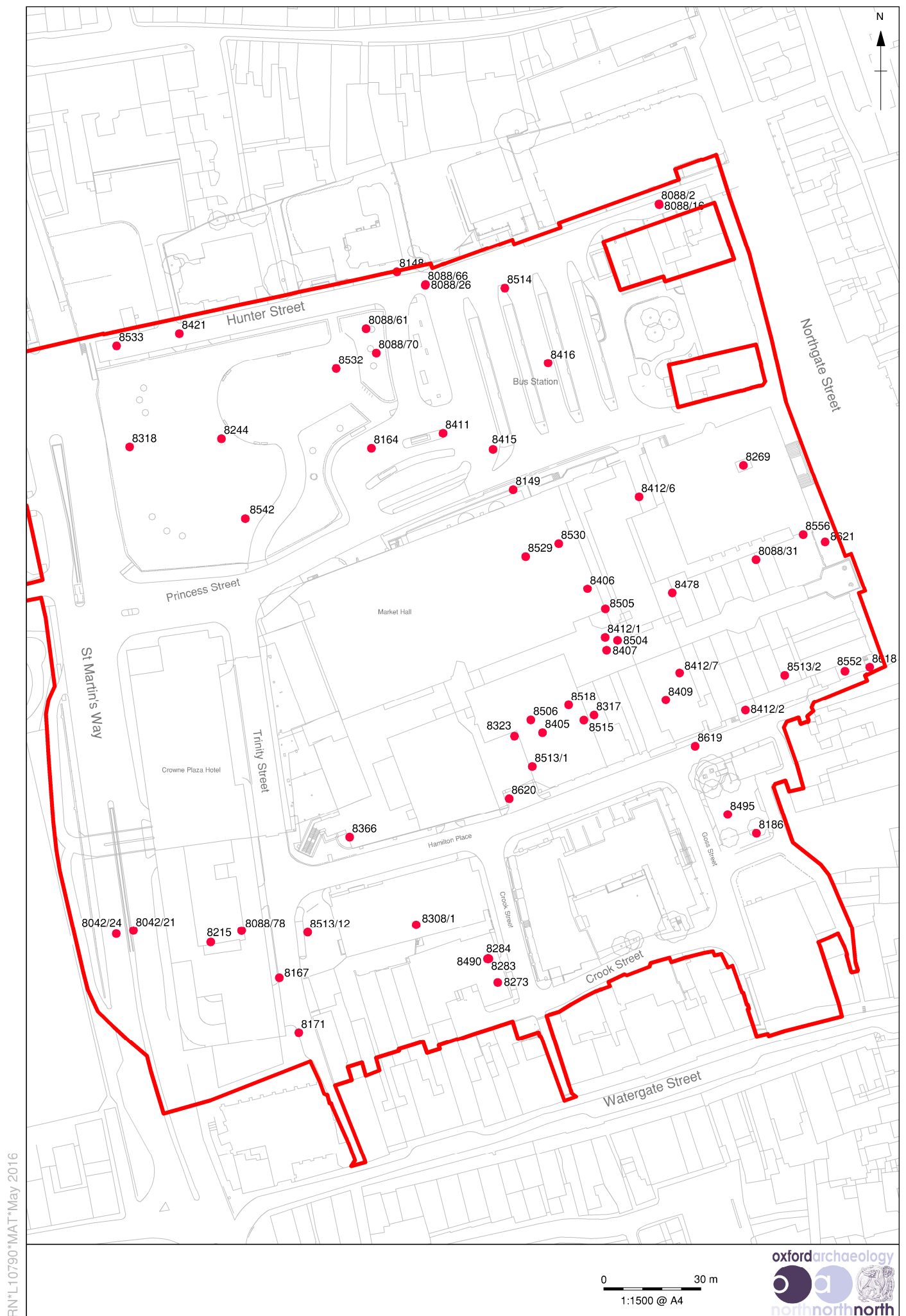


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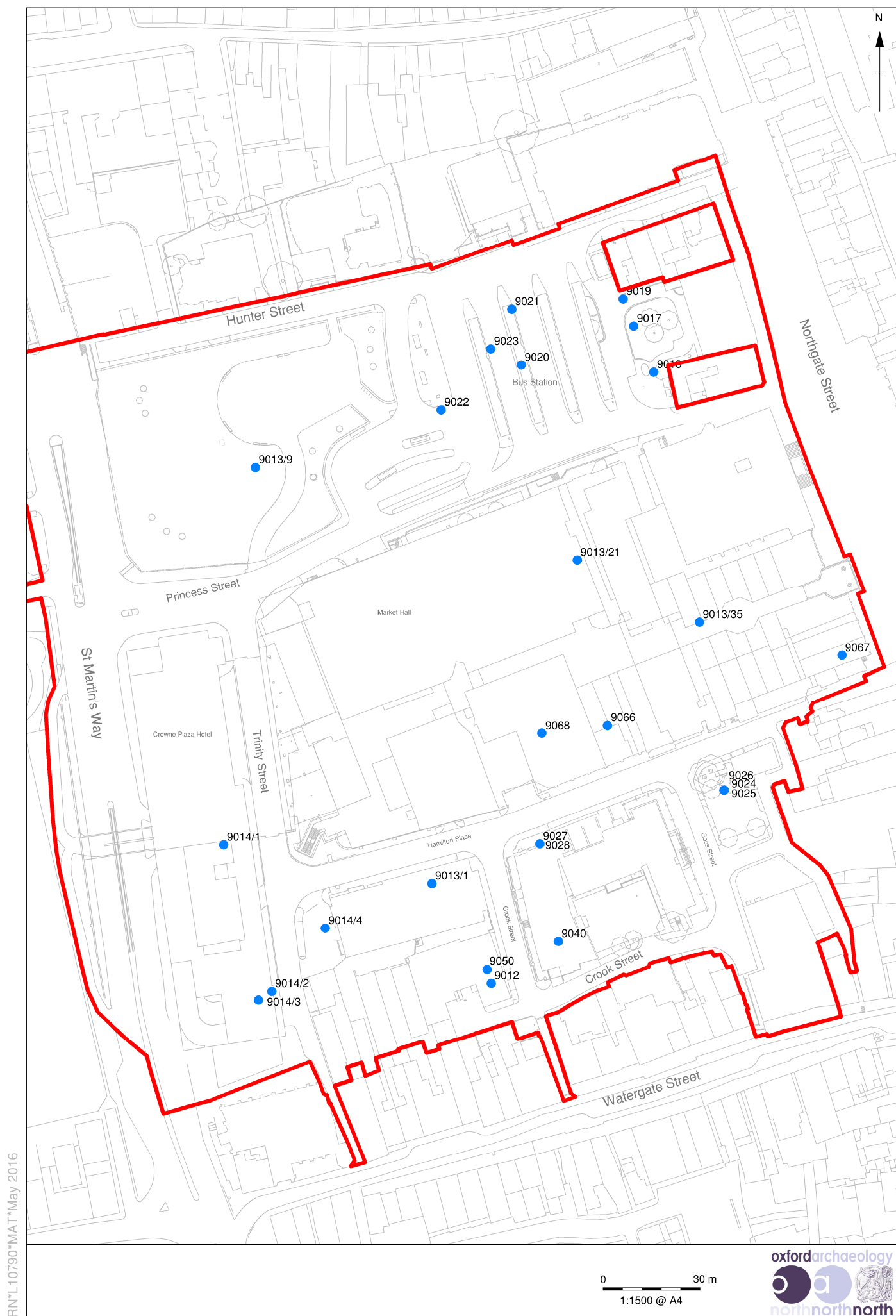


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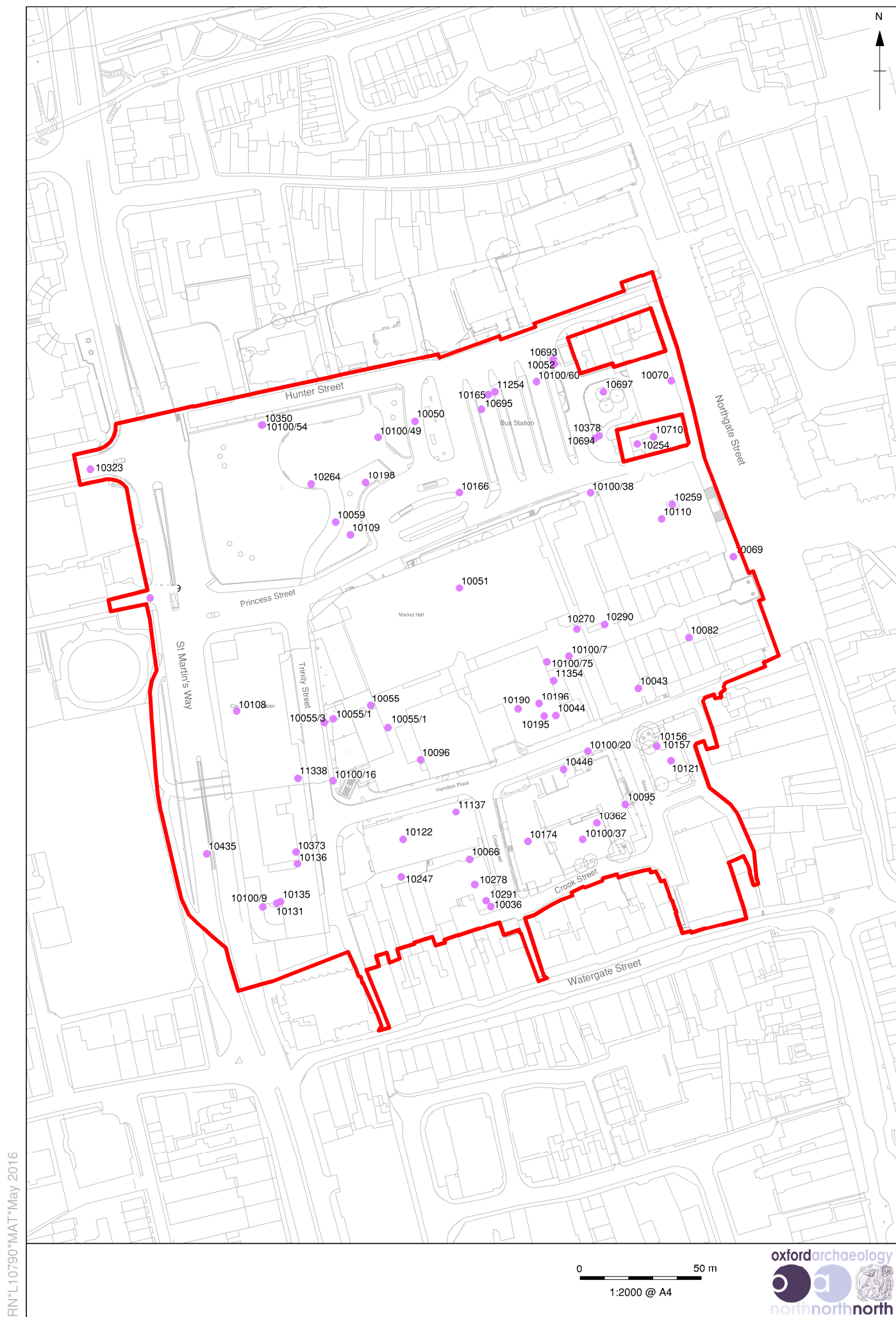


Figure 26: Location plan of post-medieval Monuments within the development site

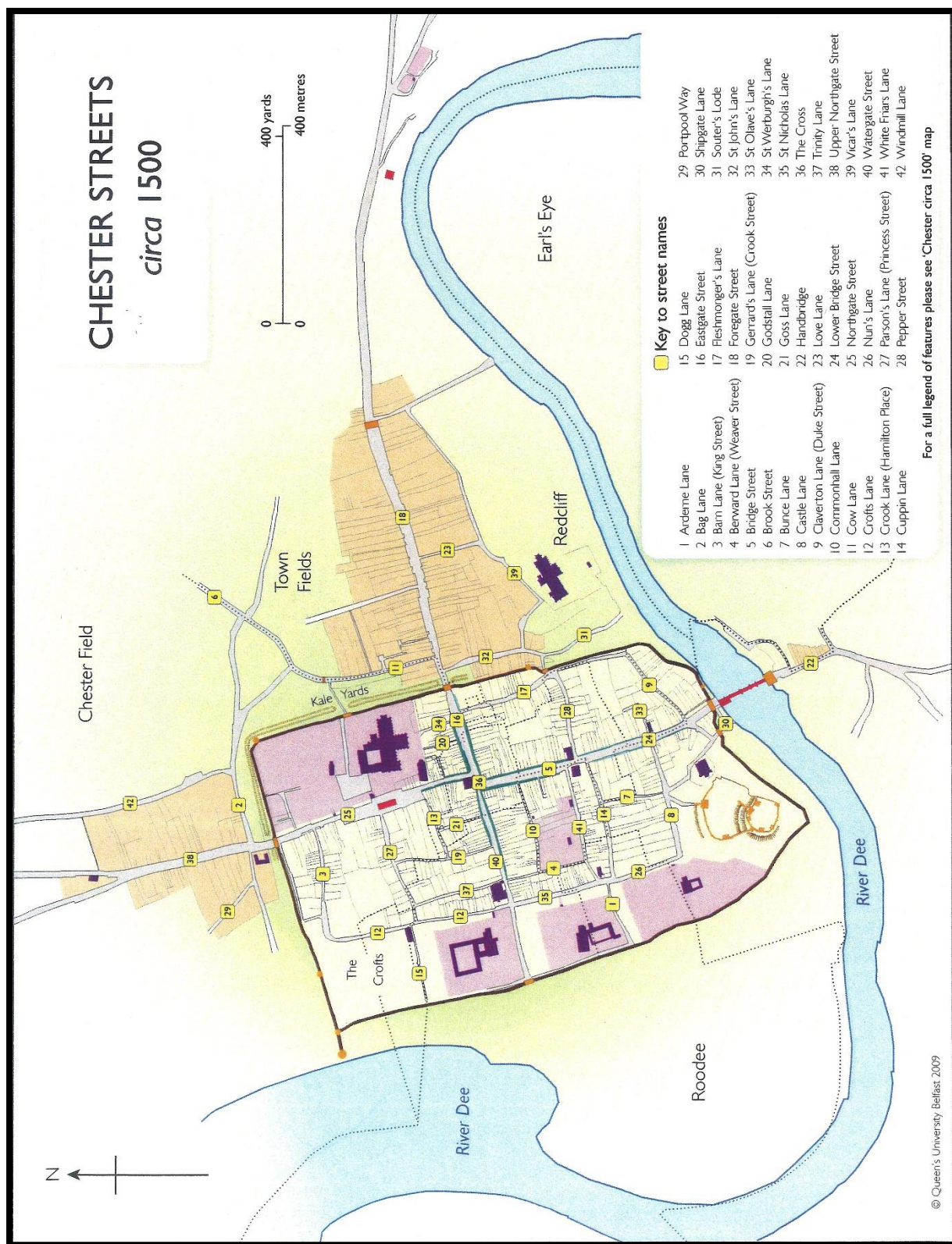


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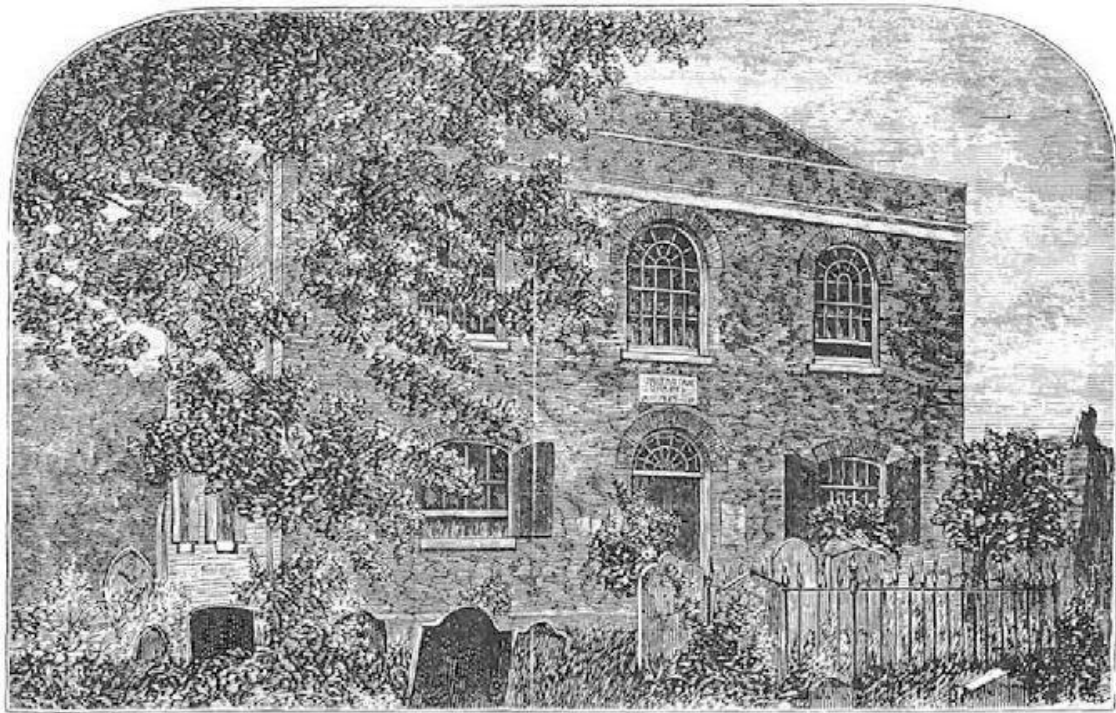


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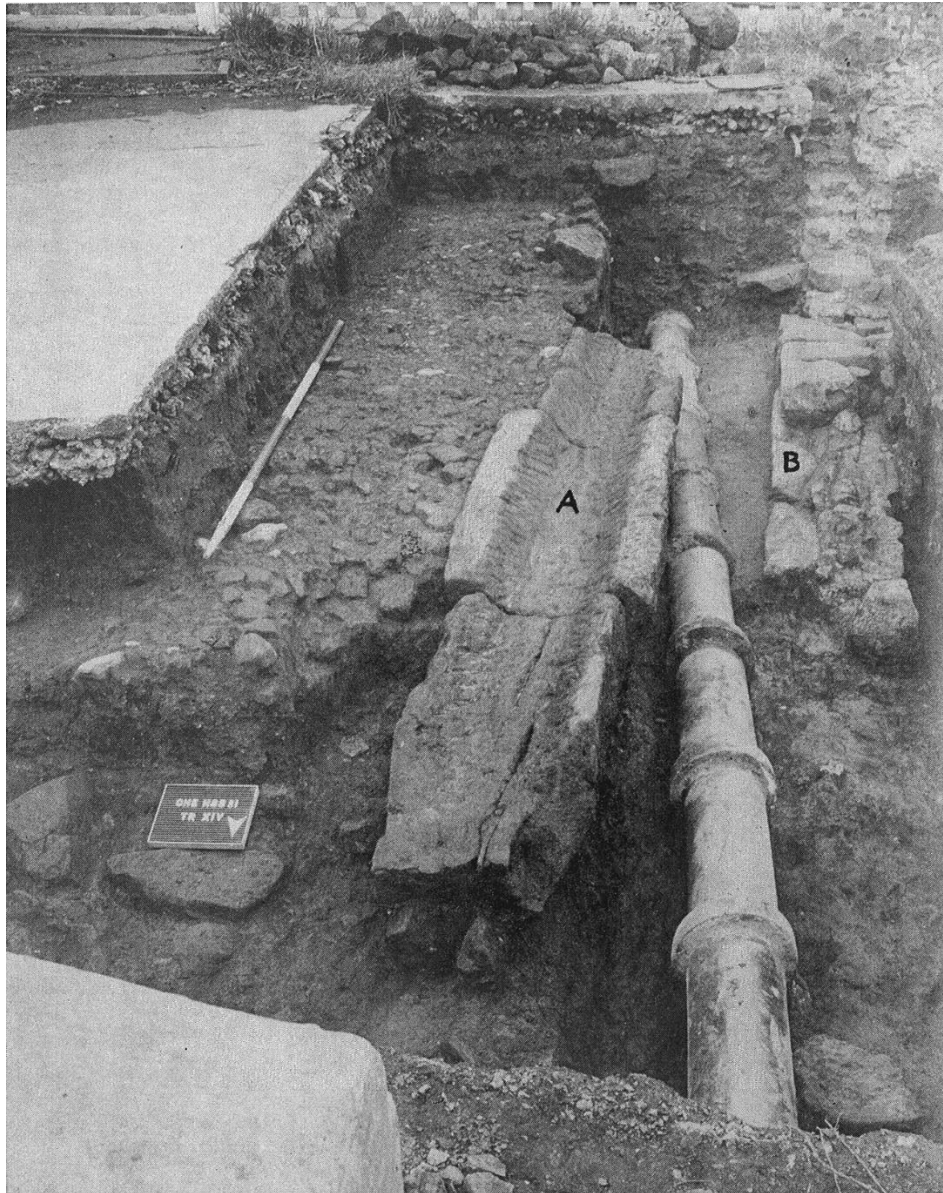


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