

**M & M ARCHAEOLOGICAL SERVICES**

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**RESULTS OF AN ARCHAEOLOGICAL TRIAL TRENCH EVALUATION:  
AYSCOUGH FEE HALL SCHOOL, WELLAND HALL, LONDON ROAD,  
SPALDING, LINCOLNSHIRE**

**NGR TF 2469 2210**

**PLANNING APPLICATION REFERENCE:  
H16/1339/01**



Commissioned by:

**Acanthus Clews Architects**

The Old Swan,

Swan Lane,

Great Bourton.

Banbury.

Oxfordshire.

OX17 1QR

**Site Code: AHSS 02**

**Accession No.: LCNCC 2002.498**

December 2002

Undertaken by

**M & M Archaeological Services**



Conservation  
Services

19 DEC 2002

Highways & Planning  
Directorate

Event N13828

Source N18469

N18470

Mon 23816  
N163893

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## SUMMARY

- 1.1 *Ayscoughfee Hall School, Welland House, London Road, Spalding has applied for planning consent for the construction of a new multi function hall and associated classrooms (Planning Application H16/1339/01). Acanthus Clews Architects of Banbury, Oxfordshire have been appointed as Consultant Architects to the project and have commissioned this work.*
- 1.2 *Prior to the determination of the planning application, Lincolnshire County Council Conservation Services Team (acting as archaeological advisor to South Holland District Council) requested that a pre-determination archaeological trial trench evaluation of the site should be undertaken so that the archaeological potential of the site could be assessed.*
- 1.3 *The earliest deposits found during the evaluation comprised a ditch lying northeast – southwest across Trench 2. The fill of the ditch contained pottery dating from the 15<sup>th</sup> to 17<sup>th</sup> century and was sealed by 1.1m of 19<sup>th</sup>-20<sup>th</sup> century garden soil material and topsoil.*

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Ayscoughfee Hall School is located on land off London Road on the south-western side of Spalding, in the administrative district of South Holland. The site is located to the west of River Welland on London Road.
- 2.2 The development area is centred on NGR TF 2469 2210 and lies at an altitude of approximately 5m AOD. The underlying drift geology is Terrington Beds typified by younger marine alluvium (Romano-British to present day), salt marsh, tidal creek and river deposits (sandy silt, sand and clay) (BGS 1995 – Spalding Sheet 144 1:50,000).

## 3.0 PLANNING BACKGROUND

- 3.1 Ayscoughfee Hall School have submitted a planning application to South Holland District Council for the redevelopment of the site for a multi function hall and associated classrooms (Planning application reference: H16/1339/01).
- 3.2 In response to this application, the LCC Conservation Services Team acting as advisor to South Holland District Council requested that a pre-determination archaeological trial trench evaluation be undertaken (Letter ref. JB/SPAL7415/JMP). The requirement was for an 8m x 3m evaluation trench to the east of the main hall and a 2m<sup>2</sup> test trench to the north of the site in the area of the present playground area giving a total area coverage of 28m<sup>2</sup>. Given the current buildings present on the site, this was the only area considered suitable for the excavations.
- 3.3 A specification was prepared and agreed prior to undertaking the fieldwork with the Conservation Services Team, LCC. The fieldwork and subsequent reporting was undertaken according to the following guidelines:



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Management of Archaeological Projects (English Heritage 1991);  
Code of Conduct (Institute of Field Archaeologists 1999);  
Standard and Guidance for Archaeological Evaluations (Institute of Field  
Archaeologists 1999).  
The Lincolnshire Archaeological Handbook (Lincolnshire County Council  
1998).

- 3.4 The fieldwork was undertaken on December 7<sup>th</sup> 2002 by Martin Griffiths  
BA(Hons), AIFA and Mark Chambers FRICS.

#### 4.0 ARCHAEOLOGICAL BACKGROUND

- 4.1 Spalding lies along the River Welland at around 5m AOD. Although no archaeological remains have been recorded within the site boundary, it is considered likely that remains may exist and these may date from the Roman period and later. Two finds of Roman pottery have been recorded to the west of the site (SMR 23606 & 22240).
- 4.2 Spalding was once a large fishing town and ships to schooner size could be accommodated along the wharfs along the river. Ayscoughfee Hall School is housed at Welland Hall along London Road on the northern banks of the river. It was considered possible that some archaeological remains may exist along the river frontage. Little is known about the hall although local records indicate it was built in two stages by William Bailey, a farmer of Deeping Fen probably in the late 18<sup>th</sup> century.
- 4.3 In 1836, records show that the property had passed into the hands of Henry Hawkes (1779-1842). The Hawkes family moved from Norfolk in the second half of the 18<sup>th</sup> century. William Hawkes (1719-1786) was treasurer to the Adventurers of Deeping Fen.
- 4.4 In 1851 Henry Hawkes sold the hall and part of what is now the Grammar School playing fields to The Eastern Counties Wisbech and Spalding Railways for £8000, plus £5000 as compensation for the compulsory purchase of his home.
- 4.5 In 1872, the house is called Welland Hall for the first time and was used as a Ladies Day and Boarding School by a Miss Sarah Anne Phillips. In 1874, she purchased the Hall from the Railways. In 1901 the hall was purchased by a Boston corn merchant William Cooper who retained it as a private girls school until 1920.
- 4.6 The hall was bought by Holland County Council and the Spalding Grammar School. It remained as Spalding High School for Girls until 1984.



## 5.0 AIMS

The aims of the trial trench evaluation were to:

- a) to gather sufficient information to assess the presence/absence, extent, condition, character, quality and date of any archaeological deposits and features;
- b) to further our understanding of the origins and development of Spalding.
- c) to report on the results of the evaluation and place them within their Local, Regional or National context
- d) to gather sufficient information so that an assessment may be made regarding the potential impact of the development on any archaeological remains that may exist

## 6.0 RESULTS

6.1 Two evaluation trenches were opened using a mini-digger with a flat bladed ditching bucket. The location of the trenches is detailed in Figure 2.

### *Trench 1*

6.2 Trench 1 (Test Pit 1) measuring 2m x 2m, was excavated in the play area to the north (see Figure 2 & Plate 1 & 2). The earliest deposit encountered was a reddish brown silty sand containing occasional oyster and mussel shell (105) at an upper level depth of 0.9m below the present ground surface. This layer represents soils of the Terrington Beds.

6.3 Above this deposit, a 0.4m thick layer of building rubble and soil was recorded and was sealed by (103). A crushed limestone layer (102), measuring 0.15m thick sealed (103) and was sealed itself by a tarmac layer 0.1m thick (101). Deposits (103)-(101) were formed during the construction of the playground area, of which the tarmac layer (101) forms the present day surface.

### *Trench 2*

6.4 Trench 2 was located to the east of the main school building (see Figure 2). The earliest deposit encountered during excavation of Trench 2 was a yellowish brown silty sand containing occasional shell and roots (208) and represents soils of the Terrington Beds association. A northeast-southwest aligned ditch measuring 1m wide and 0.4m deep was recorded cutting through this deposit (see Figure 3 & Plates 3 & 4). The fill of this feature comprised a dark reddish brown sandy silt (207) and contained pottery of 15<sup>th</sup>-17<sup>th</sup> century date. These sherds were concentrated towards the bottom of the feature.

6.5 A 0.2m thick lens of building debris (brick and ash) (205) sealed the fill of this ditch and represents deposits built up after the 17<sup>th</sup> century. A further lens (204) of similar composition and containing 18<sup>th</sup>-19<sup>th</sup> century material was recorded within the matrix of deposit (203). Layer (203) comprised a light brown silty sand which was sealed by a 0.1m thick layer of redeposited brown silty sand. Topsoil under grass (201) sealed this redeposited layer.

## 7.0 DISCUSSION & CONCLUSIONS

- 7.1 The earliest deposit encountered during the archaeological evaluation was soils representing the Terrinton Beds association. Cutting through this layer was a northeast-southwest aligned ditch which contained material of 15<sup>th</sup>-17<sup>th</sup> century date, concentrated towards the bottom of the feature. This was sealed by up to 0.9m redeposited material containing building rubble and artefacts of late 18<sup>th</sup>-19<sup>th</sup> century date.
- 7.2 The presence of late medieval and early post-medieval material is not surprising when one considers the development of the site. It is considered likely that the hall dates from the late 18<sup>th</sup> century, although its exact origins are not known. The layer of redeposited material containing post-medieval pottery is likely to be related to the construction of Welland Hall and may represent a garden soil.
- 7.3 A map of 1732 by John Grundy (Figure 4), shows that the site was not occupied by buildings at this date. It is difficult to establish the exact location of the site at this time because the property boundaries have changed so much over time. It is believed that the site formed the gardens of a larger property to the south held by Sir John Oldfield.
- 7.4 It may be that the ditch formed a drainage feature within the gardens and the presence of the pottery is indicative of activity in the vicinity at this time.
- 7.5 In conclusion, the evaluation has recorded late-medieval to post-medieval activity towards the frontage of London Road. The remains are considered to be of no more than Local Importance and such remains are not rare in themselves. The absence of recorded archaeological remains close to the development site is considered to be attributed to a lack of investigation.



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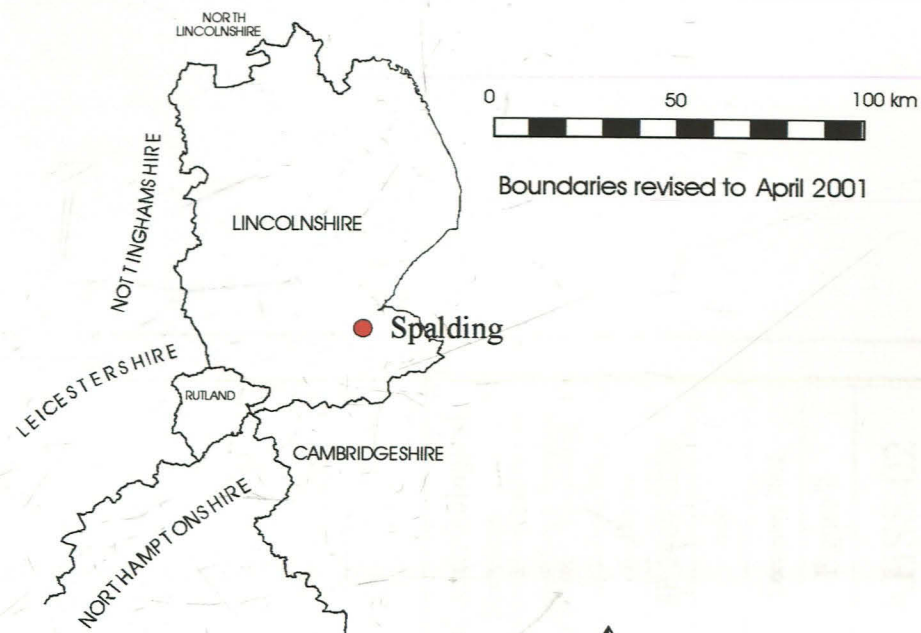
8.0 FIGURES

Figure 1. Site location plan.

Figure 2. Trench location plan.

Figure 3. Trench plans and sections

Figure 4. A plan by John Grundy 1732

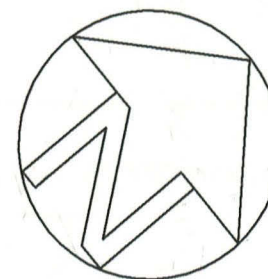
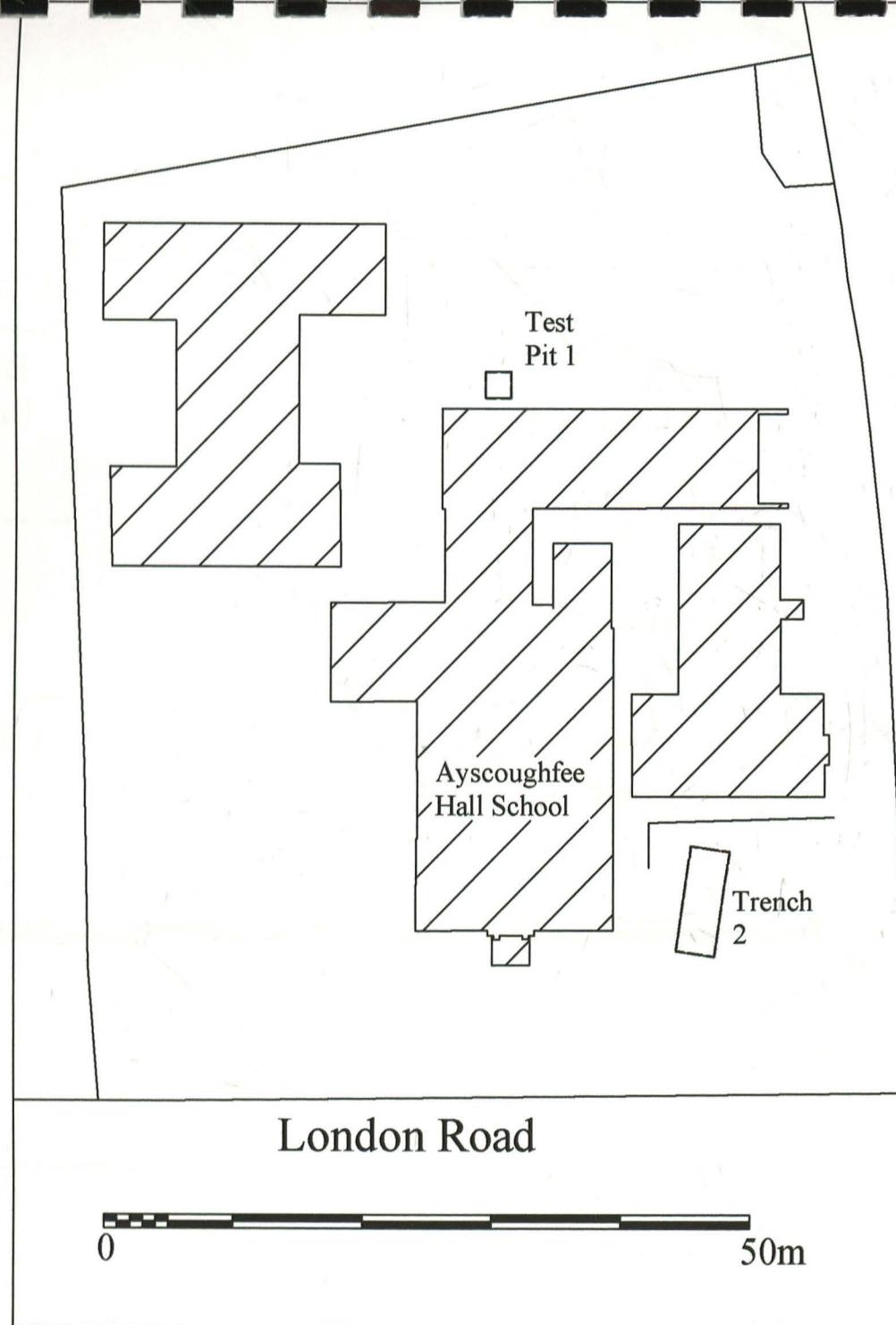


Map based on Ordnance Survey with the sanction of the  
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 Crown Copyright Reserved.  
 Licence Number AL 100035919

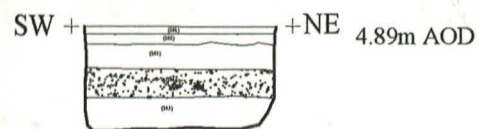


**Figure 1. Site location**

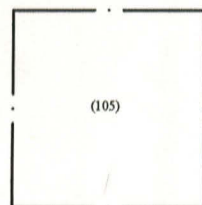




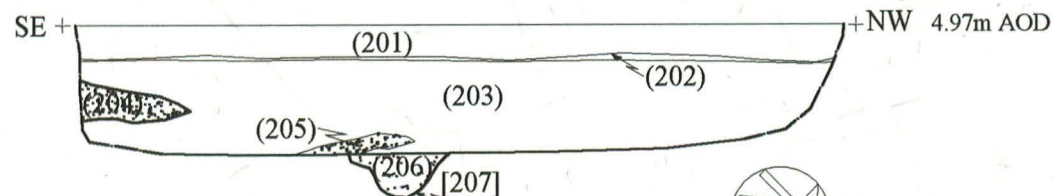
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<b>Title</b>	Evaluation Excavation, Location Plan
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<b>NGR</b>	TF 2469 2210
<b>Drawn</b>	mpc
<b>Date</b>	December 2002
<b>Dwg</b>	Figure 2
<b>Site Code</b>	AHSS-02



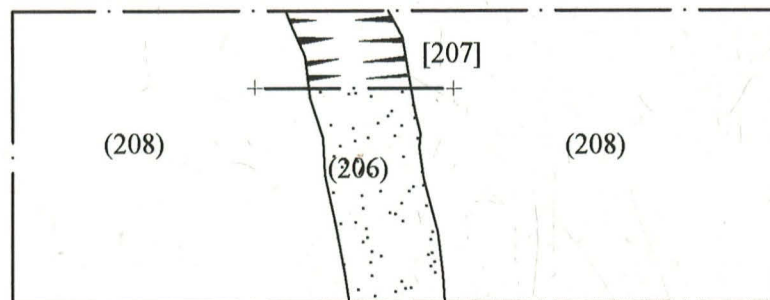
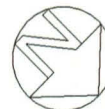
Test Pit1  
Section 1



Test Pit 1  
Plan



Trench 2 Section 2



Trench 2 Plan



M & M Archaeological Services	
Job	Ayscoughfee Hall School, London Road, Spalding
Title	Plans and Sections of Test pit 1 and Trench 2
Scale	As Drawn
NGR	TF 2469 2210
Drawn	mpc
Date	December 2002
Dwg	Figure 3
Site Code	AHSS-02



# A PLAN OF THE TOWN OF SPALDING IN SOUTH HO

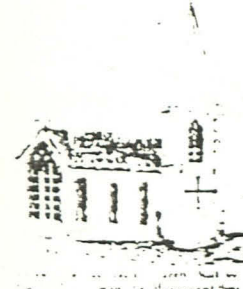
to the Gentlemens Society in Spalding by their most humble Servant John Grundy of Congelston Gloucestershire  
 First the Scale round the Map Numbered 1111 is shewes you by Inspection the distance from one part of the Town to any other part in Furlongs Second  
 cut the two Places you have a mind to know the distance of you need only Subtract the lower number from the greater Number and the Remainder is the distance of the  
 opening to the Scale of Chains and Links that is within the Map numbered 1111 and it shewes you the distance in Chains and Links of those two places but if  
 Thirdly if you have a mind to know the Quantity of any part of the Town you must count the number of Squares (contained in the said part of the  
 the Quantity contained in one of these Squares by the Sum of the Squares (contained in the said part of the Town) the Rectangle or Product is  
 Fourthly those Houses and Gardens marked with the character of 8 Acres are Freeholders Lands the Rest of the Town is the Most Noble  
 Lord of the Mannor of Spalding use



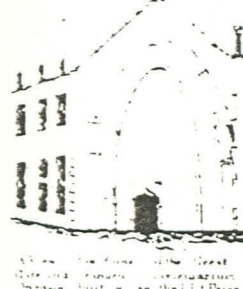
A View of the Church of the Blessed Virgin Mary in the Town of Spalding



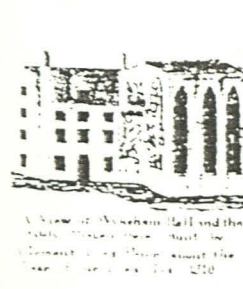
A View of the Church of the Blessed Virgin Mary in the Town of Spalding



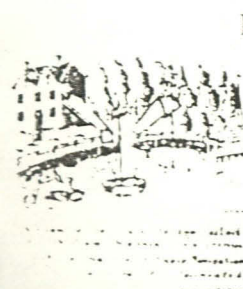
A View of the Church of the Blessed Virgin Mary in the Town of Spalding



A View of the Church of the Blessed Virgin Mary in the Town of Spalding



A View of the Church of the Blessed Virgin Mary in the Town of Spalding



A View of the Church of the Blessed Virgin Mary in the Town of Spalding

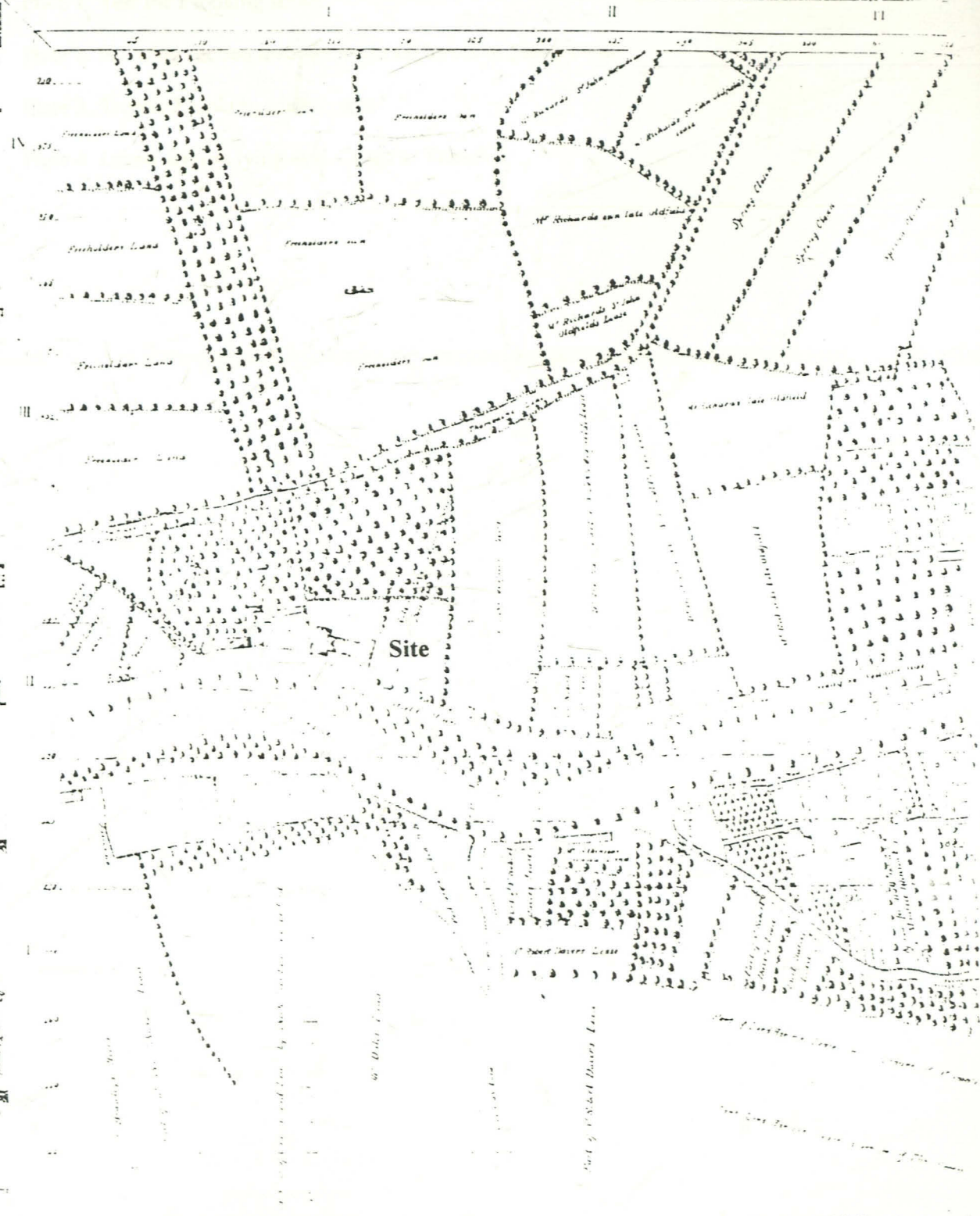


Figure 4. John Grundys' map of Spalding 1732 (taken from Everitt & Elsdon 1986)

SPALDING

Spalding in 1732

SPALDING

Spalding in 1732. The map shows the town of Spalding, including the church of the Blessed Virgin Mary, the church of St. Andrew, and the church of St. James. The map also shows the town of Spalding, including the church of the Blessed Virgin Mary, the church of St. Andrew, and the church of St. James. The map also shows the town of Spalding, including the church of the Blessed Virgin Mary, the church of St. Andrew, and the church of St. James.

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LINCOLNSHIRE

9.0 PLATES

Plate 1. Test Pit 1 looking south.

Plate 2. Showing section through made up layers in playground.

Plate 3. Trench 2 looking south – east.

Plate 4. Linear feature lying east – west in Trench 2.



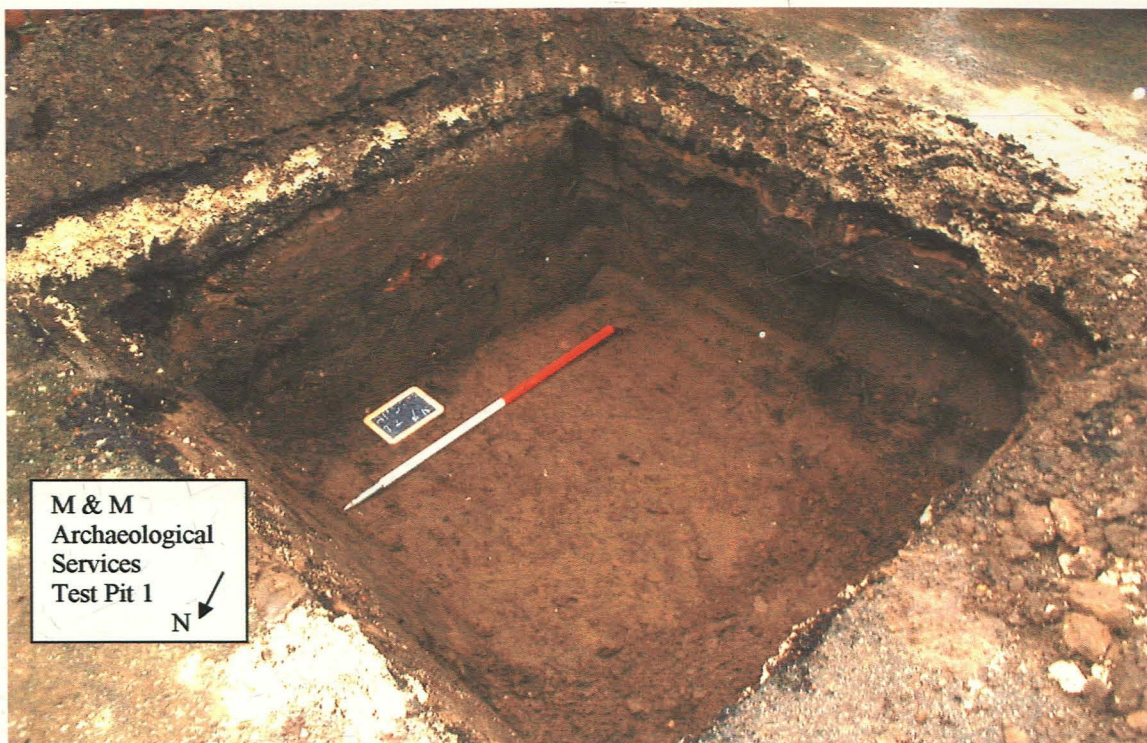


Plate 1. Test Pit 1 looking south.



Plate 2. Showing section through made up layers in playground.





Plate 3. Trench 2 looking south east.



Plate 4. Linear feature lying east – west in Trench 2.



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10.0 BIBLIOGRAPHY

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Leveritt, N. & Elsdon, M.J. (1989). *Aspects of Spalding. People & Places in words and photographs*. Chameleon International Ltd. Spalding, Lincolnshire

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**APPENDIX A:  
 CONTEXT SUMMARY**

CONTEXT NO.	LOCATION	DESCRIPTION	TYPE	INTERPRETATION
101	Trench 1	Firm, grey black tarmac	Layer	Playground surface
102	Trench 1	Firm, yellowish white crushed limestone	Layer	Levelling layer
103	Trench 1	Firm, reddish brown black, soil and rubble	Layer	Levelling layer
104	Trench 1	Firm, brown building rubble and soil	Layer	Redeposited material
105	Trench 1	Firm, reddish brown sandy silt containing oyster shell and mussel	Layer	Natural geology
201	Trench 2	Firm, dark, greyish brown silty clay loam (0.3m thick)	Layer	Topsoil under grass
202	Trench 2	Firm, brown silty sand (0.1m thick)	Layer	Redeposited material
203	Trench 2	Firm, light brown silty sand (0.7m thick)	Layer	Redeposited material
204	Trench 2	Dark, brownish black rubble containing 18 <sup>th</sup> -19 <sup>th</sup> century material (0.25m thick)	Lens	Lens within (203)
205	Trench 2	Firm, reddish black ash and brick rubble (0.2m thick)	Lens	Lens within (203)
206	Trench 2	Dark, reddish brown sandy silt	Fill	Single fill of [207]
207	Trench 2	East-west linear cut, U-shaped in profile (1m wide x 0.4m deep)	Cut	?Drainage ditch
208	Trench 2	Firm, yellow brown silty sand containing oyster shell and root fragments	Layer	Natural geology



## APPENDIX B: FINDS SUMMARY

## Pottery Archive AHSS02

Jane Young

<i>context</i>	<i>cname</i>	<i>full name</i>	<i>form type</i>	<i>sherds</i>	<i>weight</i>	<i>part</i>	<i>description</i>	<i>date</i>
207	RGRE	Reduced glazed red earthenware	large bowl	1	183	rim	wide everted rim hooked over;30cm diameter;int edge of rim worn;soot	mid 16th to 17th
207	RGRE	Reduced glazed red earthenware	large bowl	1	211	rim	wide everted & folded rim;32cm diameter;worn int & ext edges of rim possibly from a lid	mid 16th to 17th
207	BERTH	Brown glazed earthenware	large jar	1	14	BS	int glaze;part ext glaze;soot	mid 16th to 17th
207	BOU	Bourne D ware	jug/jar	1	9	BS	no glaze;thin walled	late 15th to mid 17th