**ARCHAEOLOGICAL IMPLICATIONS
OF THE REAPPRAISAL OF
HOLBEACH CONSERVATION AREA,
HOLBEACH,
LINCOLNSHIRE
(HCA97)**

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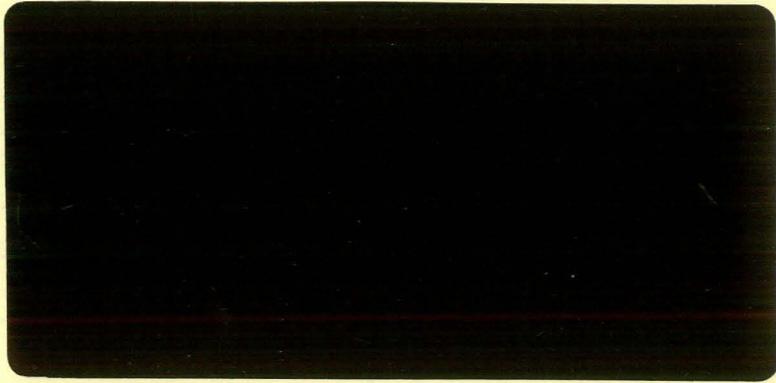
ARCHAEOLOGICAL IMPLICATIONS
OF THE REAPPRAISAL OF
HOLBEACH CONSERVATION AREA,
HOLBEACH,
LINCOLNSHIRE
(HCA97)

Work Undertaken For
South Holland District Council

Report compiled by
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1.   SUMMARY

A desk-top assessment was undertaken to determine the archaeological setting of the Conservation Area, Holbeach, Lincolnshire. Several archaeological sites and findspots are located in the vicinity of the Conservation Area.

Prehistoric activity is absent from the area, although imported finds are known from Holbeach. Artefacts of Romano-British date (AD 50 - 410) have been found within the town and are possibly part of widespread settlement as identified from cropmarks to the south of the town.

No Saxon (AD 410 - 1066) activity is known from Holbeach. However, Holbeach appears in the Domesday Survey of 1086 indicating a Late Saxon precursor to the medieval town.

Medieval (AD 1066 - 1500) settlement was concentrated on a linear band of high ground along the High Street and West End. The focal point was the church of All Saints, built in the 14th century, around which a market and a hospital later grew up. This period also saw the construction of several chapels in the area, one of which is probably located near the railway station. Together, the chapels, hospital and market would suggest a period of prosperity for Holbeach.

The post-medieval period (AD 1500 - 1900) brought a regrowth of industry to the town as evidenced by the construction of windmills, breweries, maltings and ironworks, particuarly in the 18th and 19th centuries. This period also saw the construction of housing on a large scale, of which there are many surviving examples in Holbeach.

Absence of previous sub-surface investigation within the town limits the scope of archaeological prediction for the survival and preservation of ancient remains and highlights a pressing requirement for such works.

2.   INTRODUCTION

2.1   Background

Archaeological Project Services was commissioned by South Holland District Council to undertake a desk-top assessment of Holbeach Conservation Area, Holbeach, Lincolnshire. This was to form part of an appraisal of the current Conservation Area. This archaeological assessment was undertaken in accordance with a specification designed by Archaeological Project Services (Appendix 1).

2.2   Aims

The aims of the archaeological assessment were to gather and appraise all known archaeological and historical information. Such location and assessment of significance would permit the formulation of an appropriate management policy for the archaeological resource of the Holbeach Conservation Area.

3. TOPOGRAPHY AND GEOLOGY

Holbeach is situated 11km east of Spalding and 20km south of Boston, in the civil parish of Holbeach, South Holland District, Lincolnshire (Fig. 1).

The Conservation Area straddles the east-west High Street of Holbeach town centre and extends south of this road. Market Hill, at the centre of the town, provides the focal point of the Conservation Area. Centred on National Grid Reference TF 359 248, the Conservation Area includes not only the historic town centre with its

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shops and other commercial and social buildings, but also some adjoining residential areas. This assessment examines the conservation area and surrounding 2.5km.

The local topography describes a linear band of high ground aligned east to west along the High Street and West End. The crest of this bank is at a height of *c*. 4m OD, dropping away to the south and north of this line. The origin of this raised area is possibly a sea bank, although no evidence supports this notion.

The village is located on soils of the Romney Series, generally coarse silty gleyic brown calcareous soils developed on roddons and reclaimed marshland (Robson 1990, 26). South of the village are Wisbech Series, calcareous alluvial gley soils (*ibid*. 28). These soils overlie a drift geology of marine alluvium (generally sandy silt, sand and clay) which in turn overlie a solid geology of Upper Jurassic clays (BGS 1992).

4. METHODS

Compilation of the archaeological and historical data relevant to the area of the proposed development site involved examination of all appropriate primary and secondary sources available. These have included:

- historical documents, held in Lincolnshire Archives
- enclosure, tithe, parish and other maps and plans, held in Lincolnshire Archives
- recent and old Ordnance Survey maps
- the County Sites and Monuments Record
- the parish files of the Heritage Trust of Lincolnshire

- aerial photographs
- archaeological books and journals

Information obtained in the literature and cartographic examination was supplemented by a site visit to investigate the present land use and condition. Results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical data

Holbeach is first mentioned in the Domesday Survey of 1086 and is referred to variably as *Holebech, Holeben, Holobech* and *Holobec*, derived from the Old English and meaning 'hollow or deep brook' (Ekwall 1974, 244). At the time of the Domesday Survey over a hundred acres of meadow belonged to the King, Crowland Abbey, Count Alan and Guy of Craon (Foster and Longley 1976).

Much of the early documentary history of Holbeach centres around reclamation of fen and marsh and maintenance of the drainage systems (for example in the records of the Commissioners of Sewers). To the south of Holbeach, fen banks were constructed such as Hurdletree Bank (pre 1066 AD), Saturdaydyke (1160-70 AD), Jiggles Bank or Hassockdyke (*c*. 1200 AD), Asgardyke (1206 AD) and Common Dyke (1241 AD) which effectively drained the fens up to the Cambridgeshire border (Hallam 1954, 25). The pattern of land reclamation from the salt marsh to the north is less clear, although land had been reclaimed in 1142-75 from the vicinity of Holbeach Clough. The bank that is seen today from Saracen's Head to Holbeach Bank and beyond represents the northerly extent of reclamation from the sea (Hallam 1954, 19). A later enclosure was made under a grant by James I in 1615, constructed and funded by 'the Adventurers', who designed

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and implemented drainage schemes in return for a proportion of the reclaimed land (Wheeler 1896, 124).

Associated with reclamation from the sea was the important medieval salt-making industry. Holbeach is said to have had a 'very considerable salt-making industry from the late 12th to late 15th centuries' (Hallam 1960, 91). Remains of 'salterns' are visible at Saracen's Head, Coney Garth and Holbeach Hurn. Such was the importance of the industry that the Bishop of Lincoln had to intervene in setting the parish boundaries between Whaplode and Holbeach after disputes over the salterns at Saracen's Head. The minor place-name Coney Garth suggests that the former saltern mounds were used as rabbit warrens.

The first record of a church at Holbeach is in 1177 AD (Macdonald 1890, 19). However, much of the present church dates largely from 1340 when the Bishop of Lincoln promised to rebuild the chancel after obtaining the advowson (patronage) in 1332 (Pevsner and Harris 1989, 383). The north porch of the church is cited as being the gatehouse of the mid 12th century Moulton Castle (Foster 1891). However, Foster suggests that the porch may have come from the Hospital of St. John of Jerusalem (All Saints' Hospital) although ecclesiastics of the medieval period would not normally allow military architecture associating with a church (*ibid.*).

Thomas de Multon, Lord of Holbeach, obtained a licence for a market and fair in Holbeach about 1252 AD (Trollope 1872). This was later increased to two or more fairs (Ambler 1993, 54).

A hospital was founded in Holbeach by Sir John de Kirton in 1351 and was dedicated to All Saints. The hospital was to sustain a warden and fifteen poor people. It had ceased to exist by 1545 (Page 1988, 235). A reference exists in the Crowland Abbey Cartulary of a hospital dedicated to St John Baptist at *Salteneia*, possibly located northeast of Saltney Gate which linked Holbeach to Whaplode (Owen 1981, 12).

Sir Humphrey Littlebury married the de Kirton heiress and is wrongly accredited with the rebuilding of the church (Trollope 1872). Sir Humphrey owned the manor at Holbeach Hurn as well as land at Boston and a manor house at Kirton. Local tradition states that Sir Humphrey was killed during the War of the Roses in a skirmish that took place to the north of the town at Battle Fields (Foster 1887). It is known that the Lancastrian army were in the region in 1461 when they came within six miles of Crowland Abbey (Page 1988, 114). However, Sir Humphrey Littlebury is thought to have died around 1380.

A free grammar school was founded during the reign of Edward III (1327-1377) and probably formed part of the church (Marrat 1816, 98). A second school was later founded in 1682 by George Farmer and continued in use until the 19th century (White 1856, 832).

During the English Civil War (1642-1645), Holbeach opposed raising money for the King and was two years in arrears, although Fleet and Whaplode owed more money (Brears 1940, 27). Later, the Vicar of Holbeach, along with the Rector of Fleet, were fined for having taken up arms for the King (*ibid.*, 31).

Holbeach is renowned as the birthplace of William Stukeley, one of the founder members in 1718 of the Society of Antiquaries (Ketteringham 1995, 84). During his years in Holbeach he made notes regarding the history of the town that were later published (Stukeley 1724). He is also responsible for sketches of Holbeach

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church, which depict the river running alongside the graveyard, and the market cross which his father had taken down in 1683. He also drew the first plan of part of Holbeach (Fig. 4).

The Holbeach river ran north - south through the centre of the town, along Church Street and northwards along Park Road. This was navigable to the centre of the town until the mid 18th century (Foster 1887). This was later culverted over and excavations of this culvert in 1968 revealed the possible foundations of the old bridge (Spalding Guardian, 8th November 1968).

The final enclosures of common land in Holbeach and neighbouring Whaplode were carried out under an act of parliament in 1812 (Wheeler 1896, 125).

The population of Holbeach almost doubled in the period from 1801 to 1851 (White 1856, 830). This period also saw the redevelopment of industry and agriculture in the town with construction of breweries, windmills and a sizeable claypit to provide bricks to the town. Other industries include ironworks and clay pipe manufacturing.

The railway was built through Holbeach in 1858, on the Spalding to King's Lynn route. Passenger services ceased in 1959 and the line was eventually closed in 1964 (Squire 1988).

5.2   Cartographic Data

The earliest plan available is of a small part of Holbeach drawn by William Stukeley in 1703 (Fig. 4). Titled 'Groundplot of my fathers dwelling at Holbech' it shows a main thoroughfare, the High Way, leading from a Barley Pit to an area called Boston Halt or Holt. Above the High Way are depicted several buildings, including a dovecote and two smaller lanes. The principal building seems to be set within an ornamental garden with an associated kitchen garden. None of the landmarks are visible today and therefore this plan can not be placed with any certainty.

Although of small scale, Bryant's map of the County of Lincoln (1828) indicates the layout of roads, farms and other features (Fig. 5). The centre of Holbeach is not clearly depicted although two breweries and a maltings are visible to the east of the town and several windmills are shown in the surrounding countryside.

Dating from 1839, a map entitled *A Plan of the Parish of Holbeach in the County of Lincoln* (LAO *D88*) depicts the entire parish for Tithe Awards (Fig. 6). The centre of Holbeach is enlarged and shows the street plan and property boundaries. No buildings are shown and development had not yet occurred in the Albert Street vicinity. A river or stream (coloured blue on Fig. 6) runs alongside Church Street and Penny Hill Road (now named Park Road), this presumably is the watercourse later culverted beneath these roads. Also coloured blue are a series of water features that represent brick clay pits located towards the east of the town.

Seemingly based upon the 1839 plan is a published map of the town of Holbeach (Fig. 7), dating from 1846 (LAO *PSJ 13/10*). Buildings are depicted and most lanes are named for the first time. The river is still shown as is an eight sailed windmill, the only feature not depicted in plan. One apparent change is the inclusion of Albert and Victoria Streets to the east of the church. These are part of developments which saw the population of Holbeach parish almost double between 1801 and 1851 (White 1856, 830).

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The First Edition 1" Ordnance Survey map of Boston represents the earliest accurate map of Holbeach (Fig. 8). Dating from 1867, this map is based on a survey made in 1824, with the addition of railways. Though of a small scale, it can be seen that Chancery Lane exists at this time. The same number of windmills can be seen as in Bryant's map and in the same location.

The First Edition Ordnance Survey map of 1888, scale 50 inches to the mile, represents the first detailed large scale map of Holbeach. The cluster of streets immediately east of the church are in existence as are the houses, schools and chapels in this area. Where possible, inns, hotels, smithies and other buildings are shown.

The 2nd edition Ordnance Survey maps of 1902, scale 6 inches to the mile show remarkably little change compared to earlier maps (Figs. 9 and 10). Recent Ordnance Survey plans (1950, 1977) reveal that the late 18th century pattern of open spaces and buildings had largely been maintained. New constructions have occurred on the fringes of Holbeach, generally to the west of the town centre.

5.3   Aerial Photograph Data

Aerial photographs of Holbeach, published or transcribed in secondary sources, were examined for evidence of archaeological remains.

A series of four aerial photographs are located within the parish files of the Heritage Trust of Lincolnshire. These are undated, although they are likely to have been taken within the last 30 years. These depict Holbeach from a moderate altitude and are taken vertically to the ground. The present day layout of the town is very clear although no archaeology is visible in open areas between houses. Some differential soil shading probably indicates areas of silting and former creeks in the vicinity.

A published aerial photograph (Start 1993, 116) shows Holbeach town centre from the northwest. The focal point of the photograph is All Saints' church with Albert Street further southeast. No archaeological information is visible due to the urban setting, although ponds associated with 19th century clay pits are clearly evident in the distance.

Further to the above aerial photographs, a number of cropmarks were plotted for the Trust for Lincolnshire Archaeology and are shown on Fig. 11. These largely represent the Roman settlement of the area and depict trackways and enclosures.

5.4   Archaeological Data

Records of archaeological sites and finds held in the Lincolnshire County Sites and Monuments Record and the files of the Heritage Trust of Lincolnshire were consulted. Other, secondary, sources were also examined. Details of archaeological and historical remains falling within 2.5km of the Conservation Area are collated in Table 1 and committed to Figures 11 and 12.

Table. 1 Archaeological Sites in the Vicinity of Holbeach Conservation Area.

Map Code	County SMR No.	Description	Grid. Ref.
1	22219	Medieval iron spur with silver decoration	TF3550024900
2	20230	Post-medieval, Stukeley Hall	TF3565024750
3	22227	Medieval, site of preaching cross	TF3585024850
4	22232	Medieval, Site of All Saints' Hospital	TF3591024840
5	22221	All Saints' Church	TF3590024780
6	22222	Medieval gold coin of Richard II	TF3590024800
7	22218	Site of St Peter's Chapel and burial ground	TF3577024320
8	20229	Undated skull in garden of 35 Hall Gate	TF3565224344
9	20231	Holbeach railway station	TF3580024350
10	22201	Undated fishponds	TF3630024500
11	23028	Medieval pottery	TF3655024500
12	20227	Medieval settlement of Holbeach	
13	22231	Romano-British pottery	TF3601023920
14	22204	Site of Post-medieval mill	TF3631023950
15	22210	Site of Post-medieval mill	TF3509026290
16	22240	Medieval coin hoard	TF3576026690
17	22226	Site of Post-medieval mill	TF3588026720
18	22241	Site of medieval hall and moat	TF3595026600
19	20015	Undated salterns (Whaplode)	TF3374027400
20	20379	Medieval salterns (Whaplode)	TF3415027050
21	22188	Site of Hagbeach manor house (Whaplode)	TF3343023400
22	23593	Medieval coin, Papal Bulla and road	TF3361024840
23	22270	Site of Fleet Manor House	TF3713023810
24	HTL Files	Romano-British pottery	TF3600024100
25	HTL Files	Human skeletons	TF3772025500
26		Site of Post-medieval mill	TF3597024470

Prehistoric Archaeology
A Neolithic (4500-2250 BC) flint axe and a Bronze Age (2250-800 BC) palstave axe have been recovered from Holbeach (HTL parish files). However, these are likely to have been imported into the village as the

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area has since been subjected to a series of marine and freshwater inundations, resulting in the deposition of several metres of alluvium (peats, silts and clays).

A possible Iron Age site has been identified at the extreme southern end of the parish (HTL parish file) but falls outside the area under scrutiny.

Romano-British Archaeology

Finds of Romano-British pottery are known from two locations within Holbeach (Fig. 11, Nos. 13 and 24), both on the southern side of the town. These finds have been made at depth (*c*. 1 metre) and indicate that the Roman land surface is buried, indicating the potential for good preservation of archaeological remains and in particular environmental evidence.

Other Romano-British activity has been identified in the general vicinity of Holbeach outside of the 2.5km limit of this investigation. These include settlement and salt producing sites (Hallam 1970, 309). Furthermore, to the south of Holbeach, aerial photographs have revealed evidence of enclosures and droveways, both typical of Romano-British occupation of the Fenland.

Medieval Archaeology

The only extant remains of this period is All Saints' parish church which was largely built in the 14th century by the then Bishop of Lincoln. This replaced an earlier church, the first mention of which dates to AD 1177 (Macdonald 1890, 19). It is not known whether the later church was built on the same site as the earlier one.

Besides the church, Holbeach also had a number of chapels. Two of these fall within the area of investigation (Owen 1975, 18). The first is The Chapel of St. Peter which is thought to be located in the vicinity of the former railway station (Fig.

12, No. 7). A mound opened in this vicinity in 1867 was found to contain skeletons and fragments of medieval pottery and may indicate a former graveyard (Foster 1887). An undated skull has also been found in a garden along Hall Gate (No. 8 on Fig. 12). A second chapel, that of St. Nicholas, is believed to be located northeast of the village, close to where skeletons were retrieved during work on Holbeach bypass (No. 31 on Fig. 11). However, these human skeletons may belong to offenders or suicides as such individuals did not warrant burial in consecrated ground (Halliday 1997, 6). A third chapel, that of St. Thomas Becket, may also lie within the investigation area, although no clues to its whereabouts are known.

A hospital was founded in Holbeach by Sir John of Kirton in 1351 (Page 1988, 235). Named either the Hospital of St. John of Jerusalem or All Saints' Hospital, it is believed to have been located where the Chequers Inn now stands (Foster 1891). The hospital was taken down by William Stukeley's father, who was also responsible for moving the Market Cross which once stood northwest of the church (No. 3 on Fig. 12).

Three historians have mentioned guilds associated with Holbeach (Macdonald 1889; Trollope 1872; Stukeley 1724), Macdonald refers to the Guild of St. Mary and both Trollope and Stukeley mentions a 'guild termed Corpus Christi'. These represent the most important of the medieval guilds and imply the presence of a guildhall. No evidence survives for these structures, although the street name, Hall Gate, and the vicinity known as Hall Hill (now Hall Hill Road) may indicate a possible location for such a structure. Stukeley (1724, 20) places the Corpus Christi Guild near the Barley Pit, a possible location being in the vicinity of

Chapel Street and St. John's Street. Stukeley also mentions a Guild of St. Thomas, although it is not certain if this was associated with Holbeach (Stukeley 1724, 20).

Finds indicative of medieval activity have been recovered from a number of places within the village and include pottery, coins and an iron spur.

One possible medieval site, although at present undated, are the fishponds west of Dam Gate (Fig. 12, No. 10). Fishponds were often related to manors or religious establishments as a source of fresh food throughout the year.

Further afield, beyond the 2.5km area of this investigation, the location of medieval halls and moats are known at Hagbeach, Fleet and Barrington. These represent relics of the medieval feudal economy. A number of salterns (salt-producing sites) are known to the north of Holbeach, with a particular concentration at Holbeach Hurn. Salterns often survive as mounds which result from the silt waste used in the manufacturing process (Rudkin 1975, 37-44). Also known from the vicinity are sea banks, of which most are well documented (Hallam 1954, 19). These represent the succession of land reclamations from the sea and continued into the Post-medieval period.

Post-medieval Archaeology

Post-medieval archaeology is well represented by a number of sites in and around Holbeach. Houses from this period still survive and the best examples have been accorded listed status (Appendix 2). However, some buildings may retain original medieval features within a new facade, a possible case being the former Stukeley Hall (*pers. comm.* Hilary Healey).

Windmills are also a common element of this period, although often would have had medieval predecessors. One such windmill was located at the junction of Barrington Gate and Station Road (Fig. 12, No. 26). This was a large eight sailed tower mill dating from 1828 and demolished in the 1960s when it was replaced by a modern mill (Dolman 1986, 31).

Industrial sites are also known from Holbeach, although few are referenced in the County Sites and Monuments Record. Early maps indicate malthouses and breweries towards the east of the town. Smithies and ironworks can be seen to be located north of the Market Square and old brick pits, now a nature reserve, are situated south of the High Street. Apart from the brick pits, no extant industrial sites of the 18th and 19th centuries are thought to exist.

In the 19th century such structures as the Railway Station occur. Fleet Hospital was formerly the Union Workhouse, replacing an earlier workhouse, now demolished but located at the junction of Park Road and Park Lane.

5.5   Site Visit

A site visit was made to Holbeach on the 23rd June 1997. This was to assess the possible level of surviving archaeological deposits and to identify hitherto unknown archaeological sites.

East of Market Hill

Along the High Street there is a good survival of 19th century houses and shopfronts. No indication was found of the two breweries and a maltings depicted on early maps as being located along this road. Limited modern development has taken place along the road and, therefore, rear yards, gardens *etc.* have moderate potential for surviving archaeological deposits.

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Development has been noted along Dam Gate, although the avenue of trees, first depicted on a map of 1846, still survives. It is considered that little archaeological potential exists, located as it is away from the town centre. However, fishponds located further along Dam Gate may provide suitable conditions for environmental indicators to survive.

Along Fishpond Lane are recent developments. The former brick yard is a nature reserve. Towards St. John's Street, a modern development comprising several buildings was in progress. This road is depicted on maps as having buildings dating back to at least 1829 and may be archaeologically significant.

19th century development is well exemplified in the area of Victoria Street, Albert Street, Albert Walk and Cross Street by housing, schools and chapels.

South of Market Hill
Limited modern development has taken place along Church Street. Some earthworks were noted in the grounds of the Old Rectory House, although the nature of these could not be ascertained. A local source claimed that tunnels associated with the last war were responsible, although remnants of an ornamental garden are possible. Slightly more modern development was noted along Station Road and Hall Gate. The former railway station retains much of its original form, including platforms, engine house, *etc.*, although is derelict and nearly overgrown. The potential for surviving archaeological deposits, especially of the medieval chapel is quite good. However, part of this area is in use as a scrapyard and contamination of archaeological deposits may have occurred.

West of Market Hill
A cluster of 18th and 19th century buildings was noted along West End,

generally in good condition although some were on the verge of dereliction. Recent development has taken place along Back Lane and is likely to have destroyed archaeological deposits. Surviving remains are possible beneath The Crown Hotel's car park. The Crown Hotel itself is dated to the early 18th century.

North of Market Hill
20th century and earlier buildings exist along Boston Road and Park Road with little possibility of significant archaeological deposits surviving.

The use of geophysical methods for archaeological prospecting is unlikely to be possible for much of Holbeach. The exceptions are open land in the grounds of the Old Rectory House, the William Stukeley School and Park Road.

6.   DISCUSSION

Prehistoric activity has not yet been recorded from within the town of Holbeach although imported finds are known from this period. A possible Iron Age site is known from the extreme south of the parish.

Romano-British activity in the parish is better known with aerial photographs and finds indicating widespread occupation over the area in this period. In Holbeach finds have been found at depth and suggest that in the vicinity of the town the Roman land surface is buried.

Significantly greater evidence for use of the area in later periods is provided by documents, sites, findspots and structures of medieval date. In existence by the time of the Domesday Survey, it is probable that Holbeach had a Saxon predecessor to the present town. However, no finds of Saxon date are known. During the

medieval period it can be assumed that Holbeach was an important settlement with its market and fairs, church, chapels and hospitals. The foundation date of the present church, hospital, the grammar school, as well as the market and fair, suggest that Holbeach had a prosperous period during the 13th and 14th centuries. This is further evidenced by references to guilds associated with the town, often a sign of local prosperity. The reason for this apparent prosperity is uncertain but salt-making may be considered a possibility.

The former locations of the hospital and market cross are well documented through the work of William Stukeley. The location of the remaining chapels and guildhalls and a further hospital are, at present, unknown. Clues to the location of chapels may be found in the discovery of human burials, especially in the vicinity of the railway station, although other discoveries of human remains may indicate the burial of suicides or criminals, a common practise until the 19th century.

The apparent prosperity, mentioned above, would appear to have been short lived for many of the chapels and the hospital were dissolved before the suppression of such religious establishments by Henry VIII in the mid 16th century, although All Saints' Hospital was still standing in the 17th century as William Stukeley recalls *'the old stonework, arched doors and windows with mullions'* that he saw as a child (Stukeley 1724, 20).

Prosperity would appear to have increased once more in the post-medieval period. At this time, marshes to the north of the town had been extensively drained under grant from King James I (1603-1625). This would have increased the arable agricultural land available for crops and landowners were now building large important town houses, several of which

survive today. Windmills to process grain and even breweries were a spin-off from these agricultural developments. New housing in the town created a need for bricks that were supplied from sizeable brickworks located east of the town centre and which survives today as a nature reserve.

A visit to Holbeach, undertaken as part of this investigation, confirmed that widespread development had taken place in Holbeach in the 18th, 19th and 20th centuries. This development is likely to have had an adverse affect on some surviving archaeological deposits.

7. MANAGEMENT

The management of the archaeological resource within Holbeach should follow the guidelines set out by English Heritage (1992a, 1992b) and in accordance with Planning Policy Guidance (PPG) notes 15 (buildings) and 16 (archaeology) (DoE 1990, 1994).

Some nationally important archaeological monuments are singled out for statutory protection under the Ancient Monuments and Archaeological Areas Act (AMAA) 1979. Such monuments are know as Scheduled Ancient Monuments and are statutorily protected from any damage or alteration. The scheduling of monuments is the responsibility of the Secretary of State for National Heritage, advised by English Heritage. There are no sites within the Conservation Area that are presently Scheduled Ancient Monuments.

This study has identified the location of a number of known and potential archaeological sites within the conservation area, as represented by find-spots and documentary references. As no sites are

scheduled ancient monuments, the management of these sites is the responsibility of their respective landowners. There appear to be no major management problems at present.

The management strategy for archaeological sites is dependent on their importance. Planning Policy Guidance 16 (PPG16) states: *Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development their should be a presumption in favour of their physical preservation.* (PPG16, para 8)

The determination of the importance of an archaeological site is judged on the basis of a set of criteria given in PPG16 and shown here as Appendix 3. All nationally important archaeological monuments should be protected from the effects of development through the application of PPG16 which presumes in favour of their physical preservation (although they are not necessarily protected from other forms of damage). South Holland District Council has adopted suitable policies for the use of PPG16 in its Local Plan (SHDC 1995, 30 - Policy E6), although it is notable that no archaeological intervention has yet taken place in Holbeach.

Knowledge of many of the archaeological sites listed on the Sites and Monuments Record is minimal and it is difficult to make a judgement of their importance on a national scale without further information. PPG16 suggests: .... *it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken.* (PPG16 para21). Such evaluations may take several forms:

a) Desk-top Assessment
This is defined as an assessment of the known and/or potential archaeological resource within a specified area, consisting of a collation of existing written and graphic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional or national context as appropriate (I.F.A. 1994a).

b) Archaeological Field Evaluation
This is defined as a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land. If such remains are present Field Evaluation defines their character and extent, and relative quality and enables an assessment of their worth in a local regional or national context as appropriate (I.F.A. 1994c).

From the results of the evaluation, an appropriate management or mitigation strategy may be determined. The main options are:

Preservation in Situ:

a) Exceptionally, evaluation may reveal a site of such importance that it is scheduled under the provisions of AMAA1979
b) Planning applications may be refused on the basis of the importance of buried archaeological remains.
c) Developers may be requested to alter estate layouts or change foundation designs in order to preserve buried remains.

Physical preservation, or preservation in situ is not always the most appropriate strategy and it may be necessary to preserve 'by record'. PPG16 states: *Where*

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planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission , that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. (PPG16 para25). Once again, several strategies are available, depending on the importance of the remains:

Preservation by Record:

a) Archaeological Excavation
Defined as a programme of controlled, intrusive fieldwork with defined research objectives which examines and records archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the Project Design and in the light of findings (I.F.A. 1994d).

b) Archaeological Watching Brief
This is defined as a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons within a specified area or site on land, where there is a possibility that archaeological deposits may be disturbed or destroyed. Such a programme will result in the preparation of a report and ordered archive (I.F.A. 1994b).

c) Building Investigation and Recording
Defined as a formal programme of work intended to establish the character, history, dating, form and archaeological

development of a specified building, or structure, or complex and its setting, including its buried components, on land. The programme should result in the production of drawings, an ordered archive and a report (I.F.A. 1995).

Archaeological management strategies for Holbeach

For the short to medium term, it would be judicious to define research strategies for the archaeological heritage of Holbeach and to recommend a framework by which such strategies could be implemented. The management options discussed above should be applied to this end.

Three key questions pertaining to the archaeology and development of the settlement of Holbeach have been identified.

a) The Romano-British settlement - To what extent did Romano-British settlement encroach upon Holbeach and does its possible shallow burial by later silt deposits indicate high potential for preservation of the archaeology.

b) The Saxon settlement - As Holbeach is mentioned in the Domesday Survey of 1086, it is likely that there was a Saxon precursor to the medieval town. The definition of this settlement in terms of its form, extent and its transition to a town needs to be understood.

c) The medieval town - defining the layout, extent and nature of the medieval town.

However, due consideration must be given at all times to the archaeological heritage of other periods.

As a first stage in enabling these questions

12

to be answered two zones have been defined and mapped, based on informed decisions regarding the known history and archaeology of Holbeach (Fig. 13).

Zone 1 represents the possible limits of the medieval town. The Saxon settlement is believed to be located within this area although no clear location can be given.

Zone 2, outside of the Conservation Area, represents the vicinity of a medieval chapel and graveyard.

The zones are based on the distribution of archaeological finds, historical references and early maps that show remnants of medieval burgage plots. It is proposed that any development within these zones automatically triggers archaeological intervention. Development outside of the zones is still subject to PPG 16 and intervention dependant on factors such as size of development and proximity to known archaeology.

These zones would not represent a immutable boundary and would be subject to change as new evidence came to light in future archaeological investigations.

Future development in the town, needs to be monitored and recorded by an experienced field archaeologist in order to begin to understand the extent and sequence of archaeological and natural deposits. A cellar survey would pinpoint areas where archaeology is totally destroyed. Such a survey may usefully be undertaken by a local group.

8. CONCLUSIONS

The types of archaeological remains potentially present in Holbeach are those common to all urban areas. In addition to artefacts and ecofacts are the potential stratified remains of earlier structures (domestic, ritual and industrial), their associated features (refuse pits, wells, *etc.*) and infrastructure (roads, canals and riverside wharfs).

Structures may not be confined to the present day burgage plots or roads but can occur anywhere within the present area of study. In particular, the presence of shallowly buried Romano-British and Saxon remains should be considered. Features of this period would be destroyed by modern development schemes. Prospection techniques, such as geophysical survey or fieldwalking, would not be sufficient to reveal the presence of such sites in advance. Therefore, pre-development archaeological evaluation, or archaeological monitoring during development, is essential in order to increase knowledge of the town's buried heritage.

9. ACKNOWLEDGEMENTS

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All of the following sources were consulted in the data-gathering exercise. However, as some references duplicated information available in others, not all of them have been specifically referred to in the text.

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11.   ABBREVIATIONS

|	
B.G.S	British Geological Survey
DoE	Department of the Environment
I.F.A.	Institute of Field Archaeologists
LAO	Lincolnshire Archive Office, followed by accession code.
RCHME	Royal Commission on Historical Monuments of England
SHDC	South Holland District Council
SMR	County Sites and Monuments Record number

LINCOLNSHIRE

100km

20km

Lincoln

Horncastle

Skegness

Sleaford

Boston

Grantham

Spalding

HOLBEACH

Stamford
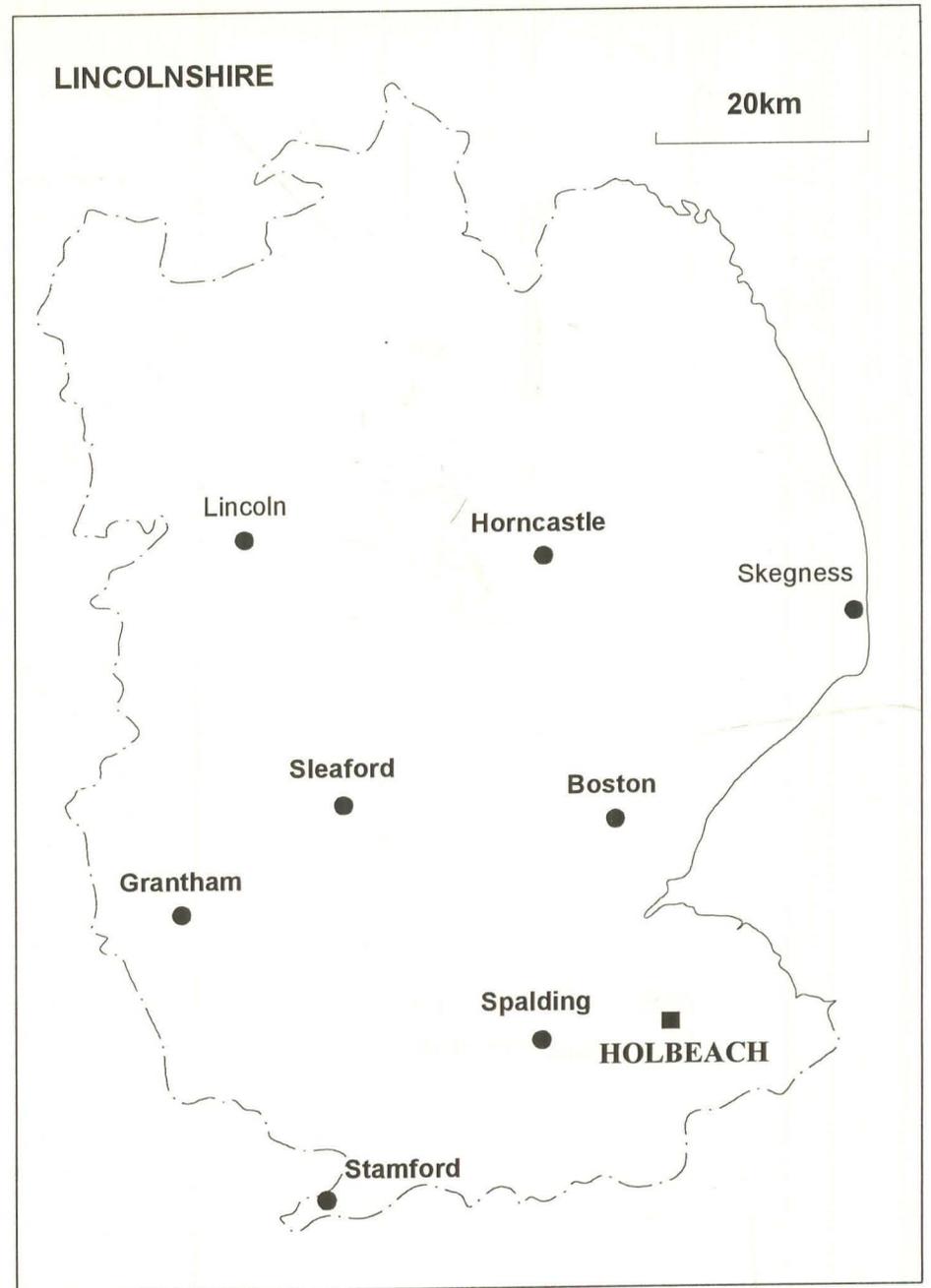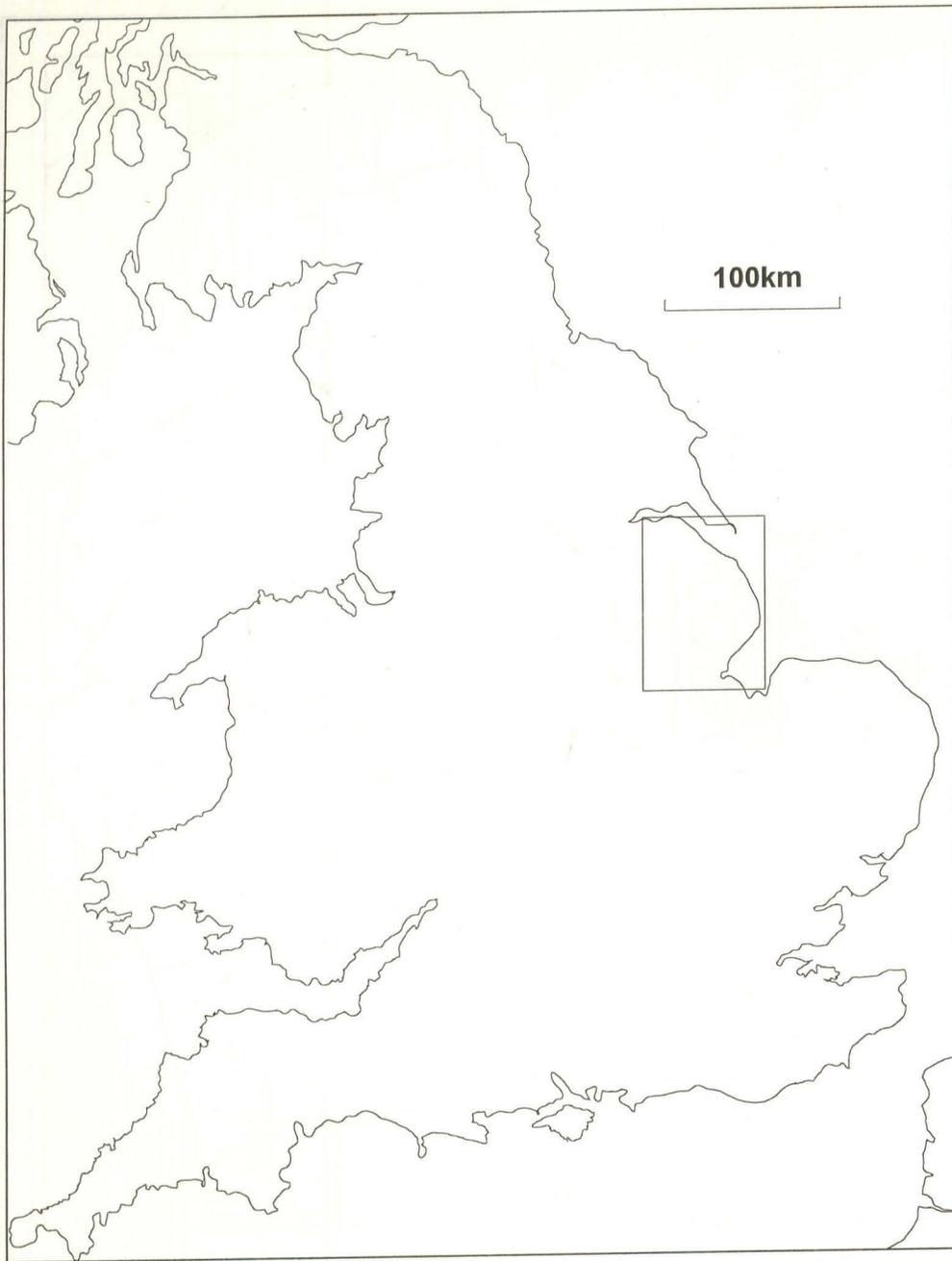
Figure 1 - General Location Plan

538000/327000

538000/323000

N

0km   1km

Figure 2 - Site Location Plan
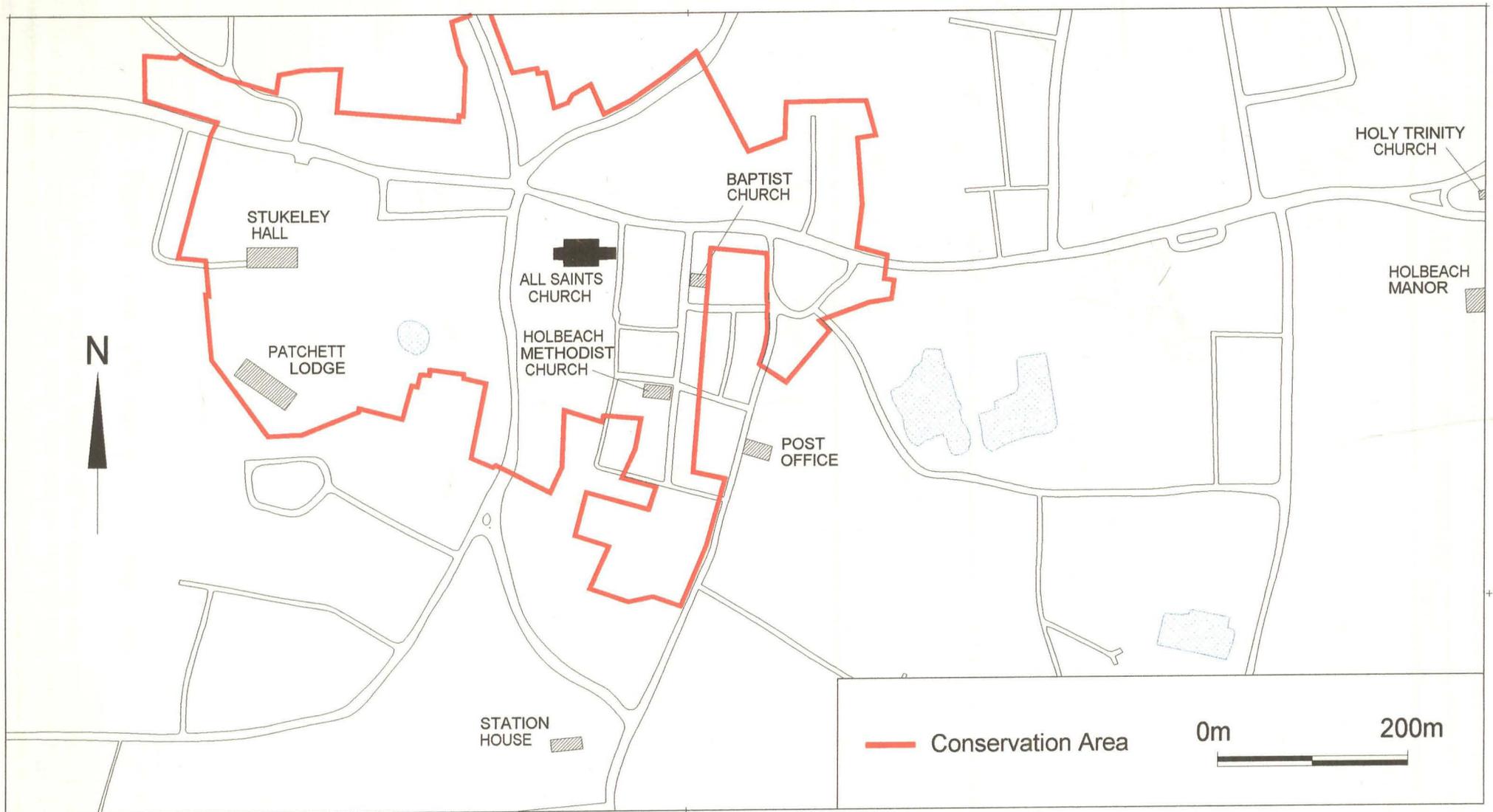
Figure 3 - Holbeach town centre, showing Conservation Area

Groundplot of my
fathers dwelling at
Holbech 1703

W Stukeley

Drakes lane

Kitchen garden

dovecote

Boston halt

Barley Pit.

High Way
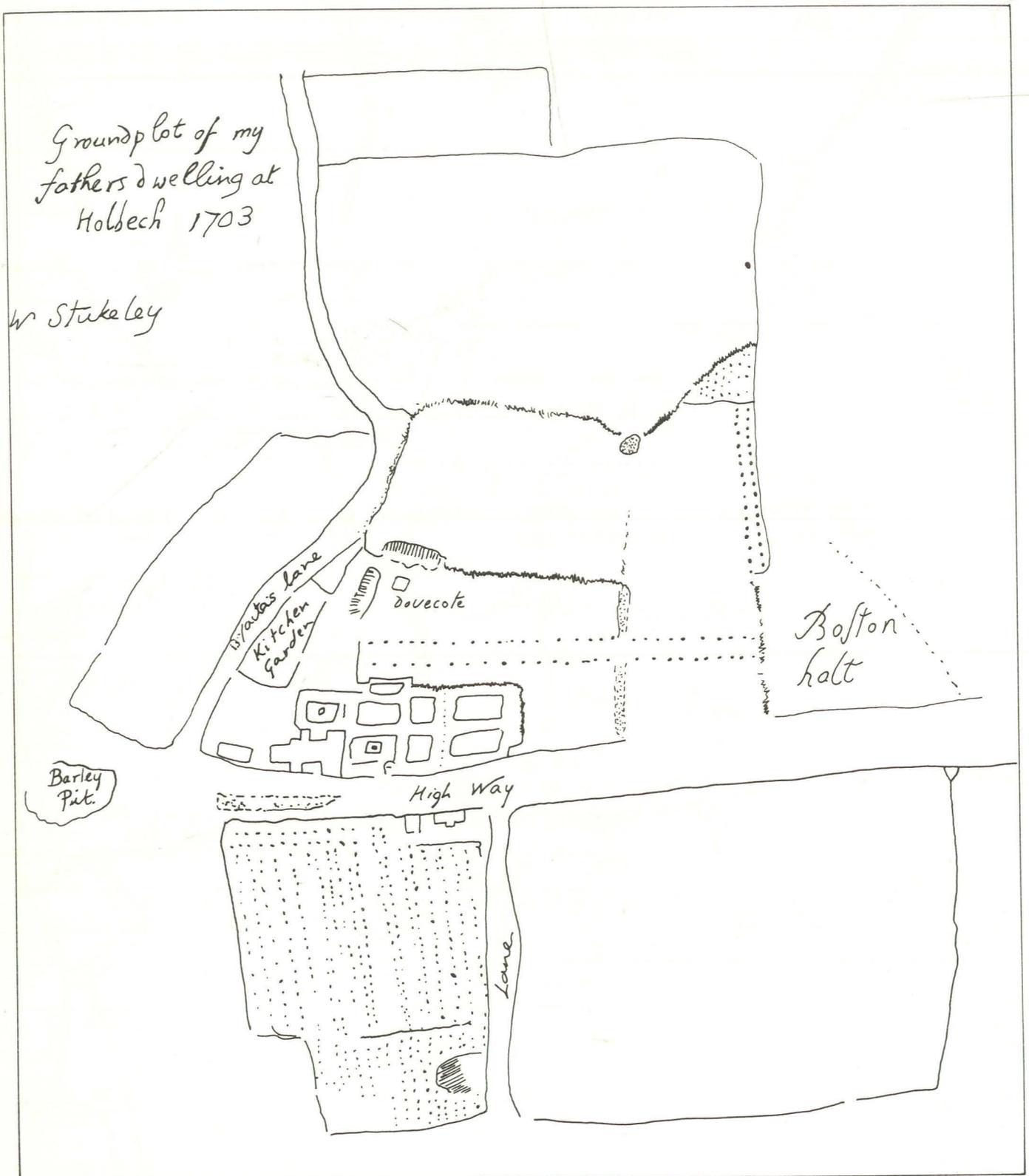
Lane

No scale available

Figure 4 - Copy of William Stukeley's Map, 1703

Although not accurately located, the lane at the top left of the drawing may read Drakes Lane, an alternative name for Fishpond Lane. This would then indicate that the lane entitled *High Way* is Barrington Gate and the *Barley Pit* is therefore located in the area of Chapel Street and St. John's Street.
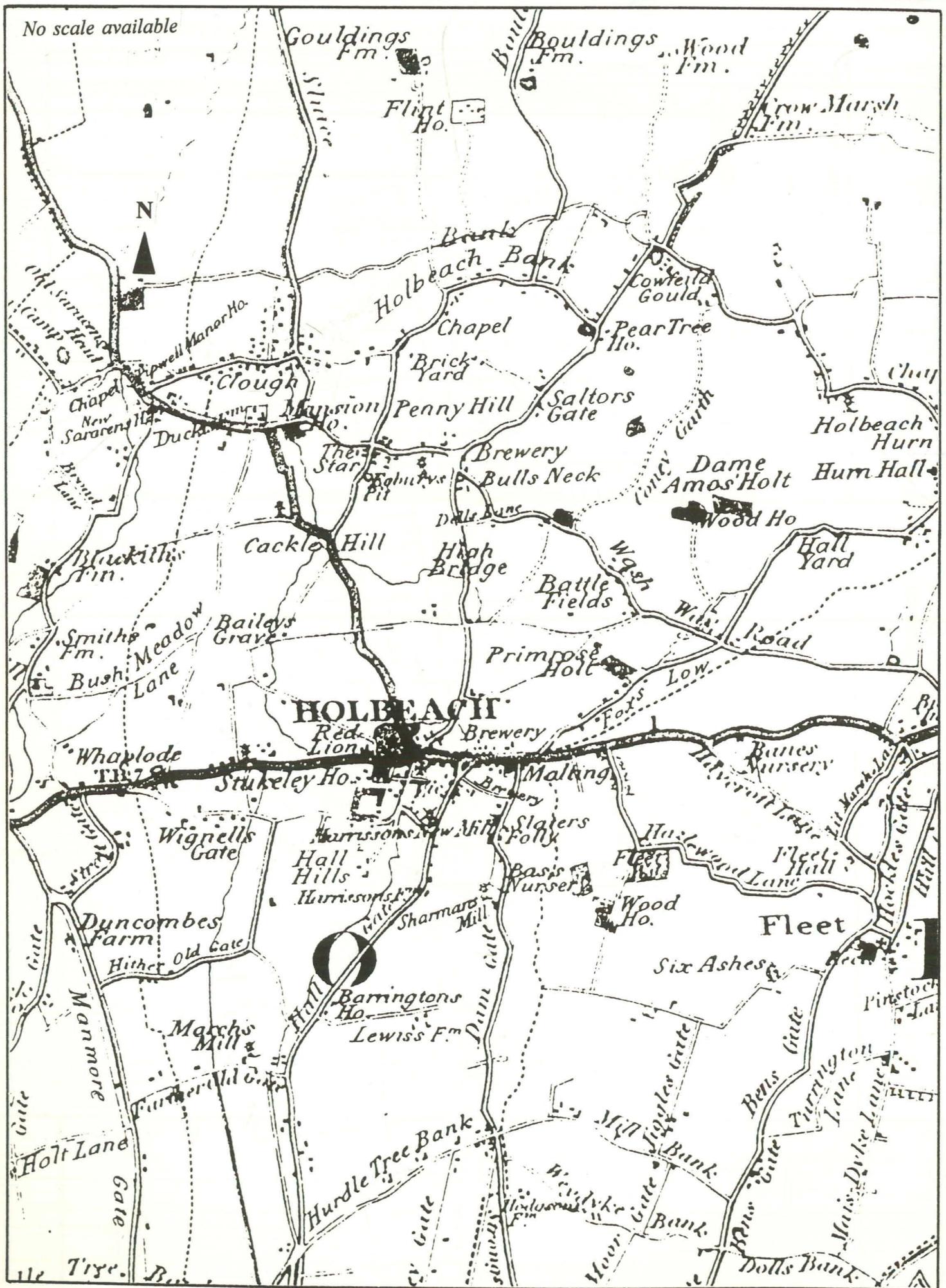
Figure 5 - Extract from Bryant's 'Map of the County of Lincoln', 1828
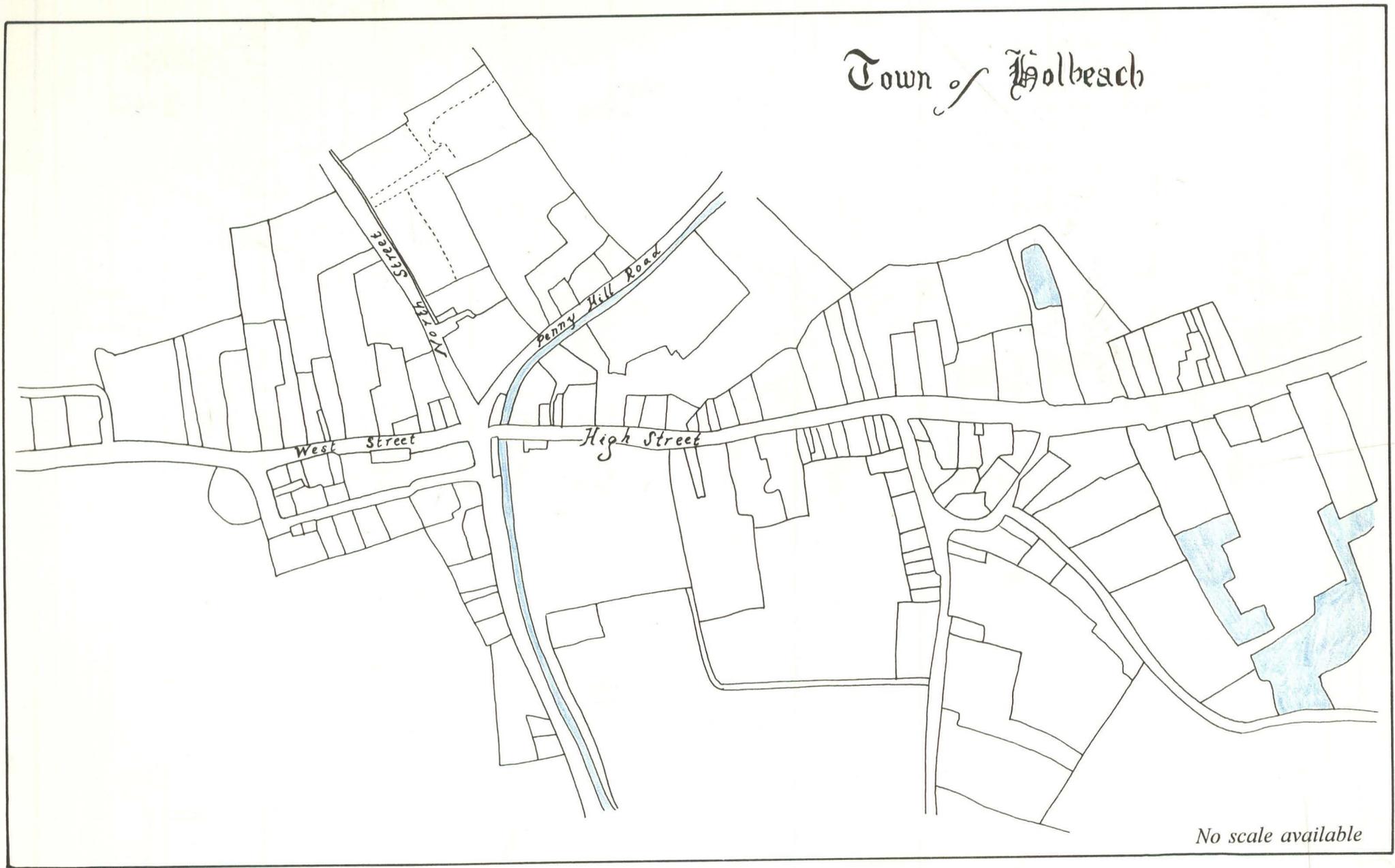
Figure 6 - Extract from 'A Plan of the Parish of Holbeach in the County of Lincoln', 1839

The Town

Reference.

1. Assembly Rooms
2. Methodist Chapel
3. Primitive Methodist Chapel
4. General Baptist Chapel
5. Girl's School.
6. Boy's School.
7. Market House
8. Post Office.
9. Bank.

N

Scale of Chains

10 chains equals 201 metres.
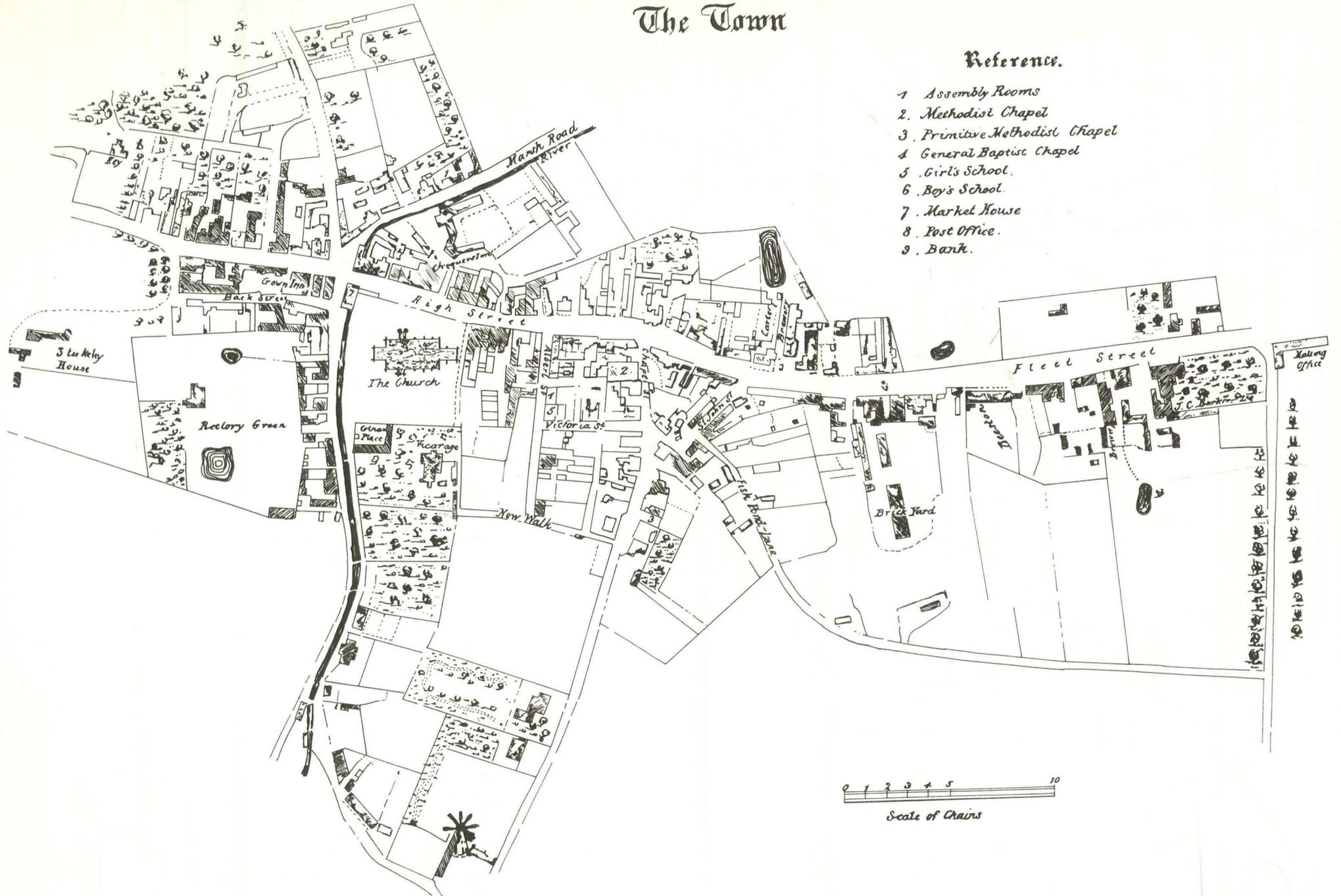
Figure 7 - Copy of a published map of Holbeach, 1846
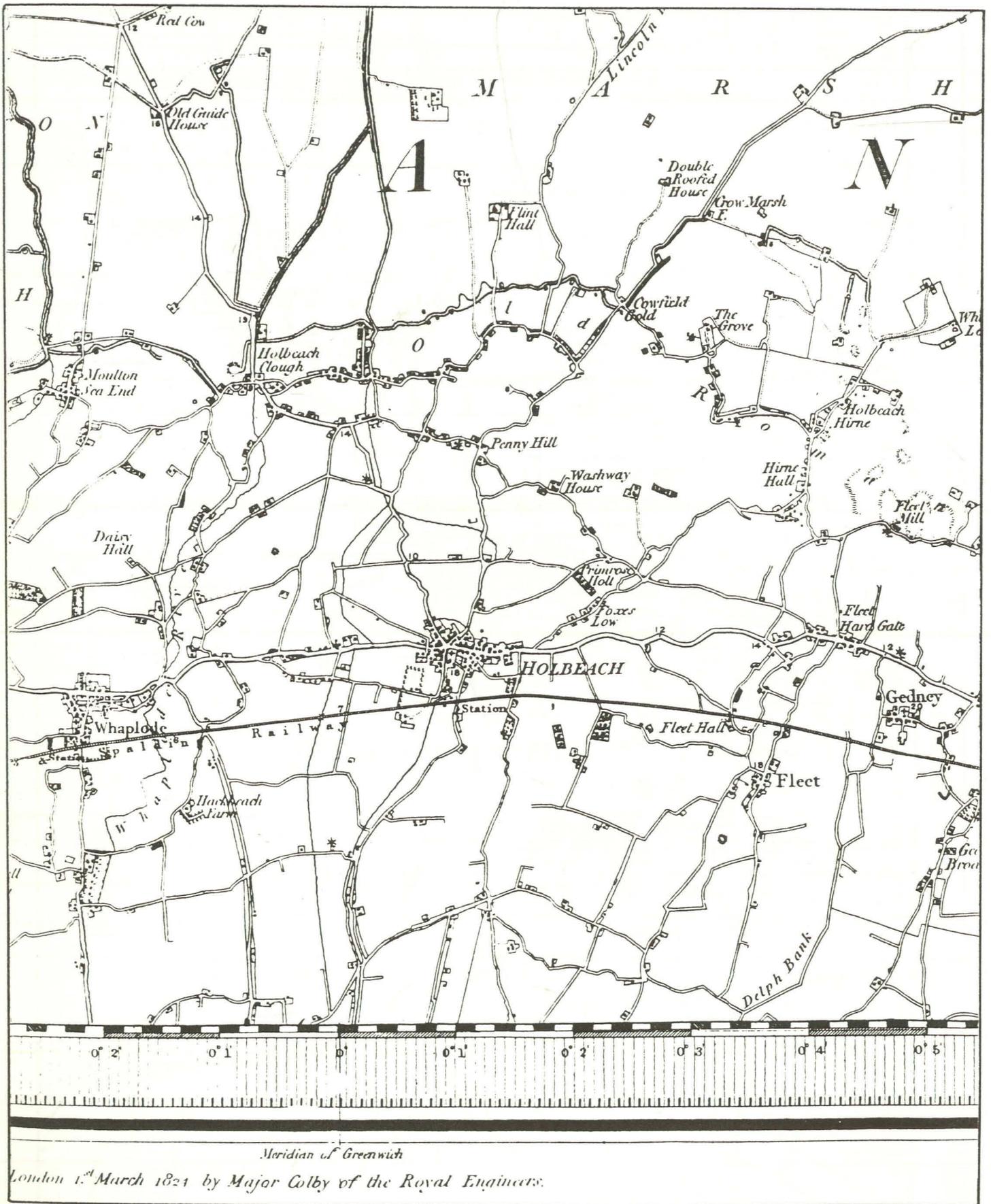
Figure 8 - Extract from the 1st Edition Ordnance Survey Map, 1867
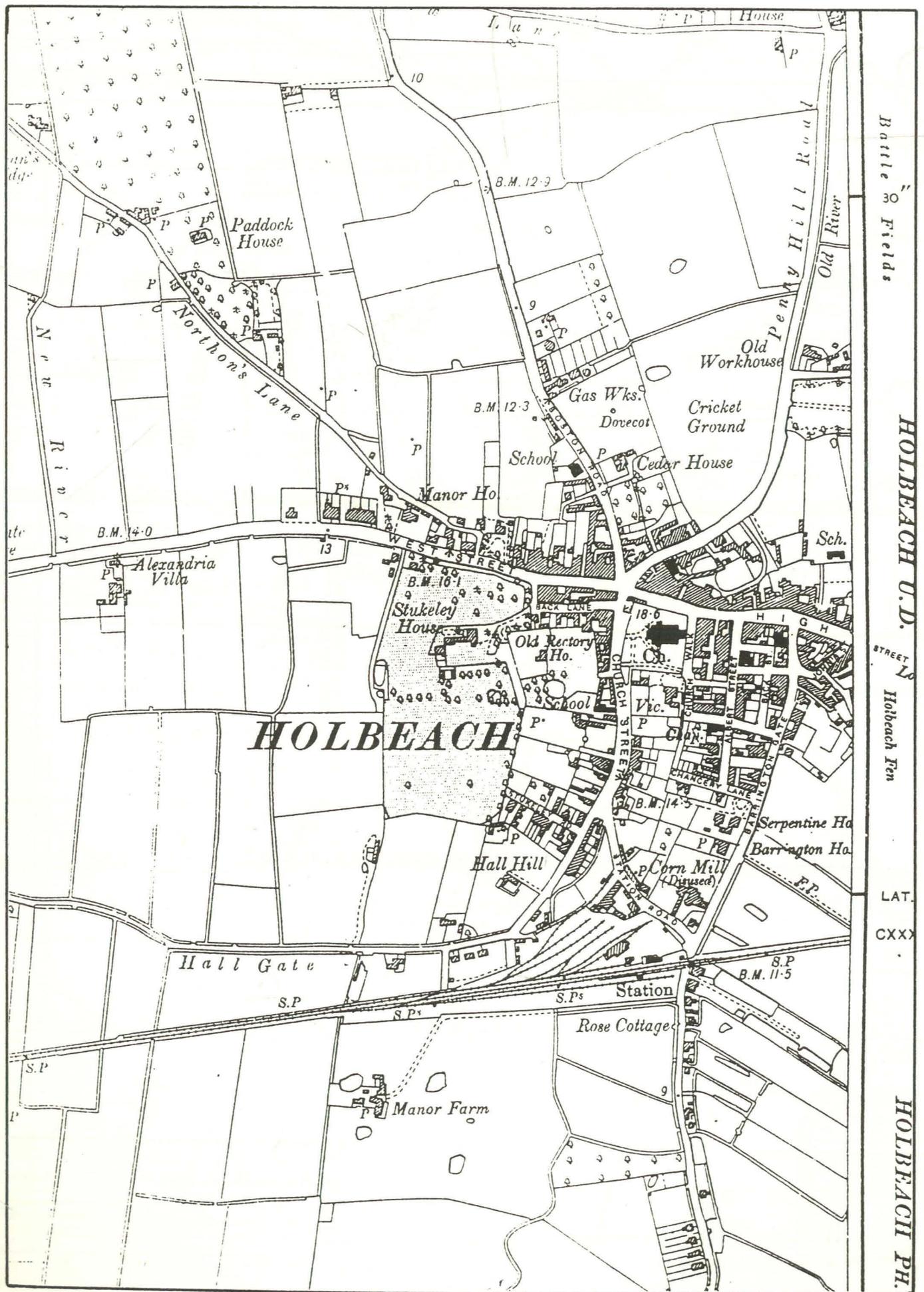
Scale: 6 inches to the mile

Figure 9 - Extract from the 2nd Edition Ordnance Survey Map, 1902
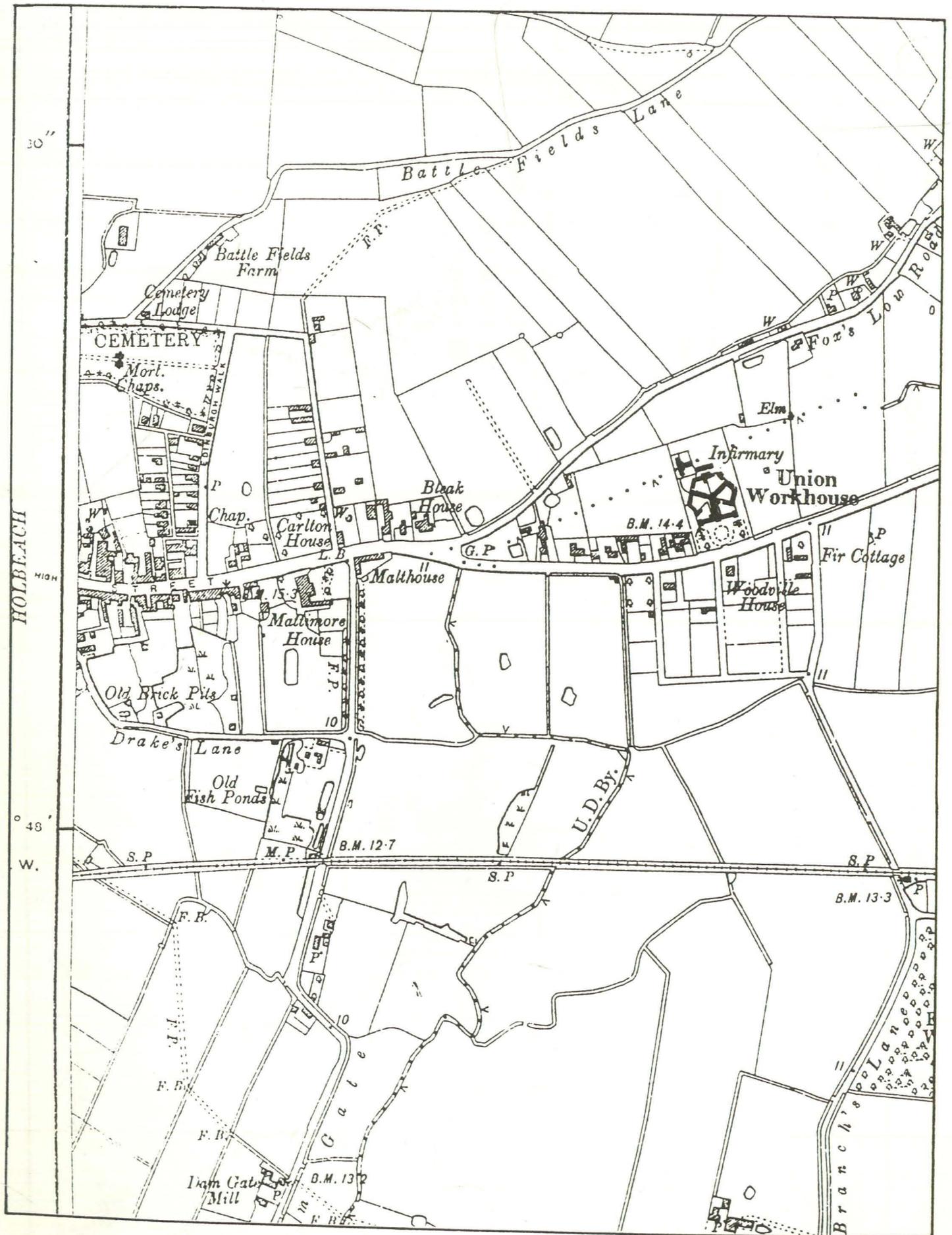
Figure 10 - Extract from the 2nd Edition Ordnance Survey Map, 1902
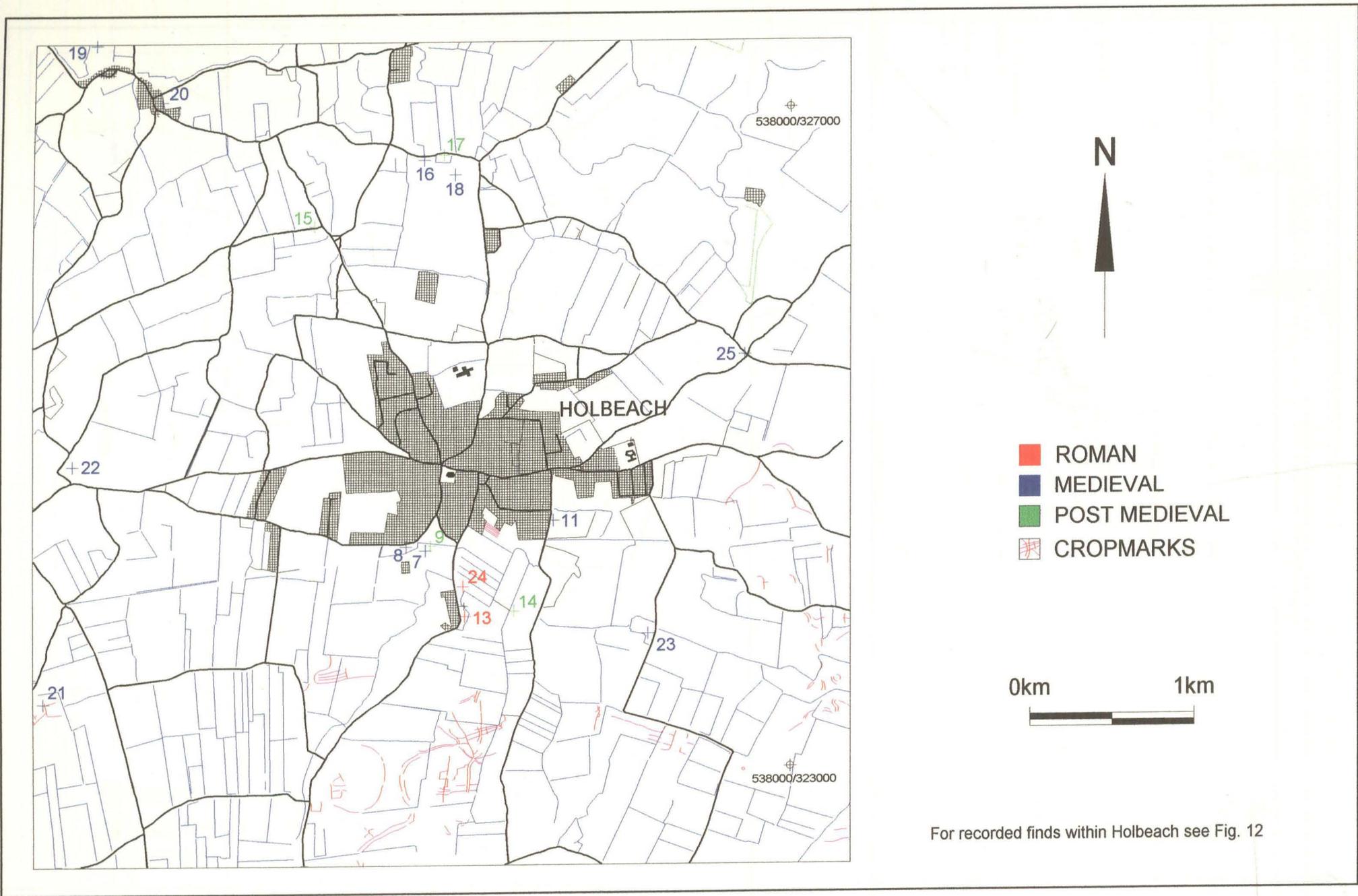
Figure 11 - Vicinity of Holbeach Showing Recorded Archaeology
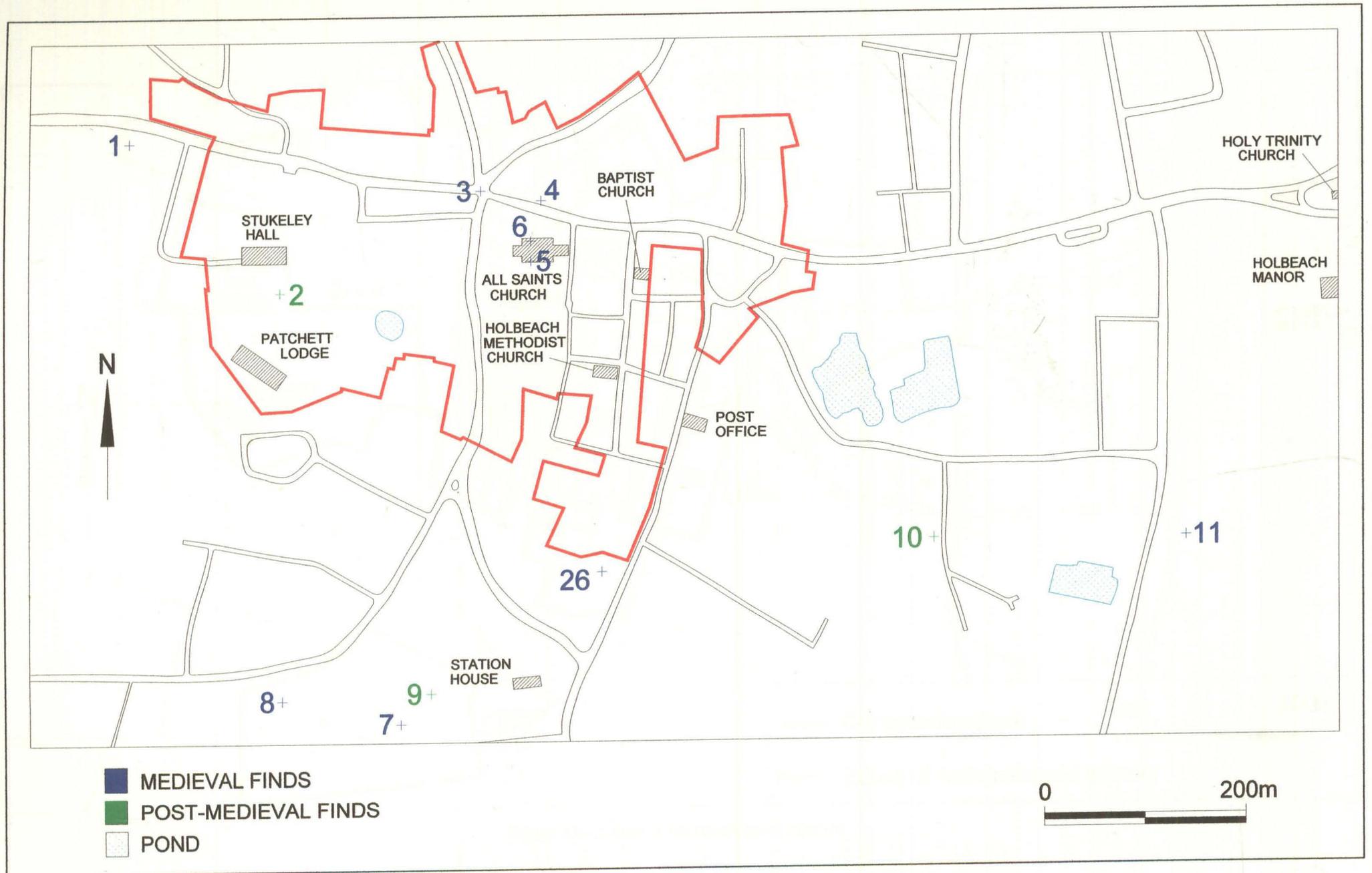
Figure 12 - Holbeach Town Centre, Showing Recorded Archaeology

Legend:
- MEDIEVAL FINDS
- POST-MEDIEVAL FINDS
- POND

Map labels:
- HOLY TRINITY CHURCH
- STUKELEY HALL
- BAPTIST CHURCH
- HOLBEACH MANOR
- ALL SAINTS CHURCH
- PATCHETT LODGE
- HOLBEACH METHODIST CHURCH
- POST OFFICE
- STATION HOUSE

0 200m
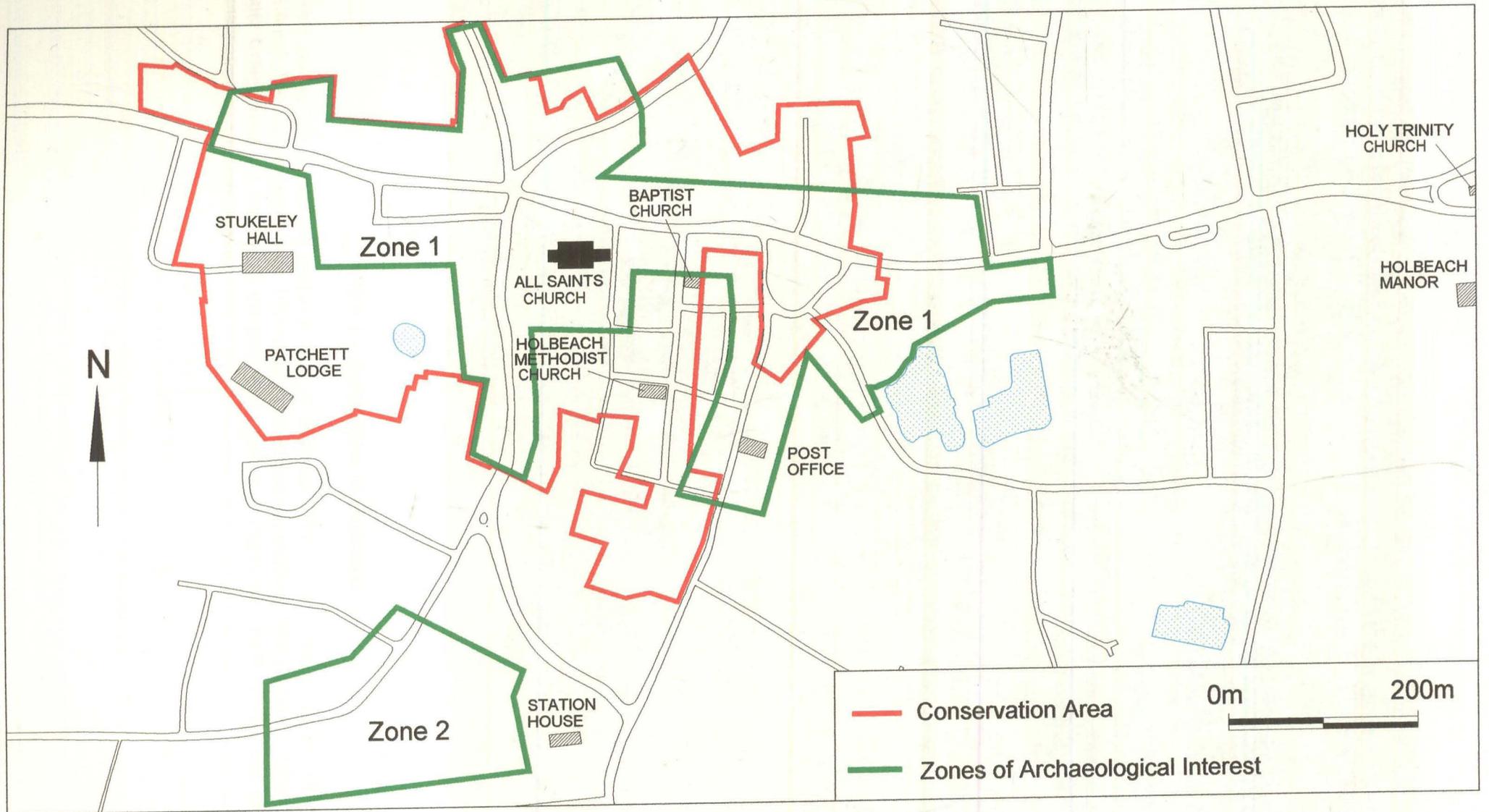
Figure 13 - Zones of Archaeological Interest

Map labels:
- HOLY TRINITY CHURCH
- HOLBEACH MANOR
- STUKELEY HALL
- Zone 1
- BAPTIST CHURCH
- ALL SAINTS CHURCH
- PATCHETT LODGE
- HOLBEACH METHODIST CHURCH
- Zone 1
- POST OFFICE
- Zone 2
- STATION HOUSE
- N

Legend:
- Conservation Area
- Zones of Archaeological Interest
- 0m — 200m

Plate 1 - Aerial view of Holbeach

This photograph depicts the medieval core of Holbeach. The centre is dominated by All Saints' Church. Behind the church is the 19th century development comprising Victoria Street, Albert Street and Cross Street. At the top of the picture the former brickpits are clearly visible and are now maintained as a nature reserve.

Appendix 1

SPECIFICATION FOR THE ARCHAEOLOGICAL DESK-TOP ASSESSMENT OF
HOLBEACH CONSERVATION AREA

1. SUMMARY

This document comprises a specification for the archaeological assessment of Holbeach Conservation Area as part of the Holbeach Conservation Area appraisal.

The Conservation Area encompasses the historic core of Holbeach town, together with adjacent parts of the urban area. Roman settlements and salt-making sites have previously been found in the parish and the place-name would suggest that Holbeach was established in the Anglo-Saxon period. The parish was mentioned in the Domesday Book of 1086 and within the Conservation Area is the 14th century parish church.

The assessment will collate all readily available data relating to the previous archaeological discoveries in the area. The results of the assessment will be presented in a written report describing the nature of the remains, with supporting illustrations (produced as computer-generated digital maps) showing their location and extent. The assessment will also present a strategy for managing the archaeological resource of the Conservation Area.

2. INTRODUCTION

2.1   This document comprises a proposed specification for the archaeological desk-top assessment of Holbeach Conservation Area, Holbeach, Lincolnshire. The Holbeach Conservation Area site is centred on national grid reference TF 359 248, and is shown on Figures 1 and 2. The Holbeach Conservation Area will be studied in its wider archaeological setting.

2.2   The document contains the following parts:

2.3   Aims of and background to the project.

2.4   The archaeological and topographic setting.

2.5   Stages of work and methodologies to be used.

3. AIMS AND OBJECTIVES

3.1   The aim of the work will be to gather sufficient information to enable the South Holland Conservation Officer to formulate an appropriate policy for the management of the archaeological resource of the Conservation Area.

3.2   The objectives of the desk-top assessment will be to establish:

3.2.1   The type of archaeological remains that may be present within the Conservation Area.

3.2.2   The likely extent of archaeological remains present within the Conservation Area.

3.2.3   The extent to which any surrounding archaeological features extend into the Conservation Area.

3.2.4   The way in which the archaeological features identified fit into the pattern of occupation and land-use in the surrounding landscape.

3.2.5   Identify any constraints on the proposed Conservation Area.

4.   DESCRIPTION OF THE CONSERVATION AREA

4.1   Holbeach is located 60km southeast of Lincoln and 12km east of Spalding in the administrative district of South Holland. The Conservation Area straddles the east-west High Street of Holbeach town centre and mainly extends southward from this road. Market Hill, at the centre of the town, provides the focal point of the Conservation Area. The Conservation Area includes not only the historic town centre with its shops and other commercial and social buildings, but also some adjoining residential areas.

5.   PLANNING BACKGROUND

5.1   South Holland District Council are undertaking an appraisal of Holbeach Conservation Area. This appraisal will contain policies and proposals for the preservation and enhancement of the Conservation Area. The archaeological assessment proposed by the present document will form part of the overall Conservation Area appraisal.

6.   SOILS AND TOPOGRAPHY

6.1   The Conservation Area is in a relatively flat area lying at approximately 4m OD. Soils in the Conservation Area are coarse silty calcareous soils of the Wisbech Association developed in stoneless marine alluvium (Hodge *et al.* 1984, 361). Much of the Conservation Area is urban in character, with small open areas/large gardens mainly in the south and southwest.

7.   ARCHAEOLOGICAL OVERVIEW

7.1   Evidence of salt-making of Roman date has previously been located in Holbeach parish (May 1976, 152). A Roman settlement at Shell Bridge is a recorded as a Scheduled Ancient Monument of national importance (English Heritage 1996, 17).

7.2   The place-name Holbeach is of Old English derivation and Holbeach is mentioned in the Domesday Book of 1086.

7.3   A charter for a market was granted in the mid 13th century and the town formerly had a market cross. All Saints' Church was constructed in the 14th century and has been the focus of the town and parish since.

8.   DATA COLLECTION

8.1   To enable an effective assessment of the archaeological setting of the site and the remains contained within it, the desk-top assessment will examine the Conservation Area and surrounding 2.5km.

8.2   The following sources will be consulted:

   8.2.2   Lincolnshire Sites and Monuments Record: to obtain details of previous archaeological finds and sites within the study area, and other data, including reports of previous archaeological work.

   8.2.3   The Lincolnshire Archives: to provide historical documentation relating to the site, including tithe maps, enclosure awards and parish maps.

   8.2.4   Ordnance Survey maps; current and past editions.

   8.2.5   Aerial photographs held in national and local collections. Archaeological data will be plotted using the Mobius network technique.

8.2.6   Archaeological books and journals with information relevant to the site.

8.2.7   The records held by the Heritage Trust of Lincolnshire.

8.2.8   Any other sources with relevant information, located during the work.

8.2.9   As part of the study a field visit will be undertaken to establish the following:

8.2.10   To identify any earthworks not previously located and to verify the state of preservation of any
          earthworks that have been previously recorded.

9.   REPORT

9.1   The findings of the desk-top assessment will be presented in a written report supported by illustrative
        material reproduced on appropriate scale site plans. Plans showing the location of archaeological finds
        and remains in and near the Conservation Area will be produced as digital maps using computer aided
        design (CAD). The text will summarise all the data collected and the sources consulted will be
        referenced. The results will be interpreted and, as far as possible, the various types of archaeological
        activity will be individually discussed.

9.2   The plans will show the location of the various archaeological sites and finds located during the
        assessment. The features identified during the search of the relevant aerial photographs will be plotted
        onto similar scale plans.   Additionally, any areas of disturbance or destruction to potential
        archaeological deposits will be plotted.

9.3   The report will attempt to place the results of the study into a local, regional and national archaeological
        context, and will present a strategy for managing the archaeological resource within the Conservation
        Area.

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Appendix 2

LISTED BUILDINGS IN THE PARISH OF HOLBEACH

Albert Street	Nos. 1, 3 and 5. Terrace of 3 houses, *c*.1800
Albert Street	Baptist Chapel, 1845
Albert Street	Nos. 2, 4 and 6. Terrace of 3 houses, early 19th century
Barrington Gate	No.67, Flour Mills Lodge. Lodge, 1825
Barrington Gate	Barrington House, *c*. 1825
Barrington Gate	Serpentine House, 1831
Barrington Gate	No. 19. 2 houses, early 19th century
Boston Road	The String of Horses. Public House, early 19th century
Boston Road	Nos. 4 and 6. 2 houses, Mid 18th century
Chancery Lane	Nos. 1 and 3. 2 cottages, 1854
Christie Road	Christie Farmhouse, Late 18th century
Christie Road	Stable Block to Christie Farmhouse, Late 18th century
Church Street	Church of All Saints, *c*. 1340-1380*
Church Street	Nos. 33 and 35. House, now 2 houses, mid 18th century
Fleet Street	Nos. 14 and 16. 2 shops with accomodation above. Late 18th century
off Hall Gate	The Manor Farmhouse, *c*. 1800
High Street	No. 45 Mansion House, house now restuarant, early 18th century
High Street	Halifax Building Society, house now offices, 1786
High Street	Nos. 71-77 (odd). Terrace of four houses, *c*. 1840
High Street	Milestone in churchyard wall, late 19th century
Hurn Road	Hurn Hall. House, early 19th century
Lapwater Road	Leaden Hall. House, mid 18th century
Low Lane	Town Farm. Farmhouse, *c*. 1800
Northon's Lane	The Old Cottage. Cottage, 1768
Park Road	Cemetery Chapels, 1854
Spalding Road	The Red Lion. Public House formerly house, mid 18th century

Spalding Road   Nos. 2 and 4. 2 houses now offices, *c*. 1800

Spalding Road   Milestone, mid 19th century

Stong's Bank   Hurdle Tree Bank House. Farmhouse, early 19th century

Washway Road   Teddington Manor House. House, late 18th century

Washway Road   Penny Hill Farmhouse. House *c*. 1680

Washway Road   Barn at Washway House

Washway Road   Washway House, mid 18th century

Washway Road   Penny Hill Windmill. Tower mill, 1826-7

Washway Road   Warehouse at Penny Mill Windmill, *c*. 1826-7

West End   The Crown Hotel, early 18th century

West End   Nos. 12a and 15. 2 cottages with shop, now 2 cottages, mid 18th century

West End   No. 24. Bank House. House, formerly bank. Mid 18th century

West End   Westholme. House, mid 18th century

West End   No. 34. House, late 18th century

West End   The Priory. House, 1743

*   Grade 1 listed building

All information from DoE, 1988, *List of Buildings of Special Architectural or Historic Interest: District of South Holland*

Appendix 3

SECRETARY OF STATE'S CRITERIA FOR SCHEDULING ANCIENT MONUMENTS
- extract from *Archaeology and Planning* DOE Planning Policy Guidance note 16,
November 1990

The following criteria (which are not in any order of ranking), are used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate. The criteria should not however be regarded as definitive; rather they are indicators which contribute to a wider judgement based on the individual circumstances of a case.

i *Period*: all types of monuments that characterise a category or period should be considered for preservation.

ii *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context.

iii *Documentation*: the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records.

iv *Group value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement or cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.

v *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.

vi *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection that scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed buildings.

vii *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.

viii *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.

Appendix 4

GLOSSARY

Bronze Age Part of the prehistoric era characterised by the introduction and use of bronze for tools and weapons. In Britain this period dates from approximately 2000-700 BC.

Cropmark A mark that is produced by the effect of underlying archaeological features influencing the growth of a particular crop.

Geophysical Survey Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometery survey and resistivity survey.

Iron Age Part of the prehistoric era characterised by the introduction and use of iron for tools and weapons. In Britain this period dates from approximately 700 BC - AD 50.

Medieval The Middle Ages, dating from approximately AD 1066-1500.

Neolithic The 'New Stone Age' period, part of the prehistoric era, dating from approximately 4000-2000 BC.

Post-medieval The period following the Middle Ages, dating from approximately AD 1500-1800.

Prehistoric The period of human history prior to the introduction of writing. In Britain the prehistoric period lasts from the first evidence of human occupation about 500,000 BC, until the Roman invasion in the middle of the 1st century AD.

Romano-British Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.

Saxon Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany