

00/10

**DESK-TOP ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT OF LAND
AT 18/19 BRIDGE STREET
AND 1 MARKET PLACE, SPALDING,
LINCOLNSHIRE
(SBS 00)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES



06. APR 00
ack 7/14/02

100-100000-100000

#16 / 114 / 99

**DESK-TOP ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT OF LAND
AT 18/19 BRIDGE STREET
AND 1 MARKET PLACE, SPALDING,
LINCOLNSHIRE
(SBS 00)**

Work Undertaken For
Leisurecare Property Investments Ltd

March 2000

Report compiled by
Paul Cope-Faulkner BA (Hons) AIFA

National Grid Reference: TF 2480 2259

A.P.S. Report No: 37/00



CONTENTS

List of Figures

1.	Summary	1
2.	Introduction	1
	2.1 Planning Background	
	2.2 Topography and Geology	1
3.	Aims	1
4.	Methods	2
5.	Results	2
	5.1 Historical Data	2
	5.2 Cartographic Data	3
	5.3 Aerial Photograph Data	4
	5.4 Archaeological Data	4
	5.5 Walk-over Survey	6
6.	Constraints	6
	6.1 Heritage Constraints	6
	6.2 Other Constraints	6
7.	Assessment of Significance	7
8.	Conclusions	7
9.	Acknowledgements	8
10.	References	8
11.	Abbreviations	9

Appendices

- 1 Specification for the Desk-Top Assessment and Archaeological Evaluation of land at Bridge Street and Market Place, Spalding
- 2 Extract from *Criteria for the scheduling of ancient monuments*

List of Figures

- Figure 1 General Location Plan
- Figure 2 Location of Investigation Area
- Figure 3 Site Location Plan
- Figure 4 Copy of Grundy's Map of Spalding, 1732
- Figure 5 Extract of Armstrong's Map of Spalding, 1788
- Figure 6 Extract from 'A Plan of the Parish of Spalding', undated 19th century
- Figure 7 Extract from the 1st Edition Ordnance Survey Map, 1888
- Figure 8 Archaeological Sites in the Vicinity
- Figure 9 Plots of known services, cellars and constraints in the Vicinity

1. SUMMARY

A desk-top assessment was undertaken to determine the archaeological implications of the proposed development at 18-19 Bridge Street and 1 Market Place, Spalding, Lincolnshire.

During the medieval period (AD 1066-1500) the focus of settlement within the town would have been the Market Place. South of the market was Spalding Priory, established by AD 1074, and replacing a cell of Crowland Abbey. Part of the proposed development site falls within the priory precinct in an area from which human burials have been recovered.

Following a fire in the 18th century, many of the buildings along Bridge Street and the Market Place were destroyed. The present buildings along Bridge Street and Market Place belong to the later 18th and early 19th centuries.

A walk-over survey has identified cellars in all three buildings comprising the development area. Other constraints include concrete yards at the rear of No. 19 Bridge Street.

Ground conditions are not suitable for any geophysical technique.

2. INTRODUCTION

2.1 Definition of a Desk-based assessment

A desk-top assessment is defined as 'assessments of the known or potential archaeological resource within a specified area or site on land... They consist of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent,

quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate' (IFA 1997).

2.2 Planning Background

Archaeological Project Services was commissioned by Le Sage Associates (Chartered Architects) on behalf of Leisurecare Property Investments Ltd to undertake a desk-top assessment of land at 18-19 Bridge Street and 1 Market Place, Spalding, Lincolnshire. This was in order to determine the archaeological implications of the construction of a proposed retail development.

2.2 Topography and Geology

Spalding is situated 23km southwest of Boston and 30km southeast of Sleaford, in South Holland District, Lincolnshire (Fig. 1).

The proposed development site is located immediately south of the town centre as defined by the market place. Situated at a height of *c.* 6.5m OD on land bounded by the Market Place and Bridge Street to the northeast (National Grid Reference TF 2480 2259), the proposed development site is approximately 370 square metres in extent.

As an urban area, the soils have not been mapped. However, local soils are likely to be of the Wisbech Series, typically coarse silty calcareous alluvial gley soils developed over marine alluvium (Robson 1990, 36). These soils overlie a solid geology of Oxford Clay (BGS 1992).

3. AIMS

The aims of the desk-top assessment were to locate and, if present, appraise known

archaeological sites in the vicinity and to determine the archaeological potential of the proposed development area. This would permit the Archaeology Officer, Lincolnshire County Council, to formulate appropriate policies for the management of the archaeological resource present on the site.

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 maintained by The Heritage Trust of Lincolnshire
- archaeological books and journals
- place-name evidence

Information obtained from the literature and cartographic examination was supplemented by a walk-over survey of the proposed development site. This walk-over survey investigated the present land-use and condition; the extent of hardstanding and other firm surfaces; the presence, or otherwise, of dumped materials; and the appropriateness for geophysical survey.

Results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical Data

Spalding is first referred to in a Tribal Hideage of the 7th century wherein a tribe known as the *Spaldas* are recorded. The place name is derived from the Old English *Spaldingas*, 'descendants of *Spaldas*' (Ekwall 1974, 432). The first account of the town was in a charter to the monks of Crowland by King Ethelbald in AD 716 (Clark 1978).

Crowland had been given land in Spalding by Thorold of Buckenhale, sheriff of Lincoln, supposedly in 1051. Money was provided to build a chapel and for six brethren to maintain it (Page 1988, 118). However, the lands passed to Ivo Taillebois, William the Conqueror's nephew, who forced the Crowland monks out of the town and then invited the abbot of St. Nicholas of Angers to build a monastery in its place (*ibid.* 119). This foundation is located on the southern side of the market place.

The Domesday Book of 1086 records that Spalding was owned principally by Ivo Taillebois with land also belonging to Crowland Abbey and Guy of Craon (Foster and Longley 1976). The survey also mentions the existence of a market, six fisheries, salt-pans and a wood of alders. Although the name of the town is Saxon in derivation, numerous street-names in Spalding have a Danish origin (Hallam 1954, 8).

The medieval town would have been centred on the present day Market Place. The town lay between the Rivers Westlode and Welland and was defined to the east by Crackpool Lane, now Broad Street (Sumner 1987, 1).

As mentioned, the area south of the Market

Place was the site of Spalding Abbey, which comprised the conventual church and monastic buildings as well as the parish church.

The parish church, formerly dedicated to the Holyrood or Holy Cross, had fallen into decay by the mid 13th century and a new cemetery and church were built in 1284, south of the river (Anon 1882, lxxxix). A further two churches are referred to by Gooch (1940, 117), one called St. Mary Stockett, because it was built on stocks or trunks of trees to make a firm foundation, and the second dedicated to the Holy Trinity. Apart from the conventual church, all churches were located on the precinct boundary, Holy Cross church in Hall Place, Holy Trinity church next to Hole-in-the-Wall passage and St. Mary Stockett adjacent to Abbey Passage (*ibid.*).

Spalding priory was a rich house and grew in wealth and importance throughout the 12th and 13th centuries and was able to eventually free itself from the monastery of St. Nicholas of Angers (Page 1988, 120). This wealth was possibly gained through the wool trade and Spalding was one of the county's leading wool producers along with Kirkstead and Revesby Abbeys (Owen 1981, 66). Following a loss of fortune in the 15th century, by the time of the dissolution in the mid 16th century, Spalding priory was again the richest in Lincolnshire (Page 1988, 120).

The priory had a complement of a prior, a sub-prior and 21 monks (Owen 1981, 145).

Following the dissolution, the priory passed into the hands of Charles Brandon, Duke of Suffolk, before being passed to the crown (Brassington 1994, 22). In 1592, the revenue from priory land, and possibly the standing buildings of the monastery, was being used to maintain the River Welland (Owen 1977, 116). The manor of Spalding remained the

crown's property until the 18th century.

Materials from the priory were extensively re-used. Marrat claims that Fulney Hall, the parish workhouse and two other properties were built of the timber and wood from the priory (1814).

During 1714 a fire started in the Market Place which soon spread to engulf much of the town centre. It started at a gunsmith's shop along Bridge Street and it terminated near the Hole-in-the-Wall passage, although is also said to have affected the White Hart (Harmstone 1846, 7). This fire is said to have revealed several arches and ruins of a former church.

At the turn of the century, No. 18 Bridge Street was a chemist's belonging to Henry Gibson, at No. 19 was a watchmaker's and jeweller's belonging to Jonathan Briggs and No. 1 Market Place Mrs Cupit's 'fancy repository' (Leveritt and Elsdon 1989, 132; 138).

5.2 Cartographic Data

The area under investigation is located in the centre of the town of Spalding. Appropriate maps of the vicinity were examined.

The earliest depiction of this area is on a map by John Grundy dating to 1732 (Fig.4). The layout of streets and buildings with property boundaries is clearly visible. Bridge Street is shown with buildings fronting the thoroughfare on both sides. The buildings on the site of the proposed development appear to be small structures and have yards or gardens to the rear (LAO Smith 9/1/54). One structure of interest appears to be a boundary wall and extends from the so called Prior's oven southeast towards Bridge Street and passes through the proposed development area.

Armstrong's 'Map of Lincolnshire', dating from 1788 includes a detailed plan of Spalding (Fig. 5). An open space occupies a portion of the western side of Bridge Street and a number of buildings are shown behind those fronting the road. Yards or gardens to the rear of the properties appear to be larger in size than those depicted previously.

An undated map, probably early 19th century, entitled *A Plan of the Parish of Spalding in the County of Lincoln* by G. Clarke again shows Bridge Street (Fig. 6). The range of buildings shown is similar to Armstrong's depiction (LAO HD 1/8).

The first edition 10.56" Ordnance Survey plan is the first accurate survey of the town (Fig. 8). Buildings depicted show similar layouts to the present day, although new development has combined several properties (Fig. 7). Of particular note are references to the former abbey. The priory precinct is shown as a dotted line and follows the former wall noted on Grundy's

map. Also noted are the sites of the conventual church, the priory and the prior's mill (the latter two fall outside the area of investigation). Partway along Hole-in-the-Wall passage, most probably a reference to the precinct wall, the remains of a building dedicated to our Lady of Orders is indicated and may be one of the churches located by Gooch (1940, 117). Recent maps indicate infilling, enlarging and development of a number of properties along Bridge Street and the Market Place.

5.3 Aerial Photograph Data

As the area under investigation is within the urban core of Spalding, a comprehensive search of aerial photographs of the site was not undertaken.

5.4 Archaeological Data

Records of archaeological sites and finds are held in the Lincolnshire County Sites and Monuments Record. Other, secondary, sources were also examined. Details of archaeological and historical remains falling within the investigation area are collated in Table 1 and committed to Fig. 9.

Map Code No.	Sites and Monuments Record No.	Description	National Grid Reference
1	22348	Medieval burials	TF 2480 2250
2	22361	Medieval market cross (site of)	TF 2480 2263
3		Medieval Priory precinct (route of)	
4		Medieval church (site of)	TF 2482 2256
5		Medieval church (site of)	TF 2477 2262

Table 1: Archaeological Sites in the Vicinity

Prehistoric Archaeology

Prehistoric remains have, so far, not been identified within the area under investigation. It is likely that most of the land in the Spalding region was submerged during much of the prehistoric period and the area would have remained too wet for settlement until at least the 2nd century BC.

Romano-British Archaeology

Romano-British (AD 50-410) archaeology is absent within the immediate vicinity of the Market Place. Although it cannot be proven, it is likely that Spalding was a significant settlement during this period. Cropmarks around the Spalding district reveal a number of road systems that appear to centre on the town, including the Baston Outgang road (Phillips 1970, 41). This, then, suggests the possibility of an important settlement in the vicinity, possibly a port (*pers comm.* Tom Lane).

Medieval Archaeology

Though no Early or Middle Saxon sites have been identified in Spalding it is maintained that the site of the town remained a focus of settlement after the Romano-British period as suggested by the name and the tribal hideage of the 7th century (Phillips 1970, 30, 41 and 60).

Medieval sites in the investigation area are set within the medieval street plan which still survives. The market provided the focus for the town and was dominated on the southern side by the priory. The site of the medieval market cross lies within the investigation area. The northern side of the market may have contained commercial properties.

The site falls partly within the former precinct of Spalding priory. Few remains of this are evident apart from a turret, overlooking Hall Place, and a row of cottages in Abbey Yard, which may have

been an infirmary or kitchen associated with the monastery. Writing in 1814, Marrat described the remaining standing elements of the priory as '*...an arch towards the west belonging to the gateway of the monastery, at present forming the gable end of a range of buildings built on the abbey walls, being situated at the south corner of the Gore; the ground story of the turret or called from its shape, the prior's oven; some cottages with gothic windows, situated in a place now styled the Abbey Yard; and the staircase tower, probably of Holy Cross church, which stood in the present Market Place and which staircase is now used in a house built upon the ruins of that church and opens into a passage on the northwest side of the Market Place leading to Abbey Yard.*'

Burials have been unearthed during work along Bridge Street and the Market Place from 1715 until recently, and include a number of graves found during work at No. 13 Bridge Street in both 1967 (Whitwell and Wilson 1968, 37) and 1993 (Lincolnshire Police photographs and report, in the possession of Heritage Lincolnshire). These were recorded at a depth of 0.5m below the cellar floor and comprised a number of disarticulated skeletons. The earliest reference to burials was of two skeletons found during the sinking of a well by the 'Old Fish Stones' (at the junction of Bridge Street and Double Street) in 1715 (Harmstone 1846, 7). Harmstone also claimed to find a skull when digging a well for a Mr. Wilmott (1846, 10), who had his premises in the Market Place (White 1856, 856).

Post-medieval Archaeology

No Post-medieval archaeology is recorded with the County Sites and Monuments Record. The period is represented by the standing buildings which are largely of 18th century date with modern shopfronts (Pevsner and Harris 1989, 674).

5.5 Walk-over Survey

The site was visited on March 8th 2000 to assess the possible level of surviving archaeological deposits. The proposed development area still contains buildings.

No. 18 Bridge Street

A cellar measuring c.2.8m by 4m and 1.7m high was examined at the front of the building. A possible blocked doorway to a rear cellar was recorded. Concrete floor.

No. 19 Bridge Street

Front cellar with a concrete floor, c. 1.8m high. Rear cellar, c. 2m high, contains a 'domestic' fireplace and concrete floor. A manhole/service duct was located in the rear cellar floor. The rear of the property is concreted and still contains a standing outbuilding. A permissive path has been created at the rear and is separated from the main buildings by an iron gate.

No. 1 Market Place

Two cellars take up the entire ground plan of the building. The front cellar has a brick floor. The rear cellar has numerous stanchions, 1.5m apart. The rear cellar has a suspended floor or a drain beneath. Access to the cellars is via a small trapdoor in the shop floor.

The front cellars of both 19 Bridge Street and 1 Market Place are suitable for small excavation trenches.

No obvious historic fabric was noted in the buildings other than the upper frontages, which are probably early to middle 19th century date, and several probable 19th century fireplaces/boilers in the cellar.

British Telecom, gas and water services were noted on the street frontage outside the properties.

6. CONSTRAINTS

6.1 Heritage Constraints

Statutory and Advisory Constraints

The proposed development does not lie within a Scheduled Ancient Monument protected by the Ancient Monument and Archaeological Areas Act of 1979 (HMSO 1979).

As such, any archaeological remains within the area of the proposed development are protected only through the implementation of PPG16 (DoE 1990).

There is a possibility that human burials may be unearthed during the development. As such, the treatment of human remains must comply with the Burial Act 1857 and the Disused Burial Grounds Act 1884 (as amended in 1981).

6.2 Other Constraints

The following risks have been identified and plotted on to Figure 9:

- a) No plots of utility services were examined in the vicinity of Bridge Street, apart from electricity. Most services are believed to be buried beneath the front of the buildings, although connecting services may be encountered in the building. An electric cable enters the rear of 19 Bridge Street. However, this does not preclude the presence of other, unrecorded, services as evidenced by fixtures recorded in the walk-over survey.
- b) Cellars are present on the site and have been briefly examined during the walk-over survey. The limit of these cellars is depicted on Figure 9.

- c) If further archaeological intervention is required, the excavation of trenches would entail a certain degree of risk which would be enhanced by the use of a mechanical excavator.
- d) Excavation of trenches should not take place in close proximity to standing buildings or to those buildings under demolition.

7. ASSESSMENT OF SIGNIFICANCE

For assessment of significance the *Secretary of State's criteria for scheduling ancient monuments* has been used (DoE 1990, Annex 4; See Appendix 2).

Period

Medieval monastic and post-medieval development has been recognised on the site. Such remains, existing within an urban environment, are typical of the periods.

Rarity

Urban monastic complexes are scarce and may contain rare or unusual features. Post-medieval urban development is commonplace, but may have unusual characteristics

Documentation

Records of archaeological sites and finds made in the Spalding area are kept in the Lincolnshire Sites and Monuments Record.

The present report provides the first site-specific consideration of the archaeological and historical aspects of the proposed development area. Recent documentation regarding burials along Bridge Street is restricted to Coroner and police reports and photographs.

There is some contemporary documentation

regarding Spalding Priory which has been summarised (eg. Page 1988). This could be enhanced further by more detailed documentary research.

Group value

Moderately high group value can be ascertained from the cluster of medieval monastic remains and post-medieval occupation and commerce.

Survival/Condition

Archaeological layers have previously been identified along Bridge Street, under cellar floors and do not appear to be adversely affected by post-medieval development.

Fragility/Vulnerability

As the proposed development will impact the investigation area, any and all archaeological deposits present on the site are extremely vulnerable.

Diversity

Moderate functional diversity is indicated in the vicinity of the site by the use as the development area as a monastic burial ground followed by post-medieval commercial and housing.

Potential

Moderate to high potential exists for buildings of the 18th and 19th centuries to survive within the area of development. Furthermore, there is moderate to high potential for remains associated with a medieval priory surviving in some form.

There is a possibility that environmental remains will survive, increasing with depth.

8. CONCLUSIONS

In the medieval period the site lay adjacent to the market and was partly within the medieval priory of Spalding, founded in the

11th century. Although the layout of the priory is not known, it was believed that the precinct wall went through the site. This part of the priory grounds was used for burial as evidenced by discoveries made along Bridge Street. Only 18th and 19th century development is apparent on the site at present.

The area of the proposed development has been affected by cellars and the insertion of services. However, it is difficult to identify the full extent of these works from present ground observations. From other investigations in the town, it is likely that medieval layers survive in good condition at depth.

Geophysical techniques are not applicable to this site.

9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to acknowledge the assistance of Dr Stuart Le Sage of Le Sage Associates who commissioned this report on behalf of Leisurecare Property Investments Ltd. The work was coordinated by Gary Taylor and Denise Drury and edited by Tom Lane MIFA. Access to the County Sites and Monuments Record was kindly provided by Mark Bennet and Sarah Grundy of the Archaeology Section, Lincolnshire County Council. Thanks are also due to the staff of the Lincolnshire Archives Office and Lincoln Central Library. Gary Taylor carried out the walk-over survey. Dave Start allowed access to the parish files maintained by Heritage Lincolnshire.

10. REFERENCES

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

Anon, 1882, 'The Report on the Annual General Meeting', *Lincolnshire Architectural and Archaeological Society Reports and Papers* Vol. 16

BGS, 1992, *Spalding, Solid and Drift geology*, 1:50,000 map sheet 144

Brassington, M., 1994, 'The White Hart Hotel, Spalding: Absentee owners and property developers of the past' *Lincolnshire Past and Present* No. 17

Clark, B., 1978, *Spalding, The evolution of a Fenland town*

DoE, 1976, *List of Buildings of Special Architectural or Historic Interest: District of South Holland (Spalding Area)*

DoE, 1990, *Archaeology and Planning, Planning Policy Guidance note 16*

Ekwall, E., 1974, *The Concise Oxford Dictionary of English Place-Names* (4th ed)

Foster, C.W. and Longley, T. (eds), 1976, *The Lincolnshire Domesday and the Lindsey Survey*, The Lincoln Record Society 19

Gooch, E.H., 1940, *A History of Spalding*

Hallam, H.E., 1954, *The New Lands of Elloe*

Harmstone, R., 1846, *Notices of Remarkable Events and Curious Facts, with various and entertaining scraps, connected with the History and Antiquities of Spalding, in the County of Lincoln, and places adjacent Collected and treasured in memory by Old Robin Harmstone* (reprinted 1996)

HMSO, 1979, *Ancient Monuments and*

Archaeological Areas Act

IFA, 1997, *Standard and Guidance for Archaeological Desk-based Assessments*

Leveritt, N. and Elsdon, M.J., 1989, *Aspects of Spalding: People and Places*

Marrat, W., 1814, *History of Lincolnshire*, Vol. I

Owen, A.E.B., 1977, *The Records of the Commissioners of Sewers in the Parts of Holland 1547-1603*, The Lincoln Record Society 71

Owen, D.M., 1981, *Church and Society in Medieval Lincolnshire*, History of Lincolnshire Vol. V

Page, W., 1988, *The Victoria History of the County of Lincoln II* (Reprint)

Pevsner, N. and Harris, J., 1989, *Lincolnshire. The Buildings of England* (2nd edition revised Antram, N.)

Phillips, C.W. (ed), 1970, *The Fenland in Roman Times*, Royal Geographical Society Research Series No. 5

Robson, J.D., 1990, *Soils of the Boston and Spalding District (Sheet 131)*, Memoirs of the Soil Survey of Great Britain

Sumner, J.N., 1987, *The proposed re-development of Red Lion Street, Market Place, Broad Street in Spalding town centre: the archaeological implications*, unpublished document

White, W., 1856, *History, Gazetteer and Directory of Lincolnshire*

Whitwell, J.B. and Wilson, C.M., 1968, *Archaeological Notes 1967 Lincolnshire History and Archaeology No. 3*

11. ABBREVIATIONS

APS	Archaeological Project Services
BGS	British Geological Survey
CBA	Council for British Archaeology
DoE	Department of the Environment
HMSO	Her Majesties' Stationary Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archive Office
RCHME	Royal Commission for the Historic Monuments of England
SMR	County Sites and Monuments Record number

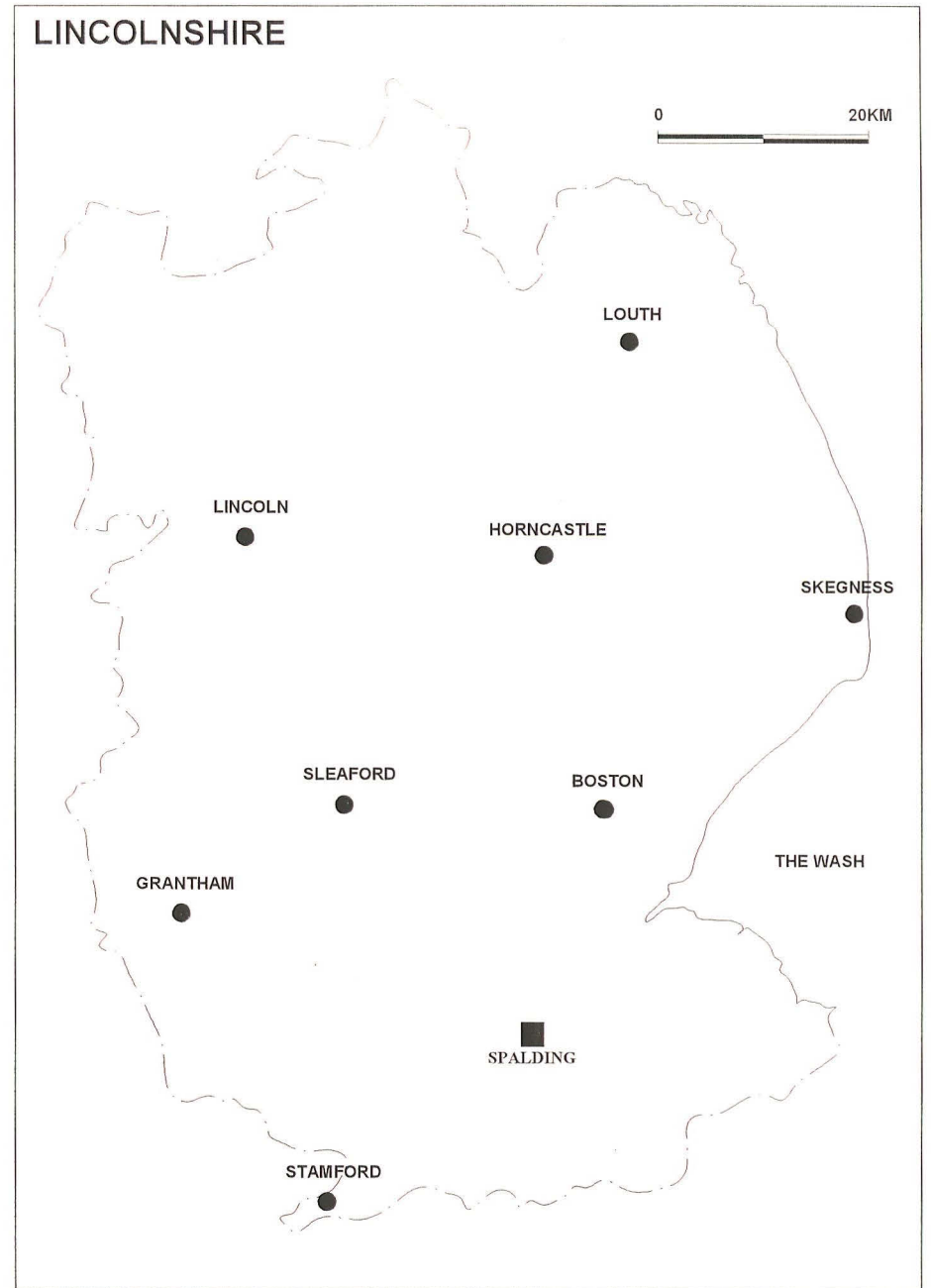


Figure 1 - General location map

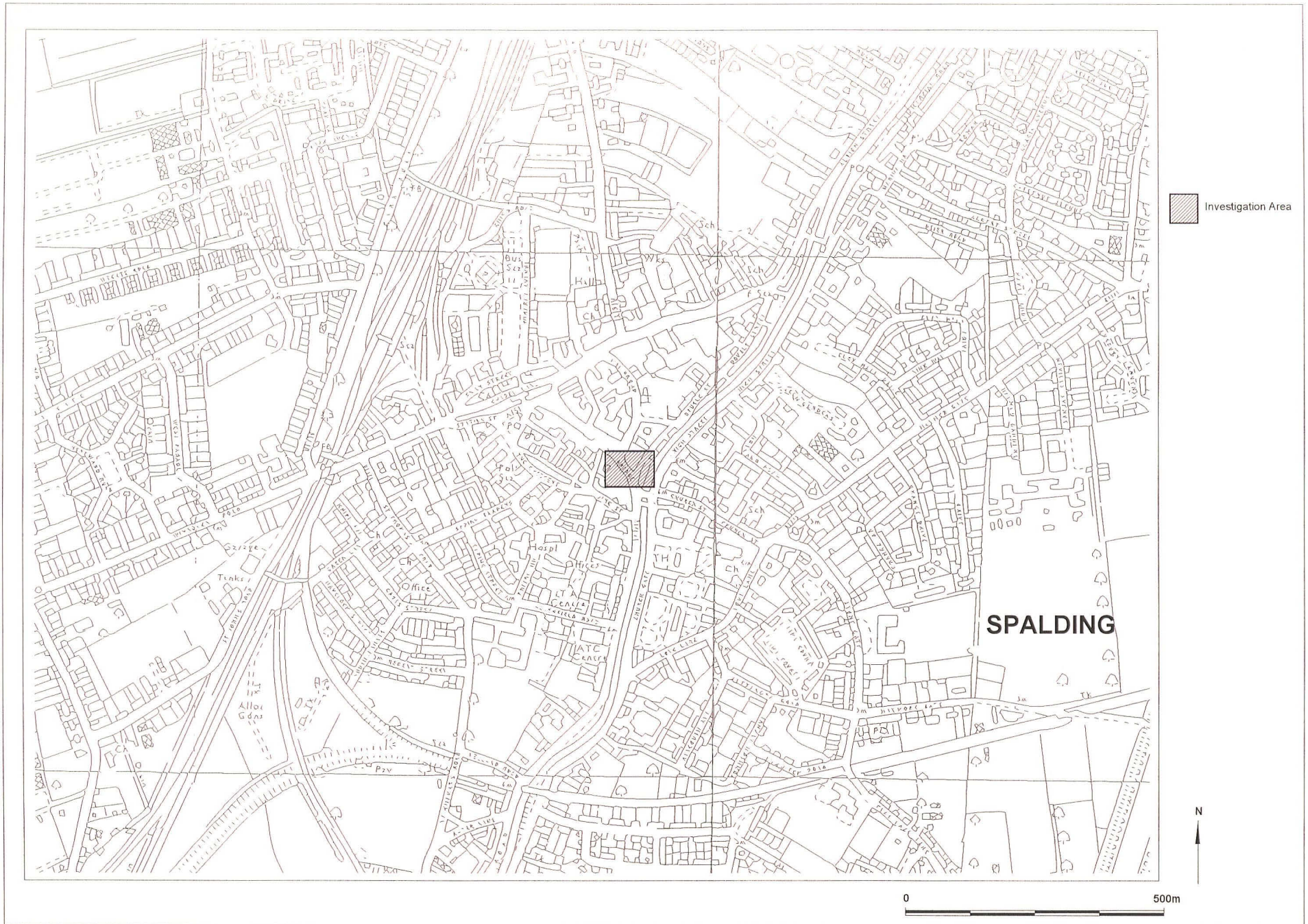
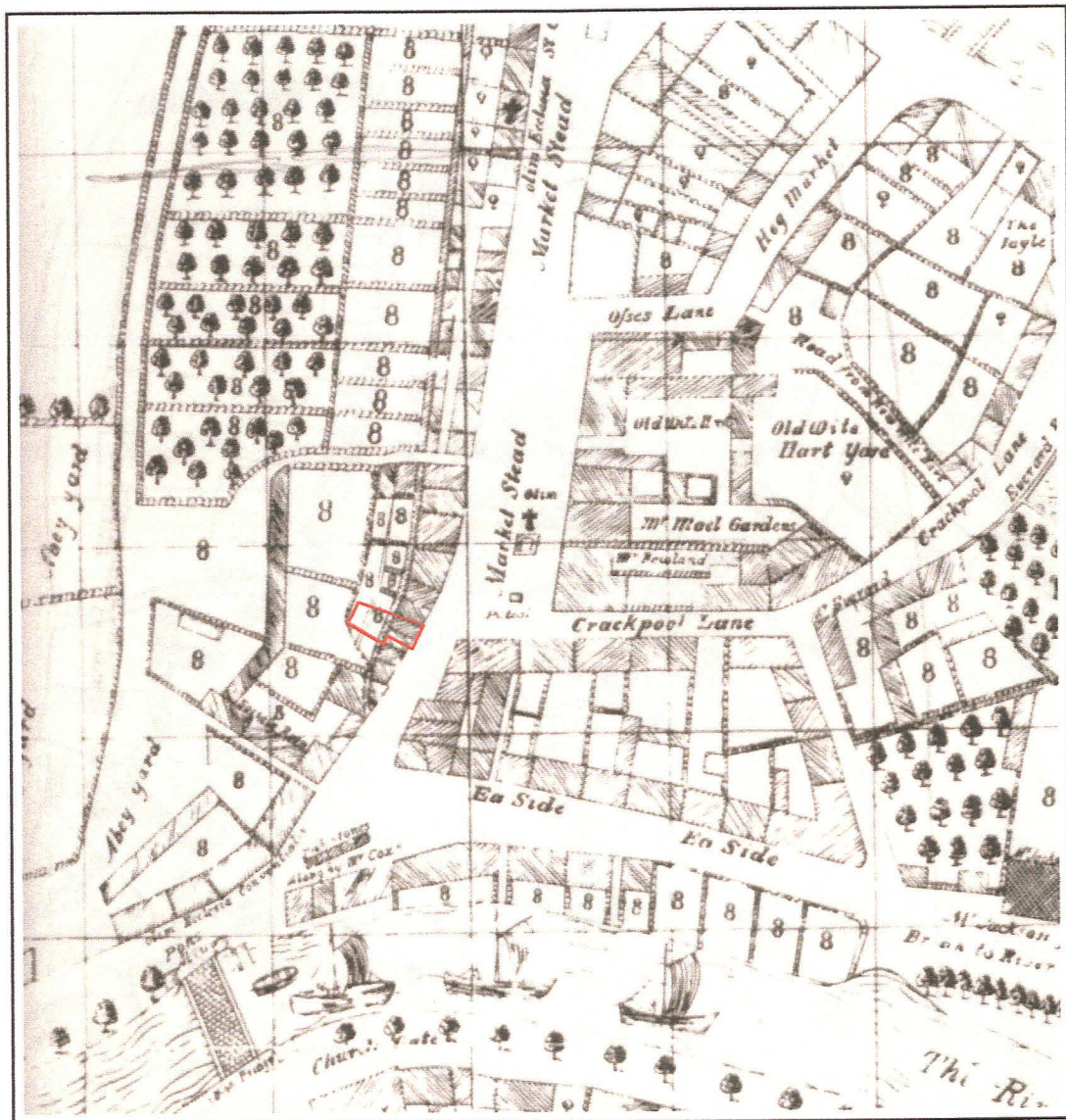


Figure 2 - Location of Investigation Area

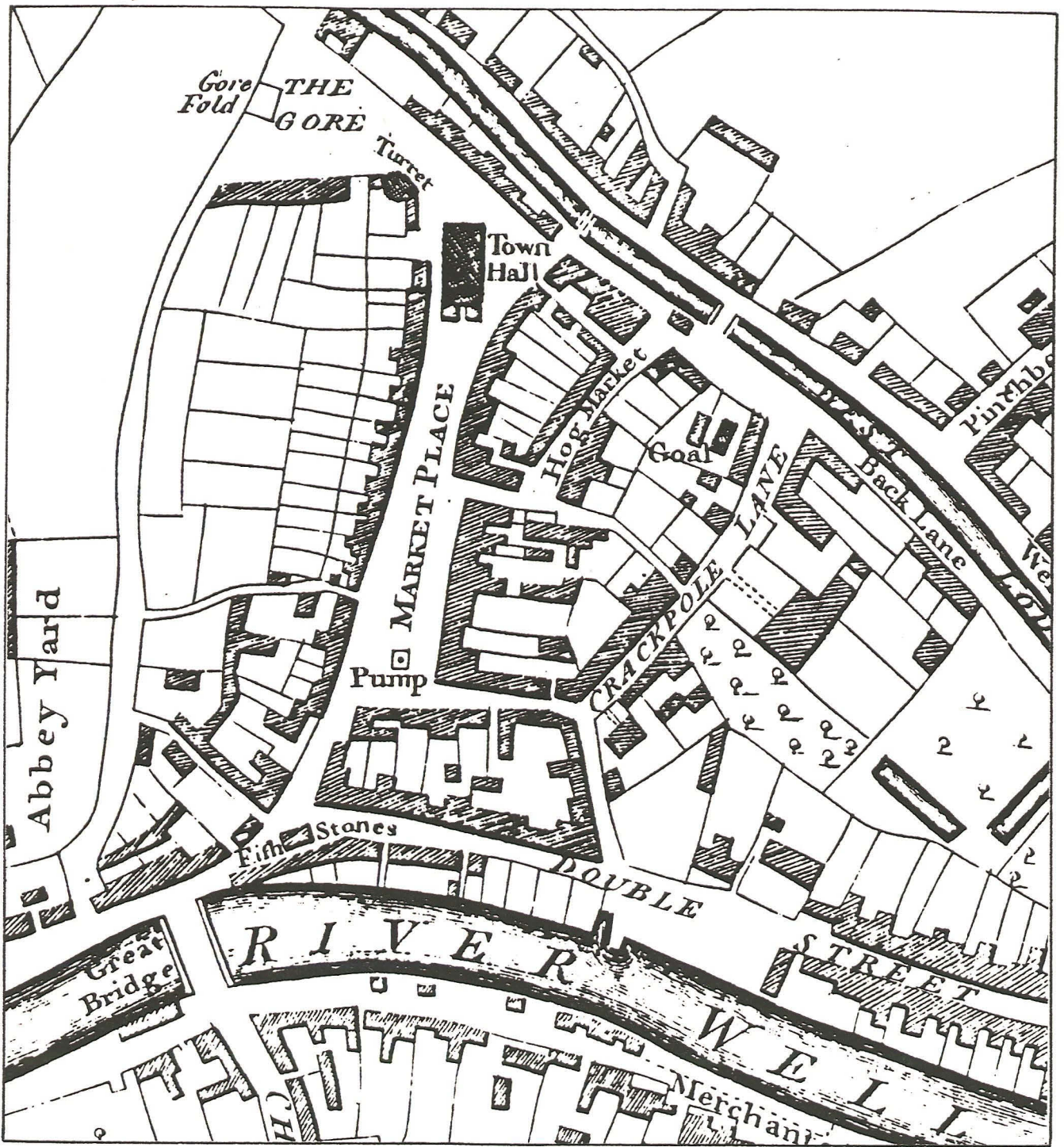


Figure 3 - Site Location Plan



(no scale available)

Figure 4 - Extract from Grundy's Map of Spalding, 1732



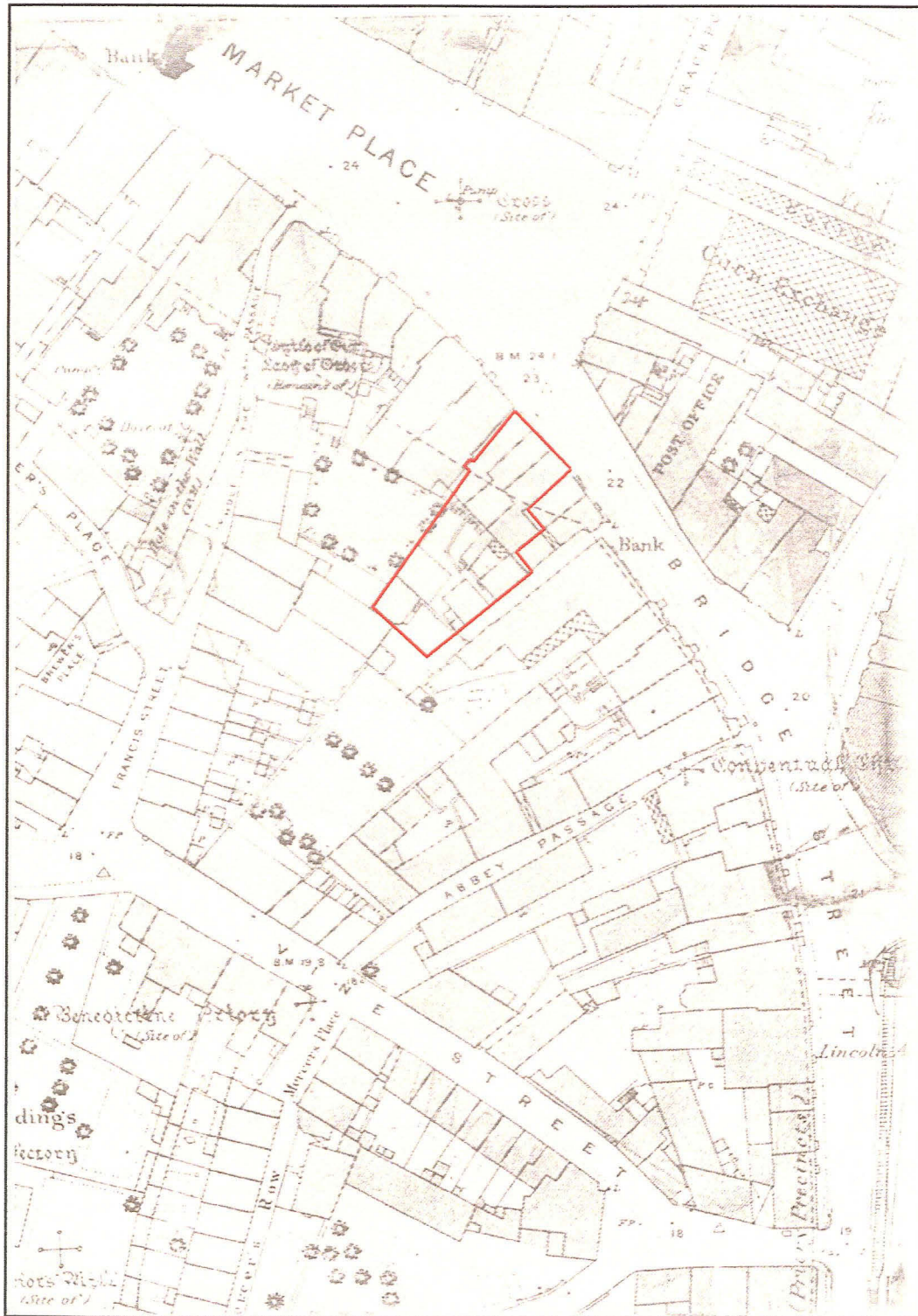
(no scale available)

Figure 5 - Extract of Armstrong's Map of Spalding, 1788



(no scale available)

Figure 6 - Copy of part of 'A Plan of part of the Parish of Spalding', undated 19th century



(reduced from the original)

Figure 7 - Extract from 1st Edition Ordnance Survey Map, 1888

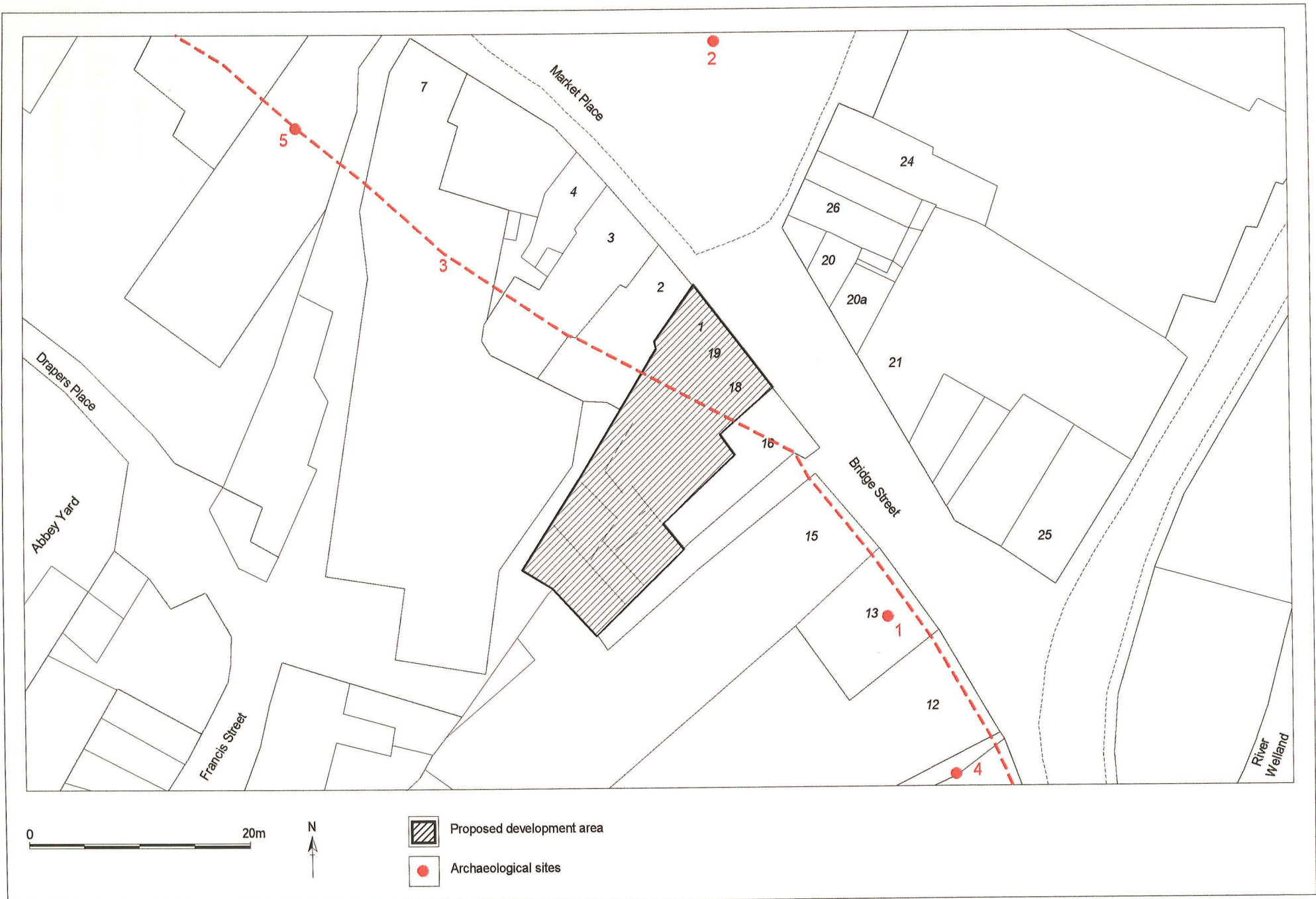


Figure 8 - Archaeological sites in the vicinity

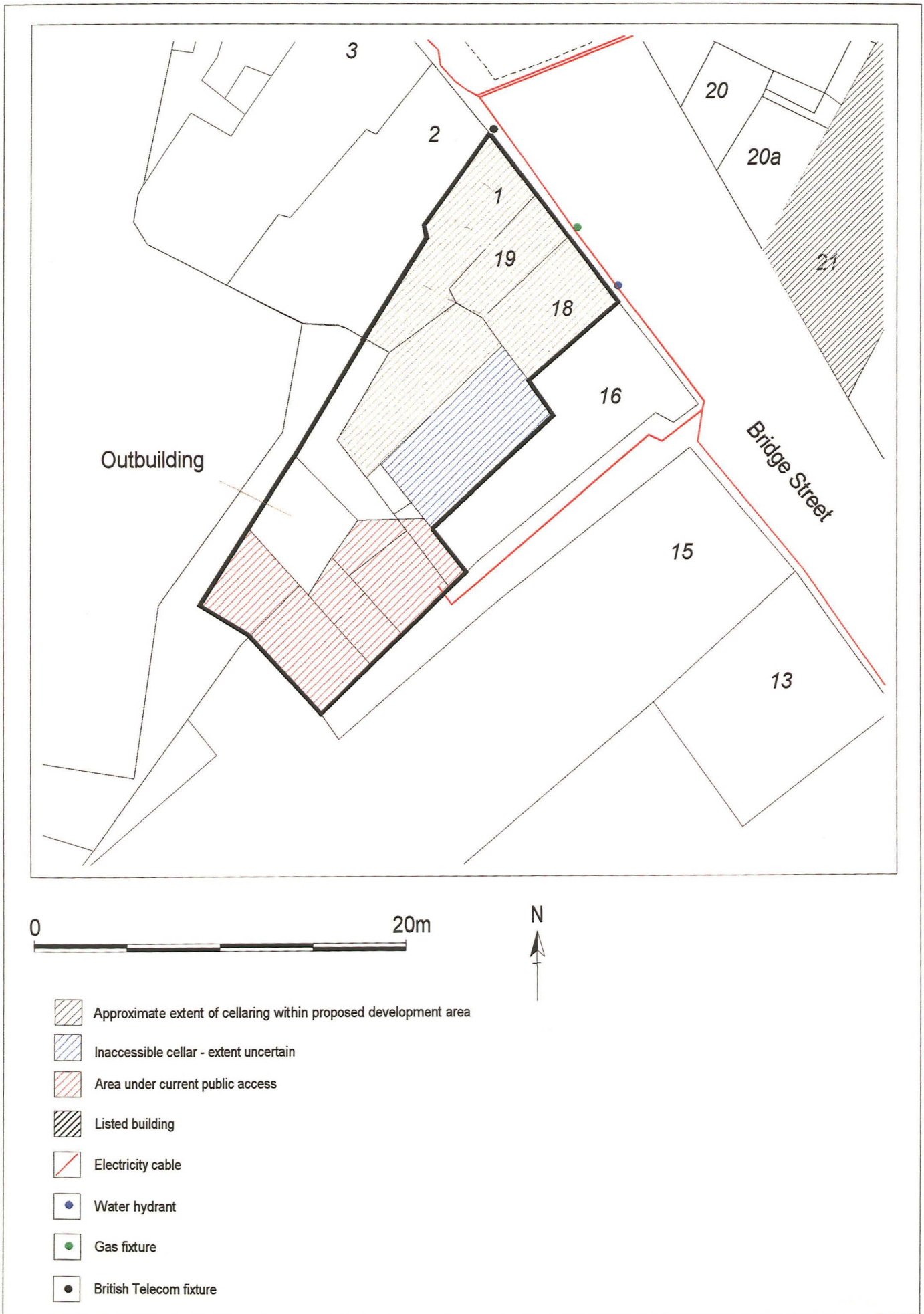


Figure 9 - Plot of known services, cellars and other constraints

Appendix 1

SPECIFICATION FOR THE DESK-TOP ASSESSMENT AND ARCHAEOLOGICAL EVALUATION OF LAND AT BRIDGE STREET AND MARKET PLACE, SPALDING

1. SUMMARY

- a. *This document comprises a specification for the desk-top assessment and archaeological field evaluation of land at 18/19 Bridge Street and 1 Market Place, Spalding.*
- b. *The site is in the core of the medieval town. The Priory of St Mary, which was established by AD 1074, is reputed to lie in the area of the proposed development.*
- c. *A planning application has been made for demolition of the current buildings and redevelopment of the plots. The archaeological works are being undertaken to provide information to assist the determination of the application.*
- d. *The archaeological work will consist of a desk-top assessment followed by a programme of trial trenching of the site. On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a text describing the nature of the archaeological deposits located and will be supported by line drawings and photographs.*

2. INTRODUCTION

- a. This document comprises a specification for the archaeological field evaluation of land at 18/19 Bridge Street and 1 Market Place, Spalding, Lincolnshire, national grid reference TF 2480 2259.
- b. The document contains the following parts:
 - i. Overview
 - ii. The archaeological and natural setting
 - iii. Stages of work and methodologies to be used
 - iv. List of specialists
 - v. Programme of works and staffing structure of the project

3. SITE DESCRIPTION

- a. Spalding is located 23km southwest of Boston in South Holland district, Lincolnshire. Situated in the town centre, the site is at the southeastern end of Market Place at its junction with Bridge Street, at national grid reference TF 2480 2259.
- b. The three plots are all occupied by three storey brick buildings fronting onto the street. Cellars under the frontage of Nos 1 and 18 have been noted and are also anticipated in No. 19. To the rear of the properties there is an open yard area and outbuildings.

4. PLANNING BACKGROUND

- a. A planning application (H16/1141/99) has been submitted to South Holland District Council for the demolition of the existing buildings and the development these three plots. On the advice of the Lincolnshire County Council Built Environment Team, the District Council have requested that the application is supported by the results of a detailed archaeological evaluation.

5. SOILS AND TOPOGRAPHY

- a. The site lies at approximately 7m OD at the crest of a very gentle rise in the local landscape. As an urban area

the soils have not been mapped but are likely to be Wisbech Association calcareous alluvial gleys (Hodge *et al.* 1984 319: 361). The soils are developed in marine alluvium which in turn overlies Oxford Clays.

6. ARCHAEOLOGICAL OVERVIEW

- a. Evidence of prehistoric activity has not been located in the vicinity of the site but may be deeply buried beneath alluvium. Similarly, Roman activity is unknown in the immediate vicinity of the site, though much evidence for activity of the period is located in the vicinity of Spalding and it is possible that the town was a significant settlement in the Roman period.
- b. Spalding is indirectly referred to in the 7th century AD but there are no known archaeological remains of Anglo-Saxon date in the area in support of this reference.
- c. The site is in the core of the medieval town and pottery and wooden structural remains of the period has been found nearby. These wooden remains indicate that there is good organic preservation at depth. Spalding Priory, established by AD 1074, is reputed to lie in the area bounded by the River, Bridge Street and the Market Place. Disarticulated human remains, disturbed during development further towards the river along Bridge Street, are thought to represent the priory burial ground. The priory was dissolved in 1540.
- d. Previous work by Archaeological Project Services on the north side of the Market Place at the White Hart established that there were deposits of post-medieval flood silts and dumped material to a depth in excess of 2m below ground level (Cope-Faulkner 1999).

7. AIMS AND OBJECTIVES

- a. The aim of the work will be to gather sufficient information for the archaeological curator to be able to formulate a policy for the management of the archaeological resources present on the site.
- b. The objectives of the work will be to:
 - i. Establish the presence or absence of archaeological remains at the site.
 - ii. Establish the type of archaeological activity that may be present within the site.
 - iii. Determine the likely extent of archaeological activity present within the site.
 - iv. Determine the spatial arrangement of the archaeological features present within the site.
 - v. Determine the extent to which the surrounding archaeological features extend into the application area.
 - vi. Establish the way in which the archaeological features identified fit into the pattern of occupation and land-use in the surrounding landscape.
 - vii. Determine the date and function of the archaeological features present on the site

8. DESK-TOP ASSESSMENT

- a. 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 site and surrounding 500 metres.
- b. The following sources will be consulted:
 - i. 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.
 - ii. The Lincolnshire Archives: to provide historical documentation relating to the site, including tithe maps, enclosure awards and parish maps.
 - iii. Ordnance Survey maps; current and past editions.

- iv. Archaeological books and journals with information relevant to the site.
 - v. Data relating to any geotechnical investigation of the site to provide information regarding the potential depth of topsoil and other overburden as this may affect the feasibility of any subsequent phases of work should these be required.
 - vi. Any other sources with relevant information, located during the work.
 - vii. Identify any other constraints on the proposed development area.
- c. As part of the study a site visit will be undertaken to assess the archaeological potential of the standing buildings. This will include examination of the buildings' fabric, including opening up areas of modern coverings where necessary.

9. REPORT

- a. The findings of the desk-top assessment will be presented in a written report supported by illustrative material reproduced on appropriate scale site plans. 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 activity will be individually discussed.
- b. The plans will show the location of the various archaeological sites and finds located during the assessment. As far as possible, any areas of disturbance or destruction to potential archaeological deposits by cellaring and services will also be plotted.
- c. Any information that is collected from geotechnical reports will also be incorporated into the report.
- d. The report will attempt to place the results of the study into a local, regional and national archaeological context, and will identify any specific research priorities that may be may be addressed by the site.

10. TRIAL TRENCHING

- a. Prior to the commencement of the evaluation the arrangement of the trial trenches will be agreed with the archaeological curator to ensure that the proposed scheme of works fulfils their requirements.
- b. Reasoning for this technique
 - i. Trial trenching enables the *in situ* determination of the sequence, date, nature, depth, environmental potential and density of archaeological features present on the site.
 - ii. The extent and placing of trial trenches may vary in the light of the results of the initial assessment and subject to the requirements of the Local Planning Authority's archaeological advisor but it is proposed that the trenching will consist of the excavation of four test-pits. Three, measuring 1.5m x 1.5m each, will be placed within each of the three cellars at the front of the plots. The fourth trench, 3m x 3m, will be placed in the yard to the rear. Should archaeological deposits extend below 1.2m depth then the trench sides will be stepped in, though the trench will be at least 1m wide at the lowest levels of excavation. Augering may be used to determine the depth of the sequence of deposits present.
 - iii. In addition to the main trenching, the extents of cellars will be established, as far as practicable and less formal investigation of ground conditions will take place to investigate the conditions immediately below the cellar floors in other areas Augering might also be used to determine the depth of the sequence of deposits present in these areas.
- c. General Considerations
 - i. All work will be undertaken following statutory Health and Safety requirements in operation at the time of the evaluation.

- ii. The work will be undertaken according to the relevant codes of practice issued by the Institute of Field Archaeologists (IFA). *Archaeological Project Services* is an IFA Registered Archaeological Organisation (No. 21).
- iii. Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.
- iv. Excavation of the archaeological features exposed will only be undertaken as far as is required to determine their date, sequence, density and nature. Not all archaeological features exposed will be excavated. However, the evaluation will, as far as is reasonably practicable, determine the level of the natural deposits to ensure that the depth of the archaeological sequence present on the site is established.
- v. Open trenches will be marked by hazard tape attached to road irons or similar poles. Subject to the consent of the archaeological curator, and following the appropriate recording, the trenches, particularly those of any depth, will be backfilled as soon as possible to minimise any health and safety risks.

d. Methodology

- i. Removal of the topsoil and any other overburden will be undertaken manually, possibly using mechanical digging tools. To ensure that the correct amount of material is removed and that no archaeological deposits are damaged, this work will be carried out or supervised by Archaeological Project Services. On completion of the removal of the overburden, the nature of the underlying deposits will be assessed and the trenches will be cleaned by hand to enable the identification and analysis of the archaeological features exposed.
- ii. Investigation of the features will be undertaken only as far as required to determine their date, form and function. The work will consist of half- or quarter-sectioning of features as required and, where appropriate, the removal of layers. Should features be located which may be worthy of preservation *in situ*, excavation will be limited to the absolute minimum, (*ie* the minimum disturbance) necessary to interpret the form, function and date of the features.
- iii. The archaeological features encountered will be recorded on Archaeological Project Services proforma context record sheets. The system used is the single context method by which individual archaeological units of stratigraphy are assigned a unique record number and are individually described and drawn.
- iv. Plans of features will be drawn at a scale of 1:20 and sections at a scale of 1:10. Should individual features merit it, they will be drawn at a larger scale.
- v. Throughout the duration of the trial trenching a photographic record consisting of black and white prints (reproduced as contact sheets) and colour slides will be compiled. The photographic record will consist of:
 - (1) the site before the commencement of field operations.
 - (2) the site during work to show specific stages of work, and the layout of the archaeology within individual trenches.
 - (3) individual features and, where appropriate, their sections.
 - (4) groups of features where their relationship is important.
 - (5) the site on completion of field work
- vi. Should human remains be encountered, they will be left *in situ* with excavation being limited to the identification and recording of such remains. The appropriate Home Office licences will be obtained and the local environmental health department and the police informed.

- vii. Finds collected during the fieldwork will be bagged and labelled according to the individual deposit from which they were recovered ready for later washing and analysis.
- viii. The spoil generated during the evaluation will be mounded along the edges of the trial trenches for subsequent backfilling.
- ix. The precise location of the trenches within the site and the location of site recording grid will be established by tape survey to features mapped by the Ordnance Survey.

11. ENVIRONMENTAL ASSESSMENT

- a. If necessary, during the evaluation specialist advice will be obtained from an environmental archaeologist. The specialist may visit the site and advise or prepare a report detailing the nature of the environmental material present on the site and its potential for additional analysis should further stages of archaeological work be required. The results of the specialists assessment will be incorporated into the final report

12. POST-EXCAVATION AND REPORT

a. Stage 1

- i. On completion of site operations, the records and schedules produced during the trial trenching will be checked and ordered to ensure that they form a uniform sequence constituting a level II archive. A stratigraphic matrix of the archaeological deposits and features present on the site will be prepared. All photographic material will be catalogued: the colour slides will be labelled and mounted on appropriate hangers and the black and white contact prints will be labelled, in both cases the labelling will refer to schedules identifying the subject/s photographed.
- ii. All finds recovered during the trial trenching will be washed, marked, bagged and labelled according to the individual deposit from which they were recovered. Any finds requiring specialist treatment and conservation will be sent to the Conservation Laboratory at the City and County Museum, Lincoln.

b. Stage 2

- i. Detailed examination of the stratigraphic matrix to enable the determination of the various phases of activity on the site.
- ii. Finds will be sent to specialists for identification and dating.

c. Stage 3

- i. On completion of stage 2, a report detailing the findings of the evaluation will be prepared. This will consist of:
 - (1) A non-technical summary of the findings of the evaluation.
 - (2) A description of the archaeological setting of the site with reference to the desk-top assessment.
 - (3) Description of the topography and geology of the evaluation area
 - (4) Description of the methodologies used during the evaluation and discussion of their effectiveness in the light of the findings of the investigation.
 - (5) A text describing the findings of the evaluation.
 - (6) Plans of the trench showing the archaeological features exposed. If a sequence of archaeological deposits is encountered, separate plans for each phase will be produced.

- (7) Sections of the archaeological features.
- (8) Interpretation of the archaeological features exposed and their context within the surrounding landscape.
- (9) Specialist reports on the finds from the site.
- (10) Appropriate photographs of specific archaeological features.

13. ARCHIVE

- a. The documentation, finds, photographs and other records and materials generated during the evaluation will be sorted and ordered into the format acceptable to the City and County Museum, Lincoln. This sorting will be undertaken according to the document titled *Conditions for the Acceptance of Project Archives* for long term storage and curation.

14. REPORT DEPOSITION

- a. Copies of the evaluation report will be sent to: the client, Le Sage Associates; South Holland District Council Planning Department; and the Lincolnshire County Sites and Monuments Record.

15. PUBLICATION

- a. A report of the findings of the evaluation will be published in Heritage Lincolnshire's annual report and an article of appropriate content will be submitted for inclusion in the journal of the Society for Lincolnshire History and Archaeology. Notes or articles describing the results of the investigation will also be submitted for publication in the appropriate national journals: *Medieval Archaeology* and *Journal of the Medieval Settlement Research Group* for medieval and later remains, and *Britannia* for discoveries of Roman date.

16. CURATORIAL MONITORING

- a. Curatorial responsibility for the project lies with the Lincolnshire County Archaeologist. As much written notice as possible, ideally at least seven days, will be given to the archaeological curator prior to the commencement of the project to enable them to make appropriate monitoring arrangements.

17. VARIATIONS TO THE PROPOSED SCHEME OF WORKS

- a. Variations to the scheme of works will only be made following written confirmation from archaeological curator.
- b. Should the archaeological curator require any additional investigation beyond the scope of this specification, then the cost and duration of those supplementary examinations will be negotiated between the client and the contractor.

18. SPECIALISTS TO BE USED DURING THE PROJECT

- a. The following organisations/persons will, in principle and if necessary, be used as subcontractors to provide the relevant specialist work and reports in respect of any objects or material recovered during the investigation that require their expert knowledge and input. Engagement of any particular specialist subcontractor is also dependent on their availability and ability to meet programming requirements.

<u>Task</u>	<u>Body to be undertaking the work</u>
Conservation	Conservation Laboratory, City and County Museum, Lincoln.
Pottery Analysis	Prehistoric: Dr D Knight, Trent and Peak Archaeological Trust
	Roman: B Precious, independent specialist
	Anglo-Saxon: J Young, independent specialist

	Medieval and later: H Healey, independent archaeologist; or G Taylor, APS
Other Artefacts	J Cowgill, independent specialist; or G Taylor, APS
Human Remains Analysis	R Gowland, independent specialist
Animal Remains Analysis	Environmental Archaeology Consultancy
Environmental Analysis	Environmental Archaeology Consultancy
Radiocarbon dating	Beta Analytic Inc., Florida, USA
Dendrochronology dating	University of Sheffield Dendrochronology Laboratory

19. **PROGRAMME OF WORKS**

- a. Refer to enclosure.

20. **INSURANCES**

- a. Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

21. **COPYRIGHT**

- a. Archaeological Project Services shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
- b. Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.
- c. In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the *Copyright, Designs and Patents Act 1988* for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the *Copyright, Designs and Patents Act 1988* and may result in legal action.
- d. The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

22. **BIBLIOGRAPHY**

Cope-Faulkner, P, 1999 *Archaeological Evaluation on land adjacent to the White Hart Hotel, Market Place, Spalding, Lincolnshire (SPW99)*, unpublished APS report no. 113/99

Hodge, CAH, Burton, RGO, Corbett, WM, Evans, R, and Seale, RS. 1984 *Soils and their use in Eastern England*, Soil Survey of England and Wales 13

Appendix 2

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.