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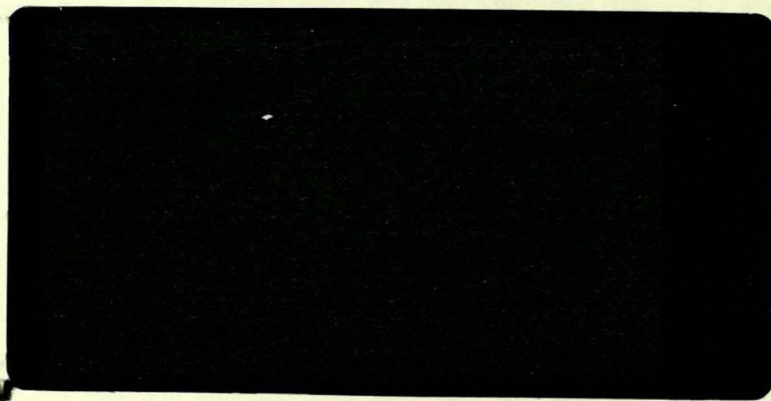
**DESK-TOP ASSESSMENT OF THE  
ARCHAEOLOGICAL IMPLICATIONS OF  
PROPOSED DEVELOPMENT OF LAND  
TO THE REAR OF THE WHITE HART HOTEL,  
MARKET PLACE, SPALDING,  
LINCOLNSHIRE  
(SWH99)**



**A P S**  
ARCHAEOLOGICAL  
PROJECT  
SERVICES

Lincolnshire County Council  
Archaeology Section

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(SWH99)**

Work Undertaken For  
Carlight Limited

February 1999

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

National Grid Reference: TF 2479 2270

A.P.S. Report No: 19/99



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## 1. SUMMARY

*A desk-top assessment was undertaken to determine the archaeological implications of the proposed development at the rear of the White Hart Hotel, 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 possibly replacing a cell of Crowland Abbey. North of the market was the commercial centre of the town,*

*The White Hart Hotel contains a timber-framed building of the 15<sup>th</sup> century and was perhaps a purpose-built inn. A fire in 1714 possibly destroyed much of the property, apart from the timber-frame, and by 1732 maps indicate a sizeable building with a rear range, presumably for stabling. By the late 18<sup>th</sup> century, the rear range had been removed until it was rebuilt in the late 19<sup>th</sup> century, whereupon a rear range, containing cottages, stables and cellars was built. One of these buildings, the tap room and cellar, still survives on the site, although will be demolished for the new development.*

*A previous archaeological intervention to the rear of the hotel identified medieval deposits at depth, disturbed by late 16<sup>th</sup> century cellar activity.*

*Ground conditions are generally non-conducive to geophysical survey, although ground probing radar is a possible technique that could be applied.*

## 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 Carlight Ltd to undertake a desk-top assessment of land at the White Hart Inn, Market Place, Spalding, Lincolnshire. This was in order to determine the archaeological implications of the construction of a proposed restaurant.

### 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 at the town centre as defined by the market place. Situated at a height of c. 7m OD on land bounded by the Market Place to the south and Broad Street to the north (National Grid Reference TF 2479 2270), the proposed development site is approximately 28m by 15m 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 7<sup>th</sup> 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 1906, 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).

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). The curved character of this street suggests that it may have been a rampart to protect the town from flooding and east of this, settlement would have been unsuitable due to the confluence of the two rivers. Between Broad Street and the Market Place was the mercantile centre of the town and the Spalding cartulary describes plots of lands between these two streets, many with buildings at both ends. This area supported the houses, shops and workshops of goldsmiths, hatters, vintners, tailors and many merchants. The Nuns of Chatteris and the Abbot of Peterborough also held property in this part of the town (*ibid.*, 2).

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 had fallen into decay by the mid 13<sup>th</sup> century and a new cemetery and church were built in 1284, south of the river (Anon 1882, lxxxix).

The White Horse Hotel possibly originated as a hostelry associated with Spalding Priory, in the 15<sup>th</sup> century. It is first mentioned in the Spalding Acre Book of 1619 where it is referred to as '*an inn called the White Hart, with three roods of land attached to it, situated between the Market stead south and Crackpoole lane north, being the property of George Villiers, marquis of Buckingham*' (Leveritt and Elsdon 1989, 145).

Local tradition has it that the inn dates from the time of Richard II (1377-1399). However, this is based on the use of the White Hart which was a motif of the King. A second local tradition states that Mary,

Queen of Scots lodged at the inn en route for Fotheringhay in 1586 (ACA 1989, 2). Again no supporting evidence for this can be found.

Following the English Civil War (1643-6), Richard Rishton, a parliamentarian soldier took over the White Hart from where he issued trading tokens, depicting a white hart, after 1666 (Marratt 1814, 299).

During 1714 a fire started in the Market Place which soon spread to engulf much of the town centre. The White Hart was affected and the hotel was refurbished c. 1720. The front facade, with the exception of the portico, dates from this refurbishment (Pevsner and Harris 1989, 674).

In 1751 the Manor of Spalding was sold to Sampson Gideon, a Jewish financier (Brassington 1994, 22). He immediately sold the White Hart to its landlord, John Richards for £500.

One notable visitor to the White Hart was Jean Jaques Rousseau, the French poet and philosopher, who stayed over a period of days in 1767 (Leveritt and Elsdon 1989, 145). A plaque commemorating his stay was affixed to the front of the hotel until quite recently (ACA 1989, 2).

A playhouse or theatre was established in Spalding by 1790, by the Richards family. Marrat (1814, 297) describes it thus '*The theatre is situated near the Market Place, at the back of the White Hart Inn. This has undergone various alterations from time to time, but was finally completed under the management of Messrs. Robertson and Franklin, and at this time forms a very neat country theatre, being fitted up in the modern style, with boxes, pit, gallery, side gallery &c.; and we cannot let pass this opportunity of remarking that there certainly is great merit due to Mr*



*Robertson, for the exertions he has always made for the public accomodation.*' Lord Torrington on staying at the White Hart in 1790 'regretted not having examined the Playhouse' (Gooch 1940, 316). The location of this theatre is now occupied by the Club fronting Broad Street (*ibid.* 347).

In 1939, the White Hart tap room was severely affected by a fire (Leveritt and Elsdon 1989, 150). This building lay within the development area (see Fig. 7) and still survives at present.

## 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. The Old White Hart is shown with a northern range and yards on either side. There is no development along Broad Street (referred to as Crackpool Lane on the map) at the rear of the White Hart (LAO Smith 9/1/54).

Armstrong's 'Map of Lincolnshire', dating from 1788 includes a detailed plan of Spalding (Fig. 5). The White Hart is shown as a building fronting onto the Market Place. No rear range of buildings is depicted, and it is possible that the rear range was removed. Buildings are now shown to front Broad Street (Crackpole Lane).

An undated map, probably early 19<sup>th</sup> century, entitled *A Plan of the Parish of Spalding in the County of Lincoln* by G. Clarke again shows the White Hart (Fig. 6). The range of buildings depicted in Grundy's map is not repeated and a single building (presumably the former theatre) is shown fronting Broad Street (LAO HD 1/8).

A plan of the White Hart Hotel dating from the later 19<sup>th</sup> century shows the layout of the building and shows the use of each room (Fig. 7). A full range of buildings is shown to the rear of the property, most of which are stables and coach houses. Also shown are a pig sty, the tap room, rum house as well as a cellar. The main building depicts variations in wall thicknesses and therefore must relate to the different construction phases of the main structure.

The first edition 10.56" Ordnance Survey plan shows a similar layout of buildings to that of the ground plan of the White Hart (Fig. 8). However, minor changes include additional buildings to the rear of the north range and some infilling at the rear of the front range. Recent maps indicate that much of the rear range was taken down prior to the 1950s and a new block replaced former stables, possibly at the turn of the century.

## 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	23061	Medieval pottery	TF 2480 2260
2	22348	Medieval burials	TF 2480 2250
3	22361	Medieval market cross (site of)	TF 2480 2263
4	23616	Post-medieval remains	TF 2480 2272
5	23568	White Hart Hotel, medieval remains	TF 2478 2266
6	23569	White Hart Hotel, post-medieval remains	TF 2478 2266
7		Post-medieval theatre (site of)	TF 2483 2272

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 2<sup>nd</sup> 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 7<sup>th</sup> 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, of which the burial ground (SMR 22348) falls within the investigation area. The northern side of the market may have contained commercial properties of which elements survive within the present White Horse Hotel.

Layers of gravel with several carved stones and plaster were found in the garden of the White Hart Hotel (Gooch 1940, 346). This was believed to be where stones were cut for the priory, although this is more likely to have occurred within the priory precincts.

### *Post-medieval Archaeology*

Post-medieval archaeology is represented by the additions to the hotel, including a theatre to the rear of the White Hart.

### *Previous Archaeological Intervention*

During 1988 a trench was excavated to the rear of the White Hart Hotel (Symonds 1988). Two cellars were found, one of which was dated to the late 16<sup>th</sup> century. Medieval layers were located upon which a wooden building had been constructed. Wood survived in the form of timbers with peg

joints and postholes. A description of this trench has been extracted to form Appendix 1.

## 5.5 Walk-over Survey

The site was visited on February 12<sup>th</sup> 1999 to assess the possible level of surviving archaeological deposits. The proposed development area still contains buildings. One of these is the cellar and tap room depicted on the later 19<sup>th</sup> century plan of the hotel (Fig. 7). Between this and the main hotel buildings is a 20<sup>th</sup> century addition to the hotel.

The former yard is presently covered in tarmac. The position of drains, *etc.* were recorded and are depicted in Figure 10.

With the possible exception of ground-probing radar, geophysical prospecting techniques are considered to be unsuitable at this site.

## 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).

The main part of the White Hart Hotel is a listed building (Grade II\*). A brief mention is made regarding buildings to the rear of the main property although this does not indicate if they are part of the listing (DoE

1976). The site also lies within the Spalding Conservation Area, where other criteria are involved (HMSO 1990).

### 6.2 Other Constraints

The following risks have been identified and plotted on to Figure 10:

- a) Plots of all services (gas, electricity, water, British Telecom, Diamond Cable) in the vicinity of the White Hart were examined. Only a combined sewer pipe is close to the proposed development. However, this does not preclude the presence of other, unrecorded, services as evidenced by manholes and drain covers recorded in the walk-over survey.
- b) Cellars are present on the site and have been briefly examined during archaeological intervention in 1988. Furthermore, a plan of the White Hart Hotel indicates a cellar beneath one of the buildings due to be demolished.
- 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) At present there is public access to the proposed development. Any trenches would need to be secured for Health and Safety reasons.
- e) Excavation of trenches should not take place in close proximity to standing buildings or to those buildings currently 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 and post-medieval development has been recognised on the site. Such remains, existing within an urban environment, are typical of the periods.

### Rarity

Standing secular remains of the medieval period are moderately rare. However, the development is to take place to the rear of any standing archaeology and any sub-surface archaeological features are likely to represent backyard activity. These are not particularly scarce but may possess rare or unusual features, such as the goldsmiths workshop mentioned in the historical accounts.

### 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. However, reports on the standing remains and evaluated buried remains have previously been produced.

There is some contemporary documentation regarding the White Hart Hotel. This could be enhanced further by more detailed documentary research.

### Group value

Moderately high group value can be ascertained from the cluster of medieval remains and post-medieval occupation and industry. Additionally, the group value is

enhanced by archaeology occurring both as standing and buried remains.

### Survival/Condition

Archaeological layers have previously been identified on the site, usually at depths exceeding 0.7m from the present ground level. Cellars are known in the area and along with deep services are likely to have affected any surviving archaeological remains.

### Fragility/Vulnerability

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

### Diversity

Moderately low functional diversity is indicated in the vicinity of the site by the use as the development area as stables in post-medieval times. If the White Hart hotel was initially built as an inn, it is possible that the area has always been used as such.

### Potential

Moderate to high potential exists for the rear ranges of the 18<sup>th</sup> and 19<sup>th</sup> centuries to survive at depth within the area of development. Furthermore, earlier remains may also be expected.

During archaeological investigations in 1988, preserved timber was found. There is, therefore, potential for further preserved timbers and organic environmental evidence to survive on the site.

## 8. CONCLUSIONS

In the medieval period the site lay adjacent to the market and would have been an early focus for settlement. By the 15<sup>th</sup> century, a timber-framed building had been erected which gradually developed into the present

White Hart Hotel. It is likely that there was a post-medieval range to the rear of the building which was subsequently removed in the 18<sup>th</sup> century. In the latter part of the 19<sup>th</sup> century, a second range was constructed, of which the part of one building survives today.

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. It is likely that medieval layers survive in good condition at depth.

Ground probing radar is considered to be the only geophysical technique applicable to this site.

## 9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to acknowledge the assistance of Mr Robert Hodgson of Carlight Limited who commissioned this report. 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. 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.

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## 11. ABBREVIATIONS

ACA	Alan Cooke Associates, Architects and Planners, Norwich
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
TLA	Trust for Lincolnshire Archaeology

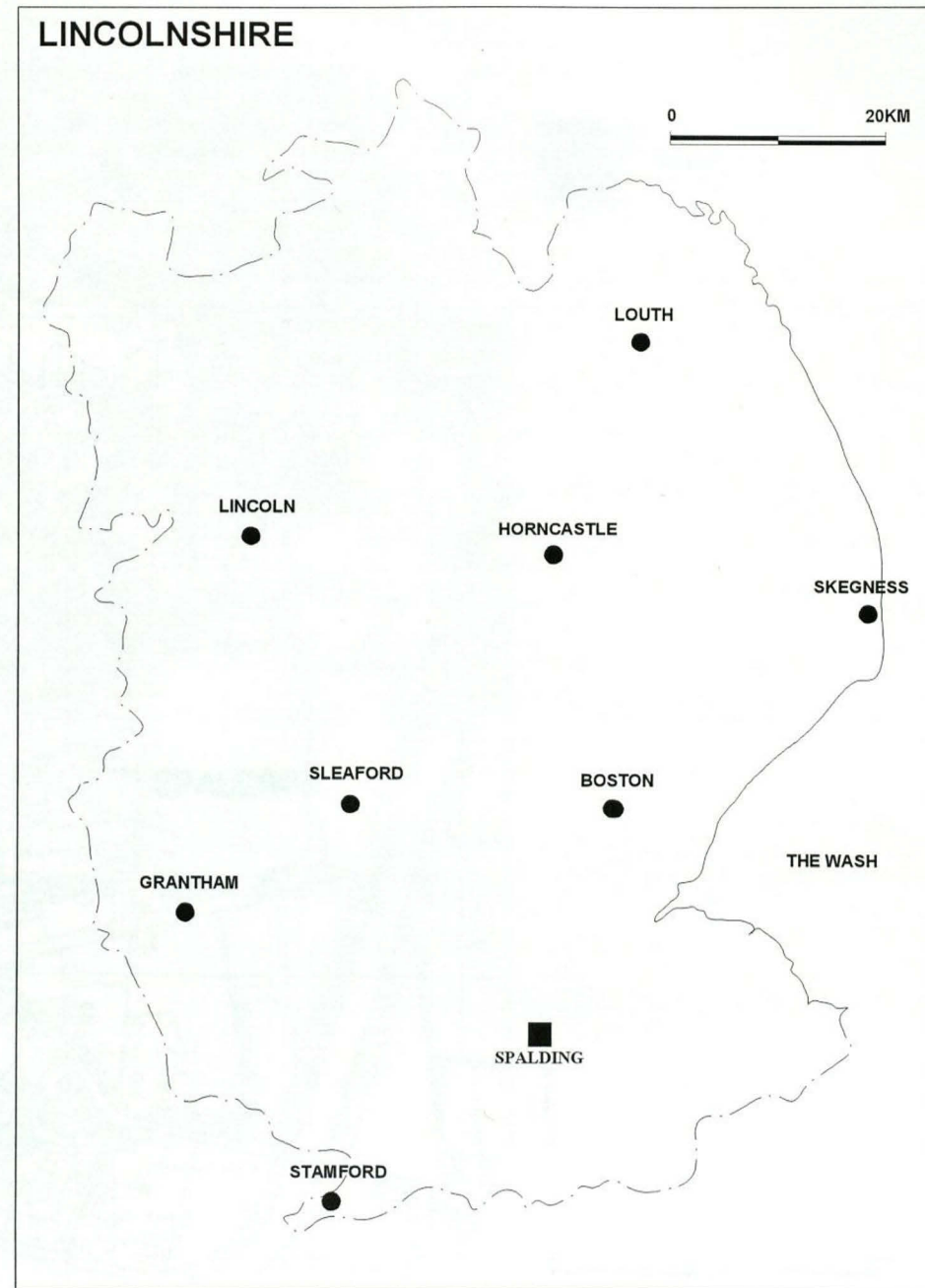
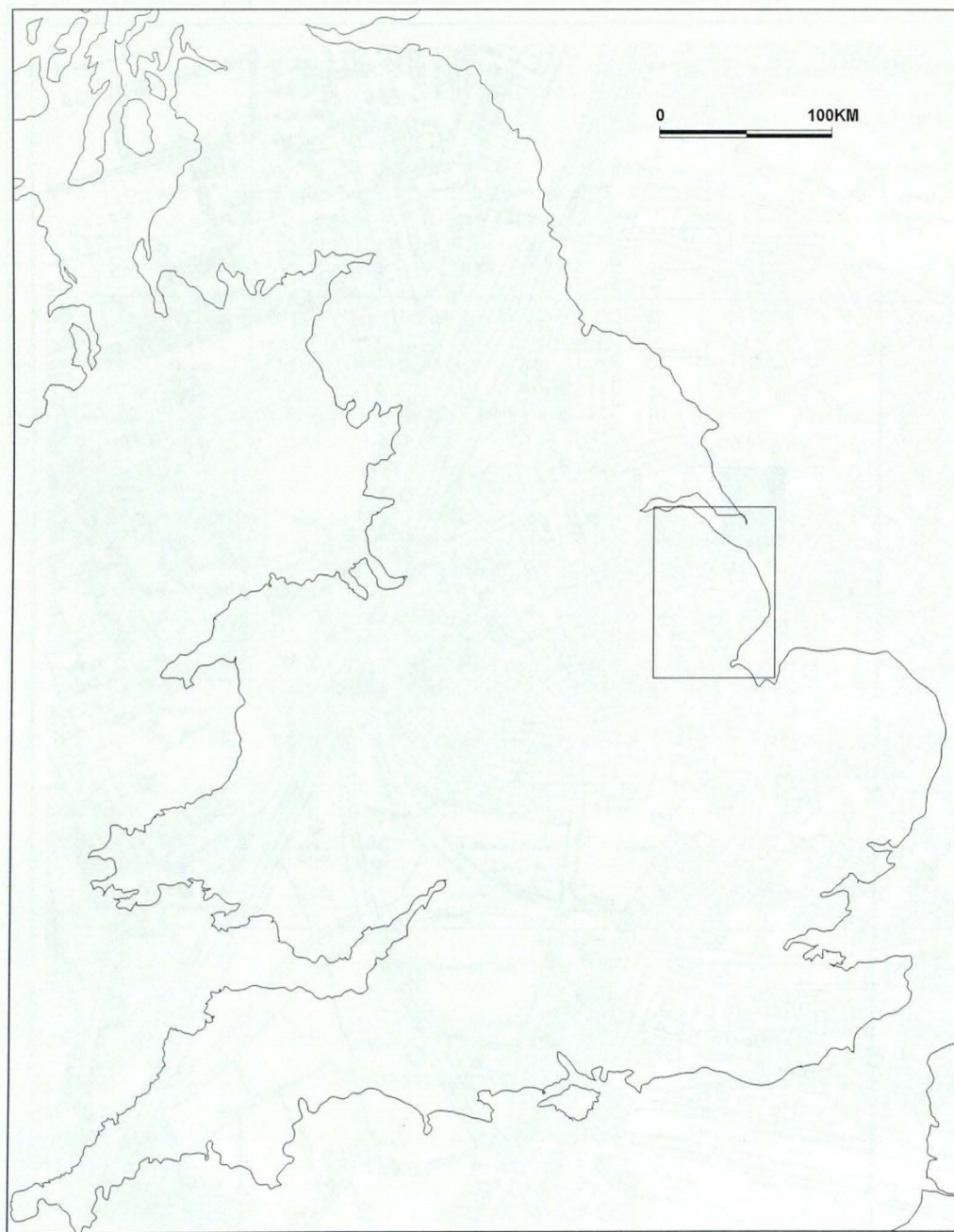


Figure 1 - General location map

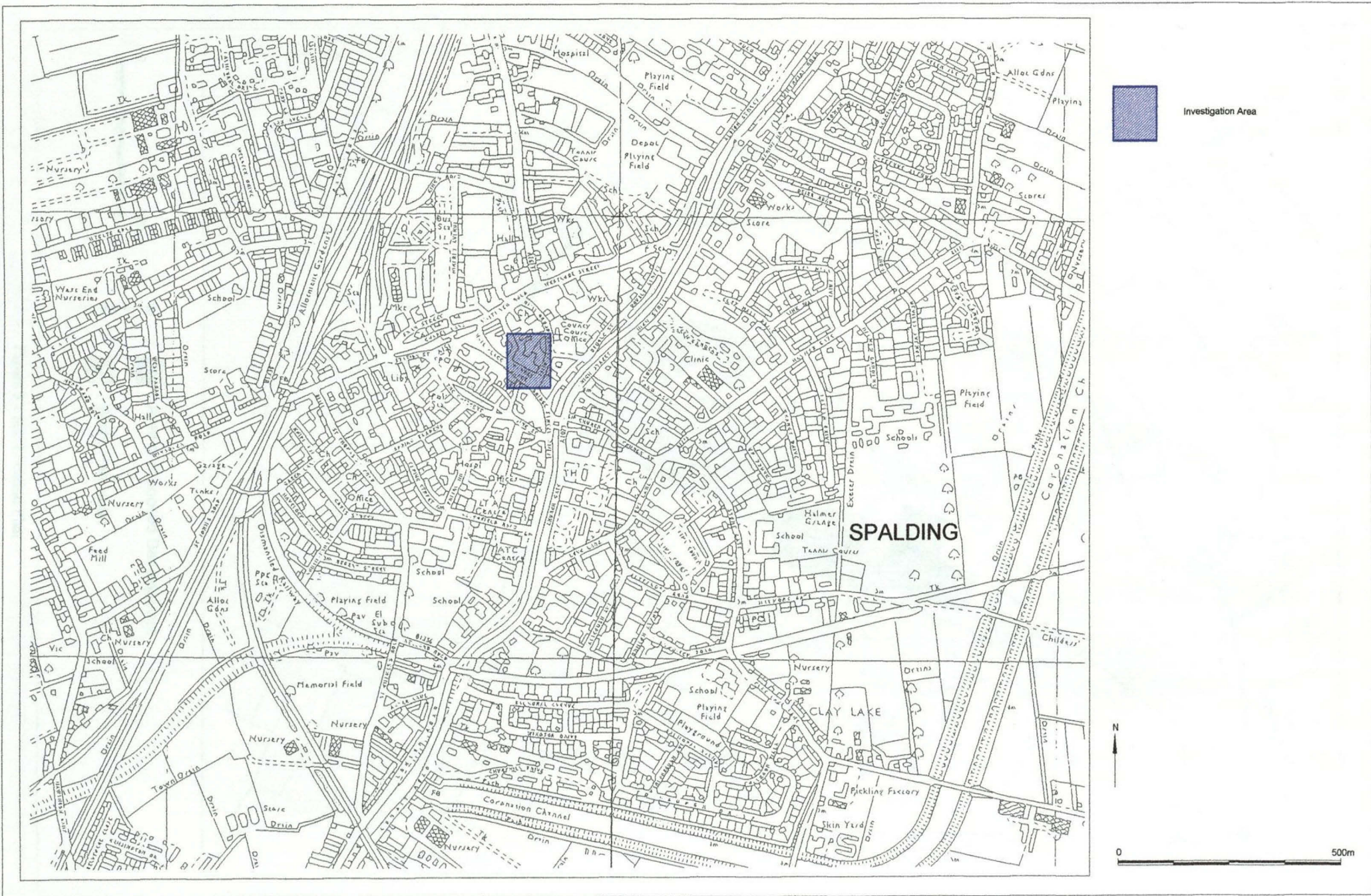


Figure 2 - Location of Investigation Area



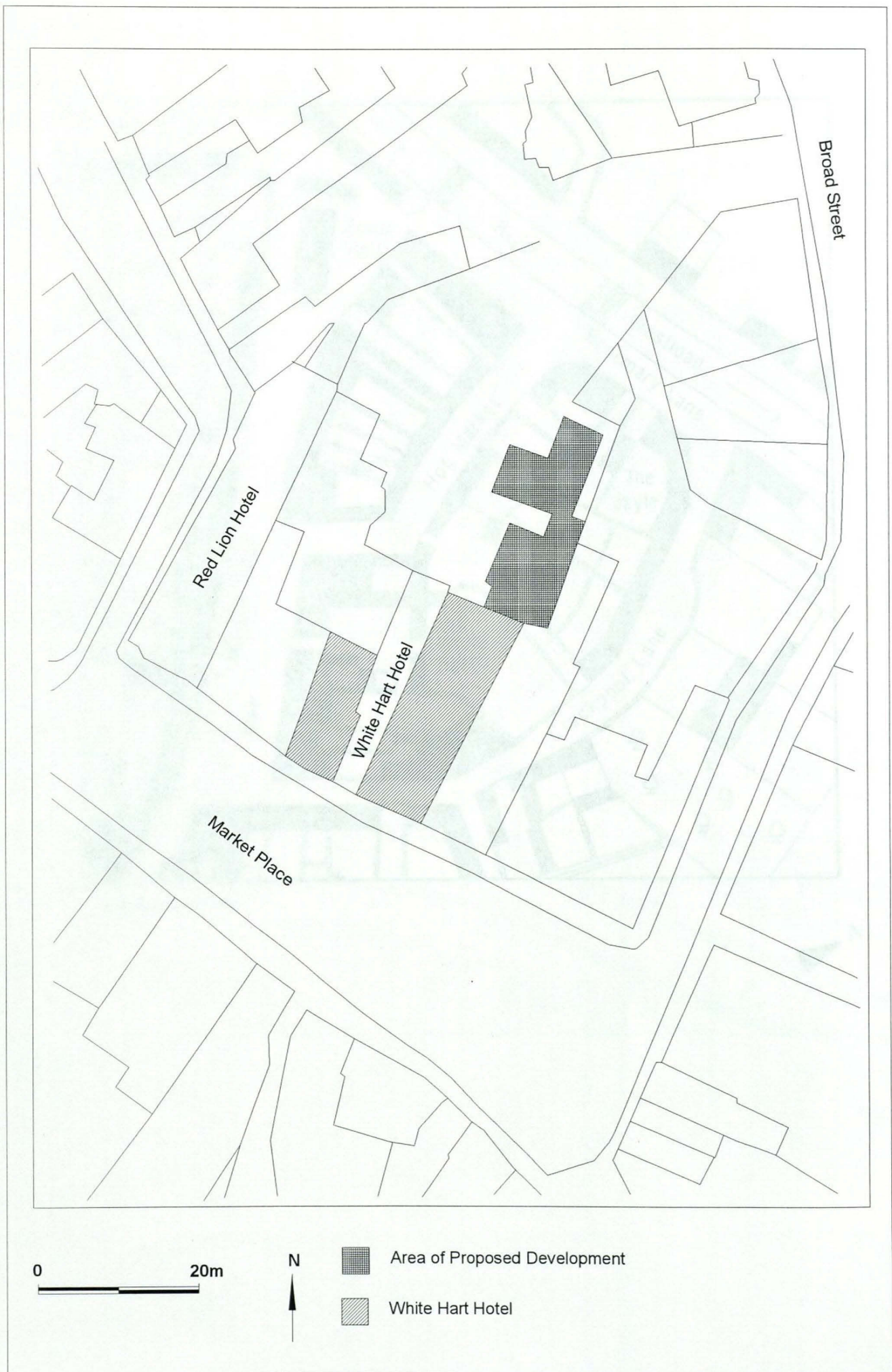


Figure 3 - Site Location Plan

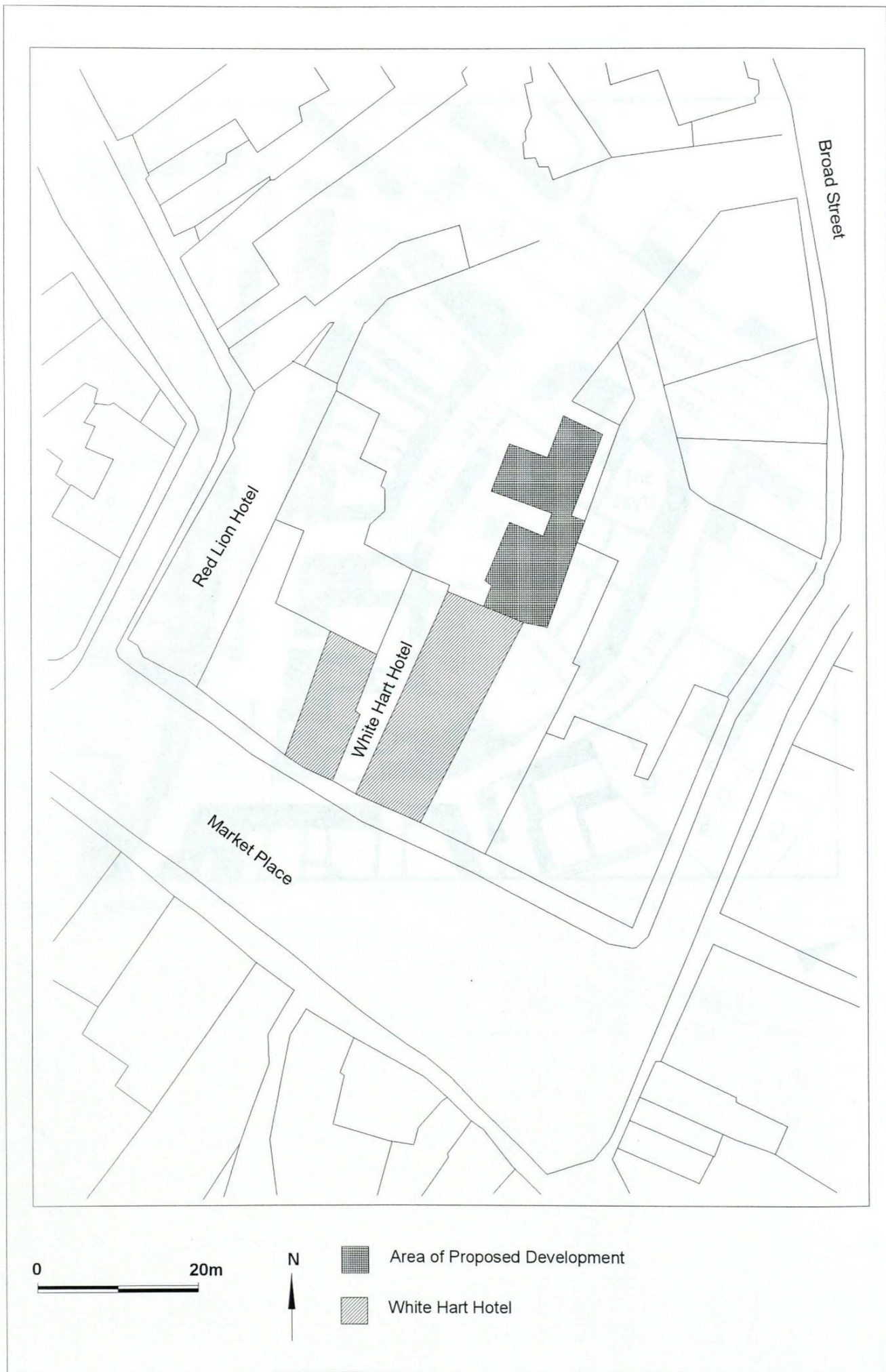
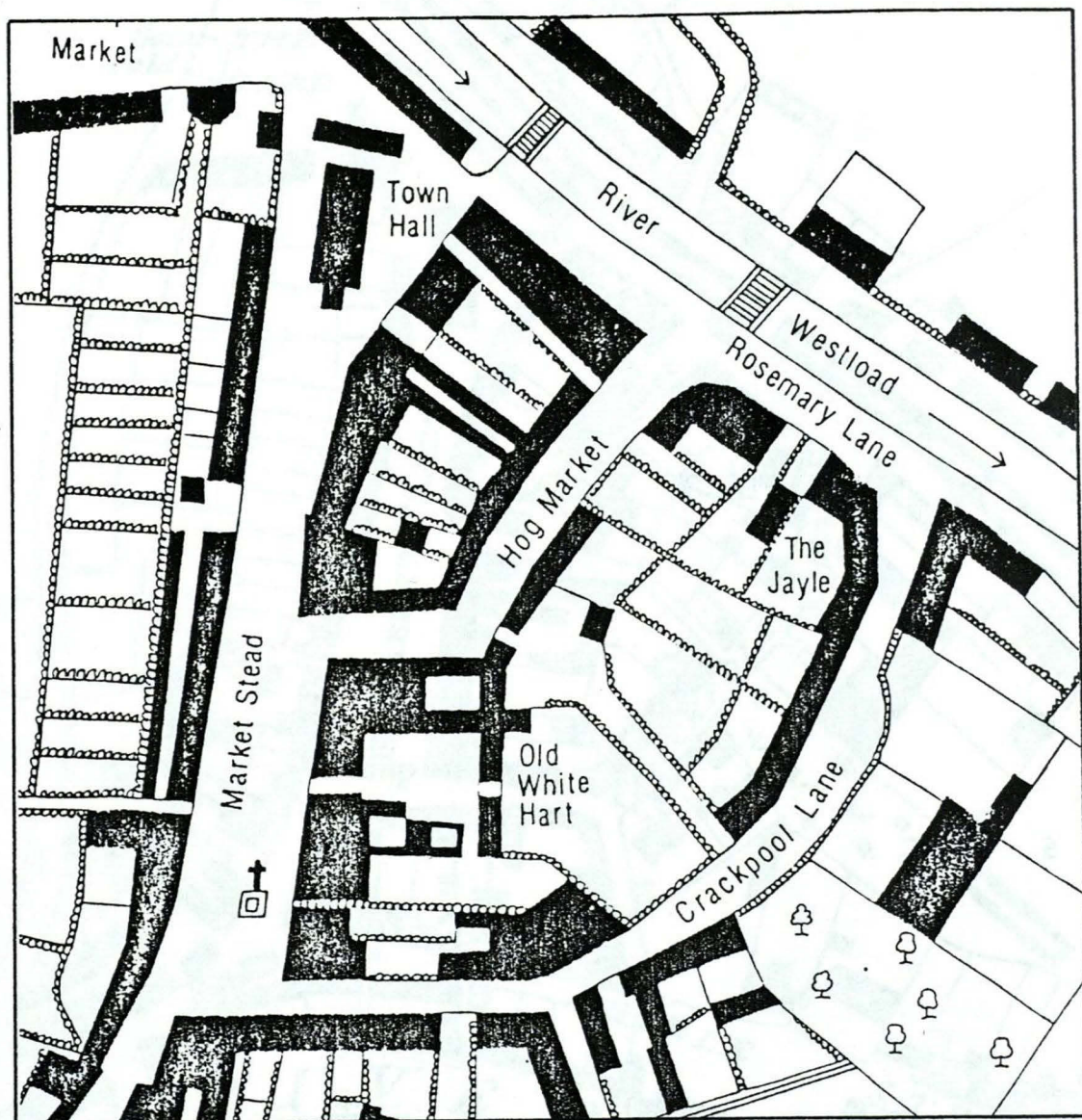
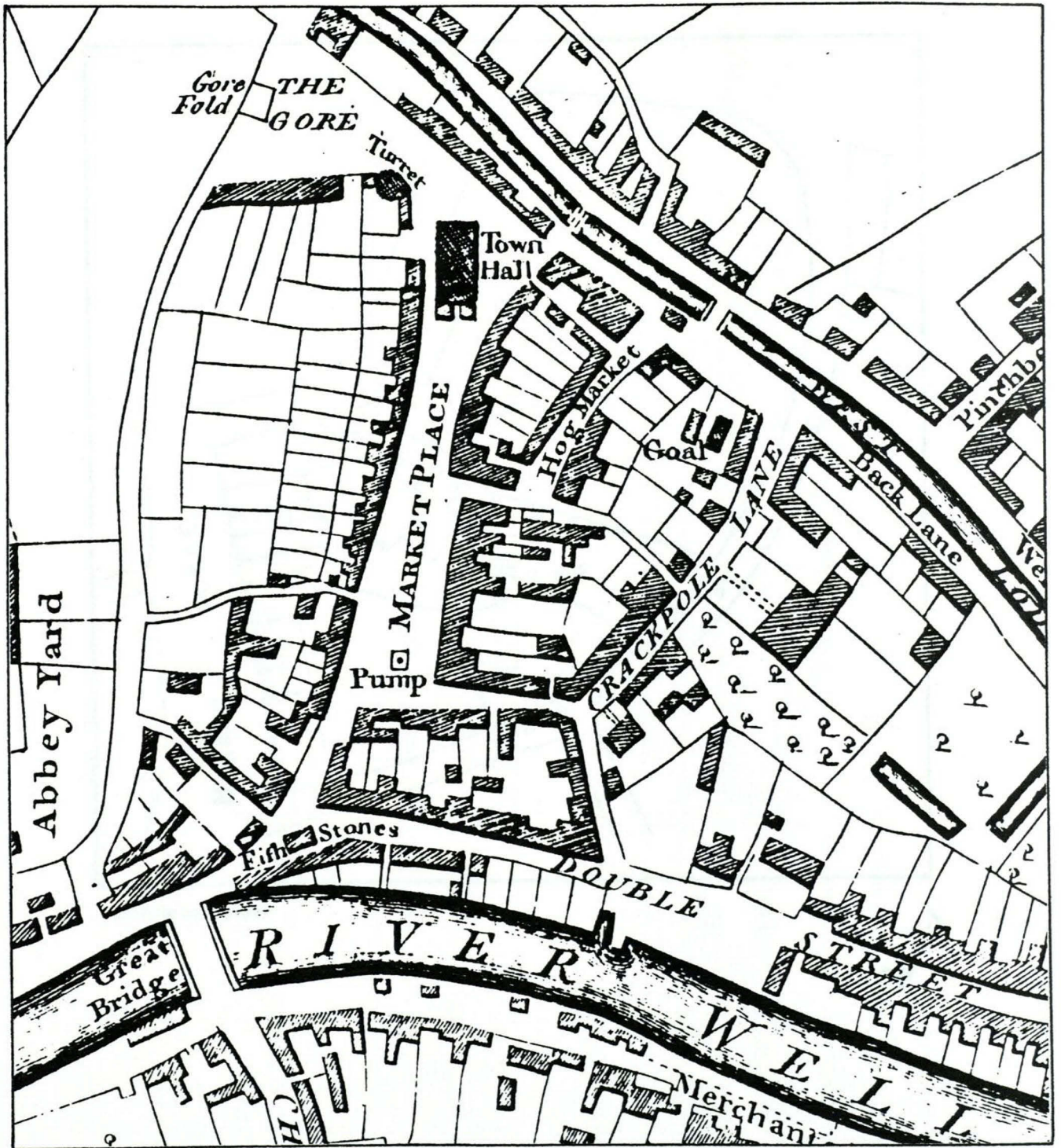


Figure 3 - Site Location Plan



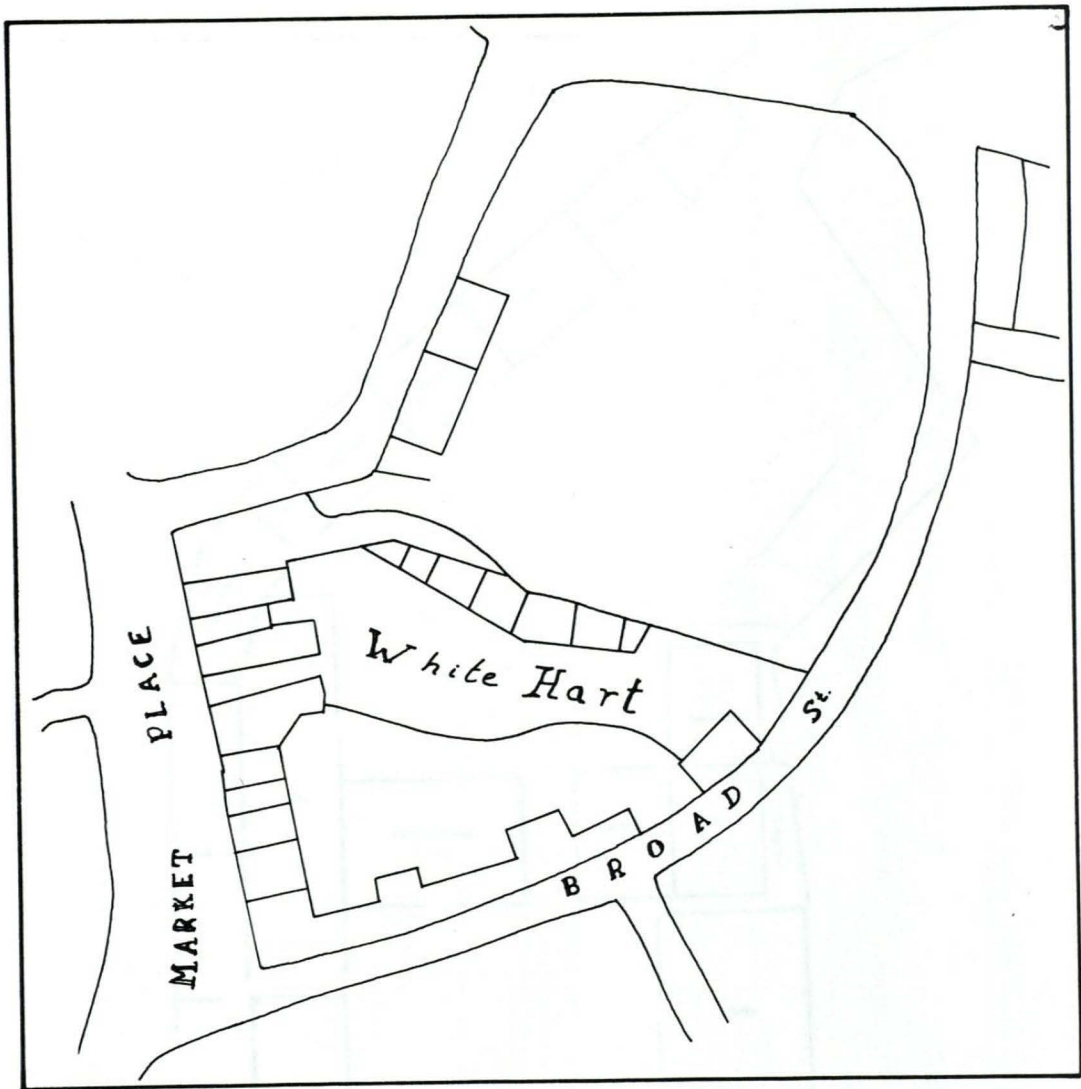
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Figure 4 - Copy of Grundy's Map of Spalding , 1732



(no scale available)

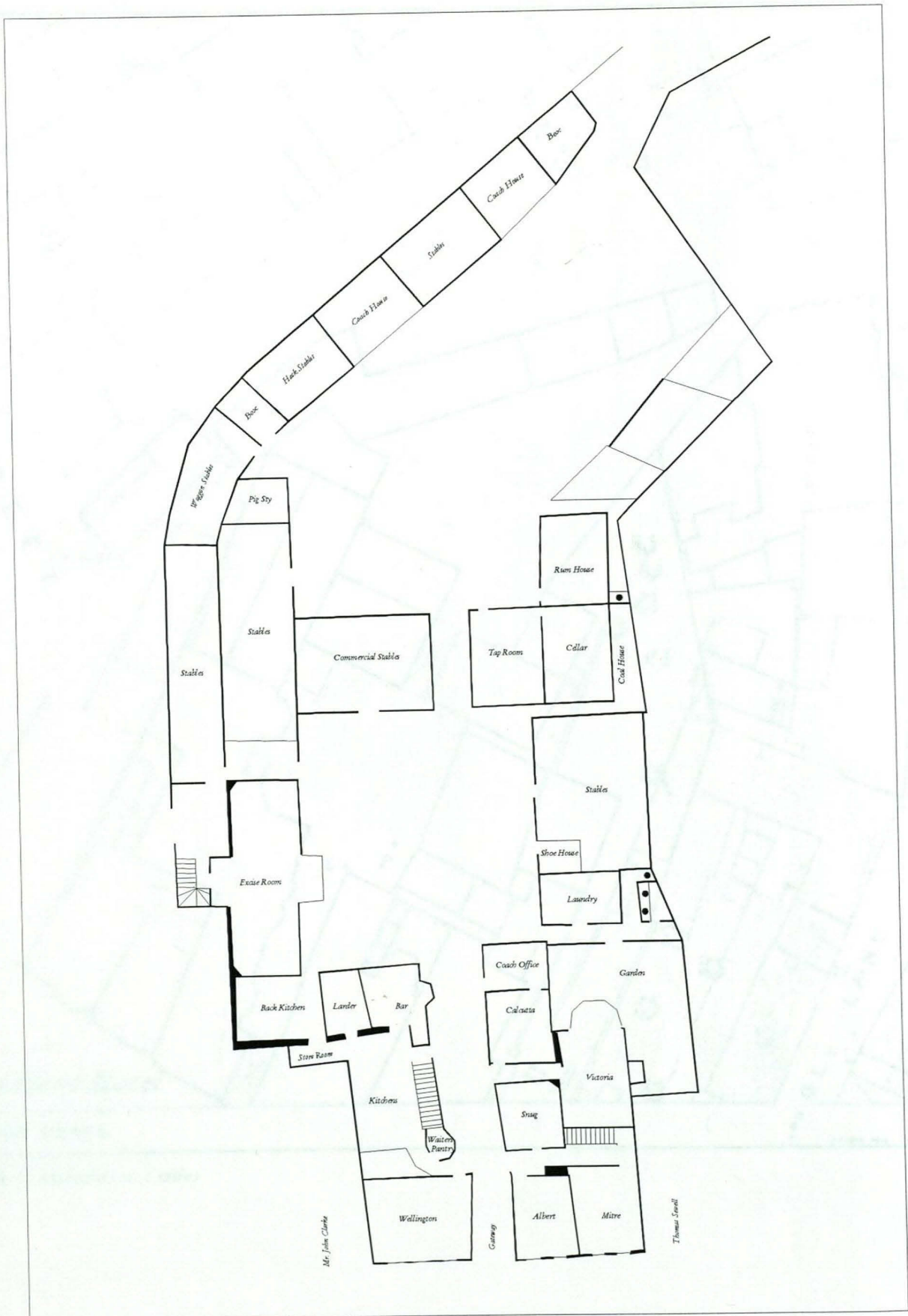
Figure 5 - Extract of Armstrong's Map of Spalding, 1788



(no scale available)

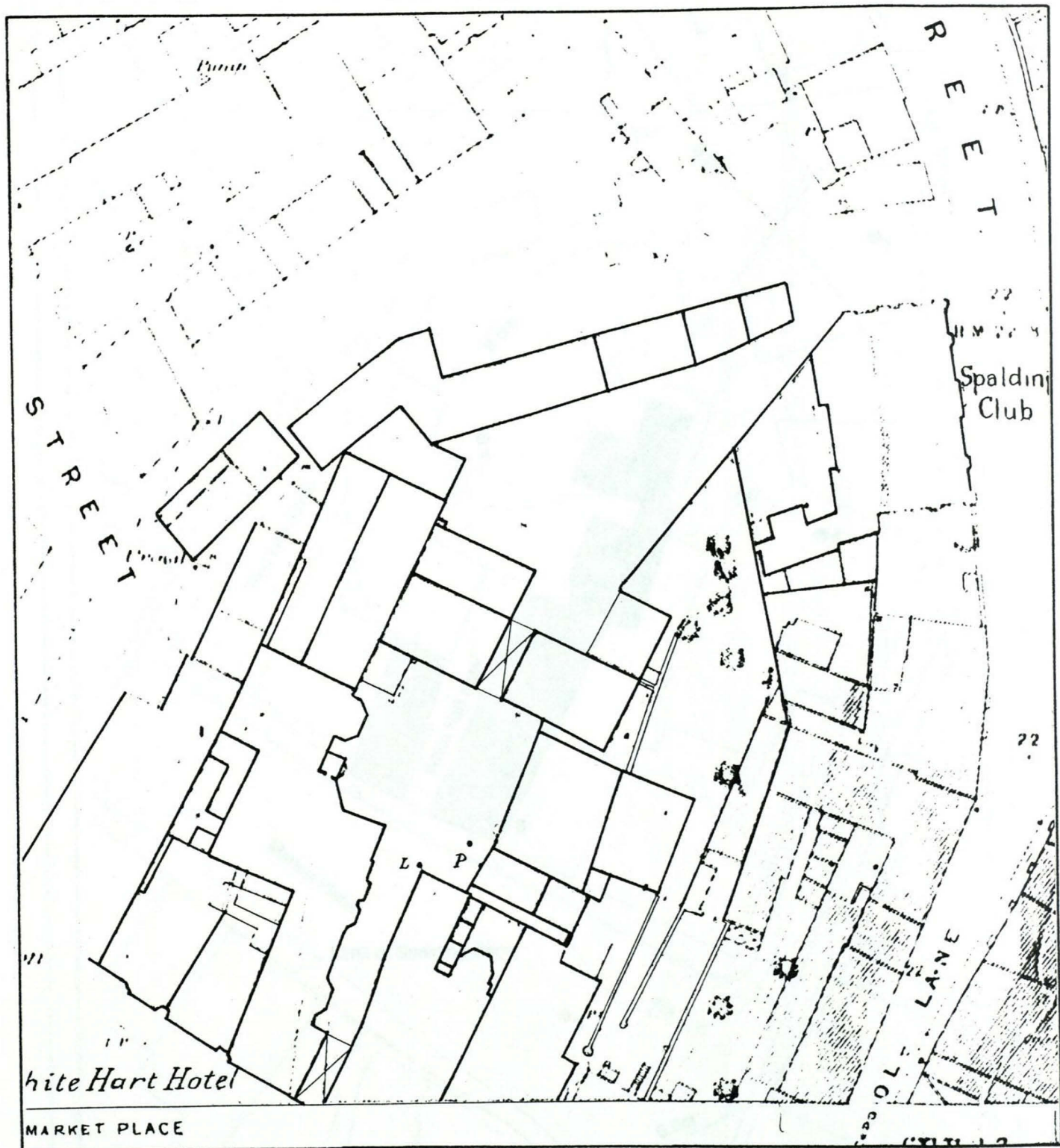


Figure 6 - Extract from ' A Plan of part of the Parish of Spalding', undated 19<sup>th</sup> Century



No scale available

Figure 7 - Late 19th century plan of the White Hart Hotel



(Scale 10.56 inches to 1 mile)

Figure 8 - Extract from 1<sup>st</sup> Edition Ordnance Survey Map, 1888

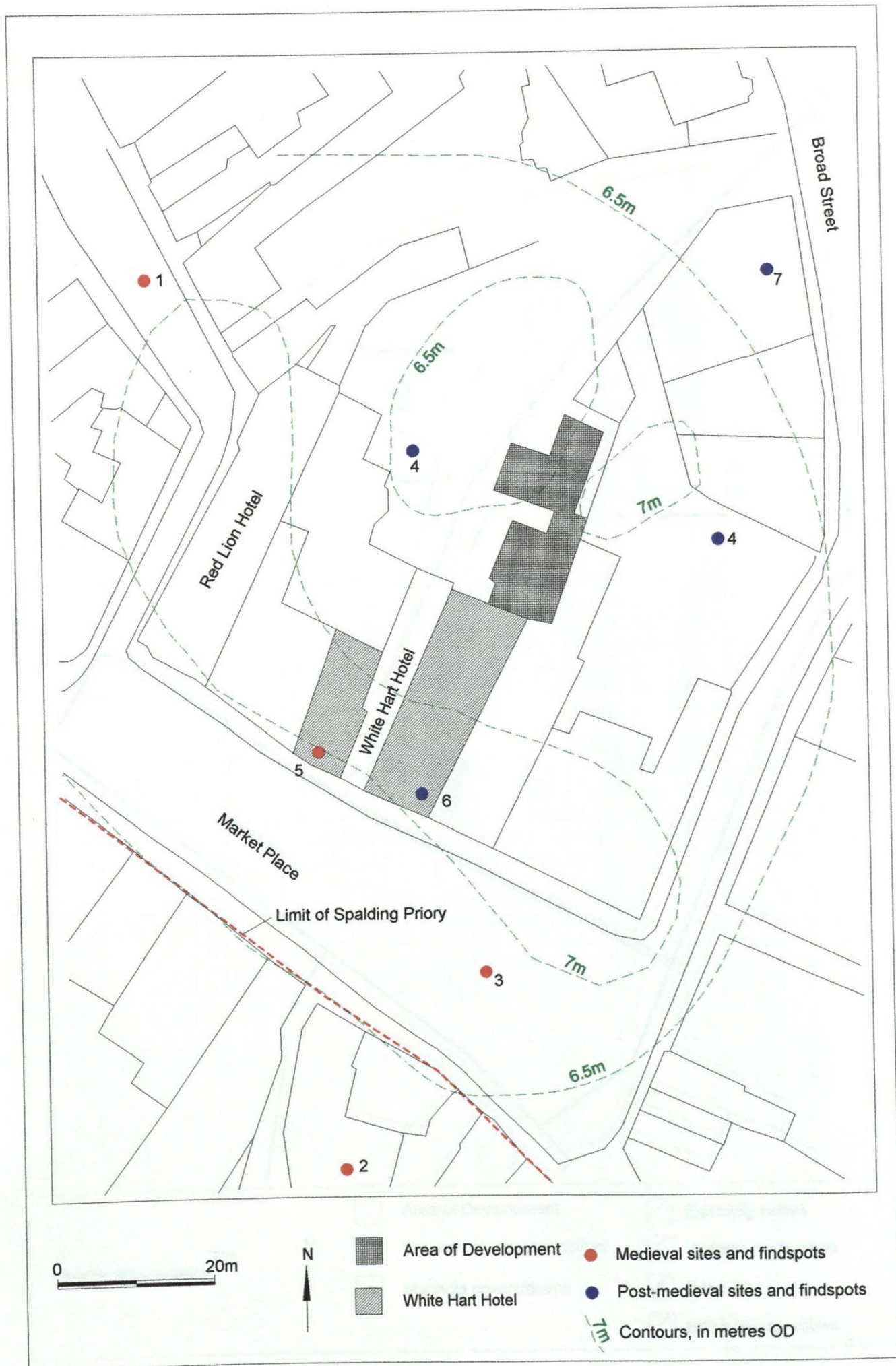


Figure 9 - Archaeological Sites in the Vicinity



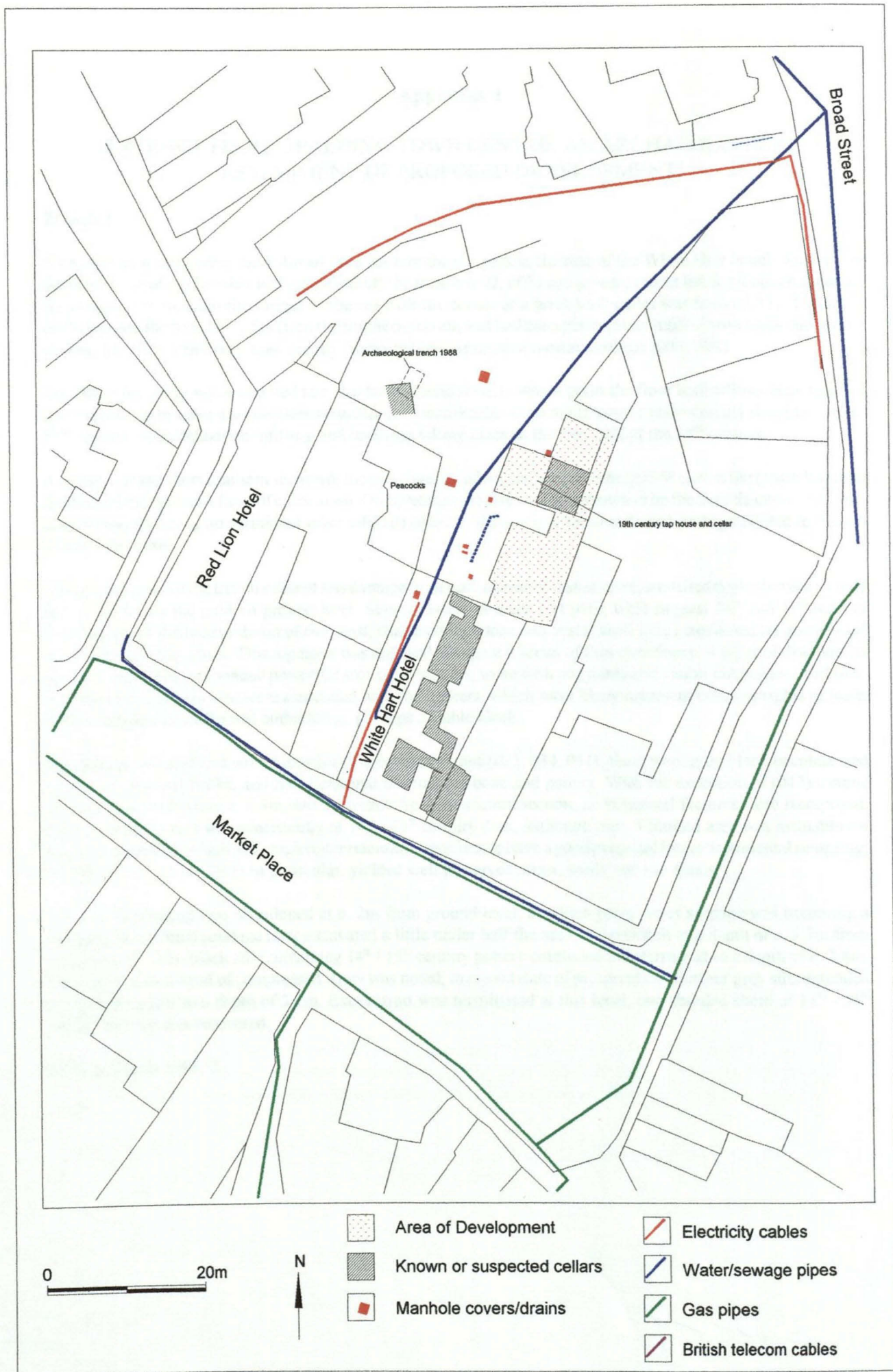


Figure 10 - Plots of known services and cellars in the Vicinity

## Appendix 1

### EXTRACT FROM 'SPALDING TOWN CENTRE: AN ARCHAEOLOGICAL ASSESSMENT OF PROPOSED DEVELOPMENT'

#### Trench 1

A small trench measuring 2m x 4m sq. was cut into the car park at the rear of the White Hart Hotel. An average depth of 0.7m of overburden was machined off the trench (002, 003) comprising recent brick rubble and mortar. At a depth of 0.7m from the surface of the car park the corner of a brick built cellar was found (011). The cellar extended into the trench *c.* 2.5m from the southern section and had been deliberately infilled with brick rubble and roofing tiles (006) and had subsequently supported two successive mortar surfaces (007, 008).

The fill of the cellar was excavated to *c.* 2m from ground level, at which point the floor had still not been reached and excavation by hand was therefore abandoned. Construction of the cellar may be provisionally dated to the late 17<sup>th</sup> century, with deliberate infilling and levelling taking place in the first half of the 18<sup>th</sup> century.

A collapse of the short southern section of the trench revealed a brick wall returning E-W across the trench less than 2m behind the southern limit of excavation. On investigation this wall was shown to be the outside curve of a brick barrel vault spanning an additional (also infilled) cellar to the south of the trench and perhaps related to the old White Hart Hotel.

The northern end of the trench suffered less damage from post-medieval disturbance, stratified deposits were located at *c.* 0.7m below the modern ground level. Several layers of black soil (010, 025) suggest 18<sup>th</sup> and 19<sup>th</sup> century levelling up. A distinctive dump of coal dust, shattered limestone and oyster shell (032) contained an assemblage of 17<sup>th</sup> century clay pipes. This top layer was removed to expose a series of thin clay floors. A layer of discoloured grey silt clay (018) surrounded preserved structural timbers, some with peg joints and visible cut marks. Postholes, with wooden stakes in-situ were associated with the timbers, which most likely represent fallen uprights or joists from a simple timber framed outbuilding, perhaps a stable block.

Beneath the clay surfaces were a number of clay silt horizons (033, 034, 041), these were grey-black in colour and contained charcoal flecks, and the occasional fragment of bone and pottery. With the exception of (047) a stone lined cess pit protruding *c.* 0.3m into the trench from the eastern section, no structural features were recognised. Pottery from the silts was consistently of 14<sup>th</sup> - 15<sup>th</sup> century date. Although only a limited area was available for inspection the silts, which had a high water retention, appeared to have a good potential for environmental sampling; the fill of the cess pit (047) in particular, yielded well preserved straw, seeds and nut shells.

Excavation by hand was abandoned at *c.* 2m from ground level, at which point water seepage was becoming a problem. A machine sondage later excavated a little under half the area of the trench to a depth of *c.* 3.7m from surface level. Grey-black silts containing 14<sup>th</sup> / 15<sup>th</sup> century pottery continued uninterrupted to a depth of *c.* 2.8m, whereupon a thin band of compressed straw was noted, in a good state of preservation. Further grey silts extended beneath the straw to a depth of 3.7m. Excavation was terminated at this level; one abraded sherd of 14<sup>th</sup> - 15<sup>th</sup> century pottery was recovered.

From Symonds 1988, 2

## 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.

