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**DESK-TOP ASSESSMENT OF THE  
ARCHAEOLOGICAL IMPLICATIONS  
OF PROPOSED DEVELOPMENT  
ON LAND AT STATION STREET,  
DONINGTON,  
LINCOLNSHIRE  
(DAC 00)**



**A P S**  
ARCHAEOLOGICAL  
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(DAC 00)**

Work Undertaken For  
Status Design

October 2000

Report compiled by  
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## 1. SUMMARY

*An assessment was undertaken to determine the archaeological implications of proposed development on land to the south of Station Street, Donington, Lincolnshire.*

*Donington is located at the eastern end of the Roman (AD 50-410) thoroughfare, Salter's Way. Settlement of this period is also known from the area, but is comparatively sparse considering its position at the end of the Roman road. Although the place-name Donington indicates a settlement of Saxon (AD 410-1066) origin, no sites of the period are known from the vicinity of Donington. By the medieval period (AD 1066 - 1500) Donington was a settled village with a church, two fairs and a market. The town was likely to have had a prosperous start, relying on the nearby local salt trade, until Bicker Haven, an inlet of the Wash, silted up. Since the Medieval period the town has gradually increased in size, with 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century development occurring.*

*The proposed development area appears from map evidence to have been maintained as open ground, forming the rear gardens or plots to buildings fronting Station Street. At present, the site is overgrown with a number of discrete areas of dumped material.*

*In this instance geophysical survey is not a viable method of assessing the presence of buried archaeological remains due to quantities of dumped material and disturbed ground.*

## 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 Status Design to undertake a desk-top assessment of land to the south of Station Street, Donington, Lincolnshire. This was in order to determine the archaeological implications of the construction of new dwellings as outlined in planning application No. H04/0990/00.

### 2.3 Topography and Geology

Donington is situated 13km north of Spalding and 13km southwest of Boston, in the civil parish of Donington, South Holland District, Lincolnshire (Fig. 1).

The site is located 80m south of the town centre as defined by the Market Place (Fig. 2) and is centred on National Grid Reference TF 2078 3560. The site is lying at a height of c. 5m OD and is approximately 0.4 hectares in extent. The surrounding land is fairly level with a slight drop in height to the southwest.

The village is located on soils of the Romney Series, coarse silty gleyic brown calcareous alluvial soils (Robson 1990, 26). Northwest, south and east of the village are clayey calcareous alluvial gley soils of the Stockwith and Wisbech Series (*ibid.* 28, 36). Beneath these soils is a drift geology of marine silts and clays (BGS 1995). These in turn overlie a solid geology of the Jurassic Oxford Clay (*ibid.*).

### 3. AIMS

The aims of the desk-top assessment are to locate and, if present, appraise known archaeological sites in the vicinity and to determine the archaeological potential of the proposed development area. This will permit the Archaeology Officer, Lincolnshire County Council, to formulate appropriate strategies for addressing any archaeological issues present on the site.

### 4. METHODS

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

- 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. 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

Donington is first mentioned in the Domesday Survey of 1086. Referred to as *Donninctune* or *Duninctune*, the name is derived from the Old English meaning the 'homestead (tûn) of Dunn(a)'s people' (Ekwall 1974, 147). Other place-names in the vicinity include Northorpe, a small hamlet, to the north of the village, and Caythorpe, a farm name to the northeast. Thorpe or *Dorp* is derived from the Danish and indicates a farm or homestead settled from an existing village, in this case Donington.

At the time of the Domesday Survey the land was owned by the Abbot of Peterborough and Count Alan and contained *c.* 22 salt pans and 54 acres of meadow (Foster and Longley 1976). Domesday also records that the abbot of Peterborough held a manor in Gosberton (Hallam 1965, 199). The entry for this manor is under the record for Donington as that town lay partly in the Danelaw Hundred of Surfleet and Gosberton and partly in the hundred of Quadring in Donington.

Much of the early history of Donington is poorly documented. The records of Peterborough Abbey are missing and early charters and surveys are closely linked to the Honour of Richmond who held the Wykes manor, east of Donington (Hallam 1965, 186).

In the 12<sup>th</sup> century land in Donington was held by the abbeys of Croxton Kerrial and Owston in Leicestershire, Swineshead Abbey and the Honour of Richmond (Hallam 1960, 100). Most of these holdings included salterns.

It was during the 13<sup>th</sup> century that the parish church was built (DoE 1988, 35). The

dedication to St. Mary and the Holy Rood indicates that the church housed a holy relic.

In the mid 13<sup>th</sup> century John de Ry was granted the rights to a market every Monday and a fair in late May or early June (Platts 1985, Appendix 1). A second market was granted to Peter de Savoy to be held every Saturday (*ibid.*).

Donington is dominated by the former charity school founded by Thomas Cowley in the 18<sup>th</sup> century (White 1856, 801). The estate that funded the school represents the former Earl of Richmond's estates in the parish.

Located adjacent to the proposed development area is the site of the birthplace of Matthew Flinders, renowned for his exploration of Australia (Ketteringham 1995, 35). This indicates that buildings were located in this vicinity by at least 1774, the date of Flinders' birth.

## 5.2 Cartographic Data

Armstrong's *Map of the County of Lincoln*, dating from 1778, is the earliest depiction of the town (Fig. 3). Four roads are shown converging on the centre of the town and buildings are depicted alongside each of the thoroughfares. A church is shown, almost adjacent to the centre of the township, indicating the inaccuracy of this map. However, on what appears to be the main route through the village, buildings are depicted on the southern side.

The earliest large scale depiction of Donington is entitled '*A Plan of the lowlands in Donington*' by Edward Hare dating from 1783 (LAO Smith 9/2/1/53-65). The market place, along with the thoroughfares leading from it, are shown with no real detail (Fig. 5). Groups of houses are again shown alongside the thoroughfares

and the church is depicted in a degree of detail.

Bryant's *Map of the County of Lincoln* of 1828 indicates properties extending along the main thoroughfares and several new roads to the northeast of the town (Fig. 6). A single windmill is indicated.

Dating from 1834 the *Survey and Plan of Part of the Town of Donington* provides a highly detailed depiction of the town (LAO MCD 1004/2). Buildings are shown fronting the street with little or no development in the rear of the properties (Fig. 7). The approximate development area is shown and apart from a building fronting Station Street the only other features are property boundaries.

The 1<sup>st</sup> edition 6" Ordnance Survey map of 1891 indicates that little change had occurred since 1834 (Fig. 8). Property boundaries largely remain the same, although some parcelling appears to have taken place. The 1906 2<sup>nd</sup> edition shows only gradual development having taken place within Donington with little occurring within the proposed development area (Fig. 9).

## 5.3 Aerial Photograph Data

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

Seven vertical black and white photographs of Donington and its environs are held by the Heritage Trust of Lincolnshire (Codes A12-A27). These have been taken from a fairly high altitude and archaeological detail is not readily apparent.

## 5.4 Archaeological Data

Records of archaeological sites and finds

Table. 1 Archaeological Sites in the Vicinity.

Map Code	County SMR No.	Description	Grid. Ref.
1	22495	Medieval pottery	TF 2080 3560
2	22497	Undated padstones, part of a building	TF 2070 3567

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 100m of the proposed development site are collated in Table 1 and committed to Figure 10.

#### *Prehistoric Archaeology*

No prehistoric archaeology is known from the vicinity of Donington, with the exception of a few Middle Bronze Age flint implements retrieved, from depth, during maintenance work on Hammond Beck, west of the village. The dearth of prehistoric material is because the area has been subject to a series of marine and freshwater inundations, resulting in the deposition of several metres of alluvium (peats, silts and clays) over prehistoric levels.

#### *Romano-British Archaeology*

Donington lies at the eastern known end of the Romano-British thoroughfare, the Salter's Way. This road once connected Donington to the Roman settlement at Saltersford (near Grantham) and beyond to Six Hills in Leicestershire (Margary 1973, 223). It follows the current A52 until Horbling Fen, whereupon it takes a more southerly route, until all traces of it vanish southeast of Donington. From Saltersford to Donington, the road is more sinuous than can be expected of a Roman road and some believe it follows the course of a prehistoric trackway (*ibid.*).

Considering that the apparent terminus of the Salter's Way is located at Donington, there is a surprising dearth of known Romano-British sites in the vicinity.

#### *Saxon and Medieval Archaeology*

Despite the place-name evidence, the only Saxon finds in the vicinity of Donington have come from the neighbouring parish of Quadring.

Medieval finds are restricted to pottery of the period and animal bone retrieved from directly adjacent to the site (Fig. 10, No. 1). Immediately north of the site is the Market Place which had its origins in the mid 13<sup>th</sup> century.

#### *Post-medieval Archaeology*

Post-medieval archaeology is well represented by a number of sites in and around Donington. Houses from this period still survive and the best examples have been accorded listed status (Appendix 2). Of immediate importance is the Black Bull public house which dates from the mid 17<sup>th</sup> century (DoE 1988, 12).

Industrial sites are also known from Donington. White's Directory lists 3 blacksmiths, 3 brewers and maltsters and a brick and tile maker (1856, 802). Few, if any, of the buildings that housed these establishments survive today.

#### *Previous Archaeological Intervention*

Previous archaeological work in the vicinity of the site is restricted to a single watching



brief on land adjacent to Church Street (Rayner 2000). This work identified that the underlying natural deposits comprise alluvial silt which was sealed by recent building rubble. No archaeological deposits were encountered.

### 5.5 Walk-over survey

A site visit was undertaken on 12<sup>th</sup> October 2000 to assess the possible level of surviving archaeological deposits. The results of the walk-over survey are shown on Figure 11.

The proposed development site is divided into two and separated by a recently constructed wooden fence. The northern portion includes a standing building of possible early 19<sup>th</sup> century origin, formerly adapted for use as a car showroom. To the side and rear of this building is a tarmac surface. A small outbuilding is also present to which an overhead power line, by way of a pole, is connected to the main building. A manhole, a drain and water utility fittings are present within this area, mainly close to the street frontage. A number of dumped cars are present within this area.

The southern area is overgrown and has apparently been used for dumping. This dumping has left a number of mounds on the site. The brick footprints of at least two buildings were noted. The northernmost of these buildings does not appear on any Ordnance Survey map whereas the southern building is depicted on a 1992 1:2500 map. Located west of the northern building is a concrete strip which may overlie services or be a former path. Adjacent to the access from Ash Court is an area of crushed limestone made to form a surface. A porta-cabin and dumped building refuse occupies this area. Water company fittings also enter the site at this point.

The site is unsuitable for geophysical survey

and any other non-intrusive investigation due to the presence of dumped materials and the generally disturbed nature of the soils.

## 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 through the implementation of PPG 16 (DoE 1990).

### 6.2 Other Constraints

The following risks have been identified and plotted onto Figure 11:

- a) No details of utility plots have been requested for the site. However, water services are seen to enter the site at both the northern and southern access points. An overhead power cable traverses the northern part of the site. The presence of other services should be taken into account.
- b) 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.
- c) Excavation of trenches should not take place in close proximity to standing buildings. Furthermore, excavation of trenches in the

northern part of the site would entail a certain risk to the general public if these are not fenced off.

## 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 1).

### **Period**

Buildings are known to have fronted Station Street from the late 18<sup>th</sup> century. The position of the site, adjacent to the Market Place may indicate medieval precursors.

### **Rarity**

The site lies in an area of post-medieval and probable medieval urban development which is commonplace, but may have unusual characteristics.

### **Documentation**

Records of archaeological sites and finds made in the Donington area are kept in the Lincolnshire Sites and Monuments Record. An assessment of Donington, in relation to reappraisal of its Conservation Area, has previously been produced (Cope-Faulkner 1999).

The present report provides the first site-specific consideration of the archaeological and historical aspects of the proposed development area.

### **Group value**

Moderate group value can be ascertained with the site's position in relation to a medieval market and standing post-medieval buildings.

### **Survival/Condition**

The rear portion of the site does not appear

to be adversely affected by post-medieval development. The area adjacent to Station Street is likely to have been affected.

### **Fragility/Vulnerability**

The location of proposed buildings is depicted in Figure 11. Any archaeological remains in the vicinity of these buildings and along new utility trenches are vulnerable.

### **Diversity**

Limited diversity is suggested by the presence of mainly post-medieval dwellings in the vicinity.

### **Potential**

Moderate potential exists for post-medieval and possible earlier buildings fronting Station Street to survive. There is also potential for former land boundaries to these buildings surviving towards the southern area of proposed development.

## 8. CONCLUSIONS

During the medieval period the site lay adjacent to the Market Place which, along with the church, would have been the focal points to the town. Post-medieval development, mainly housing, has been identified fronting Station Street and any of these may have a medieval precursor. To the rear were plots of land associated with these dwellings.

The site is at present largely overgrown and has been used for dumping. As such, geophysical survey can be ruled out as a reliable means of assessing the site.

## 9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to thank Mr Brian Gilham of Status Design

who commissioned this assessment. The work was coordinated by Steve Malone and this report was edited by Tom Lane. Dave Start permitted examination of the relevant parish files maintained by the Heritage Trust of Lincolnshire. 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 at the Lincolnshire Archives Office and Lincoln Central Library. Special thanks must go to Hilary Healey for allowing access to various unpublished notes and maps.

## 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

APS	Archaeological Project Services
BGS	British Geological Survey
DoE	Department of the Environment
HMSO	Her Majesties' Stationery Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archive Office, followed by accession code
SMR	County Sites and Monuments Record number

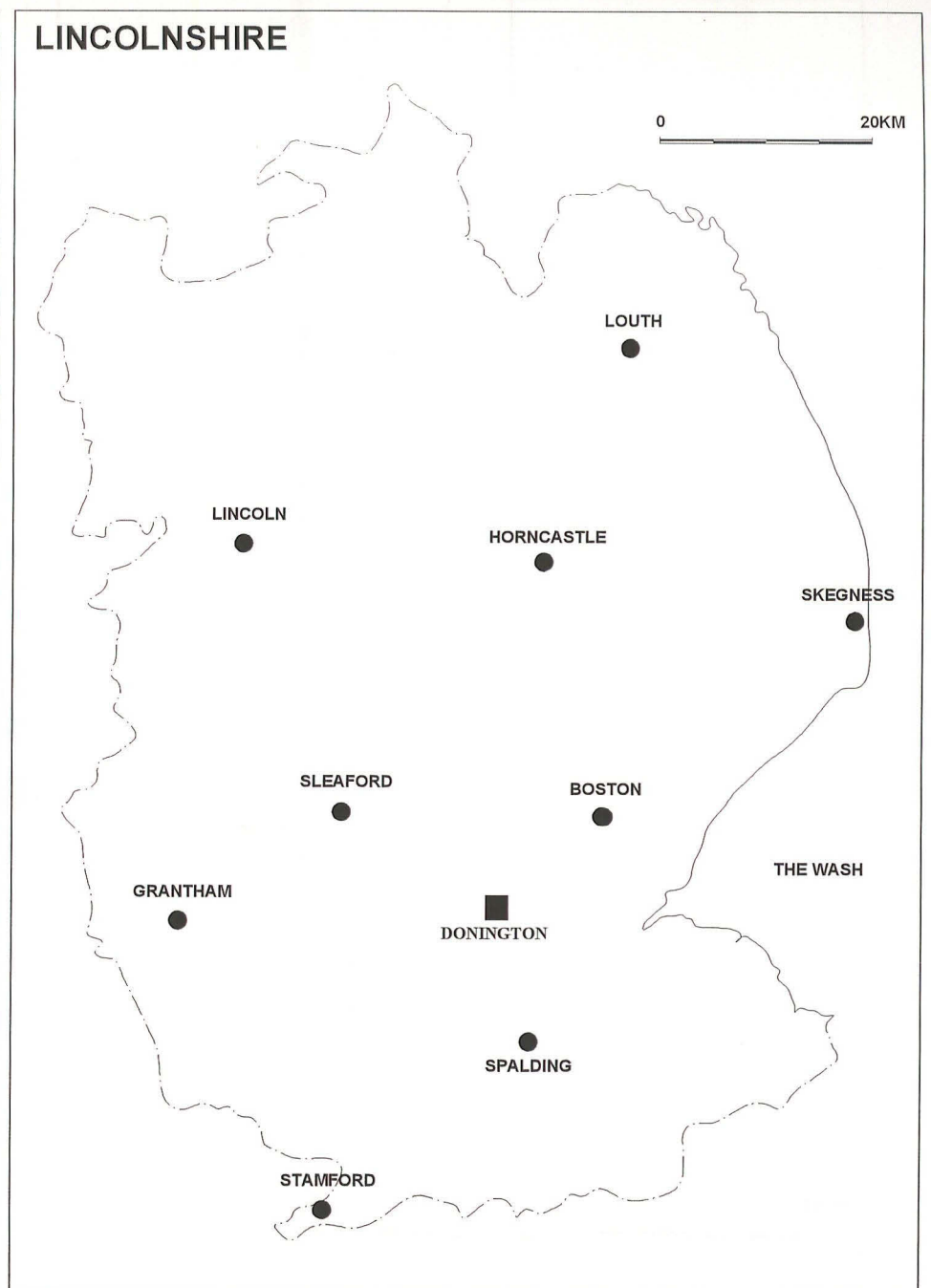
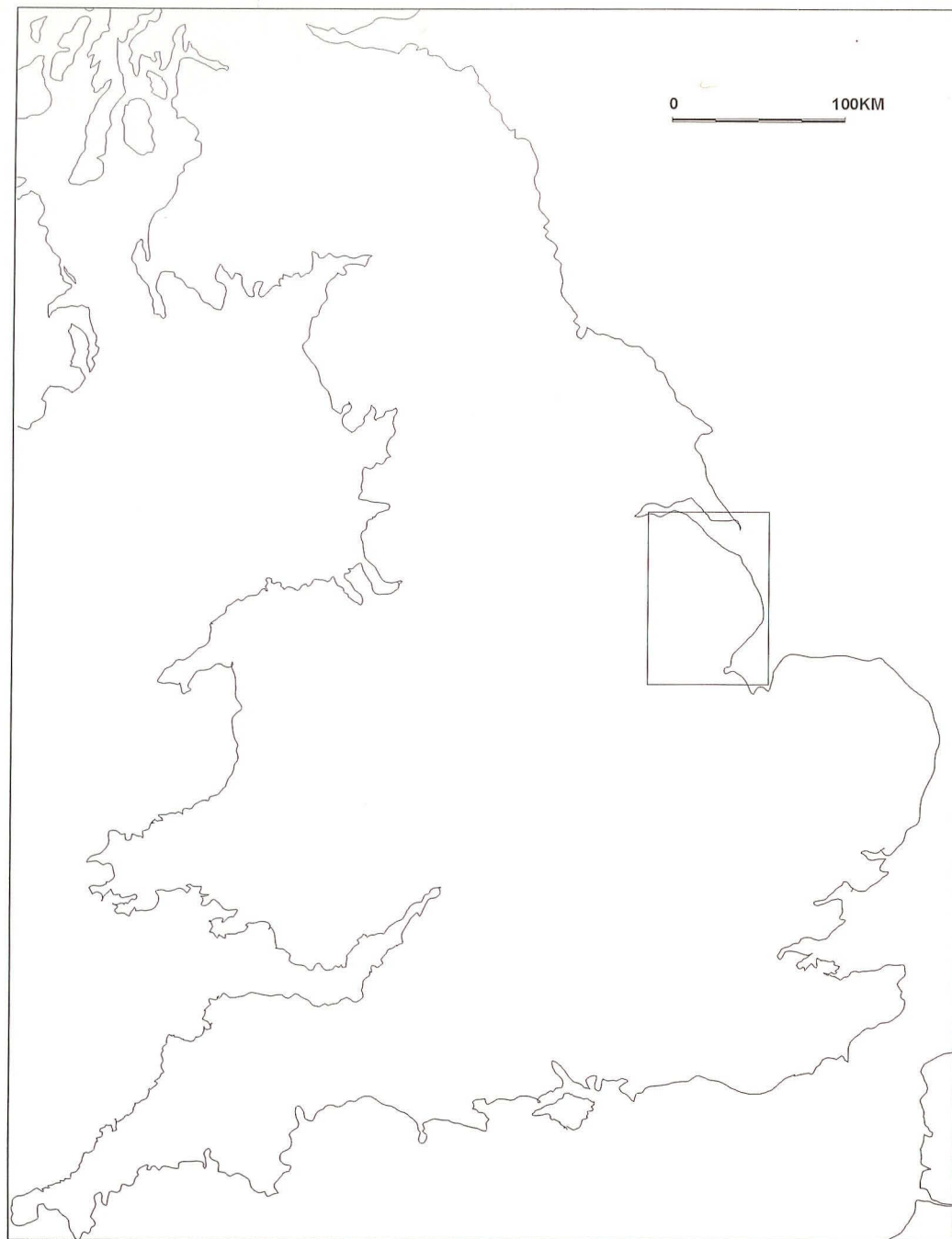


Figure 1 - General location map

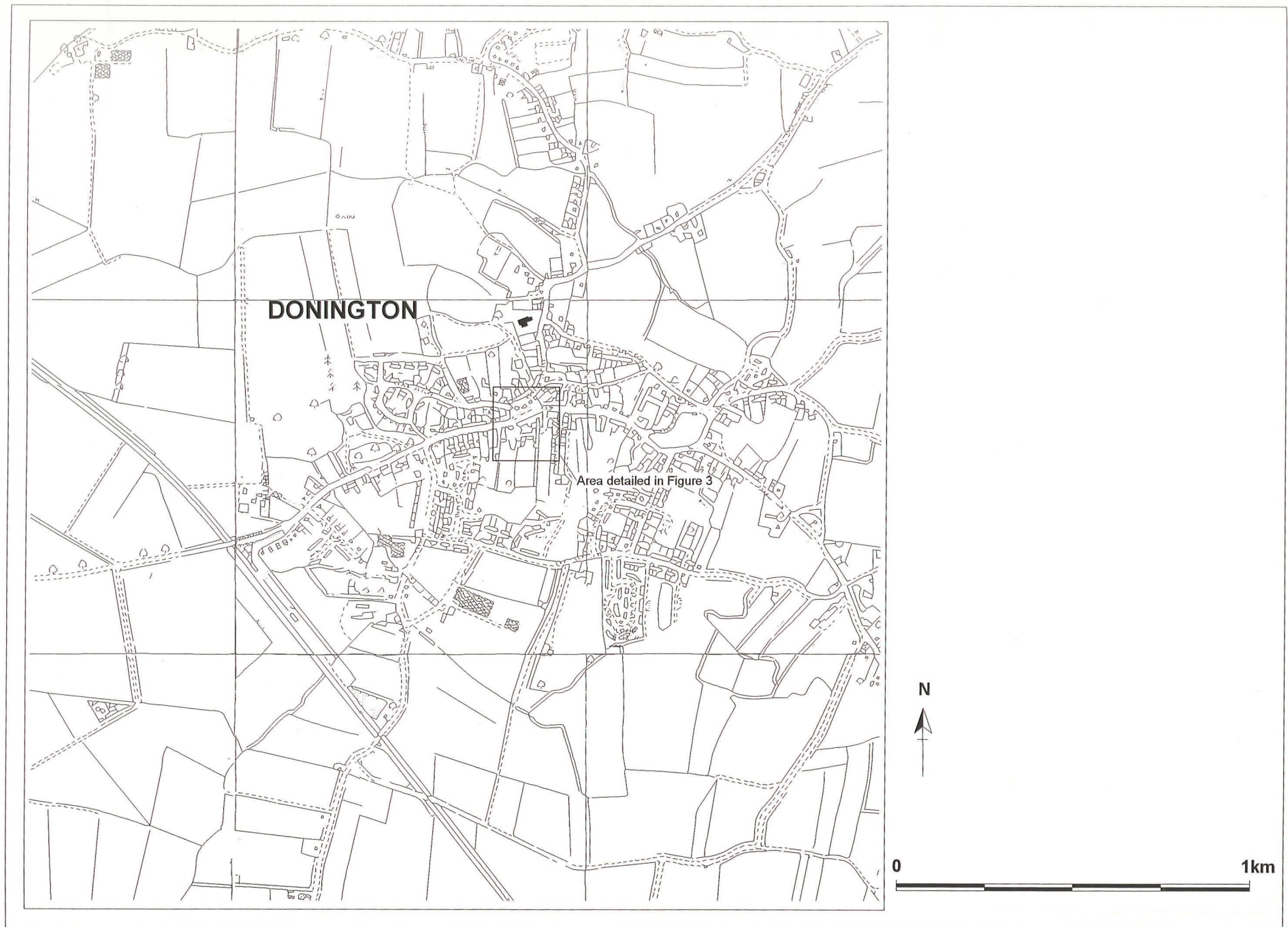


Figure 2 - Donington, showing location of investigation area

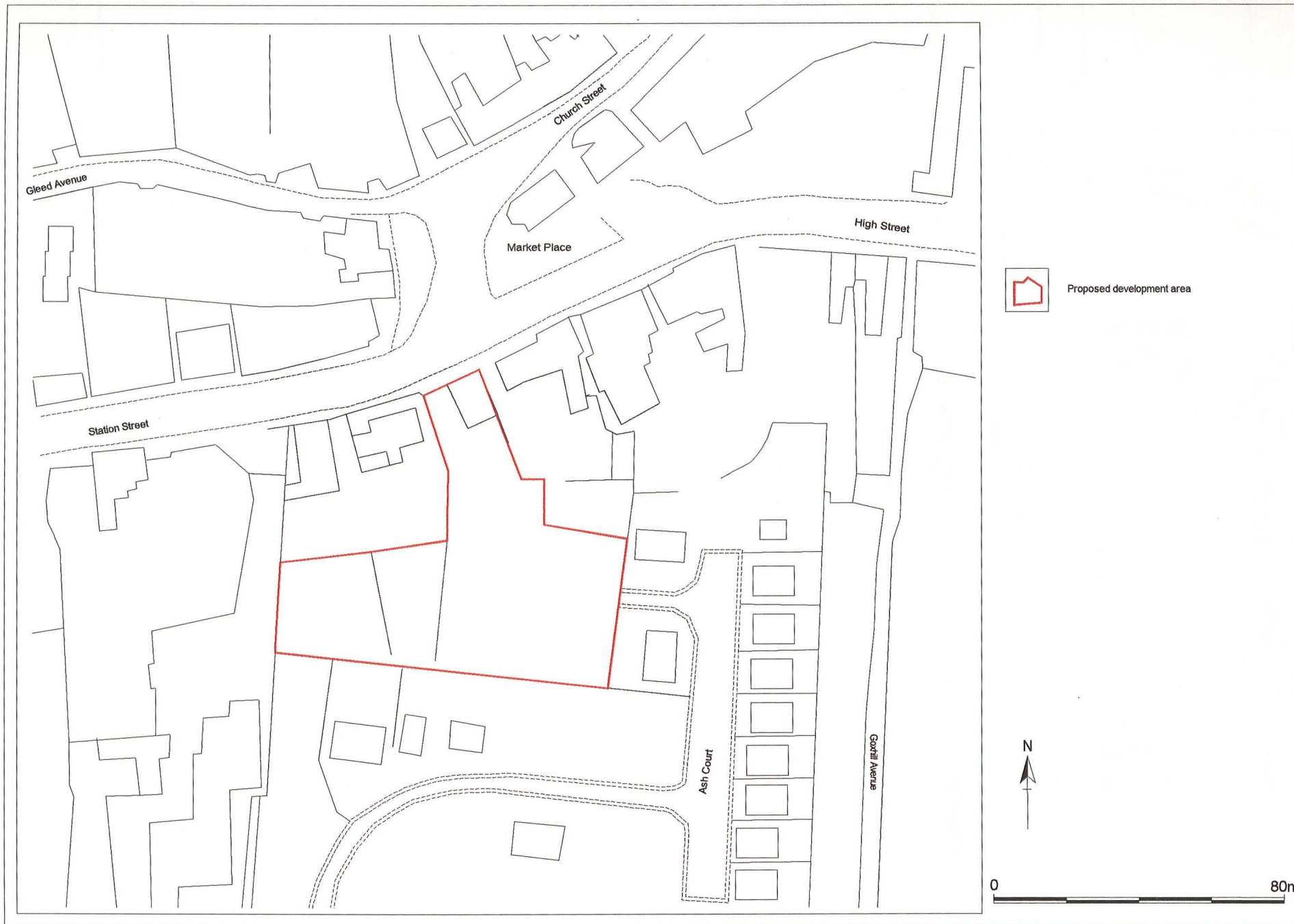


Figure 3 - Site location plan

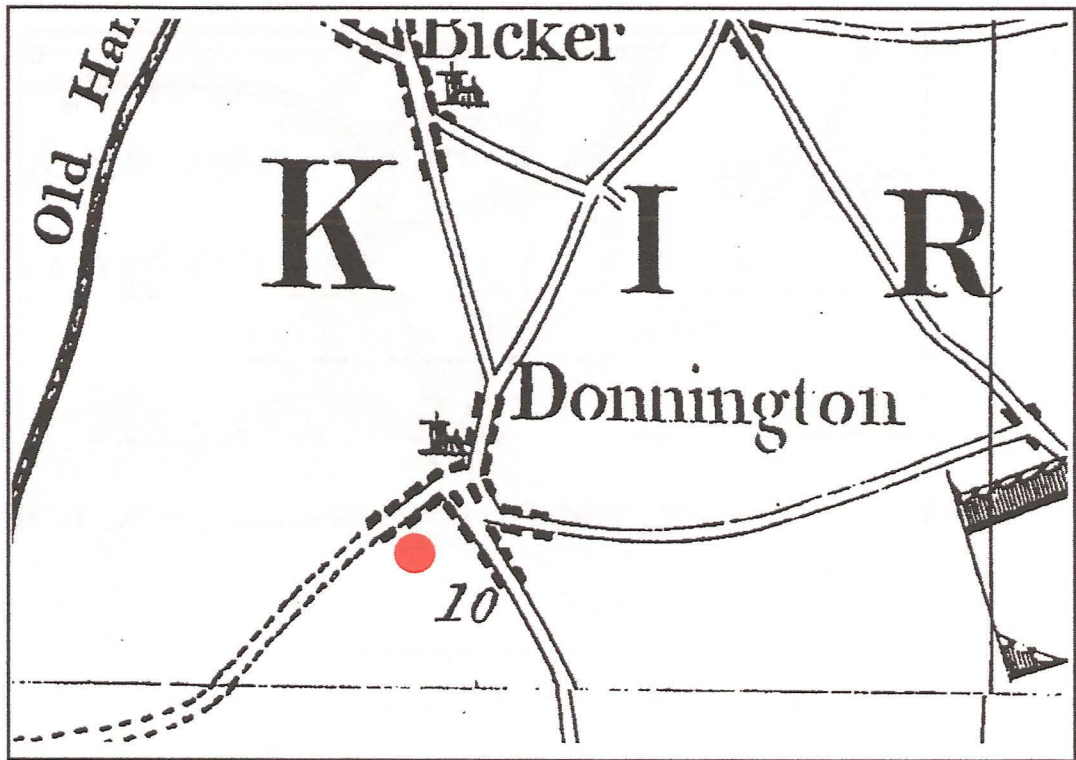


Figure 4 - Extract from Armstrong's 'Map of the County of Lincoln', 1778

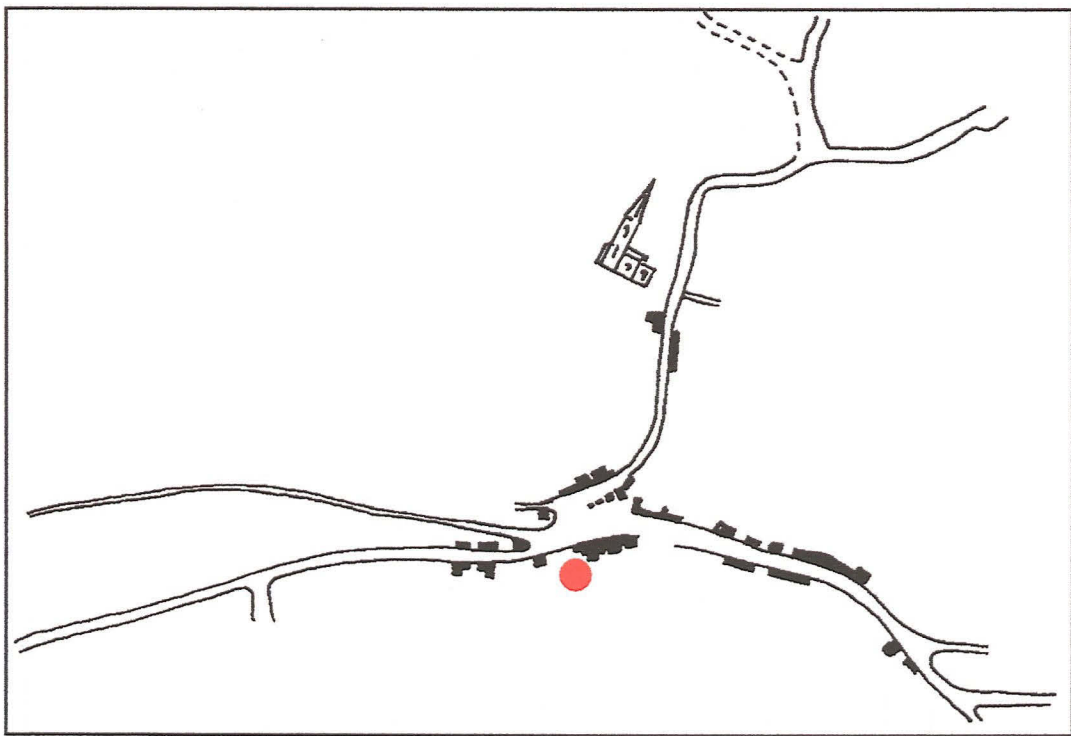


Figure 5 - Copy of 'A Plan of the lowlands in Donnington', by Edward Hare, 1783



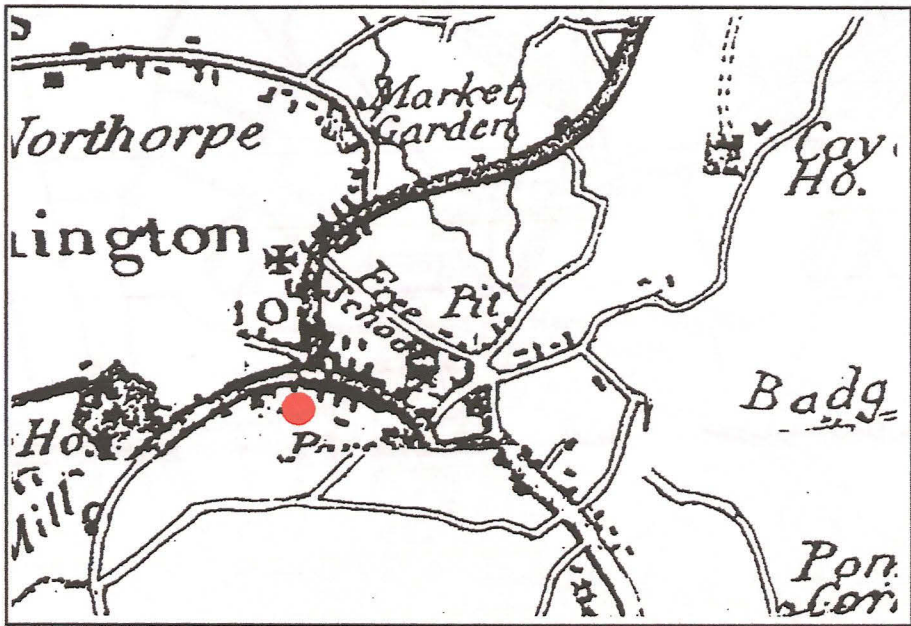


Figure 6 - Extract from Bryant's 'Map of the County of Lincoln', 1828



Figure 7 - Copy of the 'Survey and Plan of Part of the Town of Donington', 1834



Figure 8 - Extract from the 1st edition 6" Ordnance Survey map, 1891

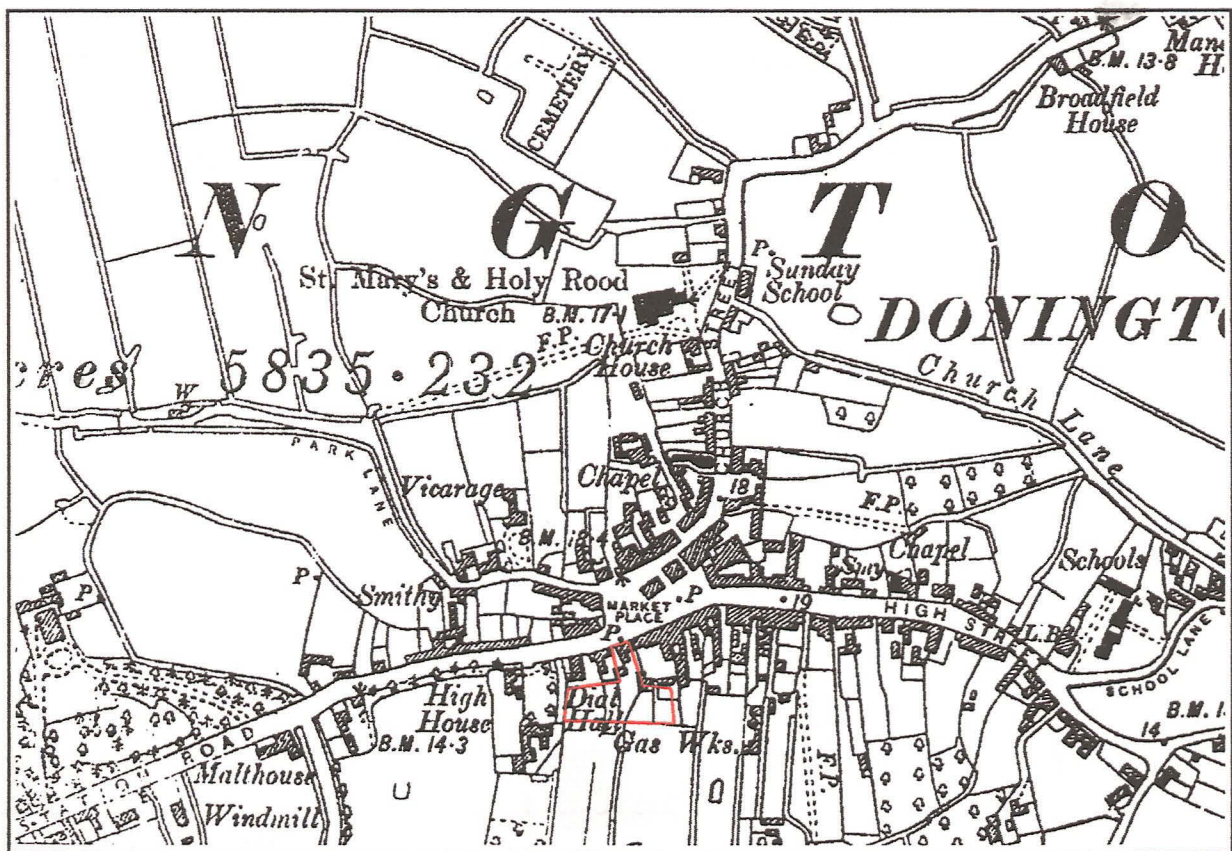


Figure 9 - Extract from the 2nd edition 6" Ordnance Survey map, 1906

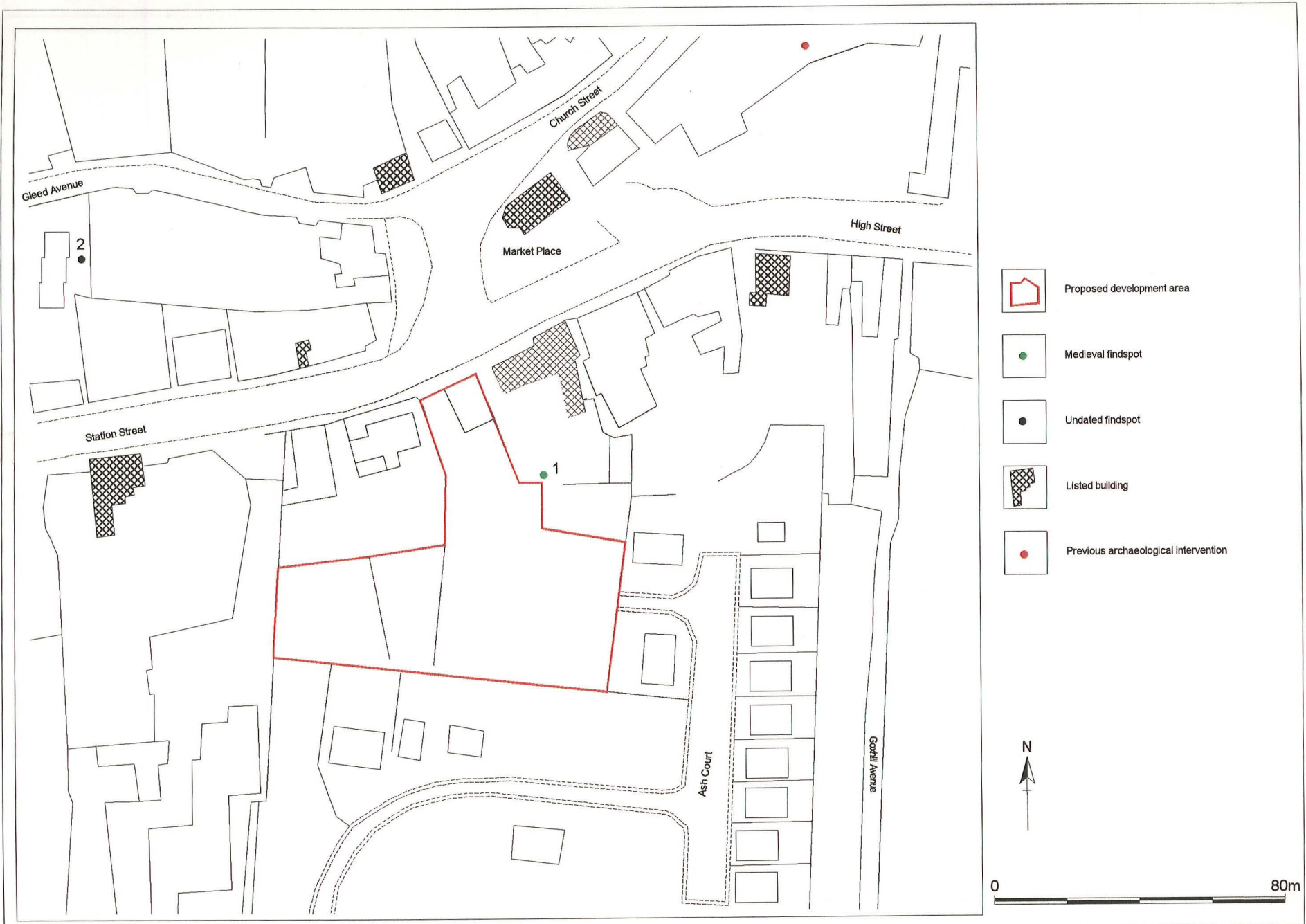


Figure 10 - Archaeological sites in the vicinity of the proposed development



Based on plans supplied by Status Designs

Figure 11 - Plan of the proposed development area, showing constraints and results of the walk-over survey

## Appendix 1

### 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 2

### GLOSSARY

<b>Bronze Age</b>	A period characterised by the introduction of bronze into the country for tools, between 2250 and 800 BC.
<b>Cropmark</b>	A mark that is produced by the effect of underlying archaeological features influencing the growth of a particular crop.
<b>Geophysical Survey</b>	Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometry and resistivity survey.
<b>Hide</b>	An area of land which could be ploughed annually by a team of eight oxen, usually between 160 and 180 acres.
<b>Hundred</b>	An administrative division of a shire, that may have originated as units of 100 taxable hides, comparable to the Danish wapentakes.
<b>Medieval</b>	The Middle Ages, dating from approximately AD 1066-1500.
<b>Message</b>	A dwelling and the land surrounding it.
<b>Post-medieval</b>	The period following the Middle Ages, dating from approximately AD 1500-1800.
<b>Prehistoric</b>	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.
<b>Romano-British</b>	Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.
<b>Saltern</b>	Salt producing site typified by ash, derived from fuel needed to evaporate sea water, and briquetage.
<b>Saxon</b>	Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany