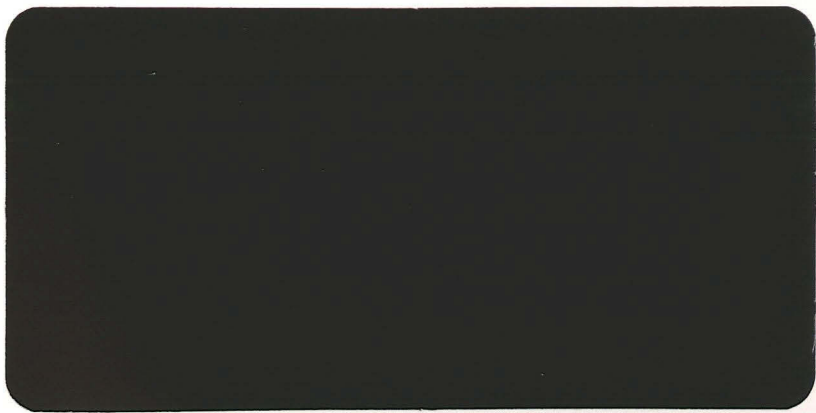


00/2.6

**ARCHAEOLOGICAL IMPACT ASSESSMENT**  
**LAND OFF VINE STREET / BEDFORD PLACE,**  
**SPALDING, LINCOLNSHIRE**



28 JUL

Linc. & Gr. County Archaeology Section

source LI 6416

event LI 1650

**ARCHAEOLOGICAL IMPACT ASSESSMENT**  
**LAND OFF VINE STREET / BEDFORD PLACE,**  
**SPALDING, LINCOLNSHIRE**

Planning Ref. H16/0678/00  
Client: Patterson Homes  
NGR: TF 24790 22500

Prepared by Colin Palmer-Brown

Pre-Construct Archaeology (Lincoln)  
61 High Street  
Newton on Trent  
Lincoln  
LN1 2JP  
Tel. & Fax. 01777 228155

July 2000

## Contents

- 1.0 Summary
- 2.0 Site location and description
- 3.0 Planning background
- 4.0 Archaeological and historical background
- 5.0 Archaeological Impact Assessment
  - 5.1 The County Sites and Monuments Record
  - 5.2 Archaeological test pits
- 6.0 Conclusions
- 7.0 Impact Assessment (summary of evidence)
- 8.0 References

## Illustrations

Fig. 1: 1:1000 site location (incorporating relevant information)

### Colour photographs

General view of site looking NNE

Test pit 1, looking N/W

Test pit 2, looking N/W

## 1.0 Summary

*This document is the Archaeological Impact Assessment that has been prepared for Patterson Homes in advance of a commercial development on land off Bedford Place/Vine Street, Spalding, Lincolnshire. It is based on information derived from a variety of sources, and its central conclusion is that it should be possible to develop the site using appropriate raft foundations; thereby preserving the most sensitive archaeological remains in situ.*

## 2.0 Site location and description

Spalding is within the administrative district of South Holland and lies approximately 20km north of Peterborough, 20km south of Boston.

The proposed redevelopment site is close to the town centre and comprises a small irregular unit that is situated between Vine Street and Bedford Place (NGR TF 24790 22500). The unit has previously supported brick structures, believed to have been part of a former bakehouse (Patterson Homes, pers. com.). Remains of these buildings were recently demolished, and the site is currently level and covered with brick and other rubble (see colour photograph at end of text).

## 3.0 Planning background

Planning permission is sought for commercial redevelopment; a restaurant, salon and offices (Ref. H16/0678/00).

As a condition of planning, the District Council requested the undertaking of an intrusive field evaluation to assess the archaeological potential of the site, the perceived threat to the archaeology from redevelopment, and to determine a mitigation strategy that would safeguard the interests of the developer and the archaeological resource.

Following negotiations between the client and the Built Environment Section at Lincolnshire County Council (who act as advisors to South Holland District Council), it was decided that sufficient information was potentially available to devise a preservation strategy in the absence of detailed evaluation. To this end, two levels of intervention were considered appropriate:

- i) An Archaeological Impact Assessment**
- ii) An Archaeological Mitigation Strategy**

This document seeks to fulfil part **i)**. If it is accepted by the planning authority, then a detailed mitigation strategy will be prepared in due course. The objective of the mitigation strategy will be to ensure that the most sensitive archaeological remains are preserved *in situ* and that remains that cannot be

preserved are recorded as part of an archaeological watching brief during redevelopment of the site.

#### **4.0 Archaeological and historical background**

By the early C14th Spalding was one of the wealthiest towns in the Lincolnshire fenland, when it served as a central place for the collection and redistribution of goods; serving the marketing requirements of important settlements such as Stamford, Peterborough and Bourne.

At the time of the Domesday Survey (1086), most of the town was in the ownership of one Ivo de Tallboys, with land also belonging to Croyland (Crowland) Abbey and to Guy de Craon (Morris 1986). The survey records a market, six fisheries, salt pans and a wood of Alders.

A priory was founded in the town in 1052 as a dependency of the Benedictine Abbey of Crowland. The proximity of the abbey to the current site is indicated by various street names: Abbey Street, Abbey Yard, Priory Road, and cartographic evidence (eg Armstrong's map of 1779 identifies the area as Abbey Yard).

#### **5.0 Archaeological Impact Assessment**

This section sets out a proposal to satisfy the local planning authority that measures can, in principle, be taken to ensure the preservation *in situ* and by record of any archaeological remains likely to be affected by redevelopment of the site. This will require the use of appropriate raft foundations, and the nature of such foundations will be described in a separate document (Archaeological Mitigation Strategy).

The Impact Assessment is based on the following sources:

the database that is the Sites and Monuments Record for Lincolnshire (much information searched and supplied by Dr B Lott, Built Environment Team, LCC)

the excavation of two test pits on the site itself to assess the levels of modern disturbance/overburden

#### **5.1 The County Sites and Monuments Record**

There are several entries of direct significance to the proposed scheme, and these are listed as follows (using SMR PRN and Report references):

Mis-placed PRN:  
burials on Bridge St.  
not Vine St.

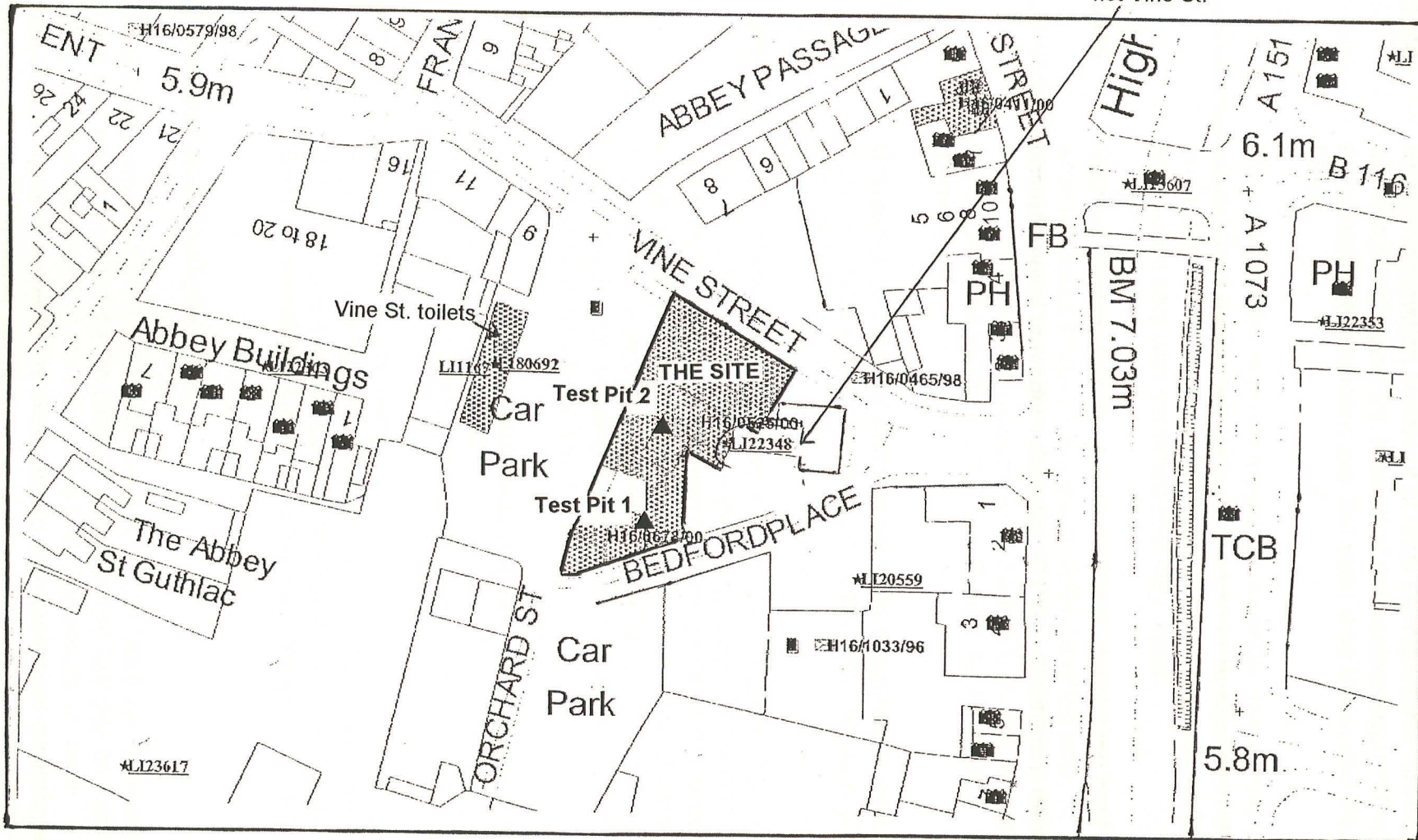


Fig. 1 Site location (incorporating entries from the County SMR)  
Scale = 1:1000

## Reference Description

**22348** Human inhumation burials of at least six individuals, associated with the priory cemetery; located at the eastern edge of the proposed redevelopment site, between Vine Street and Bedford Place.

**Comments.** This is an **incorrect** provenance. The burials were in fact found during rebuilding of the former Russell Alan shop on Bridge Street. Suggested medieval date uncertain, as burials associated only with post-medieval clay pipes.

**20559** South-east of north side of Bedford Place; a watching brief by Archaeological Project Services in 1998 identified later post-medieval to modern deposits (C18th - C20th) to a depth of 1.2m - 2.1m beneath modern ground surface. A wall of possible C18th date was identified. (LCNCC 236.97 for report and archive).

**Comment.** Substantial dumped deposits suggest that earlier (ie medieval) deposits at considerable depth below modern ground surface.

**23656** Archaeological field evaluation by Pre-Construct Archaeology approximately 40m west of proposed development (Vine Street public toilets). Armstrong's map of 1779 identifies the area as Abbey Yard. Two trenches exposed complex urban stratigraphy to 2.5m+ below modern ground surface dating from C11th/C12th and including two phases of cobbled surface (presumed to be Abbey Yard).

**Comment.** Significant archaeological deposits sealed beneath 0.6 - 0.7m of C18th - C20th deposits, mostly post-war demolition debris associated with former cottages.

**11237** 18/19 Bridge Street, north-east of proposed redevelopment. ?Watching brief by APS. Results currently being assessed by LCC Built Environment Section. Medieval deposits recorded at depth below cellars, 1.8 - 2.0m below modern ground surface.

## 5.2 Archaeological test pits

The site was inspected on 20/7/00. On request, a JCB fitted with a smooth bucket was kindly provided by the client to excavate two test pits as indicated on Fig. 1 and photographs at the end of this text. The results of these excavations will be of value to the client and to archaeological curators, as they suggest that the upper stratigraphy is dominated by demolition and



dumped deposits of later post-medieval and modern origin. It should be noted that the northern part of the site was unavailable, as this appears to form part of a car parking area.

A summary of the results is presented as follows:

### **Pit 1 (south side)**

The pit was approximately 2.7 x 0.6m in plan, was orientated broadly north-south, and was excavated to a maximum depth of 1.1m below modern ground surface. The west section face was cleaned and photographed, and the following (simplified) stratigraphy was exposed:-

15 - 20cm of very loose demolition debris (from recent demolition and levelling)

/  
40cm of soft grey/black earth mixed with brick rubble, C19th/C20th pottery and clay tobacco pipe fragments (one sherd of residual medieval green glaze pottery recovered)

/  
66cm+ of light yellow/brown gritty sandy silt containing frequent small stone rubble (?stone robbers discard), mortar lumps and occasional animal bone fragments. This material was very loose and appeared to be a dump rather than sedimentary. No dating evidence was recovered.

The rubble layer would appear to represent demolition debris; associated either with *in situ* robbing of a building, or importation of material to raise the ground surface in advance of subsequent development.

### **Pit 2 (north-central side)**

This pit was also orientated north-south and measured approximately 1.8m x 0.6m in plan (maximum depth 1.35m). The stratigraphy has again been simplified, and it is noteworthy that all of the deposits exposed appeared to slope in a south - north direction. A summary of deposits is presented as follows:

10cm of very loose demolition debris (from recent demolition and levelling)

/  
20 - 35cm of redeposited natural yellow silt mixed with mortar and coal fragments, brick rubble and C19th/C20th white china pottery fragments

/  
28 - 45cm+ of very mixed dark brown soil incorporating lenses of brown degraded organic material; associated with white china.

/  
60cm+ of dirty redeposited natural silt containing quantities of white china, willow pattern pottery, brick fragments and clay tobacco

pipe stems.

Exact interpretation of these deposits is limited by the smallness of the pit. They could represent cumulative ground raising dumps but, given that there was a general south - north trend, it is possible that they filled a substantial void such as a large pit. One sherd of residual green glaze medieval pottery was recovered.

## 6.0 Conclusions

It is variously concluded that the site is probably one of moderate to high archaeological potential, but that deposits of archaeological significance are likely to occur at some depth below the present ground surface (in excess of 1.0m).

It is likely that the site falls within or just outside the precinct of the medieval priory and that related deposits will occur within the redevelopment footprint. Demolition deposits/levelling exposed within test pit 1 could relate to the demolition of a building on the current site or could represent materials brought to the site to raise the general ground level (excavations at the nearby Vine Street public toilets exposed *in situ* flood horizons, indicating that periodic water inundation was a problem in Spalding during the medieval and later periods). Other archaeological work in the vicinity of the site (eg south-east of Bedford Place) appears to confirm that substantial ground raising activities have occurred during the later post-medieval period.

Human remains recovered on Bridge Street were incorrectly provenanced in the county SMR.

## 7.0 Impact assessment (summary of evidence)

From the evidence available, it would appear unlikely that the proposed building works will disturb important archaeological remains, **provided that any associated excavations are restricted to 1.0m or less of the modern ground surface**. Both the test pits and related archaeological investigations appear to suggest that the modern ground level is significantly higher than the medieval ground surface and that this has resulted both from purposeful deposition and from modern redevelopment practice (eg levelling, site of Vine Street public toilets).

If this document is accepted by the local planning authority in connection with the application to redevelop the site, then it is anticipated that a formal mitigation document will be required in due course. This would incorporate data from the current document and would also include detailed information **(supplied by the client)** on the precise nature of the foundation design (presumably a raft), as well as a written scheme of investigation (an archaeological watching brief).

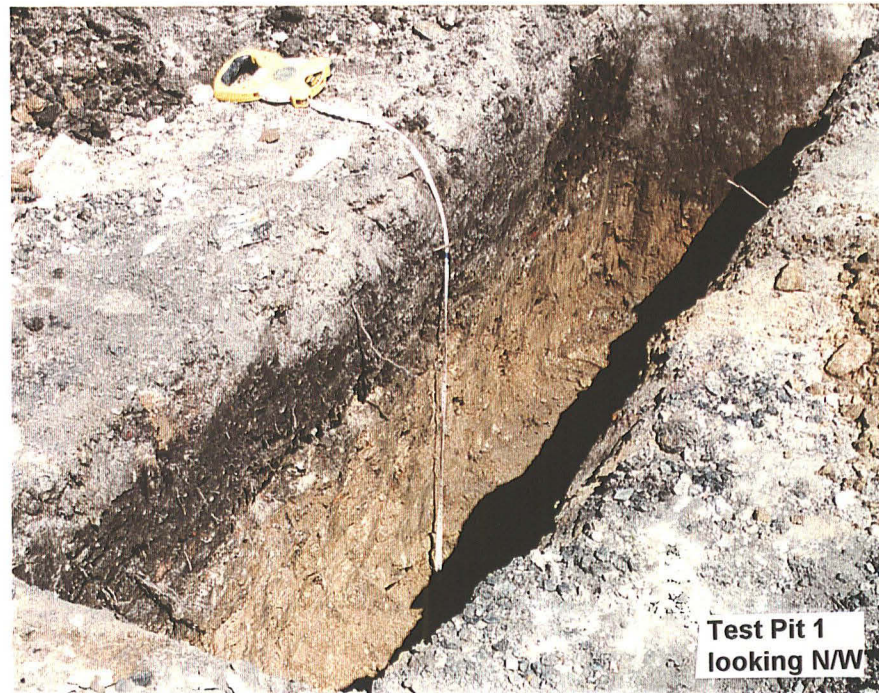
## 8.0 References

- Allen, M 1999 Land off Vine Street, Spalding: Archaeological Field Evaluation Report (unpublished, LCNCC 2000.28)
- Archaeological Project Services 1998 Bedford Place, Spalding: Archaeological Watching Brief Report (unpublished, LCNCC 236.97)
- Morris, J. (gen. ed.) 1986 'Lincolnshire' *Domesday Book*.

COLOUR PHOTOGRAPHS



General view, looking NNE



Test Pit 1  
looking N/W



Test Pit 2  
looking N/W