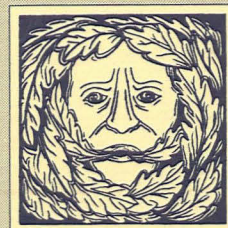


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**DESK-BASED ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT ON LAND
AT 18-19 NEW ROAD,
SPALDING,
LINCOLNSHIRE
(SNR 03)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

**DESK-BASED ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT ON LAND
AT 18-19 NEW ROAD,
SPALDING,
LINCOLNSHIRE
(SNR 03)**

Work Undertaken For
Lawrence Beckingham Field Architects
on behalf of
J.D. Wetherspoon Plc

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

March 2003

National Grid Reference: TF 2475 2284
Planning Application No: H16/0603/02



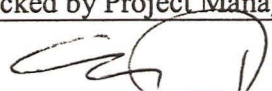
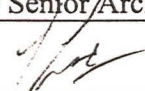
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18-19 New Road, Spalding
SNR 03

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1. SUMMARY

A desk-based assessment was undertaken to determine the archaeological implications of proposed development of land adjacent to New Road, Spalding, Lincolnshire.

During the medieval period (AD 1066-1540) the focus of settlement lay to the southwest of the site, centred on the Market Place and separated from the proposed development site by the Westlode River. However, medieval remains have been identified a short distance away on the same side of the Westlode. This river, possibly an artificial drain, was bridged over at four points along its length. However, in 1824, the bridges were removed and the Westlode culverted.

Cartographic sources indicate the site was maintained as open ground throughout the 18th century, although was rapidly developed during the subsequent century.

The proposed development site is still occupied by a standing building. As such, it is unsuitable for geophysical survey.

2. INTRODUCTION

2.1 Definition of an Archaeological Desk-Based Assessment

An Archaeological Desk-Based Assessment is defined as *'an assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists 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 1999).

2.2 Planning Background

Archaeological Project Services was commissioned by Lawrence Beckingham Field Architects to undertake a desk-based assessment of land at 18-19 New Road, Spalding, Lincolnshire. This was in order to determine the archaeological implications of proposed commercial development at the site as outlined in planning application H16/0603/02.

2.3 Site Location

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 190m north of the town centre as defined by the market place. The site is situated on generally level ground at a height of c. 5.5m OD on the north side of New Road (National Grid Reference TF 2475 2284), the proposed development site is approximately 687 square metres in extent.

2.4 Topography and Geology

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). The alluvial deposits overlie a solid geology of Jurassic Oxford Clay (BGS 1992).

3. AIMS

The purpose of the desk-based assessment is to obtain information about the known and potential archaeological resource within the vicinity of the proposed development site. In addition to the above, statutory and advisory heritage constraints were identified.

4. METHODS

The research undertaken in the compilation of this archaeological desk-based assessment involved the examination of all available primary and secondary sources relevant to Spalding and the immediate surrounding area. These sources consisted of:

- Historical documents held in the Lincolnshire Archives Office
- Enclosure, tithe, parish, and other maps and plans, held in the Lincolnshire Archives Office
- Ordnance Survey maps
- Lincolnshire Sites and Monuments Record
- Parish files held by Heritage Lincolnshire
- Aerial photographs
- Secondary sources, in the form of periodical articles and books, held by the Lincolnshire Archives Office, Lincolnshire Library and Heritage Lincolnshire

This research was supplemented by a walkover survey of the land, undertaken to

assess the current ground conditions, land-use patterns, and to ascertain the presence of any surface finds of an archaeological character, and of features that might indicate the presence of archaeological remains. The results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical Evidence

Spalding is first, referred to indirectly 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*' (Cameron 1998, 114). 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 held principally by Ivo Taillebois with land also held by 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, possibly a former sea bank (Sumner 1987, 1). The town was limited to the north by the Westlode River. The Westlode is referred to as '*unum ductem aque*' in 1087-92 suggesting an artificial watercourse, although a fishery (*piscarium de Westlode*) was granted to Spalding priory in 1074 (Hallam 1970, 34).

During the post-medieval period, the Westlode River was bridged in four places, Betty Codlin's Bridge was located opposite St. Thomas's Lane, there was a footbridge opposite the White Swan (now the Bass House), a wagon bridge to Boston opposite Red Lion Street and a further bridge at the end of Double Street (Gooch 1940, 386).

After the opening of drainage pumps at Pode Hole, to the west of the town, in 1824, the Westload almost dried up and became stagnant. Following this the bridges were removed and the Westload was arched over and infilled (Elsden 2001, 88). The new thoroughfare created by this infilling was termed New Street, although it did not officially receive this name until 1871 (*ibid.*).

Occupations along New Road in the mid 19th century comprised a baker, basket maker, blacksmith, 2 shoe makers, 2 butchers, a cooper, a carrier, grocer, hairdresser, plumber, saddler, a staymaker, stonemason, tailors, a watchmaker and a wood turner as well as four inns (White 1856, 851).

In 1880, the Beast Market was moved to New Road due to the width of the thoroughfare (Elsden 2001, 88).

A fire affected much of the northern side of New Road in 1900 and several buildings were destroyed (*ibid.*, 93).

5.2 Cartographic Evidence

The proposed development site is located immediately north of the centre of Spalding. Appropriate maps of the vicinity were examined.

The earliest map of part of Spalding dates from the 17th century and depicts the extent of Spalding priory. The development site lies outside this area, although the River Westlode is shown with a bridge in the approximate area. The bridge is named '*pons Irinus*', possibly meaning a free right of passage.

Dating from 1732, John Grundy's '*A Plan of the Town of Spalding in South Holland Lincolnshire*' is the first detailed plan of the town (Fig. 4). The River Westlode (*Westload*) is depicted with a bridge over opposite Red Lion Street (here called Hog Market). The site appears as open ground bordering, to the southeast, a single dwelling which has the attached name Ivy Wells, referring either to an owner or tenant. Behind this building are open areas, gardens or fields. The road is called *Westload Side*.

Armstrong's '*Map of Spalding*' of 1788 shows more buildings fronting Westlode Side (Fig. 5). The site itself still appears to be unoccupied, although is still bounded to the southwest by a building.

An undated plan of early 19th century date is the first to depict the infilling of the

Westlode River and to show the name New Road (Fig. 6). Buildings now occupy the entire street frontage, including the proposed development area.

Dating from 1904, the Ordnance Survey second edition 25" plan of Spalding shows the development area as a long narrow plot (Fig. 7). Buildings are shown fronting New Road and at the rear of the property. An iron smith and bowling green are recorded immediately to the rear of the proposed development area. More recent maps indicate commercial infilling to the north of New Road and west of Pinchbeck Road.

5.3 Aerial Photographic Evidence

No aerial photographs were examined as part of this work.

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 *c.* 100m of the proposed development site are collated in Table 1 and located on Figure 8.

Map Code	SMR Ref.	Description	National Grid Reference
1	22381	Post-medieval brick culvert over the Westlode	-
2	-	Site of post-medieval bridge	TF 2468 2275
3	-	Site of post-medieval bridge	TF 2473 2278
4	-	Site of post-medieval jail	TF 2478 2278

Table 1: Known archaeological sites and finds within the vicinity

Prehistoric Archaeology

Prehistoric remains have not, so far, 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 remains are absent within the assessment area. Although it has not yet been proven, it is likely that Spalding was a significant settlement during this period and remains have been identified along Pinchbeck Road, northeast of the site. Cropmarks around the Spalding district reveal a large number of road systems that appear to centre on the town, including the Baston Outgang road (Hallam 1970, 41). It has been suggested that the Westlode was canalised during the Romano-British period (*ibid.*, 34).

Saxon Archaeology

Though no Early or Middle Saxon sites have been identified in Spalding, it is probable 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.

Medieval Archaeology

No medieval sites or finds are recorded at the Sites and Monuments Record as falling within the assessment area. However, the northern limits of the medieval town follow the course of New Road. Medieval documents also indicate that a fishery was located along the Westlode river as early as 1074 (Hallam 1970, 38). Additionally, medieval remains have been identified less than 80m west of the site (Savage 2003; see 'Previous Archaeological Intervention' below).

Post-medieval Archaeology

The culverted Westlode River is the only archaeological site recorded at the SMR to fall within the assessment area (Fig. 8, No. 1). Additional post-medieval remains include the site of two bridges, the site of a jail and a number of listed buildings in the vicinity. The jail was founded in 1619, rebuilt in 1765 before being demolished in 1825 (Harmstone 1846, 11).

Modern Archaeology

No modern sites are recorded at the Sites and Monuments Record.

Previous Archaeological Intervention

Archaeological investigations were undertaken in Spalding, south of the proposed development area during 1988 (Symonds 1988). Two trenches fall within the assessment area. The first (Trench 2; Fig. 8, A) found 15th century features overlying possible flood deposits which in turn sealed structural features at c. 4.3m OD (*ibid.* 4). The second trench (Trench 5; Fig. 8, B), excavated through the floor of a cellar, also found medieval layers including 11th – 12th century pottery at a height of 3.5m OD (*ibid.* 7).

Medieval pits, dating from the 12th – 14th centuries, dug into alluvial layers at 2.2m below the current ground level were identified during archaeological evaluation along Swan Street (Fig. 8, C), west of the site (Savage 2003, 6). These were overlain by post-medieval deposits.

Although located outside the assessment area, an archaeological evaluation along Westlode Street identified alluvial deposits associated with flooding of the former River Westlode along with dumped deposits containing 10th – 14th century pottery (Heritage Lincolnshire 1992).

5.5 Walkover Survey

The site was visited on 6th March 2003 to assess the potential of the site to contain archaeological features and to note any constraints to further work. Access to the interior of the site was not obtained and observations were taken from the street frontage and a site description undertaken during geotechnical investigations (FWSC 2002).

The building looks recent, although there is no evidence in the form of roofing scars visible on the adjacent properties. The building ignores the roof line of other adjacent properties.

Access to the site is by a steel roller door fronting New Street. Through this is a large open area, formerly a garage workshop carpeted throughout with subdivisions to form offices on the western side.

Two doors give access to a yard (which was not seen). The yard is reported as slightly overgrown with dumped material on a broken concrete, tarmac and soil surface.

Given the site conditions, it is considered unsuitable for geophysical survey. Access to the site may be possible with a JCB type vehicle, although a mini-digger may be more suitable.

5.6 Geotechnical Information

Six bores were undertaken during 2002 to examine and assess the possibility of contamination of the soils from the site's use as a garage/workshop (FWSC 2002). Each of the bores went to a depth of between 1.5m and 4m below the ground level and are summarised below;

Bore 1	
concrete	0m – 0.18m
made ground, brown sand	0.18m – 0.82m
made ground, sandy rubble	0.82m – 1.5

Bore 2	
concrete	0m – 0.22m
made ground, silty sand	0.22m – 1m
made ground, sandy clay	1m – 2.5m
clay (natural)	2.5m – 3.4m
sand (natural)	3.4m – 4m

Bore 3	
concrete	0m – 0.08m
made ground, sandy silt	0.08m – 1m
made ground, sandy silt	1m – 1.6m
sand (natural)	1.6m – 1.85m
clay (natural)	1.85m – 3m

Bore 4	
tarmac over gravel	0m – 0.5m
made ground, sandy clay	0.5m – 1.45m
sand (natural)	1.45m – 1.8m
clay (natural)	1.8m – 3m

Bore 5	
concrete	0m – 0.07m
made ground, sandy gravel	0.07m – 0.55m
made ground, sandy clay	0.55m – 1m
sand (natural)	1m – 2.6m
clay (natural)	2.6m – 3m

Bore 6	
concrete	0m – 0.22m
made ground, silty sand	0.22m – 0.7m
made ground, sandy silt	0.7m – 1.6m
sand (natural)	1.6m – 1.9m
clay (natural)	1.9m – 3m

Natural deposits were encountered at depths of between 1m and 2.5m below the present ground level. This would suggest that archaeological deposits (i.e. made ground) may not survive or may not have been present below this depth. The borehole logs indicate that plastic, concrete and other modern materials are found within the identified made ground.

6. CONSTRAINTS

6.1 Heritage Constraints

No Scheduled Ancient Monuments protected by the Ancient Monuments and Archaeological Areas Act of 1979 (HMSO 1979) are located within the vicinity of New Road, Spalding. All archaeological remains within the assessment area are therefore protected only through the implementation of PPG16 (DoE 1990).

Significant historic buildings within the assessment area are listed and consequently protected by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Seventeen listed buildings fall within the assessment area.

The site also lies within the Spalding Conservation Area and therefore subject to planning guidance detailed by South Holland District Council (Huggins 2001, 28).

6.2 Other Constraints

No specific checks were carried out to determine the presence of services (gas, water, electricity, *etc.*) across the site.

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.

Excavation should not take place in close proximity to standing buildings.

7. ASSESSMENT OF SIGNIFICANCE

The criteria used to assess the significance

of the remains present within the assessment area were adopted from the *Secretary of State's criteria for scheduling ancient monuments* (Department of the Environment 1990, Annex 4; see Appendix 1).

Period

Remains dateable from the medieval to the post-medieval periods have been recognised within the assessment area. However, most of the types of remains identified are not period specific.

Rarity

Medieval remains apparently associated with refuse disposal are not scarce in general terms but are rarely seen in Spalding. General occupation remains of the medieval and post-medieval periods are not scarce but may have rare or unusual aspects.

Documentation

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

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

There is likely to be some contemporary documentation regarding the site which has not been examined.

Group Value

Medieval and later dated remains recorded within the assessment area include evidence for refuse disposal, industry and sport/amusement. These have moderate to high group value.

Survival/Condition

A building occupies the street frontage and its construction may have affected archaeological remains in this area. Otherwise, there is no clear evidence of past disturbances at the site and archaeological remains, if present, are likely to survive in good condition.

The proximity of the river may imply that ancient organic remains could survive at depth due to waterlogging.

Fragility/Vulnerability

All archaeological deposits present on the site would potentially be vulnerable to disturbance from proposed development of the site.

Diversity

Moderate period diversity is represented by archaeological remains of medieval and post-medieval date occurring in close proximity to the proposed development area.

Moderate functional diversity is provided by sites and remains relating to settlement and industry in the vicinity.

Potential

Medieval and later remains have been identified in the proximity and suggest there is moderate potential for similar deposits to occur at the site.

The lack of post-medieval development at the site may indicate moderately high potential for the survival of medieval archaeological remains at the site.

8. ASSESSMENT OF IMPACT

Other than the building that occupies the street frontage, no past impact on the site

has been identified as the site appears to have been open pasture until the late 18th century.

9. OVERVIEW

No archaeological sites or findspots are known from within the proposed area of development. However, it is possible that medieval deposits may exist in the area as identified in previous investigations along Swan Street and Westlode Street. These deposits usually take the form of pits and alluvial layers.

10. CONCLUSIONS

An archaeological desk-based assessment of land at 18-19 New Road, Spalding, Lincolnshire, was undertaken in order to determine the archaeological implications of the proposed development of the site.

The assessment has identified evidence of medieval to later period activity occurring within the assessment area, it is reasonable to suggest that such deposits may also occur on the site, particularly deposits from the mid 18th century onwards.

11. ACKNOWLEDGEMENTS

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Lincolnshire County Council. Thanks are also due to the staff of Lincolnshire Archives Office and Lincoln Central Library. Dave Start permitted examination of the parish files and library maintained by Heritage Lincolnshire.

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13. ABBREVIATIONS

APS	Archaeological Project Services
BGS	British Geological Survey
DoE	Department of the Environment
FWSC	FWS Consultants Ltd
HMSO	Her Majesties' Stationery Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archives Office
PCA	Pre-Construct Archaeology
SMR	Sites and Monuments Record
TLA	Trust for Lincolnshire Archaeology

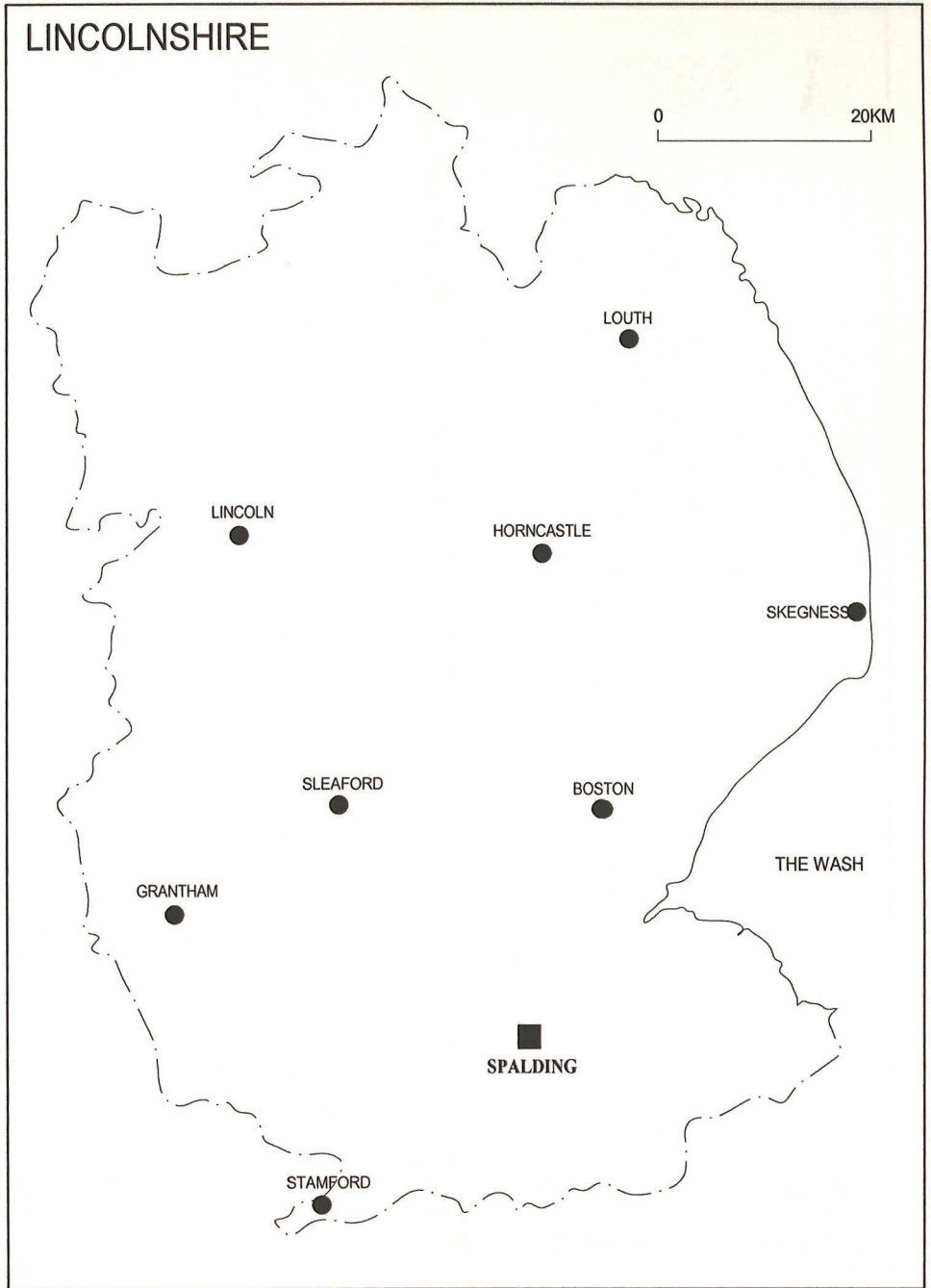


Figure 1 - General location map

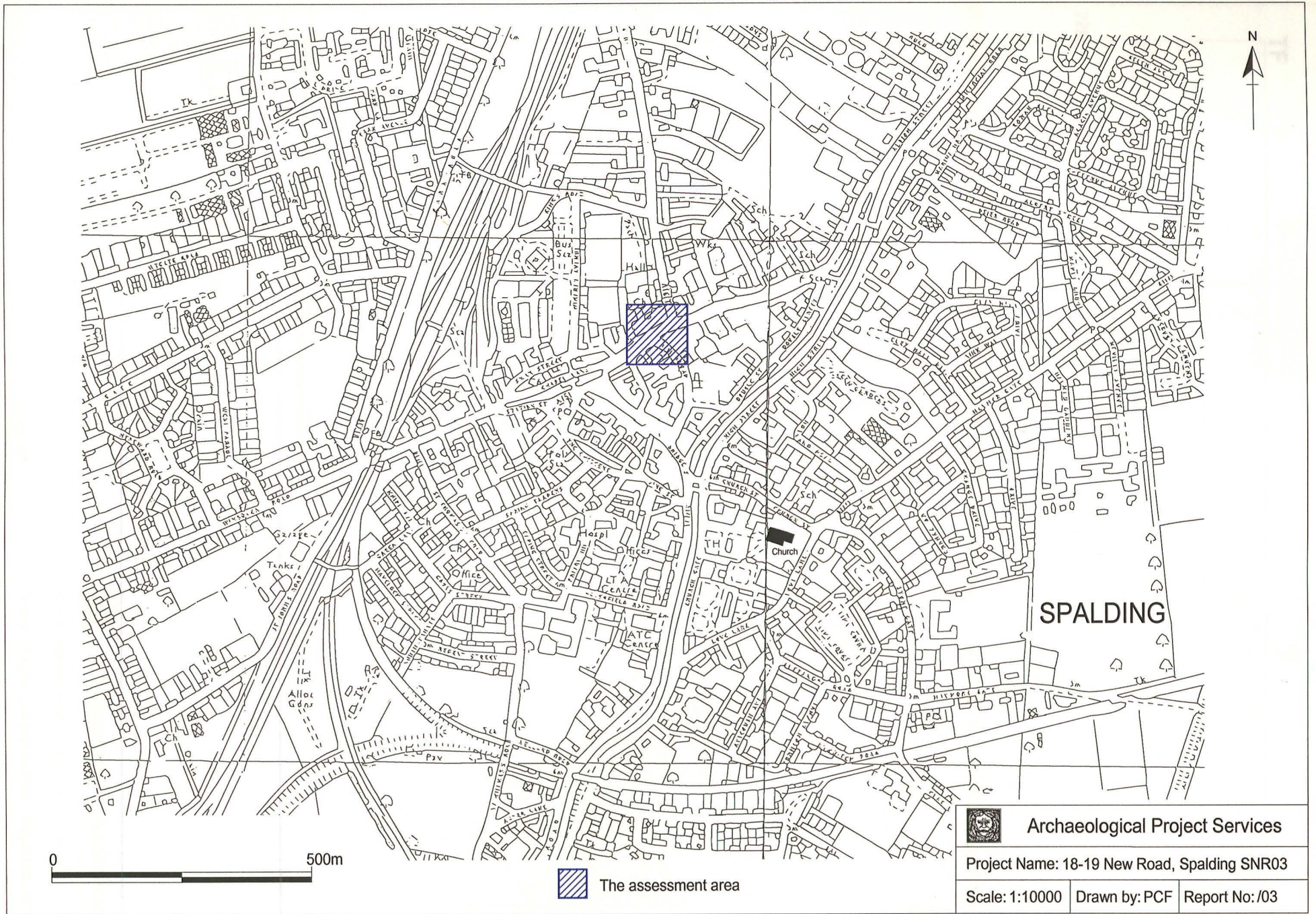


Figure 2 - Location of the assessment area



Figure 3 - The assessment area showing the site location

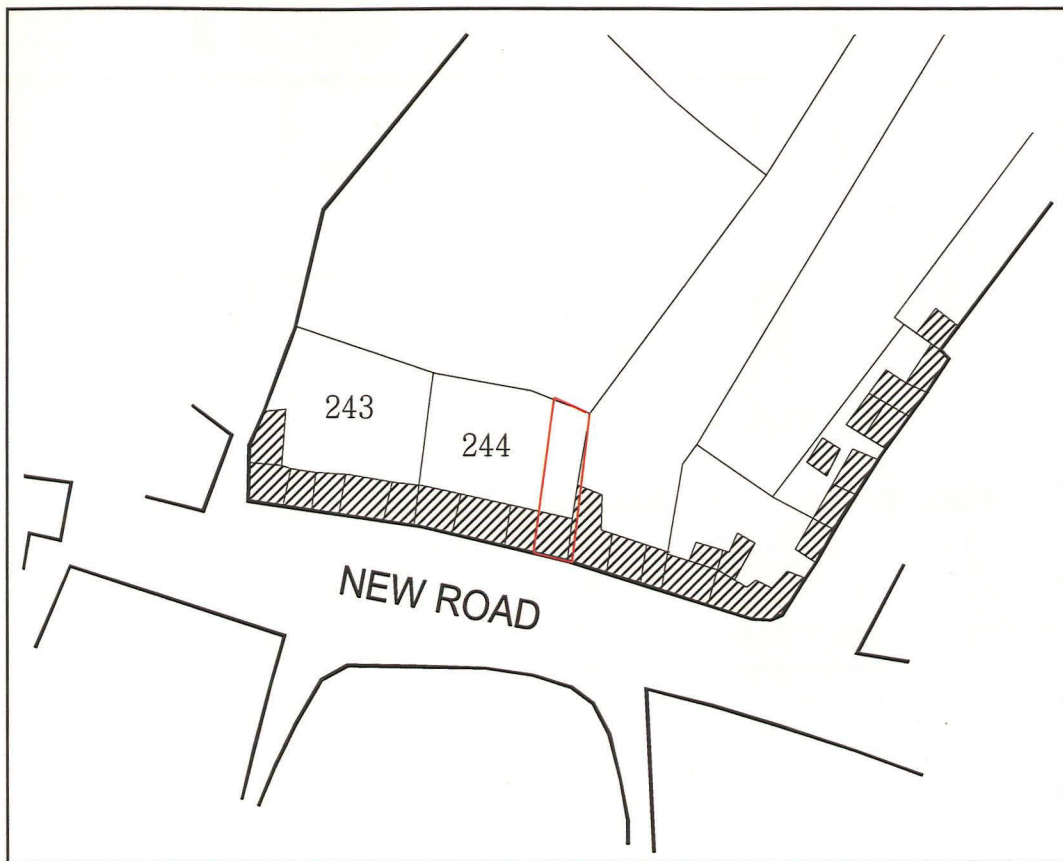


Figure 6 - Extract from 'A Plan of part of the Parish of Spalding', undated 19th century

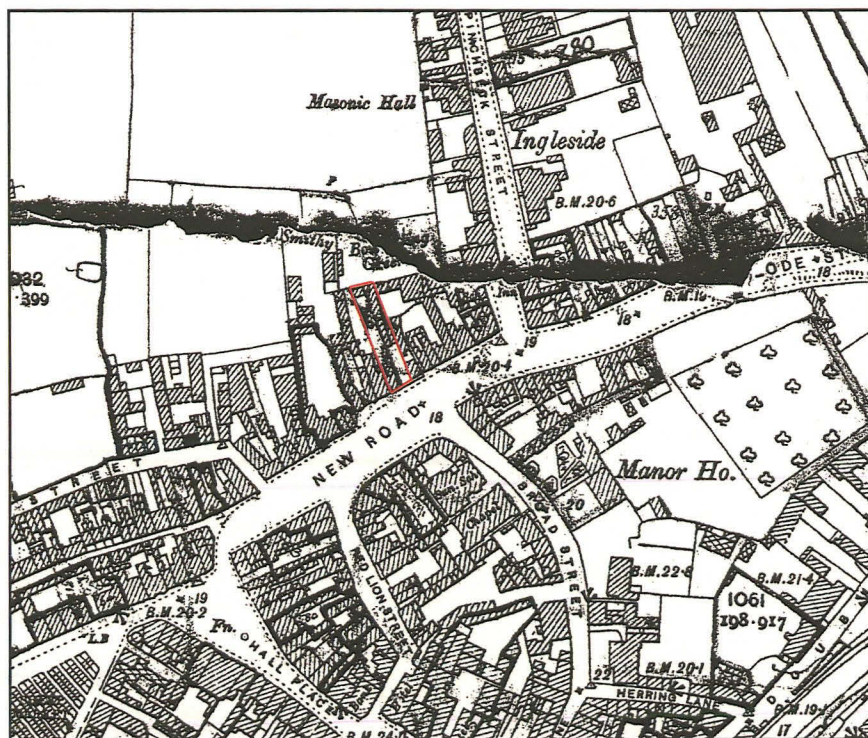


Figure 7 - Extract from 2nd edition Ordnance Survey Plan, 1904



Figure 8 - The assessment area showing known archaeological sites



Plate 1 - General view showing the frontage of 18-19 New Road,
looking northwest

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

Geophysical Survey	Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometry and resistivity survey.
Layer	A layer is a term to describe an accumulation of soil or other material that is not contained within a cut.
Medieval	The Middle Ages, dating from approximately AD 1066-1500.
Natural	Undisturbed deposit(s) of soil or rock which have accumulated without the influence of human activity.
Post-medieval	The period following the Middle Ages, dating from approximately AD 1500-1800.
Prehistoric	The period of human history prior to the introduction of writing. In Britain the prehistoric period lasts from the first evidence of human occupation about 500,000 BC, until the Roman invasion in the middle of the 1 st century AD.
Romano-British	Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.
Saxon	Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany.

Appendix 3

LIST OF SOURCES CONSULTED

Lincolnshire County Sites and Monuments Record, parish of Spalding

Lincolnshire Archives: Cartographic Sources, Secondary Sources (Books and Journals)

Plans and Maps for the parish of Spalding, held at the Lincolnshire Archives

Lincoln Central Reference Library

Heritage Trust of Lincolnshire Library

Ordnance Survey Maps c. 1904, 1980

Geotechnical information

Sources Not Consulted

Cursory examination was made of primary historical documentation held at Lincolnshire Archives—experience has shown that the consultation of primary historical documents is extremely time-consuming, and only fortuitously affords information relevant to archaeological inquiries.