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LINDSEY ARCHAEOLOGICAL SERVICES

Proposed Central Area Redevelopment, Spalding
A site off Foundry Lane, and another south of Drapers Place

NGR: Site 1 - TF 24656 22511; Site 2 - TF 24716 22594
LAS Site Code: SPGA 04
LCNCC Museum Accn No.: 2004.31
South Holland DC Planning Application No. 16/0480/03

Archaeological Desk-Based Assessment

Report prepared for
Peter Haddon and Partners
(on behalf of Geo. Adams and Sons [Holdings] Ltd)

by G. Tann

Conservation
Services

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Directorate

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List of Figures
Contents

List of Figures

List of Plates

Summary 1

Introduction 1

Topography and Geology 2

Archaeological Background 3

Site Visit 7

Discussion 8

Planning Constraints 8

Archaeological Potential of the Application Sites 9

Potential Archaeological Implications of the Proposed Development 9

Recommendations 10

Conclusion 10

Acknowledgements 11

References and Background Sources 11

Appendix 1: Reported Archaeological Sites and Findspots near the Application Sites
(Source: Lincolnshire County Council Sites and Monuments Record)

List of Figures

- Fig. 1** Location of Spalding. C based on the 1999 Ordnance Survey 1:25,000 Explorer map, Sheet 249. © Crown Copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 100002165).
- Fig. 2** Location of the Application Sites, showing existing buildings. (Reproduced from a plan accompanying the project brief. © Crown Copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 100002165).
- Fig. 3** Proposed layout of the development. (Extract reproduced from Peter Haddon and Partners dwg. No. 3333/12B, February 2003).
- Fig. 4** Archaeological sites and findspots in the vicinity of the application sites. (Information from Lincolnshire County Sites and Monuments Record, based on the 1971 Ordnance Survey 1:10,000 map, Sheet TF 22 SW. © Crown Copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 100002165).
- Fig. 5** Reproduction of a plan of Spalding Priory accompanying William Dugdale's *Monasticon Anglicanum* (1655-73). The positions of the application sites are approximate.
- Fig. 6** Extract from John Grundy's *Plan of the Town of Spalding*, 1732. The positions of the application sites are approximate.
- Fig. 7** Reproduction of A Plan of Spalding, produced as an inset to Armstrong's *Map of Lincolnshire* 1779. The positions of the application sites are approximate.
- Fig. 8** Plan of Lands in the Abbey Yard, Spalding, showing the Proposed Streets and Allotments for sale, 1842. (Reproduced in Leveritt and Elsdon 1989. The positions of the application sites are approximate).
- Fig. 9** Spalding, 1887, Application Site 1. (Extract traced from the Ordnance Survey 1:500 map, surveyed and published 1887).
- Fig. 10** Spalding, 1887, Application Site 2. (Extract traced from the Ordnance Survey 1:500 map, surveyed and published 1887).
- Fig. 11** Spalding, 1903. (Extract from the 1904 Ordnance Survey 1:2,500 map, Sheet 142.2, surveyed 1886-7, revised 1903).
- Fig. 12** Spalding, 1929. (Extract from the 1931 Ordnance Survey 1:2,500 map, Sheet 142.2, surveyed 1886-7, revised 1929).

List of Plates

- PI. 1** Depiction of Spalding Priory, as shown on a pre 1445 map of Pinchbeck Fen, NA ref. MPCC1/7. Reproduced courtesy of The National Archives.
- PI. 2** Abbey Path, looking west from Abbey Yard. Application Site 2 lies to the north of this passageway, which is thought to be on the line of a medieval thoroughfare through the priory's outer precinct.
- PI. 3** Undated early twentieth century photograph of Church Cote and land to the rear of Foundry Street. Reproduced, with the permission of M. Elsdon, from *Aspects of Spalding*, 1989.
- PI. 4** Demolition of properties in Crescent Gardens, 1979 (Spalding Free Press, 27/2/79. Reproduced courtesy of Lincolnshire Free Press).
- PI. 5** Land in Application Site 1, at the southern end of Foundry Lane. Looking SW, with the vacated St Peter's Lodge and its garden beyond the shed. The foundations of demolished nineteenth century buildings are visible in the rough car parking area.
- PI. 6** South elevation of the former St Peter's Lodge, viewed from Priory Road.
- PI. 7** Lawn and borders in the garden of St Peter's Lodge. The lawn is crossed by a ridge running from Foundry Lane to Priory Road. Looking NE.
- PI. 8** NE part of Application Site 1, looking NW from Priory Road across the factory premises of Geo. Adams and Sons.
- PI. 9** The vacated former Church Cote hall at the SE corner of Application Site 1 (looking NW).
- PI. 10** Application Site 2, looking west from Draper's Place.
- PI. 11** Application Site 2, looking east across Abbey Yard.

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Summary

Both development areas are within the outer precinct of Spalding Priory, which is thought to date from the late eleventh century. The southern application site is thought to include the position of the inner precinct wall, shown on a late seventeenth century plan.

The proposed redevelopment will require demolition of a late nineteenth century church hall and other late-twentieth century buildings to the east of Foundry Lane. Most of the grounds of St Peter's Lodge will remain, and the house will be converted to office use. A new office building will replace the church hall. Car parking will be provided to the north of the new building, and on a separate site to the north of Abbey Path (formerly the site of Crescent Gardens).

Although neither area is known to affect the sites of priory buildings, medieval structures could be present near Priory Road, and possibly beside Abbey Path. At each location, later building foundations may have disturbed or removed remains. A nineteenth century iron foundry is believed to have been on the land later occupied by the church hall. In addition to medieval and later features, groundworks on either site could affect Saxon and Romano-British remains, but these are anticipated to lie below successive deposits of flood sediment.

Introduction

Lindsey Archaeological Services (LAS) was commissioned in January 2004 by Peter Haddon and Partners, on behalf of Geo. Adams and Sons (Holdings) Ltd, to prepare an archaeological desk-based assessment of two plots of land affected by their proposed Central Area Redevelopment, Spalding (Figs. 1 and 2).

The purpose of the desk-based assessment is to identify the archaeological potential of the application sites by collating available existing information.

The Application Sites

The application sites are situated to the south of Spalding town centre. The main application site is a block of land bounded by Priory Road, The Crescent, and Foundry Lane. This site is to be reconfigured and redeveloped as offices. The site bounded by Drapers Place and Abbey Path is to form an associated surface car park (Fig. 3).

Planning Background

A planning application, SHDC 16/0480/03, has been submitted to South Holland District Council. The proposal is for full planning permission for the construction of a new office block, use of a vacant dwelling as offices, and provision of car parking. The application was passed to the District Council's archaeological advisors (Lincolnshire County Council Conservation Dept), who advised that further archaeological information was required. South Holland District Council asked for a desk-based assessment and subsequent trial trenching prior to determination of the application. This assessment forms the first element of the required investigation.

In the Project Brief for the archaeological evaluation (dated November 2003), Lincolnshire County Council Conservation Dept. identified the two separate areas as Site 1 (off Priory Road), and Site 2 (off Drapers Place). This designation has been used in this assessment.

Methods and Sources

A desk-based assessment of the application site, within a 0.5km surrounding area, was undertaken in order to identify and assess possible archaeological constraints. Research for the assessment was conducted by G. Tann between January 23rd and 30th 2004. The following sources were consulted and available information researched:

- Lincolnshire Sites and Monuments Record, Lincoln
- Lincolnshire Archives Office, Lincoln (manuscript maps and other documentary sources)
- Lincoln Central Library, Reference Collection [Local Studies Dept.] (Ordnance Survey maps and published sources)
- Heritage Trust for Lincolnshire, Heckington (press cuttings)
- Site visit to verify site conditions and assess any modern disturbances to the site

Where identified, the former names of existing buildings are used for convenience when no current nomenclature has been encountered. The map regression exercise undertaken for this assessment encountered particular difficulties in accurately locating the application sites on the non-Ordnance Survey plans. Identifiable locations were present on the seventeenth century and later plans, but the perspective distortions and survey inaccuracies prevented any precise matching of maps. After unsuccessful attempts to produce a more satisfactory fit, the approximate positions of the application sites were marked with reference to identified features.

Topography and Geology

Spalding is sited on marine alluvium of the Terrington Beds, with Oxford Clay beneath the alluvium. The application site, and much of the town, lies on a tongue of land between the River Welland and the culverted former River Westlode. Boreholes and previous archaeological recording has shown that the town site has been subject to repeated severe flooding since its establishment, with successive deposits of flood sediments surviving on some sites. As a result of the natural deposition

of material, accompanied by deliberate reclamation of land by dumping and drainage, the modern ground surface need bear little resemblance to that of the prehistoric period. Some areas of relatively higher land in Broad Street and alongside Westlode Street may be the result of natural roddons or flood banks. The highest point near the application sites is in Market Place (6.7m OD), with land falling to 4m OD beside the southern part of Application Site 1.

Archaeological Background (Fig. 4)

Prehistoric

The SMR contains only one entry for prehistoric remains from the vicinity of the application sites. A Mesolithic flint microlith (SMR 23797) was found in a subsoil layer during archaeological monitoring of a sewer trench in the parish churchyard, 120m east of the River Welland, in October 1998 (Rayner 1998, 2). The possibility exists for prehistoric activity beside the present river course.

Romano-British

Few Roman artefacts, and no features, have been identified in Spalding, although Roman roads and cropmarks of occupation and saltern sites are known from open ground on the outskirts of the town. Of the reported artefacts from the town, one findspot has been located within or beside Application Site 2, east of the Telephone Exchange. The item is an undated ragstone bust of a female (SMR 23610 and SMR 22361), suggested as Roman, which was found c. 1731, but is now lost. The SMR uses the six-figure grid reference assigned by S. Hallam (Salway, Hallam and l'Anson Bromwich 1970, 291). Hallam amplified this by noting the location as 'Hole in the Wall' (which is a public house in Francis Street, just east of the application site). However, the reference notes that the statue was found during repairs to the meeting house used by the Spalding Gentlemen's Society, and was reported at their meeting in 1731. Grundy's 1732 map of Spalding marks 'Society Rooms' near Abbey Yard, alongside the alley now called Abbey Passage. That position is about 100m east of the application site, just to the NW of High Bridge.

Two other eighteenth century Roman findspots, coins at SMR 23607 and SMR 23611, lie on the east side of the River Welland, less than 100m from Abbey Passage. These may derive from dredged material, and SMR 23607 might not be Roman. As a group, the finds hint at some localised occupation nearby, and Hallam has suggested that a Roman road from Baston might have bridged the Welland here (Hallam 1970, 291). Other Roman artefacts have been found 150m to the north of the bridge (SMR 20258) and also at two locations to the SW, about 300m from Application Site 1.

Saxon

The earliest documented instance of the town's place-name is in the 1086 *Domesday Survey*, where it was noted as *Spallinge*. In the *Lindsey Survey* of 1115, the name *Spald i* is recorded. Various fourteenth century sources claim that *Spaldingis* and other variations were in use in the late eleventh century. The elements are believed to derive from a tribal group *Spalde*, recorded in the seventh-

eighth century (Cameron 1998, 114). In the Saxon period, the minor settlement lay on a silt ridge between the coast and the fens.

Medieval

The town of Spalding developed to the west of the River Welland bridging point. It is unclear whether the presence of the priory encouraged the establishment of the market, or whether the market had already developed between the two watercourses. Excavations in the town centre (SMR 23061) have revealed silt deposits from several severe flood episodes during the medieval period, which seem to have disrupted occupation. The deposits have buried and protected early remains.

The origins of Spalding St Mary's Priory (SMR 22355) are uncertain but are suspected to have been after the 1052 foundation date claimed in a later document, and probably closer to 1070. It was established as a Benedictine priory, dedicated to St Mary and St Nicholas. Originally the priory may have been associated with Crowland Abbey, but from 1074 was a cell of St Nicholas' Abbey at Angers. After 1397, the priory became independent. It was a large and wealthy religious house, relative to others in Lincolnshire, and expanded in the late thirteenth century by purchasing additional lands (Platts 1985, 36-7).

Dissolution of the priory occurred in 1536, and the house was surrendered in 1540. The site of the priory is not precisely known, but is believed to lie on the eastern side of the buildings known as Abbey Buildings. A plan of Pinchbeck Fen, now thought to date from the fifteenth century, contains images of various churches and monastic buildings (NA MPCC1/7). A comparison of these images with extant buildings suggests that the illustrator depicted the buildings realistically (Mitchell and Crook 1999). This map contains the only known detailed representation of the medieval priory (Pl. 1). A reference from September 1867 states that 'perspective views' showing buildings of and in the priory grounds had been anciently depicted on the parlour walls of a house near the parish church (SMM 1867, 182). This could possibly have been the source of Dugdale's plan, or a copy of it (Fig. 5; Dugdale 1655-73). Elsdon has suggested that the existing Abbey Buildings represent part of the monks' dormitory, a single large room which was converted to cottages in about 1870 (Elsden 2001, 224). The spatial interpretation in this assessment assumes that these buildings are those on Dugdale's plan, and originate as priory buildings or those rebuilt on their footprint. In 1887 the Ordnance Survey confidently marked the site of the priory (at the junction of Vine Street and Mercer's Place), and placed the site of the Prior's Refectory at the present location of Abbey Buildings (OS 1889).

The priory grounds were delineated by a wall to the north, to the rear of the market place, and Francis Street marks a lane through a gap in the precinct wall. A moat, beside St Thomas's Road, defined the south limit of the precinct.

Post-medieval Remains

Lincoln Central Library hold a copy of a map of South Holland, dated c.1600, which depicts the priory (copy seen at Heckington offices of Heritage Trust for Lincolnshire). The map is not detailed, and the representation of the building may not be realistic. No other buildings are shown between the River Welland and the West Lode. The remains of the priory and its buildings which remained visible in the mid-late seventeenth century were mapped by William Dugdale (Dugdale 1655-73). A reduced scale version of the same illustration accompanied a nineteenth century edition of Dugdale's *Monasticon Anglicanum* (Coley, Ellis and Bandinel 1846). The only variations identified between available copies of these versions during research for this assessment are the result of the reproduction methods. Dugdale depicted the priory grounds as being delimited by a wall close to the banks of the River Welland and Westlode Drain, which were linked by a ditch to the south. The northern boundary was a wall to the south of the market place; the arrangement of this boundary suggests that it may have respected the rear plots of existing properties at the western end. At the western end of the market place, the precinct wall deflected to exclude a triangular area (later The Gore/Sheepmarket). The large enclosed precinct area was subdivided irregularly by walls or hedges. Within the precinct, a lane led from the market place to a row of priory buildings (labelled as the abbey site) at the NE side of a walled inner enclosure. The areas of the two application sites both lie within the outer precinct, and the perimeter wall of the inner enclosure appears to cross Application Site 1.

John Grundy produced a detailed plan of Spalding in 1732, indicating the positions of fields, hedgerows, buildings and gardens (Fig. 6; Leveritt and Elsdon 1986). The arrangement of the priory grounds, which Dugdale illustrated, remained as identifiable landscape elements. Although this plan cannot be directly compared with Ordnance Survey maps, the approximate position of Application Site 1 straddles the corner of an orchard, garden or plantation. The hedge boundary seems to match the priory's inner precinct wall. To the north, Application Site 2 falls within small tree-planted plots.

A town plan published in 1779 (as an inset to Armstrong's map of Lincolnshire) depicts the row now known as Abbey Buildings within a series of plots labelled as Abbey Yard (Fig. 7). To the west of the buildings was undeveloped land, extending to the Westlode and to Abbey Path (Pl. 2). Beyond Abbey Path, the area of Application Site 2 was divided into small plots, but no buildings were depicted. An irregular-shaped field, apparently taken out of the ends of two NW-SE aligned fields, occupies much of the area of Application Site 1. The northern boundary of the field extends diagonally to the NW corner of Abbey Buildings, marking the line of the inner enclosure wall.

An 1842 plan of land in Spalding shows proposed division of a land block lying between Abbey Buildings (labelled as 'Old Priory') and the Sessions House (Fig. 8; plan reproduced in Leveritt and Elsdon 1989, but the source is unknown). This area was then all known as Abbey Yard and remained undeveloped; it is unclear whether The Crescent (labelled) was already in use, but Priory Road and Foundry Lane were neither constructed nor named. To the north of The Crescent, new plots extended to the 'Old Foot Path', Abbey Path. Slight indications of limited development are shown for the land

beyond Abbey Path, including Francis Street. On the south side of The Crescent, a regular arrangement of plots was sub-divided by two 6m wide roads labelled 'Main Street'; with a narrower 'Back Occupation Road' in the centre, and along the edges, of the block. Foundry Lane seems to have developed from one of the wider streets, and Priory Road represents the linking of the other Main Street and a realigned course of the eastern Back Occupation Road. The section of Priory Road along the SW side of the application site was not envisaged on the 1842 plan, but reflects the limit of lands held by the nineteenth century developer. Other plans provide further detail: the land south of The Crescent was marked as 'Mr Bonner's building plots' on an undated plan, which also shows trees at the southern half of that block and to the east in Abbey Gardens (LAO Misc Dep 23). Two road positions cross Mr Bonner's land (probably Foundry Lane and the western part of Priory Road), but no dwelling is shown where St Peter's Lodge was built. Another undated plan marks the land south of The Crescent as Plot 109: Charles Bonner Esq. (LAO HD 1/8).

Neil Wright has stated that The Crescent and other new lanes were constructed in 1845-6, and an iron foundry was sited alongside the road now named Foundry Lane (Wright 1975, 66). The foundry was operated by S. Grassam from some date after 1856 and before 1872 when W.H. Grassam resided at No. 8 Foundry Lane. In 1871 the lane was named; prior to that it had been described as the lane leading to Grassam's house from The Crescent (Elsden 2001, 224). This description suggests that the house within Application Site 1 may be that built for Mr Grassam. The Ordnance Survey map surveyed in 1887 shows Foundry Lane ending in its present position, with a path continuing its course to the northern side of the house, and then east across open land to Priory Road (OS 1889). The larger scale version of this map shows the garden layout around 'St Peter's Lodge' clearly, as well as the arrangement of dwellings along both sides of Foundry Lane (Fig. 9; OS 1887). Land to the east of the house was enclosed by a wall, and crossed by a path from St Peter's Lodge. Although no foundry or workshops are marked within that area, this is supposed to have been the site of W.H. Grassam's iron foundry (Gooch 1940, 488). A row of houses, Crescent Gardens, with gardens to the east, is shown in Application Site 2 (Fig. 10; OS 1887).

In October 1897 Church Cote was opened at the SE corner of Application Site 1, replacing the foundry (Pl. 3). The site was the gift of Sisters Eva and Ellen, but its previous use or ownership was not confirmed during research for this assessment. The building was intended to act as a parish room, and hall for organisations associated with churches in the town. A contemporary description in the West Elloe Magazine for November 1897 records that it was designed by Austin and Paley (Architects), of Lancaster. The premises consisted of a main room, linked to a side room, with a lean-to kitchen. The accommodation was sufficient for gatherings of up to 200 (Fig. 11; Leveritt and Elsdon 1989, 75; OS 1904). A narrow separate structure was built beside the building by 1929 (Fig. 12; OS 1931, but omitted from later smaller scale maps). The later history and development of the building was not established for the present project.

The houses at Crescent Gardens were still extant c. 1976, and were marked on a Goad insurance plan of the town. Nos. 5 and 9, two adjacent semi-detached properties at the western end of Application Site 2, became the subject of a demolition order in 1977-78 (Pl. 4). The order was delayed while negotiations for a land sale with the Post Office took place. In September 1978, the continued deterioration of the two properties in Crescent Gardens resulted in a demolition order being made by South Holland District Council (SFP 1978). Demolition eventually occurred in February/March 1979 (SFP 1979).

Site Visit

The application sites were visited by G. Tann on 27th January 2004 in dry, bright weather conditions.

Application Site 1

Part of this application site forms part of Foundry Lane, a cul-de-sac leading south of The Crescent. Towards the end of the defined roadway, land to the west has been cleared for car parking, but the brick foundations of at least one building, possibly No. 9, are visible (Pl. 5). At the end of the road is the broad ungated entrance to an unoccupied private house and lawned garden, with a brick wall around the NW and western sides (Pls. 6 and 7). Trees around the existing garden include yew bushes and large plane trees (introduced to England in the late sixteenth century). The path to the northern door is at the same level as Foundry Lane, and lies above a ridge about 0.3m higher than the surrounding lawn (Pl. 7). Along the northern and western garden walls are irregular borders with shrubs and trees, including a large plane tree and yew bushes. The lawn continues around the southern side of the house, and the ground is again distinctly ridged on the alignment of Foundry Lane, and here contains a cast iron inspection cover. This ridge is not evident further south beyond this property. The ridge was assumed during the site visit to be of nineteenth century origin, probably marking the line of a Main Street as proposed on the plan of 1842. On that basis, the house has been constructed since that date, blocking the constructed road.

To the east of the garden entrance are various adjoining twentieth century buildings and structures, used in connection with the Geo. Adams and Sons butchery business (which has a shop at the other end of Foundry Lane) (Pl. 8). These probably relate to expansion of the sausage and pie manufacturing business in the late 1960s and early 1970s (G. Adams website).

The butchery buildings reach the vacated nineteenth century brick building (formerly known as Church Cote) which lies to the east of the house (Pl. 9). There is a twentieth century extension to this building on its southern side.

The house, St Peter's Lodge, is a three-storey building with bay window, attached to a lower extension to the east. During the site visit, no artificial lighting was available, and this restricted the detail which could be examined inside. Some original fittings remain, including the windows and some doors. Recent inspection of the walls between rooms has resulted in exposure of the lath and plaster.

The third floor is accessed by a steep ladder/stair. A small hatch provides access to the loft space above the lower building to the east.

Application Site 2

Access to this area is from Drapers Place, with pedestrian access from Abbey Yard (Pls. 10 and 11). The area is currently spread with gravel and stone chips, and used for car parking. The eastern end is partly covered in asphalt. At the NW corner, the northern boundary is a brick wall (which was the gable end of the Crescent Gardens row of brick buildings before they were demolished in 1979).

Discussion

In the mid-nineteenth century, a Mr C. Bonner prepared two blocks of land to the north and south of The Crescent for sale as residential development land. Both blocks lay within the outer precinct of Spalding Priory, and the southern area probably included part of the inner precinct grounds as well. Plans show that part of that southern area contained trees, as did the Abbey Gardens land immediately to its east. Whether or not the mapped trees were from earlier deliberate planting, or had grown on unused land, that area was reinvigorated as the garden of a large dwelling, known as St Peter's Lodge. The house was apparently built for a local iron founder, W.H. Grassam, and one source states his foundry was on the land east of the house. That site was developed as a community hall (known as Church Cote) at the end of the nineteenth century. The contemporary access from The Crescent to the house was consequently called Foundry Lane, and Priory Road was constructed around the perimeter of the land sold by Mr Bonner. Initially, Foundry Lane was lined with dwellings, but several on the western side have been demolished. On the eastern side, the sites of further dwellings have been redeveloped as the G. Adams butchery business has thrived. The current proposals include demolition of some sausage and pie factory buildings, and replacement of Church Cote with an office building using the same footprint. The house, St Peter's Lodge, will be converted into offices, and much of the garden will be retained.

Mr Bonner's northern block of land, bounding Abbey Path, was also developed, as Crescent Gardens. The documentation for that site is even less complete for that at Foundry Lane, but there are hints on a late nineteenth century map that the land had formed part of extensive formal gardens which were fragmented when the row of houses was built within them. The properties declined, and the last remaining houses were eventually demolished in 1979. The site was then cleared, and is at present a gravelled car park. The application is for this function to continue, although some works are expected in order to improve the site.

Planning Constraints

Conservation Area

The Spalding Conservation Area extends southwards to The Crescent, including Application Site 2.

Scheduled Ancient Monuments

There are no scheduled ancient monuments or listed buildings affected by the proposed development.

Archaeological Potential of the Application Sites

The planning application affects two sizeable areas within the outer and inner precincts of Spalding Priory. Little is known of the layout and development of the priory, and much of that is only documented on Dugdale's seventeenth century plan. The southern area, Application Site 1, is about 2,600m², and is suspected to straddle the inner precinct wall of the priory. If this is so, confirmation of the wall line, and investigation of its fabric and construction, would be of regional importance. Medieval structures might be present on either side of the wall, and evidence of early paths might be found. Outside the wall, and on Application Site 2 to the north, evidence of cultivated land in the priory's vegetable gardens and orchards might be present. Buildings such as a brewhouse and dairy would also be sited in the precinct.

Medieval activity on the sites could be stratified above Saxon occupation (which if present would be highly significant in understanding the origins and development of Spalding and the priory). Earlier archaeological horizons are possible, but might lie deeper than any potential disturbance from the present proposed development. The sequence of flood episodes should be recognisable in any sizeable trench, and subject to safety constraints, an environmental sequence could be recorded and analysed.

Potential Archaeological Impact of the Proposed Development

Much of the southern site is currently developed, and existing foundations and service trenches can be expected to have removed some archaeological deposits. Despite this, the lawn of St Peter's Lodge may cover ground that has not been developed since the medieval period (although all of this is thought to lie immediately outside the inner precinct wall). The house is not known to contain any features pre-dating the mid-nineteenth century.

The proposed redevelopment will have the greatest physical impact on the footprint of the existing Church Cote building, at the SE corner of the site. In this position, any remaining archaeological deposits will be disturbed or removed. Elsewhere on the site, demolition of existing buildings will be followed by creation of surface car parking. If demolition includes removal of existing foundations, further damage will occur to any archaeological deposits. The proposals do not indicate any change to the lawn area NW of the house.

The northern application area (Application Site 2) covers an area of over 2000m², which is not known to have been developed before the nineteenth century. Creation of an improved car park here is unlikely to have a significant impact except on uppermost levels. These may be demolition spreads from the removal of nineteenth century buildings.

Recommendations

Possible further archaeological investigation of the application site could take the form of evaluation trenching and/or excavation.

Application Site 1

Only parts of this area appear available for trenching or excavation, and this may be further restricted by live underground service cables and pipes. The area includes an area of open ground to the west of Foundry Lane premises, used as a yard and partly covered in asphalt. Within the grounds of the house to the south, only mown lawn is available, excluding garden borders around the perimeter.

To the east of the site, small pieces of open ground (mostly covered with asphalt or concrete) are present to the south, SW and SE of the Church Cote building. Investigation of other parts of this site would only be possible within standing structures.

One priority of any evaluation trenching should be to establish the nature of the broad ridge extending either side of the house. Examination of this feature would require a trench aligned NW-SE to the NE of the house, but underground service trenches are probable in this position.

Application Site 2

This area is cleared and covered in pea gravel. Subject to its current use as a car park, trenching could be undertaken across it. Live underground service cables and pipes should be expected within this area. The sites of dwellings beside the former Crescent Gardens may have been cellared, but no information was available on this.

The application relating to this site is for surface car parking. As this is unlikely to require significant groundworks, it may be inappropriate to site an archaeological evaluation trench here which would damage unthreatened archaeological deposits. Close archaeological monitoring during any groundworks to prepare this site would allow any remains of interest to be identified, and appropriate mitigation measures (preservation in situ, or preservation by record) to be agreed.

Conclusion

The highest archaeological potential is for the southern area, where a wall defining the inner precinct of the priory may cross the site. An unexplained ridge seen either side of St Peter's Lodge could mark surviving foundations of a wall, or remains of a bank. Medieval and post-medieval structures could have been sited alongside the wall, and these would also fall within the development site. In addition to these features, both application sites may retain evidence of Saxon occupation, and possibly traces of Roman or prehistoric activity. As this area has been subject to repeated marine flooding and subsequent reclamation, earlier deposits may be at considerable depths beyond the penetration of groundworks for this development.

There has been no previous archaeological investigation sufficiently close to either application site to indicate what deposits might exist. No construction detail is available for this development at present, and it is therefore not possible to define areas where there is no or minimal threat of disturbance to archaeological horizons. The areas which are at present open ground are unlikely to be those parts of the site where construction activity is most intrusive, but existing buildings will already have had an impact (at present unquantified) on any underground remains. It should be possible to establish the extent and nature of surviving archaeological remains by evaluation trenching, but few appropriate trench positions are available. This assessment has highlighted the ridge to the north and south of St Peter's Lodge, and has suggested that archaeological examination of that anomaly should be a priority.

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Geoff Tann
Lindsey Archaeological Services
4th March 2004

References and Background Sources

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APPENDIX 1

APPENDIX 1

**Reported Archaeological Sites and Findspots near the
Application Sites**

(Source: Lincolnshire County Council Sites and Monuments Record)

SMR/PRN	NGR (all TF)	Description		
20257	2488 2223	Post-medieval icehouse		
20258	2487 2271	Roman pottery		
20259	2487 2271	Medieval pottery		
20559	2482 2248	18thC wall		
22348	24821 22575	Medieval cemetery		
22353	2489 2252	Post-medieval building, site of		
22354	2470 2267	Medieval church remains, and burials		
22355	2480 2259	Approximate site of Medieval Priory of St Ma		
22357	2448 2224	Roman pottery		
22359	2490 2236	Medieval Ayscoughfee Hall	LBII	
22360	2490 2236	Post-medieval buildings	LBII	
22361	247 226	?Roman stone statue		
22362	2465 2270	Medieval building, Priors Oven		
22363	2473 2251	Medieval cottages		
22374	2510 2240	Medieval pottery sherd		
22378	2532 2228	site of medieval grange; Medieval pottery		
22379	2487 2271	Post-medieval pottery		
22380	2510 2292	Medieval pottery		
22381	2510 2290	Post-medieval brick culvert of Westlode Rive		
22383	2502 2242	Medieval church, St Mary and St Nicholas, of cemetery		
22390	2630 2280	Medieval grange site		
22391	2490 2240	Site of medieval building		
23061	2480 2272	Medieval occupation		
23066	2480 2270	Undated pottery		
23229	2457 2266	Site of pinfold 1732, The Gore		
23538	2508 2299	Medieval pottery in dump deposit		
23564	2490 2256	Post-medieval building		
23568	2457 2266	Medieval and post-medieval buildings		
23569	2478 2266	Post-medieval building		
23589	2505 2287	Medieval flood deposits		
23590	2505 2287	Post-medieval occupation		

SMR/PRN	NGR (all TF)	Description		
23602	2490 2250	Spalding medieval town		
23603	2490 2250	Supposed 7th and 8thC settlement site mid/late Saxon evidence found		
23604	2490 2250	Post-medieval town of Spalding		
23606	245 222	Roman pottery		
23607	2486 2254	Roman coins		
23608	2486 2254	Stone foundations of ?medieval bridge		
23609	2502 2242	Site of medieval chapel		
23610	247 226	?Roman statue		
23611	2489 2260	Roman coin		
23617	2471 2245	Site of post-medieval church		
23622	2508 2299	10thC pottery in dump deposit; 10th-12C feat		
23656	24765 22511	11th-13thC occupation deposits		
23657	24765 22511	Site of post-medieval cottages		
23667	2480 2259	Medieval iron slag and hammerscale; ?smith		
23668	2480 2259	Medieval pits and ditches		
23669	2480 2259	Post-medieval occupation		
23708	2465 2237	WWII air raid shelter		
23709	246 223	Single medieval potsherd		
23710	2464 2237	Post-medieval finds		
23720	2480 2259	Undated ditch or channel		
23728	247 225	Undated demolition spread		
23773	2481 2249	Medieval occupation		
23774	2481 2249	Post-medieval occupation		
23797	250 224	Mesolithic microlith found		
23825	250 225	Late medieval occupation		
23850	250 226	Medieval pit		
23851	250 226	Post-medieval pottery		
23852	250 226	Post-medieval barn foundations		
23860	247 228	Post-medieval building remains		
23861	247 228	Medieval farming remains		

THE FIGURES

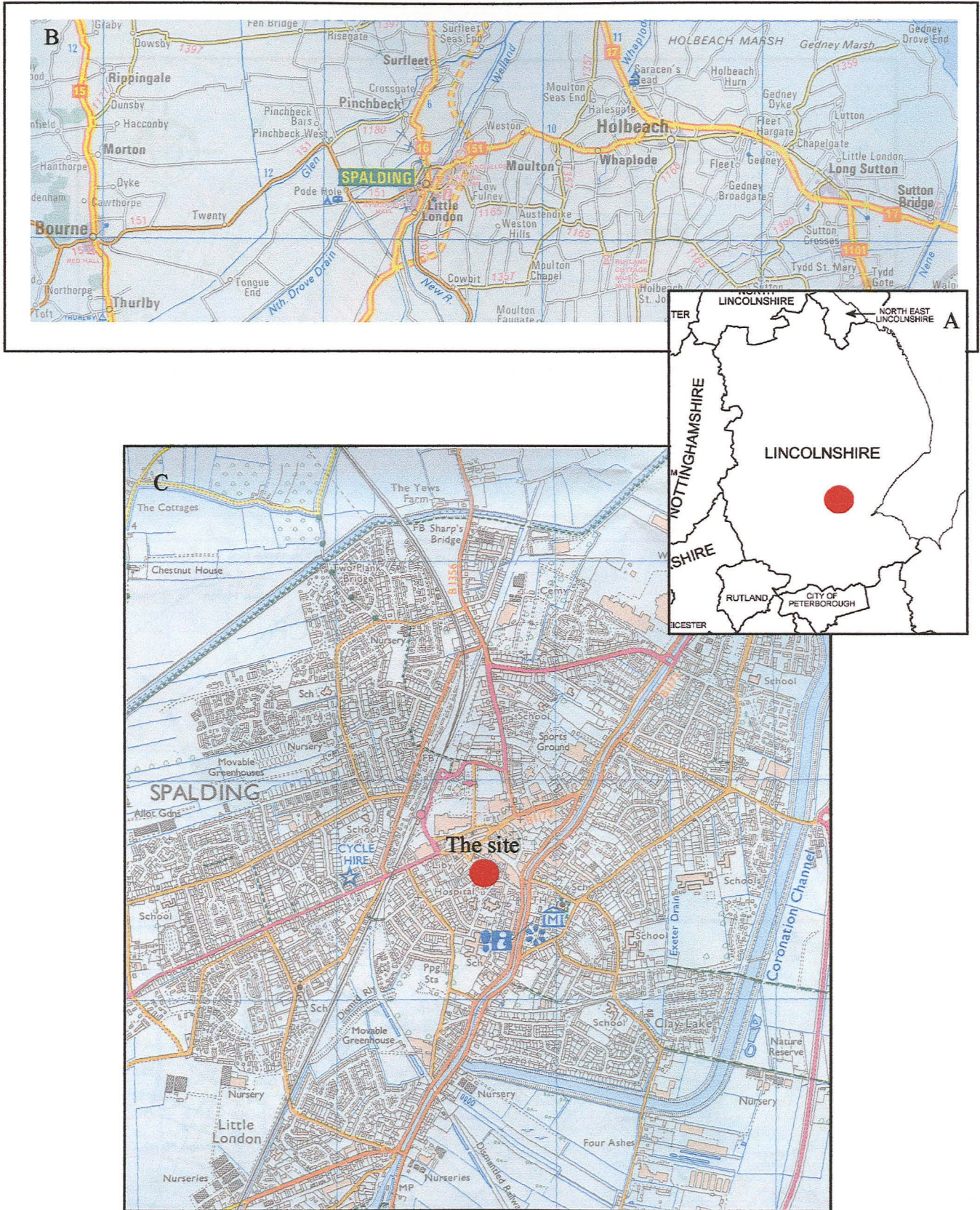


Fig. 1 Location of Spalding. C based on the 1999 Ordnance Survey 1:25,000 Explorer map, Sheet 249. © Crown Copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 10002165).



Fig. 2 Location of the Application Sites, showing existing buildings. (Reproduced from a plan accompanying the project brief. © Crown Copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 100002165).

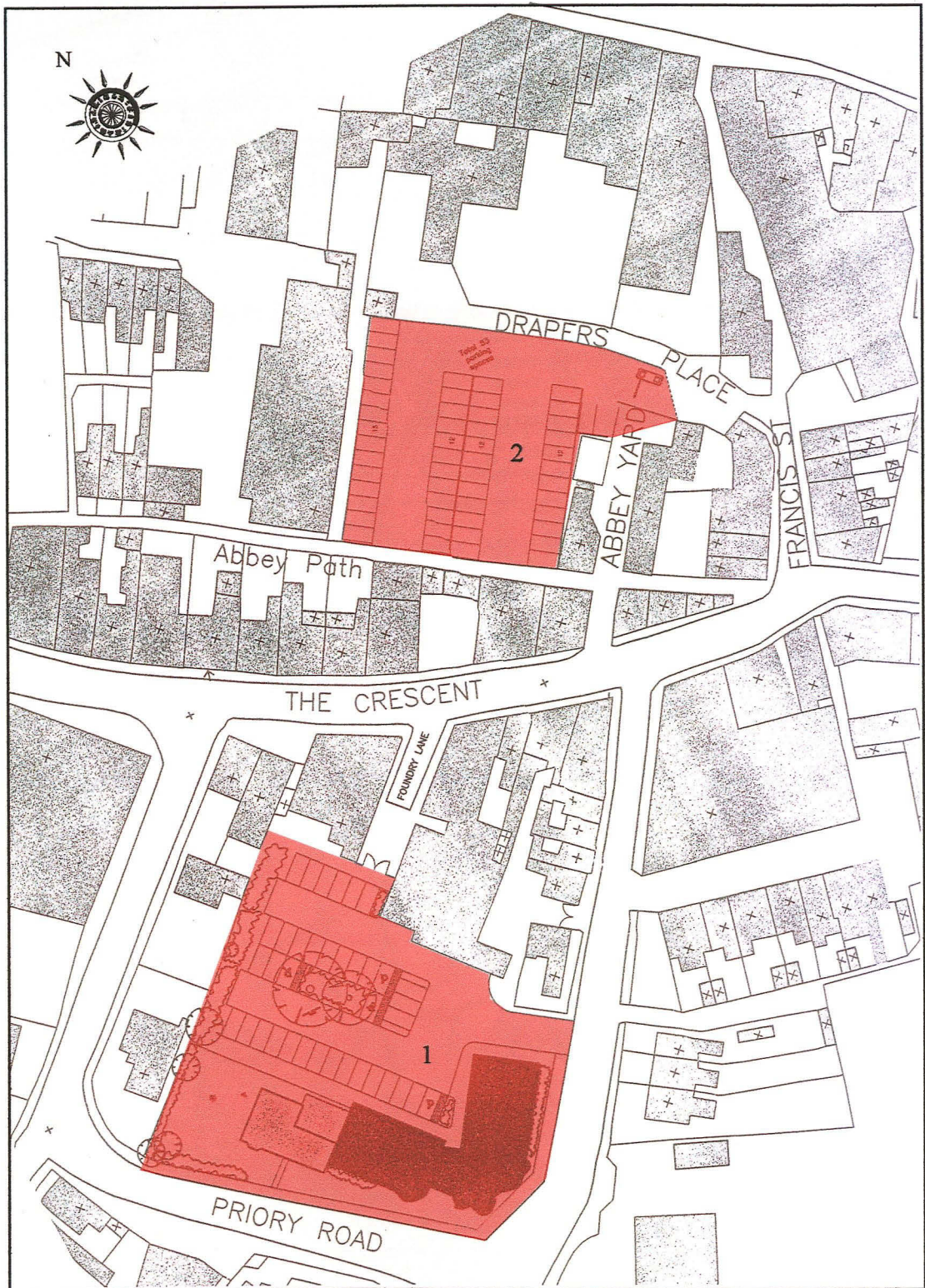


Fig. 3 Proposed layout of the development. (Extract reproduced from Peter Haddon and Partners dwg. No. 3333/12B, February 2003).

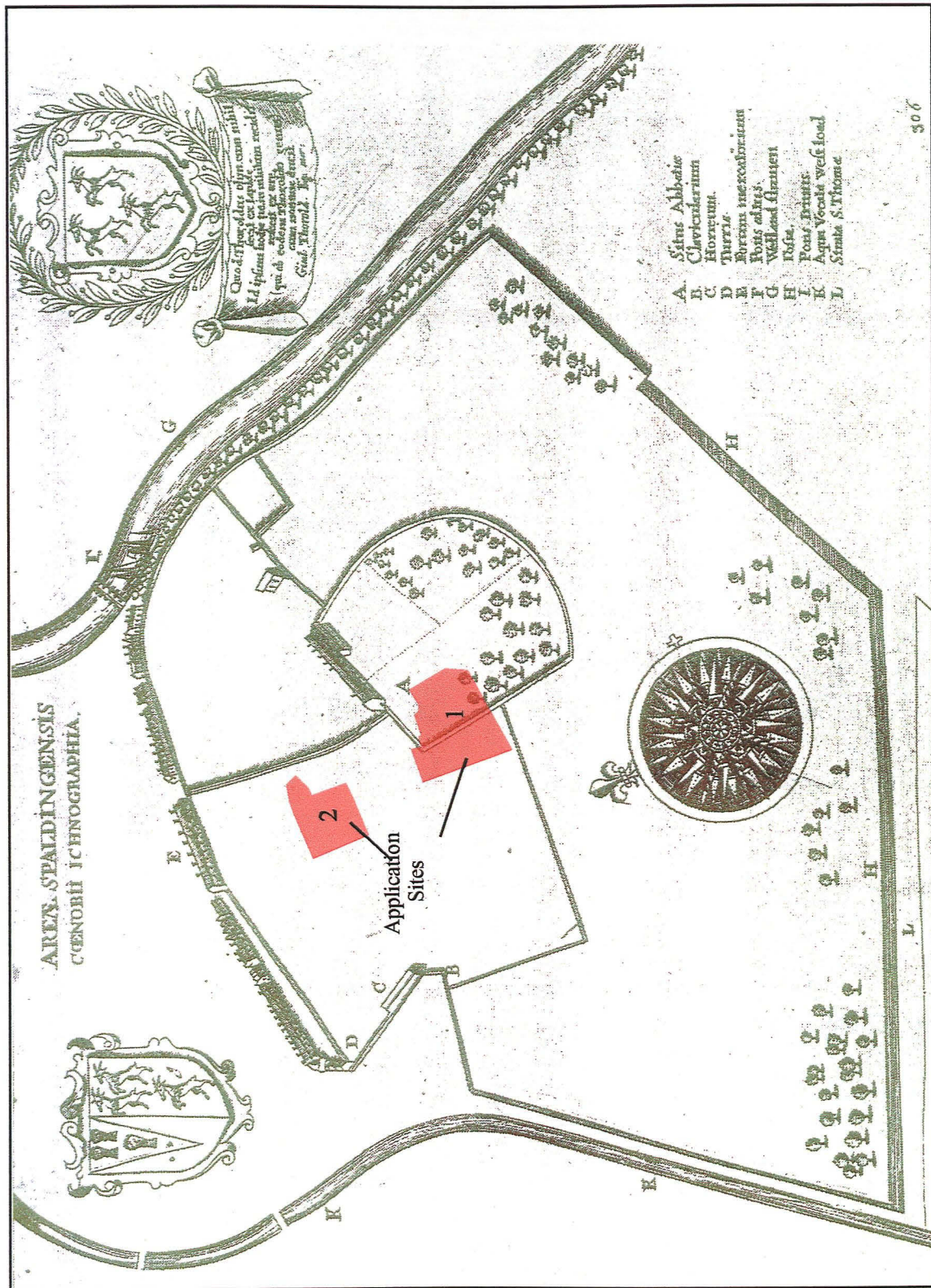


Fig. 5 Reproduction of a plan of Spalding Priory accompanying William Dugdale's *Monasticon Anglicanum* (1655-73). The positions of the application sites are approximate.

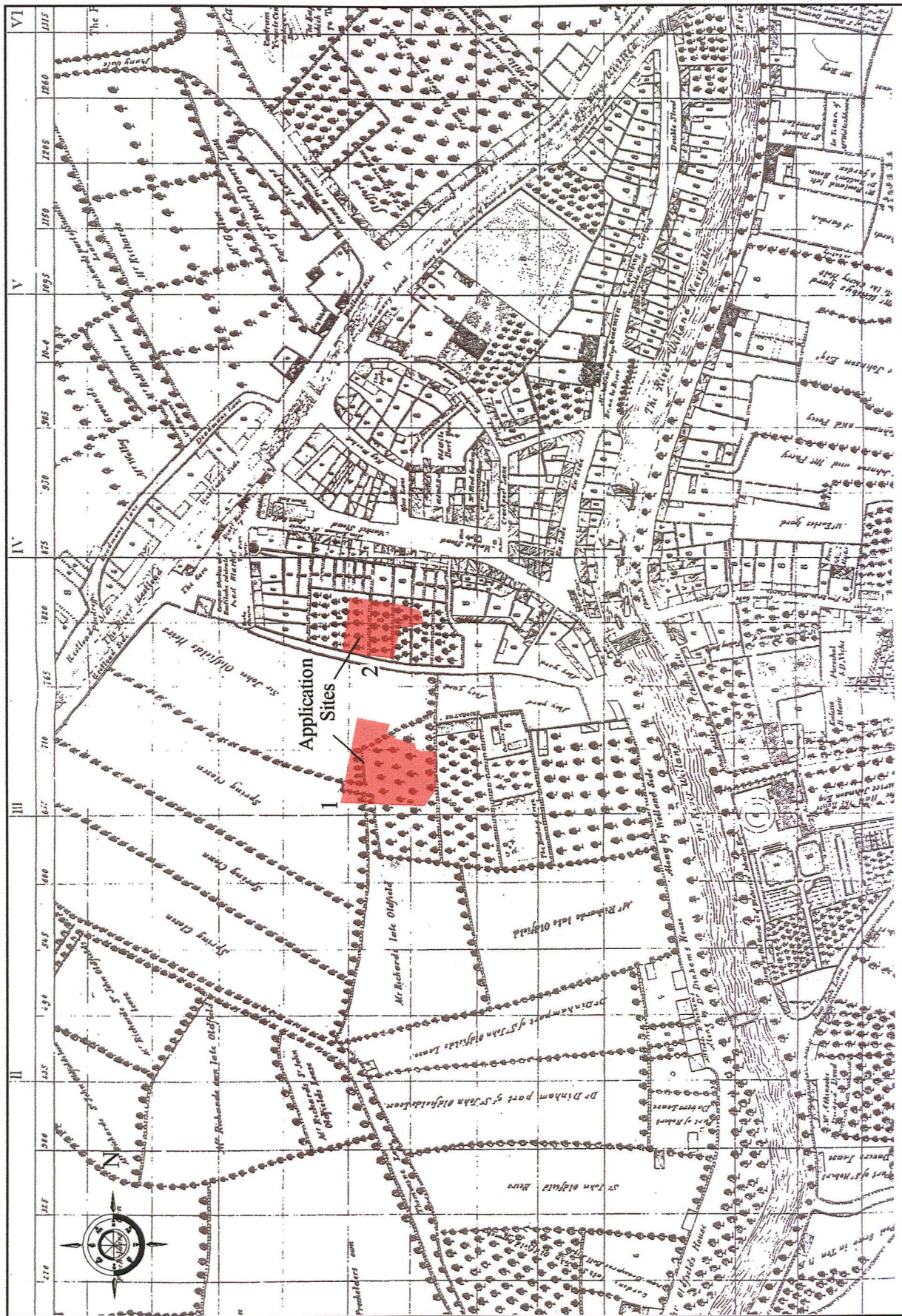


Fig. 6 Extract from John Grundy's Plan of the Town of Spalding, 1732. The positions of the application sites are approximate.

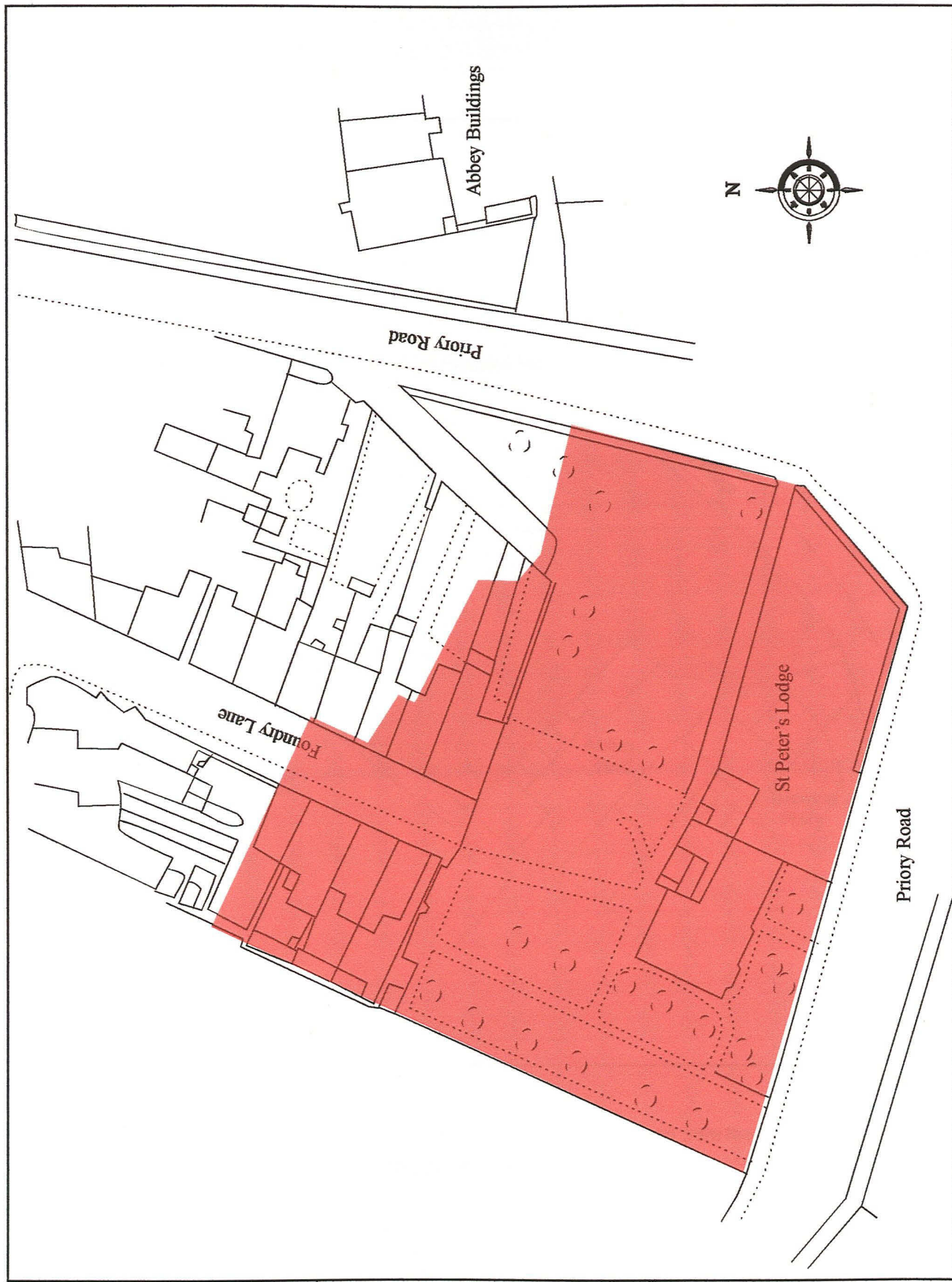


Fig. 9 Spalding, 1887, Application Site 1. (Extract traced from the Ordnance Survey 1:500 map, surveyed and published 1887).

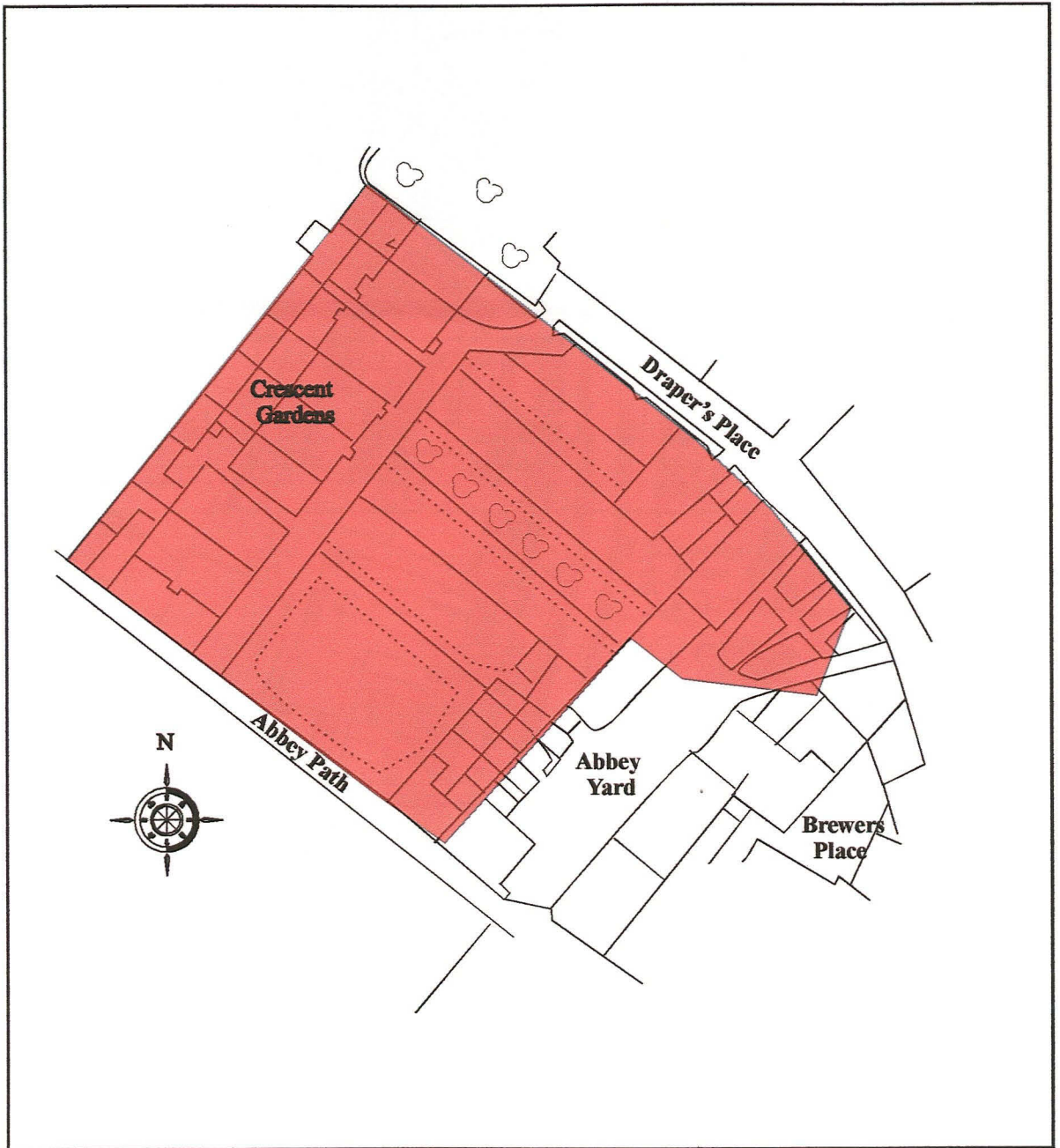


Fig. 10 Spalding, 1887, Application Site 2. (Extract traced from the Ordnance Survey 1:500 map, surveyed and published 1887).

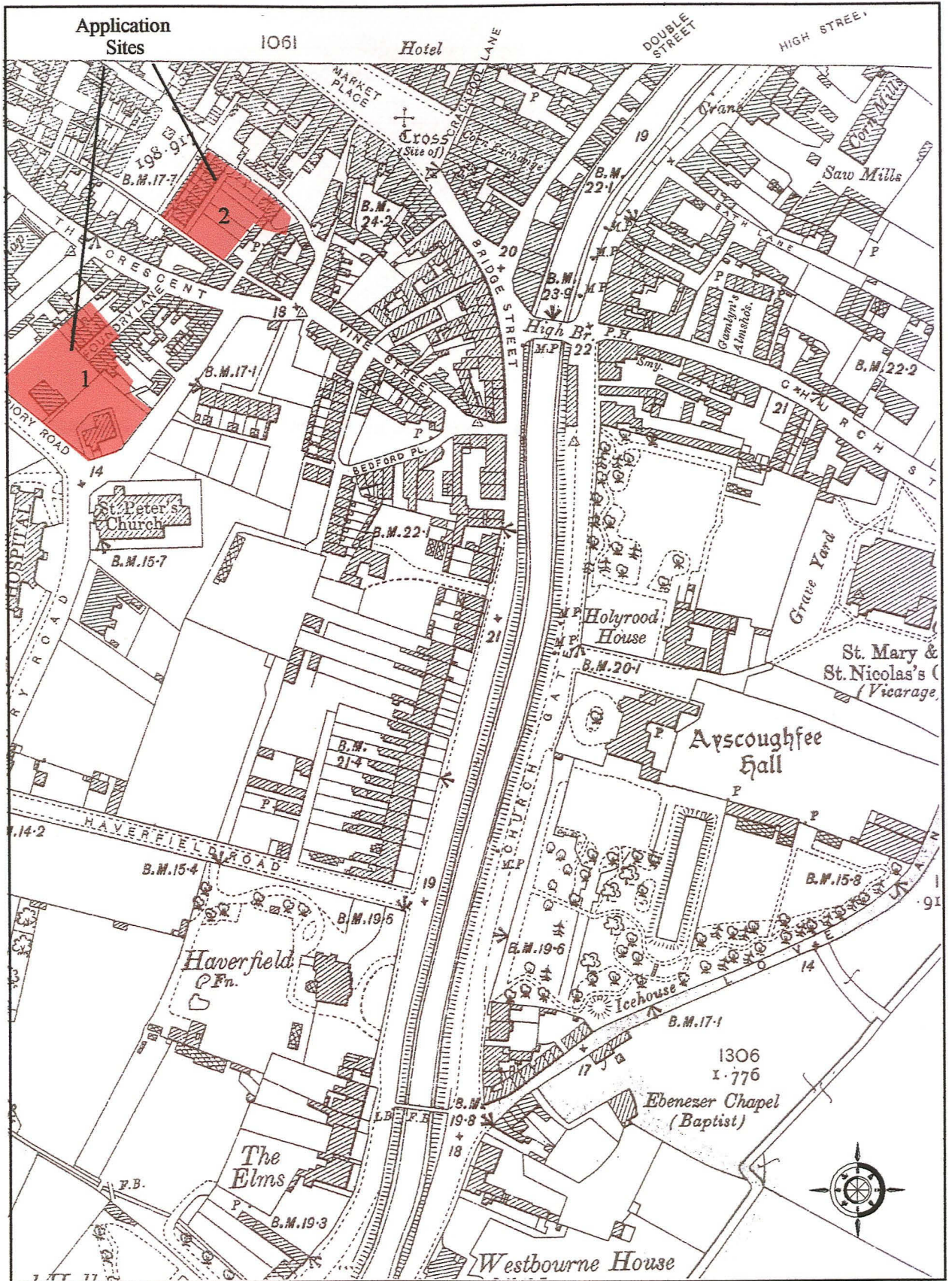


Fig. 11 Spalding, 1903. (Extract from the 1904 Ordnance Survey 1:2,500 map, Sheet 142.2, surveyed 1886-7, revised 1903).

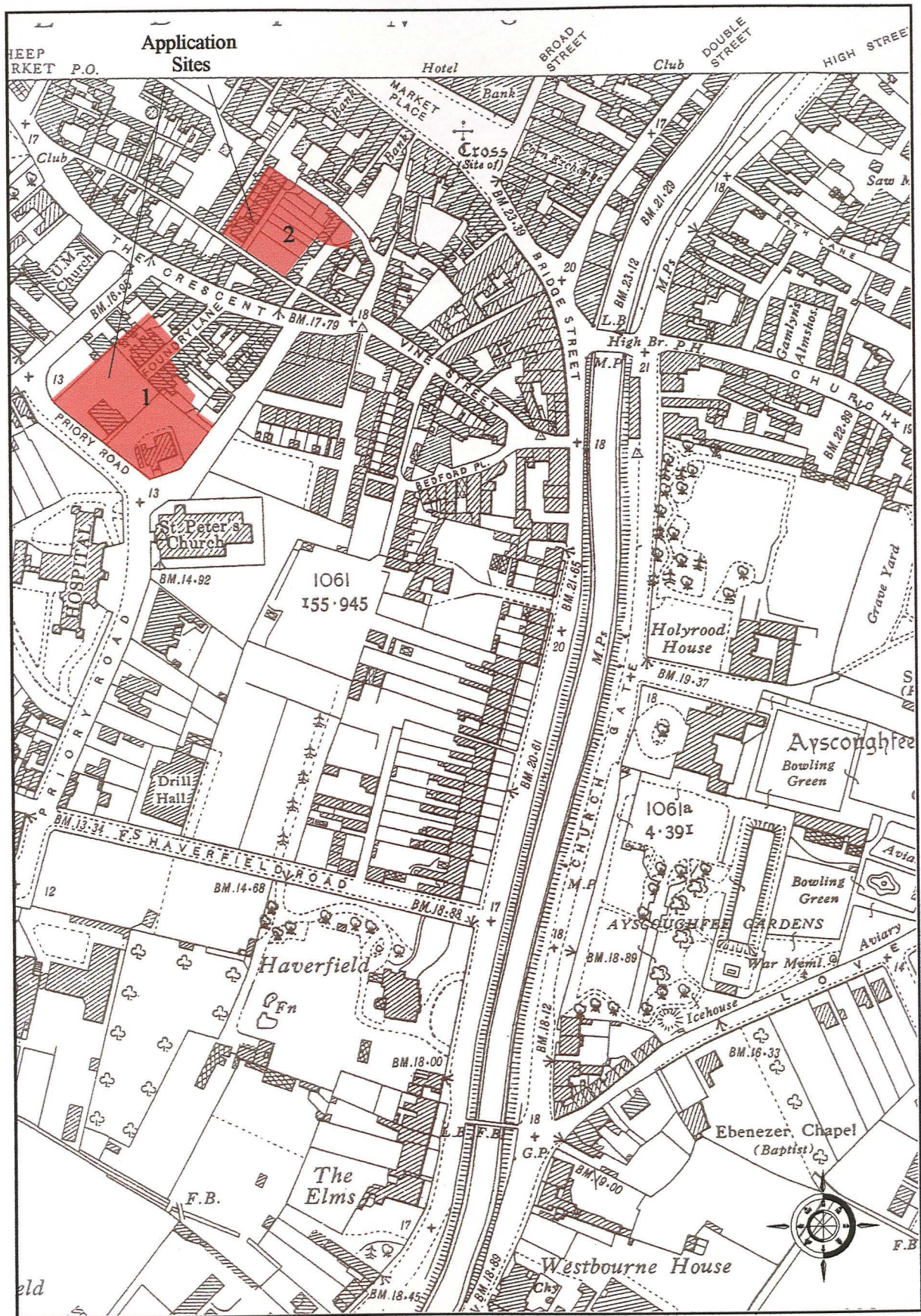


Fig. 12 Spalding, 1929. (Extract from the 1931 Ordnance Survey 1:2,500 map, Sheet 142.2, surveyed 1886-7, revised 1929).

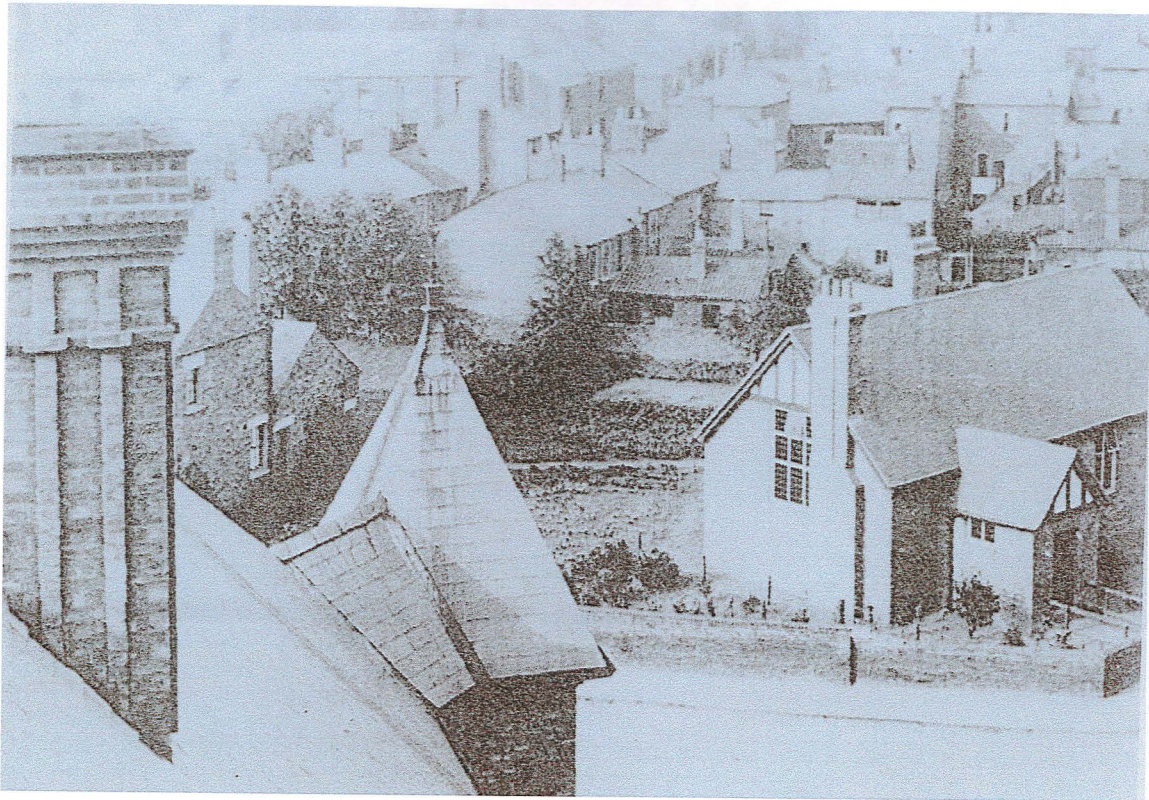
THE PLATES



PI. 1 Depiction of Spalding Priory, as shown on a pre 1445 map of Pinchbeck Fen, NA ref. MPCC17. Reproduced courtesy of The National Archives.



PI. 2 Abbey Path, looking west from Abbey Yard. Application Site 2 lies to the north of this passageway, which is thought to be on the line of a medieval thoroughfare through the priory's outer precinct.



PI. 3 Undated early twentieth century photograph of Church Cote and land to the rear of Foundry Street. Reproduced, with the permission of M. Elsdon, from *Aspects of Spalding*, 1989.



PI. 4 Demolition of properties in Crescent Gardens, 1979 (Spalding Free Press, 27/2/79. Reproduced courtesy of Lincolnshire Free Press).



PI. 5 Land in Application Site 1, at the southern end of Foundry Lane. Looking SW, with the vacated St Peter's Lodge and its garden beyond the shed. The foundations of demolished nineteenth century buildings are visible in the rough car parking area.



PI. 6 South elevation of the former St Peter's Lodge, viewed from Priory Road.



PI. 7 Lawn and borders in the garden of St Peter's Lodge. The lawn is crossed by a ridge running from Foundry Lane to Priory Road. Looking NE.



PI. 8 NE part of Application Site 1, looking NW from Priory Road across the factory premises of Cos. Adams and Sons



PI. 9 The vacated former Church Cote hall at the SE corner of Application Site 1 (looking NW).



PI. 10 Application Site 2, looking west from Draper's Place.



PI. 11 Application Site 2, looking east across Abbey Yard.