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**ARCHAEOLOGICAL AND HISTORICAL
DESK-BASED STUDY OF
BUILDING IN VICTORIA YARD,
SOUTHGATE,
SLEAFORD,
LINCOLNSHIRE
(SSG05)**

Planning Application Nos: N/57/0351/04 and CAC/0315



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ARCHAEOLOGICAL
PROJECT
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Work Undertaken For
HANBECK PROPERTIES LTD

June 2005

Report Compiled by
Gary Taylor BA(Hons) MA

National Grid Reference: TF 0674 4573

ARCHAEOLOGICAL PROJECT SERVICES



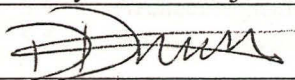
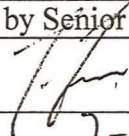
A.P.S. Report No. 106/05



Quality Control

Desk-based Study and
Photographic Recording of
Building to the rear of
20 Southgate,
Sleaford
SSG05

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1. SUMMARY

A programme of desk-based study, supplemented by building recording, was undertaken to examine the history and development of a building in Victoria Yard, off Southgate, Sleaford, Lincolnshire.

Remains of medieval date (c.1066-1500) have been found close by and the site is located within the historic core of Sleaford. The potential for medieval remains occurring on the site would therefore appear to be moderate.

The building appears on late 18th century maps, at which time it was a detached structure to the rear of a property fronting Southgate. Evidence from other premises behind the street frontages nearby would suggest that the studied building was probably used for agricultural or industrial purposes rather than habitation.

During the 19th century the building formed part of the curtilage of the New White Hart Hotel, later the Victoria. At that time it is likely to have been used as storage or for servant accommodation. Examination of the building suggests it is of 18th century origin. During the 19th century a fireplace was installed in an attic room that also had dormer windows. Further alterations in the 20th century involved replacement of the roof that resulted in the removal of the dormers and chimney outlet to the fireplace.

2. INTRODUCTION

2.1 Definition of Desk-Based Assessment

An archaeological desk-based assessment is defined by the Institute of Field Archaeologists (IFA) 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 1999a).

2.2 Definition of Historic Building Recording

Building recording is defined as:

'a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water' (IFA 1999b).

2.3 Planning Background

Archaeological Project Services was commissioned by Hanbeck Properties Ltd to undertake a desk-based assessment of a building at Southgate, Sleaford, Lincolnshire. The site had received Planning and Conservation Area Consents (N/57/0351/04 and CAC/0315) for mixed use redevelopment subject to conditions including the undertaking of building recording prior to demolition of a stone structure at the site. However, a thorough photographic survey of the building had been undertaken and architect's plans of the existing structure had been prepared. Consequently, the North Kesteven Heritage Officer advised that the survey fulfilled much of the building recording condition but requested that a desk-based survey, mainly to involve a map regression exercise, be undertaken to provide information about the history and development of the building. Further photographic survey was carried out during dismantling of the structure on 17th May 2005.

The work was undertaken in accordance with IFA standards and guidelines.

2.4 Site Location

Sleaford is situated 28km south of Lincoln and 18km northeast of Grantham in the administrative district of North Kesteven, Lincolnshire (Fig. 1). The studied building is located behind 20 Southgate (the Victoria Public House), on the west side of the main north-south highway through the centre of the town, at National Grid Reference TF 0674 4573 (Fig. 2).

2.5 Topography and Geology

Sleaford lies in the gentle valley of the River Slea, astride the several branches of the watercourse.

The site lies on an interfluvium of the Slea and one of its branches, the Nine Foot River, which meet about 100m to the east. The site is located on a very gentle slope down to the east at *c.* 14m OD. As an urban area, local soils have not been mapped but are likely to be Newsleaford Series, typically brown calcareous sand, or Aswarby Series brown calcareous earths (George and Robson 1978, 44; 86) These soils are developed on drift deposits of older river sand and gravel that overlies a solid geology of Jurassic Cornbrash (GSGB 1972).

3. AIMS

The purpose of the desk-based study is to obtain information about the known and potential history and archaeological resource of the site. In addition to the above, some minor observation and recording was undertaken during the dismantling of the building.

4. METHODS

The research undertaken in the compilation of this archaeological desk-based study involved the examination of available primary and secondary sources relevant to the building off Southgate, Sleaford and the immediate surrounding area. These sources consisted of:

- Historical documents, held in Lincolnshire Records Office and Sleaford Library
- Enclosure, tithe, parish and other maps and plans, held in Lincolnshire Records Office
- Recent and old Ordnance Survey maps
- North Kesteven SMR
- Photographic sources
- Archaeological books and journals

A full list of the sources is contained within the bibliography.

This research was supplemented by an examination of the site during dismantling of the structure, involving some photographic recording of the building. The results of the archival examinations were committed to a scale plan of the area (Fig. 7).

5. RESULTS

5.1 Historical Data

Sleaford is first recorded in 852 when it was a possession of Medehamstede Abbey at Peterborough (Pawley 1996, 17). Of Old English origin, the place-name means 'the ford over the Sliowa' this being an Old English river name describing muddy waters or water with slimy vegetation (Cameron 1998, 112).

In the Domesday Book of 1086 Sleaford was held by the Bishop of Lincoln and contained a church and numerous mills (Foster and Longley 1976, 52). The present church in the market place is 12th

century and later (Pevsner and Harris 1989, 650). A market was established at Sleaford by the 1130s (Platts 1985, appendix 1). Sleaford Castle was constructed between 1123 and 1139 and although well maintained into the 1530s, by the early 17th century it was ruinous (Pevsner and Harris 1989, 653). A survey of Sleaford in 1682 described the Town Mill near the main bridge on Southgate as in disrepair. Historical research has indicated that this mill, the medieval malt mill, occupied part of the present Riverside Precinct only 40m north of the present investigation site (Pawley 1996, 48-9).

Identification of the address of the building complex was obtained from the Goad plan for Sleaford. This established that the Victoria public house, which provides the frontage of the site, is recorded as number 20 Southgate. A little to the south, beyond the United Reform Church, is the Old White Hart, number 32 Southgate (Goad Plans 1971) This numbering for the Victoria/New White Hart and Old White Hart public houses is identical to those recorded on the 1901 census.

On the 1901 Census, number 20 Southgate, the Victoria Hotel, was occupied by the Bingley family and others. Joseph Bingley, the head of the household, was recorded as a hotel keeper aged 42 and born in Peatling, Leicestershire. His wife, Susan, was the same age and from Caythorpe. They had three children, Frederick aged 9, Muriel 4 and Cecily 2, all born in Sleaford.

Joseph Bingley employed two servants who both lived on the premises. These were Florence Godbehere, barmaid, from Lincoln, and Mary Watson, general domestic servant from Rauceby. Both were 23 years of age and single (RG13/3049).

Ten years earlier, in 1891, the Census

recorded that Henry Nixon, innkeeper, was in occupation of 20 Southgate, together with his family. He was from Folkingham and Anna, his wife, from Silk Willoughby. They were both 65 and had three children still living with them. Elizabeth, 26, was an assistant housekeeper and their son, Henry, aged 22, was a cattle dealer. These two had both been born in Silk Willoughby though the Nixon's younger daughter, Jane, a mother's help aged 20, was born in Kelby. At that time of the survey they had three lodgers. These were: Richard Brownlow, 53, a surveyor from Wootton Dale (North Lincolnshire); Thomas Muxlow, an ostler aged 34 from Sleaford; and John Park, 30, a hawker from Aunsby (RG12/2578/11 fo 49).

Between 1881 and 1891 the Census records that the name of the thoroughfare changed from South Street to Southgate but the house numbering was unaltered, 20 South Street being the New White Hart.

In 1881 the Nixons already occupied the premises. Their female children were all described as scholars and, in addition to Elizabeth and Jane a further daughter, Beatrice then aged 12, was recorded. Their son, Henry, was described as a farmer.

Several boarders were at the property at the time of the census. These included: Charles Heskitt, 30, a gardener from Spalding; Thomas Reeves from 'Ghillingham', a 28 years old railway engineer; Frederick Downes, 31 from Boston, and 19 years old Joseph Custs from Suffolk, both bricklayers; George Fisher from Oadsby, a labourer aged 19; and 28 year old Charles Nocton from Ruskington, an under ostler. The Nixons also had a general servant, 16 years old Jane Steel from Sleaford (RG11/3223/8 fo9).

In the 1871 Census no street numbers are

given but the New White Hart is named. At the time the inn was kept by Harriet Bingham, a widow aged 52 from Horncastle. She was assisted by her son, George Cabourn, 29, born in Boston. A younger son was a gardener. A general domestic servant, Anne Codling, 24, from Balderston in Nottinghamshire lived in. There were also three lodgers, Charles Green, a 19 year old ironmonger from Alconbury, Isaac Hallam, 25, a labourer from Anwick, and Henry Bell or Ball, a wheelwright aged 30 (RG10/3350/123 fo 8).

The 1861 Census does not clearly identify the hotel/inn by name or number. However, such an establishment is recorded in approximately the correct area of South Street. This was kept by Louisa Ingle, 42 from Osbournby. Her 78 years old mother, Mary Jackson from Wilsford, was described as the former innkeeper. Louisa had two children, George, 14, and 10 year old Charlotte, both scholars born in Sleaford. John Alford, a 45 years old lawyer from Toft, was lodging at the premises. There were also two servants. Charles Hicks, 42, from Lincoln was a manservant and 20 years old Ann Wright from Rowston was a maidservant (RG9/2343).

The New White Hart was recorded in a trade directory for 1856 when the proprietor was George Ingle (White 1856, 441). This surname appears to confirm that the 1861 Census returns described above relate to the New White Hart.

The property is not identifiable in the earlier Census returns for 1841 and 1851 (HO107/622 and HO107/2100).

Thus, to summarise, the property, 20 Southgate, Sleaford, functioned as an inn or hotel since at least 1856. Many of the principal occupants of the property over the period 1861-1901 were relatively local, from the Sleaford region of Lincolnshire, though a few of the boarders

came from further afield, including Nottinghamshire and Suffolk. Although not established, it would seem likely that the main innkeepers' families, and the lodgers/boarders, occupied the street frontage sections of the property, the inn itself, with the rear structures, including the examined building, housing the servants or used for storage.

5.2 Cartographic Data

The site lies near the centre of Sleaford. Appropriate maps of the vicinity were examined.

The earliest detailed plan of the area is '*Sleaford Town*', undated but believed to be about 1770 (LRO 2 Cragg 2/2/65). This shows a building is the same position as the structure that is the subject of this study. This building was in contact with the western boundary of a property owned by Elizabeth Darwin (Fig. 3).

Dating from 1796, Taylor's plan of New Sleaford and Holdingham records a similar arrangement to this part of the town (LRO 3 Cragg 1/34). This map shows the building, still detached, lying against the property boundary (Fig. 4).

The first edition Ordnance Survey plan of 1889, scale 50" to 1 mile, shows the proposed development area in detail (Fig. 5). This map records the building as the largest in a row of structures to the rear of the New White Hart public house. Lying on the north side of a yard that extended southward behind the Congregational Chapel, the studied building was the most westerly in a row of six connected structures and had an enclosed yard on its western side.

Dating from 1905, the second edition 25" Ordnance Survey map is very similar to the first edition, though a gap at the eastern end of the row of buildings had been infilled to provide a continuous row from the rear of the public house (Fig. 6).

This arrangement remained until 1976 (Fig. 2) and the present day.

5.3 Photographic Data

As the site lay within the developed town it was not expected that investigation of aerial photographs would reveal any specific archaeological information and detailed examinations of these was not carried out. A recent oblique aerial photograph of Sleaford town centre shows the location of the building but no archaeological or historic remains are evident at the site (Start 1993, 115).

No historic photographs of the building

have been identified. This may be due to the building lying off the street frontage and not being the subject of photographs.

5.4 Archaeological Data

Records of archaeological sites and finds within the assessment area are held by the North Kesteven Heritage Officer. Other, secondary sources were also examined. Details of archaeological and historical remains falling within *c.* 100m of the proposed development area are collated in Table 1 and located on Figure 7.

Table 1 Details of Archaeological Sites and Finds within a 100m radius of the proposed development

Map Ref.	SMR Ref.	Description	National Grid Reference
1	NK57.15	Medieval/post-medieval Cistercian ware jug and six 'glasses', found at Boots	TF 0686 4564
2	NK57.47	Post-medieval Hurn Mill, watermill on River Sleas	TF 0670 4580
3	NK57.82	Medieval? dressed masonry and stone building foundations beneath walls of present building (Legionnaire's Club)	TF 0675 4582
4	NK57.95	Post-medieval Malt Mill or Town Mill, water mill on River Sleas. In existence until construction of Riverside Precinct in 1970s	TF 0675 4578
5	NK57.129	Evaluation found remains of 19 th industrial complex, 1 piece of 17 th -18 th century pottery	TF 06700 45656
6	-	10-12 Southgate, 18 th century Grade II Listed building	TF 0677 4578
7	-	26 Southgate, early 19 th century Grade II Listed building	TF 0677 4570
8	-	28-30 Southgate, early-mid 19 th century Grade II Listed building	TF 0681 4571
9	-	32 Southgate (White Hart Hotel), early-mid 19 th century Grade II Listed building incorporating datestone of 1691	TF 0682 4569
10	-	34 Southgate, early-mid 19 th century Grade II Listed building	TF 0682 4568
11	-	United Reform Chapel, built 1868	TF 0678 4573
12	-	Building recording, 28 Southgate; mid 19 th century storage and accommodation structures associated with shops used as chemists/druggists and boot/shoe sellers in 19 th century	TF 0677 4569

Medieval Archaeology

Cistercian ware pottery, described as medieval though the type is first seen

about 1450 and is most common in the 16th century (that is, the early post-medieval period), has been found on the

east side of Southgate, at Boots Chemists. Along with the Cistercian ware were several glasses of unspecified date (Fig. 7, no. 1).

The general street pattern of Sleaford, including the main thoroughfare formed by Southgate and Northgate, is of medieval origin.

Foundations of a stone building of probable medieval date were identified at the junction of Southgate and Westgate (Fig. 7, no. 3).

Post-Medieval Archaeology

Although described as medieval, the Cistercian ware pottery and associated glasses found at Boots Chemists are probably early post-medieval (see above).

Most of the post-medieval remains at Sleaford are represented by the building stock. Near to the investigated building, elsewhere on the west side of Southgate, are several listed buildings. Numbers 26, 28, 30 and 34 Southgate are all early-mid 19th century brick shops that are Listed Grade II (Fig. 7, nos. 7, 8 and 10). Also of early-middle 19th century date and in brick is the White Hart Hotel, number 32 Southgate (Fig. 7, no. 9). Listed Grade II, this has a moulded stone plaque dated 1691 over the coach arch (DoE 1974, 40-1). Of 18th century date with 19th century and later alterations are 10 and 12 Southgate (Fig. 7, no. 6), Listed Grade II (*ibid.*, 39).

At the direct street frontage of the site is the United Reformed Chapel (Fig. 7, no. 11), built in 1868 by the architects Habershon and Pite (Pevsner and Harris 1989, 653)

An archaeological trial trench investigation, carried out at Jermyn Street, just to the south of the present investigation area, revealed remains of late

post-medieval industrial structures (Fig. 7, no. 5). These included walls and debris from a saw mill and a flour mill that formerly occupied the site and which are shown on early maps of the area. No artefacts earlier than the 17th-18th century were recovered but undated peat deposits were revealed beneath the industrial remains (Network Archaeology Ltd 2001, 9).

Outbuildings to the rear of 28 Southgate were subject to a programme of building recording and research into their social history (Fig. 7, no. 12). This established that the buildings were of mid 19th century origin, though much altered subsequently. They were associated with a chemists/druggists and a boot/shoe seller's that were located at the street frontage and had been used for storage and as accommodation of the servants and apprentices of the shop proprietors (Hall 2004, 1).

5.5 Building Recording

The building has previously been the subject of a photographic record made by the architect. Further photographic recording was undertaken by an archaeologist during dismantling of the building on the 17th May 2005. The results are shown on Plates 1-8.

The building is one storey with roof space and is of coursed limestone rubble (Plate 1) with raised gables and a corrugated roof. There is a modern breeze block porch in the middle of the southern elevation (Plate 2). There are two windows, one either side of the porch. Both windows have timber lintels and brick surrounds, the latter indicating this is replacement glazing of 20th century date. The western gable is of late 19th or 20th century machine-made brick and contains a sash window with a brick gauged arch. This arch is wider than the existing window and

straight joins in the brickwork indicate the opening was narrowed and partially filled in when the present glazing was installed (Plate 3; Steven Dunn Architects Ltd 2005).

Examination of the roof space after removal of the cladding revealed that the wooden trusses were of tie beam and collar form, the collars distinctly curved (Plate 4). Many of the timbers are fixed together with timber pegs (Plate 5). Breaks and changes of line in the purlins suggest that the roof may have previously had dormer windows (Plates 6 and 7). Additionally, the upper part of the eastern gables, in brick, contains a small fireplace (Plate 8). There is no obvious chimney outlet for this however.

6. OVERVIEW

No direct evidence for occupation of the site before the post-medieval period has been identified. However, it is likely that the site was in an area of settlement during the medieval period, perhaps functioning as rear garden areas to properties fronting the main thoroughfare, Southgate.

Evidence of post-medieval use and occupation of the site and its immediate environs is plentiful and cartographic evidence records the studied building from the late 18th century. At that time the building was a detached structure within a property with further buildings on the street frontage. It would seem likely that this rear of the property location signifies the building was not used as a habitation but served an agricultural or industrial/craft function. Support for this suggestion is obtained from later, 19th century, archaeological and cartographic evidence for the immediate vicinity that has identified buildings with industrial functions behind street frontage domestic and mercantile structures.

Examination of the building indicates it is probably of 18th century date with 19th and 20th century alterations. In the 19th century a small fireplace was installed in the roof space, which probably was then used as a domestic area. It is likely that this upper part of the building received natural illumination from dormer windows.

During the 19th century the building was associated with an inn or hotel, the New White Hart, later the Victoria Hotel. Documentary evidence suggests it was perhaps used as servant accommodation or storage associated with the inn.

Cartographic data indicates that although the building was, in the late 18th century, a detached free-standing structure, by the late 19th century further buildings had been added to it to make a row. At some point in the later 19th or 20th century the building was re-roofed, removing the dormer windows and chimney outlet to the fireplace.

7. CONCLUSIONS

A desk-based study of a building to the rear of 20 Southgate, Sleaford, Lincolnshire, was undertaken in order to establish the history and archaeological context of the site.

Artefacts and structural remains of late medieval date have been found close by and the street pattern, including adjacent Southgate, was probably established in the medieval period. The examined building probably occupies the rear of a street frontage plot of medieval origin, although the building itself was constructed in the post-medieval period.

The areas off the street frontage, as with the examined building, appear to have functioned for industrial purposes in the post-medieval period. Watermills were

located on the River Sleas, and sawmills, warehouses and accommodation for servants and apprentices lay to the rear of the street front buildings. Cartographic evidence indicates the examined building was in existence in the late 18th century. Examination of the building confirms an 18th century date for its origin and identified alteration to it in the 19th and 20th centuries.

8. ACKNOWLEDGEMENTS

Archaeological Project Services would like to acknowledge the assistance of Mr D. L. Baker of Hanbeck Properties Ltd who commissioned this work. Thanks are also due to Steven Dunn Architects Ltd. The work was coordinated by Gary Taylor and this report was edited by Denise Drury and Tom Lane. Jo Hambly, the North Kesteven Heritage Officer, kindly provided access to the parish records maintained by the Heritage Trust of Lincolnshire. Thanks are also due to the staff of the Lincolnshire Archive and Sleaford Library.

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10. ABBREVIATIONS

APS	Archaeological Project Services
DoE	Department of the Environment
IFA	Institute of Field Archaeologists
LRO	Lincolnshire Record Office
OD	Ordnance Datum (height above sea level)

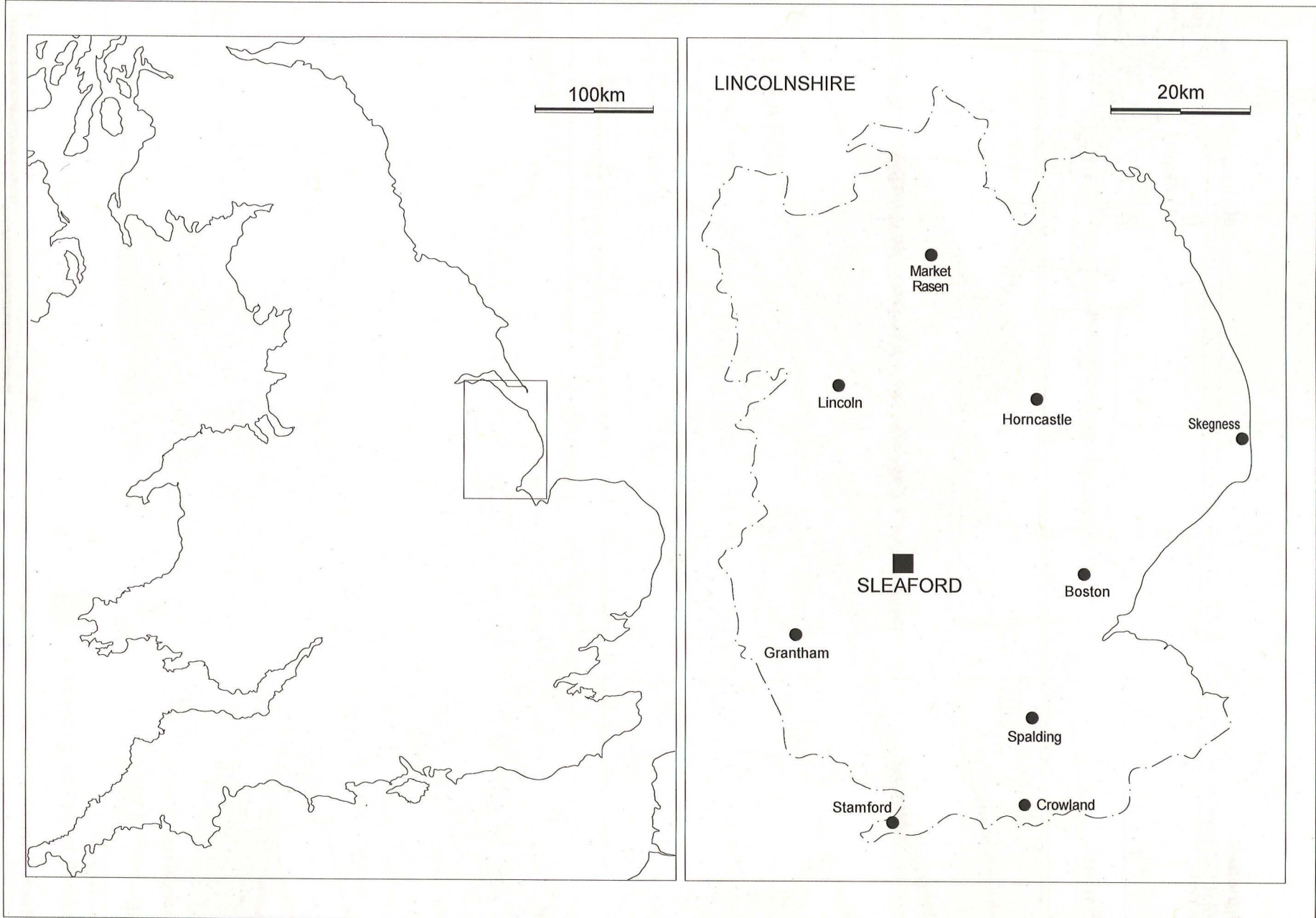


Figure 1: General Location Plan




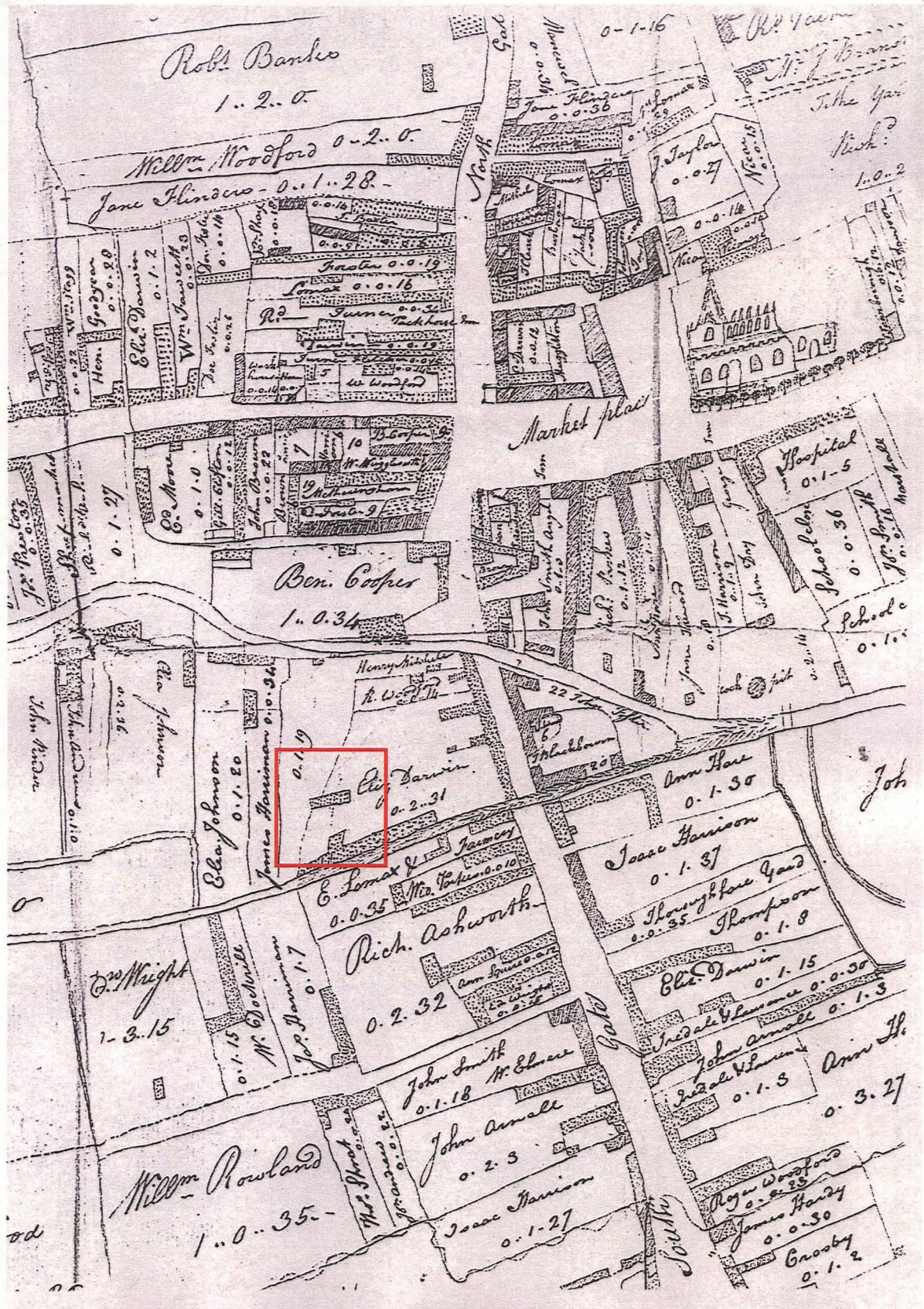
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Project Name: Victoria Yard, Southgate, Sleaford SSG05	
Drawn by: MD	Report No: 106/05

Figure 2 Site Location Map



The Site, showing the examined building



Archaeological Project Services

Project Name: Sleaford, Southgate SSG05

Not To Scale

Drawn by: MD

Report No: 106/05

Figure 3 Extract from undated (c. 1770) Plan of Sleaford, showing site location



The Site, showing the examined building



Archaeological Project Services

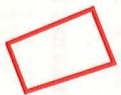
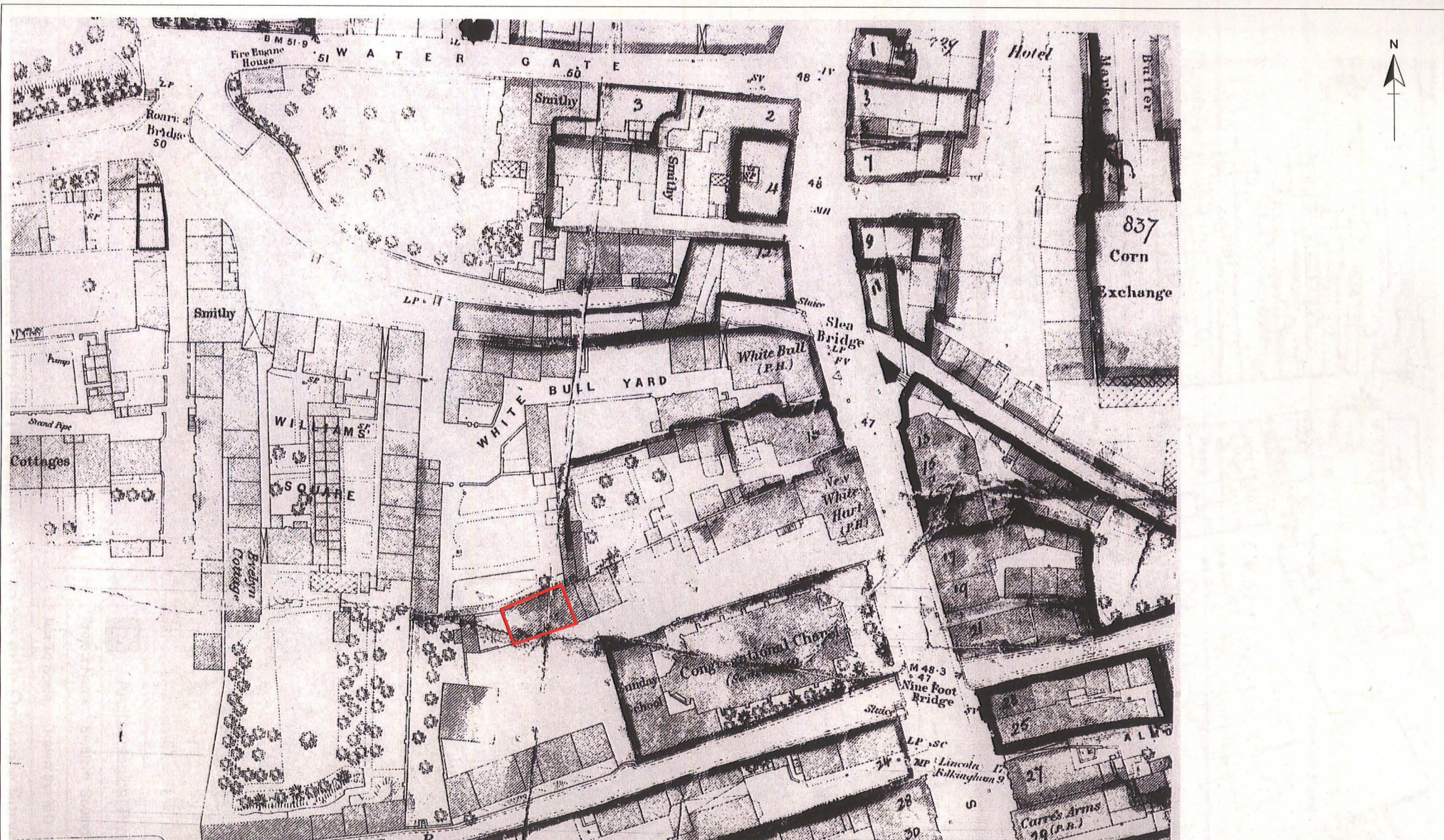
Project Name: Sleaford, Southgate SSG05

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Drawn by: MD

Report No: 106/05

Figure 4 Extract from Taylor's 1796 Plan, showing site location



THE SITE



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Drawn by: MD

Report No: 106/05

Figure 5 Extract from the 1889 edition 50" to the mile Ordnance Survey Plan



 THE SITE



Archaeological Project Services

Project Name: Sleaford, Southgate SSG05

Not To Scale

Drawn by: MD

Report No: 106/05

Figure 6 Extract from the 1905 edition 25" to the mile Ordnance Survey Plan



457

067



- Investigated building
- Archaeological site or find

Archaeological Project Services		
Project Name: Victoria Yard, Southgate, Sleaford SSG05		
Scale 1:3000	Drawn by: MD	Report No: 106/05

Figure 7 Map showing Archaeological and Historical setting of the site



Plate 1
General Site View, showing building with removed roofing, looking northwest



Plate 2
General Site View, showing building with removed roofing, looking north



Plate 3
Interior of attic, showing partially blocked
window, looking west



Plate 4
Detailed view of roof trusses, looking east



Plate 5
Detailed view of pegging of roof timbers, looking northeast

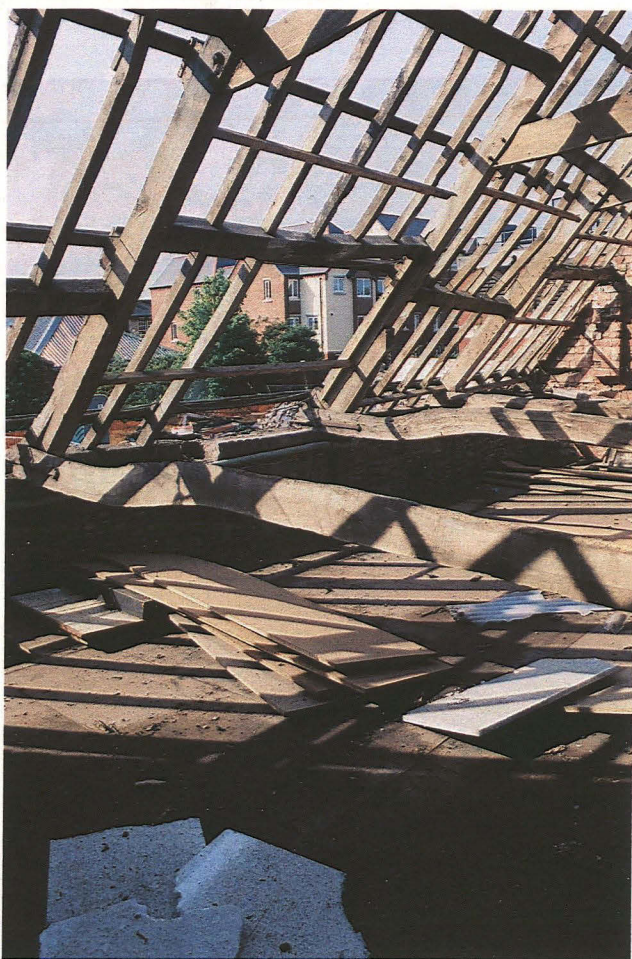


Plate 6
Details of variations in roof timbering
indicating possible former location of
dormer windows, looking southwest



Plate 7
Detail in variations in roof timbering indicating possible former location of dormer window, looking northeast



Plate 8
Detail of fireplace, looking east

Appendix 1

GLOSSARY

Collar	Transverse horizontal timber connecting pairs of rafters above their feet and below the apex of the roof.
Domesday Book	A survey of property ownership in England compiled on the instruction of William I for taxation purposes in 1086 AD.
Drift	Materials (eg, clays, silts, gravels, <i>etc.</i>) deposited by the combined action of rivers and glaciers, or from streams from glacial ice.
Gauged arch	Flat arch with a slightly cambered underside, often made of brick rubbers.
Medieval	The Middle Ages, dating from approximately AD 1066-1500.
Old English	The language used by the Saxon (<i>q.v.</i>) occupants of Britain.
Peg	Tree-nail (wooden pin) used to fix a joint.
Post-medieval	The period following the Middle Ages, dating from approximately AD 1500-1800.
Purlin	Longitudinal timber giving support to the rafters of a roof.
Raised gable	A gable that rises above the roof line.
Sash	Rebated window frame fitted with one or more panes of glass that can be moved by sliding in grooves.
Saxon	Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany.
Tie beam	Main transverse beam in a roof truss connecting the feet of the principal rafter and preventing the spreading of the two sides of a sloping roof.

Appendix 2

List of Sources Consulted

North Kesteven parish files, parish of Sleaford

Lincolnshire Archives: Cartographic Sources, Secondary Sources (book and journals)

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

Lincoln Central Reference Library

Heritage Trust of Lincolnshire Library

Sleaford Library, Local Studies Section

Ordnance Survey Maps 1889, 1905, 1976