

**M & M ARCHAEOLOGICAL SERVICES**

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DESK-BASED ASSESSEMENT FOR LAND OFF CHURCHGATE, SPALDING,  
LINCOLNSHIRE



PLANNING APPLICATION : PRE-PLANNING

NGR: TF 24881 22460  
August 2006

COMMISSIONED BY:

**DGM PROPERTIES LTD.**  
43 Double Street,  
Spalding  
PE11 2AA

PREPARED BY

**M & M ARCHAEOLOGICAL SERVICES**

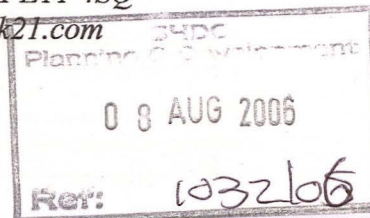
NO EVENT

NEGATIVE

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Site Code: CGRS06

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43 Double Street,  
Spalding  
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*sent by SHDC  
acknowledged receipt of report  
to MGriffiths 20/8/06  
Jan Wall*

PREPARED BY

**M & M ARCHAEOLOGICAL SERVICES**

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## SUMMARY

1.1 DGM Properties Ltd. of Spalding is proposing to develop 0.25ha of commercial adjacent to Churchgate and The Vista in Spalding. Prior to applying for planning consent, DGM Properties Ltd. have commissioned a pre-planning archaeological investigation of the site, in the form of a desk based assessment.

1.2 The assessment has established that the site lies in an area of archaeological and historical interest. Archaeological remains dating from the Mesolithic period and later have been recorded close to the site. The site also surrounded by a number of upstanding listed buildings which date from the 13<sup>th</sup>--19<sup>th</sup> centuries. Cartographic evidence suggests that the site was once occupied by an Inn on the sites frontage during the 19<sup>th</sup> century and possibly earlier.

1.3 The desk based assessment has established that the site lies in an area of archaeological potential. Given the extent of recorded remains close by, it is considered that the potential for prehistoric and Roman remains to exist on the site is low-medium. The potential for medieval and later remains to be encountered is considered to be medium-high.

## 2.0 SITE LOCATION & DESCRIPTION

2.1 The site is located on the eastern side of Spalding at the junction of Churchgate and The Vista (see Figure 1). The development area is centred on NGR TF 24881 22460 and lies at an approximate height of 5.8m AOD. The site is currently a public house known as the Bull & Monkey and its car park. The site lies at the same level as the pavement, adjacent properties and road on the western side and slopes downwards towards the church. On the other side of the Vista, the road is some 1m higher than the frontages. It covers an area of 0.25ha. Surface soils at the site are The underlying drift geology is Terrington Beds typified by younger marine alluvium (Romano-British to present day), salt marsh, tidal creek and river deposits (sandy silt, sand and clay) (BGS 1995 – Spalding Sheet 144 1:50,000).

## 3.0 PLANNING BACKGROUND

3.1 DGM Properties Ltd. are seeking to develop approximately 0.25ha of commercial land off Churchgate, Spalding. M&M Archaeological Services have been commissioned to prepare a desk based assessment prior to the submission of a planning application. It is expected that this will form the first phase of non-intrusive work and that further works may be required by the Local Planning Authority.

## 4.0 METHODOLOGY

4.1 The desk based assessment has been prepared in accordance with current best archaeological practices and the appropriate national standards and guidance including:

Management of Archaeological Projects (English Heritage 1991);  
Code of Conduct (Institute of Field Archaeologists 1999);  
Standard and Guidance for Archaeological Desk based Assessments (IFA 1994, revised 2001);  
Lincolnshire Archaeological Handbook (LCC 1998).

4.2 The assessment was undertaken by Martin Griffiths BA(Hons), PgDip in July 2006. The cartographic research was undertaken at the Lincolnshire Archives and the client provided copies of Ordnance Survey maps. The historical research was undertaken at Spalding Library. The archaeological and listed building information for a radius of up to 500m around the site was kindly supplied by Edward Lewis, Built Environment Assistant (Records), Lincolnshire County Council.

## 5.0 ARCHAEOLOGICAL BACKGROUND

5.1 The earliest archaeological remains identified close to the site are prehistoric in date. There are no Scheduled Ancient Monuments within 500m of the site. The earliest remains comprise a Mesolithic microlith recorded during a watching brief in 1998 at St. Marys & St. Nicholas Church (HER 23797).

5.2 Roman artefacts have been recorded from within the search area. These include Roman pottery from Harrington House located 0.25km to the north (HER 20238) and 0.5km to the southeast, at a depth of 3ft (HER 22357). Roman coins have been recorded 80m to the northwest at High Bridge (HER 23607) and Double Street 150m away (HER 23611). A female bust, thought to be Roman has been recorded 250 to the west during repair of foundations at the Gentlemans Society (HER 23610).

5.3 The High Bridge to the north of the site, across the River Welland is thought to date from the medieval period (HER 23608). Stone foundations are thought to have been laid down in the medieval period. The later 17<sup>th</sup> century bridge was constructed of wood. The bridge that stand today dates from 1838.

5.4 To the east of the site, the 13<sup>th</sup> century church of St. Mary & St. Nicholas is thought to be constructed over the earlier St. Thomas mortuary chapel (HER 23609).

5.5 150m to the northwest, human burial remains have been recorded at 18-19 Bridge Street (HER 22348). An evaluation in 2000 recorded 12<sup>th</sup>-13<sup>th</sup> century burials along with evidence of a possible smithy (HER 23667). The human remains are thought to be representative of the remains of Spalding Priory (HER 22355) which was founded in 1052 as a dependency of the Benedictine Abbey of Crowland. In 1074 it was re-founded as a cell of St. Nicholas Abbey, Angers.

5.6 The Priors Oven (HER 22362) is an extant building dating from 1230 to the west of the site. In the 19th century it served as a blacksmith but was formerly part of the priory, and it said to have been a lock up for the monks. Further buildings related to the abbey are represented by the Abbey cottages further to the west (HER 22363).

5.7 A grange of Spalding Priory has been recorded as a site of Halmer Grange (HER 22378 – not shown on Figure 2) 500m to the east. Its first reference is in 1253-74. Although the accounts of the Grange have not survived, there is a survey providing much information which dates some time after 1294.

- 5.8 The Church of Holy Cross, which was in ruins by 1284, is thought to have probably stood near the Town Hall. A stone coffin containing skeleton and a second skeleton was discovered 4 ft down sinking a well near the site (HER 22354).
- 5.9 On the eastern side of the Market Place is the recorded location of the Market Cross (HER 22361). It is recorded on Grundys map of 1732 but is absent from Armstrongs map of 1779. The location of the cross is not known.
- 5.10 250m to the north west, on Market Place, the White Hart Hotel dates from the 15<sup>th</sup> century (HER 23568). Dendrochronology sampling has given a date of 1477-8. An archaeological trial trench revealed deposits of similar date.
- 5.11 Approximately 55m, to the south of the site, the HER records the demolished medieval Holyrood House (HER 22391). Medieval timbers were uncovered during demolition in 1958, and has been described as a main building looking out onto the Welland with two wings north and south. It has a Guildhall at the northern end and an 18<sup>th</sup> century addition with staircase at the southern end.
- 5.12 Off Church Street, 150m to the northeast, a trial trench evaluation recorded a large possible 14-15<sup>th</sup> century boundary ditch containing domestic debris including pottery, slag, hammerscale etc. (HER 23602). Further evaluation 100m to the west of the site recorded similar deposits along with possible structures (HER 23602k). Post-medieval remains were also recorded during these evaluations (HER 23604). Approximately 270m to the northeast, a large medieval pit was recorded during a watching brief off Holland Road along with the footings of a 19<sup>th</sup> century barn (HER 23850, 23851, 23852).
- 5.13 Off Westlode Street and Double Street, evaluation has recorded flood deposits along with medieval pottery which indicates the periphery of medieval settlement (HER 23930 – not shown on Figure 2).
- 5.14 Post-medieval remains have been recorded to the west of the site and include the demolished remains of St. Peters Church (HER 23617). The church was built in 1876 and demolished in 1968.
- 5.15 Documentary evidence suggests the presence of Bergry or Berquery House (HER 23253) which is thought to have been built from the remains of the priory.
- 5.16 The General Baptist chapel and Sunday School on Swan Street (HER 23956 – not shown on Figure 2) dates from in 1828 and was enlarged in 1842 and 1855. Further changes have been made in the mid twentieth century onwards. The Baptists first appeared in Spalding in the mid seventeenth century and the first General Baptist meeting house on this site was built in 1689-91. However, it was destroyed in a town fire in 1715 and replaced. By 1811 it had been replaced again.
- 5.17 Church Cote Village Hall (HER 23958 – not shown on Figure 2) was opened in October 1897 and was designed by Austin and Paley (Architects) of Lancaster. It replaced an earlier foundry building. The site was the gift of Sisters Eva and

Ellen, and was intended to act as a parish room and hall for organisations associated with churches in the town. At sometime in the 1960s the building was incorporated into a sausage and pie manufacturing business.

- 5.18 Further structural remains include a post-medieval icehouse has been recorded at Ayscoughfee Hall (HER 20257). A brick culvert has been recorded 500m away at Westlode Street (HER 22381 – not shown on Figure 2).
- 5.19 Modern remains are represented by an air raid shelter adjacent to 21 Priory Road (HER 23708 – not shown on Figure 2) recorded during an evaluation. One sherd of medieval pottery was also found (HER 23709) along with post-medieval material (HER 23710). An undated wall was recorded during a watching brief off Vine Street (HER 23728). At 78 Stonegate, an undated ditch has been recorded 0.5km away (HER 23936 – not shown on Figure 2).

## 6.0 HISTORICAL BACKGROUND

- 6.1 The earliest written reference to Spalding occurs in a charter to the monks of Crowland by King Ethelbeard in AD 716 (Symonds 1988, Ekwall 1998). It is thought that the name Spalding originates from Old English and means a narrow opening or slit (referring to a topographical (Ekwall 1998).
- 6.2 At the time of the Domesday Survey in 1086, Spalding located in the Wappentake of Elloe, is recorded being a large prosperous settlement with a market, saltpans, a wood of alders and ten fisheries, one which yielded 1500 eels. By 1089 approximately 116 families lived there (Foster & Longley 1976).
- 6.3 The importance of Spalding continued through its river access and by the early fourteenth century had grown to become one of the wealthiest settlements in the Lincolnshire Fens. It served the surrounding inland towns of Stamford and Bourne. However, as Bicker Haven gradually silted up during the fifteenth and sixteenth centuries, the importance of Spalding as a port declined.
- 6.4 During the seventeenth and eighteenth century Spalding was still an important centre, as it was located on the lowest bridging point of the Welland. The new found wealth is also apparent in some of the large houses built at this time, most of which are now listed buildings.
- 6.5 The river was still navigable to Stamford and Spalding became a centre for river traffic between the fens of south Lincolnshire, and the uplands to the west. The river Westlode was also an important feature and was used to import corn from surrounding villages. For this reason the Welland also had to be maintained and in 1743 the river was canalised and deepened by John Grundy.
- 6.6 The population in 1801 was 3296 and by 1851, this had more than doubled to 8829. By 1901, the growth has slowed down and the population of Spalding was recorded as 9381 (Page 1906).
- 6.7 By the mid 19<sup>th</sup> century, Spalding is recorded as being the most flourishing market town in Elloe, and is the chief seat of law. Every Tuesday a market was held and it was said to be the largest market in the county for cattle, sheep and corn. There

were also five annual fairs, and two statutes for hiring of servants held on Old May Day and Martinmass (Page 1906).

## 7.0 LISTED BUILDINGS

7.1 Within a 500m radius of the site, there are 189 listed buildings comprising Grade I (one), II\* (27) and Grade II listed buildings. Given the number of listed buildings, only those which are deemed relevant to the site in terms of proximity and setting, are discussed. Namely those properties on Church Street, Churchgate and London Road.

7.2 Located 50m to the east of the site only one Grade I listed building is within the search area, which is the Parish Church of St. Marys and St. Nicholas (HER 22383). The church was built by Prior William de Littleport in c. 1284 on the site of a Norman chapel. It has 14<sup>th</sup> & 15<sup>th</sup> century accretions and was restored and additions made by Sir G. Scott in 1865-7. The church forms a group with a wall, gateway and the 18<sup>th</sup> century Beech House.

7.3 To the immediate north of the site is the Grade II listed Ye Olde White Horse public house and outbuildings (No2. Churchgate). This painted brick thatched roofed pub dates from the early 17<sup>th</sup> century and forms a group with , Nos 3 & 4, Isobels Pantry (now a Chinese restaurant). To the south of the site is the Grade II\* listed Ayscoughfee Hall and gardens (HER 22359, 22360), which also contain a Grade II listed war memorial. Ayscoughfee Hall dates from 1429 built by Sir Richard Aldwyn, of which only the tower survives. The frontage was given a Gothic treatment in 1792 and Tudor alterations by William Todd in 1845. Pevsner records the re-use of mediaeval stained glass. The gardens are an English Heritage Registered Park and Garden. The listed war memorial dates from 1925 and was designed by Sir Edwin Lutyens.

7.4 Further to the south of the site on Churchgate are a number of 18<sup>th</sup> century red brick built properties which are Grade II listed (Nods 12-15).

7.5 Along Church Street to the north, are number of Grade II and Grade II\* listed properties. For ease these are summarised in the table below:

REFERENCE	LOCATION	DATE	GRADE
421.042	NO 14 CHURCH STREET		2
421.044	NO 1 GAMLYN'S ALMSHOUSE		2
421.045	NO 2 GAMLYN'S ALMSHOUSE		2
421.046	NO 3 GAMLYN'S ALMSHOUSE		2
421.047	NO 4 GAMLYN'S ALMSHOUSE		2
421.048	NO 5 GAMLYN'S ALMSHOUSE		2
421.049	NO 6 GAMLYN'S ALMSHOUSE		2
421.050	NO 7 GAMLYN'S ALMSHOUSE		2
421.051	NO 8 GAMLYN'S ALMSHOUSE		2
421.052	NO 9 GAMLYN'S ALMSHOUSE		2
421.053	NO 10 GAMLYN'S ALMSHOUSE		2
421.054	NO 11 GAMLYN'S ALMSHOUSE		2
421.055	NO 12 GAMLYN'S ALMSHOUSE		2



DESK-BASED ASSESSEMENT OF LAND  
AT CHURCHGATE, SPALDING

REFERENCE	LOCATION	DATE	GRADE
421.056	NO 13 GAMLYN'S ALMSHOUSE		2
421.057	NO 14 GAMLYN'S ALMSHOUSE		2
421.058	NO 15 GAMLYN'S ALMSHOUSE		2
421.059	NO 16 GAMLYN'S ALMSHOUSE		2
421.060	GAMLYN'S ALMSHOUSES – FOUNDED 1501 (HER 23211)	19 <sup>th</sup> c	2
421.061	NO 3 CHURCH STREET - WISTERIA LODGE	1792	2*
421.062	FORMER STABLES TO NO 3 CHURCH STREET	Late 18 <sup>th</sup> c	2
421.063	NO 4 CHURCH STREET - THE MASTER'S LODGE	Early 18 <sup>th</sup> c	2*
421.064	GARDEN WALL TO THE SOUTH OF NO 4 CHURCH STREET	18 <sup>th</sup> c	2*
421.065	NO 5 CHURCH STREET	Early 18 <sup>th</sup> c	2
421.066	NO 6 CHURCH STREET	Late 18 <sup>th</sup> c	2
421.067	NO 7 CHURCH STREET	Late 18 <sup>th</sup> c	2
421.068	NO 8 CHURCH STREET - THE VICARAGE	19 <sup>th</sup> c	2*
421.069	PARISH CHURCH OF ST MARY AND ST NICHOLAS	13 <sup>th</sup> c	2
421.070	WALL TO THE PARISH CHURCH OF ST MARY AND ST NICHOLAS		2
421.071	GATEWAY TO THE PARISH CHURCH OF ST MARY AND ST NICHOLAS		2
421.072	NO 9 CHURCH STREET - BEECH HOUSE	Mid 18 <sup>th</sup> c	2
421.073	NO 9A CHURCH STREET - BEECH HOUSE	Mid 18 <sup>th</sup> c	2
421.074	NO 9B CHURCH STREET - BEECH HOUSE	Mid 18 <sup>th</sup> c	2
421.075	NO 17 CHURCH STREET	Early 19 <sup>th</sup> c	2
421.076	NO 20 CHURCH STREET	Late 18 <sup>th</sup> c	2
421.077	NO 21 CHURCH STREET	Late 18 <sup>th</sup> c	2
421.078	REAR WING TO YE OLDE WHITE HORSE PUBLIC HOUSE		2

7.6 Along the northern end of London Road on the opposite side of the River Welland, a number of brick built properties are Grade II listed. These constitute early 19<sup>th</sup> century buildings No.s 2-7, 18-19, mid 18<sup>th</sup> century buildings 8-9 & 11-14, late 18<sup>th</sup> century buildings 17, 31-34 as well as late 18<sup>th</sup> century buildings of No.s 15-16 Upper Welland Terrace. Nos 20-29 Welland Terrace are Grade II\* listed and date from the 18<sup>th</sup> century.

7.7 On the opposite side of the road, a type K6 telephone kiosk is Grade II listed. It dates from 1935 and was designed by Sir Giles Gilbert Scott.

## 8.0 CARTOGRAPHIC EVIDENCE

The earliest maps consulted were Grundys map of 1732 and Armstrongs plan of Spalding 1779.

8.1 The following Ordnance Survey maps were consulted:

- OS 1<sup>st</sup> Edition 1889 Sheets 134.14 & 142.02 1:2500
- OS 1<sup>st</sup> Edition 1889 Sheets 134SW & 142NW 1: 10560
- OS 2<sup>nd</sup> Edition 1904 Sheets 134.14 & 142.02 1:2500
- OS 2<sup>nd</sup> Edition 1906 Sheets 134SW & 142NW 1: 10560
- OS County Series 1931-32 Sheets 134.14 & 142.02 1:2500
- OS County Series 1932 Sheets 134SW & 142NW 1:10560
- OS County Series 1938-1951 Sheets 134SW & 142NW 1:10560
- OS County Series 1958-1959 TF22SE & TF22SW 1:10560
- OS County Series 1968 Sheet TF22SE 1:10560
- OS County Series 1968 Sheets TF2422 & 2522 1:2500
- OS County Series 1971 TF22SE & TF22SW 1:10000
- OS County Series 1974 Sheets TF2422 & 2522 1:2500
- OS County Series 1982 TF22SW 1:10000
- OS County Series 1989-1992 TF22SE & TF22SW 1:10000
- OS County Series 1992 Sheet TF2522 1:2500
- OS County Series 2002 TF22SE & TF22SW 1:10000

8.2 It is somewhat difficult to locate the extent of the northern part of the site accurately on Grundys map of 1732 (Figure 3). The majority of the site appears to be orchards possibly associated with Holyrood House to the south of the site with its formal gardens to the east. To the north of the site are buildings, one of which is likely to be the Ye Olde White Horse. There is an L-shape building which may or may not be No.s 3-4 Churchgate. The difficulty in interpreting the map lies in the fact that Armstrongs map of 1779 (Figure 4) illustrates a different layout.

8.3 By 1779 (Figure 4), the buildings to the north still form an L-shape but the orientation has rotated. Whether this illustrates complete or partial demolition of the earlier building, is not clear. The remainder of the site comprises much the same, orchards.

8.4 The 1889 1:2500 map (Figure 5) shows that the southern half of the site still formed the formal gardens of Holyrood House. An inn is illustrated in the northwestern corner of the site.

8.5 The layout remains much the same up until 1958. However, between 1958 and the publication of 1968 1:2500 map, the road called The Vista has been built along with the public house within the formal gardens of Holyrood House (see Figure 6).

## **9.0 DISCUSSION & CONCLUSIONS**

- 9.1 The desk based assessment has established that the site lies in an area of archaeological and historical interest. Archaeological remains dating from the Mesolithic period and later have been recorded close to the site. The site is also surrounded by a number of upstanding listed buildings which date from the 13<sup>th</sup>-19<sup>th</sup> centuries. Cartographic evidence suggests that the site was once occupied by an Inn on the sites northern frontage during the 19<sup>th</sup> century and possibly earlier.
- 9.2 The desk based assessment has established that the site lies in an area of archaeological potential. Given the extent of recorded remains close by, it is considered that the potential for prehistoric and Roman remains to exist on the site is low-medium. The potential for medieval and later remains to be encountered is considered to be medium-high.
- 9.3 However, the site is likely to lie outside the area of urban medieval settlement of Spalding which is considered likely to lie to the northwest. Instead, it is possible that during the medieval period it lay within the gardens of Holyrood House.

## 10.0 BIBLIOGRAPHY

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Cartographic Evidence – Lincoln Archives

Grundys Map of Spalding 1732

Armstrongs Map of Spalding 1779

Town of Spalding Turnpikes and Towgates Ref HCC Plans 219

English Heritage

The relevant English Heritage County Series was searched for:

Scheduled Ancient Monuments

Registered Parks and Gardens

Registered Battlefields

**11.0 FIGURES**

Figure 1. Site Location Plan.

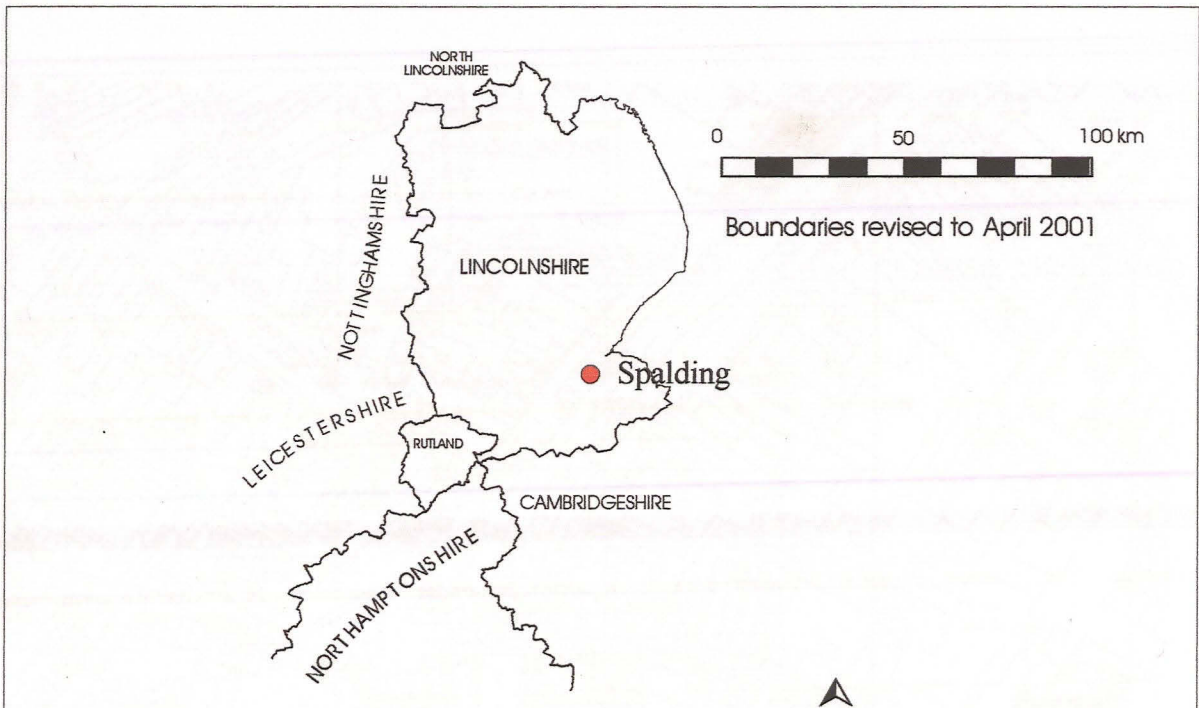
Figure 2. HER distribution plot

Figure 3. Grundys map of Spalding 1732

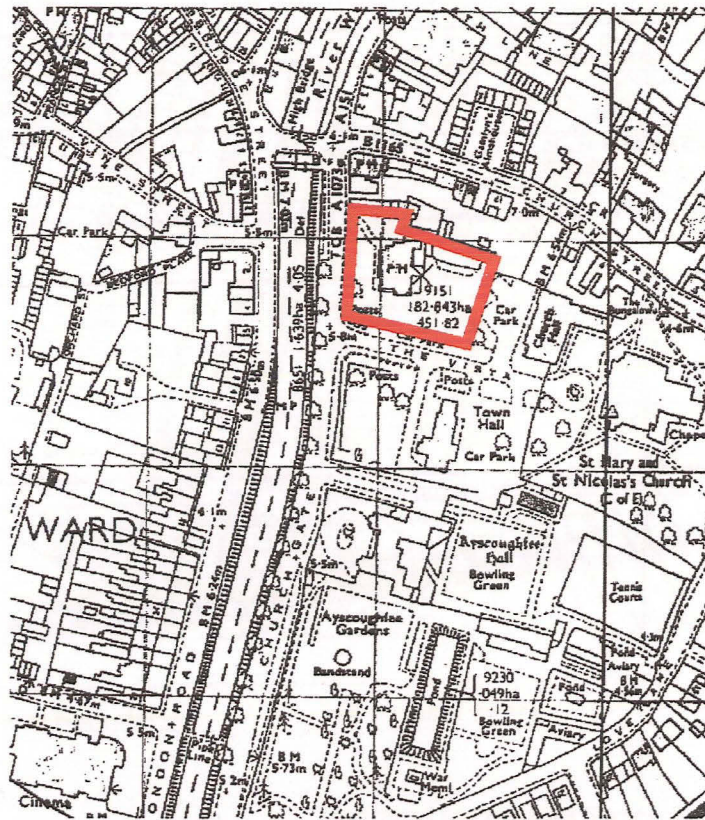
Figure 4. Armstrongs Plan of Spalding 1779

Figure 5. Ordnance Survey 1889

Figure 6. Ordnance Survey 1968

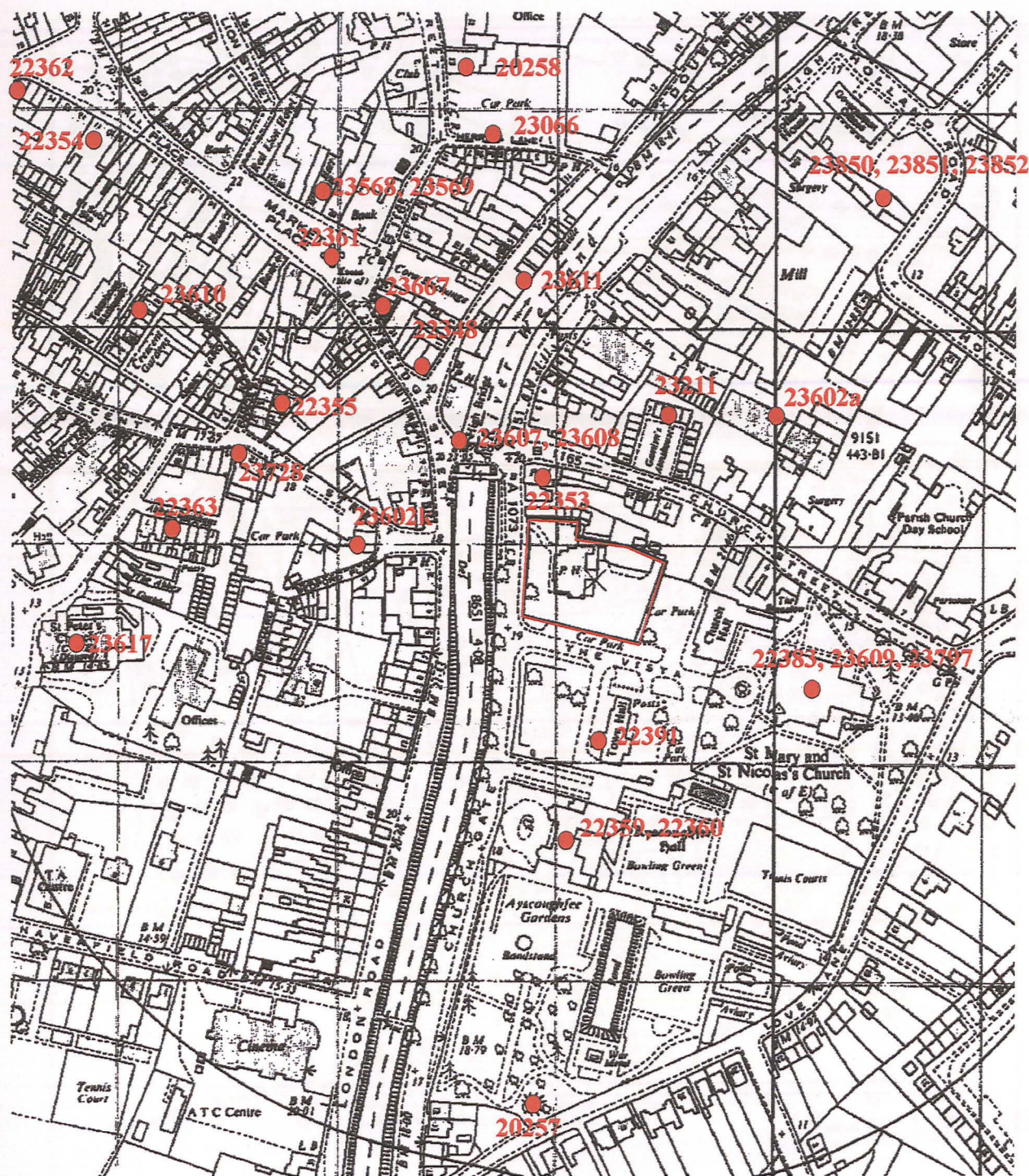


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0m 100m  = site boundaries

Figure 1. Site location



= site boundaries

● = HER Entry



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Figure 2. HER Distribution Plot

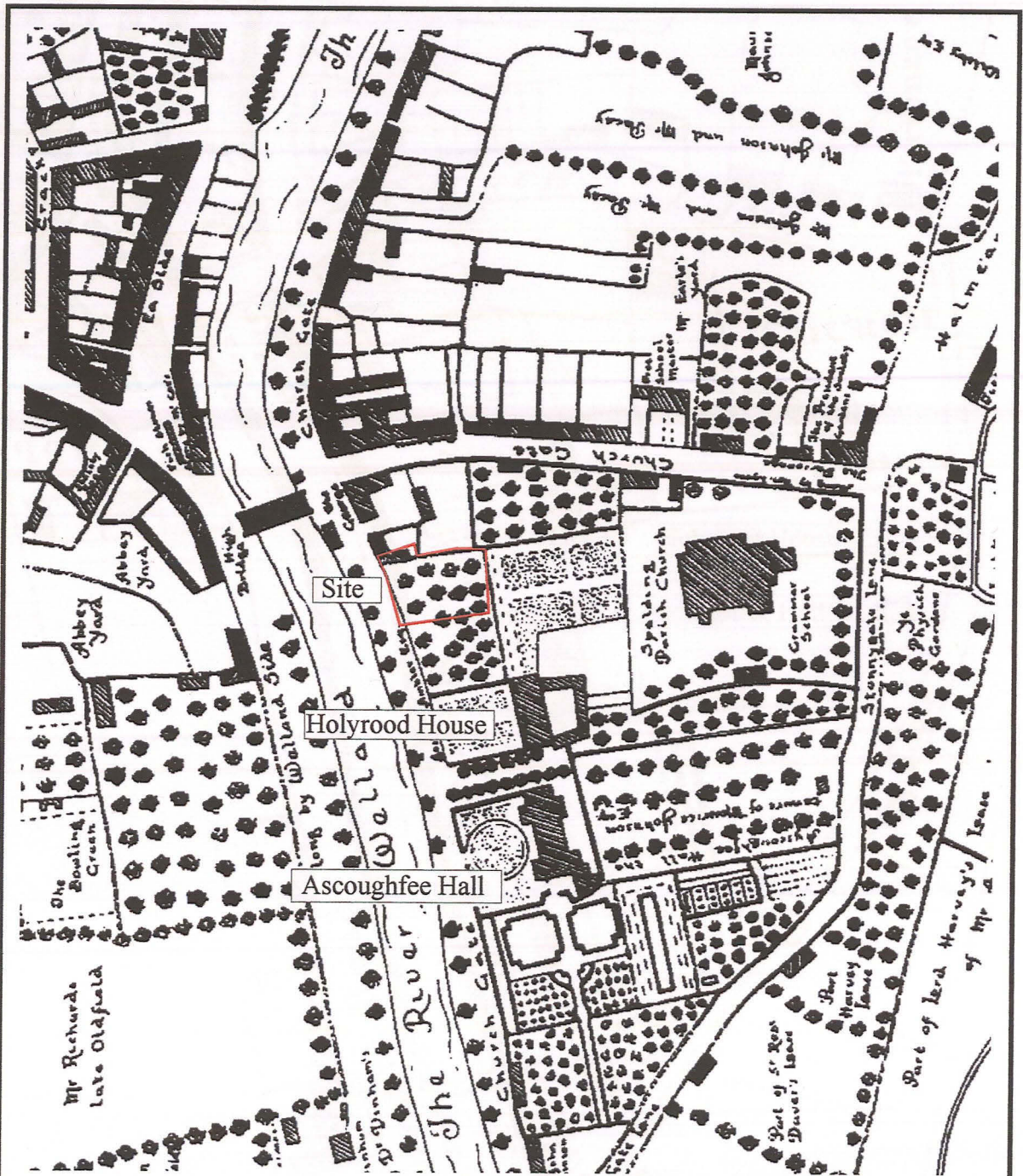


Figure 3. Grundys map of Spalding 1732 (No Scale)



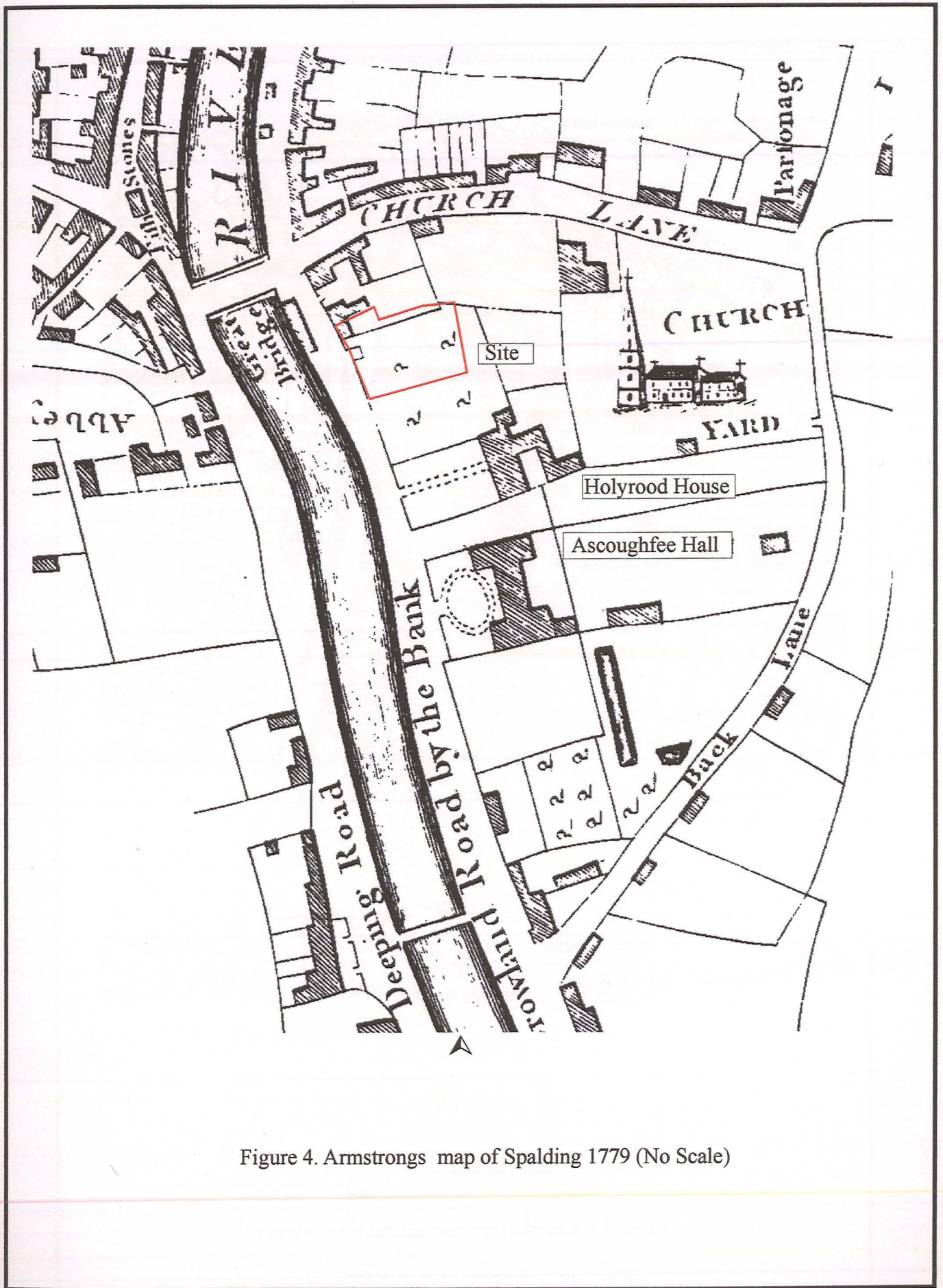


Figure 4. Armstrongs map of Spalding 1779 (No Scale)

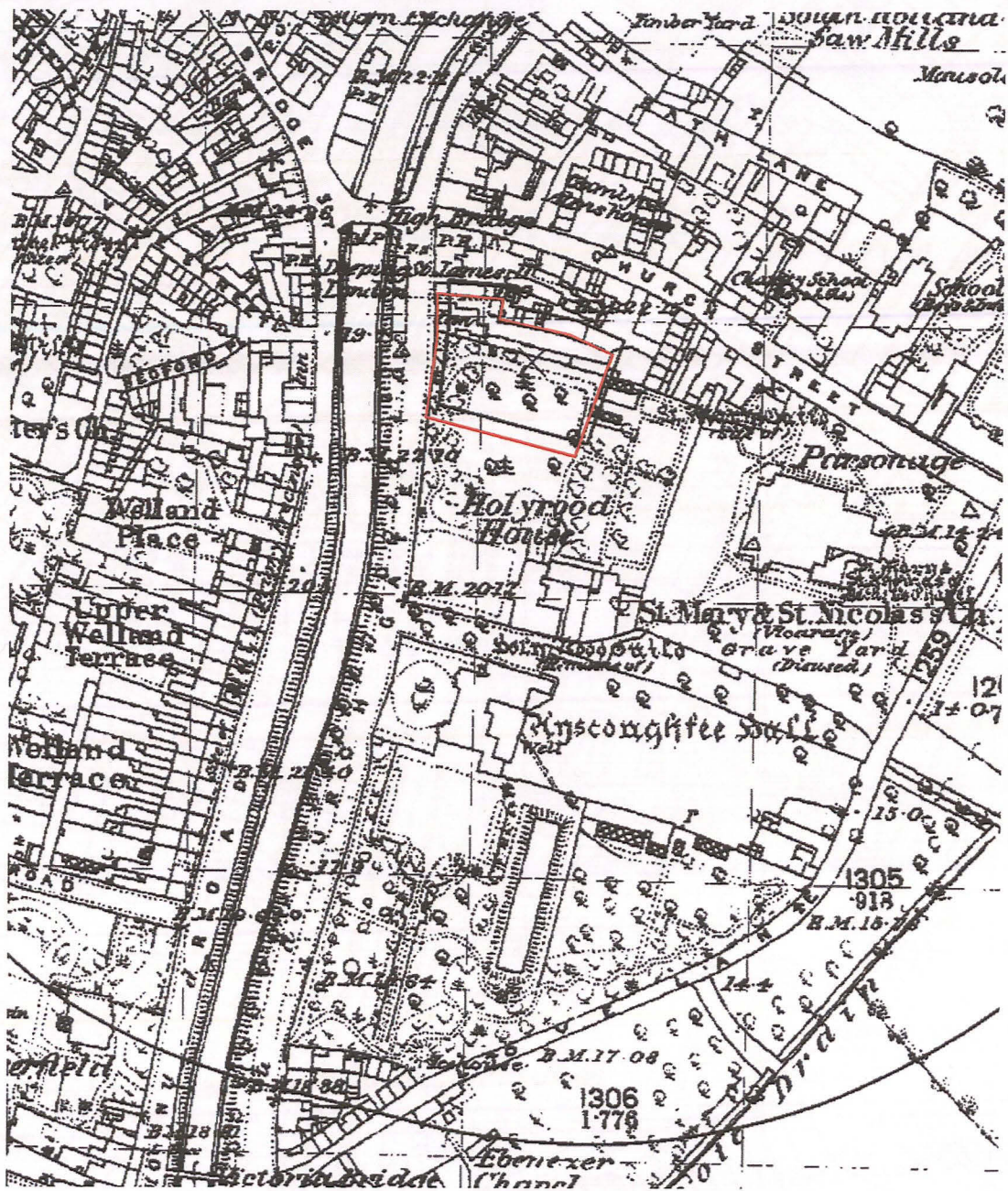


Figure 5. Ordnance Survey 1889 Scale 1:2500



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 = site boundaries



Figure 6. Ordnance Survey 1968 Scale 1:2500

**12.0 PLATES**

Plate 1. The Bull & Monkey Public House looking north

Plate 2. Site looking east

Plate 3. Site to rear of property

Plate 4. Site looking southeast towards Ayscoughfee Hall



Plate 1. The bull and Monkey Public House looking north.



Plate 2. Site looking east.



Plate 3. Site to rear of property looking north.



Plate 4. Site looking south east towards Ayscoughfee Hall