

**M & M ARCHAEOLOGICAL SERVICES**

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DESK-BASED ASSESSMENT FOR 43 DOUBLE STREET, LINCOLNSHIRE

PLANNING APPLICATION : PRE-PLANNING

NGR: TF  
August 2007

COMMISSIONED BY:

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

PREPARED BY

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No event

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SPALDING  
DESK-BASED ASSESSMENT FOR 43 DOUBLE STREET, LINCOLNSHIRE

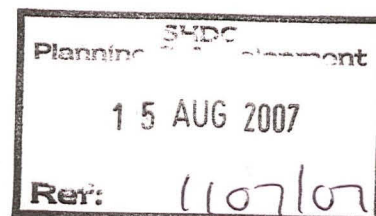
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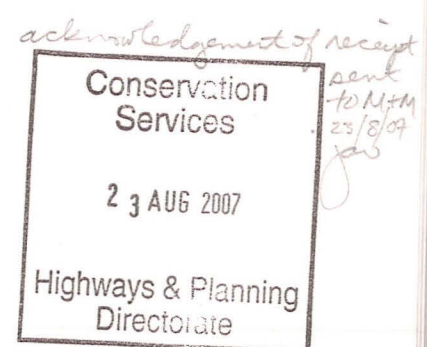
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## SUMMARY

- 1.1 DGM Properties Ltd. of Spalding is proposing to redevelop 43 Double Street, 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 Roma 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 18<sup>th</sup> and 19<sup>th</sup> centuries. Cartographic evidence suggests that the site was once occupied by buildings dating from at least 1732 if not 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. The potential for medieval and later remains to be encountered is considered to be medium-high. However, it is considered likely that some ground disturbance has impacted upon upper levels of deposits.

## 2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on the northern side of Spalding at the junction of Double Street and Westlode Street (see Figure 1). The development area is centred on NGR TF 25100 22925 and lies at an approximate height of 5.2m AOD. The site is currently the offices of DGM Properties and is a one storey building built in the mid to late 20<sup>th</sup> century. The site lies at the same level as the surrounding pavement and roads. The site is surrounded by post-medieval and modern development including commercial and residential buildings. It covers an area of 0.02ha. 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. is seeking to develop 43 Double Street, 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 August 2007. The cartographic research was undertaken at the Lincolnshire Archives and Spalding Library. The historical research was undertaken at Spalding Library. The archaeological and listed building information for a radius of up to 300m 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 Roman in date (see Figure 2). There are no Scheduled Ancient Monuments, Registered Parks and Garden or Registered Battlefields within 500m of the site.

5.2 The earliest remains comprise Roman pottery recovered from a trench at Harrington House 260m to the southwest of the site (HER 20258). Roman coins (not on Figure 2) have been recorded 400m south of the site at High Bridge (HER 23607) and the bottom end of Double Street (HER 23611).

5.3 The High Bridge to the south of the site, across the River Welland is thought to date from the medieval period (HER 23608 – not on Figure 2). 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 stands today dates from 1838.

5.4 Approximately 250m to the south, 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 – not on Figure 2). Suggestion was made that the pit might have had an industrial function due to its abnormally large size.

5.5 Approximately 50m to the west of the site off Westlode Street, evaluation recorded flood deposits associated with the River Westlode along with medieval pottery indicating the periphery of medieval settlement (HER 23930). Dump deposits of 10<sup>th</sup>-14<sup>th</sup> century pottery were recorded with pits containing 1<sup>st</sup>-12<sup>th</sup> century pottery. A former school once stood on the site and it was found that the area was quite badly disturbed by the school foundations. Towards the southern end of the site, which had not previously been disturbed, cut features were uncovered.

5.6 Archaeological monitoring during the construction of a retail park to the west recorded medieval and post-medieval deposits along with pottery (ELI 6599).

5.7 To the north of the site, an undated pit and ditch were recorded during a watching brief in 2001 (HER 23725). To the south of the site trial trenching (ELI 5576) and an archaeological watching brief at 30-33 Double Street recorded post-medieval remains (ELI 1282). Similar remains have been recorded at Westlode Street (ELI 5586 & 6762), Albion Street (ELI 6144), Double Street (ELI 6217) A watching brief maintained during the construction of an extension at 44 Double Street was negative (ELI 2584).

5.8 The former River Westload followed the line of what is now Westlode Street and which was culverted in the 19<sup>th</sup> century (HER 22381).

5.9 Modern deposits were recorded during a watching brief at 45 Double Street (ELI 3538).

## 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 feature) (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, salt pans, 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). Westlode Street at this time is thought to have been badly drained with the sewer being almost full (Leverett & Elsdon 1989, p 24-25). Accounts suggest that area is quite rundown.

## 7.0 LISTED BUILDINGS

7.1 There are 11 Grade II listed buildings surrounding the site which date from the 18<sup>th</sup>-19<sup>th</sup> centuries.

REFERENCE	LOCATION	DATE	GRADE
197226	5-7 Albion Street – brick cottages	19 <sup>th</sup> C	II

REFERENCE	LOCATION	DATE	GRADE
197363	64 Westlode Street	18 <sup>th</sup> C	II
197286	Friends Meeting House	1805	II
197285	34-35 Double Street - cottages	18 <sup>th</sup> C	II
197287	Warehouse - F. Long, Double Street	18 <sup>th</sup> C	II

## 8.0 CARTOGRAPHIC EVIDENCE

8.1 The earliest maps consulted were Grundys map of 1732, Armstrongs plan of Lincolnshire 1779 and Goads map 1850. The following Ordnance Survey maps were consulted:

- OS 1<sup>st</sup> Edition 1889 25" Sheet 134.14
- OS 2<sup>nd</sup> Edition 1906 6" Sheets 134SW
- OS 1973 Edition 1:2500

8.2 Grundy's Map (Figure 3) indicates that the site was occupied by buildings in 1732 with Rosemary Lane (now Westlode Street) running along the northern boundary. The River Westload (now covered by Westlode Street) lay adjacent to Rosemary Lane. Armstrong's Map of Lincolnshire 1779 also shows the same.

8.3 Goads map of 1850 (Figure 4) shows that by this time the River Westload had been culverted and the New Road or Westlode Street is in existence. The street corner and the site are still fully occupied by buildings. By 1889, the 25" Ordnance Survey and the 1906 6" survey (Figure 5) illustrate much the same. By 1973 (see Figure 1), the buildings which occupied the corner plot of the site, have been demolished.

## 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 Roman 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 buildings from at least 1732 and into the mid 20<sup>th</sup> century.

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. 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 main centre of urban medieval settlement of Spalding which lies to the south. It is likely that it lies on the periphery of settlement.

## 10.0 BIBLIOGRAPHY

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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. Goads map of Spalding 1850

Figure 5. Ordnance Survey 6inch 1906

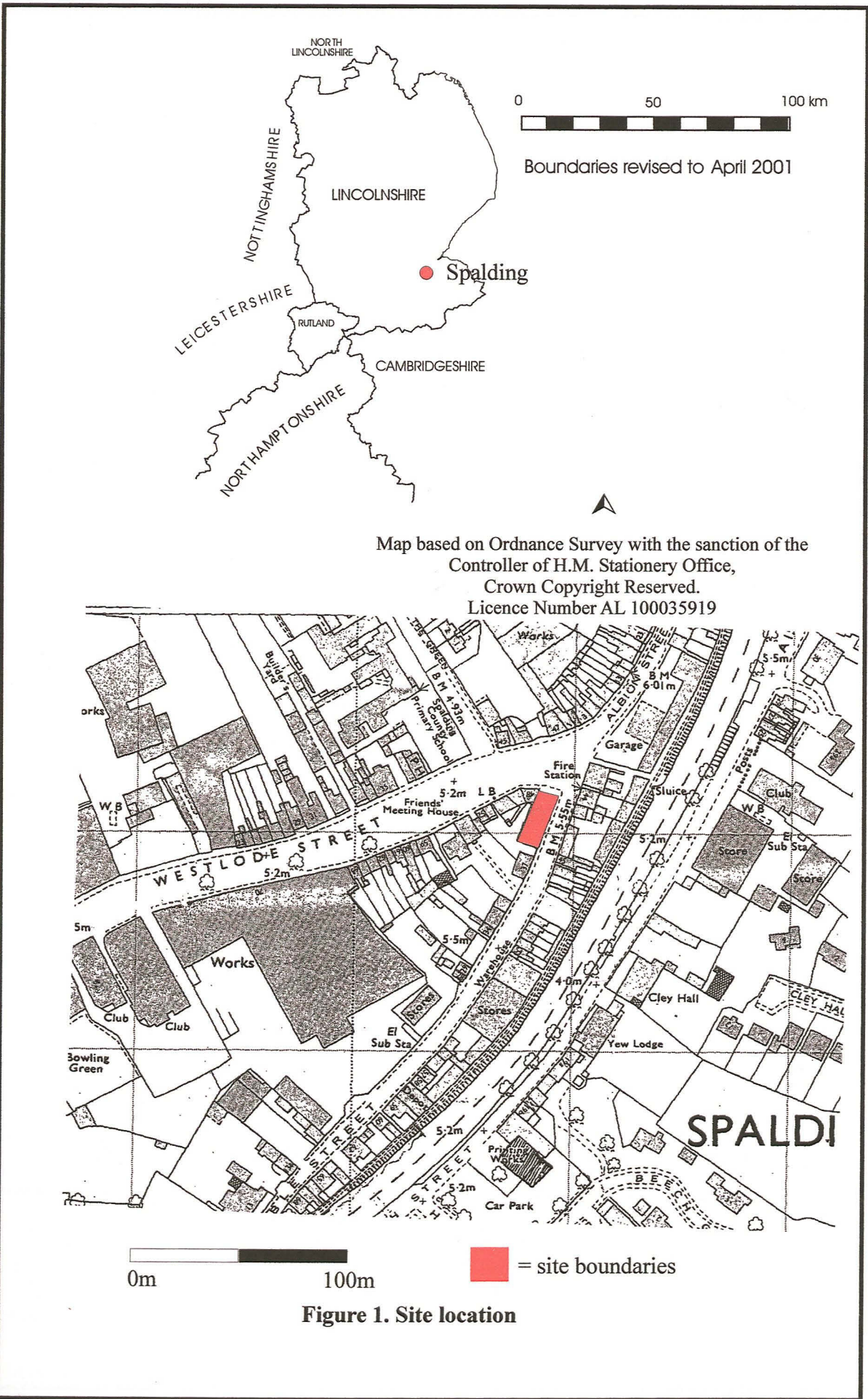
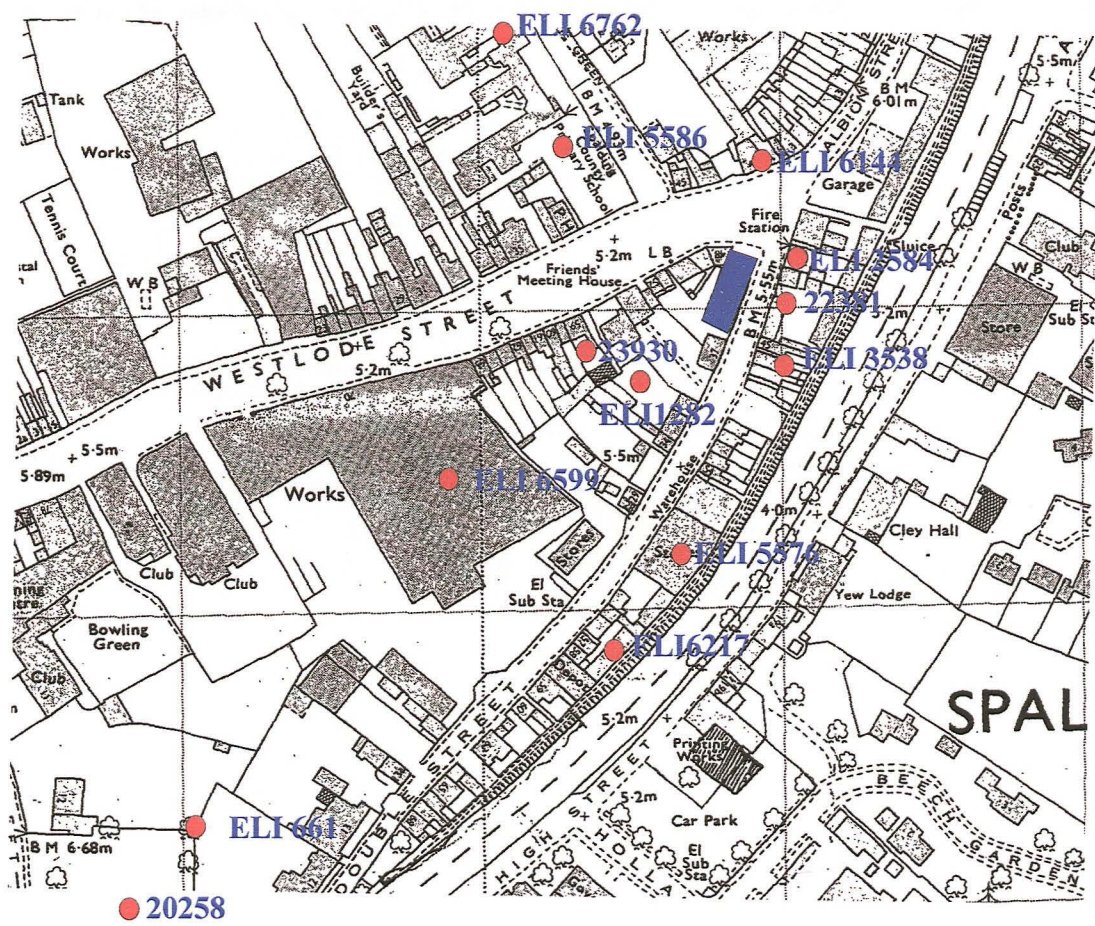



Figure 1. Site location



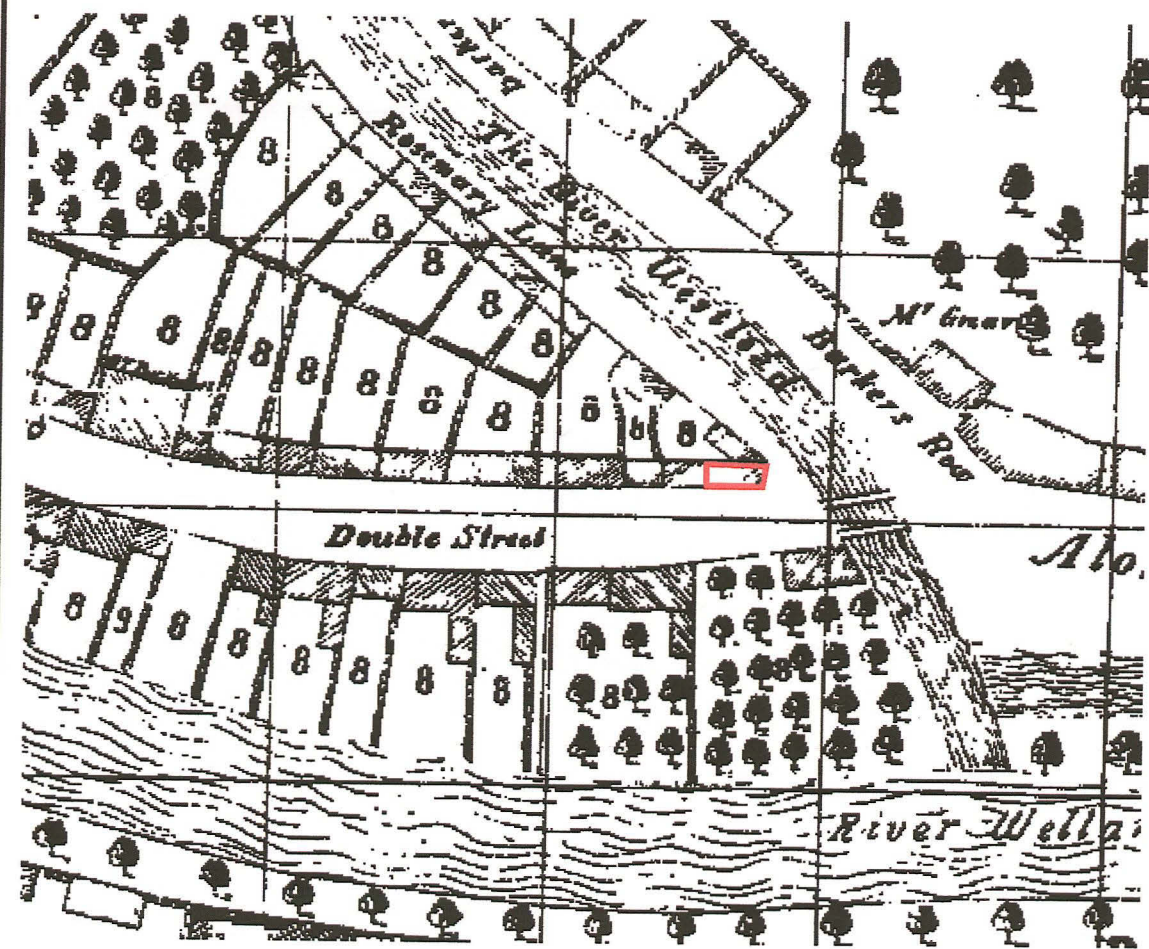
 = site boundaries

 = HER Entry



Map based on Ordnance Survey with the sanction of the  
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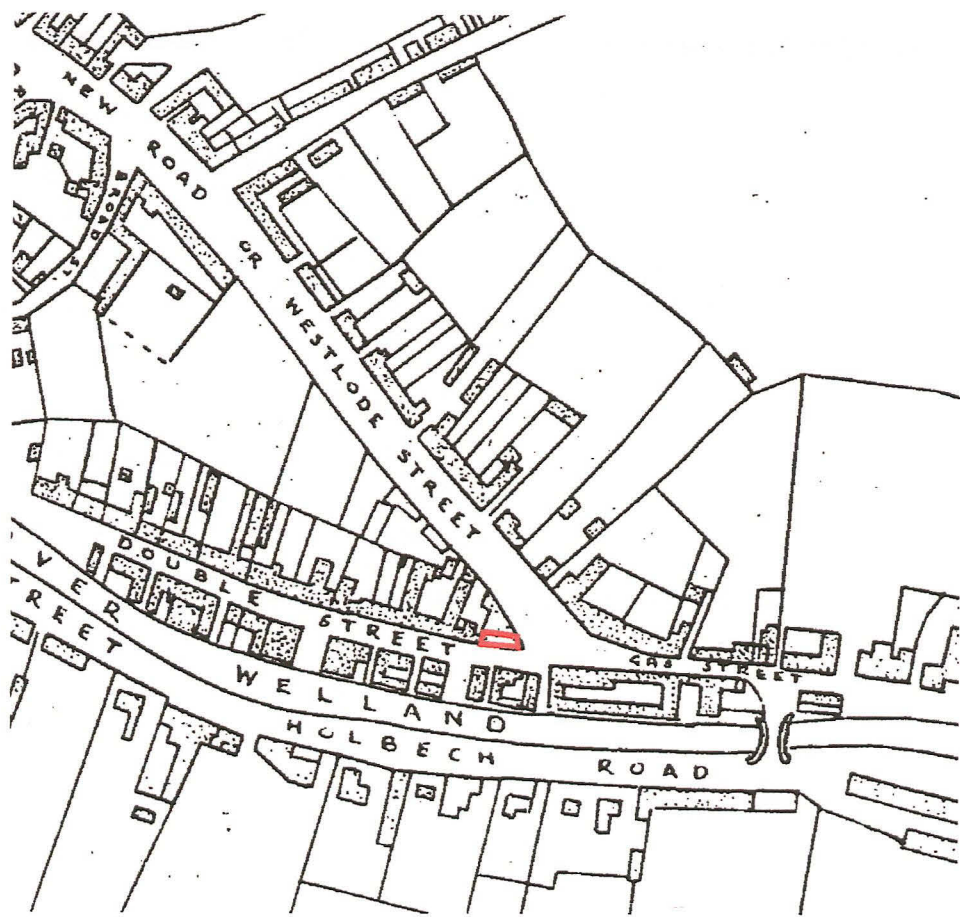
Figure 2. HER Distribution Plot



 = site boundaries



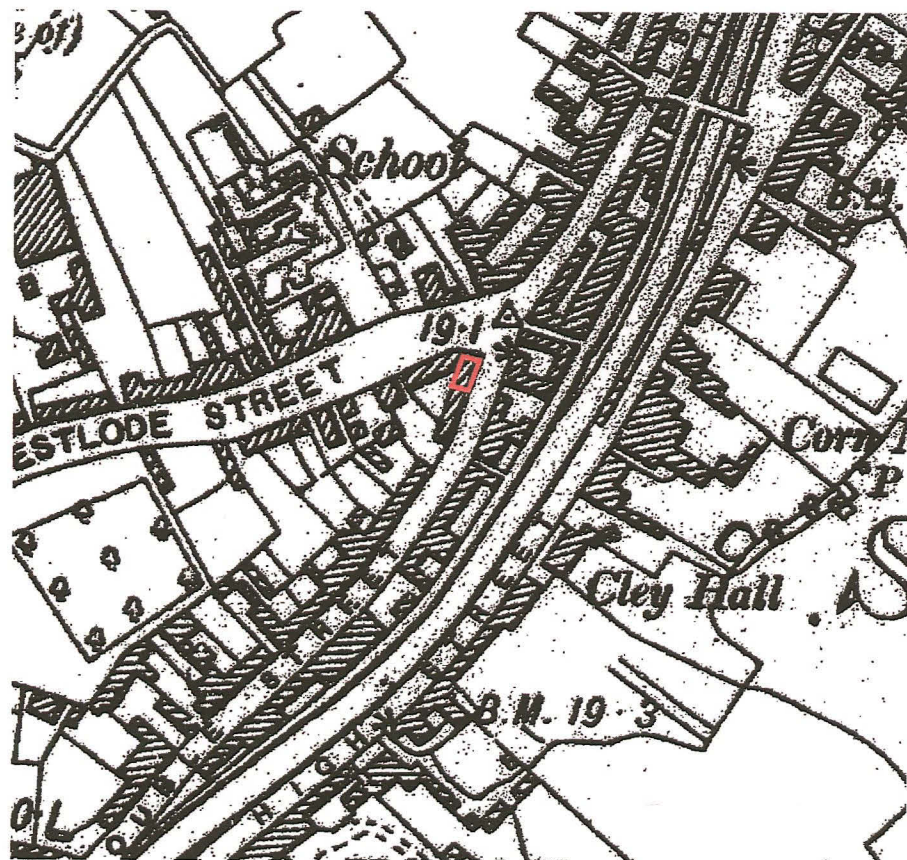
Figure 3. Grundys map of Spalding 1732 (No Scale)



 = site boundaries



Figure 4. Goads map of Spalding 1850 (No Scale)




 = site boundaries  


Figure 5. 6 inch Ordnance Survey 1906 (not to scale)

**12.0 PLATES**

Plate 1. Site looking south.

Plate 2. Site looking north west.

Plate 3. Building to south of 43 Double Street.

Plate 4. Building to west of 43 Double Street.



Plate 1. Site looking south.



Plate 2. Site looking north west.





Plate 3. Building to south of 43 Double Street.



Plate 4. Building to west of 43 Double Street.