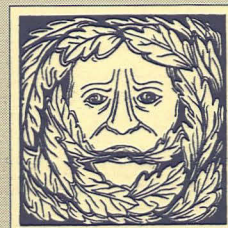


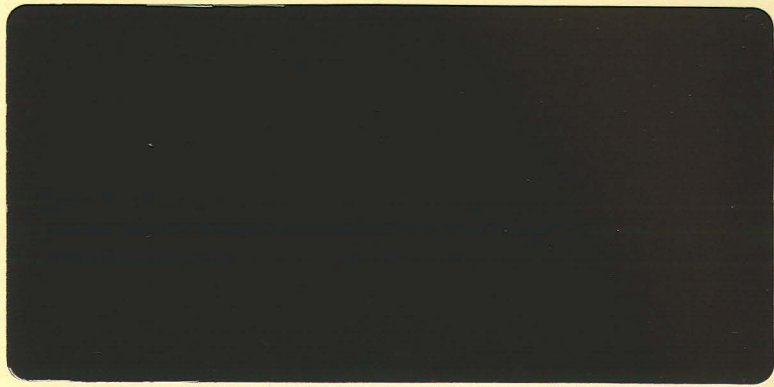
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**DESK-TOP ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT AT
MALTINGS YARD,
STAMFORD,
LINCOLNSHIRE**



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EVENT 43684
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1. SUMMARY

A desk-top assessment was undertaken to determine the archaeological implications of proposed development at the builder's yard, Malting Yard, Stamford, Lincolnshire. Several archaeological sites and findspots are located in the vicinity of proposed development.

Prehistoric activity is virtually absent from the area. A major Roman highway, Ermine Street, bypasses the town, crossing the River Welland 1km to the west of the proposed development area. Although unknown, the possibility of Roman settlement close to that river crossing cannot be discounted. Elsewhere, finds and observations suggest that the town of Stamford occupies a Roman ceremonial area, represented by crematoria and a cemetery.

Wothorpe Road, 200m to the west provided the route south out of the original Saxon settlement. This habitation area is believed to have been located on the north bank of the river, in the proximity of Lammas Bridge. However, it is possible that early Saxon occupation may also have been located south of the river, closer to the present examination site.

Later settlement was concentrated on the north bank of the river. Part of this northern area of Stamford was fortified by the Danes in the ninth century. A new defended area was built south of the river in AD 918. High Street St. Martin's, and the area encompassing the proposed development site, is the favoured position for this late fortified Saxon settlement.

Remains of medieval date (between 1066 and 1500 AD) are more evident. Excavations have uncovered quarries to the north of the site. St. Martin's church, adjacent to the development area, was

possibly built as early as the 12th century, though, the surviving remains are of 15th century date. Early maps depict the investigation as open areas associated with buildings fronting High Street St. Martin's.

Previous excavations in the vicinity suggest that medieval deposits occur within a metre of the present ground surface.

Potential evidence of Roman occupation is considered to be a possibility, while early Saxon habitation and Late Saxon fortified settlement would, if encountered, be of regional and possibly national significance. Greater potential for medieval rubbish pits and former boundaries exists.

2. INTRODUCTION

2.1 Planning Background

Archaeological Project Services were commissioned by W.J. Hemmings and Partners on behalf of Burghley House Preservation Trust, to undertake a desk-top assessment of Malting Yard, Stamford, Lincolnshire. This was in order to determine the archaeological implications of proposed development at the site, as detailed in planning application SK96/165/69/9. This archaeological assessment was undertaken in accordance with a brief set by the South Kesteven Community Archaeologist (Appendix 1).

2.2 Topography and Geology

Stamford is situated 63km south of Lincoln and 17km northwest of Peterborough in the southwest corner of the county of Lincolnshire (Fig. 1). Located in South Kesteven District, Stamford lies on the north and south banks of the River Welland, close to the confluence with the Gwash which provides the eastern boundary of the town.

Stamford sits in a narrow valley cut in the Lower Lincolnshire Limestone. Upper Lincolnshire Limestone and the overlying Great Oolite form the northern valley sides. In contrast, the southern part of the town, including the proposed development area, is located on a solid geology of Lower Lincolnshire Limestone (Inferior Oolite). Remains of a River Terrace and recent alluvium fill the valley bottom (Anderson 1982, 1).

Situated in the civil parish of St. Martin Stamford Baron on the south side of the Welland, the Malting Yard lies at a height of *c.* 29m OD, with a gradual slope down towards the river. Centred on National Grid Reference TF 03190 06750, the proposed development site covers approximately 1200 square metres and is located *c.* 60m southwest of St. Martin's parish church (Fig. 2).

Local soils are the Denchworth Association wet clayey (pelostagnogley) soils (Hodge *et al.* 1984, 155) and Fladbury 1 Association pelo-alluvial gley soils, developed on clayey alluvial subsoils (*ibid.*, 194).

3. AIMS

The aims of the desk-top assessment were to locate and, if present, evaluate any archaeological sites in the vicinity of the proposed development area. Such location and assessment of significance would permit the formulation of an appropriate response to integrate the needs of the archaeology with the proposed development programme.

4. METHODS

Compilation of the archaeological and historical data relevant to the area of the proposed development site involved

examination of all appropriate primary and secondary sources available. These have included:

- historical documents, held in Lincolnshire Archives
- enclosure, tithe, parish and other maps and plans, held in Lincolnshire Archives
- recent and old Ordnance Survey maps
- the County Sites and Monuments Record
- the files of the South Kesteven Community Archaeologist
- aerial photographs
- archaeological books and journals

Information obtained in the literature and cartographic examination was supplemented by a site visit to investigate the present land use and condition; the extent of hardstanding and other firm surfaces; and the appropriateness for geophysical survey. Results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical data

Stamford is mentioned as early as AD 658 as the site of a new monastic foundation, though the reference is generally considered unreliable. However, by the end of the ninth century, Stamford was described as one of the five boroughs of the Danelaw. A reference to the visit of Edward the Elder in 918 indicates that the Danish *burh* lay north of the Welland and also records that the king commanded a new borough be built on the south side of the river (Mahany 1982, 3). This was in response to the Danish army encamped in Stamford. Edward the Elder's sister, Æthelflaed, fortified the *burh*, after which

the Danes surrendered (Stenton 1971, 329).

From about 979 to the 12th century a mint was established in the Saxon *burh*. The number of dies and moneyers suggest that this was an important regional mint (RCHME 1977, xxxix).

In the Domesday Book of 1086, Stamford is referred to as a royal borough comprising six wards, five of these north of the river. At that time, the sixth ward, south of the river, was located in the County of Northamptonshire. A bridge spanned the river and in the wards to the north were over four hundred messuages, three and a half mills, and a castle. In addition, four churches, one dedicated to St. Peter, were located in the northern part of the town (Foster and Longley 1976, 9-11).

Previously *Steanford* and *Stanford*, the major place-name Stamford - 'stony ford' derives from Old English *stan* and *ford* (Ekwall 1974, 436-7). The southern part of the town in which the development area lies was previously called 'Stamford-beyond-the-Bridge' and 'Stamford-south-of-the-Welland'. It obtained the name 'Stamford Baron' in the 15th century, possibly due to the Abbot of Peterborough holding the area *per baroniam* (White 1856, 891).

Stamford remained in the royal demesne until it was successfully besieged in 1153. Stone walls were erected around the town from the mid-thirteenth century, perhaps replacing an earlier wooden circuit (Mahany 1982, 6). However, by 1340 the castle was in poor repair and described as ruinous in 1347 (Mahany 1976, 227).

Numerous religious establishments were constructed during the medieval period. Located 300m to the west of the development site was the Benedictine

Nunnery of St. Michael. Founded on the south side of the river in 1155 as a cell of Peterborough Abbey, the house was always a small one and was dissolved in 1536 (RCHME 1977, 31).

Documents of the 12th and 13th centuries indicate that the main shopping areas were Red Lion Square, St. Mary's Hill and High Street St. Martin's. Stamford gained prosperity in the thirteenth century from the rich rural surrounds which provided grain, stock and fleece. Wool was woven in the town then sent down the Welland and on to Boston for subsequent export to the continent.

Stamford was apparently in decline by the beginning of the fifteenth century, though the sack of the town in 1461 by the Lancastrian army played only a minor role. This situation worsened over the next two centuries such that, in 1624, Stamford was described as a 'poor decayed town'. However, improvements in both industry and transport during the seventeenth century resurrected Stamford's fortunes. Wool, hemp and leather production revived, as did the malting industry. The opening of the canal to Deeping in the 1660s allowed Stamford to play an important role in the distribution of grain, timber and coal, and the introduction of long-distance coach services improved road travel. As a result, the town's importance as a market town and social and economic centre for the surrounding area increased through the eighteenth and into the nineteenth century (*ibid*, xli-xliii).

The prosperity of the town is reflected in the rise in the local population from 4055 people in 1801 to 8933 people 55 years later (White 1856, 881). However, the population declined in the subsequent forty years (Wright 1982, 230). The railway to the town was completed by 1848 and included a tunnel located beneath and just

beyond the southern boundary to the investigation area (Birch 1972, 33).

Brewing was established in the vicinity of the investigation site as early as 1814. This closed down in 1927, although buildings of the brewery can still be seen along Water Street and Lumby's Terrace is an example of the maltster's dwellings (Smith 1994, 132-33). A former malting is located further east along Barnack Road, 150m from the development site (RCHME 1977, 68).

5.2 Cartographic Data

Malting Yard is situated on the south side of Stamford town, south of the River Welland. Appropriate maps for the vicinity were examined.

Dating from c. 1600, John Speed's *Plan of Stamford* reveals that the proposed development area was situated to the southeast of St. Martin's church and to the rear of properties fronting the main north to south road. Buildings are present adjacent to the River Welland and on a road opposite the church (Fig. 4). To the west of the present Wothorpe Road lay the Benedictine nunnery. Lord Burghley's Hospital is depicted at the southern end of the bridge into Stamford.

William Murray's 1773 *Map of St. Martin's Parish* (Fig. 5) records the proposed development area as lying within properties belonging to buildings fronting High Street St. Martin's. A road located to the east and parallel with High Street St. Martin's is depicted and forms the east boundary of the properties mentioned above. Beyond this road (presently Park Road) was an area of open fields known collectively as *Bak Side Furlong*. This road is shown to turn eastwards, however, this is unlikely to reflect the modern course of

Barnack Road as this lay further south.

Although of small scale, Armstrong's 1779 map reveals the presence of ruins south of the river and west of High Street St. Martin's. These ruins were apparently located in the vicinity of St Michael's Nunnery. The open fields to the east of the development site are here referred to as Burghley Park, indicating that the Earl of Exeter had incorporated this land into his estates.

A map published by the RCHME, and originally drawn by James Knipe in 1833 shows the proposed development area as open ground. Barnack Road is shown for the first time. Bordering Barnack Road and within the southern area of proposed development are two small rectangular buildings. Located to the east of the investigation area, St. Martin's burial ground is depicted for the first time.

There is no available tithe map for St. Martin Stamford Baron, within which parish the present investigation area is located. Similarly, the Stamford Inclosure Award does not depict the area of proposed development.

Dating from 1901, the 1:2500 Ordnance Survey map depicts the area in detail. The area between Water Street and Barnack Road is occupied by several malthouses and the buildings of possibly two breweries. St. Martin's graveyard is depicted and is recorded as being disused. The proposed development site is largely open ground, although buildings are shown fronting Barnack Road, whilst a single structure is depicted in the northeast of the site on Malting Yard. The 1930 edition of this map shows the area with little change having occurred.

Recent Ordnance Survey plans (1971, 1977) reveal that the early twentieth

century pattern of buildings and open spaces had largely been maintained. The former breweries and malthouses are now shown as small industrial depots. New constructions in the vicinity include a few small housing projects along Pinfold Lane and part of Kettering road.

5.3 Aerial Photograph Data

Aerial photographs of Stamford, published or transcribed in secondary sources, were examined for evidence of archaeological remains.

Stamford town centre, and the surrounding area, is recorded on published aerial photographs (RCHME 1977, plates 1 and 2; Start 1993, 106, 107). These reveal that the street plan of the conurbation retains much of its medieval pattern. However, the photographs are not appropriate for showing archaeological remains and, moreover, the present investigation area was not depicted on them.

5.4 Archaeological Data

Records of archaeological sites and finds held in the Lincolnshire County Sites and Monuments Record and the files of the South Kesteven Community Archaeologist were consulted. Other, secondary, sources were also examined. Details of archaeological and historical remains falling within 300m of the proposed development area are collated in Table. 1 and committed to Fig. 7. (Note: Italicised grid references are corrections of inaccurate figures in the primary references.).

In summary, Stamford is located in an area of known archaeological activity dating from the Romano-British period. The Roman road, Ermine Street, crossed the River Welland to the west of the town. William Stukeley, the 18th century antiquarian who lived in Stamford, postulated that a Roman fort lay to the northwest of the town. No evidence has been found to support this, although a number of finds have been found in the vicinity.

Located to the northwest of the proposed development area are the George and Lammas bridges which cross the river and mill-stream respectively. Recorded in the 17th century, but of earlier origin, these align with Wothorpe Road and the medieval North Road south of St. Martin's. On the basis of this topographical evidence the bridges are considered to represent the most probable position for the first Saxon river crossing. If such was the case, then it is probable that the original Saxon settlement focussed around the bridge-head (RCHME 1977, xxxviii).

Stukeley also postulated that the site of the Edwardian *burh* was later occupied by the precinct of St. Michael's Nunnery in the vicinity of the modern railway station. However, there is no surviving visible evidence to support this suggestion (*loc. cit.*).

Table. 1 Archaeological Sites in the Vicinity of the Proposed Development.

Map Code	County Sites and Monuments Record	Description	Grid. Ref.	South Kesteven Community Archaeologist's Files
1	30713	Rubble wall (demolished), probably contemporary with adjacent 16th century building	TF023065	
2	30635	Bridge Gate (Documentary)	TF03050696	SK69.208
3	34776	Electricity generating station, c. 1903	TF03240695	
4		Late Saxon and medieval remains	TF02960686	SK69.264
5		Part of 14th-15th century grave slab	TF030069	SK69.254
6	30624	Lord Burghley's Hospital, 17th century; on site of Hospital of SS. John and Thomas	TF03020690	
7	30623	Site of hospital of St. John Baptist and St. Thomas the Martyr, c. 1189 foundations, arch, buttress and walling	TF03040690	
8	30656	St. Thomas's Chapel	TF03050690	
9	30700	Excavation - medieval building with hearth and cesspit, pot, roof tile	TF03050687	
10	30746	Medieval building, hearth, cesspit, 13th century pot; also Saxo-Norman Stamford ware, evidence of iron smelting	unlocated (3 High Street St. Martin's) TF03080688	
11	30679	Roman pavement, 0.3m below the surface	TF031069	SK69.103
12	30748	Medieval building, interior hearths and cesspit, evidence for iron smelting. Saxo-Norman Stamford ware pottery lamp	TF03120687	SK69.238
13	30608	Site of All Saints' Church, destroyed 1461	TF03170686	
14	30749	Medieval and later pot and building debris, ?dump	TF032068	
15		Undated stone wall	TF03260689	SK69.256
16	34179	Site of post-medieval cockpit, George Hotel	TF03050687	

17	30619	Chapel of St. Mary Magdalene, demolished 1818	TF030068	
18	30618	Remains of house of Augustinian Canons, 12th-13th century	TF03040681	
19		Medieval stone quarries	TF03090683	SK69.215
20	30605	St. Martin's Church, late 15th century	TF03120678	
21		Saxon ditch; Saxo-Norman quarries	TF032067	SK69.203
22	30745	Green glazed Saxon pots	TF03160661	
23		Possible site of St. Giles' Hospital for lepers.		

Archaeological excavations, carried out 100m to the northeast of the present investigation area, revealed a number of quarry pits, used to extract the limestone that occurred at about 1.35m deep at this point. Dating to the medieval period, no indication of earlier occupation of the site was found (Mahany 1982, 31-2). Located farther to the north excavations revealed a stone built merchant's house overlying Saxo-Norman pits.

From before the end of the 10th century through to the 12th, Stamford had a mint. Large numbers of moneyers and dies suggest high level coinage production. Additionally, Stamford was home to a thriving pottery industry through the same period. Stamford Ware, the product, was high-quality ceramic that was distributed widely in Eastern England (RCHME, xxxix-xl).

St. Martin's parish was enclosed in 1796, at which time Burghley Park, part of the Cecil family estates, was extended up to the Great North Road. These measures prevented any eastwards or westwards expansion of the southern part of the town (*ibid.* xlv).

Situated at the junction of High Street St. Martin's and Station Road is the George

Hotel, one of the main coaching inns on the Great North Road (Wright 1983, 32). Remains of a medieval hall, probably 14th century in date, survive within the present structure (DoE 1974, 102). Recorded as an inn from as early as 1568, the building comprises four ranges around a yard and possesses various 17th century elements, including mullioned windows and fire places. On the north side is a single-storey front, built in 1849 when Station Road was cut through the area (Pevsner and Harris 1989, 715-6). Two adjacent houses, which now form part of the hotel, may incorporate remains of a medieval chapel (DoE 1974, 101).

Located at the eastern end of Kettering Road is the Tudor style Fryer's Hospital. Built in 1832, these served as almshouses (Pevsner and Harris 1989, 698).

Several listed buildings are recorded in the general vicinity of the proposed development area. These include Fryer's Hospital, Stamford town railway station, the George Hotel, Burghley Almshouses, St Martin's Church and a number of other properties on Wothorpe Road and around the High Street St. Martin's area (DoE 1974).

In 1967, the whole of the medieval town

of Stamford, together with St. Martins, was designated the first Conservation Area in Britain. Subsequently, in 1974, the conservation area was expanded and the whole area declared of outstanding architectural or historic importance (SKDC, nd).

5.5 Site Visit

In October 1996, a visit was made to the proposed development site at the Malting Yard, Stamford. The development area is composed of both former garden and surfaced yards. A row of garages joined to a substantial stone building with an arched access exists along the east boundary of the site and a car park is located along Barnack Road. The former garden areas are largely overgrown and contain several mature trees and shrubs. Within the garden area, former outbuildings are suggested by traces of foundations visible on the surface. A general slope northwards down towards the river is noticeable along the street, but is accentuated by terracing on the proposed development area. A drop in height of c. 1.3m is recorded. The proposed development area falls within the boundary of the Stamford town Conservation Area.

It was considered that ground conditions were inappropriate for magnetometry and resistivity survey.

6. DISCUSSION

Ermine Street, a major Roman highway, passes over the Welland at Stamford. It was frequently the case that Roman military works were established at locations such as this, where a road crossed a watercourse. Moreover, the antiquary Stukeley described such a fort on the north bank of the river, though this reference is now considered unreliable. However, no

Roman military establishment is known at Stamford and Romano-British settlement is believed to focus at Great Casterton, 3km to the northwest. In spite of this, various finds attest a Romano-British presence at Stamford. A cemetery and possibly associated crematorium have been identified near the town centre, while a mosaic floor was observed close to the present bridge. Apart from those associated with the funerary remains, artefacts and general occupation debris is scarce. This evidence raises the possibility that the nature of the Romano-British presence at Stamford may be ceremonial, rather than habitation.

Significantly greater evidence for use of the area in later periods is provided by documents, sites, findspots and structures of this date. Saxon settlement probably originated around the George and Lammas Bridges, the likely site of the first Saxon river crossing. Wothorpe Road, which lies to the west of the proposed development site, leads down to this bridging point and probably formed the main route to the town from the south during the earlier Saxon period.

Before the end of the 9th century Stamford was fortified by the Danes and made one of the Five Boroughs in this part of the Danelaw. Established immediately east of the earlier Saxon settlement, this Danish *burh* conferred political, military and economic importance on the town.

About 40 years later, in AD 918, the town submitted to Edward the Elder, bringing the Danish military occupation to an end. Edward also ordered a new *burh* to be built on the south side of the river, though the exact position of this Saxon fortification is uncertain. A situation bisected by High Street St. Martin's is generally considered the most probable location and would encompass the

proposed development site, the area lying just within the eastern limit of the *burh*. However, an alternative site, on the area later occupied by St. Michael's Nunnery, has been postulated.

Stamford maintained its importance through the later Saxon period and a mint was established in the town towards the end of the 10th century. Additionally, at about the same time a major pottery industry developed. Producing high-quality ceramics, this industry thrived until at least the thirteenth century.

Domesday Book (1086) confirms the prosperity and importance of Stamford, recording a castle, and several mills and churches in the town north of the river.

The present investigation area lies south, across the river from the medieval walled town. Perhaps originating as a wooden circuit, these walls were established in stone from the mid-thirteenth century. Throughout the area of the walled town and also on High Street St. Martin's, maps record narrow, elongated property blocks. These cartographically recorded plots are typically medieval in origin.

Religious houses were founded outside the town walls. Approximately 600m northwest of the proposed development site is the site of the Augustinian Friary, while the Dominican, Franciscan and Carmelite Friaries lay between 1km and 1.5km to the north. The Benedictine nunnery was located 200m to the west of the site and a Hospital was founded to the south of the site in the vicinity of Pinfold Lane. A church was established in close proximity to the development area, and was set within its own graveyard.

Mercantile areas were located in the vicinity of the proposed development site on High Street St. Martin's, and in the

town centre across the river. The buildings associated with these areas are likely to have fronted High Street St. Martins, whilst to the rear would have been gardens, possibly containing rubbish pits.

Stamford's mercantile activities brought general prosperity to the area and invited further exploitation of the commercial opportunities. These economic activities were particularly revitalised by improvements in transport systems in the post-medieval period. A large coaching inn, the George Hotel, recorded from the sixteenth century, was located close to the proposed development area.

Overgrown gardens, concrete yards and buildings cover the proposed development area and ground conditions are unsuitable for geophysical survey.

7. ASSESSMENT OF SIGNIFICANCE

For assessment of significance the *Secretary of State's criteria for scheduling ancient monuments* has been used (DoE 1990, Annex 4; see Appendix 2).

Period:

Small roadside or fording point settlement, as potentially located in the vicinity of the proposed development, is characteristic of the Roman period. Similarly, habitation and funerary remains largely identify the Early-Middle Saxon periods. Although fortified settlements are not entirely representative of the Late Saxon era, they do tend to typify the principal towns and cities of the period. Medieval religious activity is recorded close to the site. Such establishments and associated features are amongst the major characterisers of the medieval period in Europe.

Rarity:

Remains of Romano-British settlement,

potentially located in the proximity of the investigation, are fairly common, though they may possess rare or unusual features. Evidence of Early-Middle Saxon habitation is much more scarce. Anglo-Saxon *burhs*, as located on, or adjacent to, the proposed development site, are not common. However, if the Edwardian fortified settlement was founded on the present investigation site, then the later history of the area offers a very rare example of the site-type unencumbered by later occupation.

Documentation:

Records of archaeological sites and finds made in the Stamford area are kept in the Lincolnshire County Sites and Monuments Record and the files of the South Kesteven Community Archaeologist. Synopses or syntheses of the historical and archaeological evidence have previously been produced.

Group value:

Association of potential habitation remains of Roman, earlier Saxon and Late Saxon date, together with medieval and later urban settlement, stone quarries, trading and industrial areas, hostleries and religious establishments, confers moderately high group value to the site.

Survival/Condition:

Very limited post-medieval development has occurred on the site, consequently buried deposits are likely to be well preserved. Moreover, there is no known cellaring on site. No previous archaeological intervention has been made into the site to assess the level of deposit survival, though investigations nearby revealed that medieval deposits in good condition survive within 1m of the present ground surface.

Fragility/Vulnerability:

As the proposed development will impact

the investigation area, possibly into natural strata, any and all archaeological deposits present on the site are extremely vulnerable.

Diversity:

Habitation remains of Roman, early Saxon and Late Saxon date potentially occur in the area. Medieval funerary activity and quarrying has also been located in the vicinity. These features, together with the religious activity of the medieval period, defined by St. Martin's church, indicate that the site has high period and functional diversity.

Potential:

Potential is very high that medieval and post-medieval deposits associated with buildings fronting the medieval street survive in the area of proposed development. These deposits are likely to be typified by rubbish pits and land boundaries such as walls or postholes. Moderate potential exists for remains of Late Saxon defended settlement and early medieval stone quarrying occurring in the investigation area. There is lower potential for human remains associated with St. Michael's church impinging on the property, although outlying burials do occur elsewhere.

7.1 Site Importance

In summary, the criteria for assessment have established that the medieval domestic and the potential Late Saxon habitation remains are regionally significant. As such, archaeological deposits present on site can be expected to not only enhance the archaeological knowledge of Stamford but also make a wider contribution to the study of Lincolnshire and the East Midlands.

8. CONCLUSIONS

The concentrations of archaeological finds and observations represent occupation and use of this area of Stamford in the past. Moreover, the distribution of recorded sites also reflects the concerted activities of locally-based archaeologists and antiquarians. Such in-depth reconnaissance allows legitimate inferences to be drawn about past settlement patterns of the locality.

Prehistoric activity is scarcely attested in the area. Similarly, although the major Roman highway, Ermine Street, passes close by the site, there is little immediate local evidence for Romano-British habitation. Notwithstanding, it is possible that some form of, as yet unknown, Romano-British settlement may be located in the area.

Saxon occupation originated in Stamford, though most probably on the opposite bank of the river. Wothorpe Road, which lies to the west of the proposed development area, preserves the line of the southern route to the original Saxon settlement.

Part of the town on the north bank was fortified by the Danes in the late 9th century. This Danish military occupation was terminated in 918 when a new defended settlement was established south of the river by the Anglo-Saxons. The area bisected by High Street St. Martin's, and incorporating the present investigation site, receives greatest support as the possible location of this new *burh*, a suggested alternative situation locates this beneath the present railway station.

Located outside the medieval walled town, the investigation site lies to the rear of an area of general urban habitation. A church was established in close proximity to the proposed development area, possibly earlier

than the 15th century example occupying the site at present. Outlying burials associated with this church may occur in the proposed development area

Shops and houses were located in the proximity during the medieval and post-medieval periods, and may have impinged upon the proposed development site.

Medieval and later deposits are likely to occur within a metre of the present ground surface. No archaeological remains were recognised on the site visit. Ground conditions are inappropriate for geophysical examination. There was no evidence of cellaring and damage, from previous buildings on the site is likely to be limited in extent.

9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to thank Mr A.R. Delaney of W.J. Hemmings and Partners, who commissioned this assessment. The work was coordinated by Gary Taylor and this report was edited by Tom Lane. Jenny Stevens, the South Kesteven Community Archaeologist, permitted examination of the relevant files. Access to the County Sites and Monuments Record was kindly provided by Mark Bennet and Sarah Grundy of the Archaeology Section, Lincolnshire County Council.

10. REFERENCES

All of the following sources were consulted in the data-gathering exercise. However, as some references duplicated information available in others, not all of them have been specifically referred to in the text.

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11. ABBREVIATIONS

Numbers prefixed with 'SMR' are the
primary reference numbers used by the
Lincolnshire Sites and Monuments Record,
Archaeology Section, Lincolnshire County
Council.

Numbers prefixed by 'SK' are the
reference codes used by the South
Kesteven Community Archaeologist.

Department of the Environment
publications are indicated by the initials
'DoE'.

The Royal Commission on Historical
Monuments of England is cited as
'RCHME'.

South Kesteven District Council is referred
to by the initials 'SKDC'.

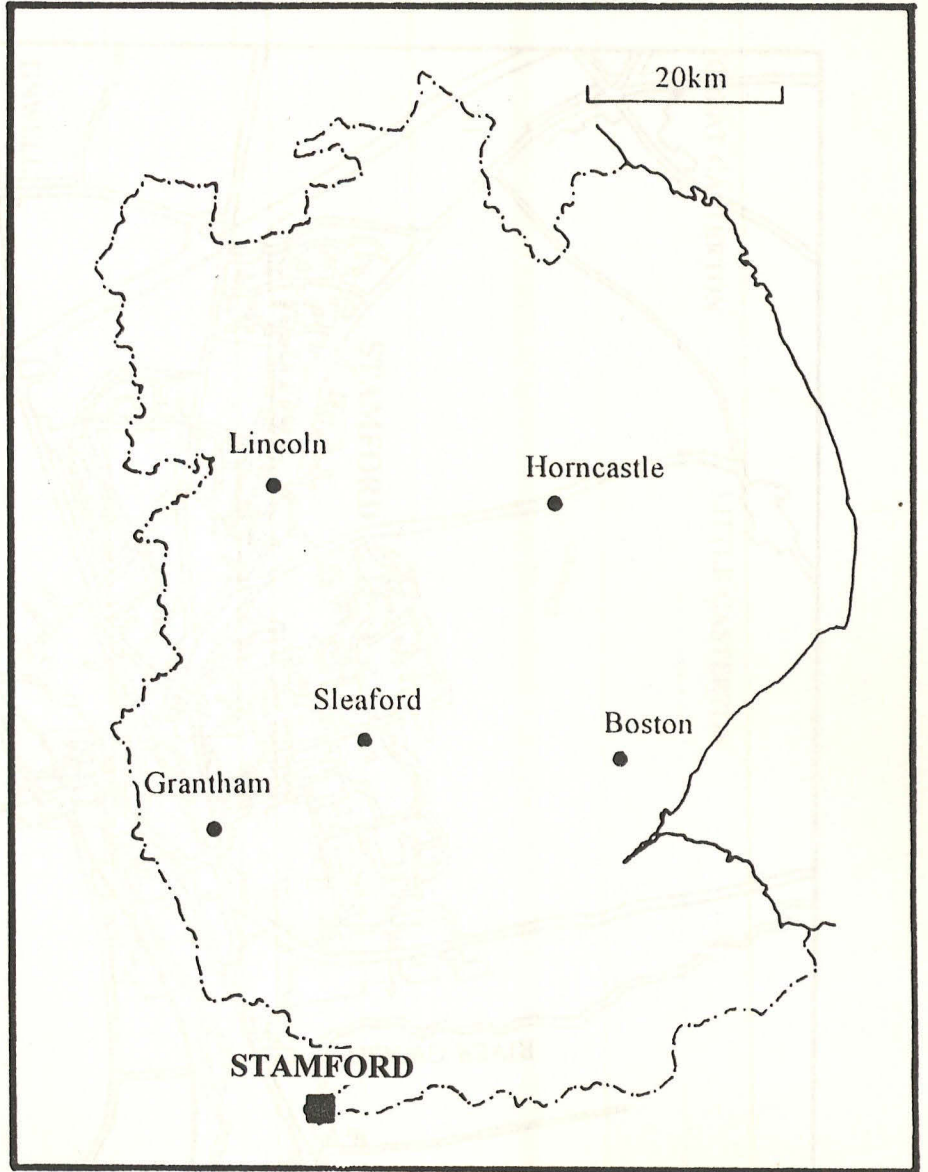
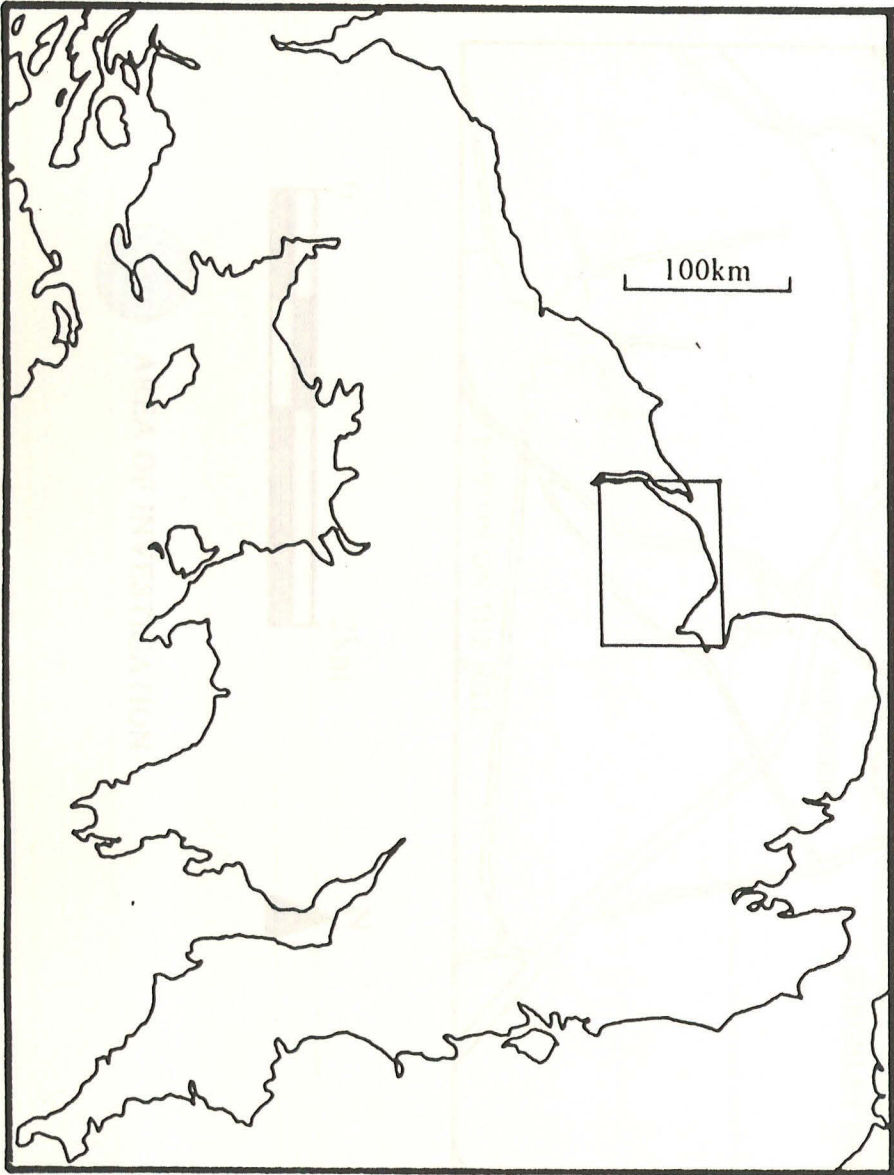
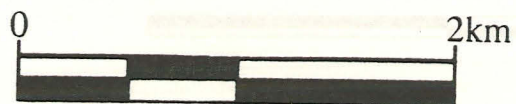
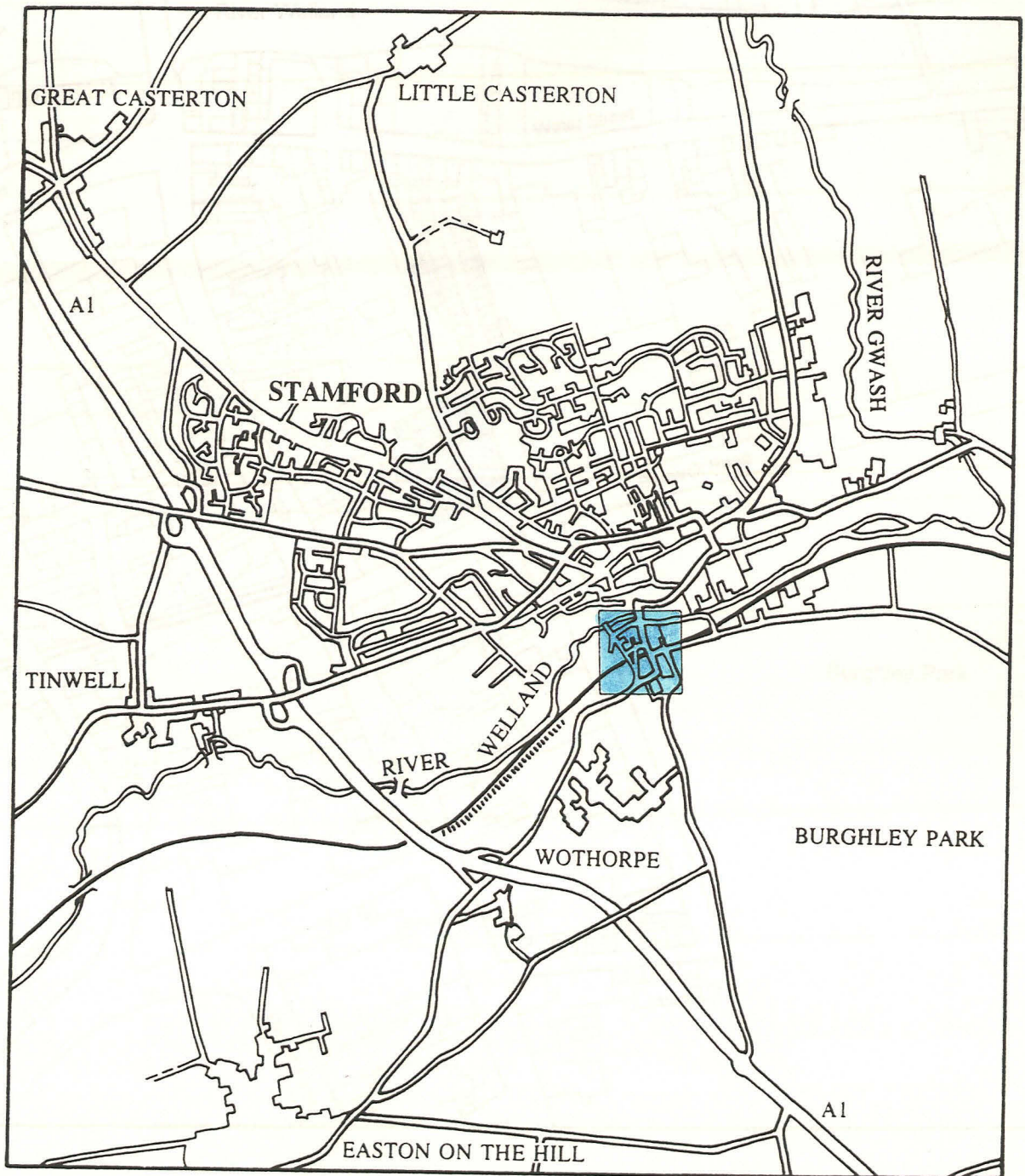


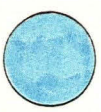
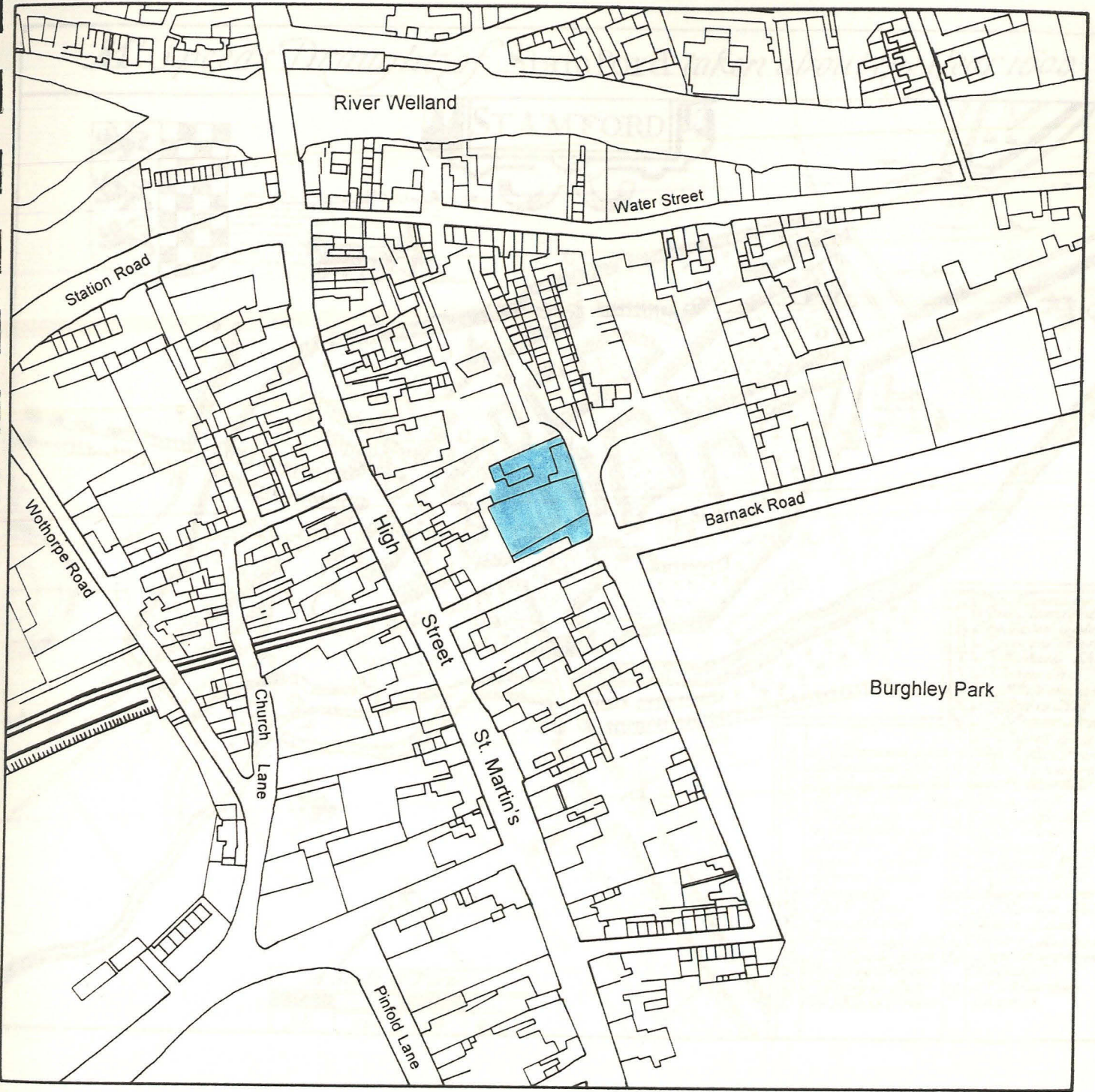
Fig. 1 General Location Plan

Fig. 2 Site Location Plan



AREA OF INVESTIGATION

Fig. 3 Area of Investigation



Area of Development

Fig. 4 Copy of Speed's 'Map of Stamford', 1600

Fig. 5 Extract from Murray's 'Map of the Marston Basin', 1725

M^r Speeds Draught of Stamford taken about the Year 1600.

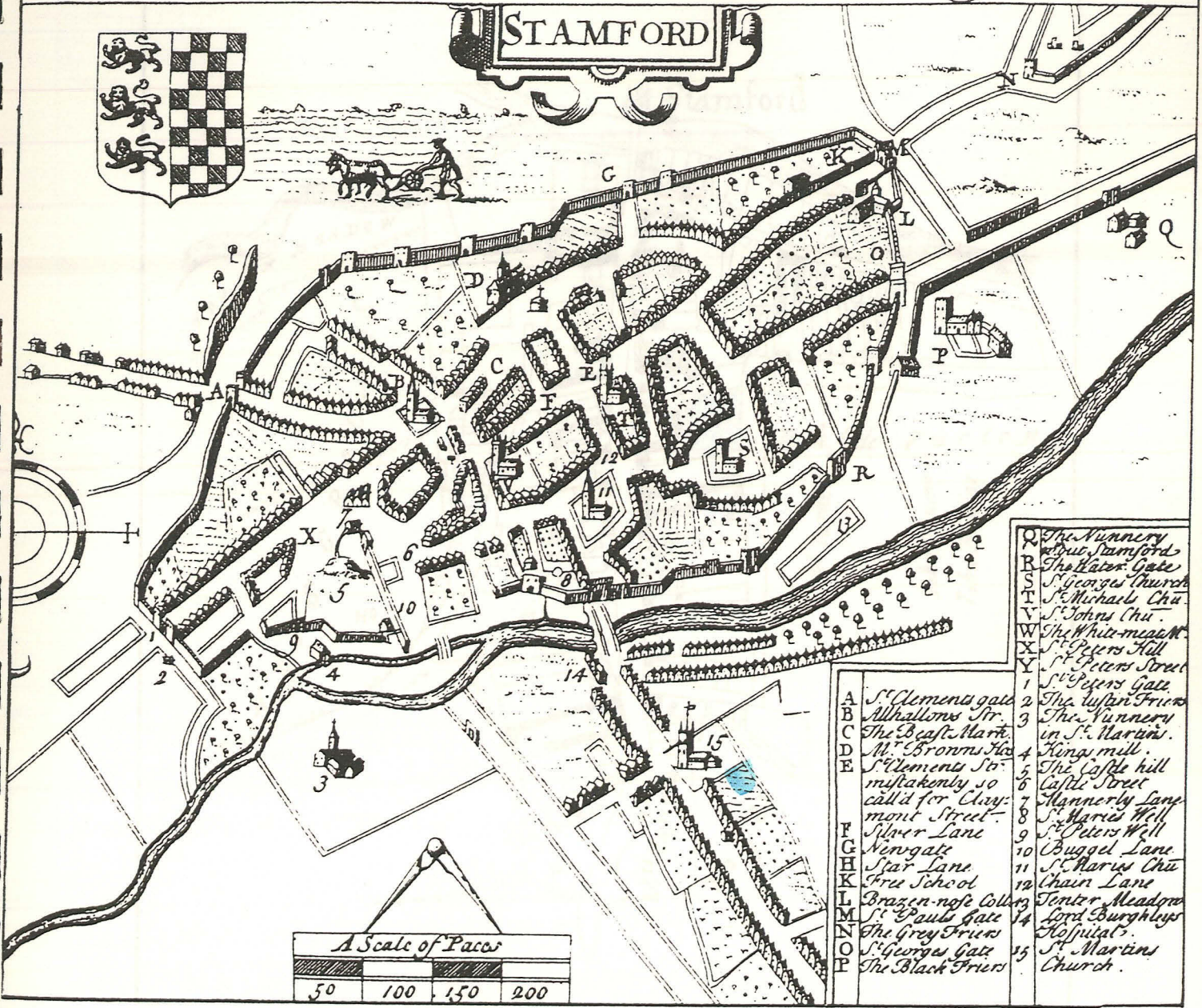


Fig. 5 Extract from Murray's 'Map of St Martin's Parish', 1773

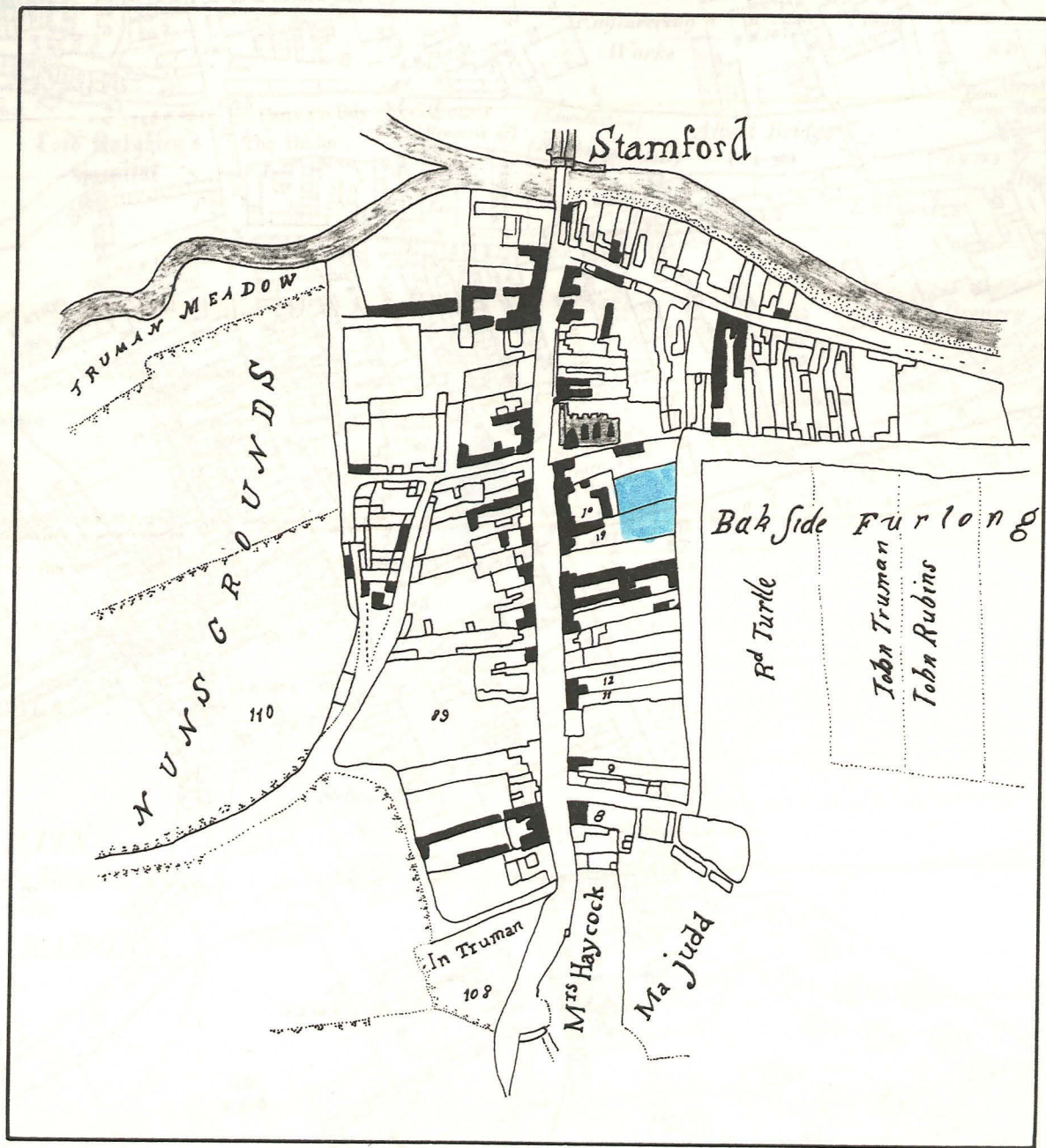
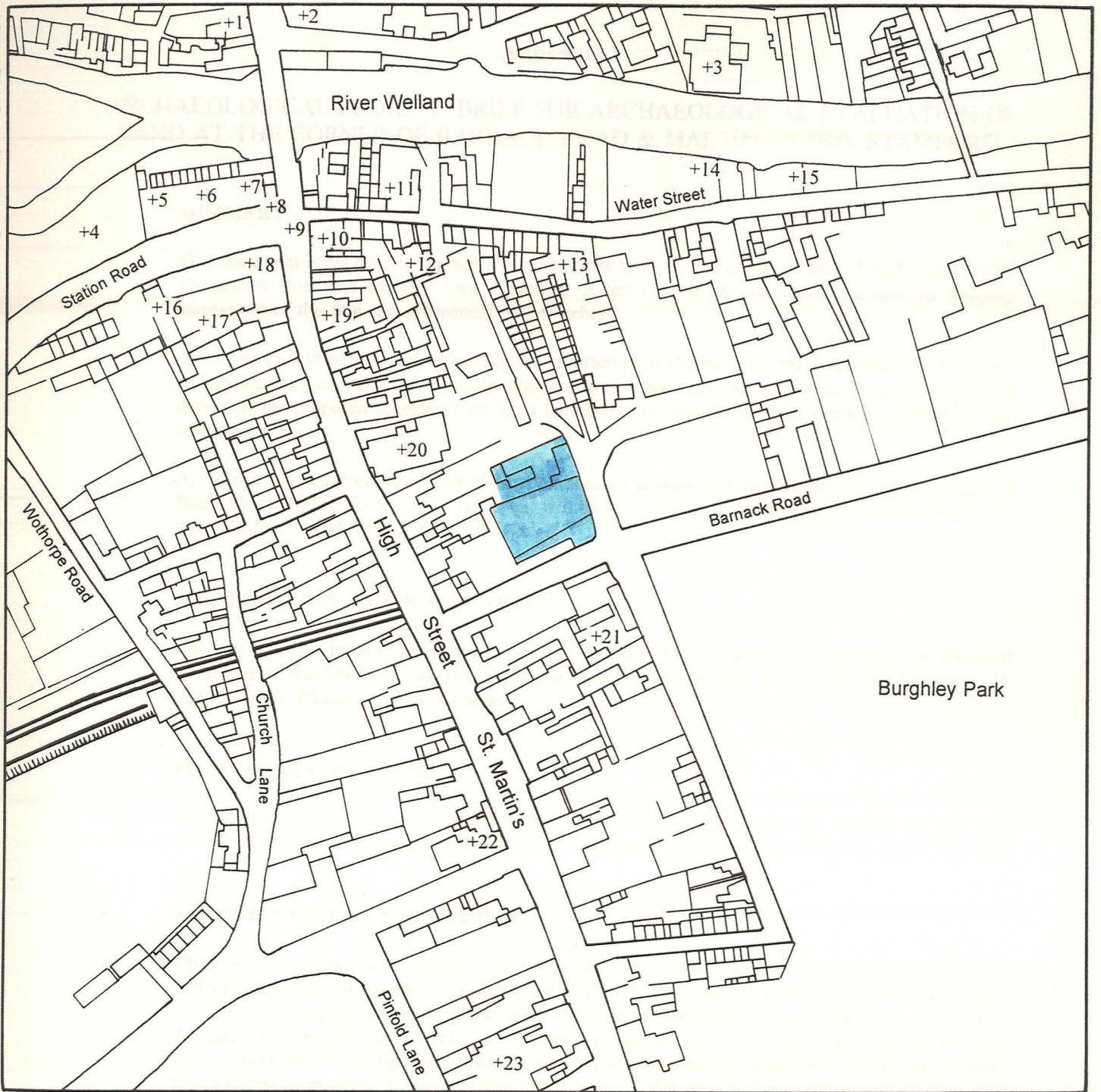



Fig. 6 Extract from 2nd Edition Ordnance Survey map, 1901



Fig. 7 Archaeological Sites in the Immediate Vicinity



 Area of Development

Refer to Table. 1 for explanation of the numbers depicted.

Appendix 1

ARCHAEOLOGICAL PROJECT BRIEF FOR ARCHAEOLOGICAL EVALUATION OF LAND AT THE CORNER OF BARNACK ROAD & MALTING YARD, STAMFORD.

1. SUMMARY

- 1.1 This document is the brief for an archaeological work to be carried out on an area of land on the corner of Barnack Road and Malting Yard, Stamford. It sets out the requirements for a detailed desk-top assessment of the area and subsequent trial trenches.
- 1.2 This brief should be used by archaeological contractors as the basis for the preparation of a detailed archaeological project specification. In response to this brief contractors will be expected to provide details of the proposed scheme of work, to include the anticipated working methods, timescales and staffing levels.
- 1.3 All of the detailed specifications will be submitted for approval to the Community Archaeologist of South Kesteven District Council. The client will be free to choose between those specifications which are considered to adequately satisfy this brief.

2. SITE LOCATION AND DESCRIPTION.

- 2.1 The site is in the town of Stamford, which is situated in the south of Lincolnshire. The proposed development site lies to the south of the town centre and is centred at National Grid Reference TF 03190 06750 Please see enclosed Map.

3. PLANNING BACKGROUND.

- 3.1 The development proposed is for conversion of existing buildings and the erection of four new dwellings. Outline planning permission is sought from South Kesteven District Council. SK96/165/69/9.

4. ARCHAEOLOGICAL BACKGROUND.

- 4.1 The site of the proposed development lies in an area which in previous excavations has proved to be rich in archaeological remains. Excavations off of St. Martin's in the 1960's discovered occupation material (including pottery, domestic rubbish, timber and stone buildings, garderobes and cellars) from the Late Saxon period until at least the 14th century. The site lies within the area which was believed to have been the Saxon borough in the late 9th early 10th centuries which fits in with the evidence found during excavation. It also lies directly adjacent to the church of St. Martin's which is at least 12th century in origin with a 15th century rebuild. The church's accompanying graveyard lies across from the proposed development site, suggesting that the development site lies within the boundaries of the former churchyard.
- 4.2 A number of modern buildings are currently situated on the site which are believed to have been constructed in the 1960's. These may act as a constraint to the trial trenching.

5. REQUIREMENT FOR WORK.

- 5.1 Prior to this scheme of development being undertaken a detailed desk-top assessment and appropriate trial trenching needs to be carried out.
- 5.2 The purpose of the archaeological desk-top assessment and trial trenches should be to gather

information from all known sources to establish the presence/absence, extent, condition, character, quality and date of any archaeological deposits especially in the light of more modern development.

- 5.3 The investigation should be carried out by a recognised archaeological body in accordance with the code of conduct of The Institute of Field Archaeologists.

6. METHOD- DESK-TOP ASSESSMENT.

- 6.1 The fully detailed desk-top assessment will indicate the presence of any archaeological constraint hitherto unidentified and should include an assessment of the site within both the local and regional context. It should highlight any particularly relevant research priorities which may be addressed by this project.

- 6.2 In order to ensure that all possible archaeological constraints are evaluated all secondary sources must be consulted as part of the desk-top assessment. Sources to be consulted should include:

- 6.2.1 Lincolnshire Sites and Monuments Record;
- 6.2.2 All Ordnance Survey maps;
- 6.2.3 Tithe, Enclosure Award and Parish maps (where appropriate);
- 6.2.4 Historical documents, particularly those held in Lincolnshire Archives Office;
- 6.2.5 Archaeological books and journals;
- 6.2.6 Unpublished reports and archives (where appropriate), particularly those of the South Kesteven Community Archaeologist;
- 6.2.7 Aerial photographs;
- 6.2.8 Any other sources deemed appropriate;
- 6.2.9 A visit to verify site conditions.

7. METHOD- TRIAL TRENCHING.

- 7.1 In consideration of methodology the following details should be given in the contractor's specification:

- 7.1.1 A projected timetable must be agreed for the various stages of work.
- 7.1.2 The staff structure and numbers must be detailed. This should include lists of specialists and their role in the project.
- 7.1.3 It is expected that all on site work will be carried out in a way that complies with the relevant Health and Safety Legislation and that due consideration will be given to site security.
- 7.1.4 The recovery and recording strategies to be used must be described in full.
- 7.1.5 An estimate of time and resources allocated for post-excavation work and report production.
- 7.1.6 A list of specialist consultants who might be required to conserve and or report on finds and advise or report on other aspects of the investigation.

- 7.2 Excavation is a potentially destructive technique and the specification should take the following factors into account.

- 7.2.1 Where possible the use of an appropriate machine with a wide, toothless ditching blade to remove topsoil down to the first archaeological horizon.
- 7.2.2 The supervision of all machine work by an archaeologist.
- 7.2.3 When archaeological features are revealed by machine these will be cleaned and excavated and all archaeological deposits will be fully excavated by hand and all archaeological deposits will be fully excavated and recorded.
- 7.2.4 If human remains are encountered the contractor must comply with all statutory consents and licences under the Disused Burial Grounds (Amendment) Act 1981 or other Burial Acts regarding their exhumation and interment. It will be necessary to comply with all reasonable requests of interested parties as to the method of removal, reinterment or disposal of the remains or associated items.
- 7.2.4 Adequate recovery of finds and an adequate sampling programme to provide environmental evidence from all archaeological deposits should be ensured.
- 7.2.6 It is expected that an approved recording system will be used for all on-site and post-field work procedures.

8. REPORTING REQUIREMENTS.

- 8.1 The final Desk Top Assessment must:
 - 8.1.1 Summarise all available information;
 - 8.1.2 Provide a comprehensive list of all sources consulted along with an explanation if sources detailed in paragraph 6.2 are not consulted;
 - 8.1.3 Outline all possible options for further work, including recommendations for alterations to the original specification.
 - 8.1.4 The final report should be produced to the level outlined in The Management of Archaeological Projects, Appendix 3, English Heritage, 1991 and within a timescale agreed with the Community Archaeologist. The report should include:
 - 8.1.5 Plans of the area investigated and the position of any trenches.
 - 8.1.6 Tables summarising features and artefacts together with a full description and brief interpretation.
 - 8.1.7 Plans and sections of deposits.
 - 8.1.8 A consideration of the importance of the findings on a local and regional basis.
 - 8.1.9 A critical review of the effectiveness of the methodology.
- 8.2 The completed report should be deposited with the South Kesteven Community Archaeologist and with the Lincolnshire Sites and Monuments Record and the Developer.

9. PUBLICATION AND DISSEMINATION.

- 9.1 The deposition of a copy of the report with the Lincolnshire Sites and Monuments Record and the South Kesteven Community Archaeologist will be deemed to put all the information into the public domain, unless a special request is made for confidentiality. If material is to be held in confidence a timescale

must be agreed with the Community Archaeologist, but it is expected that this shall not exceed six months.

10. ADDITIONAL INFORMATION.

- 10.1 This document attempts to define the best practice expected of an archaeological evaluation, but cannot fully anticipate the conditions that will be encountered as work progresses. However, changes to the approved programme of archaeological work are only to be made with the prior written approval of the Community Archaeologist.

Brief set by Jenny Stevens, Community Archaeologist for South Kesteven

Appendix 2

Secretary of State's criteria for scheduling Ancient Monuments - Extract from *Archaeology and Planning DoE Planning Policy Guidance note 16, November 1990*

The following criteria (which are not in any order of ranking), are used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate. The criteria should not however be regarded as definitive; rather they are indicators which contribute to a wider judgement based on the individual circumstances of a case.

i *Period*: all types of monuments that characterise a category or period should be considered for preservation.

ii *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context.

iii *Documentation*: the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records.

iv *Group value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement or cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.

v *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.

vi *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection that scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed buildings.

vii *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.

viii *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.