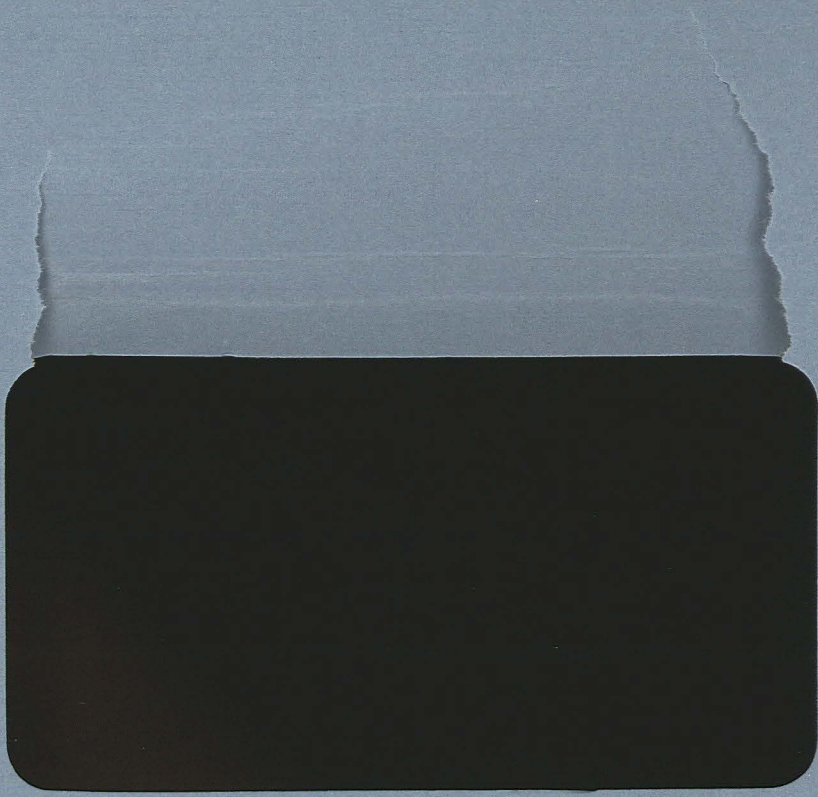


**ARCHAEOLOGICAL DESK TOP STUDY
LAND WEST OF ST PETER'S HILL,
GRANTHAM**

SK9146 3583



Lincolnshire County Council
Archives Department
12 High Street
LINCOLN LN3 3AL
TEL: 0522 575292 FAX: 0522 530724
23.1.97

ARCHAEOLOGICAL DESK TOP STUDY
LAND WEST OF ST PETER'S HILL,
GRANTHAM

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Jan 1997

Prepared for Abbey Hanson Rowe by Colin Palmer-Brown

Pre-Construct Archaeology (Lincoln)
61 High Street
Newton on Trent
Lincoln
LN1 2JP

Tel. & Fax.: 01777 228155

CONTENTS

Summary	1
1.0 Introduction	2
2.0 Location and description	2
3.0 Geology and topography	2
4.0 Planning background	3
4.1 Archaeology in South Kesteven and the Local Plan	3
5.0 Objectives and methods	3
6.0 Archaeological and historical background	4
6.1 Prehistoric	
6.2 Romano-British	
6.3 Saxon and medieval	
7.0 Archaeological potential	6
7.1 Cartographic information supplied by Abbey Hanson Rowe	7
7.2 Information derived from the Lincolnshire Archives Office	8
7.3 The County Sites and Monuments Record	8
8.0 Impacts to archaeological resources	8
9.0 Conclusions	10
10.0 Acknowledgements	10
11.0 References	10
12.0 Appendices	12
12.1 Catalogue of material derived from the County Sites and Monuments Record at Lincolnshire County Council and Records held at Heritage Lincolnshire	
12.2 Ordnance Survey map sections supplied by Abbey Hanson Rowe	

Summary

- * *This archaeological desk top study has been prepared in advance of a possible commercial redevelopment on the former Iceland site at St Peter's Hill, Grantham*
- * *The results of this report suggest that the archaeological potential of the site is moderately high: it lies in an area where medieval, and possibly Saxon, occupation levels could be anticipated, though, significantly, the extent of disturbance from previous developments has not been established entirely*
- * *It is suggested that some further archaeological investigation may be beneficial, should demolition of the existing structure indicate limited past impacts to deposits of potential archaeological interest*

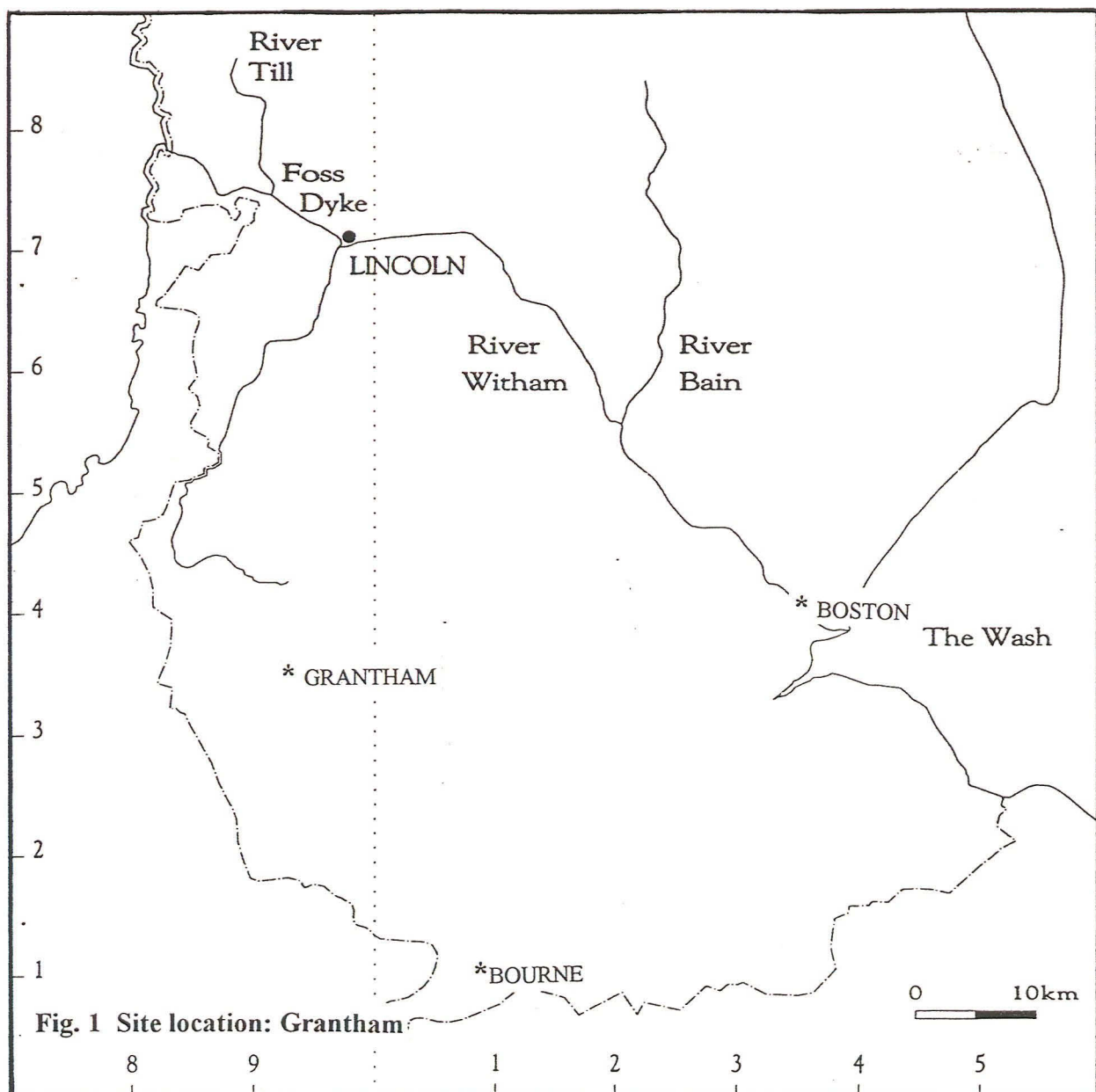
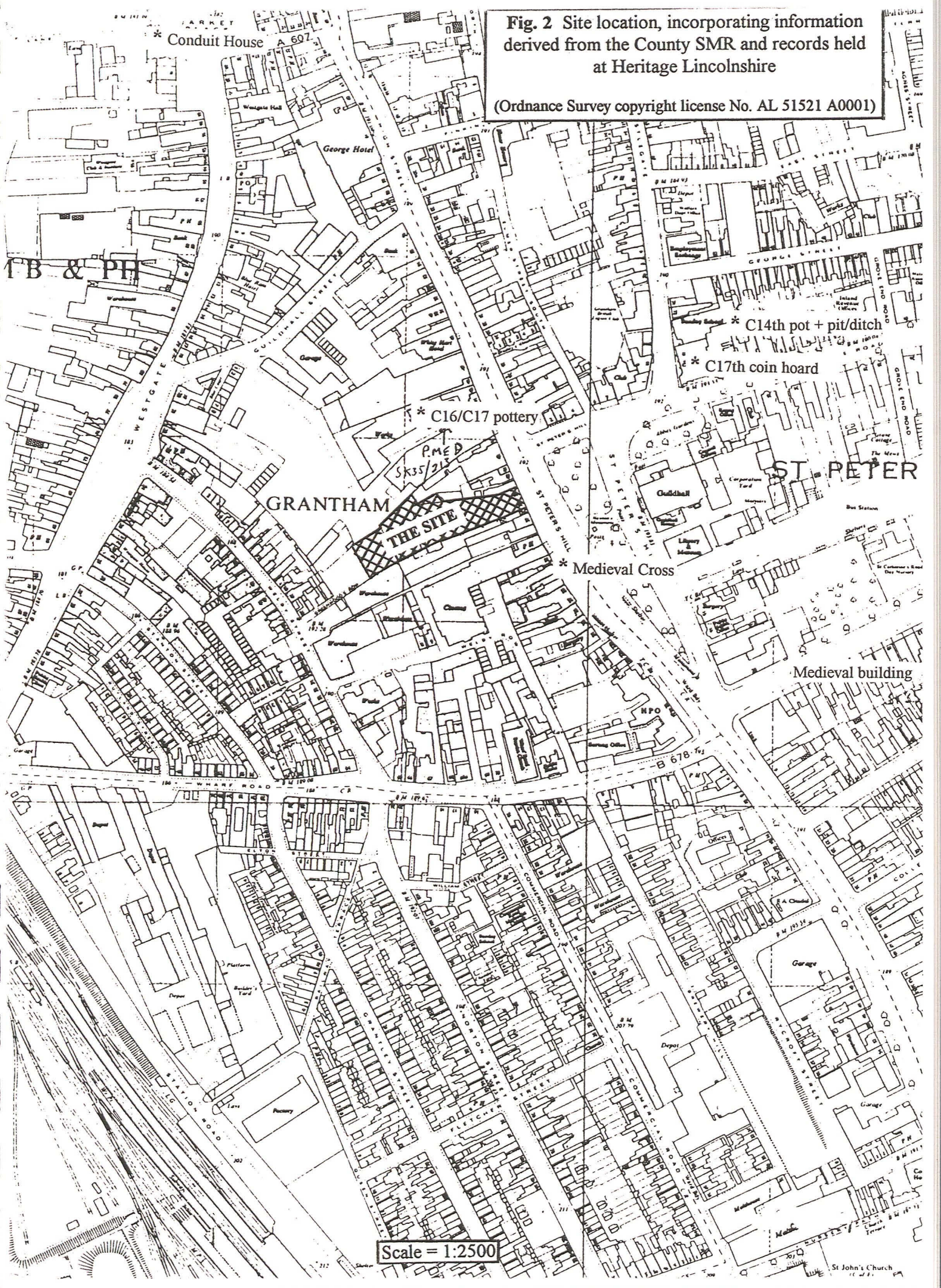


Fig. 1 Site location: Grantham

Fig. 2 Site location, incorporating information derived from the County SMR and records held at Heritage Lincolnshire
(Ordnance Survey copyright license No. AL 51521 A0001)



Scale = 1:2500

1.0 Introduction

This desk-based study was commissioned by Abbey Hanson Rowe, who act as agents for W. Morrisons. Planning permission is sought for the erection of twelve retail units on the former Iceland site, which is situated on the west side of St Peter's Hill in Grantham town centre (NGR: SK 9146 3563). The construction of this complex may affect buried archaeological remains.

The purpose of this report is to assess the overall archaeological potential of the site, without the use of fieldwork, and to assess the potential impacts which may be posed by redevelopment of the area. The report will assist the district planning authority with its further decision-making in relation to the archaeological interests of the site.

The report was researched and written by Colin Palmer-Brown of Pre-Construct Archaeology (Lincoln) (hereafter PCA) in January 1997.

2.0 Location and description

Grantham lies in the administrative district of South Kesteven, approximately 14km south-west of Sleaford, 32km south of Lincoln. The proposed redevelopment is in the centre of the town, immediately west of St Peter's Hill (NGR SK 9146 3583). Its boundaries are defined by a card shop to the north, and the Isaac Newton Shopping Centre to the south. The west boundary is delineated by a brick wall.

The bulk of the application area is currently occupied by the former Iceland foodstore: an ugly, featureless, structure of concrete and brickwork which extends to the St Peter's Hill frontage, and was built for Tesco Stores in the mid-1960's (Knapp 1990). To the rear of the building is a tarmac parking area, which will be also be affected if planning permission is granted.

The existing structure does not appear to possess any cellars or basements, though this has not yet been proved. It lies over an extensive concrete slab of unknown depth. The building may incorporate strip-footings, though there is a strong likelihood that the bulk of the present footprint mirrors previous structures which have occupied this valuable commercial location.

At the present time, the interior of the structure is being stripped internally, prior to demolition.

3.0 Geology and topography

The geology about which Grantham is set comprises a complex of sandstone, middle lias sandy clay and, to the east and north-east, undivided Jurassic limestone. Intermittently, there are beds of marlstone rock, ferruginous oolitic limestone, ironstone and calcareous limestone (British Geological Survey Sheet 127).

In the centre of the town, the land lies at an altitude approximately 60m OD. On all sides of the settlement, the ground level rises sharply to between 100m and 130m OD: Gonerby Hill, for example, to the north-west, rises from 60m to 100m OD, over a distance no greater than 0.5km..

The east-central side of the town is bisected by the River Witham, which extends north-south and lies approximately 300m east of the proposed redevelopment site. Approaching from the west is the Grantham Canal, which terminates in the Earlsfield District.

4.0 Planning background

A planning application has been submitted for the erection of 12 retail units on a site which has been most recently occupied by an Iceland footsore (reference SK96/1130/35/49). In order that the archaeological potential is fully addressed, the planning authority has requested that an archaeological desk top study should be undertaken in advance of the granting of full planning consent.

4.1 Archaeology in South Kesteven and the Local Plan

The District Council has embraced within its Local Plan (1992) most of the guidelines set-out in *Archaeology and Planning: Planning Policy Guidance Note 16* (1990). Policy C2 states the following:-

IN AREAS WHERE DEVELOPMENT PROPOSALS AFFECT OTHER KNOWN SITES OF ARCHAEOLOGICAL SIGNIFICANCE, OR SITES WHERE THERE IS AN INDICATION THAT ARCHAEOLOGICAL MATERIAL MAY EXIST, THE DISTRICT COUNCIL WILL INCLUDE CONDITIONS TO ALLOW ARCHAEOLOGICAL INVESTIGATION TO TAKE PLACE PRIOR TO DEVELOPMENT, INCLUDING, AS APPROPRIATE, EXCAVATION, RECOVERY, RECORDING AND STORAGE OF ARCHAEOLOGICAL FEATURES AND FINDS, AND MEASURES TO PROTECT THE ARCHAEOLOGICAL INTEREST DURING DEVELOPMENT.

WHERE APPROPRIATE, THE DISTRICT COUNCIL WILL SEEK TO REACH AGREEMENT WITH DEVELOPERS OVER ALTERATIONS TO DEVELOPMENT PROPOSALS IN ORDER TO SECURE THE PRESERVATION OF SIGNIFICANT ARCHAEOLOGY IN SITU.

5.0 Objectives and methods

The purpose of this report is to identify and assess archaeological remains which may be sensitive to the construction works associated with the proposed retail units and, if necessary, to suggest methods by which the site may be evaluated in advance of redevelopment.

The report has drawn from the following sources of information:-

The County Sites and Monuments Record (SMR)

Records held by Heritage Lincolnshire

Records held at the Lincolnshire Archives Office

Records supplied by Abbey Hanson Rowe

Published and unpublished accounts

Aerial photographic cover searches were not considered to be appropriate on this occasion and were not therefore sought from either of the two major national sources (ie Cambridge University and the National Monuments Record).

A detailed site inspection was made on January 14th, 1997.

6.0 Archaeological and historical background

6.1 Prehistoric

Although systematic investigation of prehistoric activity in the area has been limited, there is a considerable body of evidence which suggests that this part of Lincolnshire was an extremely attractive settlement location from the earliest times. For example, a considerable body of artefactual evidence associated with the Mesolithic period (Middle Stone Age; c. 10,000 - 6,000 BP) has been recovered from the Grantham-Ancaster area: the Sites and Monuments Record contains multiple entries relating to the recovery of microliths and other flint artefacts over a wide area. Neolithic (New Stone Age; c. 6,000 - 4,000 BP) occupation is also attested on the limestone about Grantham: the most interesting site, perhaps, being the settlement remains discovered in 1933 at the Great Ponton Water Works.

Beaker and Bronze Age occupation (c. 4,000 - 2,800 BP) is also much in evidence. A large number of artefacts (usually Beakers and burial urns) have been recovered as a result of the considerable ironstone quarrying around Grantham. It is likely that many of these objects were once concealed beneath funerary earthen mounds or barrows which, as a result of centuries of ploughing, have been subsequently levelled. The early Bronze Age or Beaker sites are of some interest: quite often, settlement during this period appears to have focused on sand/sandy gravel terraces (for example, Risby Warren in north Lincolnshire). In the Grantham region, however, sites are known on the limestone/ironstone (May 1976). Beaker pottery has been recovered from Grantham itself, and burial urns were found on land off Houghton Road.

For the succeeding Iron Age period, one must look slightly further afield: to the well-known sites at Ancaster and Honington Camp, for example, though unquantified Iron Age occupation is also attested at Denton and Barrowby, and a single coin (a Corieltauvian prototype stater) was recovered from land close to Grantham House (SK 91600 36100), suggesting perhaps that Grantham itself conceals an underlying and unquantified settlement.

6.2 Romano-British

There is some evidence of Romano-British occupation within the confines of the later medieval town: again, usually expressed as unquantified 'chance discoveries'. Roman pottery has been recovered from Grantham House to the east of Castlegate, and coins have been found on the west side of the town between Dysart Road, Harlaxton Road and Springfield Road. A context for this material may be sought perhaps by examining the distribution of known settlements which, to some extent, proliferate in this area. It was during the 19th century that a group of villas was discovered at Great Ponton, Gunby-and-Stainby, Newton-and-Haceby, Denton and Stoke Rochford (Whitwell 1992). There are relatively few recorded villas in Lincolnshire, and the concentration of five such settlements in the Grantham region, again suggests that the area remained important for human settlement beyond the prehistoric period(s).

6.3 Saxon and medieval

As a town, Grantham emerged during the Saxon period. Direct evidence of occupation at this time has been recovered at the Flowers Brewery site off London Road, where an inhumation burial was exposed, together with a spearhead and part of a bronze buckle. Also, approximately 170m north-west of the proposed redevelopment, late Saxon (and medieval) settlement/industrial remains were excavated by T Zeffertt in 1989. Some structural evidence was recovered during the work, though its significance was not made clear at the time of excavation.

Place-name evidence suggests that this area was under considerable Danish influence (9th century AD - mid-11th century AD): Gonerby, Barrowby, Casthorpe and Somerby, for example, are all names of Scandinavian origin (Honeybone 1980). Places incorporating '*ham*', such as Grantham, often referred to large areas which were occupied in the early Saxon period, and Roffe has suggested that Grantham may have been part of an estate which pre-dated the Scandinavian influence of the later Saxon period (Roffe 1977).

Domesday Book (1086) indicates that Grantham was in Royal hands on the eve of the Conquest: it was held by Editha, the Queen of Edward the Confessor. Land in Grantham was also held by Peterborough Abbey and the Burgh of St Peter. The land was apparently handed to the Abbey by a Saxon Nun, Elswid: her land appears to have been called Nonegetune (Street, 1857).

At the time of the Norman Conquest, Grantham, and its satellite components, was a soke of large proportion (ie it possessed a considerable quantity of land, over which the lord of the manor had certain jurisdictional rights, notably profits of Justice). This soke comprised Grantham, Gonerby, Harlaxton, South Stoke, North Stoke, Nongtune (probably Spitalgate), Great Ponton, Somerby, Sapperton, Braceby, Welby, Belton, Harrowby, Dunsthorpe, Londonthorpe, Barkston, and Denton.

By the mid-11th century, the town was a flourishing market centre. In common with many commercial centres of this period, its wealth and prosperity owed much to the success of its wool merchants, and the settlement continued to flourish throughout the

12th, 13th and 14th centuries. Foreign merchants from St Omer, Amiens and Italy all traded in Grantham and, alongside the wool trade, a small cloth industry developed also. By the 16th century, however, leatherworking had surpassed the trading of wool as the principal wealth-creating activity.

Unlike Stamford, Grantham was not a fortified borough, and the evidence for a defensive earthwork derives solely from the street name, Castlegate, which need not in itself indicate the presence of a castle. The extent of the medieval settlement has not been determined precisely, though it appears to have incorporated three principal north-south roads/streets: Westgate; Walkergate/High Street; Swinegate/Hildemers Lane and Castel Dyk or Castlegate. The east boundary was probably the River Witham, with the north and west boundaries being delineated by a beck (Mowbeck). Its southern boundary appears to have lain in the area of St Peter's Chantry, placing the proposed redevelopment site on the periphery of the town.

The Church of St Wulfram is in the north of the settlement, sandwiched between Swinegate and Castlegate. This fine parish church was built to its present state largely as a result of the wealth generated by wool merchants in the high medieval period, between 1250 and 1500. A pre-existing Norman structure was partially destroyed by fire in 1222, though traces of it can still be seen in the fabric of the existing monument, and there are elements within the chancel which could even be Saxon (Pevsner and Harris 1989).

Grantham House, which lies opposite St Wulfram's, directly to the east of Castlegate, contains architectural elements which may be dated c. 1380. This large building was the traditional home of the Hall family.

A structure or building complex no longer in existence was the Franciscan friary or Greyfriars, which lay to the west of Market Place and was founded before 1314 (the site is currently occupied by the Grange Flats). Shortly after their arrival in Grantham, the Greyfriars obtained permission from the Bishop to enclose a spring of water in the south field of Gonerby and convey this through lead pipes to their house. There has been some limited excavation on the site of the friary: the results, which have not been fully published (Hurst 1984).

In the south-west corner of Market Place is the Grantham Conduit; a small stunted tower with an unusual battlemented top. The monument is dated 1597, and was built by the Corporation (following the Dissolution of the monasteries in 1539 under Henry VIII), using the piped water that had served the Greyfriars since 1314.

7.0 Archaeological potential

It will be seen from the brief historical and archaeological outline presented above that the history and development of Grantham has been long and complex. Regrettably, this potentially wealthy archaeological site has rarely benefited from systematic and comprehensive field research. In the past, this may have been simply due to the lack of available funds or the lack of political desire to investigate: and since the introduction

of PPG16 in 1990, Grantham has not witnessed the scale of redevelopment which has been evident in many of our other urban centres such as Lincoln, Boston or Bourne, for example. However, it cannot be denied that development or redevelopment sites within the historic core of Grantham will offer varying potential for the recovery of important archaeological remains, and it is possible that the present site may be placed in this category.

The site is on the south side of the traditional (ie medieval) town, the line of which may have been delineated by Wharf Road. Approximately 600m south-east of the St Peter's Hill site (off London Road), aspects of a large medieval Christian cemetery were sampled in 1991 by Heritage Lincolnshire. Some fifty burials were excavated, and may have been associated with the previously unlocated hospital of St Leonard (Unsworth 1991). Pottery recovered from the site ranged between the late Saxon period and the 14th century. The fact that (residual) Saxon pottery was recovered from the cemetery at all is of some significance to the present assessment: it could be taken to reinforce the historical view that the Saxon town was large.

Presented below is an assessment of site-specific cartographic and other information which has not been referenced above, but which is of relevance to the conclusions contained in this report. Some of this information was kindly provided by the Clients, with the remainder coming from records held at the Lincolnshire Archives Office.

7.1 Cartographic information supplied by Abbey Hanson Rowe

Six Ordnance Survey map sections were supplied by the clients which depict ground plans of the site over the hundred years, 1886 to 1986. The map sections can be examined in Appendix 2. The information is summarised as follows:-

1886 The map indicates a smaller foundation footprint than the present, though the east end of the modern structure appears to lie on the same alignment as its late 19th century precursor. Against the street, there is a suggestion of bay fronts. To the rear (west) of the building is divided open space. A partly enclosed passageway is indicated to the south of the building

1887 No change

1931 Labelled 'Picture Theatre', and extended (doubled in size) to west; kinked towards east. There are other buildings within the area which had been open space in 1886 (ie to rear of Picture Theatre)

1965 Much more detailed map. Some widening suggested to south-west side of building

1975 Some extension to west end of building. Emergence of Greenwoods Row to west of extended area

1986 Massive redevelopment to area south-west: Isaac Newton Centre by Abbey Hanson Rowe (1982 - 4). Disappearance of Welby Row; no change to present site.

7.2 Information derived from the Lincolnshire Archives Office

Documents and maps held at the Lincolnshire Archives Office were consulted as part of this study.

The Ordnance Survey one-inch map of Grantham (1906 revision) was examined, but is of little value, as it contains insufficient detail.

One other map of relevance was an 1883 plan of the town (Archive Ref. Brace 19/12). The scale of the map is not indicated, but it is too small for normal tracing and could not be reproduced in this report, therefore. However, the details are clear enough to indicate that, as in 1886, most of the developments on the west side of St Peter's Hill concentrated on the frontage: to the rear of these properties, much open space is indicated.

7.3 The County Sites and Monuments Record (further details in Appendix 1)

General SMR information has been discussed above in Sections 6.0 and 7.0. Only one entry is immediately adjacent to the proposed redevelopment site: two wells were discovered during the demolition of the former cinema (an area now occupied by the Isaac Newton Centre, to the south of the former Iceland site) - HTL Ref. SK35/212. Unfortunately, the records relating to these features are not extensive and their date has not been established.

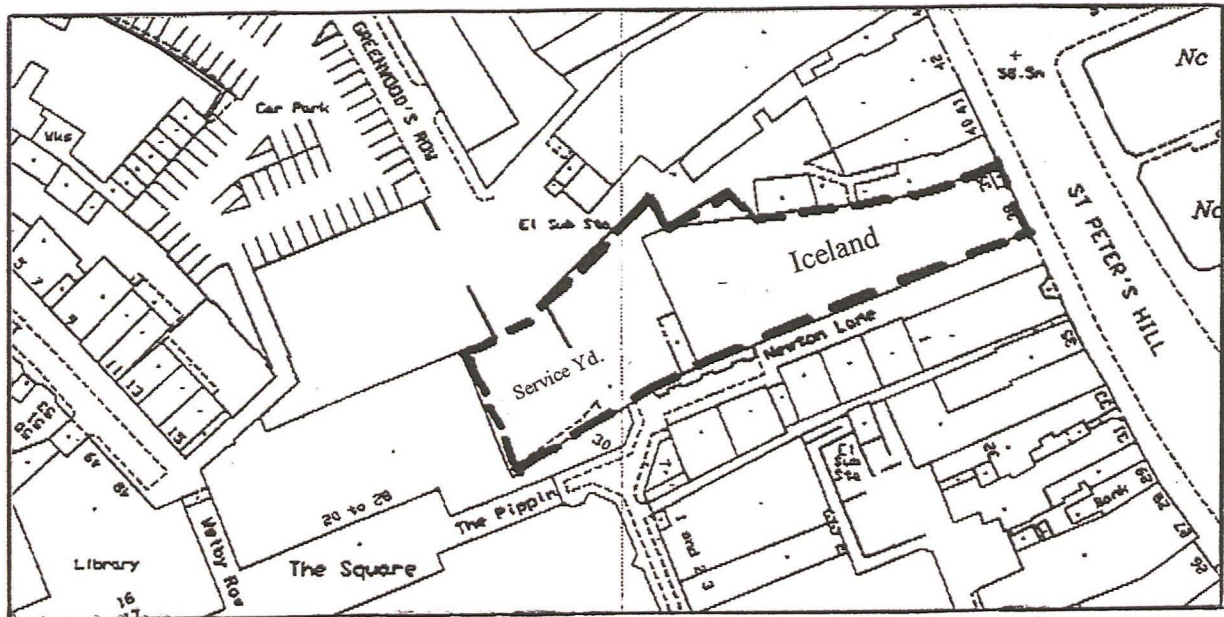
A watching brief carried out on rebuilding work at the Melton Mowbray Building Society, approximately 45m north of the study area, produced a group of post-medieval pottery sherds, dated c. 1550 - 1750. No archaeological features (eg pits, walls, ditches) were identified. SMR Ref. 30548; HTL Rf. SK35/213.

Approximately 35m south of the former Iceland site is a medieval cross (SMR Ref. 30503). A cross destroyed at Grantham in the 17th century has been traditionally labelled Queen Eleanor's Cross; though, as the Abbey of Peterborough was in the possession of lands on one side of St Peter's Hill, and as they erected crosses to mark-out territory, there is a good possibility that the cross pre-dates the time of Eleanor

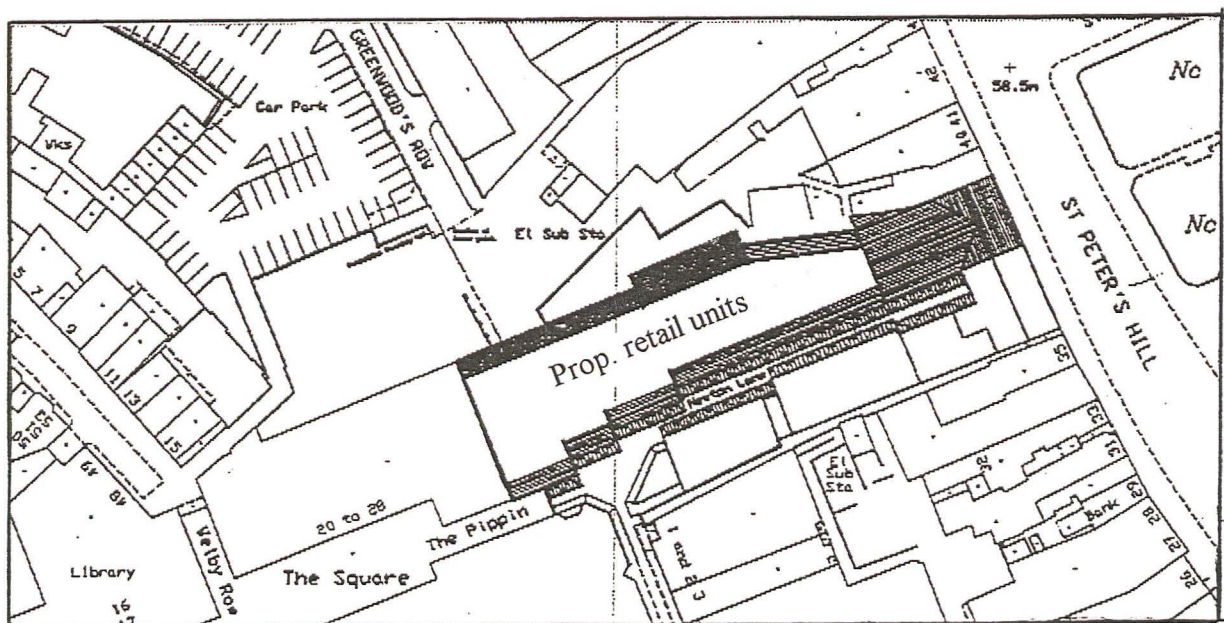
8.0 Impacts to archaeological resources

The main impact to the archaeology from the existing and (where known) past structures is likely to have focused around the periphery of the present footprint (assuming, that is, that there are no backfilled cellars close to the frontage). Ordnance Survey Sheets dated between 1886 and 1986 suggest that the building expanded gradually westwards, reducing an area of open ground which, in 1886, was quite large. There is also evidence that the south-west boundary of the building was enlarged/re-aligned at some time between 1931 and 1965. However, close to the frontage, it would appear that successive building phases have occupied the same foundation footprint.

No detailed development plans of the proposed development could be provided for use in this report. However, outline plans of both the existing and the proposed developments at scale 1:1250 were supplied. The new development will effectively inter-link with the existing Isaac Newton Centre: Its east-west dimension will be approximately 94m, and the development will involve some creative remodelling of the north and south boundaries.



Existing development (Scale 1:1250)



Proposed development (Scale 1:1250)

Information kindly supplied by Abbey Hanson Rowe

9.0 Conclusions

It is variously concluded that the archaeological potential of the site is moderately high. Its location, north of Wharf Road, indicates that it lies within the boundaries of the medieval settlement. It also fronts a significant medieval thoroughfare which, then, as now, must have been a valuable commercial plot. Unfortunately, there does not exist a detailed archaeological archive (ie in terms of excavations and watching briefs) of this area from which to draw further support.

Of crucial importance is the establishment of the presence/absence of cellars close to the frontage. In this part of the site, there is a good possibility that the remains of medieval commercial properties will exist, assuming that these have not been removed as a result of post-medieval building activities. It is advised, therefore, that close attention is paid to this aspect during demolition of the existing structure.

Informal conversations with Abbey Hanson Rowe suggest that limited test pits will be excavated on the site following demolition of the former Iceland building. It would make good sense were an archaeologist to be present on the site to monitor these activities, as they may provide some insight into the nature of the underlying soils and the requirement or non-requirement of archaeological trial excavation.

The available cartographic information suggests that developments in the post-medieval period have centred on the St Peter's Hill frontage. It is perhaps in this area also that most of the earlier archaeological remains, if they survive, should be sought.

10.0 Acknowledgements

PCA would like to thank Mr R Berry of Abbey Hanson Rowe for commissioning this study and providing some of the material contained within it. Thanks are also due to Sarah Grundy for her assistance at the County Sites and Monuments Record and to Jenny Stevens for allowing access to records held at Heritage Lincolnshire.

11.0 References

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12.0 Appendices

Appendix 1: catalogue of material derived from the County Sites and Monuments Record at Lincolnshire County Council and Records held at Heritage Lincolnshire

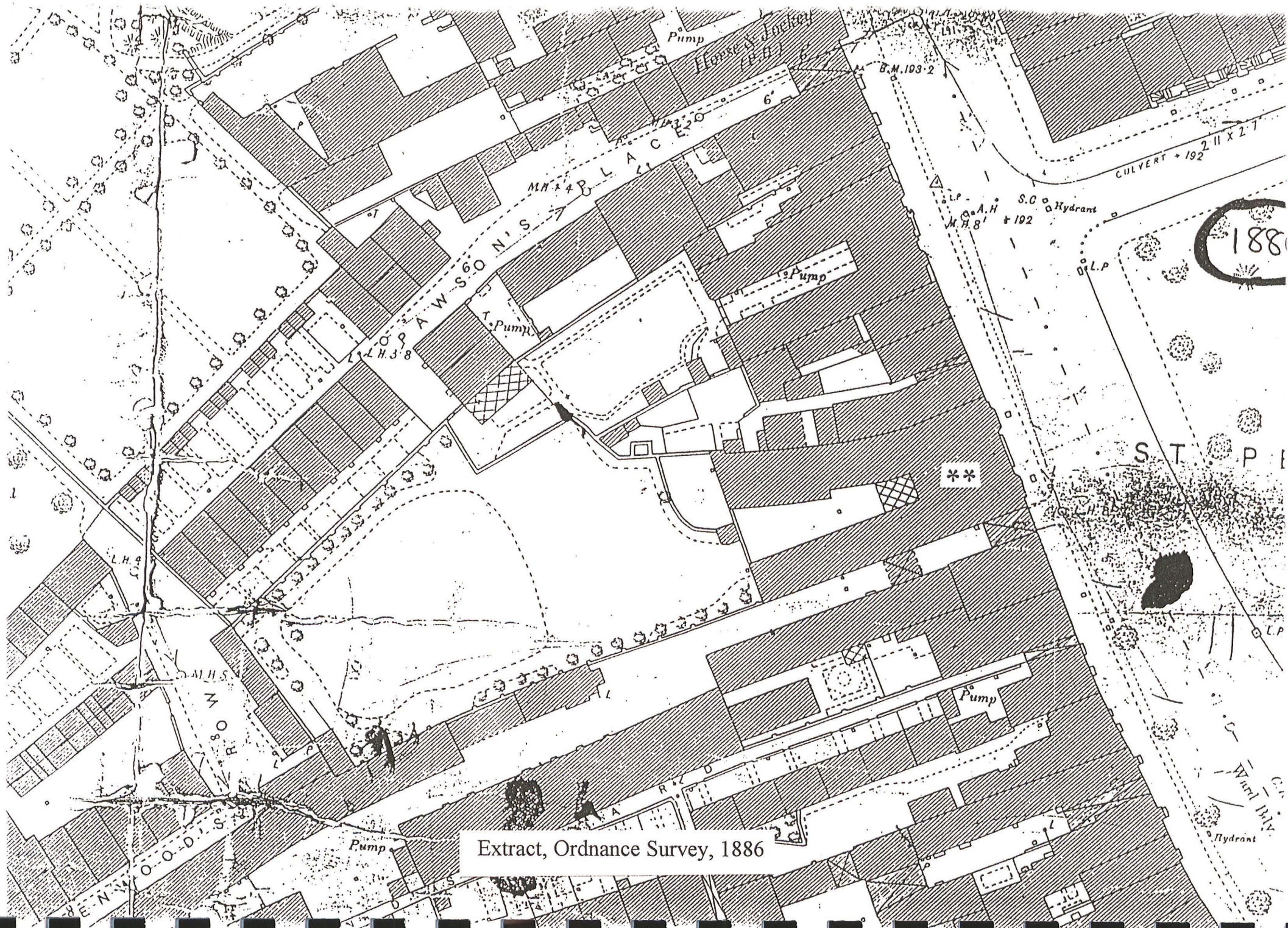
NGR	PRN/ Code	Description
SK 91600	30555 SK35/***	The Apple Cross. "In medieval times, a market was held in front of St Wulfram's around a stone cross called the Apple Cross. Later the centre of the town moved....." SAM
SK 91550 36140	30499 SK53/***	Grantham house, E. of Church. Medieval house, owned by Hall family in C15th; rebuilt in C16th, dates from C14th. Acquired by NT 1944
SK 91600 36100	30541 SK35/***	I/Age coin nr. Grantham House. Corieltauavian prototype stater, found c. 1965
SK 915 361	30772 SK35/***	RB pottery, Grantham House
SK 9129 3593	00067 30502 SK35/***	Grantham Market Cross. Base probably C13th, upper part C15th. In 1888 obelisk erected in its place; removed 1910, old cross restored and re-erected. SAM 2265+
SK 91260 35920	30497	Conduit House, Market Place. Greyfriars were given a spring of water at Gonerby that was piped to their priory at Grantham. After dissolution, supply extended to Market Place. Intake House lies in fields to the west of Grantham now derelict. Conduit House now a SAM (66)
SK 9138 3597	30501 SK35/***	Angel Inn: formerly commandery of Knights Templars, poss. passed to Knights Hospitallers after suppression (1308)
SK 9141 3571	30548 SK35/213	Watching brief during rebuilding work at Melton Mowbray Building Soc. when street frontage cleared. Group of pottery c. 1550 - 1750 + bone comb, but no archaeological features
SK 9169 3572	34012 SK35/***	Neolithic blade in area corresponding with Stukeley's garden, where he thought that there was a barrow
SK 915 356	30503 SK35/***	Medieval cross at St Peter's Hill. A cross destroyed at Grantham in C17th is traditionally Queen Eleanor's Cross on /St Peter's Hill. Not necessarily an Eleanor Cross. The Abbey of Peterborough held lands on one side of St Peter's Hill and erected crosses to mark boundaries. Possible that cross was here before the time of Eleanor
SK 9155 3575	30522	Coin hoard of Elizabeth I found in purple ware jug when

	SK35/**	House demolished 1865 to build congregational church. Found in the wall.
SK 9176 3516	???? SK35/240	Excavations off London Rd., 1991; 50 burials recorded during excavations for petrol tanks
SK 9164 3528	30529 SK35/202	Anglo-Saxon inhumation burial with spearhead and part of a bronze buckle; on site of Flowers Brewery, London Road
SK 9169 3556	???? SK35/210	C13th/C14th pottery associated with structural evidence; ?Building
SK 9168 3556	???? SK35/215	C13th building wall
SK 9143 3561	???? SK35/212	x2 wells discovered during demolition of picture house
SK*****	???? SK35/234	St Peter's Church - Chantry Chapel. Now gone but bodies found in 1800's during excavations for proposed theatre
SK 9158 3576	???? SK35/239	Watching Brief by T Hurley at 2 Avenue Road; x1 frag. C14th pottery (?Nottingham). Natural deposits 1.3m below MGS; pit or N-S ditch seen in section
SK 9151 3583	???? SK35/241	Late Saxon - medieval industrial/occupation site, excavated by T Zeffertt in 1989. Evidence of structures and metalworking

Appendix 2: Ordnance Survey map sections supplied by Abbey Hanson Rowe

(PCA Ordnance Survey copyright license No. AL 51521 A0001)

** = site location



Extract, Ordnance Survey, 1886



Station

Extract, Ordnance Survey, 1931

Schools

CXXII. 4. **S P I T T L E G A T E** Spittlegate Iron
St. JOHN'S W

and surface heights are given in Feet above the mean level of the sea at NEWLYN, and are based on the new primary levelling of Liverpool datum, add to the figures shown—0.3 feet } Note that the figure applies to this plan only and is only approximate



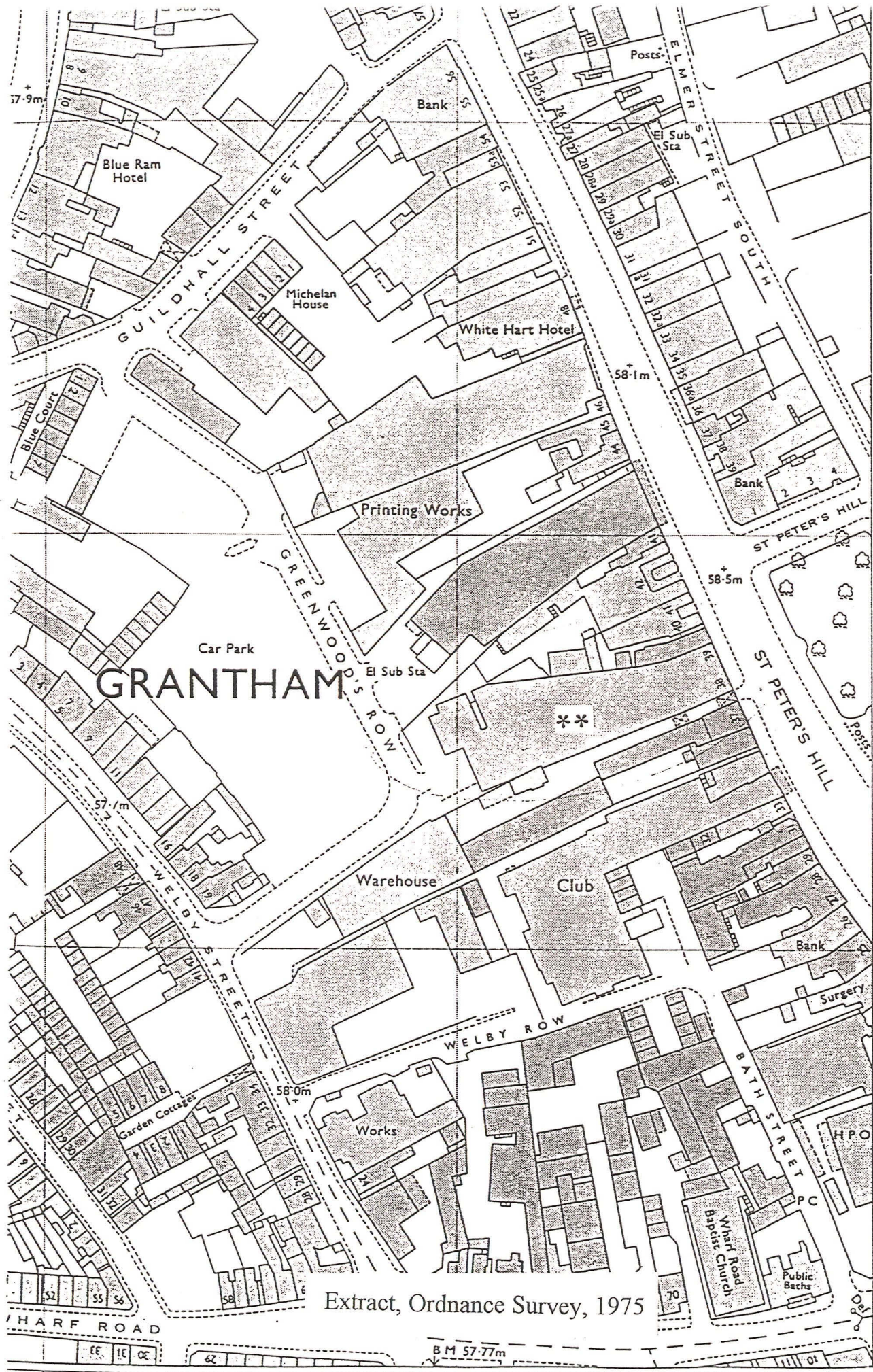
GRANTHAM

Extract, Ordnance Survey, 1965

SK 9135 NE

Sorting Office
Metres

358
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GRANTHAM

Extract, Ordnance Survey, 1975

SK 9135 NE

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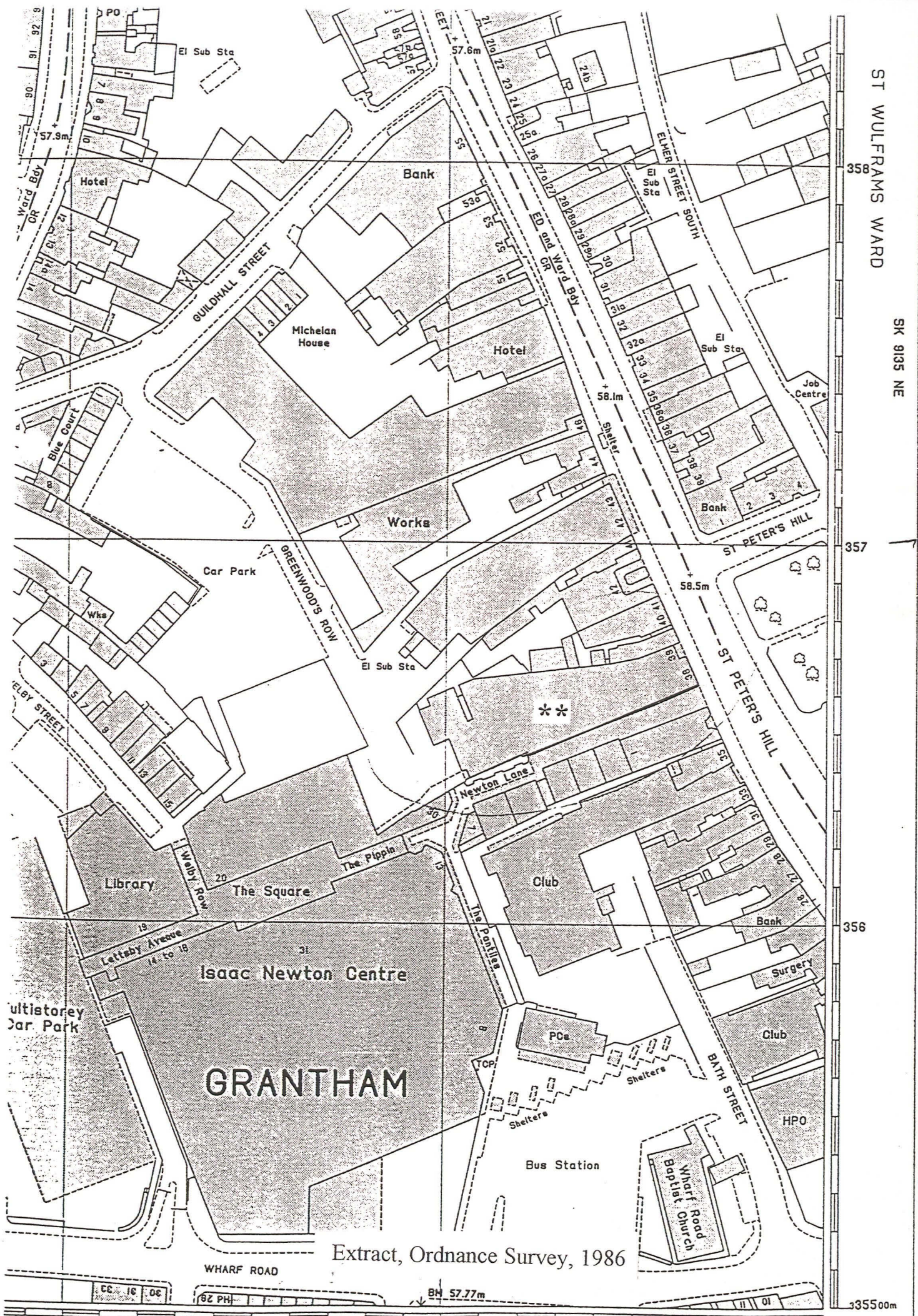
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B M 57.77m



ST WULFRAMS WARD

SK 9135 NE

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357

356

35500m

Extract, Ordnance Survey, 1986

GRANTHAM

WHARF ROAD

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BH 57.77m

11 01

57.9m

57.6m

58.1m

58.5m

57.77m

Hotel

Bank

GUILDHALL STREET

Michelan House

Hotel

Works

Car Park

GREENWOOD'S ROW

ST PETER'S HILL

ST PETER'S HILL

Library

The Square

Newton Lane

Club

Lettsby Avenue

Isaac Newton Centre

The Pippin

PCs

Surgery

Multistorey Car Park

Welby Row

The Pantiles

Bus Station

Club

HPO

Wharf Road Baptist Church

BATH STREET

Shelters

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