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**ARCHAEOLOGICAL IMPLICATIONS
OF THE REAPPRAISAL OF THE
PINCHBECK CONSERVATION AREA,
PINCHBECK,
LINCOLNSHIRE
(PCA 02)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

Conservation
Services

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Highways & Planning
Directorate

**ARCHAEOLOGICAL IMPLICATIONS
OF THE REAPPRAISAL OF THE
PINCHBECK CONSERVATION AREA,
PINCHBECK,
LINCOLNSHIRE
(PCA 02)**

Work Undertaken For
South Holland District Council

August 2002

Report compiled by
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ARCHAEOLOGICAL PROJECT SERVICES



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1. SUMMARY

A desk-top assessment was undertaken to determine the archaeological setting of the Conservation Area, Pinchbeck, Lincolnshire. Several archaeological sites and findspots are located in the vicinity of the Conservation Area.

Prehistoric activity is absent as the area was probably submerged during this time. Artefacts and a possible settlement of Romano-British date (AD 50 - 410) have been found within the village and are possibly restricted to a roddon, an infilled water course, on which the modern village of Pinchbeck is located.

No Saxon (AD 410 - 1066) activity is known from Pinchbeck, although documentary sources suggest a Saxon precursor to the medieval village.

Medieval (AD 1066 - 1500) settlement was concentrated northwest of the church along Knight Street with smaller centres at Crossgate and Money Bridge. A number of manorial centres are evidenced in documents and this could be the reason for the dispersed nature of the settlement. The church, a guildhall and the manorial centres suggest a degree of wealth in the village, possibly derived from wheat, flax and salt, with these commodities documented in the medieval period.

The post-medieval period (AD 1500 - 1900) saw moderate growth in the village, even though at the beginning of the period it was one of the most populated areas of South Holland. A reasonable degree of wealth in Pinchbeck is attested to by the number of large buildings dated to this period, some of which are listed. Industry is evidenced by windmills and a flax mill.

Archaeological intervention in Pinchbeck has confirmed the presence of well preserved archaeological features, particularly in those areas unaffected by later development.

2. INTRODUCTION

2.1 Background

Archaeological Project Services was commissioned by South Holland District Council to undertake a desk-top assessment of the Pinchbeck Conservation Area, Pinchbeck, Lincolnshire. This was to form part of an appraisal of the current Conservation Area and the surrounding 2km (hereafter called the assessment area).

2.2 Aims

The aims of the archaeological assessment were to gather and appraise all known archaeological and historical information pertaining to the conservation area. Such location and assessment of significance would permit the formulation of an appropriate management policy for the archaeological resource of the Pinchbeck Conservation Area.

3. TOPOGRAPHY AND GEOLOGY

Pinchbeck is located 3km north of Spalding and 20km southwest of Boston in the fens of south Lincolnshire (Fig. 1).

The Conservation Area straddles the north-south Spalding Road/Church Street with St. Mary's parish church located at the centre (Fig. 2). St. Mary's church, The church, Vicarage and Otway House provide the focal cluster at the southern extent of the Conservation Area and to the village in general. Centred on National Grid Reference TF 244 266, the Conservation Area includes not only the historic town centre with its shops and other commercial and social buildings, but also some adjoining residential areas. This assessment examines the proposed conservation area and surrounding 2km, apart from the south. Part of Surfleet Conservation Area also falls within the assessment area but has not been assessed here.

The local topography describes a relatively flat landscape at 3m OD with a northeast to southwest ridge of higher ground at a height of 4m OD. This ridge marks the line of a roddon, an infilled former watercourse. The River Glen flows alongside the northern edge of the roddon.

The local soils map of the area depicts a broad ridge of Romney Series soils extending from Surfleet into Pinchbeck. Romney Series are typically brown silt or sandy silt loam and are developed on roddons which may indicate a former course of the River Glen (Robson 1990, 26). Either side of the surmised roddon are soils of the Wisbech Series, coarse silty calcareous alluvial gley soils (*ibid.* 36). These soils are developed on young marine alluvium or former estuarine deposits and overlie a solid geology of Jurassic Oxford Clay (BGS 1992).

4. METHODS

Compilation of the archaeological and historical data relevant to Pinchbeck 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 parish files of the Heritage Trust of Lincolnshire
- 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. Results of the archival

and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical data

Pinchbeck is first reliably mentioned in the Domesday Survey of c. 1086. Referred to as *Pincebec* the name is possibly derived from the Old English *pinca* and the Old Norse *bekkr* and means a minnow stream (Cameron 1998, 97). An alternative *pinc*, meaning finch has also been suggested, although there is no evidence for such a bird-name having been used (Fellows-Jensen 1978, 219).

Earlier references to Pinchbeck appear in the charter lists of the *Historia Croylandensis*, a 14th century fabrication of the history of Crowland Abbey, and detail grants to the abbey of estates at Pinchbeck, Spalding, Holbeach and Whaplode made by Earl Ælfgar in the 1050s or early 1060s (Roffe 1993, 15). Although these are considered spurious, it is probable that they are based on a genuine transaction, as it is recorded in the 12th century Guthlac Roll (*ibid.*; Roffe, forthcoming, 141).

At the time of the Domesday Survey the land was held by Ivo Taillebois and Guy of Craon as sokeland of their manors of Spalding and Holbeach with Whaplode respectively (Foster and Longley 1976). The parish contained 12 carucates (between 770 and 880 hectares) of arable land as well as 22 sokemen, 23 villeins and 12 bordars (*ibid.*) giving an approximate population of around 200 people.

Ivo Taillebois' land eventually passed to Spalding Priory, possibly as part of his gift of the whole manor of Spalding to the monks in 1094-5 and confirmed by his widow, the Countess Lucy, in the 1130s (Sumner 1988, 86).

The descent of Guy of Craon's holding in Pinchbeck is less clearly understood although by 1291 a small manor in Pinchbeck was held by John de Bath (Hallam 1965, 176). Guy of Craon is also recorded as giving 10 carucates of land in Pinchbeck to Crowland abbey (Stukeley 1724, 24), although histories of Crowland do not record such a transaction. However, Thomas Wake of Deeping was indicted in 1332 for allowing his men to mow on the Crowland Meadows at Baston, Langtoft, Pinchbeck and Spalding (Darby 1974, 89) thus implying Crowland did hold land in the area.

Two other manors in Pinchbeck are recorded in a dispute dating to 1289 owned by a Geoffrey de Rocheford and a Robert Saleman (Massingberd 1988, 314).

Sometime before the end of the 12th century a gibbet, thought to have been taken from Crowland, was erected alongside the Spalding to Pinchbeck road (Gooch 1940, 41).

Prior to the 13th century, part of Pinchbeck would have been within the Forest of Kesteven and subject to forest laws. The area was finally disafforested in 1227-31 (Varley 1974, 2). An area of land southwest of Pinchbeck subsequently became a park of Spalding priory (Gooch 1940, 149). The fen to the west of Pinchbeck appears not to have belonged to the town and was intercommoned (pasture that is shared by a number of communities) for in 1250, Pinchbeck, Gosberton and Surfleet declared that the fen was open to anyone who wished to common on it (Darby 1974, 76).

Salt was an important commodity and although salterns (salt-production sites) are not mentioned in the Domesday Survey the industry was probably established in Pinchbeck soon after. The first mention of a saltern in Pinchbeck dates to 1229-53 when the prior of Spalding granted a saltern to Robert son of Richard de Pinchbeck (Hallam 1959-60, 89). By 1260, the Priory

was receiving salt-rent from up to 20 sokemen (*ibid.*). It was not only Spalding priory that maintained salterns in Pinchbeck, John de Bath received rents from salt in 1291 and in 1327 the king confirmed the gift to Bourne abbey of an area to make a saltern from Thomas, son of Nigel of Pinchbeck, and a measure of salt with carriage yearly from a saltern belonging to Alexander, son of Alrued of Pointon (*ibid.*).

Accompanying the salt industry was the widespread reclamation of land from the sea and these Newlands or 'offoldfal' are mentioned in the Spalding priory cartulary between 1229 and 1294 (Hallam 1965, 159). These reclaimed lands were located towards Surfleet where Newlands Farm preserves the name.

In 1318, a Edmund de Bohun was granted the right to hold a market every Thursday and a fair in September (Platts 1985, Appendix 1). The Prior of Spalding was also granted a market, to be held on Wednesdays, and a fair in June in 1339 (*ibid.*).

Pinchbeck became a wealthy place with its revenues from its markets, fairs, flax, wheat and salt and in 1287 contained 646 households and an estimated population of over 3,000 (Hallam 1965, 176). In the Lay Subsidy of 1332, Pinchbeck was paying over £40 in tax, a figure comparable with Spalding and significantly more than most other places in Lincolnshire with the exception of Boston which paid over £60 (Darby 1974, 137). This apparent wealth may indicate why the size of the clergy stood at 8 plus a sub-deacon in 1376 (Owen 1971, 143). The Lay Subsidy also records that a potter was working in Pinchbeck at this time (Platts 1985, 129).

In 1363, a chapel was licensed for service in Pinchbeck (Owen 1975, 20). The whereabouts of the chapel is unknown, although Owen places it in the Beaurepair manor. This may be an error if Beaurepair is

preserved in the modern Barrowpier Hall, which lies in the parish of Surfleet.

Bridges are recorded in Pinchbeck in the will of Sir Nicholas Alwyn. Dating to 1505, the will records a bequest to repair a new bridge between Pinchbeck and Spalding, a bridge 'through the park towards Pinchbeck' and money towards Pinchbeck Bridge (Taylor 2001, 18).

Before the dissolution of Spalding priory in 1540, the last prior's steward in Pinchbeck was Sir Richard Ogle who built a 'common hall' in the village (Gooch 1940, 126). The Ogles became a dominant Pinchbeck family and in 1609 another Sir Richard was sheriff of the county and lived at Pinchbeck Hall (Edmunds and Cox 1986, 7). In 1725, a Sir Thomas Ogle had manorial rights and a manor house near Herring Bridge (*ibid.*).

The Custs were another influential family and are recorded in the vicinity of Pinchbeck from the 14th century and moved to Money Bridge in 1557 (*ibid.*). In the early 17th century they owned 156 acres and this estate eventually passed to the Duke of Ancaster (Barley 1952, 82).

In 1563, Pinchbeck and Spalding were the two largest areas of population in Elloe (Thirsk 1957, 13). By 1723, 303 families are recorded in Pinchbeck (*ibid.* 141) and in 1801 there was a population of 1,536 people (Gooch 1940, 352). White (1856, 839) records that the population of Pinchbeck parish stood at 3,062 in 1851 although by the 1881 census the figure had dropped to 2,940 (WEA 1984, 14).

With the introduction of the Poor Law Act in 1601, Pinchbeck was obliged to provide for the poor of its parish. By 1776, Pinchbeck is recorded as having its own workhouse (Noble 1993, 70). The workhouse stood at the junction of Milestone Lane and Bacon's Lane (Edmunds and Cox 1986, 66).

The principal landowners in 1725 were;

Francis Hayes	259 acres
Otway family	184 acres
Thomas Stiles	178 acres
Sir Thomas Ogle	137 acres
Leonard Brown	124 acres
Sir Richard Cust	114 acres
Sir John Oldfield	105 acres
Theo Buckworth	75 acres
Basil Berridge	66 acres (Edmunds and Cox 1986, 7).

Pinchbeck was still a major flax producing centre during the post-medieval period, and although cheaper imports from the Baltic country caused the industry to decline during the 18th century, it thrived in Pinchbeck, Crowle, Midville and Aby (WEA 1983, 16). A flax mill was constructed in 1851, near Crossgate Bridge, and flax was brought in from the surrounding areas on specially built tramways (*ibid.*). The mill was eventually sold in 1892, finally closing in 1899.

5.2 Cartographic Data

The earliest plan reproduced here is part of 'A Map of Deeping Fen in the County of Lincoln' dating to 1763 but based on a survey of 1670 (Fig. 3). The principal features depicted are the road from Spalding to Surfleet, the church and a windmill located north of Vernatt's Drain. Little indication is given of the extent of the village although buildings, with accompanied plots of land, are shown adjacent to the River Glen near Crossgate Bridge and to the south and west of Herring Bridge.

Pinchbeck is also shown on Ogilby's Itinerary dating from 1675 (Molyneaux and Wright 1974, 11). The map shows the road from Spalding to Boston and Pinchbeck is shown as a village along this road with a church towards the southern end. Between Pinchbeck and Spalding are two windmills.

Armstrong's 'Map of the County of Lincolnshire' dating to 1778 shows Pinchbeck as a

somewhat dispersed settlement (Fig. 4). The church and possibly the vicarage are shown enclosed by trees. Buildings are shown lining two streets, one presumably Knight Street. To the west of the village are a further two houses, also apparently enclosed, one of which is named as Pinchbeck Hall. To the north a building named Ogle Hall is shown in a position which equates with Crossgate. Ruins are also shown to the west of the village.

The Ordnance Survey 2" drawings of the area, dating to 1815, show Pinchbeck as a cluster of inhabited areas (Fig. 5). The largest cluster lies along Knight Street with other centres around the church, Crossgate and north of Herring Bridge. Of interest is a gibbet located to the south which lies in the same position as a medieval gibbet that was erected here in the 12th century.

Although of small scale, Bryant's *'Map of the County of Lincoln'* (1828) shows that development has occurred, particularly west of the village centre (Fig. 6). Windmills are shown to the west and south of the church and also at Northgate.

Perhaps originating as a tithe map, Upton's *'Plan of the Old Inclosures of that part of the Parish of Pinchbeck in the County of Lincoln'* is the first large scale map of the parish and dates from 1843 (Fig. 7). The pattern of settlement is much the same as had previously been depicted. Fields are shown enclosed and a few have been named, although most appear to be named after owners. However, to the north of Pinchbeck is a field named *Cross Gate Wales* and a similar name appears to the west of Crossgate in the 1906 map (see below). This is probably a corruption of wheels or whorl and may refer to the position of a fish-trap (Healey 1997, 43). Watercourses are known to have run through both these areas (Hilary Healey, *pers. comm.*). Most road names are the same as present although Rose Lane was formerly South Gate.

The 2nd edition Ordnance Survey maps of 1906 are the first available large scale plans that show the railway through Pinchbeck (Figs. 8 and 9). Although the areas and density of settlement appears the same, development has occurred in the vicinity of Herring Bridge and the railway station. South of the railway station are two industrial sites, a smithy and a saw pit, and the flax mill is depicted for the first time near Crossgate Bridge. The layout remains much the same in the 1956 1:10560 sheet (Fig. 10) where new development is shown along Rotton Row, Cherry Holt Lane and south of Rose Lane. Subsequent maps show large scale infilling, particularly in the open areas west and south of the church and between the village and Crossgate (Fig. 2).

5.3 Aerial Photograph Data

Aerial photographs of Pinchbeck, including those published or transcribed in secondary sources, were examined for evidence of archaeological remains. Results have been committed to Figure 11.

A single oblique view of an area southeast of Pinchbeck is held by the County Sites and Monuments Record (Code CUCAP ZG76). Taken in 1960, it shows linear ditches of a former field system and a group of concentric circles.

A run of 6 vertical photographs is also held by the County Sites and Monuments Record (Code HSL UK 72 61 1101-06), Taken in May 1972 these show rectangular cropmarks east of the railway and north of the River Glen. The cropmarks north of the River Glen are on a different alignment to the river, although respect property boundaries fronting Knight Street south of the river, and may pre-date the Glen's modern course. Linear features can also be seen north of the church and enclosures are visible northeast of Northgate Mill.

5.4 Archaeological Data

Records of archaeological sites and finds held in the Lincolnshire County Sites and Monuments Record and the files of the Heritage Trust of Lincolnshire were consulted. Other, secondary, sources were

also examined. Details of archaeological and historical remains falling within 2km of the proposed Conservation Area are collated in Table 1 and committed to Figures 12, 13 and 14.

Table. 1 Archaeological Sites in the Vicinity of Pinchbeck Conservation Area.

Map Code	County SMR No.	Description	National Grid Reference
1	22419	Possible Romano-British settlement	TF 2350 2560
2	23592	Possible Romano-British saltern	TF 2591 2480
3	23732	Romano-British pottery sherd	TF 2522 2521
4	22418	Roman coin of Commodus	TF 2413 2605
5	20150	Medieval settlement of Pinchbeck	-
6	22431	Medieval church, St. Mary's	TF 2419 2558
7	22432	Medieval stone cross base	TF 2415 2559
8	22425	Possible medieval moat	TF 2410 2540
9	20144	Medieval moated site	TF 2460 2550
10	22430	Medieval moated site	TF 2162 2549
11	22424	Medieval floor tile	TF 2390 2580
12	23591	Possible medieval saltern	TF 2591 2480
13	23633	Medieval salterns	TF 2610 2700
14	23731	Medieval ditches	TF 2536 2416
15	23733	Medieval pottery	TF 2500 2520
16	-	Medieval pottery	TF 2420 2600
17	23716	Medieval ditch	TF 2530 2514
18	23536	Possible medieval site	TF 2355 2625
19	23704	Late medieval activity	TF 2627 2682
20	23703	Early medieval activity including iron working	TF 2627 2682
21	23700	Medieval settlement, including sunken featured buildings	TF 2410 2667
22	22427	Medieval pottery	TF 2380 2580
23	22426	Medieval pottery	TF 2350 2640
24	22420	Medieval pottery	TF 2280 2580

Map Code	County SMR No.	Description	National Grid Reference
25	23055	Medieval bronze spoon	TF 2288 2450
26	-	Medieval gibbet (site of)	TF 2465 2425
27	23054	Post-medieval manor house	TF 2160 2550
28	22417	Post-medieval hall	TF 2413 2605
29	22490	Post-medieval windmill	TF 2272 2601
30	-	Post-medieval windmill (site of)	TF 2355 2560
31	-	Post-medieval windmill (site of)	TF 2465 2430
32	20022	Post-medieval drainage engine	TF 2617 2615
33	22421	Post-medieval pottery	TF 2280 2580
34	22422	Post-medieval bronze key	TF 2395 2565
35	23625	Post-medieval rubbish pit	TF 2292 2596
36	22433	Post-medieval stocks	TF 2419 2593
37	23701	Undated linear feature	TF 2419 2668
38	23702	Undated features	TF 2627 2682
39	23584	Undated cropmarks	TF 2520 2520

Prehistoric Archaeology

Prehistoric sites and finds have not been retrieved or identified within the assessment area. It is likely that most of Pinchbeck was typically salt-marsh or submerged during much of the prehistoric period, though the course of the River Glen may have come through this area at that time.

Romano-British Archaeology

During the Romano-British period the marshland stabilised, enabling settlement, agricultural and salt-making activities. Initially settlement was attracted to the higher ground of the roddons. The Fenland Survey correlated Romano-British sites and cropmarks to within 2km of Pinchbeck (Hayes and Lane 1992) and demonstrated that sites of this period were concentrated on the raised silt levees of former watercourses. The Fenland Survey identified several Romano-British sites

following a roddon to the west of Pinchbeck and it is conceivable that this line continues through the village (*ibid.*, 148). Figure 12 shows the possible extent of this roddon and is derived from soil maps and spot heights.

Romano-British remains are best represented by a suspected settlement unearthed during the construction of the railway, immediately south of the station. An occupation layer was found between 0.3m and 0.9m below the ground surface which produced pottery, bone, shell and fired clay (Phillips 1970, 293).

A possible saltern (salt-producing site) was found during the construction of Spalding sugar beet factory in 1926. No dating evidence was found associated with this site and, considering its position, it is possibly medieval in date.

Other finds include a coin of Commodus (AD 180-192), which was found along with fired clay pipes (perhaps medieval), a coin of Claudius (AD 41-54) from an unknown location, but found during dredging of the River Glen and a single sherd of pottery.

Saxon Archaeology

No sites of this period are recorded in the Sites and Monuments Record. However, Saxon settlement is likely considering the documentary evidence and a church, alluded to in a claim by Spalding priory, pre-dating a Norman foundation, is possible (Edmunds and Cox 1986, 6). However, Saxon remains have been found within the parish.

Medieval Archaeology

Early maps would indicate that Pinchbeck was a dispersed or polyfocal settlement. The main core of the village would appear to centre along Knight Street with the church located to the southeast. The pattern of medieval sites and finds (Fig. 13) supports this, although smaller hamlets or centres may also have been in existence along Herring Lane and at Crossgate and Money Bridges. A recent archaeological evaluation in Crossgate identified sunken floored buildings and metalworking debris and also retrieved pottery of 12th to 16th century date (Clay 2001, 9). To the north of the River Glen, fieldwalking identified a dense scatter of medieval pottery, perhaps associated with a stone building (Tann 1995, 6).

The church is the only extant building of this period and dates largely from the 13th and 14th centuries (DoE 1988, 41). This church replaced an earlier Norman church which was partially revealed during restoration work in the 19th century (Sutton 1901, 16). This earlier church had a nave some 21m long and part of the north transept was exposed.

Although not recorded with the County Sites and Monuments Record, Figure 13 also shows the position of progressive sea and fen banks as well as the former extent of medieval salterns. The fen bank, known as the Old Fendyke is first mentioned in the 13th century (Hallam 1965, 52) while some of the sea banks may date to the Late Saxon period.

Typical medieval field systems, characterised by ridge and furrow, have only been identified at one location, north of Pinchbeck Hall (Cope-Faulkner 1997, 6). Extensive cropmarks of linear ditches and enclosures have been identified from aerial photography north of Wardentree Lane. The warden element in the road name is possibly derived from the Old English '*wordign*', meaning enclosure (Field 1982, 247) and may be significant. Subsequent geophysical survey and excavation has identified a medieval date for some features but have recognised that they are all of the same larger pattern (Ridsdale and Palmer-Brown 1998, 10; Butler 1999, 1; Albone 1999, 7). Such enclosures may indicate that this area was divided meadow rather than arable land. Pottery retrieved from this area during fieldwalking (JSAC 2002, 1), indicating a manuring scatter, suggests that at times it was perhaps ploughed for arable use. Medieval ditches and pits, possibly from agricultural activity has also been identified adjacent to Church Street (Cope-Faulkner forthcoming, 3).

The most important industry associated with Pinchbeck during this period was the production of salt. Medieval salterns appear to the east of the village and also mark the extent of the former Welland and Glen estuary. Further areas of salterns have been identified by the British Geological Survey (BGS 1992) and their extent is also shown on Figure 13. Documentary sources indicate that a potter was working in Pinchbeck in the mid 14th

century (Platts 1985, 129). No evidence for this medieval industry has yet been discovered, although the term was also applied to those who made vessels from wood, leather and metal (Le Patourel 1968, 101). Industry in the form of metalworking has also been identified at Crossgate, adjacent to Bacon's Lane (Clay 2001, 1).

A floor tile found in the vicinity of Guildhall Drive (Fig. 13, No. 11) was thought to be derived from a guildhall. However, recent work on an Acre Book for Pinchbeck places the guildhall close to the junction of Church Street and Knight Street (*pers. comm.* Hilary Healey).

Post-medieval Archaeology

Post-medieval archaeology is well represented by a number of sites in and around Pinchbeck. Houses from this period still survive and the best examples have been accorded listed status (Appendix 1). Pinchbeck Hall is a former manor house that probably had its origins in the medieval period. Marratt (1814, 227) describes it thus;

'some considerable remains of an ancient mansion...It appears to have been a large building, and was erected about the time of Henry VIII. It was moated around'

The building described by Marratt was rebuilt in 1802, parts of which survive today.

Windmills were also a common element of this period, and may have had medieval predecessors. Only one mill is still extant, this being Northgate Mill which was built in 1848 to replace a post mill (Dolman 1986, 24). The sites of two other mills are shown on Figure 14 and were depicted on the 1843 map of Pinchbeck. The more southerly of these is reputed to have been removed upon planks and rollers from a position north of Wardentree Lane in 1741 (Harmstone 1846, 19).

Post-medieval remains have also been identified in archaeological interventions in Pinchbeck and comprise a series of post-medieval pits and brick wells in Knight Street (Thomson 2001, 1) and a 19th century pit along Milestone Lane (Cope-Faulkner 2002, 1).

5.5 Site Visit

A site visit was made to Pinchbeck on the 2nd August 2002. This was to assess the possible level of surviving archaeological deposits and to identify hitherto unknown archaeological sites.

Pinchbeck

The focal point of the village is the church of St. Mary and includes the Vicarage complex and Otway House to the south and the garden of remembrance to the west. This focal point is surrounded by dense development, particularly to the north and west. Ponds survive in the Vicarage garden and are thought to be remnants of a moat or fishpond complex which once extended further east.

The commercial centre of Pinchbeck runs along the eastern end of Knight Street and a few buildings of interest are located here, along Church Street, Church Walk and Bear Lane. Modern infilling is readily apparent in this area. To the north lies Pinchbeck Hall, the northern extent of the conservation area, and beyond are large scale modern developments. As such, the possibility of identifying earthwork or other archaeological remains is much reduced.

Development west of Knight Street is restricted by the railway, although scattered buildings, often of 19th century date or earlier, occur along the River Glen on both banks. To the east of Pinchbeck, along Wardentree Lane, are recent industrial developments continuing as far east as the A16 Spalding bypass.

Crossgate

This area is centred on the former flax mill and the adjacent Crossgate Bridge. Although there are a few 19th century buildings in this vicinity, modern infilling, extending as far south as Pinchbeck, has occurred. Modern development has also occurred north of Crossgate along Surfleet Road.

Archaeological possibilities

Widespread modern development in the core of the village possibly indicates that archaeological material will already have been disturbed. In open areas the use of fieldwalking and geophysical methods for archaeological prospecting are considered possible and have previously been used successfully in evaluating sites in Pinchbeck.

6. DISCUSSION

Prehistoric activity has not yet been recorded from within the town of Pinchbeck.

Romano-British activity in the parish is generally scarce, although a few chance finds and a possible settlement site indicate potential for remains to be found. It is likely that any Romano-British settlement is located on the higher ground of the roddon network, which became the focus for the medieval village. Remains of this period could, therefore, be sealed beneath later deposits.

No Saxon remains are recorded in Pinchbeck although documentary sources suggest that Pinchbeck had a Saxon precursor. Therefore, potential exists for remains of this period to be identified.

Significantly greater evidence for use of the area in later periods is provided by documents, sites, findspots and structures of medieval date. During the medieval

period apparently Pinchbeck was an important settlement with its markets, fairs, church, a guildhall and manorial centres. The reason for this prosperity lies in the production of wheat, flax and also salt and also its patronage by Spalding Priory.

As a medieval village, Pinchbeck appears to be a polyfocal or dispersed settlement which is probably reflected in its number of manorial centres. While the main focus of medieval settlement falls within the conservation area, smaller centres such as Crossgate and Money Bridge do not.

The dispersed settlement of Pinchbeck continues into the post-medieval period and figures indicate that Pinchbeck maintained a large population. Early maps indicate the various foci of Pinchbeck which hardly changed until widespread development occurred in the 1960s. A moderately wealthy place is suggested by the halls and manor houses dating to this period and the existence of industrial sites, such as windmills and flax mills, supports this notion.

A visit to Pinchbeck, undertaken as part of this assessment, confirmed that widespread development had taken place in the village particularly in the 19th and 20th centuries. This development is likely to have had an adverse affect on some surviving archaeological deposits, although recent archaeological interventions have identified surviving remains, principally from the medieval period.

7. MANAGEMENT

The management of the archaeological resource within Pinchbeck should follow the guidelines set out by English Heritage (1992a, 1992b) and in accordance with Planning Policy Guidance (PPG) notes 15

(buildings) and 16 (archaeology) (DoE 1994, 1990).

Some nationally important archaeological monuments are singled out for statutory protection under the Ancient Monuments and Archaeological Areas Act (AMAA) 1979. Such monuments are known as Scheduled Ancient Monuments and are statutorily protected from any damage or alteration. The scheduling of monuments is the responsibility of the Secretary of State for National Heritage, advised by English Heritage. There are no sites within the proposed Conservation Area that are presently Scheduled Ancient Monuments.

This study has identified the location of a number of known and potential archaeological sites within the conservation area, as represented by find-spots and documentary references. As no sites are scheduled ancient monuments, the management of these sites is the responsibility of their respective landowners. There appear to be no major management problems at present.

The management strategy for archaeological sites is dependent on their importance. Planning Policy Guidance 16 (PPG16) states: *Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development their should be a presumption in favour of their physical preservation.* (PPG16, para 8)

The determination of the importance of an archaeological site is judged on the basis of a set of criteria given in PPG16 and shown here as Appendix 2. All nationally important archaeological monuments should be protected from the effects of development through the application of PPG16 which presumes in favour of their physical preservation (although they are not necessarily protected from other forms

of damage). South Holland District Council has adopted suitable policies for the use of PPG16 in its Local Plan (SHDC 1995, 30 -Policy E6).

Knowledge of many of the archaeological sites listed on the Sites and Monuments Record is minimal and it is difficult to make a judgement of their importance on a national scale without further information. PPG16 suggests: *... it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken.* (PPG16 para21). Such evaluations may take several forms:

a) Desk-top Assessment

This is defined as a programme of assessment of the known or potential archaeological resource within a specified area or sit on land. It consists of a collation of existing written, graphic, photographic or electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional or national context as appropriate (IFA 1999a).

b) Archaeological Field Evaluation

This is defined as a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local regional or national context as appropriate (IFA 1999c).

From the results of the evaluation, an appropriate management or mitigation

strategy may be determined. The main options are:

Preservation In Situ:

- a) Exceptionally, evaluation may reveal a site of such importance that it is scheduled under the provisions of AMAA1979
- b) Planning applications may be refused on the basis of the importance of buried archaeological remains.
- c) Developers may be requested to alter estate layouts or change foundation designs in order to preserve buried remains.

Physical preservation, or preservation *in situ* is not always the most appropriate strategy and it may be necessary to preserve 'by record'. PPG16 states: *Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains.* (PPG16 para25). Once again, several strategies are available, depending on the importance of the remains:

Preservation by Record:

- a) Archaeological Excavation
Defined as a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site. The records made and objects gathered during fieldwork are studied and the results of

that study published in detail appropriate to the Project Design (IFA 1999d).

- b) Archaeological Watching Brief
This is defined as a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons within a specified area or site on land, where there is a possibility that archaeological deposits may be disturbed or destroyed. Such a programme will result in the preparation of a report and ordered archive (IFA 1999b).

- c) Building Investigation and Recording
Defined as a formal programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, or structure, or complex and its setting, including its buried components, on land. (IFA 1999e).

Archaeological management strategies for Pinchbeck

For the short to medium term, it would be judicious to define research strategies for the archaeological heritage of Pinchbeck and to recommend a framework by which such strategies could be implemented. The management options discussed above should be applied to this end.

Three key questions pertaining to the archaeology and development of the settlement of Pinchbeck have been identified.

- a) The Romano-British settlement - To what extent did Romano-British settlement encroach upon Pinchbeck and to determine the nature of the settlement.
- b) The Saxon settlement - With early medieval documentary records it is likely

that there was a Saxon precursor to the medieval village. The definition of this settlement in terms of its form, extent and its transition to the medieval village needs to be understood.

c) The medieval village - defining the layout, extent and nature of the medieval village and its smaller centres of Crossgate and Money Bridge.

However, due consideration must be given at all times to the archaeological heritage of other periods.

As a first stage in enabling these questions to be answered three zones have been defined and mapped, based on informed decisions regarding the known history and archaeology of Pinchbeck (Fig. 13).

Zone 1 represents the possible limits of the medieval village and extends west to Herring Bridge. It is likely that the medieval, and possibly the Saxon, focus of settlement was in this vicinity. Zone 1 also encompasses part of the roddon network which would have been favourable to Romano-British settlement. The zone could be extended farther to the west to incorporate the post-medieval windmill at Northgate.

Zone 2, outside the Conservation Area, encompasses the hamlet of Crossgate. Archaeological intervention here has already recorded ancient historic remains and future work would enable the development of the hamlet into the post-medieval period to be better understood.

Zone 3, also outside of the Conservation Area, represents a manorial holding centred on Money Bridge and the post-medieval development along the River Glen as evidenced on early maps.

The zones are based on the distribution of archaeological finds, historical references

and early maps. It is proposed that any development within these zones automatically triggers some form of archaeological intervention. Development outside of the zones is still subject to PPG 16 and intervention dependant on factors such as size of development and proximity to known archaeology.

These zones would not represent a immutable boundary and would be subject to change as new evidence came to light in future archaeological investigations.

Future development in the village, needs to be monitored and recorded by an experienced field archaeologist in order to begin to understand the extent and sequence of archaeological and natural deposits.

8. CONCLUSIONS

The types of archaeological remains potentially present in Pinchbeck are those common to all urban areas. In addition to artefacts and ecofacts are the potential stratified remains of earlier structures (domestic, ritual and industrial), their associated features (refuse pits, wells, *etc.*) and infrastructure (roads, canals and riverside wharfs).

Such features may not be confined to the present day burgage plots or roads but can occur anywhere within the present area of study. In particular, the presence of buried Romano-British and Saxon remains should be considered. Features of these and subsequent dates would be destroyed by modern development schemes. Recent archaeological intervention in Pinchbeck have identified that medieval remains survive at depth throughout the village and surrounding area. Prospection techniques, such as geophysical survey or fieldwalking, would be sufficient to reveal the presence of such sites in advance, only

where these techniques can be applied. Therefore, continuing pre-development archaeological evaluation, or archaeological monitoring, during development, is essential in order to increase knowledge of the village's buried heritage.

9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to thank Mr R. Scriven of South Holland District Council who commissioned this assessment. The work was coordinated by Gary Taylor and this report was edited by Tom Lane. Distribution and location maps were undertaken by Mark Dymond. Dave Start permitted examination of the relevant parish files maintained by the Heritage Trust of Lincolnshire. Access to the County Sites and Monuments Record was kindly provided by Mark Bennet and Sarah Grundy of the Archaeology Section, Lincolnshire County Council. Jim Bonnor, the Senior Historic Built Environment Officer for Lincolnshire County Council, commented upon draft copies of this report.

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11. ABBREVIATIONS

APS Archaeological Project Services

BGS British Geological Survey

DoE Department of the Environment

GSB Geophysical Surveys of Bradford

IFA Institute of Field Archaeologists

JSAC John Samuels Archaeological Consultants

LAS Lindsey Archaeological Services

LAO Lincolnshire Archive Office

NA Northamptonshire Archaeology

PCA Pre-Construct Archaeology

RCHM Royal Commission on Historical Monuments of England

SHDC South Holland District Council

SMR County Sites and Monuments Record number

ULAS University of Leicester Archaeological Services

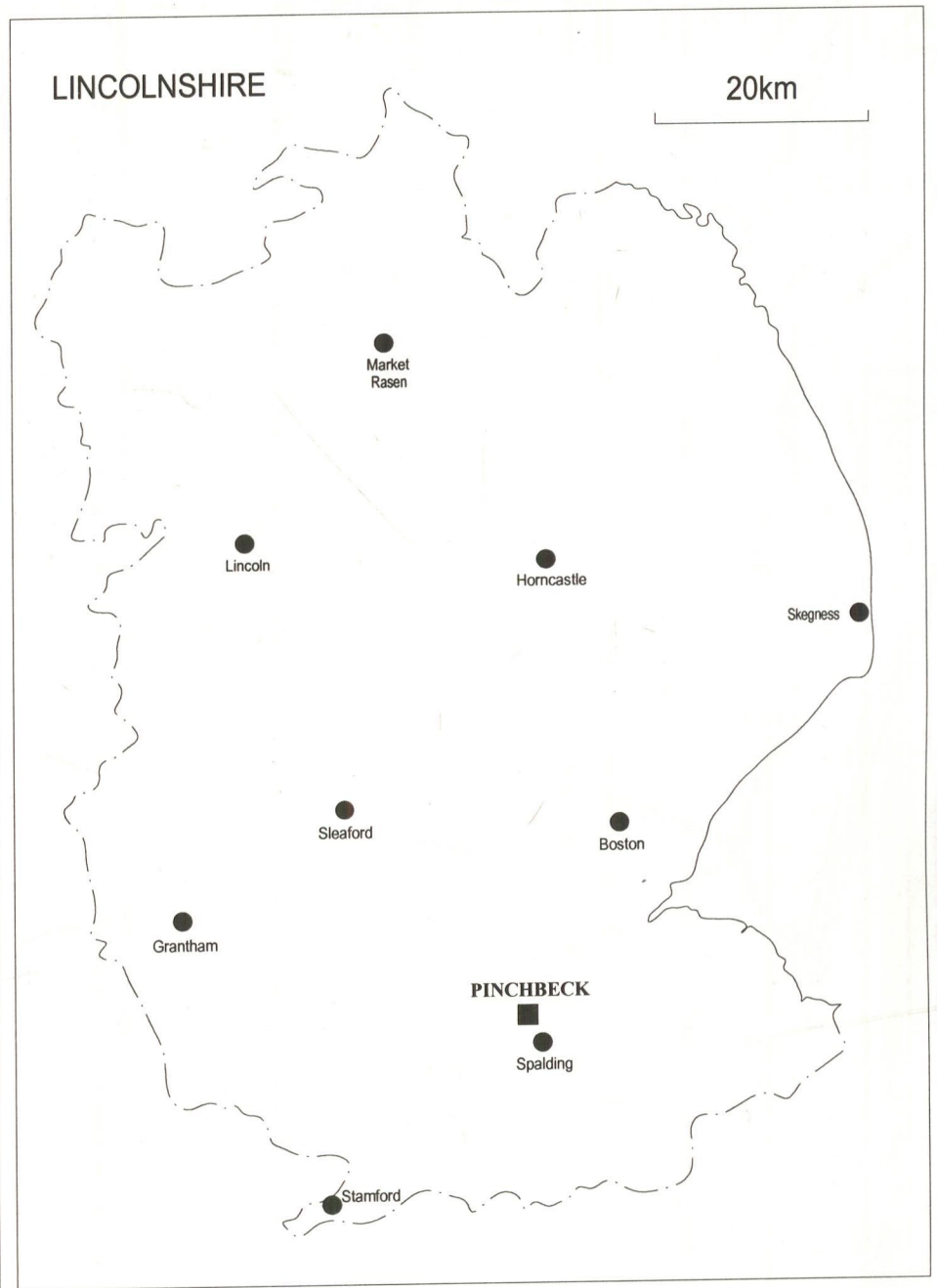
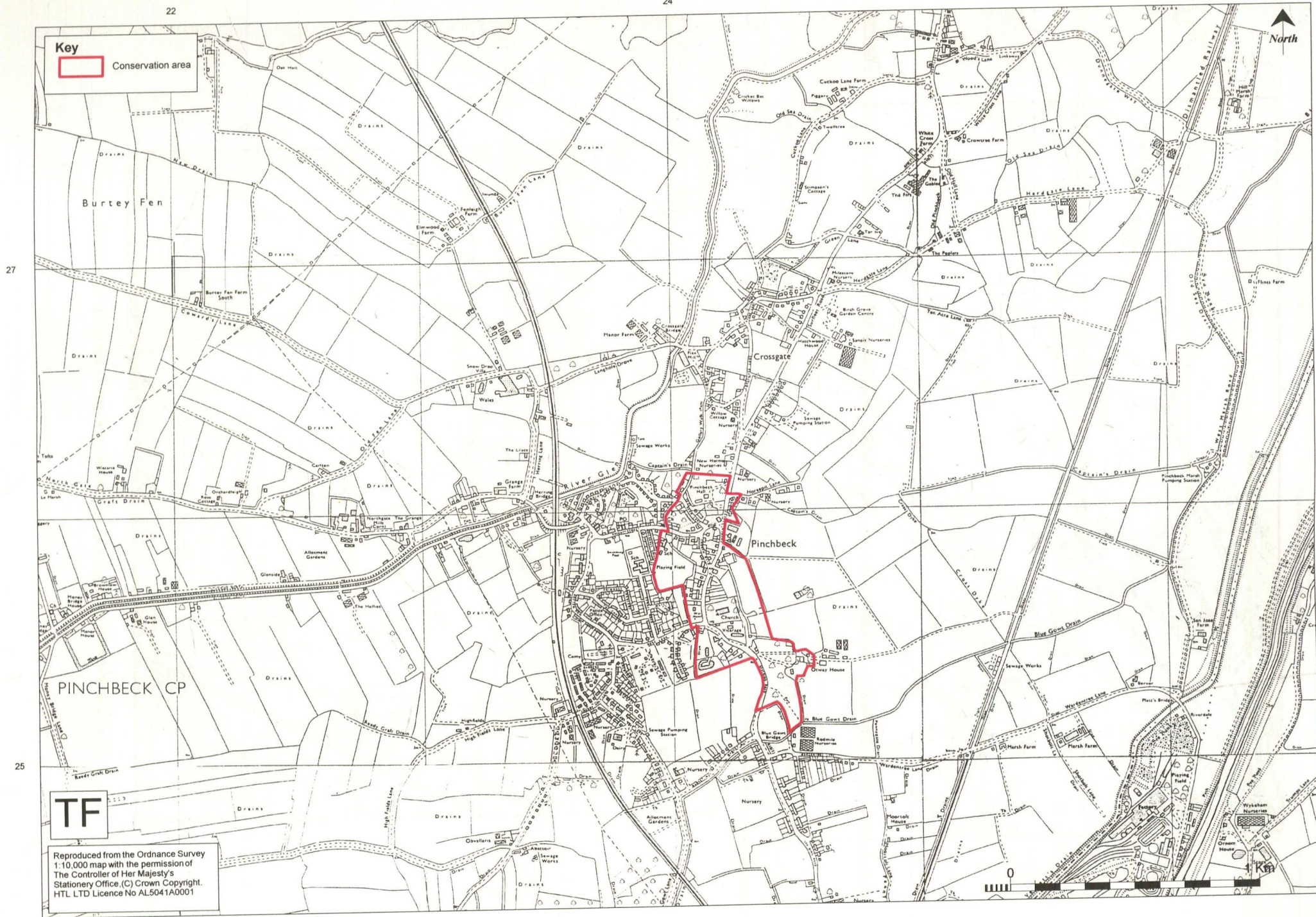


Figure 1 - General Location Plan



Key
 Conservation area

TF

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Figure 2 Location of Pinchbeck Conservation Area

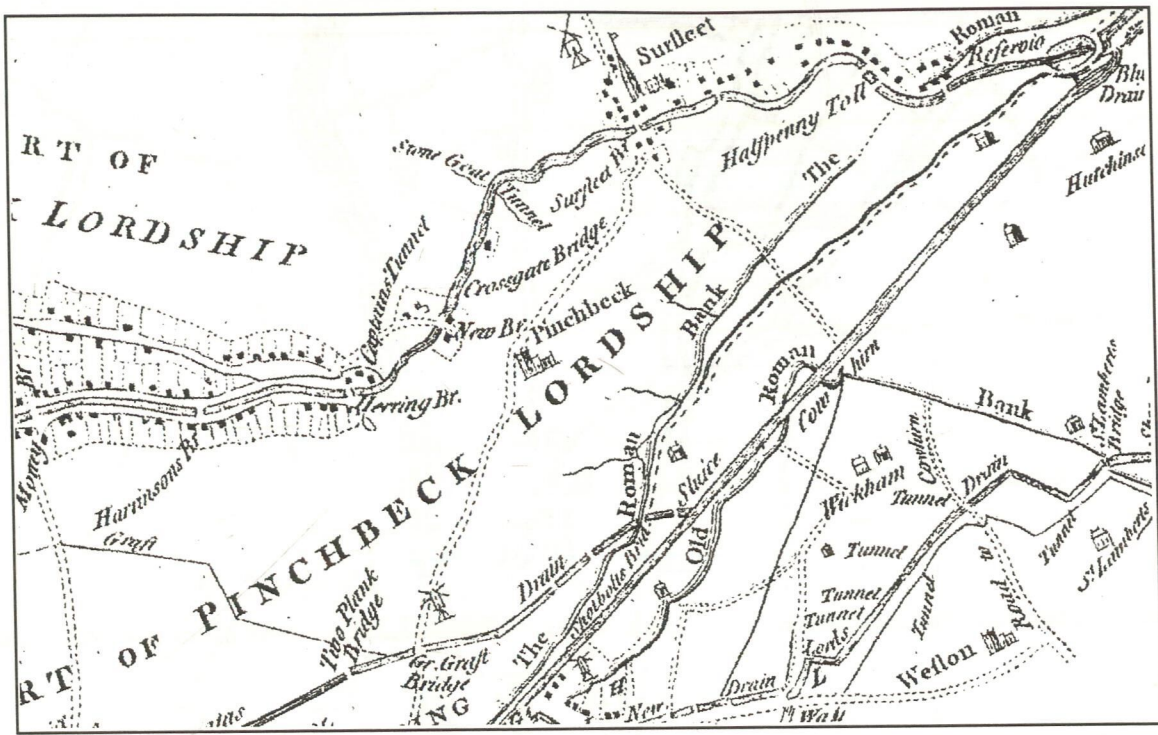


Figure 3 - Extract from 'A Map of Deeping Fen in the County of Lincoln', 1763 based on a survey of 1670

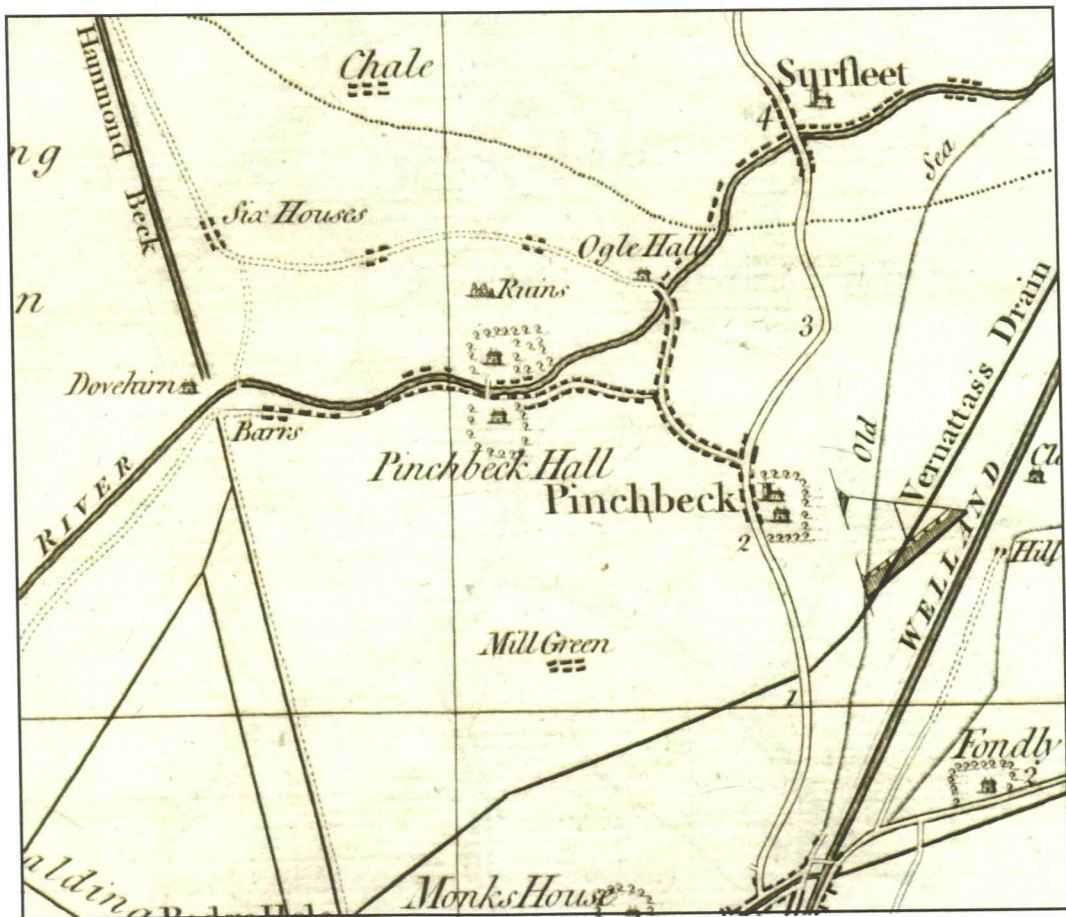


Figure 4 - Extract from Armstrong's 'Map of Lincoln-shire', 1778

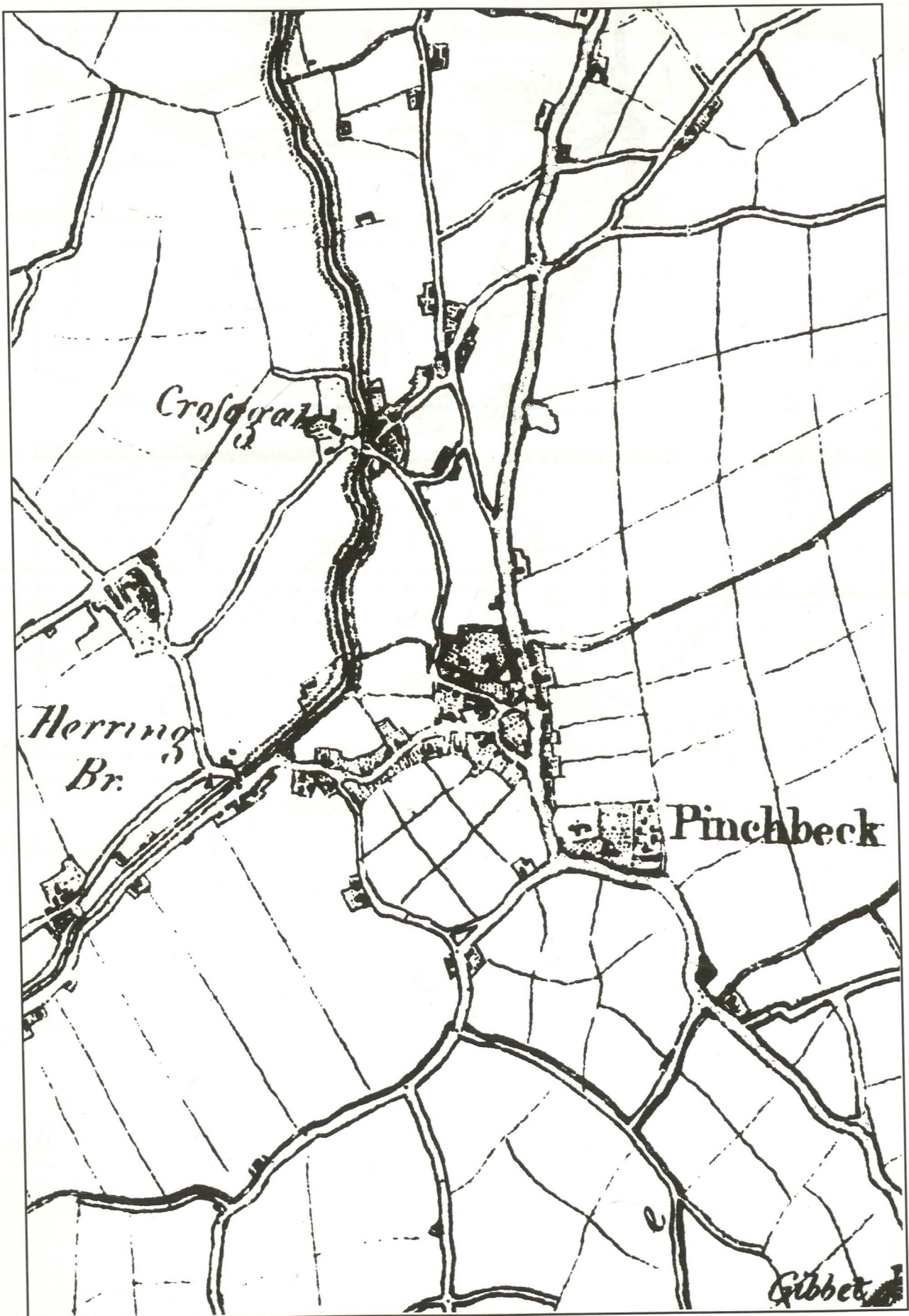


Figure 5 - Extract from the Ordnance Survey 2" drawing, 1815

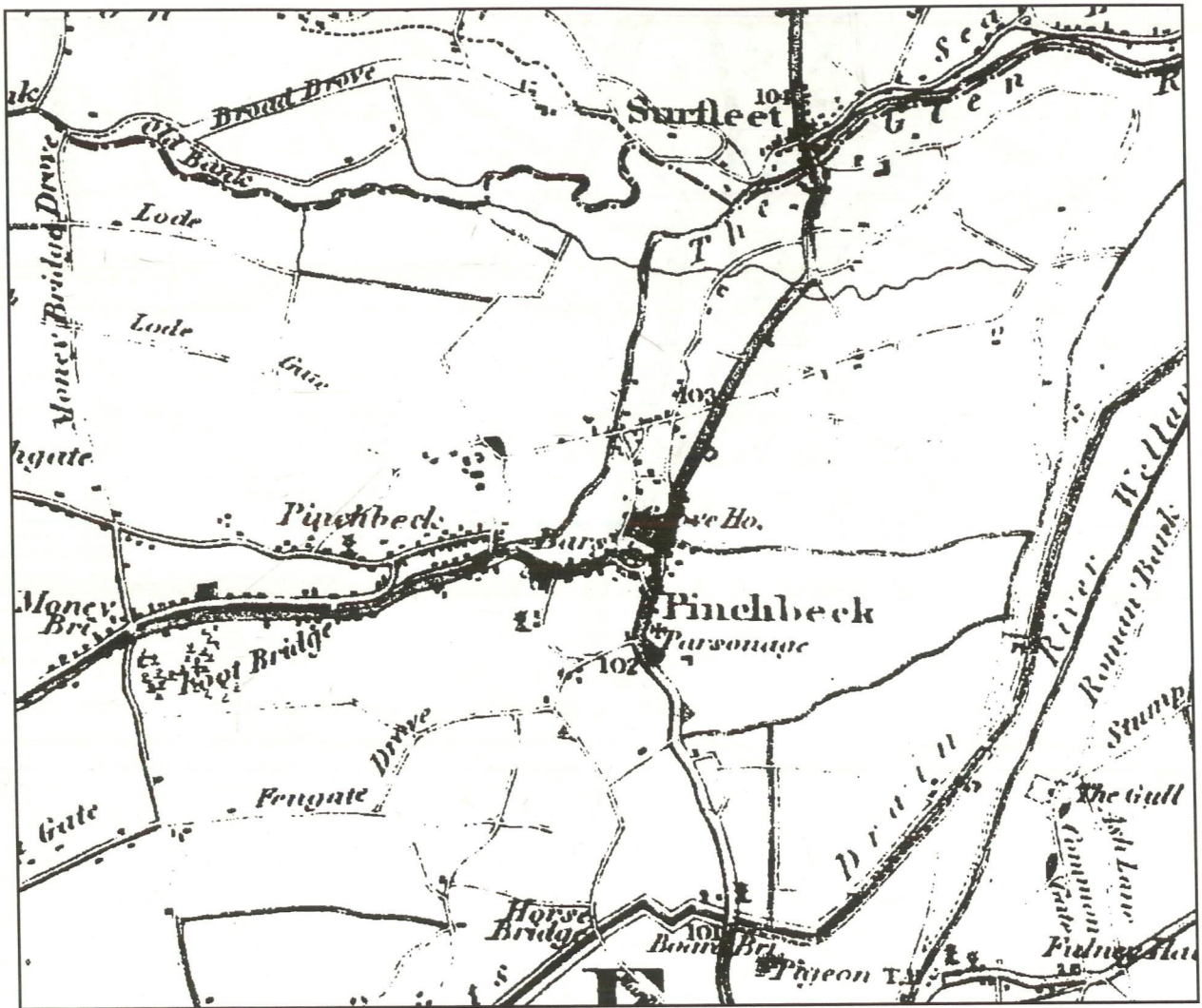


Figure 6 - Extract from Bryant's 'Map of the County of Lincoln', 1828

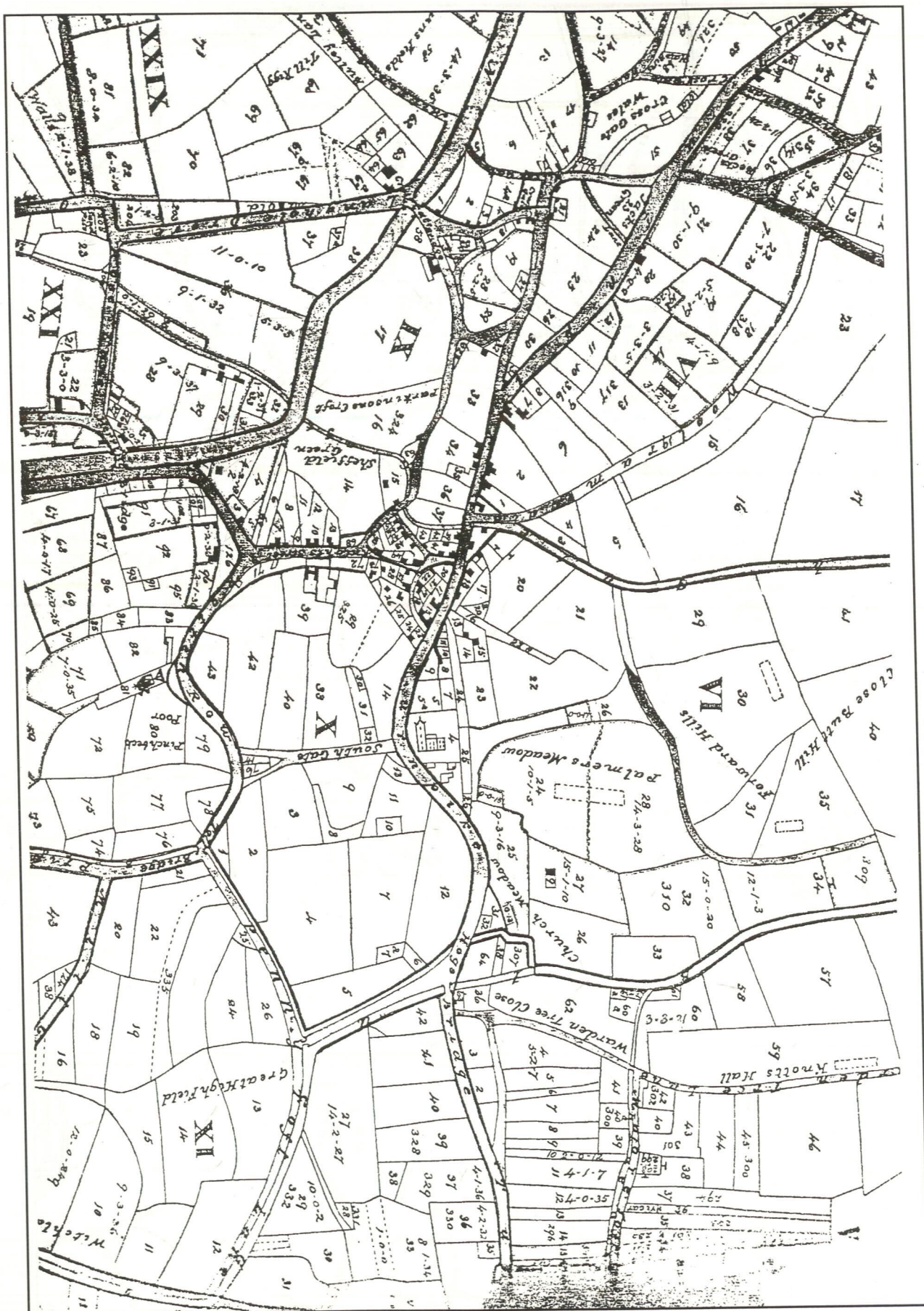


Figure 7 - Extract from Upton's 'Plan of the Old Inclosures of that part of the Parish of Pinchbeck in the County of Lincoln...', 1843 (north at top)

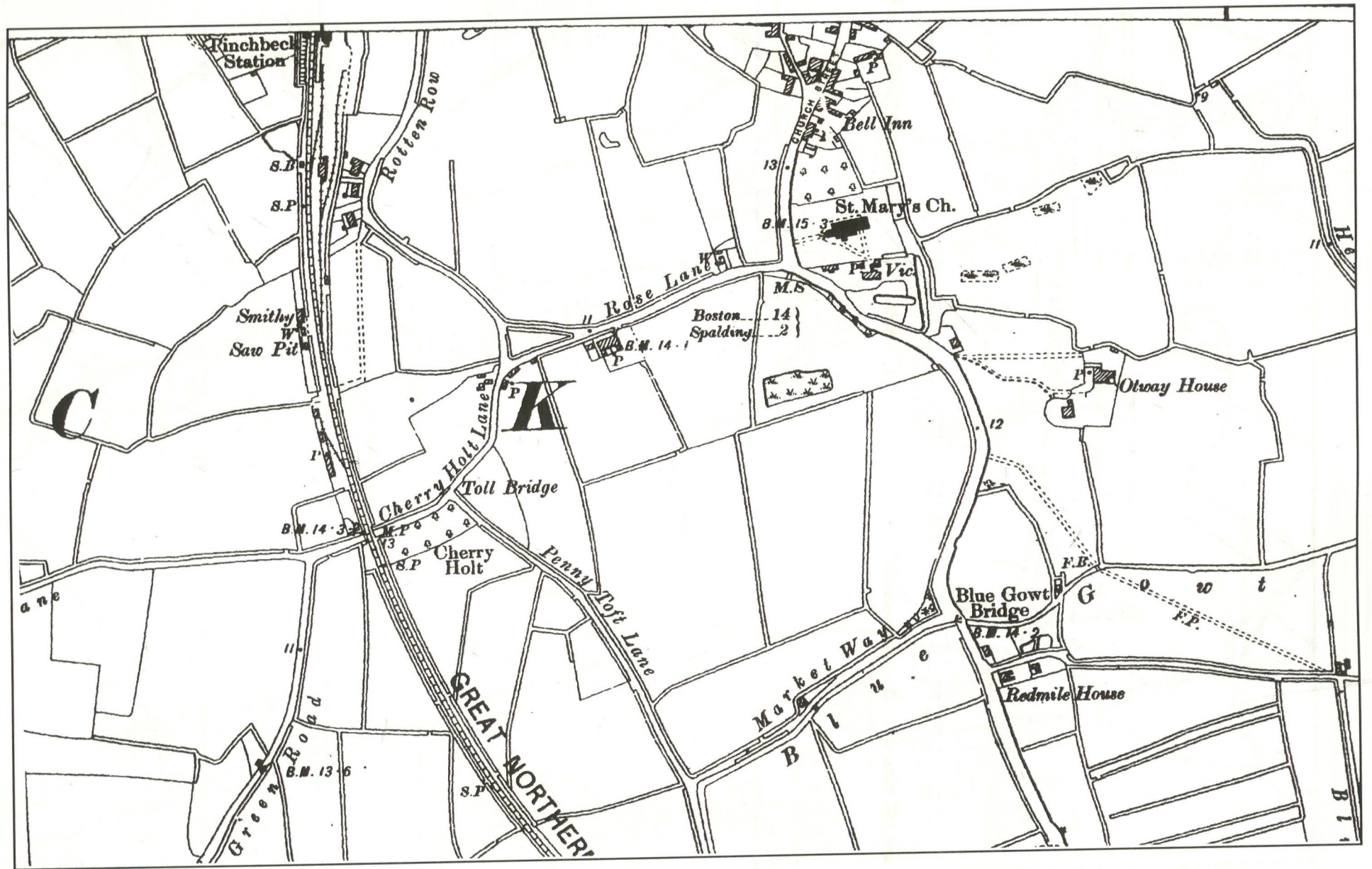


Figure 8 - Extract from the Ordnance Survey 2nd edition 6" map, Sheet CXXXIV S.W., 1906

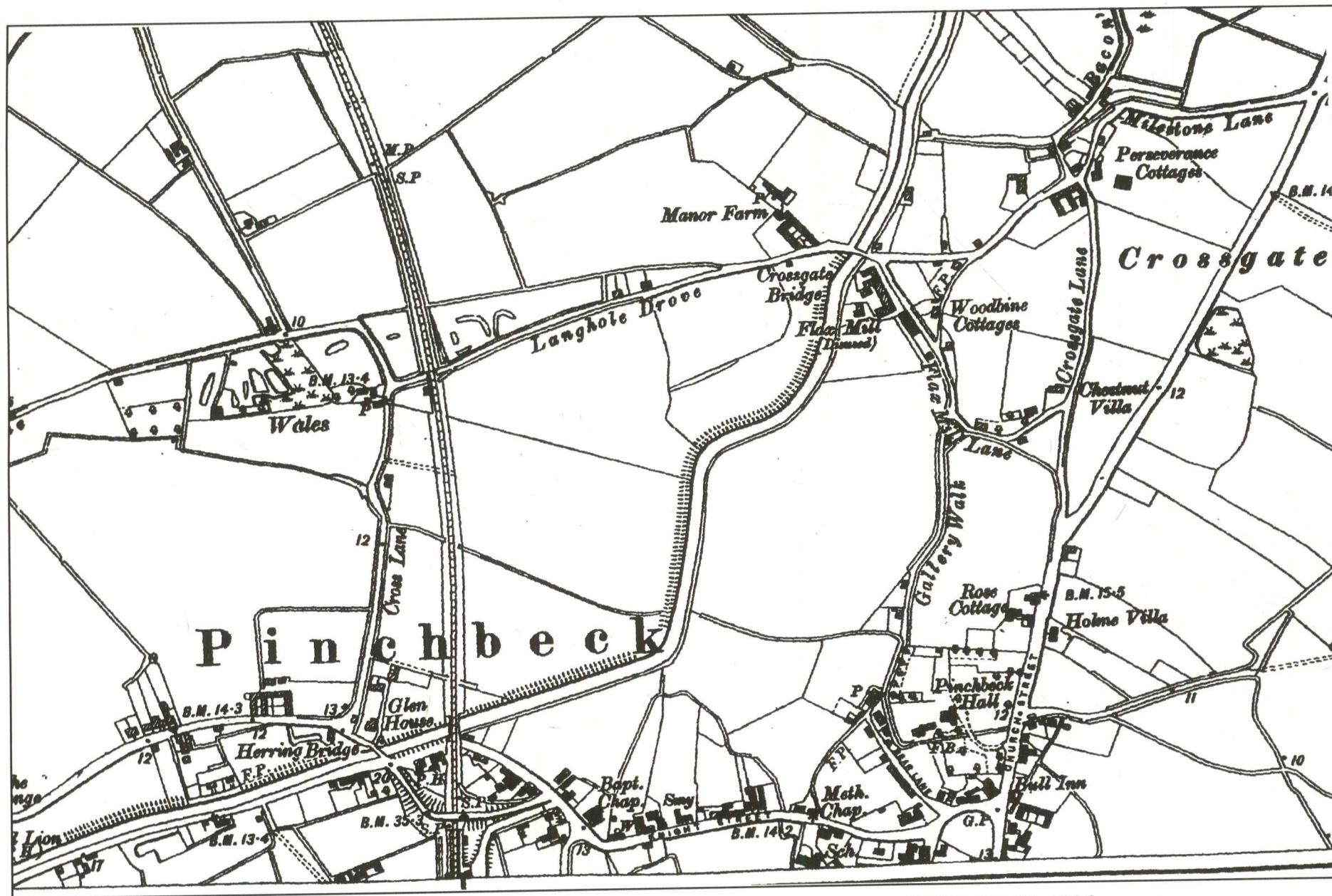


Figure 9 - Extract from the Ordnance Survey 2nd edition 6" map, Sheet CXXXIV N.W., 1906

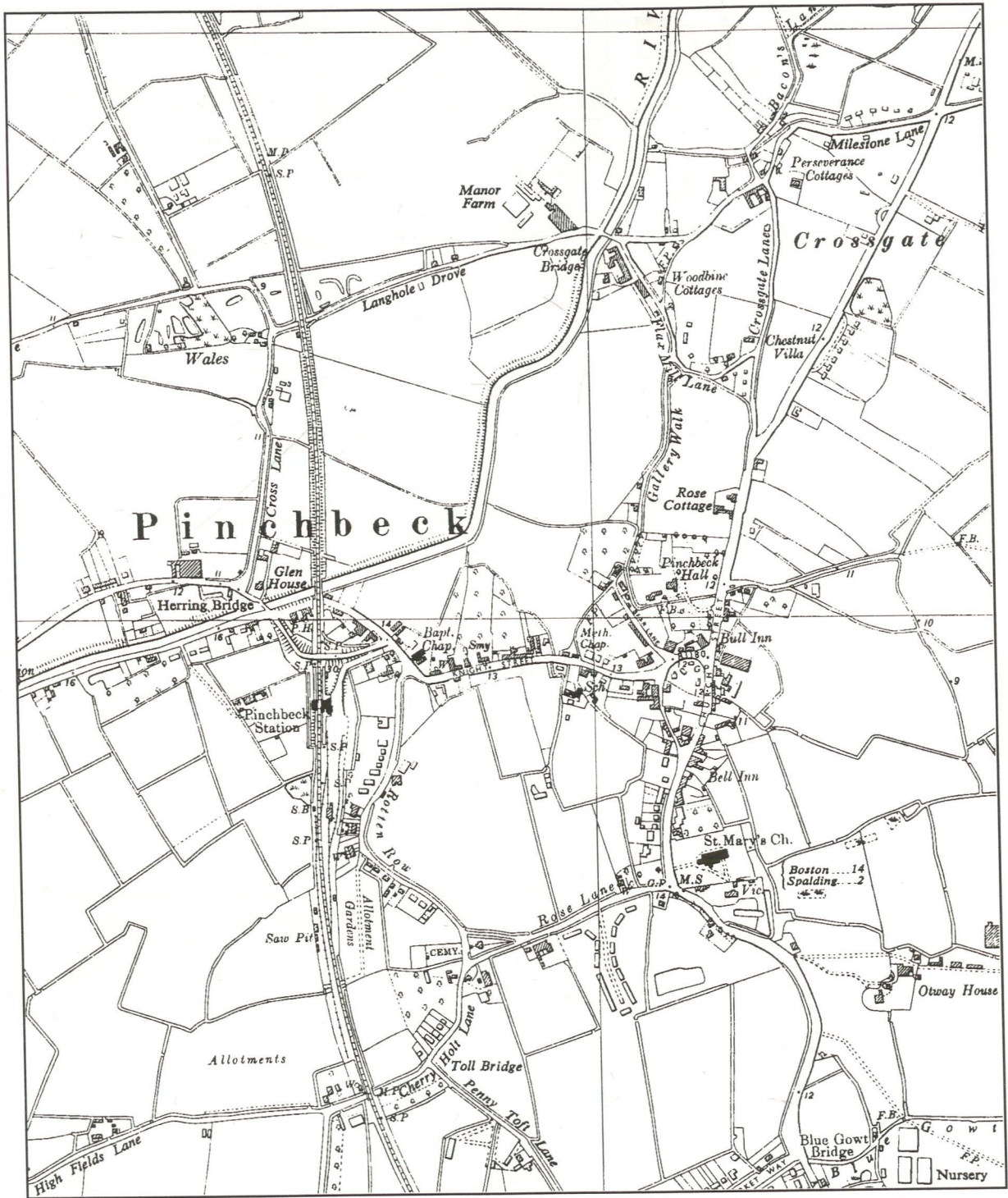


Figure 10 - Extract from the Ordnance Survey 1:10560 sheet, 1956



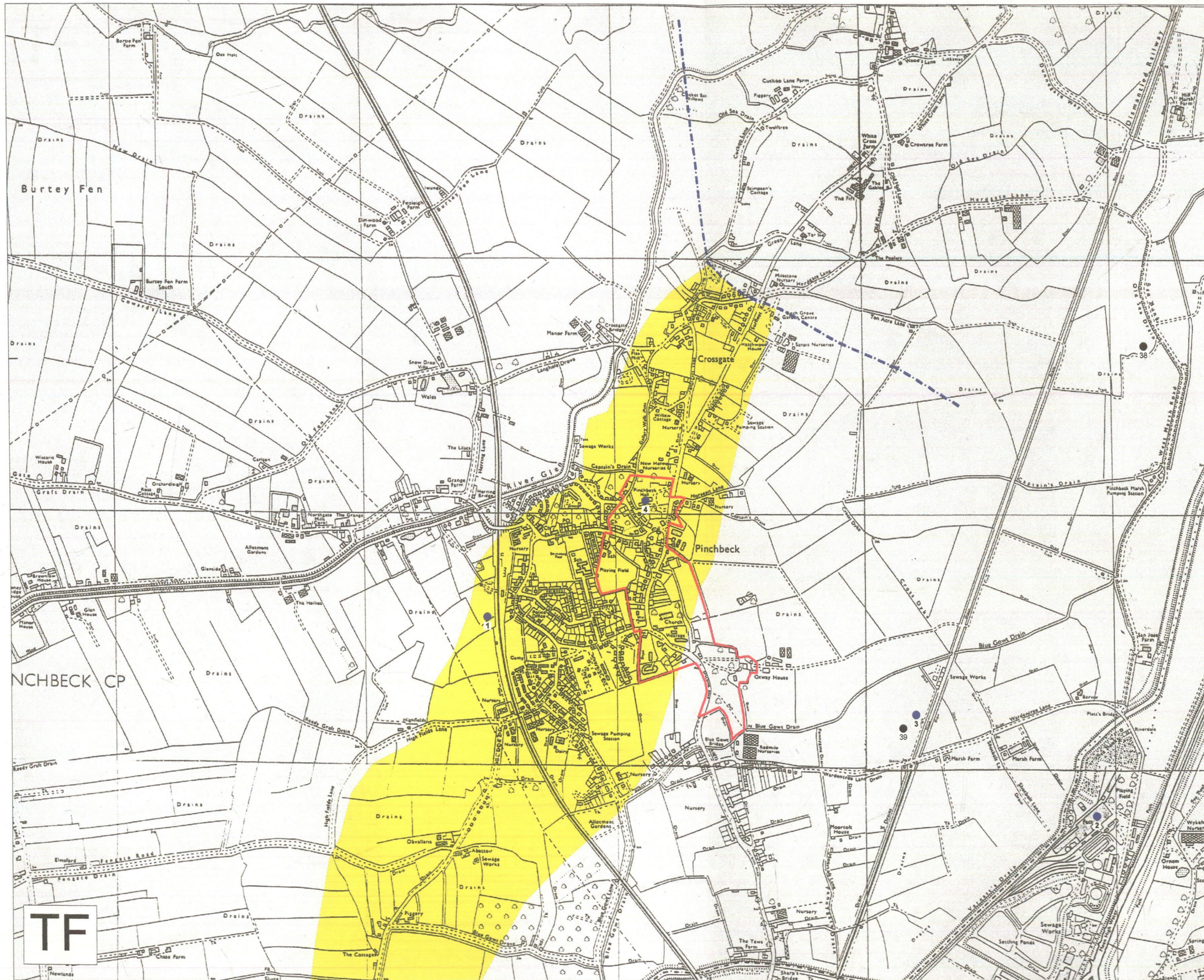
Key
 Conservation area
— Cropmark



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Figure 11 Cropmarks in the vicinity of Pinchbeck



- Key**
- Conservation area
 - Roman coastline?
 - Probable extent of roddon
 - Romano-British findspot/site
 - Undated cropmark



TF



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Figure 12 Romano-British sites in the vicinity of Pinchbeck



- Key**
- Conservation area
 - Post-medieval findspot/site
 - Undated cropmark



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Figure 14 Post-medieval sites in the vicinity of Pinchbeck

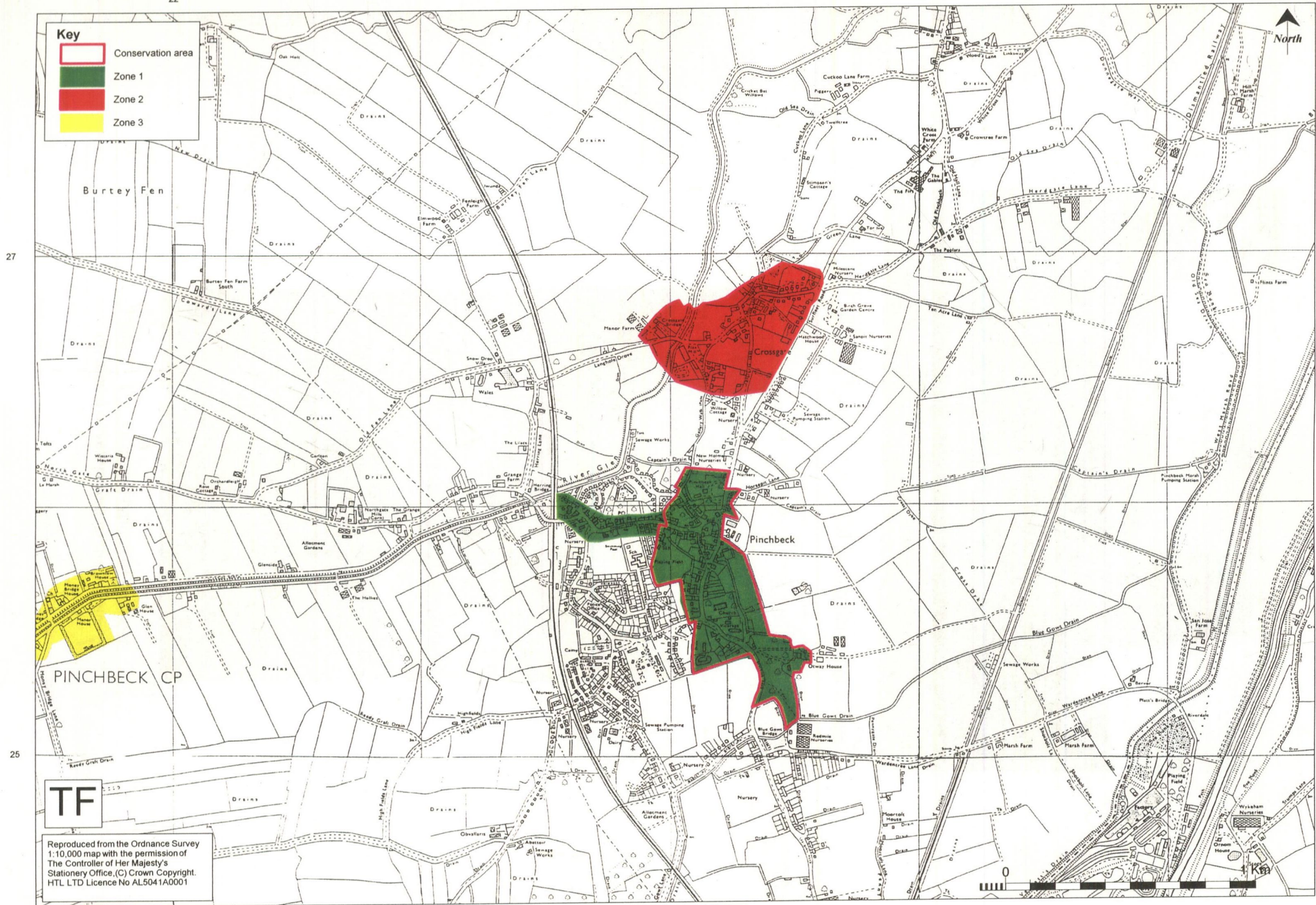


Figure 15 Zones of archaeological interest



Plate 1 - St. Mary's Church, the principal focal point of the village



Plate 2 - The Vicarage, typical of the post-medieval development of the village

Appendix 1

LISTED BUILDINGS IN THE PARISH OF PINCHBECK

Church Street	No. 39, house, late 18 th century
Church Street	Nos. 41-45, pair of cottages, early 18 th century
Church Street	Barn to No. 47, mid 18 th century
Church Street	No. 47, house, mid 18 th century
Church Street	Church of St. Mary, 12 th century*
Church Street	The Vicarage, 1772
Church Street	Stables and traphouse to the Vicarage, late 18 th century
Church Street	Store, formerly detached kitchen, mid 18 th century
Church Street	Pinchbeck Hall, early 18 th century, altered 1802
Church Street	Stables and traphouse to Pinchbeck Hall, 1802
Clink's Drainside	Pinchbeck Engine Draining Pump, 1833
Cuckoo Lane	Cottage Farmhouse, mid 18 th century
Dozen's Bank	Milepost, early 19 th century
Dozen's Bank	Milepost, early 19 th century
Glenside North	Money Bridge Public House, 18 th century
Glenside North	Brounlow House, early 18 th century
Glenside North	Pigeoncote at Brounlow House, late 18 th century
Glenside North	Tower Mill, 1812
Glenside North	The End Cottage, house, early 18 th century
Glenside South	Glen House, late 18 th century
Knight Street	No. 13, Graft House, house, wall and former detached kitchen, 1733
Knight Street	No. 88, house, 1830
Langhole Drove	Manor Farmhouse, early 17 th century
Leaves Lake Drove	Nunnerly House, 1800
Northgate Road	Northgate Mill, tower mill, early 19 th century
Northgate Road	The Grange, house, c. 1750
Northgate Road	Traphouse to the Grange, now garage, early 19 th century

Northgate	Glen House, early 19 th century
Northgate	The Ship, public house, 17 th century
Pode Hole	Pode Hole Pumping Station, 1825
Rose Lane	War Memorial, 1920
Six House Bank	Church of St. Bartholomew, 1848
Spalding Road	Otway House, c. 1812
Spalding Road	Yew Tree Farmhouse, early 19 th century

* Grade I listed building.

All information from DoE, 1988.

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.

Appendix 3

GLOSSARY

Caracuate	An area of land which could be ploughed annually by a team of eight oxen, usually between 160 and 180 acres.
Cropmark	A mark that is produced by the effect of underlying archaeological features influencing the growth of a particular crop.
Demesne	Lands reserved for the personal benefit of the Lord of the manor and on which tenants gave free service.
Geophysical Survey	Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometry and resistivity survey.
Medieval	The Middle Ages, dating from approximately AD 1066-1540.
Messuage	A dwelling and the land surrounding it.
Post-medieval	The period following the Middle Ages, dating from approximately AD 1540-1900.
Prehistoric	The period of human history prior to the introduction of writing. In Britain the prehistoric period lasts from the first evidence of human occupation about 500,000 BC, until the Roman invasion in the middle of the 1 st century AD.
Romano-British	Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.
Saltern	Salt producing site typified by ash, derived from fuel needed to evaporate sea water, and briquetage.
Saxon	Pertaining to the period dating from AD 411-1066 when England was largely settled by tribes from northern Germany.

Appendix 4

LIST OF SOURCES CONSULTED

Lincolnshire County Sites and Monuments Record, parish of Pinchbeck

Aerial Photographs held in the Lincolnshire County Sites and Monuments record

CUCAP	ZG76	1960	oblique
HSL UK 72 61 Run 23 Frames 1101-06		1972	vertical

Lincolnshire Archives: Cartographic sources, secondary sources (books and journals)

Lincoln Central Reference Library: Cartographic sources, secondary sources

Heritage Trust of Lincolnshire: Parish files, cartographic sources, secondary sources

Information held by Archaeological Project Services

Ordnance Survey plans and drawings: 1815, 1906, 1956, 1971, 1975

Sources not consulted

Primary historical documentation held at Lincolnshire Archives – experience has shown that the consultation of primary historical documents is extremely time-consuming, and only fortuitously affords information relevant to archaeological enquiries.

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