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**LADY ANNE'S HOTEL, ST MARTINS,
STAMFORD**

HISTORIC BUILDING RECORDING



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ARCHAEOLOGICAL SOLUTIONS LTD**LADY ANNE'S HOTEL, STAMFORD,
LINCOLNSHIRE****HISTORIC BUILDING RECORDING**

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NGR: TF 50325 30655	Report No: 2115
District: South Kesteven	Site Code: 1022
Approved: Claire Halpin	Project No: P2585
Signed:	Date: Oct 2006

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OASIS SUMMARY SHEET

Project details			
Project name	Lady Anne's Hotel, Stamford, An Historic Building Recording		
Project description (250 words)	<p><i>The assessment site lies at the southern end of Stamford St. Martin's, the area of the town to the south of the river Welland. It comprises grade II and grade II* listed buildings of 18th and 19th century date. The character of these buildings fits in well with the other buildings within the St. Martin's area of Stamford, which mostly comprise buildings of a similar date. The phasing of the building range is complex and later alterations make it difficult to extrapolate all the phases; however the earliest buildings date to the later 18th century. Additions were made to the buildings at the street front throughout the 19th century. To the rear, structures were added throughout the 19th and 20th centuries and all the buildings were subject to much internal alteration during their history. It is known that in the 1980s the range of buildings was converted for hotel use and at this time alterations were made to many rooms.</i></p> <p><i>The range of buildings retain many early features such as the stairway in Unit 1, the house-style doors within each unit, and the windows on the street frontage which still retain shutters. Also cornices within the range of buildings can be seen continuing through later divisions. Many of the fireplaces remain but are boarded over. The structures of the proposed extension to the hotel will abut the current hotel buildings, and this may conceivably cause alterations to these grade II and II* listed structures and well as internal alterations.</i></p>		
Project dates (fieldwork)	August/September 2006		
Previous work (Y/N/?)	Y	Future work (Y/N/?)	
P. number	2585	Site code 1022	
Type of project	Historic building recording		
Site status			
Current land use	Hotel		
Planned development	Conversion/refurbishment and extension to hotel		
Main features (+dates)	Number 36 is a grade II* listed building of 18 th century date and Numbers 37 and 38 are grade II listed of 18 th and 19 th century date all with additions of 19 th and 20 th century date		
Significant finds (+dates)			
Project location			
County/ District/ Parish	Lincolnshire	South Keseteven	Stamford St. Martin's
HER/ SMR for area	Lincs SMR/Peterborough HER		
Post code (if known)			
Area of site			
NGR	TF 50325 30655		
Height AOD (max/ min)	c. 37m		
Project creators			
Brief issued by			
Project supervisor/s (PO)	Amy Goldsmith		
Funded by			
Full title	Lady Anne's Hotel, Stamford, Lincolnshire: an historic building recording		
Authors	Andrew A S Newton, Amy Goldsmith, Tansy Collins		
Report no.	2115		
Date (of report)	October 2006		

LADY ANNE'S HOTEL, STAMFORD, LINCOLNSHIRE AN HISTORIC BUILDING RECORDING

SUMMARY

In September - October 2006, Archaeological Solutions Limited (AS) conducted a programme of historic building recording at Lady Anne's Hotel, High Street St. Martin's, Stamford, Lincolnshire.

The site lies at the southern end of Stamford St. Martin's, the area of the town to the south of the river Welland. It comprises grade II and grade II listed buildings of 18th and 19th century date. The character of these buildings fits in well with the other buildings within the St. Martin's area of Stamford, which mostly comprise buildings of a similar date. The phasing of the building range is complex and later alterations make it difficult to extrapolate all the phases; however the earliest buildings date to the later 18th century. Additions were made to the buildings at the street front throughout the 19th century. To the rear, structures were added throughout the 19th and 20th centuries, and all the buildings were subject to much internal alteration during its history. It is known that in the 1980s the range of buildings was converted for hotel use and at this time alterations were made to many rooms.*

The range of buildings retain many early features such as the stairway in Unit 1, the house-style doors within each unit and the windows on the street frontage which still retain shutters. Also cornices within the range of buildings can be seen continuing through later divisions. Many of the fireplaces remain but are boarded over. The structures of the proposed extension to the hotel will abut the current hotel buildings, and this may conceivably cause alterations to these grade II and II listed structures, and well as internal alterations.*

1 INTRODUCTION

1.1 In September and October 2006, Archaeological Solutions Limited (AS) conducted a programme of historic building recording at Lady Anne's Hotel, High Street St. Martin's, Stamford, Lincolnshire (NGR 50325 30655) (Figs. 1 & 2). The recording was carried out in response to a request by Burghley Park Estate prior to the submission of proposals for conversion/refurbishment and extension.

1.2 This recording was conducted in accordance with a specification prepared by AS (dated 9th February 2006), although the Planning Archaeologist, Jenny Young did not receive this for approval prior to works taking place on site.

1.3 The historic building recording conformed to English Heritage's *Understanding Historic Buildings: a guide to good recording practice*, 2006 (updated from the RCHME's guidance document *Recording Historic Buildings: A descriptive specification 3rd edition*, 1996) and the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001). The level of recording was to Level 3 as defined in the English Heritage document. The relevant sections of *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Paper

14/ALGAO (Gurney 2003) and the document *Analysis and recording for the conservation and control of works to historic buildings* (Association of Local Government Archaeological Officers 1997) were also followed. The desk-based research was conducted according to the Institute of Field Archaeologists' (IFA) *Standards and Guidance for Archaeological Desk-Based Assessment* (1994, revised 2001).

1.4 The objectives were, as set out in the IFA and English Heritage documents:

- To compile a comprehensive and high quality record of the buildings proposed for conversion/refurbishment and extension, with analysis and interpretation of those structures in conjunction with an associated documentary survey. This should be adequately detailed to place the findings of the recording in context and to inform future conservation decisions and the subsequent management of the structures. Existing plans will be verified, and will as far as possible form the baseline survey, to be added to as necessary
- To provide a review of the local and regional historical context of the structures, making reference to the appropriate regional research agendas;
- To produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to alteration.
- To include an appraisal of the development's impact on the structures and recommend the need for any further mitigation

2 DESCRIPTION OF THE SITE

2.1 The site lies within the grounds of Lady Anne's Hotel in St. Martin's on the southern fringe of Stamford and adjoins the Burghley Park Estate, which is included on the Register of Parks and Gardens of special historic interest. The hotel comprises both Grade II and Grade II* listed buildings of 18th and 19th century date (Internet Source 3; Appendix 3).

2.2 The site mainly comprises lawns and shrubberies with a more heavily wooded area at the northern end of the site. Immediately to the south of the hotel buildings is a small paved area and at the southern end of the site is an area covered by gravel with a tarmac track running through it, this forms the hotel car park.

3 METHOD OF WORK

3.1 Archaeological databases

Establishing the extent and nature of known archaeological remains in the surrounding area can help to indicate the potential for further discoveries within the site itself. The latter lies close to the boundary of two different local authorities. The standard collation of all known archaeological sites and spot-finds within Lincolnshire comes from the Lincolnshire Sites and Monuments Record (SMR). In the Peterborough administrative area, this information comes from the Peterborough City Council Historic Environment Record (HER). In order to provide a representative sample, the SMR and HER databases were searched for all known entries within a 1km radius of the study area. Entries within an approximate 1km radius of the site are listed

(Appendix 1) and plotted below (Fig. 3). Their significance, where relevant, is discussed in Section 4.

3.2 Historical and cartographic sources

The principal source for these types of evidence was the Peterborough Local Studies Centre. Relevant documents are listed in Appendix 2 and reproduced in Figures 4 - 10. Lincolnshire Archives were also consulted. The Burghley House Estate may hold records relating to the assessment site, but these were not consulted as part of the recording.

3.3 Secondary sources

The principal sources of secondary material were the Peterborough Local Studies Centre, Lincolnshire Archives and AS's own library. Relevant material is listed in the bibliography.

3.4 Geological/geotechnical information

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site, as well as to assess the potential for waterlogged archaeological/palaeoenvironmental deposits. This information was drawn from maps published by the Soil Survey of England and Wales (SSEW 1983).

3.5 The Buildings

3.5.1 The site was visited on 29th and 30th August and 4th September 2006 in order to compile descriptions of the buildings and undertake the drawing and photographic work. The written description, photographic recording and drawing work was carried out by Amy Goldsmith, Tansy Collins and Kathren Henry. Floor plans, sections and elevations based upon drawings provided by the client are included with annotations (Figs 11-19).

3.5.2 The photographic recording was conducted using medium format (4.5 x 6 cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera with 62mm lens and Ilford HP5 IOS 400 film. Finer architectural detail was captured using 35mm black and white film. Colour photographs were taken using an Olympus Camedia E20 digital camera, duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Fig. 11-14 and 19).

4 THE EVIDENCE

4.1 Topography, geology and soils

4.1.1 The site lies at *c.* 37m AOD. Land to the north descends gradually to a height of *c.* 22m AOD at the base of the Welland Valley. To the south the land rises steeply to over 60m AOD at Waterloo Plain and then continues to rise much more gently reaching a height of 75m AOD close to George Farm.

4.1.2 Stamford lies on a solid geology of oolitic rock, laid down in the Jurassic period. To the south is an outcrop of Liassic and Rhaetic geology of the same period. The soils of Stamford itself are unsurveyed, however, the Welland Valley is characterised by stoneless clayey, in places calcareous, soils of the Fladbury 1 association. On the northern side of the Welland Valley are areas of the clayey or fine loamy over clayey soils of the Denchworth association; the well drained fine loamy, coarse loamy and sandy soils of the Sutton 1 association, which are associated with river terrace gravels; the well drained, brashy, fine and coarse loamy ferruginous soils over ironstone of the Banbury association; and the brashy, calcareous, fine loamy soils found over limestone, of the Elmton 1 association (SSEW 1983).

4.2 Archaeological and historical background

Prehistoric

4.2.1 Early Neolithic to Late Bronze Age flint artefacts, and flakes that can be more precisely dated to the Neolithic were recovered during archaeological work at Stamford High School in 2000 and 2001 (SMR 35259). Stamford High School has also yielded a thumbnail scraper of Late Neolithic to Early Bronze Age date (SMR 35260). Evidence for further possible Bronze Age activity is recorded at a site on Wharf Road in Stamford (SMR 36514).

Roman

4.2.2 Significant Roman period evidence is known from Great Casterton to the north of Stamford. A fort was constructed here in *c.* 43-45AD. As is common with such sites a *vicus*, or civilian settlement, grew up around the fort and a Roman cemetery, first recorded in 1959, has been excavated close by. Recent excavations in the area suggest that occupation was present in the area before the construction of the fort and that it was in use even after the end of the Roman period (McConnell & Grassam forthcoming). The line of Roman Ermine Street (HER 50576) passes close by the site. Several finds of Romano-British artefacts have been made in Stamford. In the area of the medieval town, close to Barnhill House, an urn found in a stone cist and small brass of Constantius Magnus (SMR 30678), have been recovered. It is reported that workmen dug up a whitish urn, also believed to be Romano-British, in a similar area in 1744. Small quantities of Roman pottery have been found in the area, three sherds of Romano-British grey ware (SMR 30750) were recovered at St. Mary's Street, and two sherds of Roman date pottery (SMR 35003) were recovered during an evaluation at Malting's Yard. Further pottery and a coin have been recovered from a site bearing the remains of a building, which represents Roman occupation, located in the garden of 35 Conduit Road (SMR 3685). A pewter dish (SMR 30680) and a sestertius (HER 00009), typically a bronze or brass coin, the example in question is marked 'Divus Antoninus' on the obverse and 'Consecratio' on the reverse, are also known to have been found in the area. It has been noted that finds and observations suggest that Stamford may occupy a Roman ceremonial area (Cope-Faulkner 1996, 1).

Anglo-Saxon

4.2.3 The name Stamford is derived from the Anglo-Saxon "Stan-ford" meaning stone-ford and denoting the stone-paved ford by which the river Welland was crossed at this point. The earliest record of Stamford dates to the year 449 when, according to Bede, the Saxons were invited by Vortigern, High-King of Britain, to defend his country against the Picts and Scots.

The first battle after their arrival reportedly occurred in the vicinity of the stone-ford and resulted in a heavy defeat for the Pictish and Scots army (Wells 1934-5, 35-36). In the late Saxon period Stamford was a major pottery-producing centre (Campbell (ed.) 1982, 175). A mint existed in Stamford from at least the Anglo-Saxon period (Wells 1934-5, 37). There is extensive archaeological and historical evidence of the Anglo-Saxon period located within a 1km radius of the site. Amongst these are two Scheduled Monuments, both religious sites. The first, Scheduled Monument number 206, is the site of St. Peter's Church (SMR 30606); this was destroyed by the Lancastrian Army in 1461, but presumably rebuilt as it was demolished in 1560 when its parish was amalgamated with another. The second is St. Leonard's Anglo-Saxon Priory, Scheduled Monument number 22614 (SMR 30612), which was reputedly founded on the site of a monastery established by St. Wilfrid in 658AD and destroyed by the Danes during the 9th century. Evidence to suggest the presence of a Saxon timber-framed building (SMR 30758), with associated features and finds has been found at a site on the High Street where excavations have revealed occupation from the Saxon period onwards (SMR 30757). This evidence consists of Saxo-Norman hearths, a 12th century timber building aligned on the street frontage and a substantial stone building that has been robbed out. To the rear, at 5-6 Malden Lane excavation has revealed pits of Saxon to Medieval date. Evidence of Saxon period industrial activity is also present in the area. Stamford was an important pottery production centre in the 10th to 12th centuries and a pottery scatter of this date, indicating a kiln site has been identified (SMR 36524). An evaluation at Star Lane has revealed a possible Saxo-Norman pottery production site with finds including rouletted Stamford Ware rims (SMR 36480). A middle to late Saxon kiln (SMR 30671) has been found to the south of the hall in the inner bailey of Stamford Castle. A kiln of probable late Saxon date (SMR 30751), but displaying features very similar to Roman kilns, such as a single stoke hole and a chamber sunk into the ground, has been found at Wharf Road, with it was found pottery considered to be unique. Evidence of metal working has also been found in the area; two furnaces have been identified on St. Leonard's Street (SMR 30731), one at the Reindeer Inn and one at the junction with St. George's Street; a 9th to 12th century iron smelting furnace (SMR 30755) was discovered on the High Street; a scatter of iron smelting slag is known from Star Lane; and Saxon remains found within the scheduled area of Brasenose indicate that iron smelting occurred in this area (SMR 34882). A limestone mining adit (SMR 35616) has been observed during a watching brief. This had obviously been backfilled during the medieval period as pottery recovered from the backfill dated from the 15th and 16th centuries but late Saxon/early medieval pottery was also present. This pottery appears to represent kiln waste and so it is possible that there was a pottery kiln in this area.

4.2.4 In 865AD, a great Danish army invaded England. In 871 it was reinforced by a summer army and these forces proceeded to conquer several of the Anglo-Saxon kingdoms, including Mercia which stretched from Lindsey in Lincolnshire to the Thames Valley and from the Severn to the Cambridgeshire Fens (Campbell (ed.) 1982, 132; Welch 2000, 88). Stamford became one of five Danish boroughs in Mercia (Stenton 2001, 388). It was the only one of these five, the others being Lincoln, Leicester, Nottingham and Derby, not to become a county town. Prior to 916, Watling Street formed the boundary between the West Saxon kingdom and Danish controlled territory in England. In that year the Danish Jarl of Northampton, who held control as far north as the Welland, fearing an attack surrendered, with his war band to Edward the Elder. The following year the retreating Danes were forced across the Welland, causing the river to become the new boundary between Mercia and the Danelaw. The Danes made a stand at their settlement, Stamford, on the north side of the river and fortified their position. The Anglo-Saxon Army of Mercia did not follow them, but established a *burh* or fortified town on the south bank of the river in what is now Northamptonshire (Wells 1934-5, 38-39). The

original growth of the town was as a Danish base but it became renowned during the Middle Ages for the production of wool and cloth, known as Stamford Cloth. The charter of Wulfhere in 664 confirmed to Peterborough all of Stamford that was on the southern side of the bridge, including adjacent land and mills and the churches of St. Martin's and All Saints. The possessions of Peterborough, outlined in a charter of 972, also include all of Stamford to the south of the bridge over the Welland. This land was reportedly confirmed to the city by Thurkill, earl of the East Anglians under Canute (Page (ed.) 1970, 522).

Medieval

4.2.5 At the time of the Domesday Survey, and previously, during the reign of Edward the Confessor, Stamford contained six wards. Five of these were situated in Lincolnshire, the sixth was located 'beyond the bridge' in Northamptonshire which rendered the same customs as the others except land gafol and toll which was held by the Abbot of Peterborough (Williams & Martin 2003, 883). This last ward would appear to correspond to the area of St. Martin's, which developed from the Anglo-Saxon *burh* on the south bank of the Welland. The area of Stamford in which the site lies is also known as Stamford Baron. It seems that this name derives from the fact that it was part of the lands held *per Baronium* by the Abbot of Peterborough, and to distinguish it from the rest of Stamford, which was always the King's borough (Mawer & Stenton 1933, 242). The manor of Stamford St. Martin's remained the possession of the abbots of Peterborough until 1539. It was granted in 1541 to the dean and chapter but appears not have remained in their hands for long as it seems to have become the possession of William Cecil, Lord Burghley, c. 1550 (Page (ed.) 1970, 523).

4.2.6 During the medieval period, the Church in England owned a huge proportion of the country's landed wealth and thousands of men and women abandoned themselves to the communal religious life of monasteries, friaries and convents. Religion was a greater power in the minds of men and in their material society than it ever has been before or since (Holmes 1974, 41-42). The importance of Church and religion in medieval society is well illustrated by the number of religious sites of this date known in Stamford. The church of St. Martin's (SMR 30605) was founded by 1146, and possibly before this date. It has long been held that the 1461 sack of Stamford by Lancastrian troops badly damaged or virtually destroyed many of Stamford's churches, and certainly, by 1473 St. Martin's chancel was described as 'ruinous'. The church was entirely rebuilt during the second half of the 15th century, possibly c. 1482 (Internet source 1). Several Friaries existed within Stamford. The Franciscan Friary (SMR 30621), or Greyfriars, was founded sometime before 1230 when it is recorded that Henry III gave the friars fuel. By 1235 building work was taking place and the King gave them wood to construct stalls, four years later there were sufficient buildings on the site to hold a provincial chapter (RCHME 1977, 33). A Dominican Friary (Blackfriars) (SMR 30620) was founded in 1241. At least part of the church of this Friary was still standing in 1600, long after the Dissolution. The location of the Carmelite Friary has often been confused with that of Greyfriars, the Franciscan Friary, but was established sometime after the latter. The church of the Carmelite Friary was built in 1268 and so the Friary must have been founded sometime before this. Records show that between 1285 and 1350 the friars were acquiring existing buildings and gardens to enlarge their site. At the Dissolution, seven brothers were in residence and the site passed to the Cecil family (RCHME 1977, 33). Other religious establishments include the Benedictine Nunnery of St. Mary and St. Michael (SMR 30617, HER 50579), the House of Augustinian Cannons (SMR 30618) and the de Warrenne chapel and graveyard (SMR 30653). The House of Augustinian Cannons (SMR 30618) was founded sometime before 1189 and existed until after 1227, the extant remains of this are still identifiable as they have been

incorporated into the walls of the George Hotel. Attached to the House of Augustinian Cannons was the Chapel of St. Mary Magdalene (SMR 30619), this reputedly stood opposite St. Martin's, its remains were destroyed in 1818. The de Warrenne chapel and graveyard was established sometime between 1202 and 1212, during the interdict of King John, when William de Warrenne gave five acres of land outside the Eastgate to bury the dead and for the construction of a basilica and house to receive brethren and paupers. St. Leonard's Priory, originally established during the Anglo-Saxon period, was refounded by William the Conqueror and William Carileph, Bishop of Durham, in 1082. By 1440, the number of monks was so depleted that only the Prior and one monk remained (RCHME 1977, 34). In addition to these religious houses several extant medieval churches, the sites of former churches and their associated vicarages and parsonages are also known in Stamford.

4.2.7 108 sites of archaeological or historical significance of medieval date are recorded within 1km of the site. These represent the medieval townscape of Stamford, with its numerous churches and religious establishments, town walls and industrial (especially pottery) sites, as well agricultural activity, in the form of ridge and furrow, in the area to the south of the assessment site. Amongst these are 11 Scheduled Ancient Monuments. The late 14th century Whitefriars Gate (SMR 30614), the only upstanding remains of the Carmelite Friary is one example of such monuments. Others amongst Stamford's abundant religious sites are scheduled monuments; these are the Austin Friars Priory (SMR 30616), which was built in 1343 on the site occupied by the Friars of the Sack, an order that had been suppressed in 1274; the site of Greyfriars Priory (SMR 30621); and the Benedictine Nunnery of St. Mary & St. Michael (SMR 30617, HER 50579). This was founded in *c.* 1155 on the south bank of the Welland. Building remains, burials and finds including broken mullions of windows, other carved stones and coloured glass were recovered from this site in 1847 during railway construction work. Brasenose College was a semi-collegiate Hall that was suppressed in 1334 by Edward III at the request of Oxford University. The site of this is Scheduled Monument No. 256 (SMR 30625). The only standing remains of the college, Brasenose Gate (SMR 35035) another Scheduled Monument and formerly part of the College Hall, now stand on the southern side of St. Paul's Street where it was rebuilt in a garden wall in 1688 when the college buildings were finally demolished. A 12th to 14th century outhouse, (SMR 30670) located at the corner of Bath Row and Castle Dyke is the only standing remnant of Stamford Castle and is Scheduled Monument No. 128. The area of the medieval town of Stamford (SMR 30734), situated close to Barnhill House, and the suggested site of St. Clement's Church, is a Scheduled Ancient Monument as are the conjectured site of the medieval town defences (SMR 30735) and a tower of the medieval city wall (SMR 35034), located on West Street. The final Scheduled Monument, number 106, is a Norman arch (SMR 30674), believed to be one of the postern gates of the town wall, which has been reset in the wall of 11 St. Mary's Hill.

4.2.8 There are also several notable medieval sites recorded in Stamford that do not have Scheduled Monument status. Browne's Hospital (SMR 30626) on Broad Street is one of the best examples of a medieval hospital in England despite the fact that only the southern range that faces Broad Street and part of the west cloister range are original. It was built between 1475 and 1476 by William Browne for ten poor men and two women (Pevsner & Harris 1995, 697). The hospital displays extensive 19th century alterations and additions, including the tower. The hospital of St. John the Baptist and St. Thomas the Martyr (SMR 30623) was founded *c.* 1189 and stood at the Northamptonshire end of the Stamford Bridge. Traces of 12th century foundations comprising part of a watergate arch, buttress and walling remain on the riverside. An evaluation carried out at Station Road revealed a ditch that may represent the boundary of land belonging to the hospital. Lord Burghley's Hospital was built on the same site

in 1597. Several finds of Stamford ware pottery produced during the medieval period are recorded within 1km of the site and medieval pottery kilns are known from a garden on St. Paul's Street (SMR 30730) and from work on additions to Stamford School, where a 13th century updraught type kiln (SMR 30732) for firing developed Stamford ware was discovered. However, later Stamford wares are not found in the same density as the earlier ones and, although difficult to prove, it is thought that by the 13th century production, but not quality, had declined in comparison to the earlier medieval and the Anglo-Saxon period (Mahany, Burchard & Simpson *c.* 1981, 178). In addition to pottery, several other forms of medieval industry are evident in the area. A possible early medieval and medieval iron working and smelting site has been recorded at Star Lane (SMR 36479). A metal working site (SMR 35253), evidenced from hammer scale in a demolition layer associated with St. Michael's, is known at Stamford High School. A medieval corn-drying oven (SMR 30705) has been recorded at a location *c.* 625m north west of the site and a mill (SMR 30717) is mentioned in 1441 as being in the now deserted medieval village of Breadcroft. A settlement that lay *c.* 990m west of the assessment site and reputedly got its name from the large proportion of bakers amongst its population.

4.2.9 The area of Stamford in which the site lies, St. Martin's, to the south of the river, has been described as an area of very intensive Saxo-Norman and medieval occupation, at least in the area to the north of St. Martin's Church (Mahany, Burchard & Simpson *c.* 1981, 178). Indeed some of the more notable medieval buildings stood to the south of the river, rather than in the greater part of Stamford that lies in Lincolnshire. Such sites include the Benedictine Nunnery of St. Mary & St. Michael (SMR 30617, HER 50579), the House of Augustinian Cannons (SMR 30618) and the hospital of St. John the Baptist and St. Thomas the Martyr (SMR 30623).

Post-medieval and modern

4.2.10 The church of St. Martin's contains the tomb of William Cecil, Lord Burghley, who was chancellor to Queen Elizabeth I (Internet source 1). William Cecil had Burghley House (HER 00018), which lies *c.* 1.5km south east of the site built between 1555 and 1587. Little doubt exists that Lord Burghley was his own architect but he was helped in design and execution by a Mason from Antwerp named Henryk. The majority of work was undertaken in William Cecil's absence, and he never really lived in the house, as it was impractical for him to spend long periods away from court. The house was built of stone from a local quarry in Northamptonshire in the shape of a letter 'E' in honour of the Queen. However, under the 9th Earl's ownership, and the guidance of Lancelot 'Capability' Brown, the north west wing was removed, altering the shape of the building, to allow better views of the new parkland (Internet source 2). The house was built on the site of an existing property that Cecil inherited from his father in 1552, and in which his mother was still living at the time building work began. It is possible that this original property comprised the remains of St. Michael's Priory (Leatham 1992, 72). Burghley House is a grade I listed building. Burghley Park (HER 00015), in which the house stands is a walled park of 1500 acres, which has long been divided into three parts, one of which is a deer park. The site lies on the western boundary of this park.

4.2.11 Sites of historical and archaeological significance dating to the post-medieval and modern periods are numerous in Stamford, although they are not as well represented as the medieval period. Amongst the 50 sites of post-medieval and modern date recorded by the Lincolnshire SMR and the Peterborough City HER are several post-medieval and early modern hospitals and almshouses. Lord Burghley's hospital (SMR 34032), built on the site of the medieval hospital of St. John the Baptist and St. Thomas the Martyr, was founded in *c.* 1597 to

house twelve poor men. Richard Snowden, minister of the church of St. John, founded a hospital located *c.* 850m north west of the assessment site in 1604 to house eight poor widows, the building was demolished and rebuilt in 1822 (SMR 34026). Williamson's Callis almshouses (SMR 34027) were founded in the 17th century and lie *c.* 750m north-west of the site. A third hospital, founded by John Hopkins (SMR 34025 and 30627) and a second set of almshouses, St. Peter's Callis (SMR 34028) date to the late 18th and early 19th centuries respectively. Evidence of other post-medieval buildings is recorded in the area at several sites. The site of the Vicarage of St. John's church (SMR 30645), which was dismantled in 1791, lies *c.* 500m north west of the site. A 16th or 17th century building and wall (SMR 30713) are recorded at 8 St. Mary's Hill. A possible 17th century garden boundary (SMR 35835) was noted during archaeological work carried out at Malting's Yard. Found close by were 17th century copper alloy bridle bosses which suggest the presence of stabling nearby. An early post-medieval building is recorded at 20 St. Mary's Street (SMR 36455). Most of the visible fabric of this is 18th century in date but the building dates from *c.* 1600 and was extensively restored. It is grade II* listed. The site of a house built by Sir Edward Heron in the early 17th century and demolished in 1775 (SMR 36464) is recorded *c.* 375m to the north west of the site. A watching brief carried out at site *c.* 560m to the north of the site identified two parallel limestone walls that may be the remains of a substantial building (SMR 36516). Associated finds suggest that this dates to the 17th century. Footings of post-medieval walls have also been identified during a watching brief at Star Lane (SMR 36518).

4.2.12 Evidence of industrial activity in Stamford in these periods appears on the SMR and HER listings that cover the area. Post-medieval industrial activity is less evident than modern sites but is represented by a handful of sites. At the old George and Angel Hotel on St. Mary's Street, *c.* 600m north of the site is the location of the post-medieval brewhouse (SMR 30698) that belonged to the hotel. At some point, this was converted to a small smith's workshop. A watching brief at Stamford High School, to the west of the site, identified an 18th century quarry pit (SMR 36104), probably for the extraction of ironstone, in 2000. Evidence of pottery manufacture was discovered at Capmarleo, First Drift in Wothorpe, *c.* 625m south of the site. A tile and fragment of kiln furniture (HER 51264) dating to the post-medieval period were recovered here during house construction. Excavations in 1972 at a site to the rear of Stamford Grammar School discovered a clay-pipe kiln attached to the shop of G. Longstaff (SMR 30742). Longstaff took over an existing kiln from Robert Middleton in 1845. The kiln is built into the floor of the shop itself and is fired from the interior of the ground floor. Although no physical remains of their foundry are recorded on the SMR or HER within 1km of the site, Stamford was home to a very important family of bell founders during the post-medieval period. The first of this family was one Tobias Norrie, whose earliest known bell is dated to 1603. The foundry passed to Norrie's son and grandson before being taken over by Alexander Rigby who had been a foreman under the last Norrie. It eventually closed in 1708 (Birch 1972, 1-2). Many buildings in Stamford are decorated with terracotta. This was mostly produced at the Blashfield Terracotta Works (SMR 30744), which lay *c.* 450m north of Lady Anne's Hotel. This factory was opened in 1858 by John Marriot Blashfield and by 1861; it employed a considerable labour force, mainly of Italian nationality. Henry Lumby, the son of a pottery owner, was also producing terracotta in the Stamford area at this time. He is listed as pottery manufacturer in 1868, and again in 1872, in St. Martin's (Birch 1972, 11). The Blashfield works occupied a site that had originally been developed as an iron foundry by the Marquis of Exeter in 1845 (SMR 36474). The foundry was fronted by a monumental arch designed by Stamford architect Byron Browning. Situated within Burghley Park is the grade II listed building known as 'the Maltings' (HER 00018a). This is a 19th century malthouse, with an adjoining house of the same date and an 18th century stable block. The former Stamford East

Railway Station (HER 50788), built in 1856 for the Stamford and Essendine private railway company, stands c. 500m north east of the assessment. This has been converted to houses and is a grade II listed building. A 19th century clay pipe kiln (SMR 30704), two 19th century linear features associated with the construction of the railway tunnel beneath Barnack Road (SMR 35836), the 19th century buildings associated with the water supply to Burghley House (HER 00018b), a 20th century brick kiln at Stamford School (SMR 30733) and the 1903 Urban Electric Supply Company's generating station at Wharf Road (SMR 34776) are further examples of early modern industrial sites.

4.2.12 The Lincolnshire SMR and Peterborough City HER list numerous other sites dating to the post-medieval and modern periods. Although fewer sites are listed for this period than the medieval period the area in which the site stands is one of late post-medieval or early modern character. Most buildings surrounding the site appear to be of this date and the buildings and find sites recorded on the relevant databases reflect this. The buildings of Lady Anne's Hotel are of early modern date, the earliest portions date to the 18th century, further buildings were added in the 19th century and a small extension was placed to the rear of the hotel in the 1980s.

4.3 The site

4.3.1 Lady Anne's Hotel comprises three separate listed buildings: Number 36 High Street St. Martin's, Number 37, and Number 38, which is also known as Lady Anne's House (see Appendix 3). Number 36 was built by John Clarke, a clerk to the Earl of Exeter, between 1767, when he acquired the lease, and 1771, when it was described as newly built (RCHME 1977, 96). It is a grade II* listed building. Number 37 is a grade II listed building and Lady Anne's House, number 38, High Street St. Martin's is also grade II listed. As listed buildings these are not unusual in Stamford, the Department of the Environment lists over 600 buildings in the town as being of special architectural or historic interest. The area of Stamford St. Martin's in which the site is situated is especially prolific in listed buildings; numbers 1, 2 and 7 to 13 Burghley Lane are listed, as are numbers 34, 35, 49, 40, 41, 42 and 43 High Street St. Martins. The garden wall of number 43 also comprises a listed building. Cartographic sources were consulted in order to reconstruct a history of land use on the assessment site and to gauge the likely presence and condition of archaeological remains.

4.3.2 The earliest cartographic source consulted was William Murray's 1773 map of Stamford St. Martin's (Fig 4). It shows two of the three houses, 36, 37 and 38 High Street St. Martin's, which now comprise Lady Anne's Hotel. The map was compiled only three years after number 36 was described as 'newly built', in 1771. Lady Anne's House, number 38, is a later 18th century building but is not depicted on this map so presumably post-dates it. The earlier part of Number 37 High Street St. Martins can be seen adjoining Number 36.

4.3.3 James A Knipe's 1833 map of the Borough of Stamford (Fig 5) shows the Numbers 36 and 38 of the hotel with part of 37, but still not linked by the mid 19th century extension to Number 37. The map shows outbuildings in the plot of land to the rear of the current hotel buildings and it can be clearly seen that this plot of land backs directly onto Burghley Park.

4.3.4 By the time the Map of the Borough of Stamford, published by Dewhurst and Nichols in 1839 (Fig 6), was drawn it appears that the building which links the 18th century structures had still not been constructed. The outbuildings to the rear of these buildings still appear to be present.

4.3.5 The southern extension to Number 37 High Street St. Martin's appears to be in place on the 1889 25 inch Ordnance Survey map (Fig 7) as the buildings corresponding to Lady Anne's Hotel are shown linked. The outbuildings shown on earlier maps occupying the plot of land to the rear of these buildings do not appear on this map; however a new building appears to the rear of Number 37. The boundaries of the land to the rear of the hotel buildings, separating it from the wooded area within Burghley Park, appear indistinct.

4.3.6 These boundaries appear equally indistinct on the 1900-1901 25 inch OS map (Fig 8). This map shows a new extension to Number 38 to the east and a number of glass roofed additions adjoining Numbers 37 and 38 to the south and east.

4.3.7 The 1926 edition (Fig 9) of this map shows few changes in the area surrounding the site with the exception that a Cricket Ground appears adjacent to the eastern boundary of the land to the rear of numbers 36, 37 and 38 High Street St. Martin's.

4.3.8 Notable changes in cartographic evidence do not occur until the publication of the 1967 edition 1:2500 scale Ordnance Survey map (Fig 10), when Lady Anne's House is marked as being part of Stamford High School. Further buildings belonging to Stamford High School are marked to the north on High Street St. Martin's. The current High School Site (where Neolithic to Bronze Age finds, evidence of Saxon quarrying and metal working, finds of Saxon pottery, medieval features and evidence of metal working, post-medieval pottery and clay pipes, an 18th century ironstone pit and several undated features have been recorded), lies c.500m to the west of the site.

4.3.9 The 2002 Ordnance Survey Explorer sheet 234 shows late 20th century development has had very little effect on the area surrounding the site. It appears to be free from the outhouses and small buildings that it was shown to contain on earlier Ordnance Survey maps but this may be due to the difference in scale of the maps.

4.3.10 Site visits were conducted. These noted that the area surrounding the site was a townscape of buildings of possible 17th century, 18th and 19th century date with the Burghley Park lying to the east and south. The area of proposed development is currently in use as the hotel grounds, it comprises lawns and shrubberies with some slightly more wooded areas. At the southern extent of the grounds is an area of hardstanding with a tarmac track, which comprises the hotel car park. The hotel's own information pamphlet states that Lord Rosslyn, who moved into Lady Anne's House in 1882, was responsible, in 1885, for laying out the gardens in the formal pattern that is still evident. This pamphlet also claims that during this work a human skull was found within the hotel grounds. However, no such finds are recorded within the grounds of Lady Anne's Hotel on the Lincolnshire SMR or the Peterborough City HER.

5 THE BUILDINGS (Figs 11-19)

5.1 Hotel – Exterior

5.1.1 The hotel fronts west onto High Street St Martins and comprises several individual units now linked to form one. They are built of limestone, some of which is ashlar and some of which is coursed rubble, and all have ashlar limestone dressings to the doors and windows.

The roofs unless otherwise stated are stone tiled. For the purposes of this report the three separate buildings have been designated unit numbers for ease of description and phasing. These are as follows: Number 36 comprises Units 1 and 7 plus the outbuilding to the rear, Number 37 comprises Units 2, 3, 8, 9, 10 and 11, and Number 38 comprises Units 4, 5, 6, 12, 13 and 14.

West Elevation (Fig. 15)

Unit 1

5.1.2 The west elevation comprises six separate units. Unit 1 (Plate 1) at the north end is a five-window range and has two storeys plus attic and cellar. It is built of rubble and has an ashlar plinth and rusticated chamfered quoins. There is a string-course between the ground and first floors and a parapet with a modillioned cornice. The central front doorway is crowned by a broken pediment supported on each side by a moulded console bracket. Within, the doorway has a round-arched head with keystone and contains a door of six raised and fielded panels plus a semicircular overhead with radial glazing. Each window has a plain architrave with keystone and a stone sill, and contains horned double-hung sashes without glazing bars and are no doubt later replacements. A barred cellar light is located within the plinth to the south of the front doorway. The attic contains two dormer windows; each of which has a hipped roof and contains a two-light casement window. Each gable end has a small parapet and an ashlar chimney stack.

Unit 2

5.1.3 Unit 2 (Plate 2) adjoins the south wall of Unit 1. It comprises two storeys plus attic and cellar and is constructed of coursed rubble with ashlar quoins. The lower quoins are missing at the south end where Unit 3 has been added at a later date. The ground and first floors each contain two double-hung sash windows; those to the north are wide and of sixteen panes whereas those to the south are narrower and contain only twelve panes. Each has a plain architrave excepting the south ground floor window, which has a simple stopped chamfer to each of its jambs and is clearly the site of a former doorway aperture. The attic contains two dormer windows, each of which has a segmental lead-sheeted roof and a two-light casement window. The south gable end has a small parapet and each end has an ashlar chimney stack.

Unit 3

5.1.4 Unit 3 (Plate 2), to the south of Unit 2 is of ashlar. The street front section comprises two storeys plus cellar; the ground floor contains two sixteen-pane double-hung sash windows and the first floor contains two similar twelve-pane windows, all with plain architraves. A chimney stack rises through the roof apex at the south end.

Unit 4

5.1.5 Unit 4 (Plate 3) lies adjacent to the south. It is of two storeys plus attic and cellar and comprises a five-window range. It is built of ashlar with rusticated quoins and has a low plinth and a moulded cornice, above which rises a parapet. A continuous stone sill links the windows on each floor. The ground floor windows have plain architraves, whereas those on the first floor are moulded; all have a keystone and contain a twelve-pane double-hung sash. The fourth

ground floor window from the north end is set within a former doorway aperture. The attic has two segment-headed dormers, each of which contains a horned double-hung sash window of six panes. There is an ashlar chimney stack at each gable end.

Unit 5

5.1.6 Unit 5 (Plate 4) adjoins the south end of Unit 4. It is of two storeys, constructed of ashlar and has a hipped roof. Tuscan pilasters define the north and south ends of the elevation, and a parapet with moulded cornice, a string-course and a plinth define the floors. Each floor contains two double-hung sash windows. The upper lights of each window are of nine panes whereas the lower lights are plain glazed. The window jambs are formed by Tuscan pilasters and each window head has a keystone. A continuous stone sill links the first floor windows.

Unit 6

5.1.7 Adjoining the south end of Unit 5 is Unit 6 (Plate 4); a conservatory with a mock-Tudor timber framed façade. It has a central doorway with a small porch and a door with six raised and fielded panels. The doorway is flanked on each side by leaded frieze lights containing coloured glass and a plaque above the door dates the façade to 1884. The roof is surmounted by an iron finial.

North Elevation (Fig. 16)

5.1.8 The north elevation faces onto Burghley Lane (Plate 5) and comprises the flank wall of Unit 1. The rear section of the building cranks slightly to the south-east and is clearly a later addition. The original eastern extent is marked by a line of quoins and a straight joint in the rubble courses at that point. To the west of the junction of the two builds is a first floor double-hung sash window of twelve panes and to the east is a narrow chimney stack.

East Elevation (Fig. 15 and 16)

Unit 1

5.1.9 The east elevation is complex; comprising the rear faces of the street front units plus many later additions. Starting at the north end is the east face of Unit 1. Its construction is as that of the west and north elevations, comprising coursed rubble with ashlar quoins; there is also quoining around the door and window apertures. The rear of Unit 1 comprises two sections; to the north lies the extended section, which has a roof with a flat apex, whereas to the south, the original east elevation is visible. The ground floor of the north section contains a two-leaf French door with an overlight, flanked on each side by tall lights. The door jambs have broad chamfers. To its south is a window of three narrow lights with chamfered arrises set within a former doorway aperture with an overlight. Above, a string-course extends between the ground and first floors. The first floor contains two twelve-pane double-hung sash windows and to their south a tall, round-arched double-hung sash window with horns. The lower sash is of six panes whereas the upper sash has six panes plus 'Gothic' tracery. The stonework within the gable, above the level of the first floor windows appears to be of a slightly different composition and may represent a later building phase. The gable contains a horned double-hung sash window of twelve panes. Within the south roof pitch is a gabled dormer containing a window of four panes. The east roof pitch of the street front unit contains a hipped dormer with a window of four panes. The south section of Unit 1 has a hipped roof

and a corner chimney stack with a rebuilt head in yellow brick. The ground floor contains a tall two-light mullioned and transomed window and to the south a smaller two-light window. The first floor contains a twelve-pane double-hung sash window. Unit 7 adjoins to the north.

5.1.10 Unit 7 is a small two storey structure aligned east to west. It is constructed of yellow brick laid essentially in Flemish garden wall bond and has a mono-pitch slated roof. A small cement rendered, flat-roofed section links the west end to Unit 1. The south elevation of this section contains a door with lower boarded panel and upper glazing of two panes flanked by sidelights. The brick section has a ground floor two-light casement window, to the east of which is a possible blocked aperture suggested by a straight joint in the brickwork. Above, is a small aperture containing a louvred vent. The first floor contains a central two-light window. The east wall contains a ground floor doorway with an overlight of three panes. The door has four flush panels with a small bead-moulding. On the first floor is a round-arched window containing a double-hung sash, of which the lower light has four panes and the upper light has 'Gothic' tracery. The north wall is plain with the exception of a straight joint in the brickwork to approximately 3m height towards the east end.

Units 2 and 8

5.1.11 At the rear of Unit 2 there is a long range, which is aligned approximately west to east. It is not clear whether it originated at the same time or slightly later than Unit 2 so has been allocated a separate unit number (8). It is a single storey structure constructed of coursed rubble with ashlar quoins. Its south elevation faces onto a small yard and contains, from west to east: a single light window with a chamfered stone lintel, a boarded over doorway with concrete lintel and a twelve-pane double-hung sash window. Further east is a doorway with a concrete lintel containing a door with a lower panel and upper glazing, and a single light window; the glass within which is now painted over. A line of quoins and a drop in the roof level indicates the original east extent of this unit, onto which two smaller sections have been added. A yellow brick chimney stack with pilaster strips and a dentilated head rises through the roof at this end whereas a simpler short stack of yellow brick with a stone head is located at the west end. A single dormer window is located towards the west end; it has a gabled roof and all three faces are now rendered over.

5.1.12 The first addition to Unit 8 is of similar construction. It contains a doorway that is now blocked with concrete and a two-light window with a continuous chamfered stone lintel. A line of quoins marks the end of this section, to the east of which is a small Fletton brick lean-to. The brickwork is laid in English garden wall bond and the roof is slated. The south face contains a horned double-hung sash window of four panes. The east face has a central two-light window. There is a simple light within the roof and above there is a line of cement mortar with the inscription 'TONY MALTA 1980 TOM SICILIANO'. This probably dates a repair to the roof rather than the construction of the lean-to itself, as the lean-to is depicted on the 1967 Ordnance Survey map (Fig. 10).

5.1.13 The north elevation of Unit 8 is essentially plain with the exception of a modern glazed door located at the west end. The roof over the main section contains two lead-sheeted flat-roofed dormer windows; one of three lights, the other of two. Between these a chimney stack rises through the roof pitch. The lower part is constructed of orange brickwork whereas the upper part has been rebuilt in yellow brick. The addition at the east end also has a flat-roofed dormer window of two lights.

5.1.14 Two small adjoining structures with lean-to roofs project from the north wall of Unit 8. The larger one is located to the west and is constructed of orange-yellow brickwork and has a corrugated plastic roof. Its west face contains a boarded door; the north face a single light with diamond lattice glazing and the east face a small window of four panes. This structure was not accessed at the time of recording, but was viewed from without; it comprises a small store with a match-boarded interior.

5.1.15 The smaller structure adjoining to the east is built of Fletton brickwork laid in stretcher bond. The roof is slated. There is a doorway with a concrete lintel and boarded door in the east wall; the north wall is plain. It comprises a small store.

5.1.16 To the west of the junction of Units 2 and 8, there are two small additions. The first rises above the north roof pitch of Unit 8 and is a stair projection built of orange-red brick. It has a mono-pitch roof and contains a twelve-pane double-hung sash window on its east face. The second addition lies to the south and is also a stair projection. It is less readily visible than the former but appears to be constructed of red brick and has a small window on its east face.

Units 3, 9, 10 and 11

5.1.17 The rear elevation of Unit 3 reveals that it is essentially a brick built structure, although the street frontage is built of ashlar limestone. The brickwork is yellow and laid in English garden wall bond. The east face of the two storey street front section contains a stair window beneath a wider voussoired window head. The brickwork to the south of the window indicates some modification. The first floor contains a twelve-pane double-hung sash window. A lean-to constructed of similar brickwork lies to the north and contains a small single light window.

5.1.18 To the south, a three storey section with hipped roof projects from the rear of the street front section. The first floor contains a large window with a voussoired head. The central section of the window contains a double-hung sash window originally of twelve panes, though the lower section has been replaced with a two-light casement. This is flanked on each side by double-hung side sashes of four panes. Above, the second floor contains a twelve-pane double-hung sash window with a voussoired head.

5.1.19 Two flat-roofed additions; Units 9 and 10 obscure the ground floors of both sections. Each has a felted roof and is constructed of yellow brick laid in stretcher bond. Unit 9 has a large iron framed Crittall style window on its east face, whereas the north face of Unit 10 is plain.

5.1.20 Unit 11 extends to the east of Unit 10 on a west to east alignment. It is constructed of Fletton brick laid in Flemish bond and faces north onto the small yard. At the centre are two tall plain-glazed sash windows with horns, above which a hipped roof breaks through the north roof pitch. This is flanked on each side by a smaller dormer containing a two-light casement. Each has a gabled roof with false framing in the gable and barge boards carried by shaped end-brackets. The wall below has been altered somewhat; to the west are two blocked doorways, one of which contains a modern window. To the east is a three-light window with a tiled sill and concrete lintel. The east elevation contains a modern door with four recessed panels. An iron fire escape leads to a flat roof to the south.

Units 4 and 12

5.1.21 Unit 12, a later flat-roofed addition, obscures the ground floor of Unit 4. The first floor of Unit 4 has a two-light casement window plus a three-light mullioned and transomed window. At each gable end is a simple chimney stack. Towards the south end a small flat-roofed structure has been added. It has false framing, contains a single light window and has a felted roof. To its east is a Fletton brick addition with a felted flat roof and small modern window.

5.1.22 Unit 12 is constructed of coursed rubble. The east elevation has a simple parapet and contains two three-light mullioned and transomed windows that have a continuous concrete lintel and deep splayed sill. To the south is a contiguous lean-to, the south elevation of which contains a modern six panel door and two two-light windows.

Units 13 and 14

5.1.23 Unit 13 lies to the rear of Unit 5. It is not clear whether it was built at the same time or is a slightly later addition, so it has been given a separate unit number. Only the north-east corner of the first floor is visible as the rest is now subsumed within Unit 14 a subsequent addition. It is constructed of coursed rubble with ashlar quoins and has a hipped roof. Its east elevation contains a large, horned double-hung sash window with side sashes, all plain-glazed. The north elevation contains two inserted windows.

5.1.24 Unit 14 is a large addition to the rear of Unit 5, which also takes in part of Unit 13. It is constructed of coursed rubble with ashlar quoins. The windows follow a general house-style having ovolo moulded mullions and transoms and splayed sills. They are generally iron framed and have a lower section of two panes separated by a slender glazing bar and a single upper pane. The apertures have ashlar quoining and segmental relieving arches above.

5.1.25 The east elevation comprises a two storey section with hipped roof and a flat-roofed single storey extension to Unit 13. The single storey section has a shallow plinth and a simple parapet. The east elevation contains two three-light windows. The two storey section also has a plinth although a break at the centre betrays the position of a former doorway, which now contains a window. To either side are two tall, single light windows. The first floor has a central three-light window flanked on each side by a small square light.

South Elevation (Fig. 16)

Units 5, 6 and 14

5.1.26 The south elevation of Unit 14 comprises the main two storey section plus another two storey section set back from it to the west. The main section has a wide central stack which projects from the façade and is shouldered on its east side. To the east of the stack, the ground floor contains a doorway with overlight and modern door with three lower panels and upper glazing. Above the doorway scars in the stonework of a vented roof indicate the former presence of an adjoining conservatory. The first floor contains a three-light window. To the west of the stack is a large three-cant, full height bay window. Each floor contains a large four-light window on the south face, a single light window on the west face and there is a single light window on the east face on the first floor.

5.1.27 The two storey section to the west contains a two-light window and to its east a second which has been modified to accommodate the principal entrance door to the hotel. The first floor contains a single and a two-light window.

5.1.28 The south wall of Unit 5, which lies adjacent to the west, is plain and is adjoined by Unit 6 at ground floor level. Unit 6 has a dwarf wall of grey brickwork laid in Flemish garden wall bond, above which is a glazed 20th century conservatory. Part of a 19th century mono-pitch glazed roof survives towards the north, but the remainder is a felted flat roof that has been rebuilt in the 20th century.

5.2 Hotel – Interior

Ground Floor

Units 1 and 7

5.2.1 The ground floor of Unit 1 essentially comprises four rooms (1, 3, 4 and 6) leading from a central hall. Some of these rooms have been later subdivided and the building has been extended at the rear. The doors within this unit follow a house-style which comprises six raised and fielded panels (Plate 6). Most doors have a moulded architrave surviving and some retain an early / original lock.

5.2.2 Room 1 (Plate 7) is entered from the hall through a house-style door that has a brass rim-lock with keep. A simple skirting, picture rail, dado rail and box profile cornice with lower cavetto moulding extend around the room. The ceiling has an elaborate rosette enriched with leaves and lilies. A fireplace is located on the north wall; it has a later 19th century chimney piece with mantel shelf supported by scrolled console brackets. The east wall contains a wide two leaf door; each leaf has six recessed panels. The windows on the west wall have panelled shutters surviving. A modern door on the south wall leads into Room 2.

5.2.3 Originally forming part of the entrance hall Room 2 is now a bathroom and reached through a modern door from Room 1. The door in the east wall is in house-style but a modern replacement. The front door on the west wall is now blocked off by modern partitioning. A moulded cornice extends around the north, west and south sides of the room, but is absent on the east side, indicating that the east wall has been inserted later.

5.2.4 Room 3 is reached from the hall through a modern door. A bathroom has been inserted on the north side. As in Room 1 there are two windows with shutters remaining on the west wall. A blocked fireplace on the south wall has a recess on either side. Each recess has a round arched head with roll moulding round the edge. Within the west recess is a cupboard with a two leaf door with recessed panels and quarter round moulding. There is a simple skirting and picture rail

5.2.5 Room 4 has a door connecting to Room 1 and is entered through a house-style door from the hall both of which have a brass rim-lock with keep. The door to Room 1 is of two leafs each with eight recessed panels with quarter round moulding. At the west end of the north wall is a round arched recess with moulding and a two leaf cupboard door, each with a recessed panel. The east wall contains fully glazed French windows with overlights and sidelights. There is a modern door at the east end of the south wall leading to Room 5. The

ceiling is divided into two large panels, each decorated with an ornate floral rosette and border. It has a similar cornice as Room 1, and a picture rail and skirting.

5.2.6 Room 5, a bathroom, has a moulded skirting but no cornice or picture rail. There is a window on the east wall of 3 panes with an overlight. The wall on the west side is inserted as the stair line is visible within the ceiling (Plate 8). The door in the west wall has three lower panels with chamfered arrises and upper glazing of three panes, plus overlight now painted. The door to Room 4 is modern.

5.2.7 Room 6 is reached through a modern door from the corridor. The west wall of the room was inserted, as made clear by the presence of a fireplace and cupboard which both lie outside the room in the corridor. At the north end of the corridor you can see part of the stairway on the first floor, below which lies the cupboard. Within the east wall is a blocked three light window which would have provided borrowed light that can also be seen from within Room 6. There is a co-axial beam present in the room and in the south-east corner a support for a chimney stack above. On the north wall is a cupboard with shelves. The east wall has a central mullioned and transomed window of two lights with a tiled sill. To its south is a smaller two light window also with a tiled sill. To the north of the windows a nice example of an 18th century boarded and ledged back door (Plate 9) with 18th century latch and strap hinges leads to a modern fitted bathroom within Unit 7. The skirting on the north, south and east wall is plain but the skirting on the west has a small moulding. A simple picture rail extends round the room.

5.2.8 The ceiling of the bathroom is arched and on the north wall is a blocked round arched aperture. On the south wall is a 20th century door to the exterior. It has a lower boarded panel and upper glazing of two lights plus sidelights. The remainder of Unit 7 is reached from the exterior through a modern door in the east section. The door is of four flush panels with bead moulding and an overlight of three lights. The west wall contains a round arched doorway aperture now blocked and the south wall a two light casement window, each light of two panes.

5.2.9 The hall of Unit 1 has a stair comprising an open string with three slender square-section balusters per tread and plain scrolled brackets at the tread ends (Plate 10). It has a curtail base and a scrolled mahogany hand rail, which is ramped towards the top. Its style dates it to roughly 1800. The door at the east end of the hall has three lower panels with chamfered arrises and upper glazing of three panes, plus overlight - now painted. Under the stairs is a single raised and fielded panel and to the east is a door to the cellar with four raised and fielded panels. It has a moulded cornice, a simple dado rail, plain skirting and a floor of stone flags.

5.2.10 There is a blocked window aperture in the east wall adjacent to the cellar entrance under the stairs, which implies that this was once an external wall and the building has subsequently been extended to the east. Opposite the cellar entrance is a blocked doorway. The cellar has a vaulted ceiling of Ashlar blocks and coursed rubble walls (Plate 11). On the west wall of Room 7 there is a two light window with modern fittings. The boarded and ledged door to Room 8 is 20th century as is the partition dividing the two rooms. There is a single light aperture on the east wall. The floor is large stone flags with a drainage channel running east to west.

Units 2, 3, and 8

5.2.11 The corridor inserted into Room 6 leads into a corridor within Unit 2. From this corridor a door leads west into Room 9. A blocked fireplace in the north wall has a cupboard to either side. Each cupboard has a two leaf door with recessed panels. There are two sash windows on the west wall; the north one has shutters remaining with recessed panels. The window to the south has no shutters and is the location of a former doorway opposite which, on the east wall, is a wide doorway aperture with a depressed arched head. There is dado rail and skirting, most of which is plain. A Regency style reeded cornice with rosettes and lower cyma moulding extends round the room and the flooring is parquet. The wall to the south is open into Room 10 (Unit 3).

5.2.12 Room 10 is now open on the east side to Room 11. The two sash windows on the west wall both have shutters remaining. On the south wall is a blocked fireplace with cupboards to either side. Each cupboard has an upper and lower two leafed door with simple recessed panels. The dado rail and most of the skirting is modern and the simple cornice is cyma moulded.

5.2.13 Room 11 is open from Room 10 to the west. On the north side of the room is a doorway into the corridor. Opposite on the south wall is a round arched doorway aperture, containing as modern fire door. There is a similar doorway in the east wall and to its north is a wide blocked aperture. The ceiling has a simple modern coving, a tall skirting and a dado rail.

5.2.14 The corridor to the rear of Room 9 has depressed arches and a floor of stone flags. At the north end on the east side a modern door leads to a stair with a 20th century simple iron handrail to the first floor of Unit 8. Adjacent to the south one can see on plan where an earlier door leading to Room 14 (Unit 8) would have been although that room is now reached through modern addition Room 18 (Unit 9). To the south of the blocked doorway is a small service hatch, now blocked, and south again is a door leading to Room 18. This door has four recessed panels and a simple moulding.

5.2.15 The cellars below Units 2 and 3 are reached down stone steps through a door of two raised and fielded panels in the south wall of Room 14. A brick floored passage leads south to Room 13 (Unit 3) and north to Room 12 (Unit 2). Room 12 has a brick floor although there are paving slabs covering the eastern part of the room. The interior walls are plastered and boxed joists run north-south and east-west across the room. Room 13 is constructed of rubble laid in courses and the floor is brick. You can see a timber bearer in the south wall and to the east a chute from the exterior is now blocked. This room now contains a boiler.

5.2.16 Unit 8 comprises Rooms 14 - 17 and a corridor runs the length of the south side. Room 14 is now reached through a modern addition, Room 12 (Unit 9). There is an axial joist in Rooms 14 and 15 and a co-axial joist in Room 15 (Plate 12).

5.2.17 To the west on the north wall of Room 14 is an under stair cupboard above which is modern plasterboard; originally this would have been open to the stairs. The cupboard door is flush panelled. To the east is a high level window of two lights with a central stile. Each light is of four panes and centre hung. The south wall contains a blocked doorway to the east plus a cellar stair to the west.

5.2.18 Room 15 has a single light fixed window to the west on the south side, and then adjacent is a double-hung sash window with no horns. There is a blocked doorway between these two windows. To the east on the south wall is a modern fire door then a two light

window that has been painted over. A fireplace on the north wall now contains modern cooking equipment. There are two hatches to the roof, one at the east end and one at the west end of the room.

5.2.19 In the west wall of Room 16 is a blocked fireplace and the north wall contains a high level window as in Room 14. The south wall has a two light window and a blocked doorway to its west. The east wall contains a doorway to Room 17 with a four pane window above it. Roll moulding extends round parts of the ceiling.

5.2.20 Room 17 is a later addition and has a lean-to roof with an in pitch purlin and a simple roof light. The east wall contains a two light window, each light of two panes and the south wall a horned double-hung sash window of four panes.

Units 9 and 10

5.2.21 Room 18 is reached through a door with four recessed panels and simple moulding in the corridor of Unit 2. In the north west of the room a stairway has been inserted and to its east a modern door. The east wall contains a Crittall style window with a tiled sill and to either side a high step window aperture now used as vents. The south wall has a doorway to Room 19 (Unit 10) and a blocked fireplace to its west. A roof light in the ceiling has wired glass.

5.2.22 Room 19 also has a roof light of wired glass. The west wall contains a blocked aperture from Room 11. The south wall has a small blocked aperture, probably a window, and a modern fire door to its west. The floor is of modern terracotta tiles.

Unit 11

5.2.23 A corridor extends down the south side of Unit 11 and is entered from the west through a door of four plain recessed panels. In the north wall of the corridor the blocked window from Room 19 can be seen. The wall is of brick laid in a variable bonding pattern. The floor in this section is covered in 19th century red and buff coloured tiles (Plate 13) but has 20th century tiles in the remainder of the corridor. The whole range is now employed as modern toilets.

5.2.24 Room 20 has a high level two light window in the north wall. Room 21 has been divided into three WCs and between the first two is a three light iron framed window. The end WC has a tall plain-glazed sash window. There is a similar sash window in the north wall of Room 22 and a single light window to the east. In the east wall of this room is a doorway into Room 23, the north wall of which had another high level two light window. There is a modern door on the east wall and the room has a small roof light.

Units 4 and 12

5.2.25 The hall (Unit 4), entrance lobby (Unit 5) and Units 13 & 14 are all decorated in a style typical of the Jacobean Revival (late 19th to early 20th century), incorporating elements of the Baronial and Mannerist styles. The hall within Unit 4 was formerly two rooms, now combined to form the hall with grand staircase (Plate 14) which is loosely of this Jacobean style. There is panelling to walls and most doors of the hall, all in a style typical of the Jacobean Revival. Some doorways have segmental arched heads and a dentilated picture rail extends round the hall continuing over the doorways. Room 25 also has a floral volute over the door. The sealed

doorway to Room 29 in the south wall of the hall does not follow the Jacobean style. It has six recessed panels with quarter round moulding and is original; indicating the Jacobean style doors are later additions. Within the west wall is a recess lined with match boarding and the ceiling has a roof light that would have been of three lights but is now blocked. The transverse passage to the rear of the staircase has been inserted and within a cupboard to the north of the passage lies a fireplace which would have originally served one of the two rooms. This fireplace is a late 18th century Adamesque chimney piece with Neoclassical urns, bosses and swags. The passage has all modern doors and simple panelling. The east wall of the hall was originally an external wall indicated by the double hung sash window at the north end; it has no horns and each light is of two panes. The staircase itself is rather grand which doglegs to the east and does a quarter turn to the west. It is essentially of pine with a mahogany handrail. It is a closed string stair with pulvinated moulding, turned balusters, stout newel posts with chamfered arrises and decorative balled pendants. The underside of the landing is match boarded.

5.2.26 The front of Unit 4 has been divided into two. Room 24 (Plate 15) is entered through a door in the hall. There are three twelve pane double-hung sash windows on the west wall, all of which have shutters remaining. The southern most window is the site of a former doorway. On the east wall is a sealed doorway of six raised and fielded panels. The fireplace on the north wall is late 18th or possibly early 19th century in date and has a painted cast iron surround with Neoclassical motifs, drops, fluting and very wide mantel shelf. It also has the remains of a cast iron grate with fan motif. The ceiling is divided into three panels by moulded cross beams and has a cornice of two cyma mouldings plus a fillet in between. The walls are also panelled with cavetto and roll moulding.

5.2.27 Room 25 is located to the south of Room 24 and is entered from the hall. The doorway is flush on this side and has a depressed arched head with roll moulding. There are two double-hung sash windows with twelve panes on the west wall with shutters remaining and cupboards below each with a two leaf door. On the south wall is a blocked fireplace with mid 19th century plain chimney piece with simple mouldings and mantel shelf. There is a skirting with simple moulding and the ceiling has a moulded cross beam and simple cornice.

5.2.28 The cellar rooms below Unit 4 are reached through a door within the south wall of the transverse passage of the hall. The cellar entrance appears as if it may have been modified. Fletton brick and concrete steps lead down to the two rooms, both of which have brick floors and vaulted ceilings. At the north end of Room 26 is a tunnel and a chute enters the room from the west, all constructed of coursed rubble. A similar chute enters Room 27 from the west and the ceiling is of ashlar.

5.2.29 The door at the east end of the transverse passage and a door in the east wall of the hall lead into the corridor to the rear of Unit 4. The door to the transverse passage has two lower recessed panels and upper glazing. Adjacent to the north is a double hung sash window, each light of two panes and with no horns, which shows this west wall was originally external. The floor is red and black tiled with a wired glass lean-to roof. This roof and the east wall are of a former conservatory. This east wall has a central 4 light window flanked each side by a door with lower recessed panel and upper glazing of 4 panes. The door to the hall is flush this side, and each jamb has four recessed panels. The door at the south end of the corridor through to the entrance lobby is a modern fire door, but the doorway itself has sidelights and a moulded architrave with a hatch above to the roof. The two conservatory doors lead into Unit 12, a large later 20th century addition.

5.2.30 Another door in the wall of the corridor leads east into a Room 28. This small room has a flush door and simple moulded architrave and is utilised as a bar from Unit 12. A boxed joist runs north to south across the room and another runs east to west.

5.2.31 The later 20th century addition (Unit 12) to the east of the corridor at the rear of Unit 4 contains two three-light mullioned and transomed windows within the east wall and a modern six panel door and two two-light windows in the south. To the west of this is a wall belonging to the range to the rear of Unit 4. It is limestone rubble laid in courses. The north wall reveals the outer wall of Room 30 which is again of limestone rubble laid in courses with quoins. All the doors in this addition are modern fire doors.

Units 5, 13 and 14

5.2.32 As said previously the ground floor rooms of Units 5, 13 and 14 follow a general house-style typical of the Jacobean Revival (late 19th to early 20th century), incorporating elements of the Baronial and Mannerist styles. This consists of Jacobean style panelling to the doors (Plate 16), dentilated picture rails and architraves with cavetto and roll mouldings. The entrance lobby belonging to Unit 13 has a two light mullioned and transomed window on the south wall; the mullions and transoms have ovolo moulding. The door to its west leads to the porch and is of two lower recessed panels with upper glazing of two panes; also a two light overlight with a central mullion. There are four doors, two each on the east and west walls that follow the house-style and to the north a segmental arch to the hall of Unit 4 and a modern fire door to the corridor. There is a panelled ceiling with moulded joists that fits very well the Jacobean Revival. A high skirting board lies above a floor of polychrome tiles.

5.2.33 Unit 5 lies to the west of the entrance lobby and Room 29 can be entered through two doors, both of which are flush on this side. The architrave is reeded as is the one round the door in the north wall - now sealed shut. The interior of this doorway has recessed panels with quarter round moulding as do the doors of the room. The two sash windows in the west wall both have shutters remaining. The south wall has Regency marble chimney piece with reeded jambs, lintel, and floral paterae plus simple mantel shelf and stone hearth. The east side of the room has 20th century bar fittings. There is a skirting board with simple moulding and a picture rail and a late 18th century heavy cornice with wreath, beading and water-leaf motifs.

5.2.34 Room 30 is reached through a house-style door in the entrance lobby and forms part of both Units 13 and 14. In the north and south walls you can see where the original west wall of Unit 13 was situated (Plate 17). The south wall contains an ornate central fireplace that is a very good example of the Northern European Mannerist style (Plate 18). It is enriched with Mannerist and Neoclassical mouldings incorporating fans, strapwork and elaborate freely carved pillars with Ionic capitals. It has a brass inset with glazed tiles. Adjacent to the west oak cupboards follow a similar style. To the east of the fireplace is a door with six panels that is flush on this side; the architrave has roll mouldings. The east wall contains two three-light mullioned and transomed windows, and the north wall within Unit 13 has a house-style door with an overlight, now blocked. The walls have a high skirting, dado rail and picture rail and the cornice has deep cavetto moulding.

5.2.35 Room 31 of Unit 14 can be reached either through the house-style door in the north wall from Room 30 or a similar door in the west wall from the entrance lobby. On the west side of the south wall is a large bay window. There is no east bay although the west bay has leded

stained glass surviving. To its east is a very late 19th – very early 20th century fireplace. It loosely follows an 18th century style with a Baronial style mix of Neoclassical and Mannerist motifs. As with Room 30 there is a brass inset with polychrome tiles and a tiled hearth. To the east is a fire door. The east wall is taken up by a huge mullioned and transomed window with the central light is missing a mullion. The room is panelled in the house-style and a picture and dado rail are present. The ceiling is divided into three large panels by moulded joists and has a cornice with deep cavetto moulding.

Unit 6

5.2.36 Unit 6 is made up of a porch to the south of Unit 5. This was originally a 19th century conservatory and part of this original roof remains. The Mock-Tudor frontage was added later from the map evidence (Fig. 8) and also the date plaque showing 1884 (Plate 19). There is a black, red and buff chequer patterned tiled floor. The present conservatory structure is essentially of later 20th century date, and has been extended east to create the entrance to the lobby. The doors of the entrance to the lobby, conservatory and the exterior are all the same style, of two lower recessed panels with upper glazing of two panes.

First Floor

Units 1 & 7

5.2.37 The landing of Unit 1 is reached through a modern fire door to the north at the top of the stairs. The stair here is enclosed by a partition, glazed with wired glass. The landing has a plain dado rail and simple skirting. The window at the east end is a large double hung sash with horns. The lower sash is of 6 panes and the upper is of 6 panes plus gothic tracery. The window has a round arched head and the aperture has a roll moulding. To the south is a modern six panel door of an inserted cupboard. The cornice at the west end of landing has cyma and roll mouldings. There is also a break in the ceiling (Plate 20), which corresponds with a break in the external north wall, again indicating that the section to the east is a later addition.

5.2.38 Room 32 is entered through a house-style door from the north-west of the landing. A house-style door also leads to the bathroom in the south-west corner of the room. The fireplace in the north wall is boarded over and is 18th century in style, but possibly later. It has a flush chimney surround with ears, with a little moulded frieze and mantel shelf. A simple cornice with cavetto moulding extends round the room.

5.2.39 Room 33 is a single room separated into two bathrooms, each reached from Rooms 32 and 34 to the north and south. The window aperture in the west wall has roll moulding but is otherwise plain.

5.2.40 A house-style door leads from the landing into Room 34. As with Room 32, the chimney piece has an eared surround and the mantel shelf has fine dentilated moulding. This fireplace is 18th century in style but is probably Victorian. There is a simple cornice and skirting present in the room.

5.2.41 Again a house-style door leads to Room 35 off the landing. There is also a house-style door in the east wall which has an old style door lock. A bathroom has been inserted into the south-east corner. There is a Regency style blocked fireplace within the north wall and the

chimney piece has simple reeding and paterae. A box profile cornice with floral motif extends round the room, possibly of 18th century date. A simple skirting is present.

5.2.42 At the east end of the landing a house-style door leads to Room 36 (Plate 21) which is quite clearly a servants room as there is no cornice and simple skirting. The house-style door in the west wall is flush on this side. A possibly late 18th / early 19th century fireplace with simple chamfering to the jambs is situated on the north wall. A bathroom has been inserted in the south-west corner.

5.2.43 At the top of the stairway a fire door leads south into Room 37. There is a probable blocked corner fireplace in the south-east corner, and a simple skirting extends round the room. Through to the east within Unit 7 is a narrow bathroom (Room 38) with a two light casement on the south wall, each light of two panes. Further to the east through a modern door with a simple cyma moulded architrave is Room 39, employed as a WC. There is a sash window on the east wall, the lower light is of four panes and the upper light has gothic tracery. Between Rooms 37 and 38 lie modern cupboard doors.

5.2.44 A passage inserted to the west of Room 37 is reached from the south-west of the landing in Unit 1 and leads to the landing of Unit 2. The stairway to the attic has been inserted on the east of the passage.

Unit 2

5.2.45 The landing to the rear of Unit 2 has a small roof light and a cupboard in the east side with a fire door. Within the cupboard there is a small roof light and remnants of match boarding on the east wall. Adjacent to the north is a stairway with a simple iron handrail descending to the ground floor at the rear of Unit 2. There is a ball finial at the top of the stair. To the south of the cupboard on the east wall of the landing is a high set centre-hung three light window. A wide segmental arch spans the landing.

5.2.46 Through a house-style door on the west wall is Room 40. There is a moulded panel on the left jamb and a possibly 19th century rim-lock (Plate 22). There is a blocked fireplace on the north wall and a cupboard to its west with a door of four recessed panels with cyma moulding. A bathroom has been inserted into the north-east corner. Within the west wall is a sash window with shutters remaining. A simple skirting extends round the room and the south wall is possibly inserted.

5.2.47 South of the door to Room 40 is a similar door leading to Room 41. Again the sash window in the west wall has shutters remaining and a bathroom has been inserted in the south-east corner. There is possibly a blocked fireplace on the south side of the room. A simple skirting extends round the room and blocked hatch to the roof is visible in the south-west corner.

5.2.48 Room 42 is reached through Room 43 on the east side of the landing. There is an iron framed single light window within the east wall. The east wall then articulates out to the east and on that south face is a small three light window. A simple skirting is present and some match boarding survives in this room. A boxed joist runs east to west. The door to the room is modern but with a simple cyma moulding.

5.2.49 A modern fire door on the east side of the landing leads to Room 43. The interior is match boarded and the boards all have small bead moulding. On the south side of the room is a small door with four recessed panels to an under stair cupboard. The door on the north wall leads through to Room 42.

5.2.50 A shared stair is present between the landings of Units 2 and 3. This is described in section 5.2.73

Unit 3

5.2.51 The landing to the rear of Unit 3 is divided by a modern door. The architrave has cyma moulding and small roll moulding. There is an overlight above the door. The landing also has an overlight situated in the west wall of Room 46 to allow borrowed light to pass into the corridor. A hatch to the roof is located in the south-west of the landing. Rooms 44-46 are reached through doors off this landing.

5.2.52 Opposite the stairs to the second floor is a modern door to Room 44. A sash window in the west wall has shutters remaining and a window seat below. A bathroom has been inserted in the south-east corner. This room has a high skirting and a cornice with cavetto and roll mouldings running round the north, east and west walls but not the south, indicating the south wall has been inserted.

5.2.53 Room 45 is also entered west from the landing. A sash window, similar to Room 44, lies in the west wall with a window seat below. A blocked fireplace is situated in the south wall and remnants of cupboards lie on each side of the fireplace, but the doors are modern replacements. A bathroom has been inserted into the north-east corner. The cornice from Room 44 runs into this room, again showing the north wall to be inserted.

5.2.54 Room 46 is reached through a door in the east wall of the landing. A large mullioned and transomed window in situated in the east wall. The central section has an upper sash and the lower section contains two casements. There are sidelights containing double hung sashes, now fixed. There is presumably a blocked fireplace in the north wall and cupboard inserted into the north-west corner. A bathroom has been inserted into the south-east corner and a high skirting board extends round the room. Part of the room in the south-west corner has been altered and now forms an addition to Room 50.

Unit 4

5.2.55 The landing of Unit 3 runs south to a small landing in Unit 4 from which Room 47 is entered to the west. The west wall of this room contains a 12 pane double hung sash window without horns. A bathroom has been inserted in the north-east corner. Skirting and a simple moulded cornice extend round the room. A boxed joist is present in the ceiling on the south side of the room.

5.2.56 Room 48 and 49 are reached by a small inserted corridor from the landing. The door from the landing has six raised and fielded panels with an old style lock set within a cyma moulded architrave. Room 48 is entered through a modern fire door. The two sash windows in the west wall both have shutters remaining. The attic rooms of Unit 4 can be reached through a ceiling hatch containing an iron ladder.

5.2.57 To the south of Room 48 lies Room 49, which again has two double hung sash windows in the west wall, both with shutters remaining. Remnants of a small cyma moulded cornice are present that also runs round the bathroom inserted into the south-east corner. A cupboard with a two leaf door is situated in the east wall, presumably set within the original doorway to the room (Plate 23). A co-axial boxed joist extends east to west across the room. In the south-west corner there are stairs to Room 52; the walls are match boarded and the boards are bead moulded.

5.2.58 A door on the east side of the landing in this unit leads to Room 50. There is a two light window on the east side of the room, and plain skirting extends round the room. Steps in the north-east corners leads up to a bathroom inserted within Room 46.

5.2.59 A small bathroom (Room 51) within a later addition lies off the hall landing of Unit 4 to the east. It has a modern single light window on the north-east wall and a modern door and architrave.

Units 5, 13 and 14

5.2.60 The landing of Unit 5 / 13 is reached to the south of Unit 4. The south end of the landing has a mullioned and transomed window. To the east of the landing is a good example of a house-style door (Plate 24) with six raised and fielded panels and moulded architrave. The landing also has skirting and a dado rail. From the landing an east to west aligned corridor gives access to Rooms 56-61. To the north at the east end of the corridor is a fire door. The corridor has a tall skirting and small cornice. A roof light to allow borrowed light to enter the corridor is present and has 19th century etched glass surviving (Plate 25).

5.2.61 The doorway leading from the landing enters what was originally one room, now divided into two. The interior of the doorway has recessed panels with quarter round moulding. A sub-landing has been created from which two modern doors lead to Rooms 52 and 53 (both within Unit 5). Above is a hatch to the roof.

5.2.62 A sash window on the west wall of Room 52 has shutters surviving. On the north wall is a door leading to Room 49 down a short stairway (Plate 26). The doors into the room and to the bathroom are modern. Within the bathroom is a deep recess in the north wall, now housing a WC but presumably once serving as a cupboard. The architrave round this recess and the one round the door to the stairs match that of the window. The skirting is quite deep with bold cyma moulding and a picture rail extends round the walls. An Adamesque cornice enriched with scrolls and waterleaf motifs extends round the north and west sides of this room, which continues into the bathroom to the east and Room 53 to the south.

5.2.63 As with Room 52 a bathroom has been inserted in the south-east corner of Room 53 and the same Adamesque cornice runs in from Room 52, round the west and south walls and within the bathroom. The sash window again has shutters remaining. A chimney stack on the south side projects into the room.

5.2.64 Rooms 54, 56 and 58 lie within Unit 13. Room 54 is entered through a house-style door on the east of the landing. Within the north wall is a high level, centre hung three light window. A modern door within the same wall leads to a bathroom (Room 55) within a later addition. One end of the bath is set within a recess in the wall, possibly the site of a former doorway. A simple cornice and moulded skirting extend round the north, west and south walls

of the room indicating the south wall is inserted. A modern picture rail extends round the room.

5.2.65 Room 56 is adjacent to the Room 54 to the east, entered through a modern door on the north of the corridor, with modern architrave. A window in the north wall is modern and of two lights. To its west is a modern door leading to a bathroom (Room 57) within the later addition. The skirting of the room is modern although the cornice continues from Room 54 on the north and south walls.

5.2.66 Further to the east is Room 58, entered through a modern door set within a moulded architrave on the north wall of the corridor. A large window lies within the east wall, partially blocked to the north by a cupboard. The top section contains one sash with plain glazing and the lower has modern casements. This window was originally much wider as indicated by shutters remaining on each side (Plate 27). The cornice continues from Room 56 extending round the north, east and south walls and running round the bathroom inserted into the north side. A skirting and picture rail extends round the room.

5.2.67 A house-style door on the south side of the corridor leads into Room 59 (Unit 14). A boarded fireplace in the south-east corner has a 19th century robust chimney piece in similar Baronial style to those seen on the ground floor. A large three cant bay window lies on the south side of the room. A modern door to the west leads into a bathroom (Room 60), which has been inserted into the landing. A high skirting board, picture rail and simple cornice extend round the room.

5.2.68 A modern door has been inserted at the east end of the corridor, along with a bathroom (Room 62), which serves Room 61 within Unit 14. The original doorway of Room 62 survives on the south side of the corridor - the door removed (Plate 28). There is a chimney piece to the south-west; again the same Baronial style as Room 59. There is a high skirting, picture rail and simple cornice extending round the room. The door to Room 62 has six panels with a similar, yet simpler, architrave as that of Room 61 and an over-light. There is a skirting and remnants of a small cornice.

Attics

Unit 1

5.2.69 The attic of Unit 1 is reached up a stairway from the passage on the first floor. It is a tight dog-leg stair with simple square section chamfered newel posts and square section balusters. It has a simple shaped hand rail. The stair to the attic rooms appears inserted and therefore the attic has possibly been converted for use at this time; probably the 19th century. On the small landing at the top of the stair is a small boarded door with bead moulding leading to the roof space. Within the roof space the floor level changes, indicating the area to the east is a later addition. The purlins of the east roof pitch have been cut through to allow entry to Rooms 63 and 64, no doubt when the attic rooms were created (Plates 29 and 30).

5.2.70 There is a simple door with four recessed panels to Room 63, flushed over on the rear. The roof construction is essentially of oak and we see principal rafters with joggled butt purlins (Plate 31). A dormer window with a modern two light casement is situated in the west roof pitch and a smaller, possibly older dormer with modern casement in the east roof pitch. A

bathroom has been inserted at the north end. From the west window the rear face of the parapet can be seen, which is built of purple-red brick laid in stretcher bond.

5.2.71 Room 64 has a similar door but with a HL-hinge (Plate 32). This hinge is of 18th century date but is reused from elsewhere. The roof construction is the same as Room 63 and has a similar dormer window in the west roof pitch. The bathroom inserted to the south is plain except for the purlins and rafters.

5.2.72 The door to Room 65 is of four recessed panels with a simple cyma moulded architrave and leads to a small landing which has been subdivided to create a bathroom and WC. They have a roof light above and all doors are modern. Within Room 65 the east wall has a 12 pane sash window with horns. On the north wall a small doorway leading to the roof space is sealed shut. The door is boarded and the boards have bead moulding. The south wall of the room has been inserted as the dormer window in the south roof pitch is now useless.

Units 2 & 3

5.2.73 The attics of Units 2 and 3 are reached by a shared stair of mid – late 19th century date from the landing of Unit 3. It is a closed string well stair with simple chamfered newel posts with pyramidal finials and tapering pendant. It has slender square section balusters and a ramped hand rail (Plate 33).

5.2.74 Room 66 of Unit 2 has two dormer windows within the west roof pitch, both have modern casements. Modern doors lead into a bathroom and WC inserted at the north end where a chimney stack projects into these two rooms from the north. On the east side of the room lies a small cupboard with a two leaf door, each door has two raised and fielded panels with quarter round moulding, and adjacent is a more modern cupboard. None of the roof structure is visible here.

5.2.75 Room 67 lies on the second floor of Unit 3. The door to the room is modern but the outside has a simple cyma moulded architrave. The east wall has a double hung sash window, lower light of 6 panes and upper light of 3. The window has no horns. A bathroom has been inserted into the south-east corner. A simple skirting extends round the room, and there is a hatch to the roof in the ceiling.

Unit 4

5.2.76 The attic rooms of Unit 4 are reached through a ceiling hatch in Room 48, via an iron ladder. Room 68 to the north is entered through an 18th century boarded and ledged door (Plate 34), the boards have bead moulding and there is a brass rim-lock present. Two collars are visible within the ceiling, apparently of pine. The outlines of two rafters can be seen in each roof pitch and in the east pitch there are also outlines of three joggled purlins, butt-jointed to the rafters. A dormer window in the west roof pitch is a horned, double hung sash, each light of 3 panes. On the north side the chimney stack projects into the room.

5.2.77 To the south is Room 69. The door is simple and there is a very nice catch which looks late 17th century in date and may be reused from elsewhere. Within the room is the butt-purlined roof with older pine rafters (Plate 35), but also some new pine common rafters showing the roof has been reworked at some point. On the south side is a boarded over

fireplace and in the west wall is a small door which gives access to the roof space. There is a similar sash window in the west roof pitch to that in Room 68.

5.3 Outbuilding – Exterior (Fig. 19)

5.3.1 A small rectangular outbuilding constructed of coursed limestone rubble with limestone quoins lies to the rear of Unit 1. Its roof is hipped and covered with stone tiles.

South Elevation

5.3.2 The south elevation contains the principal entrance to the building (Plate 36). It is set off-centre to the east and comprises a modern glazed door of 3x5 panes plus sidelights set beneath a segmental brickwork head. The doorway aperture appears modified / inserted. To the west of the door is a lean-to constructed of yellow brick and with a corrugated iron roof. There is a doorway on its east face but the door is now missing.

North Elevation

5.3.3 The north elevation (Plate 37) has been considerably reworked. Towards the east end is a large blocked aperture with a heavy timber lintel that appears inserted. Within this former aperture is a modern door and window. A lean-to adjoins to the east of the door and a small blocked aperture is located to its west. Further west is a carefully inserted doorway aperture with a concrete lintel and modern patio doors. Above, the first floor contains a two-light casement window; each light has 6 panes. An orange-yellow brick chimney stack with corbelled head rises through the north roof pitch.

West and East Elevations

5.3.4 The west elevation faces onto a garden at the rear of Unit 1. It is plain and is adjoined by a simple lean-to. The lean-to is constructed of Fletton brickwork laid in English garden wall bond and has a slated roof. Its west elevation contains two boarded doors and a two-light window. A small yellow brick chimney stack rises from the south-east corner. The lean-to has been extended at the north end; this section is weatherboarded and contains a simple window of four panes. The east elevation of the outbuilding is covered with a cement render.

5.4 Outbuilding – Interior

Ground Floor

5.4.1 Room 1 has a modern glazed door of 3x5 panes plus sidelights set beneath a segmental brickwork head. The doorway aperture appears modified / inserted; a timber lintel of an earlier doorway can be seen from Room 2 above the present archway. The internal walls are constructed of orange brickwork laid in stretcher bond. The east and west walls have a series of three round headed arches. A deep section pine joist is aligned east - west.

5.4.2 Room 2 is entered through a door in the west wall of Room 1 that is boarded and ledged with bead moulding. A fireplace with a segmental arched head lies in the east wall (Plate 38). A boxed joist runs north – south across the room. The south wall of Room 1 and the east and west walls of Room 2 have a timber bearer visible. A stair is situated to the west of Room 2.

5.4.3 The walls of the stairs are vertically boarded; the boards again have bead moulding. The ceiling is the same. Within the east wall are two high set apertures to allow borrowed light to enter from Room 3.

5.4.4 Room 3 has boarded walls and ceiling. A pine joist runs north – south and another east – west. Within the east wall are two simple boarded doors to Room 4; one not in use. On the south side is a cupboard with a two leaf door; the doors are bead moulded. Within the west wall are the two apertures to allow borrowed light to enter the stairway. A small roof light is present in the north roof pitch along with a small two light casement window to its east.

5.4.5 Within Room 4 the doors to Room 3 can be seen as boarded, ledged and braced; both are 20th century. A bathroom has been inserted in the north-east corner. In pitch purlins are visible and there is a hatch to the roof.

6 DISCUSSION

6.1 The phasing of the building range is complex and later alterations make it difficult to extrapolate all the phases. However, the basic phasing of the buildings is outlined below and illustrated on the accompanying phase plan (Fig. 18).

Unit 1 and 7 plus outbuilding

6.2 Unit 1 appears to be the earliest building on the site and was built by John Clarke, a clerk to the earl of Exeter. Documentary evidence suggests a likely date between 1767 and 1771 when it was described as newly built (RCHME 1977, 96) and the architecture follows a mid-late 18th century style. The cartographic evidence also supports this date for construction as the building first appears on the 1773 map of Stamford (Fig. 4). The building originated as a double-pile house with lateral stacks and has a joggled butt side-purlin roof. It was then extended to the east, probably in the late 18th / early 19th century. The stair within Unit 1 is around 1800 century in style (certainly no earlier than 1790), and given that it straddles the junction of the two builds, belongs to the late 18th / early 19th century phase when the building was extended.

6.3 Attic rooms (63 and 64) appear to have been added later (19th century) when the purlins were cut through to create access to these rooms. This may have been to provide accommodation for servants. The stair in the south-west corner of Room 37 was probably inserted at this time and may once have extended down to the ground floor. This could have been to create a back-stair / service stair which was separate from the main stair.

6.4 It is perhaps at this time or a little later that roof over the extended section was rebuilt and the attic room (Room 65) at the rear was added. Also sometime in the 19th century, the windows on the street frontage have been replaced with Victorian style horned sashes.

6.5 The small corridor inserted into the west side of Room 6 was presumably created when Units 1 and 2 were linked. In 1977 Room 6 was referred to as a kitchen (RCHME 1977, 96) which might suggest the corridor was inserted later and the units linked then, possibly in the later 20th century when the buildings were converted to a hotel.

6.6 Unit 7, the addition to the east of Unit 1, was probably added in the mid 19th century.

6.7 The outbuilding to the rear of Unit 1 is late 18th / early 19th century in date. Its original function is unclear but probably started as an open building with one entrance on the south side. The large aperture on the north side with the heavy timber lintel appears to have been inserted at a later date, possibly the 19th century. All the brick work is a later addition, the central wall, chimney stack and the blocking of the large aperture appear to have been put in place when the building was converted for residential use in the 20th century.

Units 2, 3, 8, 9, 10 and 11

6.8 The outline of Units 2 and 8 also appear on the 1773 map and appear to have been built very shortly after Unit 1. Unit 2 originated as a small house, also with joggled butt side-purlin roof. At some point in its history it was linked to Unit 3. The stair situated between the two units appears to be the clue as it appears mid – late 19th century in date and a mid 19th century date for construction seems probable for Unit 3 suggesting that at the time it was built it was linked to Unit 2 and the stair put in between the two.

6.9 Unit 3 probably dates to the mid 19th century. It post-dates 1833 as not shown on the map of this date. It is either the case that Unit 3 was built in mid 19th century as an extension to Unit 2 with the stair giving access to both the attic of Unit 2 and second floor of Unit 3, or alternatively, Unit 3 was built in mid 19th century but linked to Unit 2 slightly later in the 19th century and the stair then added. The 1977 Inventory of Historic Monuments suggests Unit 3 was built as an extension to Unit 2 in the mid 19th century rather than a separate addition that was then linked (RCHME 1977, 97) supporting the former history. Also the inventory mentions two fireplaces within Unit 3 of c.1840 supporting the mid 19th century date for construction.

6.10 Unit 8 presumably once had an attic floor indicated by the dormer window in the south roof pitch and may be also the joists within Rooms 14 and 15. The interior has been significantly reworked making it difficult to identify its original function but perhaps was used as small workshops. Small units were added to the east in the 19th and 20th centuries and the whole converted in the later 20th century for kitchen use (presumably in 1980s when converted to a hotel). Also a 19th century addition is added to the north, now used as a store, and a smaller earlier 20th century addition to the east of that.

6.11 Unit 11 appears to be of earlier 20th century date but according to the map evidence its footprint matches that of a mid 19th century building therefore it is presumably a mid 19th century building which has undergone significant alteration in the earlier 20th century. Again due to the high rate of modification it is difficult to identify its original function.

6.12 Both Units 9 and 10 were added in the later 20th century

Units 4, 5, 13

6.13 Unit 4 and 5 both appear on the 1833 map but Unit 4 is definitely late 18th century in date whereas Unit 5 probably dates to the 1830s (Regency) where it appears to emulate the other buildings in the range, copying the spirit of them if not the detail. Unit 4 is a double-pile house with lateral stacks and joggled butt side-purlin roof and Unit 5 is essentially square with a hipped roof.

6.14 Unit 5 is linked to another structure (Unit 13) which partly survives at the rear, the outline of which can be seen more clearly on the 1833 and 1889 OS maps. Unit 13 was most likely built at the same time as Unit 5 or at least very shortly afterwards, especially given that it appears on the 1833 map. However the relationship between the two is difficult to ascertain as later alterations and additions, in particular Unit 14 somewhat obscure the junction of the two.

6.15 A late 19th century structure (Unit 14) was added at the rear of Units 5 and 13; this building appears on the 1900 OS map but not the earlier 1889 OS map. At this time or by this time Units 4 and 5 were linked as the ground floor rooms are all decorated in the same Jacobean style; a style which found renewed popularity in the late 19th and early 20th centuries. The two original rear rooms of Unit 4 were also linked to form a grand hallway and inserted stair.

Conservatories

6.16 A number glass-roofed structures were added to the buildings in the late 19th century (Fig. 8). Unit 6 dates to this time and has a frontage which is dated 1884 by a date plaque. Only part of the original roof survives, the rest of the structure having been rebuilt in the later 20th century. Another survives at the rear of Unit 4 (to the west of Unit 12). Map evidence would suggest that it was once longer.

Unit 12

6.17 The large addition (Unit 12) to the rear of Unit 4 also dates to the later 20th century and is associated with the hotel phase of use. The 1980s conversion of the whole range of buildings means that many rooms have been subdivided to accommodate bathrooms.

Summary

6.18 The hotel comprises grade II and grade II* listed buildings of 18th and 19th century date. The character of these buildings fits in well with the other buildings within the St. Martin's area of Stamford, which mostly comprise buildings of a similar date, especially along the High Street St. Martin's frontage. The phasing of the building range is complex and later alterations make it difficult to extrapolate all the phases; however Units 1, 2 and 4 of the assessment buildings appear the earliest dating to the later 18th century. Later additions were made to the buildings at the street front throughout the 19th century. To the rear structures were added throughout the 19th and 20th centuries and all the buildings were subject to much internal alteration during its history. It is known that in the 1980s the range of buildings was converted for hotel use and at this time alterations were made to many rooms; these were subdivided to accommodate bathrooms, more rooms and a large structure was added to the rear. The range of buildings retain many early features such as the stairway in Unit 1, the house-style doors within each unit and the windows on the street frontage which still retain shutters. Also cornices within the range of buildings can be seen continuing through later divisions. Many of the fireplaces in the hotel remain but are boarded over.

6.19 During the mid 20th century the buildings that form Numbers 37 and 38 High Street St. Martin's were in use by Stamford High School. The hotel's own information pamphlet states that some time after 1956 this part of the range was used as dormitories for the girls' school and the 1967 OS map confirms that by this time the buildings were used by the school. The

hotel's information pamphlet also states that Lord Rosslyn, who moved into Lady Anne's House in 1882, was responsible, in 1885, for laying out the gardens in the formal pattern that is still evident. This also may coincide with the addition of Unit 14 and the conservatory additions which date to this period.

6.20 Cartographic evidence suggests that land to the rear of the hotel buildings, in the approximate area of the proposed development, contained outbuildings in the 19th century, only one of which remains to the rear of Unit 1 (Number 36). Deposits relating to these outbuildings or their footings or foundations may be present within the assessment site. However, if claims in the Hotel's own information pamphlet that the current gardens were laid out in 1885 are true, then this landscaping may have removed or sealed any archaeological deposits that existed within the site. It is likely that any archaeological deposits that may exist beneath the current garden surface will be affected by the proposed extensions to the hotel.

Proposals for development

6.21 The proposals for development at Lady Anne's comprise a series of extensions to the south-east of the present buildings and a number of internal alterations to accommodate changes in room use and design. The ground floor of Unit 1 sees the removal of a number of later 20th century partitions and the insertion of a small room into the corridor and west end of Room 6 resulting in the blocking of cupboards on the north wall and the division of the fireplace in the west wall of the corridor. The corridor is then diverted through Room 6 into the hall. Two doors are to be removed and new walls inserted and the north wall of Room 6 sees the removal of two blocked doorways and the wall rebuilt to include the opening from the corridor to the hall.

6.22 The ground floor of Units 2 and 3 have a number of proposed new walls and doors, two of which will be placed in the location of previous walls that were presumably removed with the 1980s conversion to a hotel. The proposals indicate the removal of the small earlier 20th century store at the east end of Unit 8 and also the two additions to the north; one 19th century store and a smaller early 20th century structure. Later 20th century Units 9, 10 and 12 will be removed to accommodate new extensions. Within Rooms 24 and 25 (Unit 4) alterations include the insertion of a screening wall and a number of partitions added as the rooms are now to be utilised as toilets. The original sealed doorway to Room 24 is to be removed and the wall continued. A new door will be fitted in the doorway to the room, but the original architrave will remain. The ground floor of Unit 13 and 14 see little change except a door will replace the north-east window in Room 30 and the extensions will adjoin the buildings externally at this point.

6.23 The first floor of the hotel again sees the removal of many of the partitioning walls presumably added with the conversion to a hotel. Two walls in Unit 1 will be punched through to accommodate doors and in other areas two doors are to be blocked. A new wall is to be inserted after the removal of a number of partitions. Unit 2 will see the removal of some partitioning within Room 40 and 41 and the insertion of a new wall in addition to the blocking of a door. Units 3, 4 and 5 again see the removal of the earlier hotel partitions and insertion of new ones. Units 13 and 14 are to be similarly affected but also the north wall of Unit 13 is to be largely reworked by the blocking of doors and windows and the addition of a new window. The small earlier 20th century addition to the rear of Unit 4 adjoining Unit 13 is to be completely removed.

6.24 The second floor has only small alterations proposed consisting of the removal of a small partition in Room 66 and the blocking of one of the doors in the remaining partition. There are no apparent alterations proposed for the cellars.

6.25 As stated previously there are early or original features remaining within the hotel and as many of the surviving fixtures and fittings as possible should be preserved; *in situ* where achievable. Many of the fireplaces that are boarded over may retain their grates and these would also be worthy of retention. There should be an avoidance of drastic works such as the wholesale stripping of paint history from doors and other features. Windows that need replacing should be repaired rather than replaced and works or new features should be sympathetic to the period represented in each section of the buildings.

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DEPOSITION OF ARCHIVE

An archive of all materials produced by the report has been created and listed, and was compiled in accordance with English Heritage (MAP 2) standards (see Appendix 4, below). Copies of the final report will be lodged with the Planning Archaeologist, South Kesteven District Council Planning and the Lincolnshire HER. The archive will be lodged with the City and County Museum, Lincoln.

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APPENDIX 1 SITES AND MONUMENTS RECORD

The following sites are those that lie within a c. 1km radius of the assessment site. The table has been compiled from data held by the Peterborough City Council Historic Environment Record (HER) and the Lincolnshire Sites and Monuments Record (SMR). The locations of the sites are shown in Figure 3. Their significance, where relevant, is discussed in section 4.

Lincs SMR	P'boro HER	NGR TF	Description
<i>Prehistoric</i>			
35259		02806 06487	Early Neolithic to Late Bronze Age and Neolithic flint flakes recovered at Stamford High School in 2000 and 2001
35260		02799 06512	Late Neolithic to Early Bronze Age thumbnail scraper recovered at Stamford High School
36514		034 071	Possible Bronze Age activity at Wharf Road, Stamford
<i>Roman</i>			
30678		0270 0720	Romano-British finds including urn found in stone cist and small brass of Constantius Magnus from area of the medieval town by Barnhill House. In 1744 workmen dug up a whitish urn, also believed to be Romano-British, here
30680		035 074	Roman pewter dish, found in 1927
30685		0322 0754	Pottery, coin and remains of building representing Roman occupation site from Garden of 35 Conduit Road
30750		030 070	3 sherds of RB grey ware and quantity of iron slag found at St. Mary's Street
35003		031 067	2 sherds of Roman pottery recovered during trial trenching off Malting's Yard
	00009	0341 0586	Roman coin. A Sestertius, obverse marked 'Divus Antoninus', reverse marked 'Consecratio'
	50576	0278 0633	Roman Ermine Street. Runs north west to the crossing of the Welland that must have lain to the south west of Stamford. Survives as a slight earthwork in the grounds of the former Priory College (TF 0310 0605), there after its line follows property boundaries and the Wothorpe/Barnack parish boundary
<i>Anglo-Saxon/Dark Age/Early Medieval</i>			
30606		0273 0702	Site of St. Peter's Church. Destroyed in 1461 by Lancastrian Army. Presumably rebuilt as church was demolished in 1560 when parish amalgamated with All Saints. No extant remains. Scheduled Monument No. 260
30612		038 073	Site of St. Leonard's Anglo-Saxon Priory. Reputedly founded on site of monastery established by St. Wilfrid in 658AD and destroyed by the Danes in the 9 th century. Scheduled Monument No. 22614
30666		027 070	Ring ditch in area of Castle. Of probable 10 th century date
30671		027 070	Middle to Late Saxon kiln found to the south of the hall in the Castle inner bailey
30697		0301 0707	Anglo-Saxon pottery found at 14 St. Mary's Street. Similar to products of kiln found at Castle
30727		0301 0713	Sherds of Saxon pottery found at 60 High Street
30731		032 071	2 Anglo-Saxon furnaces found at Reindeer Inn, St. Leonard Street & junction of St. George's Street & St. Leonard's Street. Latter unearthed intact in 1966.
30745		0316 0661	Green glazed Saxon pottery, discovered by workmen in 1950
30747		0272 0659	Saxon burial
30748		0312 0687	Saxo-Norman lamp excavated 1964 in Water Street
30751		032 069	Pottery kiln on Wharf Road. Similar to Roman kiln with single stoke hole & chamber sunk into the ground. Probably late Saxon. Some pottery unique, some unglazed & of unusual shapes
30755		0313 0722	9 th -12 th century iron smelting furnace discovered on site in High Street

Lincs SMR	P'boro HER	NGR TF	Description
30757		0312 0719	Excavations on High Street frontage revealed occupation from Saxon period onwards. Including Saxo-Norman hearths, 12 th century timber building aligned on street frontage, substantial stone building that had been robbed out. Excavation to the rear at 5-6 Maiden Lane revealed pits of Saxon to Medieval date and fine maltdrying kiln of probable 14 th century date
30758		0312 0719	Evidence to suggest presence of Saxon timber framed building and associated features and finds
34878		0296 0686	Ditch of probable late Saxon date recorded during evaluation at Station Road
34882		0339 0733	Saxon remains found within the scheduled area of Brasenose. Finds recovered indicate that iron smelting occurred in this area
35257		0281 0648	Quarrying/metal working site at Stamford High School
35437		0313 0725	Scatter of iron smelting slag, Star Lane
35616		0267 0705	Limestone mining adit was observed during watching brief. This had been backfilled in the medieval period. Pottery recovered from backfilling dates from 15 th or 16 th century but late Saxon / early medieval pottery was also recovered. This could represent the presence of a pottery kiln in the area, as it appears to be waste. Other artefacts include animal bones, burnt stones, slag and slate.
36105		028 064	Early Saxon potsherd recovered during watching brief at Stamford High School
36480		031 072	Archaeological evaluation undertaken on land at Star Lane revealed evidence of possible Saxo-Norman pottery production. Stamford was an important pottery production centre during the 10 th to 12 th centuries. Finds included rouletted Stamford ware rims
36524		035 074	A 10 th to 12 th century pottery scatter on land at St Paul's Street, indicating the possible presence of a pottery kiln for the production of Stamford ware
	50577	0273 0659	Possible site of Saxon burial
<i>Medieval</i>			
30600		0304 0705	St. Mary's Church. 13 th century with extensive 15 th century rebuilding.
30601		0285 0714	All Saints' Church. Mainly 13 th century with 15 th century additions. Some stained glass 15 th century.
30602		0293 0708	St. John the Baptist's Church. Earliest reference to church 13 th century. Present building late 14 th to 15 th century restored by Edward Browning in 1856
30603		0320 0707	St. George's Church. 13 th century foundation with much alteration in the 1450s. Earliest reference to church is 1190 but may be originally pre-Conquest. Was chapel of the Order of the Garter before Windsor
30604		0327 0736	14 th to 15 th century remains of St. Paul's Church, incorporated into chapel of Stamford School
30605		0312 0678	St. Martin's Church. Current building late 15 th century. Suggested foundation date of 1133-1156 but could be pre-Conquest
30607		0330 0723	Site of St. Michael's Church. Destroyed by Lancastrian Army in 1461. In 1304 sessions of the ecclesiastical court were held within it
30608		0317 0686	Site of All Saint's Church, Water Street. Exact site not known but situated at western end of street. May have been founded before 1066 but definitely in existence by 1189, possibly 1146. Destroyed in 1461 by Lancastrian Army. Parish later merged with St. Martins
30609		0252 0697	Site of the Church of St. Mary Bennewerk. Lay within North West wall of town. Destroyed by Lancastrian Army
30610		0343 0744	Site of Holy Trinity and St. Stephen's Church. Destroyed 1461 by Lancastrian Army. Exact position unknown. Site probably clear by 1552. Burials still made in churchyard as late as 1604. No separate church of St. Stephen, name change reflects change in dedication of c. 1428
30614		03577 07458	Whitefriars Gate. Dates to late 14 th century, only upstanding remains of Carmelite Friary. Scheduled Monument No. 107
30616		0251 0689	Austin Friars Priory, built on the site occupied by the Friars of the Sack in 1343. Order of the Friars of the Sack suppressed 1274. Scheduled Monument No. 11

Lines SMR	P'boro HER	NGR TF	Description
30617	50579	0276 0651	Benedictine Nunnery of St. Mary & St. Michael founded c. 1155 on south bank of the Welland. Building remains, burials and finds including broken mullions of windows, other carved stones and coloured glass recovered 1847 during building of railway. Scheduled Monument No. 22607
30618		0304 0681	House of Augustinian Cannons. Remains of house of the Holy Sepulchre. Establishment included a hospital. Founded before 1189 and existed until after 1227. Extant remains of buildings are identifiable, they have been restored & incorporated into the walls of the George Hotel
30619		030 068	Chapel of St. Mary Magdalene. Attached to house of the Holy Sepulchre. Remains destroyed 1818. Reputedly stood opposite St. Martin's
30620		0349 0717	Dominican Friary (Blackfriars). Founded before 1241, dissolved 1538. Part of church apparently still stood in 1600
30621		0350 0733	Site of Greyfriars Priory. House of Friars Minor was established before 1230 in the eastern suburb near St Paul's Gate. Scheduled Monument No. 257
30622		0263 0701	Site of Sempringham Hall. A hall or house of studies attached to the quasi-university that had been growing in Stamford since 1266. Closed in 1334. Became property of Lord Burghley and remained in the Exeter Estate until 1959
30623		0304 0690	Hospital of St. John and St. Thomas the Martyr. Stood at Northamptonshire end of Stamford Bridge. Founded c. 1189. Stood on the same site as the Burghley Hospital. Traces of C12 foundations comprising part of a watergate arch, buttress and walling remain on the riverside. An evaluation carried out at Station Road revealed a ditch which may represent boundary of land belonging to hospital
30625		0339 0733	Site of Brazenose College. A semi-collegiate Hall, suppressed 1334, by Edward III at request of Oxford University. Scheduled Monument No. 256
30626		0295 0727	Browne's Hospital, Broad Street. Founded c. 1485, 19 th century alterations and additions including tower
30628		025 069	Medieval Town Wall. Appears to have been in existence by reign of Stephen. Probably destroyed in 1461 by Lancastrian Army during War of the Roses
30629		0253 0694	St. Peter's Gate. Dismantled 1770, no extant remains
30630		0265 0719	St. Clement Gate
30631		0310 0733	Site of medieval Newgate. No extant remains
30632		0340 0737	St. Paul's Gate. Demolished 1780, no extant remains
30633		0338 0722	St. George's Gate. Removed 1806, no extant remains
30634		0329 0706	Site of Watergate. No extant remains
30635		0305 0696	Site of Bridgegate. Wall plaque reads 'on this site formerly stood the bridge gate with the town hall over it. Gate removed in 1777 & the town hall built in its present position'
30637		0314 0695	Bastion of town wall. Base of bastion stands in Wharf Road
30639		0329 0707	Tower, Town Wall. Remains of bastion incorporated in 5 Wharf Road. In view of the proximity of Water Gate this may have been a gate tower rather than a bastion proper; the plan dimensions are also smaller than those of the surviving bastion on the wall
30640		0284 0720	All Saints' Vicarage, 16 Barn Hill. Building of 14 th to 15 th century date
30641		031 073	St. Andrew's Church. Ceased to exist as parish church in 1546. Exact site not known
30642		0270 0720	St. Clement's Church. Earliest reference to church in 1223. Exact site is unknown. It is suggested that it was in the garden of the present Barn Hill House
30643		027 072	Site of St. Clement's Vicarage
30646		0300 0715	St. Martin's Rectory. In 1402 vicarage was described as being on east side of St. Martin's High Street. In 1631, no vicarage house existed. 1635, vicarage & barn on are reported on west side of High Street. 1872 report of coins and architectural remains found on site of rectory during railway construction

Lincs SMR	P'boro HER	NGR TF	Description
30647		0311 0707	Parsonage, St. Mary's Church. Bishop ordered parson to be present in early 13 th century. The present vicarage incorporates the much repaired skeleton of the medieval house.
30648		0304 0705	Churchyard cross, St. Mary's Church. Cross stood in southern part of churchyard in 1545
30649		026 070	Vicarage of St. Mary Bennewerk, stood on north side of St. Peter's Street
30650		0307 0717	Church of S. Michael (the Greater). In existence before 1158, medieval church survived until 1832
30652		0271 0706	St. Peter's Parsonage. Present parsonage of St Peters on site of medieval rectory
30653		033 073	De Warrenne Chapel and Graveyard. c. 1202-12 William Warrene gave 5 acres outside the Eastgate to bury dead & basilica & house to receive brethren & paupers, during the interdict of King John
30654		031 072	St. Giles' Hospital (St. Leonard's). Leper hospital, founded prior to 1189, dependency of Peterborough Abbey
30656		0305 0690	St. Thomas Chapel. Closely linked to Hospital of St. John & St. Thomas
30658		039 073	Dovecote, St. Leonard's Priory.
30661		035 071	Dovecotes, Blackfriars House
30664		032 070	Parsonage of St. George. Permission to build granted 1295. Uncertain whether lay on site of present parsonage, which covers older building
30667		027 070	Motte and Bailey Castle. Probably built in 1086 when William's first campaign in to Lincolnshire took place. Destroyed during reign of Richard III. Remains of Keep destroyed in 1933. Remaining part of castle wall is 13 th century in date
30668		0280 0700	Remains of Stamford Castle. Excavations in the Inner Bailey area have revealed that to the west of the bailey lay minor domestic buildings, to the south was an apsidal structure, and to south east lay rectangular structures containing ovens, which were replaced by hall complex. The gatehouse is believed to lie to the north of the excavated area
30669		027 070	Prison within Stamford Castle
30670		02852 06983	12 th to 14 th century outhouse at corner of Bath Row and Castle Dyke. Only standing remains of Stamford Castle. Scheduled Monument No. 128
30672		0300 0726	Site of Market Cross, Broad Street
30674		03035 06997	Norman arch, believed to be one of postern gates of the town wall. Appears to be reset in later wall of 11 St. Mary's Hill. Scheduled Monument No. 106
30682		0312 0719	Memorial stone to Blanche de Lancastre, Lady de Wake found in demolition work behind 46-51 High Street
30686		0349 0717	2 medieval rings discovered on site of Dominican Priory in 1816 and 1821. One inscribed 'Memento Mater Dei'
30690		0322 0707	15 th century coin hoard of 3000 English and Scottish silver groats. Deposited c. 1465 in clay pot at the eastern end of St. George's Church. Discovered in 1866
30699		0323 0720	Building debris including carved stone fragments, floor tiles and part of a pillar, also early Stamford ware and slag recovered from trenches dug at 8 St. Leonard's Street
30700		0305 0687	Medieval building remains from 31 St. Martin's Lane
30701		0290 0703	Medieval pit and wall found at 3 St. John's Street
30702		0322 0721	Early Stamford ware, including rouletted rims, developed Stamford ware & shell gritted pottery found in disturbed soil, and a medieval well discovered when 17 th century house was demolished. 19 St. George's Street
30703		034 074	14 th century hall house revealed when premises formerly belonging to Messrs Lyall & Co were demolished at 51 High Street. Formerly Windmill Inn and displaying murals with yellow and orange floral designs
30705		027 069	Medieval corn drying oven
30709		0295 0706	Excavation to the rear of 5 St. Mary's Street revealed foundations, possibly outbuildings of earlier St John's church, and a well
30710		0298 0705	9 St. Mary's Street, medieval building. 38 sherds of Saxo-Norman pottery recovered from trench in area

Lincs SMR	P'boro HER	NGR TF	Description
30711		0314 0701	During digging of service trench an arched tunnel, possibly a medieval culvert, was reported
30715		023 065	Breadcroft deserted medieval village. Name supposedly derived from large quantity of bakers amongst population
30716		023 065	Breadcroft apparently had its own chapel of St. Mary. During ploughing in area in 1815 a vault was discovered, this contained a skeleton but no coffin
30717		023 065	Mill mentioned in Breadcroft in 1441. Mill stream cleared out and found to contain many 19 th century bottles and clay pipes. At TF023063 a limestone surface, with medieval pottery, was discovered
30718		023 065	Mention of Dovecotes in Breadcroft in an early deed
30721		0321 0729	8 St. Paul's Street, medieval building. Supposedly much altered C15 stone & timber house. The building may be the remains of a hall & crosswinged building
30722		0264 0698	Medieval Stamford ware pottery recovered from 8-9 St. Peter's Hill
30723		0316 0724	Saxo-Norman and later pottery, and clay pipes found in demolition at 39 High Street
30725		0265 0720	Stamford ware pottery recovered from junction of Scotgate and North Street
30726		039 072	Part of handle & body of Lyveden jug found after bank erosion during flood
30728		0301 0713	Finds of medieval pot (including Stamford ware), decorated bronze key, and bronze ring found at site of Pineapple Inn, 60 High Street (now Woolworth's)
30729		0375 0735	Medieval culvert with 3 smaller culverts running off it discovered during road Works in Priory Road
30730		035 073	Possible medieval pottery kiln, found in garden on St. Paul's Street
30732		035 075	A 13 th century updraught type medieval pottery kiln for firing developed Stamford ware discovered by workmen digging foundations for additions to school. Also finds of pottery close by
30734		02731 07210	Area of medieval town by Barnhill House. Suggested site of St. Clement's Church. Scheduled Monument No. 255
30735		02757 07278	Conjectured site of town defences. Scheduled Monument No. 259
30737		035 073	Fragments of undeveloped and developed Stamford ware pottery discovered during construction of bungalows in Pinfold Lane
30738		034 074	Early Medieval/Dark Age to Medieval pottery, mostly Stamford ware discovered in East Street
30746		031 066	Foundations of medieval building with interior hearths and cesspit, and associated finds of pottery found at 3 St. Martin's Street
30749		032 068	Finds of medieval pottery and building materials, and later 17 th to 18 th century material from Water Street
30754		031 071	Four stone piers. Maiden Lane
30763		0323 0730	12 St. Paul's Street. 13 th century building with many alterations up until 18 th century
34879		0296 0686	Medieval remains recovered in Station Road
35002		0317 0675	Trial trenching in 1996 recorded a large pit for quarrying underlying limestone bedrock. Pottery finds dated the pit to the 13 th or 14 th centuries
35034		02511 06973	Tower of city wall, West Street. Scheduled Monument No. 108
35035		03378 07358	Brasnose Gate. Late 13 th century gate set in garden wall on south side of St Paul's Street. Scheduled Monument No. 109
35227		02781 06477	Reredorter of nunnery St. Mary and St. Michael
35253		0275 0646	Medieval to post-medieval metal working site at Stamford High School evidenced by hammer scale from demolition layer associated with St. Michael's
35438		0313 0725	Medieval rubbish pit containing pottery, animal bone and slag recorded at Star Lane
36102		0281 0647	Robbed out medieval to post-medieval wall at Stamford High School
36466		034 069	Medieval wall identified during evaluation at Belton Street
36475		032 069	Archaeological evaluation on land at Wharf Road identified a number of features dating to between the 9 th and 12 th century, indicating small scale settlement or industrial activity

Lincs SMR	P'boro HER	NGR TF	Description
36476		032 069	Medieval ditch, rubbish pit, iron furnace and post hole identified during evaluation in Wharf Road
36479		031 072	Early medieval and medieval Iron working and smelting site, Star Lane
36481		031 072	Possible medieval or post-medieval building, Star Lane. Recorded during evaluation
36486		031 072	Medieval rubbish pit, gully, posthole, yard and other feature recorded during evaluation at Star Lane
36515		034 071	A watching brief carried out between 32 and 38 Wharf Road identified a clay silt layer which contained a single sherd of 12th to 13th century pottery and some evidence of iron smelting
36570		0307 0680	Medieval to modern town house, 64-65 High Street, St. Martin's. It has been suggested that the structure of this building is originally 15 th century but that it was extensively rebuilt and re-fronted during the 17 th century
	00011	0357 0658	Square base with defaced carved angles and about 3 feet of a shaft of a possible medieval cross. Octagonal shaft is tapered to a point. Grade II listed building
	09879	0370 0640	Ridge and furrow, plus earthwork circle noted from aerial photographs in 1979. Approximate location only
	09880	0390 0610	Medieval ridge and furrow
	09881	0410 0660	Medieval ridge and furrow plus continuation of present day field boundary
	50007	0390 0680	Medieval ridge and furrow, aligned north to south by possible sunken way leading to old lodges at Burghley Park. A second area is aligned east to west
<i>Post-medieval and modern</i>			
30627		0266 0717	Snowden's Hospital Almshouses built 1604, rebuilt 1823
30636		0276 0729	Postern of Charles I. No extant remains
30645		029 070	Vicarage of St. John's Church, apparently dismantled in 1791
30659		035 071	Post-medieval house on the site of Blackfriars. Possibly the one built on this site by Sir Edward Heron in 1611, demolished 1782 after falling into disrepair
30660		035 071	1615 description of Blackfriars site notes the presence of fishponds
30698		0300 0708	Post-medieval brewhouse of old George and Angel Hotel, 13 St. Mary's Street. At some point converted to small smith's industrial workshop
30704		0323 0733	Site of 19 th century clay pipekiln
30712		0302 0702	Pit to rear of 12 St. Mary's Hill contained clay pipes of 1670-1720.
30713		0303 0698	8 St. Mary's Hill. 16 th or 17 th century building and wall
30733		0334 0739	Modern (1901-2050AD) brick kiln, Stamford School
30739		025 072	Pair of fine wine bottles found within pit associated with Rockford House (c.1820), Scotgate
30742		032 073	Excavations in 1972 of a site to rear of Grammar School. Post-medieval clay pipe kiln & attached shop of G. Longstaff who took over an existing kiln from Robert Middleton about 1845. Kiln is built into shop itself and fired from the interior of the ground floor, possibly loaded from first floor
30744		0326 0698	The Blashfield Terracotta Works 1858-1875. Site first developed as Iron Foundry in 1845 by Marquis of Exeter
30756		0302 0718	Excavation of large 17 th century stone lined cesspit, covered over with 19 th century brick floor produced bellarmine sherd and pipebowl of c. 1650 and much 19 th century pottery
34025		0254 0694	Hopkin's Hospital. Founded by subscription in 1770 by Mr John Hopkins. Built with contributions from John Hopkins, the corporation and a performance by Mr Whitely's company of comedians. Gothic building with symmetrical six-bay front with Y-traceried windows and four-centred arched doorways.
34026		0267 0718	Snowden's Hospital Founded by Richard Snowden, Minister of the church of St. John in 1604. Demolished and rebuilt in 1822 to house eight poor widows. New building is a single storey Tudor Gothic building, built 1822-3 by Thomas Pierce, architect and Robert Goodwin, mason. The red brick chimneystacks were added in 1877
34027		0267 0702	Williamson's Callis, former almshouse. Early 17th century, of one storey with semi-attics

Lincs SMR	P'boro HER	NGR TF	Description
34028		0276 0706	St. Peter's Callis, almshouse. Rebuilt in 1863. In early 19th century a building with lodgings on two levels, the upper reached by an external stone staircase and a covered timber gallery on the rear or south elevation
34029		0258 0721	Corporation Buildings, Scotgate c. 1796
34032		0303 0690	Lord Burghley's Hospital. The Burghley Almshouses were founded in c.1597 by William Cecil for a warden and 12 poor men. The Almshouses were built on the site of the hospital of St John the Baptist and St Thomas the Martyr, founded in c.1170
34179		0305 0687	Site of Cockpit, built c. 1725, at the George Hotel. Destroyed in 1849 when Station Road was cut
34776		0324 0695	1903 Urban Electric Supply Company generating station at 12 Wharf Road. There was also an office at 8 St. Mary's Hill. Company continued to supply electricity to the town until nationalisation. Site now used as depot
35352		0307 0690	During trial trenching, two limestone walls, possibly belonging to an outbuilding related to the 19th century Anchor Hotel, were recorded along with a probable rubbish pit and a dump deposit containing 18th century pottery and 17th century clay pipes
35369		03250 07295	Conduit head located in St. Paul's Street. Built 1797
35388		0279 0647	Pit or ditch containing 12th-19th/20th century pottery at recorded at Stamford Junior School. Feature appears to have been dug in the late post-medieval period and must have been backfilled by 1973 when the school was built
35439		0283 0652	A quantity of post-medieval pottery and a clay pipe stem recovered during watching brief at the Nun's Boarding House, Stamford High School
35611		0321 0674	Metal marker denoting the boundary between St. Martin's without parish and St. Martin's within parish. Possibly post 1750
35835		0316 0676	Possible 17th century garden boundary, Maltings Yard. Two 17th century copper alloy bridle bosses found in ditch fill suggest stabling in the vicinity
35836		0317 0678	Two 19th century linear features possibly associated with the construction of the railway tunnel beneath Barnack Road identified at Maltings Yard
36103		0280 0647	During a watching brief three rubble spreads were recorded, representing a rectangular structure. These features overlay robbed-out wall remnants represented by a rubble spread dated from 12th to 16th century
36104		0281 0649	18th century quarry pit, thought to be for ironstone recorded during watching brief at Stamford High School in 2000
36455		03095 07099	Early post medieval building at 20 St. Mary's Street, most of visible fabric is 18th century in date but building dates from c. 1600. Has been much altered. Grade II* listed
36463		033 070	Evaluation off Belton street identified the footprint of a post-medieval building that had previously stood parallel to and slightly back from Tenter Lane. This would appear to be post-1842 in date and is thought to have been demolished prior to the 1950s extension of the gasworks
36464		034 069	Site of a house built by Sir Edward Heron at the beginning of the 17th century. This was demolished in 1775 after having fallen into disrepair. Associated finds of 17th and 18th century pottery
36474		032 069	Site of an iron foundry, founded in 1845 by the Marquess of Exeter. Fronted by a monumental arch designed by Stamford architect Byron Browning. Site was taken over by the Blashfield Terracotta Company who erected several kilns
36487		031 072	An evaluation at Star Lane identified a number of levelling, make-up and demolition deposits containing pottery dating to between the 17th and 18th centuries, these deposits sealed a 17th to 18th century refuse pit
36493		031 071	25 St. Mary's Street, Grade II* Listed building, dates to c. 1765 (and earlier)
36516		034 071	Watching brief identified two parallel limestone walls that may be the remains of a substantial building, finds suggest this dates to the 17th century
36518		031 072	The footings of 2 post-medieval walls, identified during watching brief at Star Lane

Lines SMR	P'boro HER	NGR TF	Description
	00010	0304 0609	The Elms, Priory College. Built <i>c.</i> 1850 possibly by Edward Browning, architect, for himself. Large Gothic style house with reused imported medieval fragments including Norman period, 15 th century and possible 16 th century elements
	00015	0320 0674 to 0543 0647 to 0540 0540 to 347 0	Burghley House stands in a walled park of 1500 acres, which has long been divided into 3 parks one of which is a deer park. The whole park was created in 1712. A high bank on the south side of the Burghley Park wall, close to the Southorpe Rill noted in 1712 may be a military feature but may also be boundary of deer park
	00018	0480 0607	Burghley House. Built by William Cecil, Lord Burghley, Lord High Treasurer to Elizabeth I. Building work was begun in 1556 and finally completed in 1587. Stands on site of earlier 16 th century house which occupied what is now the east side of the inner court. Grade I listed building
	00018a	0386 0572	The Maltings, Grade II listed malthouse. L-shaped block with house at centre. South east stable range is 18 th century stone rubble, north west maltings range is early 19 th century, house at centre is mid 19 th century ashlar faced
	00018b	0363 0573	Burghley Park water house. Mid 19 th century water house for the supply of water to Burghley House, situated about 200 yards west of the maltings. Grade II listed
	50739	0289 0602	Clare Lodge. Victorian Gothic House, appears to be <i>c.</i> 1860-70 although Pevsner records it as 1850. Possibly built by Edward Browning. Grade II listed
	50788	0344 0693	Former Stamford East Railway Station. Built 1856, designed by William Hurst for Stamford and Essendine private railway company. Converted into 2 houses. Grade II listed
	50807	0275 0580	Wothorpe House. 1860-1870 Victorian house in rock faced stone with freestone dressings. Grade II listed
	50824	0296 0586	Hollycroft Summerhouse. Small mid 19 th century summerhouse with some reused perpendicular material. Grade II listed
	51108	0270 0636	Watching brief during drainage works in advance of construction of new playing field for Stamford Endowed Schools recovered a sherd of medieval pottery and several fragments of late post-medieval pottery and clay pipe
	51264	0316 0590	A tile and fragment of kiln furniture, both dating to the post-medieval period were retrieved during a watching brief at Capmarleo, First Drift in Wothorpe during house construction
<i>Undated or no date listed</i>			
	30736	0260 0710	Site of demolished church
	30740	025 072	8 skeletons found in 1816 at Rock Close, Scotgate
	30741	027 070	Burials found near Castle
	30743	0246 0670	Stamford mint silver penny, found in a garden at Water Furlong
	34859	0255 0689	Deeply buried, badly damaged limestone wall identified during watching brief on Austin Friars Lane. Some of the stone recovered from the foundation was ashlar and may, therefore, have been reused from the friary
	34860	0290 0670	Undated pits and ditches recorded during evaluation at Station Yard
	35347	0327 0706	Undated pit & two undated possible floors recorded, as well as deposits of cinders, ash and slag suggestive of industrial activity during watching brief. Although undated, these features probably date to the medieval or post-medieval periods
	35540	0261 0707	Undated Ditch recorded at 34 St. Peter's Street
	36101	0277 0644	Undated ditch, boundary ditch, post-hole, hearth and other feature suggesting a structure recorded at Stamford High School during watching briefs in 2000 & 2001
	36465	033 070	Undated building remains identified during evaluation at Belton Street
	50003	0390 0595	Ridge and furrow of uncertain date
	50006	0405 0668	2 rectangular banked enclosures straddling line of sunken way and lying against east edge of old park pale. Old avenue road leads from here to centre point of Burghley House forecourt. Sunken way runs west

Lincs SMR	P'boro HER	NGR TF	Description
	50008	0406 0648	Possible park pale, represented by pronounced earthworks running north to south from grid ref 0406 0648 to 0406 0666 where interrupted by sunken and way site of old lodges
	50578	0286 0660	Evaluation at Station Yard, Station Road, recorded undated pits and ditches. These were truncated by 19 th century activity

APPENDIX 2 CARTOGRAPHIC SOURCES

Date	Map	Scale
1773	William Murray's map of Stamford St Martins	-
1833	James A Knipe's map of the Borough of Stamford	-
1839	Dewhirst and Nicholl's map of the Borough of Stamford	-
1889	OS	25" to 1 mile
1900	OS	25" to 1 mile
1926	OS	25" to 1 mile
1967-1978	OS	1:2500

APPENDIX 3 BUILDING LISTINGS

Source: Images of England, 2001 English Heritage. Accessed 24/8/06.
Full site address: <http://www.imagesofengland.org.uk>

List description for Number 36

IoE number: 193690
Location: 36 ST MARTIN'S (east side)
STAMFORD, SOUTH KESTEVEN,
LINCOLNSHIRE
Photographer: Mr James Brown
Date Photographed: 07 June 2005
Date listed: 22 May 1954
Date of last amendment: 22 May 1954
Grade II*

1671 ST MARTIN'S (East Side)
No 36
Tf 0306 2/219 22.5.54.
II* GV

1. 1671 ST MARTIN'S (East Side) No 36 Tf 0306 2/219 22.5.54. II* GV 2. Mid-late C18 on earlier coursed rubble. Stone dressings. Rusticated chamfered quoins. Parapet and small modillion cornice. 2 storeys and attics. 2 hipped dormers. 2 stone chimneys at gable ends. 5 windows with plain stone surrounds and triple keystones, no glazing bars. Central door with moulded brackets and open pediment, Semi-circular fanlight with radial glazing bars and door of 6 fielded panels. Nos 18 to 3R (consec) and the Church of St Marin form a group.

List description for Numbers 37 and 38

IoE number: 193691
 Location: 37 AND 38 ST MARTIN'S (east side)
 STAMFORD, SOUTH KESTEVEN,
 LINCOLNSHIRE
 Photographer: Mr James Brown
 Date Photographed: 07 June 2005
 Date listed: 22 May 1954
 Date of last amendment: 22 May 1954
 Grade II

1671

ST MARTIN'S
 (East Side)
 Nos 37 and 38
 22.5.54.
 GV

TF 0306 2/220
 II

1. 1671 ST MARTIN'S (East Side) Nos 37 and 38 TF 0306 2/220 22.5.54. II GV 2. Four houses now converted into one. Mid C18 on earlier core, 1st section in rubble, 2 storeys. Stone slate roof. 2 dormers, 2 windows with double-hung sashes in plain stone surrounds. 2nd section similar, but in ashlar, no dormers, 3rd section has 2 dormers, Ashlar with rusticated quoins. 5 windows in moulded architraves with triple keystones and stone bands at cills. Good moulded stone cornice and parapet with 5 panels. 4th section, slightly taller, in ashlar. Later C18. Doric pilasters at quoins and also as Jambs to 2 windows, which have triple keystones. Cornice and small parapet. To right, half-timbered porch of 1884 with rough-rendered infill and iron finial. Nos 18 to 38 (consec) and the Church of St Martin form a group.

**APPENDIX 4
ARCHAEOLOGICAL SOLUTIONS
HBR ARCHIVE FORM**

Site Details	
Site Name: Lady Anne's Hotel, High Street St. Martin's, Stamford, Lincolnshire.	NGR: TF 50325 30655
County: Lincolnshire	Museum Collecting Area: Lincolnshire
Site Code: 1022	Project Number: 2585
Date of Work: 29 th and 30 th August and 4 th September 2006	Related Work:

Brief/s		Specification/s	
Date	Present	Date	Present
		09/02/06	Yes

Site Records (Description)
Notes (13 pages A4)

Site Drawings (Give Details of Formats & Size)		
<i>Drawn Plans & Sections:</i>		
<i>Architect's Drawings:</i> Plans and elevations on 3 A1 sheets 16 A3 sheets		
<i>Digital Drawings</i>		
<i>Printouts of Drawings</i>	<i>Printouts of Data</i>	<i>Digital Data</i>
In report		Digital photographs and drawings in digital format on CD

Reports		
Report No	Report Type	Present
2115	Historic Building Recording	Yes

Site Photographs*Black & White Contact Prints**Colour Slides*

Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes	1	1-36	Yes
2	120mm	1-15	Yes	Yes	2	1-36	Yes
3	120mm	1-15	Yes	Yes			
4	120mm	1-15	Yes	Yes			
5	120mm	1-15	Yes	Yes			
6	120mm	1-15	Yes	Yes			
7	120mm	1-15	Yes	Yes			
8	120mm	1-15	Yes	Yes			
9	120mm	1-15	Yes	Yes			
10	120mm	1-15	Yes	Yes			
11	120mm	1-8	Yes	Yes			

Photographic Location Plans Present? (Give Details)

Printed in report and separate printout in archive folder

Digital Photographs (Give Details):

Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD

COLOUR PLATES



Plate 1 West elevation of Unit 1, taken from the west (111)



Plate 2 West elevation of Units 2 and 3, taken from the west (110)



Plate 3 West elevation of Unit 4, taken from the west (109)



Plate 4 West elevation of Units 5 and 6, taken from the west (108)



Plate 5 North elevation of Unit 1, taken from the north-west (127)



Plate 6 Detail of house-style door within Unit 1, taken from the north-east (8)



Plate 7 Room 1 (Unit 1), taken from the south-east (1)



Plate 8 Stair line visible in the ceiling of Room 5 (Unit 1), showing the west wall inserted, taken from the east (16)

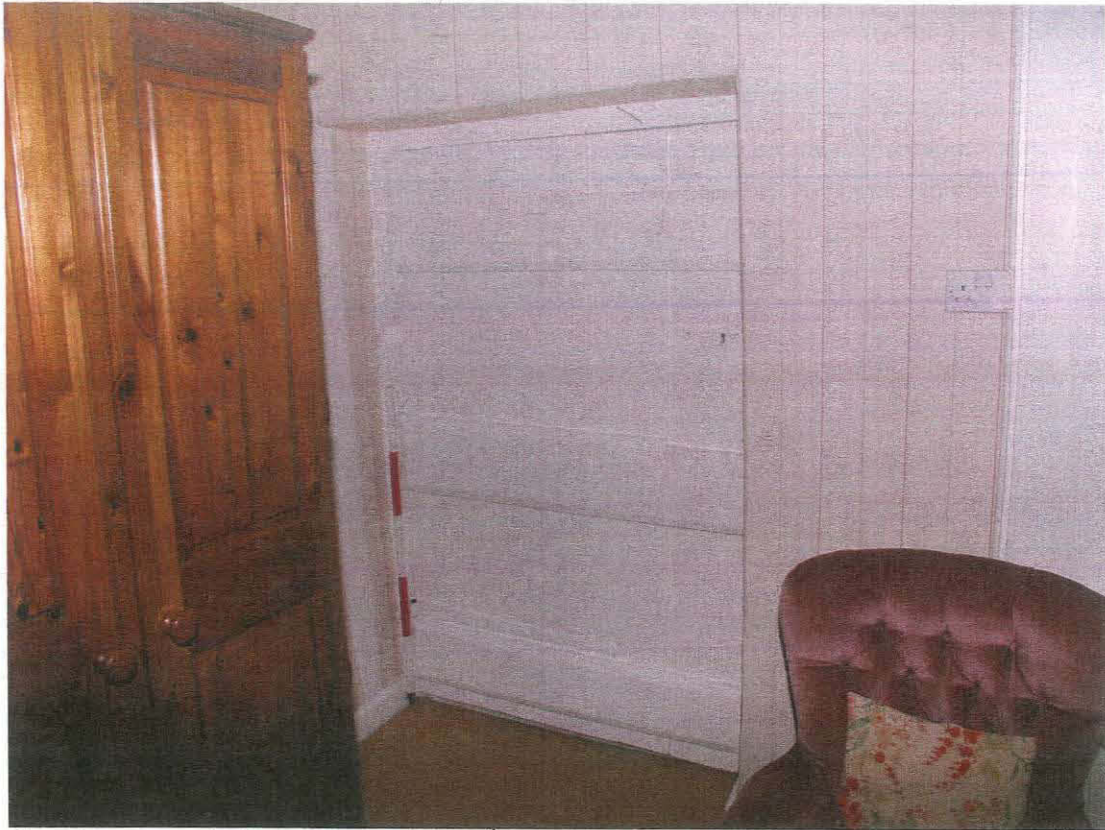


Plate 9 A nice example of an 18th century boarded and ledged back door, with 18th century latch and strap hinges, within Room 6 (Unit 1), taken from the south-west (19)



Plate 10 Bracket decoration on tread-ends of open string stair in hall of Unit 1, taken from the north-east (12)



Plate 11 Room 7 (cellar room of Unit 1), taken from the north-east (11)



Plate 12 Room 15 (Unit 8) showing axial and co-axial beams, taken from the east (30)



Plate 13 19th century red and buff coloured tiles at the west end of the corridor (Unit 11) (33)



Plate 14 Main stairway in hall of Unit 4, taken from the south-west (43)



Plate 15 Room 24 (Unit 4), taken from the south-west (36)



Plate 16 Detail of house-style door on ground floor of Unit 5, taken from the east (51)



Plate 17 Room 30 (Units 13 and 14), taken from the south-west (56)



Plate 18 Detail of ornate fireplace in south wall of Room 30, taken from the north (59)

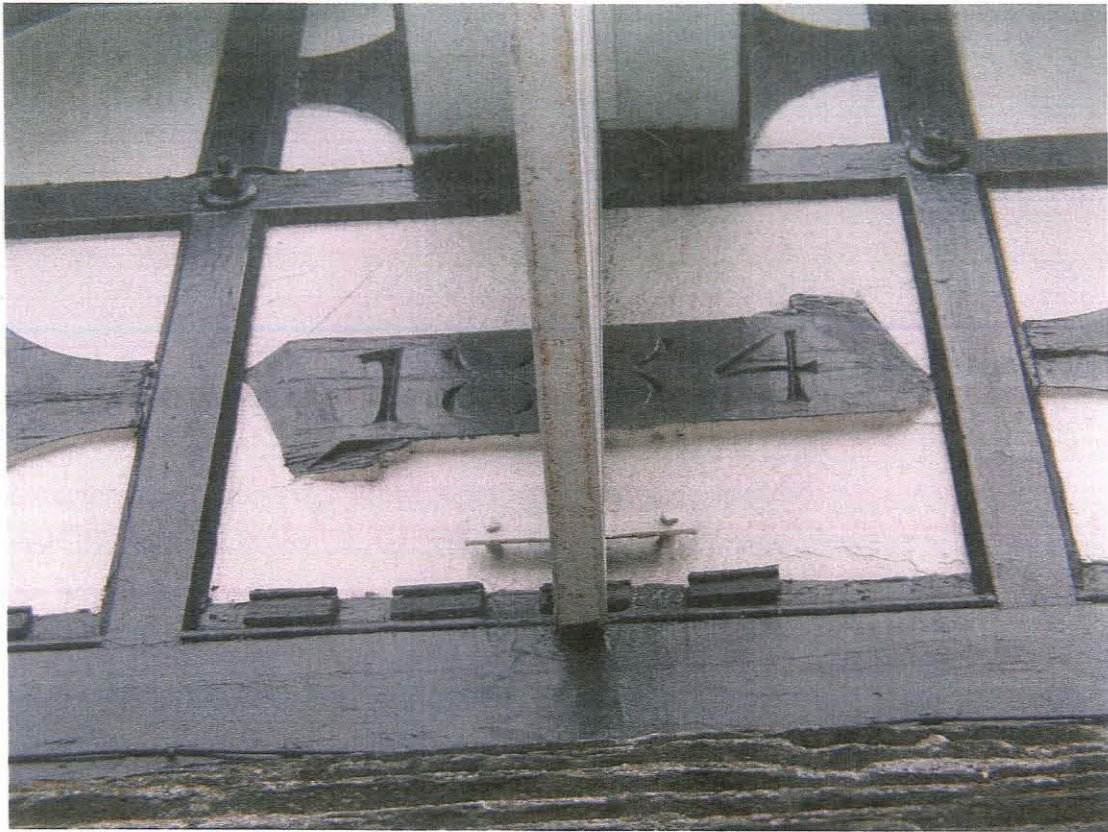


Plate 19 Detail on west elevation of Unit 6 showing plaque above the door dating the façade to 1884, taken from the west (126)

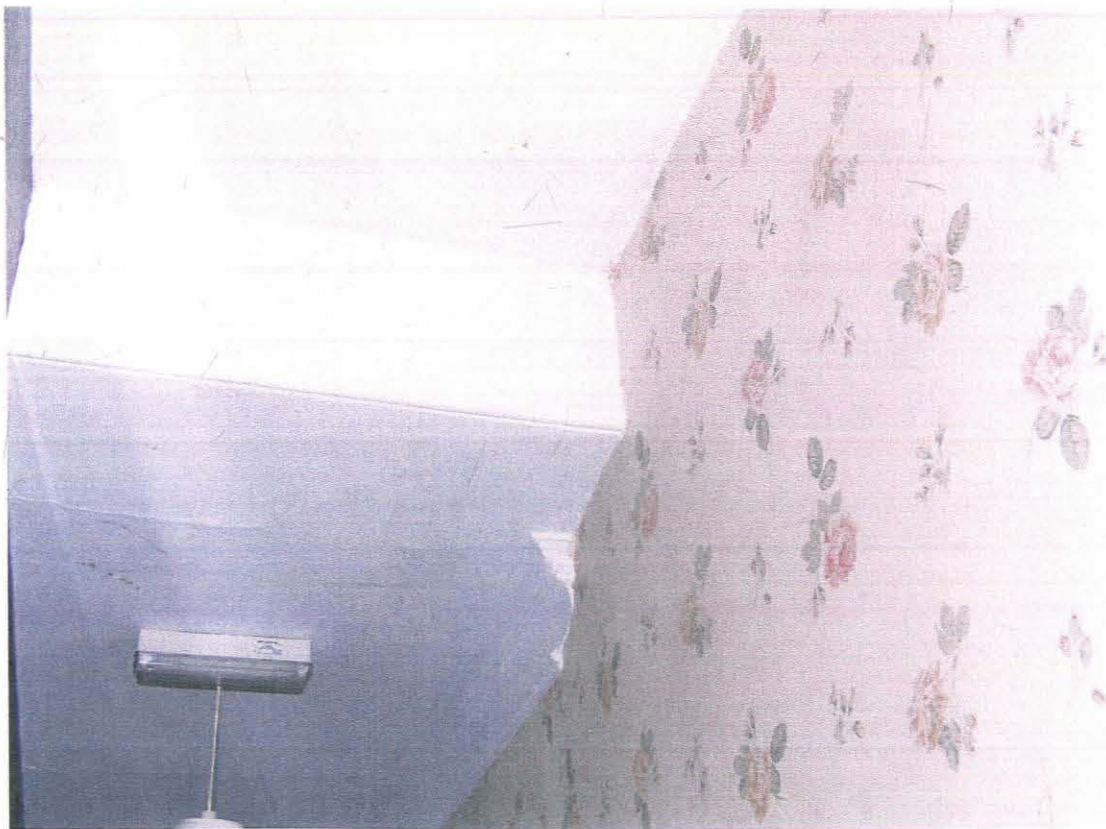


Plate 20 Break in ceiling and termination of cornice on the first floor landing of Unit 1, taken from the east (130)



Plate 21 Room 36 (Unit 1) showing flush house-style door and small fireplace, taken from the south-east (83)



Plate 22 Detail of door (Room 40) showing moulded panel on the left jamb and possibly 19th century rim-lock, taken from the west (89)



Plate 23 Room 49 (Unit 4) showing cupboard, presumably set within original doorway to the room, taken from the north-west (141)



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Plate 27 Room 58 (Unit 13), taken from the south-west (158)



Plate 28 Room 61 showing original doorway and door to bathroom inserted at east end of the corridor, taken from the south-west (165)



Plate 29 Room 64 (Unit 1) showing cut through purlins to allow entry, taken from the south-west (172)

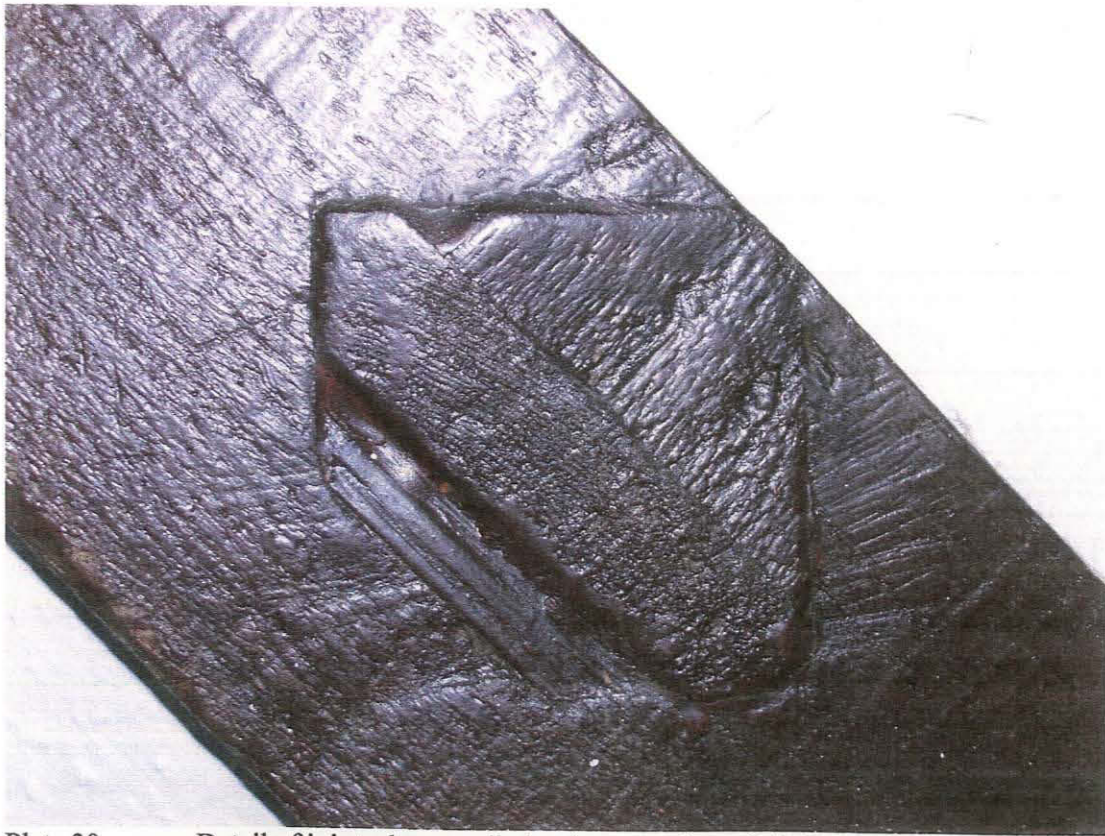


Plate 30 Detail of joint where purlin has been cut through in Room 64, taken from the south (173)



Plate 31 Room 63 (Unit 1) showing principal rafters with joggled butt purlins and dormer window, taken from the south-east (171)

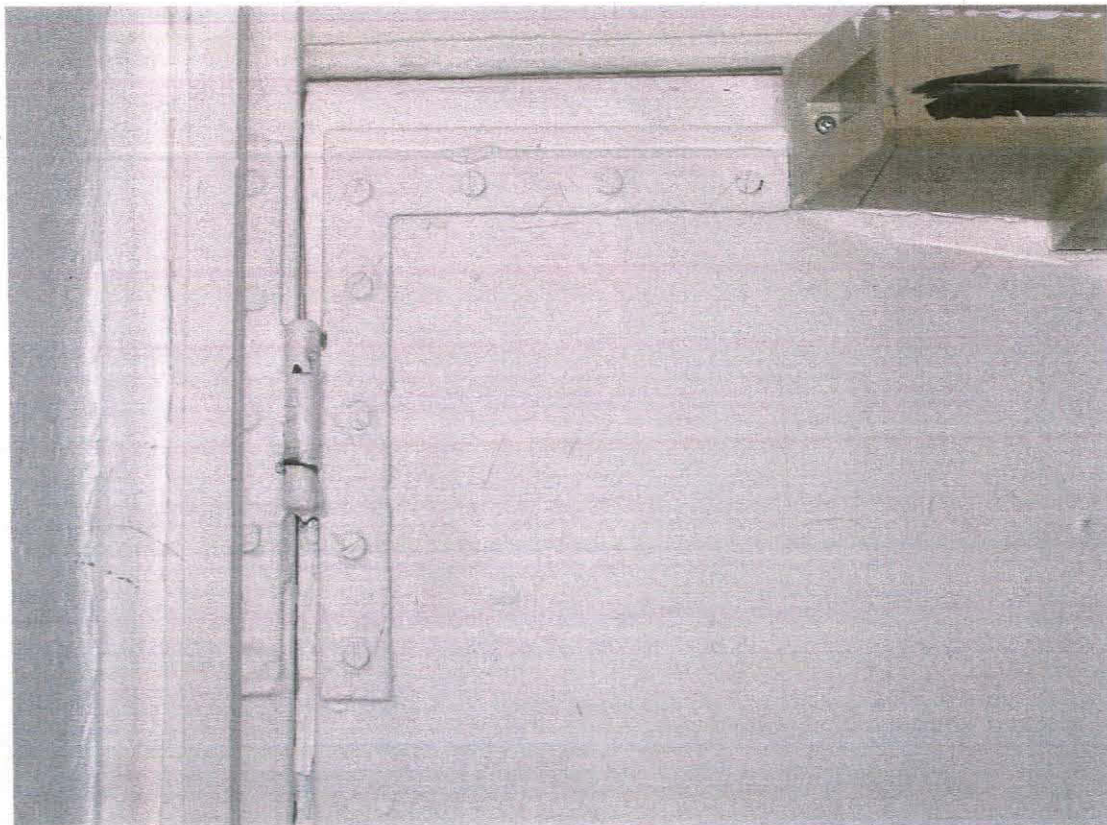


Plate 32 Detail of HL-hinge in Room 64, taken from the west (175)



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Plate 34 Detail of door (Room 68), taken from the north (146)



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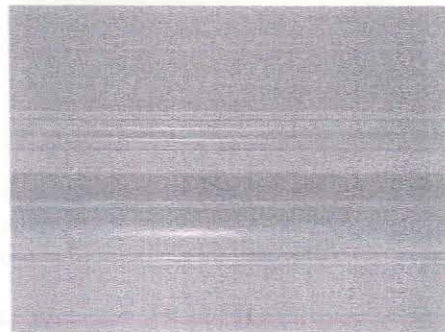
1. Room 1 (Unit 1), taken from the south-east



2. Sash window in Room 1 with panelled shutters remaining, taken from the east



3. Room 1 showing wide two leafed door leading to Room 4, taken from the north-west



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10. Cupboard with a two leaf door in the recess west of the fireplace in Room 3, taken from the north



11. Open string stair in hall of Unit 1, taken from the north-west



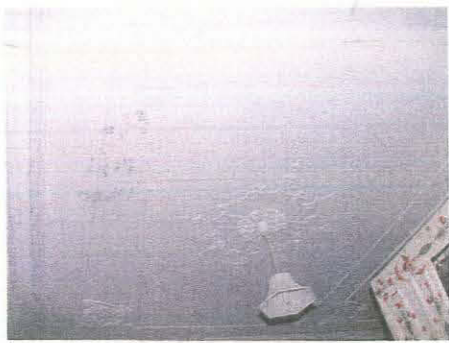
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13. Room 4 (Unit 1), taken from the south-west



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16. Stair line visible in the ceiling of Room 5 (Unit 1), showing the west wall inserted, taken from the east



17. Room 7 (cellar room of Unit 1), taken from the north-east



18. Stone stair to cellar of Unit 1 with blocked aperture at the top indicating an originally external wall, taken from the west



19. A nice example of an 18th century boarded and ledged back door, with 18th century latch and strap hinges, within Room 6 (Unit 1), taken from the south-west



20. Room 6 (Unit 1), taken from the north-west



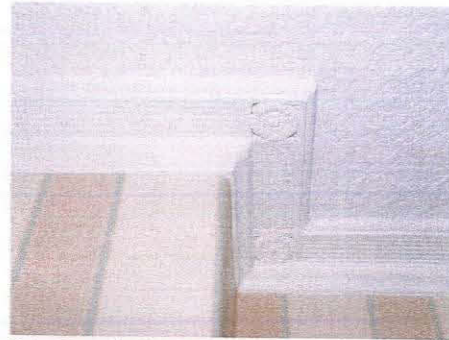
21. Part of the stairway on the first floor, visible in the ceiling of the corridor of Unit 1, taken from the south



22. Room 9 (Unit 2), taken from the south-east



23. Room 9 (Unit 2) open to the south into Room 10 (Unit 3), taken from the north



24. Reeded cornice with rosettes and lower cyma moulding within Room 9, taken from the south



25. Room 11 (Unit 3), taken from the south-west



26. Corridor of Unit 2, taken from the south



27. Room 19 (Unit 10), taken from the north-west



28. Room 18 (Unit 9), taken from the west



29. Understair cupboard in Unit 8; originally this would have been open to the stairs, taken from the south-east



30. Room 15 (Unit 8) showing axial and co-axial beams, taken from the east



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33. 19th century red and buff coloured tiles at the west end of the corridor (Unit 11)



34. Corridor of Unit 4 showing former conservatory features, taken from the south



35. View from corridor of Unit 14 through to entrance lobby (Unit 13), taken from the north



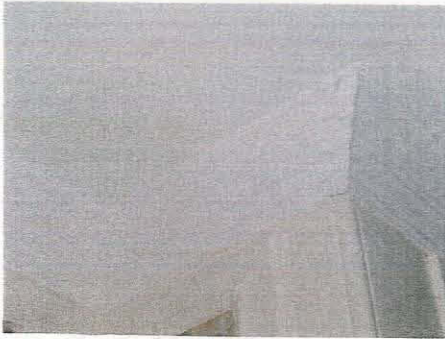
36. Room 24 (Unit 4), taken from the south-west



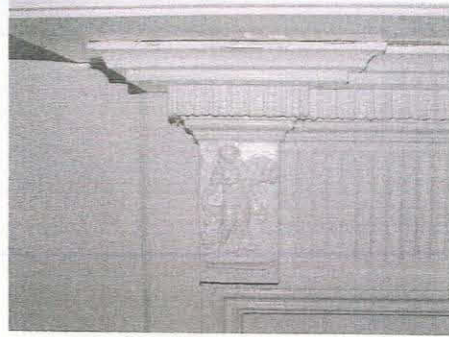
37. Room 24, taken from the north-east



38. Detail of fireplace in Room 24, taken from the south



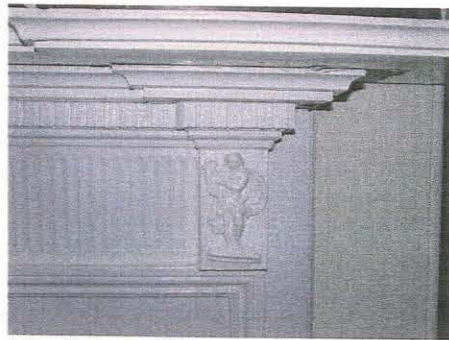
39. Detail of cornice in Room 24, taken from the south-west



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41. Detail of fireplace in Room 24, taken from the south



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48. Entrance lobby within Unit 13, taken from the north-west



49. Detail of moulded joists in panelled ceiling of entrance lobby, taken from the south



50. Entrance lobby within Unit 13, taken from the south-east



51. Detail of house-style door on ground floor of Unit 5, taken from the east



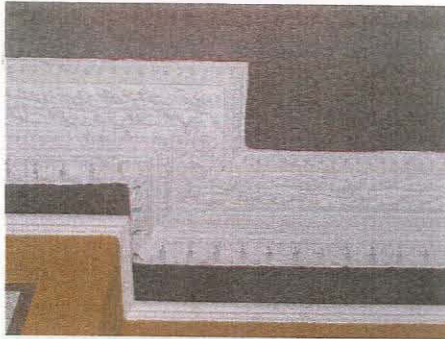
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53. Room 29 showing fireplace and 20th century bar fittings, taken from the north-west



54. Detail of fireplace in Room 29, taken from the north



55. Detail of cornice in Room 29, taken from the north



56. Room 30 (Units 13 and 14), taken from the south-west



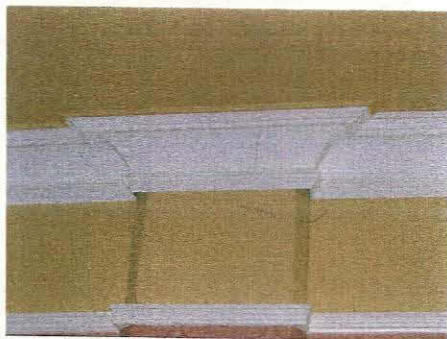
57. Room 30, taken from the north-east



58. Detail of ornate fireplace and adjacent oak cupboards in south wall of Room 30, taken from the north



59. Detail of ornate fireplace in south wall of Room 30, taken from the north



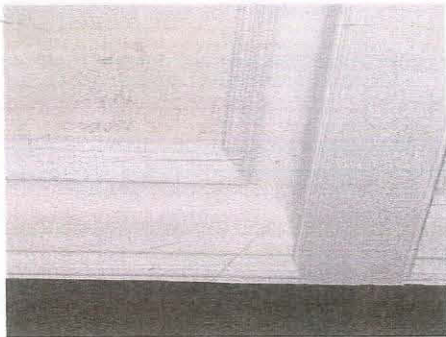
60. Detail of cornice in Room 30 and location of former wall, taken from the north



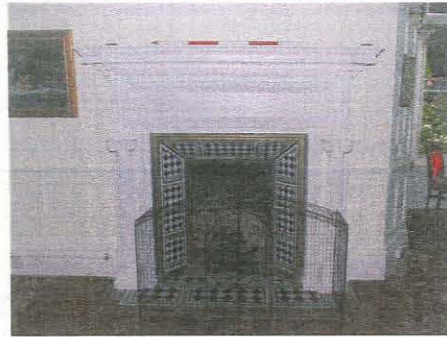
61. Room 31 (Unit 14), taken from the north-west



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63. Detail of cornice and moulded joists in Room 31, taken from the north



64. Detail of fireplace in Room 31, taken from the north



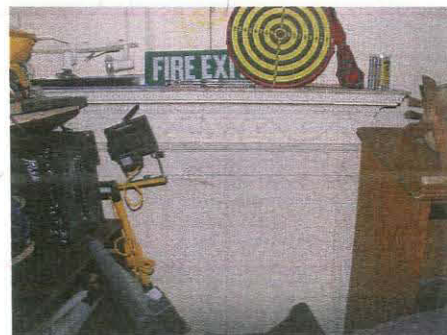
65. Porch (Unit 6), taken from the east



66. 20th century addition (Unit 12), taken from the north-west



67. 20th century addition, taken from the south-east



68. Detail of Adamesque chimney piece in cupboard of transverse passage (Unit 4), taken from the south



69. Room 47 (Unit 4), taken from the east



70. Room 45 (Unit 3), taken from the east



71. Cellar Room 71 (Unit 3), taken from the west



72. Cellar Room 72 (Unit 2), taken from the south-west



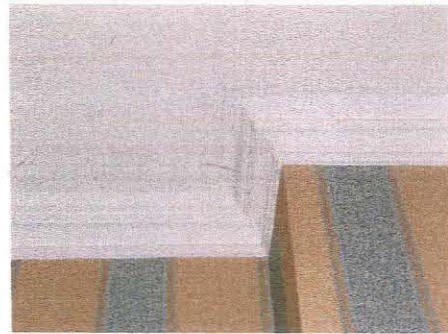
73. View from cellar Room 27 through to cellar Room 26 (Unit 4), taken from the south



74. Room 32 (Unit 1), taken from the south-east



75. Detail of fireplace in Room 32, taken from the south



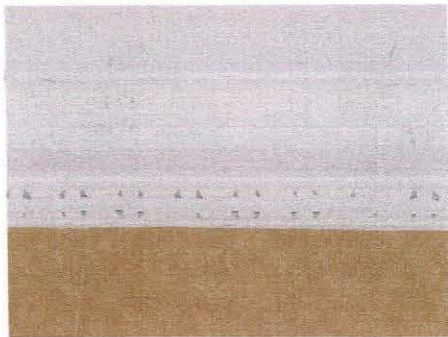
76. Detail of cornice in Room 32, taken from the south



77. Room 35 (Unit 1) showing fireplace and house-style door, taken from the south-west



78. Detail of Regency style fireplace in Room 35, taken from the south



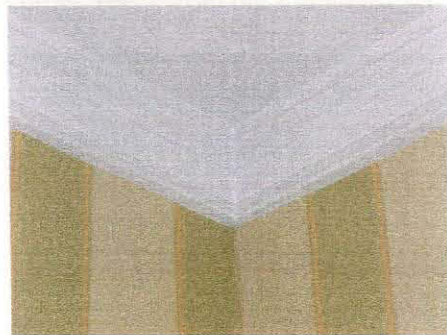
79. Detail of cornice in Room 35, taken from the west



80. Room 34 (Unit 1), taken from the north-east



81. Detail of mantel shelf with fine dentilated moulding in Room 34, taken from the north



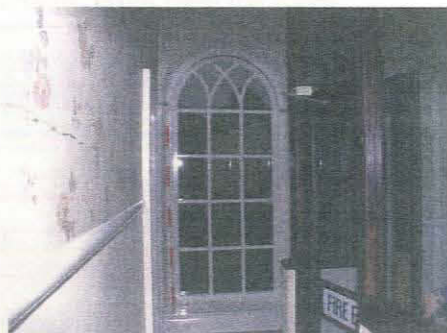
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83. Room 36 (Unit 1) showing flush house-style door and small fireplace, taken from the south-east



84. Detail of fireplace in Room 36, taken from the south



85. View of first floor landing (Unit 1), taken from the west



86. Room 37 (Unit 1) showing probable blocked fireplace in south-east corner, taken from the north-east



87. Room 38 through to Room 39 (both rooms Unit 7), taken from the west



88. Room 40 (Unit 2) showing sash window and cupboard in north-west corner, taken from the south-east



89. Detail of door (Room 40) showing moulded panel on the left jamb and possibly 19th century rim-lock, taken from the west



90. Room 41 (Unit 2), taken from the north-east



91. South elevation of Units 5, 6, 13 and 14, taken from the south



92. South elevation of Units 5, 6 and 13, taken from the south



93. South elevation of Units 14 and 12 (right) and east elevation of Unit 14, taken from the south-east



94. East elevation of Units 14 and 13 (top right), taken from the east



95. East elevation of Unit 12, taken from the east



96. East elevation of Unit 12 and south elevation (east end) of Unit 8, taken from the south-east



97. East and north elevations of Units 14 (left) and 13, taken from the north-east



98. East elevation of Units 4 (left) and 3, taken from the east (flat roof of Unit 12)



100. View over rooftops of Units 3, 2, 1, 11 and 8, taken from the south-east (flat roof of Unit 12)



101. View over rooftops of Units 3, 2, 1 and 8, taken from the south (flat roof of Unit 12)



102. North elevation of Unit 10 and 11 (left) and east elevation of Unit 9, taken from the east



103. North elevation of Unit 11, taken from the north-west



104. East elevation of Unit 9 and south elevation of Unit 8, taken from the south-east



105. South elevation of Unit 8, taken from the south-west



107. West elevation of Units 1-6, taken from the south-west



108. West elevation of Units 5 and 6, taken from the west



109. West elevation of Unit 4, taken from the west



110. West elevation of Units 2 and 3, taken from the west



111. West elevation of Unit 1, taken from the west



112. East elevation of Unit 7 (centre) and Unit 1, taken from the east



113. North elevation of Unit 8 and east elevation of Unit 8 (left) and Unit 7, taken from the north-east



114. East elevation of Unit 7 (left) and Unit 1, taken from the north-east



115. South elevation of Unit 1 (centre) and Unit 7 (right), taken from the east



116. West elevation of outbuilding, taken from the west



117. South elevation of outbuilding, taken from the south



118. Detail of east face of Unit 8 showing cement mortar with the inscription 'TONY MALTA 1980 TOM SICILIANO', taken from the east



119. Room 2 of the outbuilding, taken from the south-west



120. Room 3 of the outbuilding, taken from the south-west



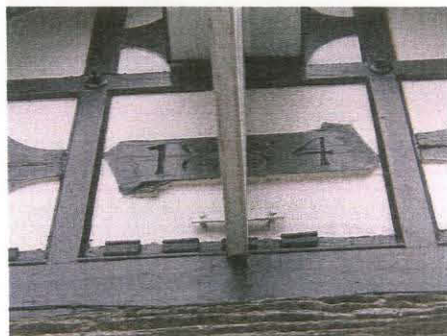
121. Room 4 of the outbuilding, taken from the south-west



124. Room 1 of the outbuilding, taken from the south-west



125. North elevation of outbuilding, taken from the north-west



126. Detail on west elevation of Unit 6 showing plaque above the door dating the façade to 1884, taken from the west



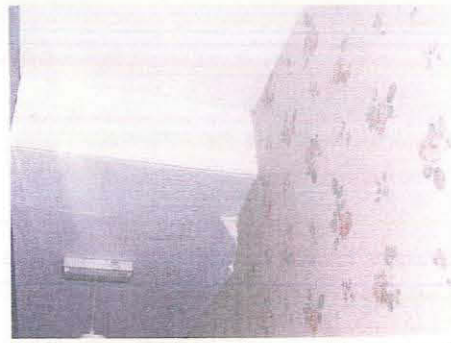
127. North elevation of Unit 1, taken from the north-west



128. Detail of the central doorway in the west elevation of Unit 1, taken from the west



129. Break in ceiling and termination of cornice on the first floor landing of Unit 1, taken from the west



130. Break in ceiling and termination of cornice on the first floor landing of Unit 1, taken from the east



131. Passage inserted to the west of Room 37, also the location of a stairway to the attic, taken from the south-west



132. Stairway between ground floor and first floor of Unit 2, showing simple iron handrail and ball finial, taken from the east



133. Landing of Unit 2, taken from the south



134. Room 43 (Unit 2), taken from the west



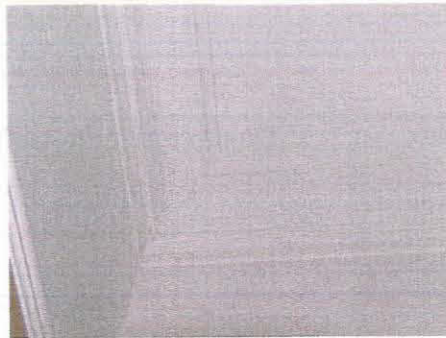
135. Shared stair of Units 2 and 3 between the first floor and second floor, taken from the south-west



136. Shared stair of Units 2 and 3 between the first floor and second floor, taken from the south-east



137. Room 44 (Unit 3), taken from the north-east



138. Detail of cornice in Room 44, taken from the south-east



139. Room 46 (Unit 3) showing partition wall to north truncating the window, taken from the west



140. Room 50 (Unit 4), taken from the south-west



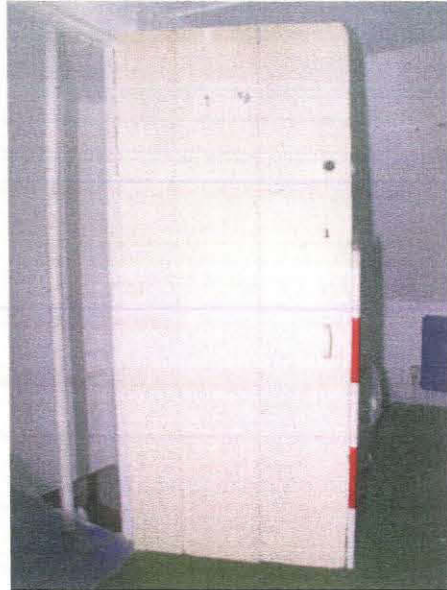
141. Room 49 (Unit 4) showing cupboard, presumably set within original doorway to the room, taken from the north-west



142. Room 48 (Unit 4) showing ceiling hatch to attic rooms, taken from the north-west



143. Room 69 (Unit 4) showing joggled purlins, butt-jointed to the rafters, taken from the north-west



144. Detail of door (Room 69), taken from the south-west



145. Room 68 (Unit 4) showing joggled purlins, butt-jointed to the rafters, taken from the south-west



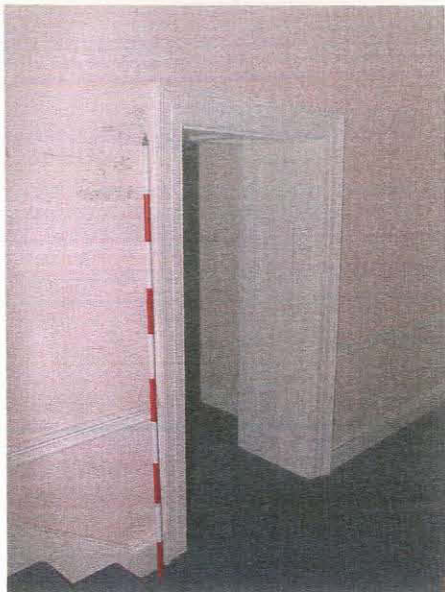
146. Detail of door (Room 68), taken from the north



147. Ceiling of hall (Unit 4), taken from the north-west



148. Detail of house-style door on first floor of Unit 5, taken from the south-west



149. View of original doorway to Rooms 52 and 53 (Unit 5), taken from the south-east



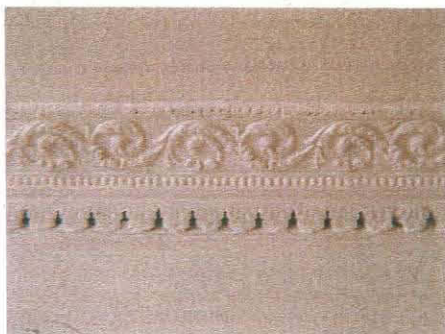
150. Room 53 (Unit 5), taken from the north-east



151. Room 52 (Unit 5) showing door on north wall leading down stairway to Room 49, taken from the south-east



152. Room 52 showing modern doors to the room and bathroom, taken from the south-west



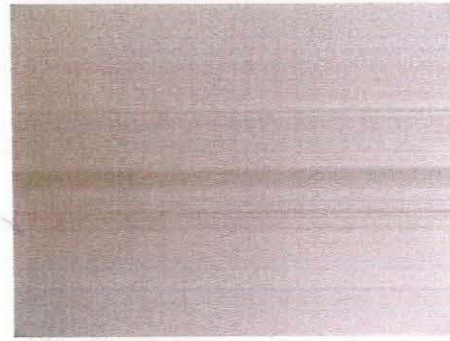
153. Detail of cornice in Room 52, taken from the south



154. Room 55 showing position of possible former doorway, taken from the south-east



155. Room 54 (Unit 13), taken from the south-west



156. Detail of cornice in Room 54, taken from the east



157. Room 56 (Unit 13), taken from the south-east



158. Room 58 (Unit 13), taken from the south-west



159. Detail of roof light in corridor (Unit 14) showing 19th century etched glass, taken from the north



160. Detail of roof light in corridor (Unit 14) showing 19th century etched glass, taken from the north



161. Room 59 (Unit 14), taken from the north-east



162. Detail of cornice in Room 59, taken from the west



163. Detail of fireplace in Room 59, taken from the north-west



164. Room 61 (Unit 14), taken from the north-west



165. Room 61 showing original doorway and door to bathroom inserted at east end of the corridor, taken from the south-west



166. Detail of fireplace in Room 61, taken from the north-east



167. Room 66 (Unit 2), taken from the south-west



168. Room 67 (Unit 3), taken from the north-west



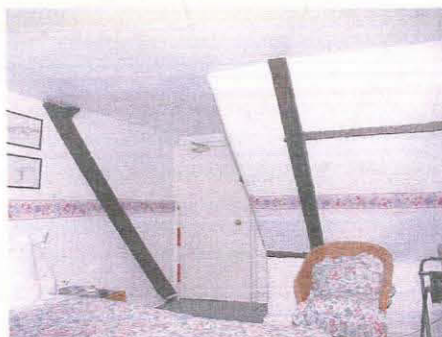
169. View into roof space (Unit 1) showing floor level change, taken from the west



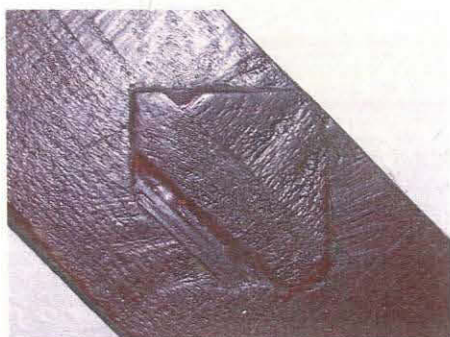
170. Room 65 (Unit 1) showing small sealed doorway leading to the roof space, taken from the south-west



171. Room 63 (Unit 1) showing principal rafters with joggled butt purlins and dormer window, taken from the south-east



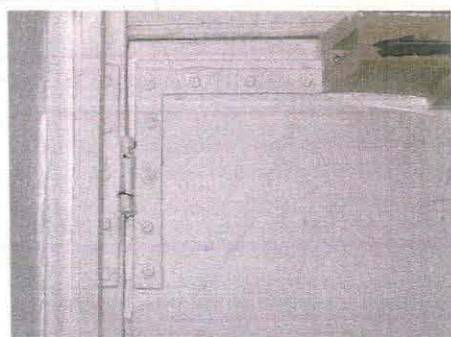
172. Room 64 (Unit 1) showing cut through purlins to allow entry, taken from the south-west



173. Detail of joint where purlin has been cut through in Room 64, taken from the south



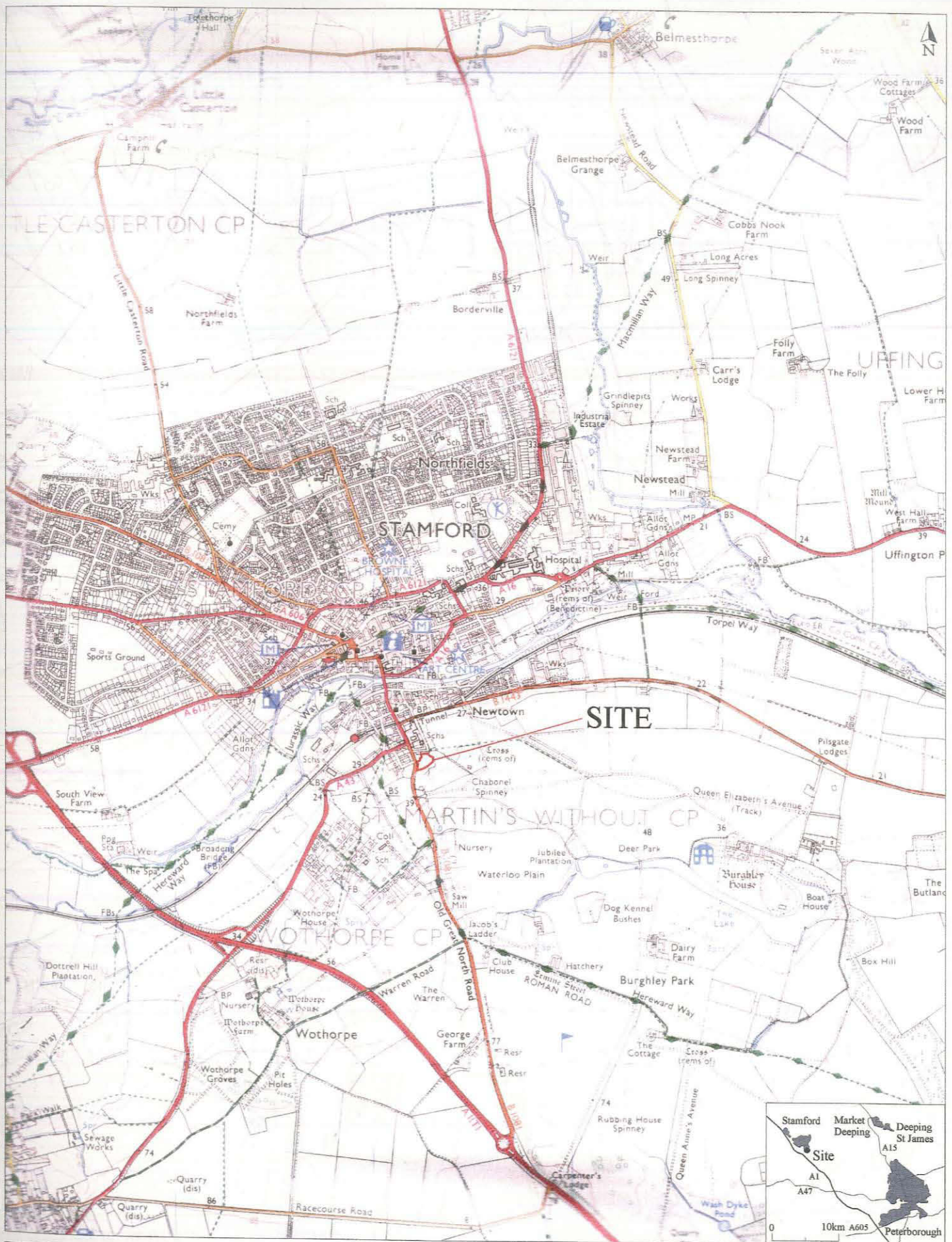
174. Detail of joint where purlin has been cut through in Room 64, taken from the south



175. Detail of HL-hinge in Room 64, taken from the west

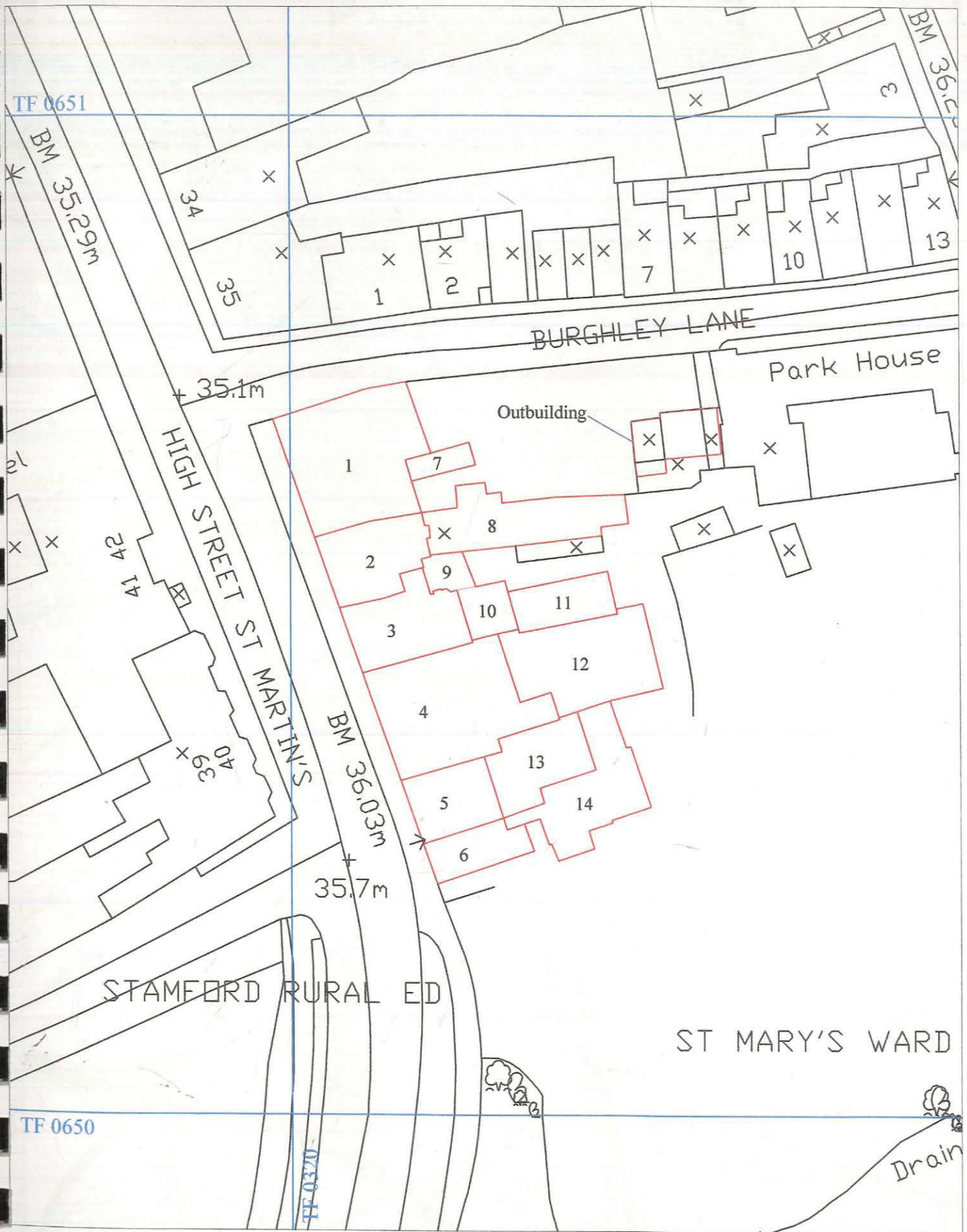


176. Ground floor of Unit 7 reached from the exterior, taken from the west



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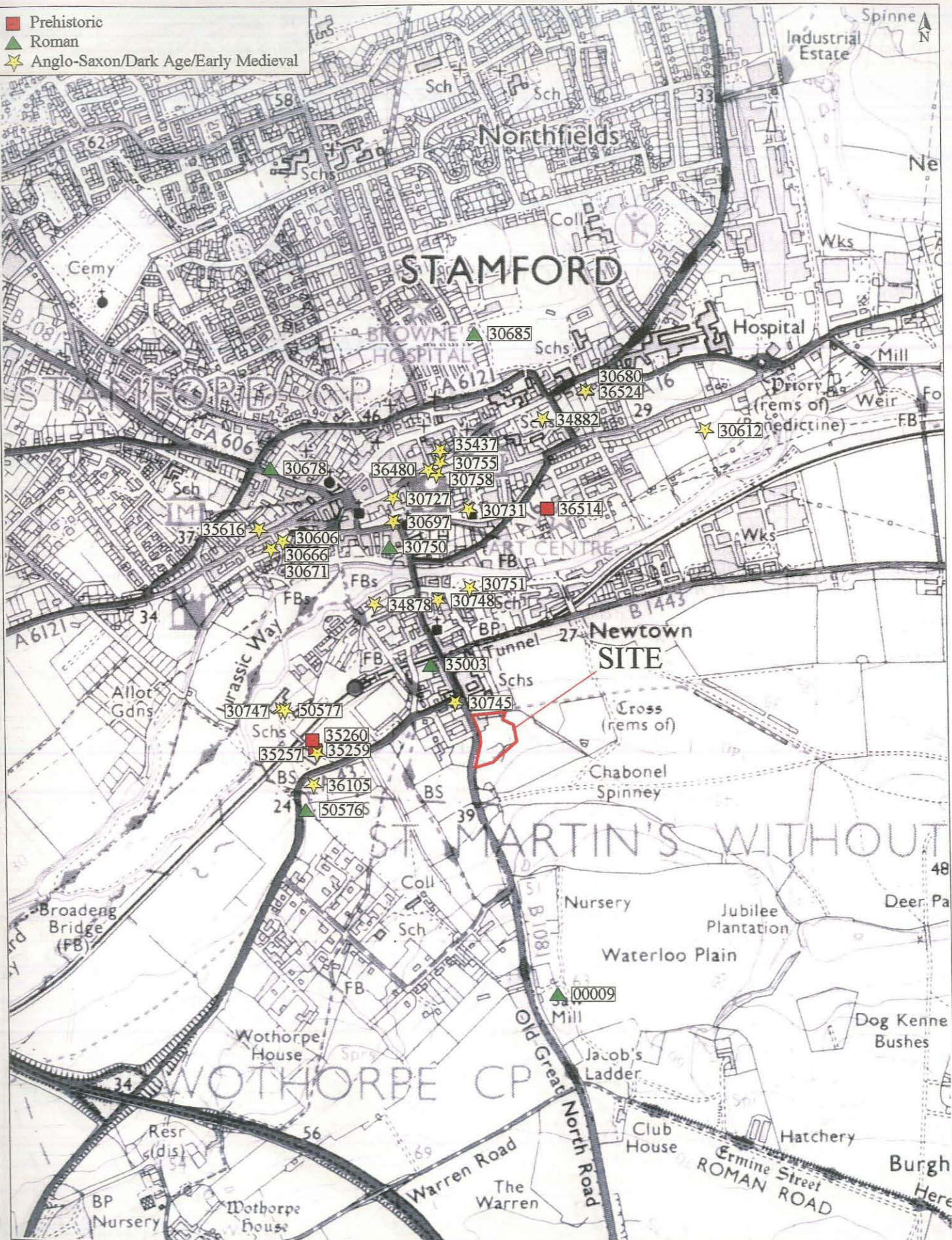
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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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Fig. 2 Detailed site plan
 Scale 1:500 at A4

- Prehistoric
- ▲ Roman
- ★ Anglo-Saxon/Dark Age/Early Medieval



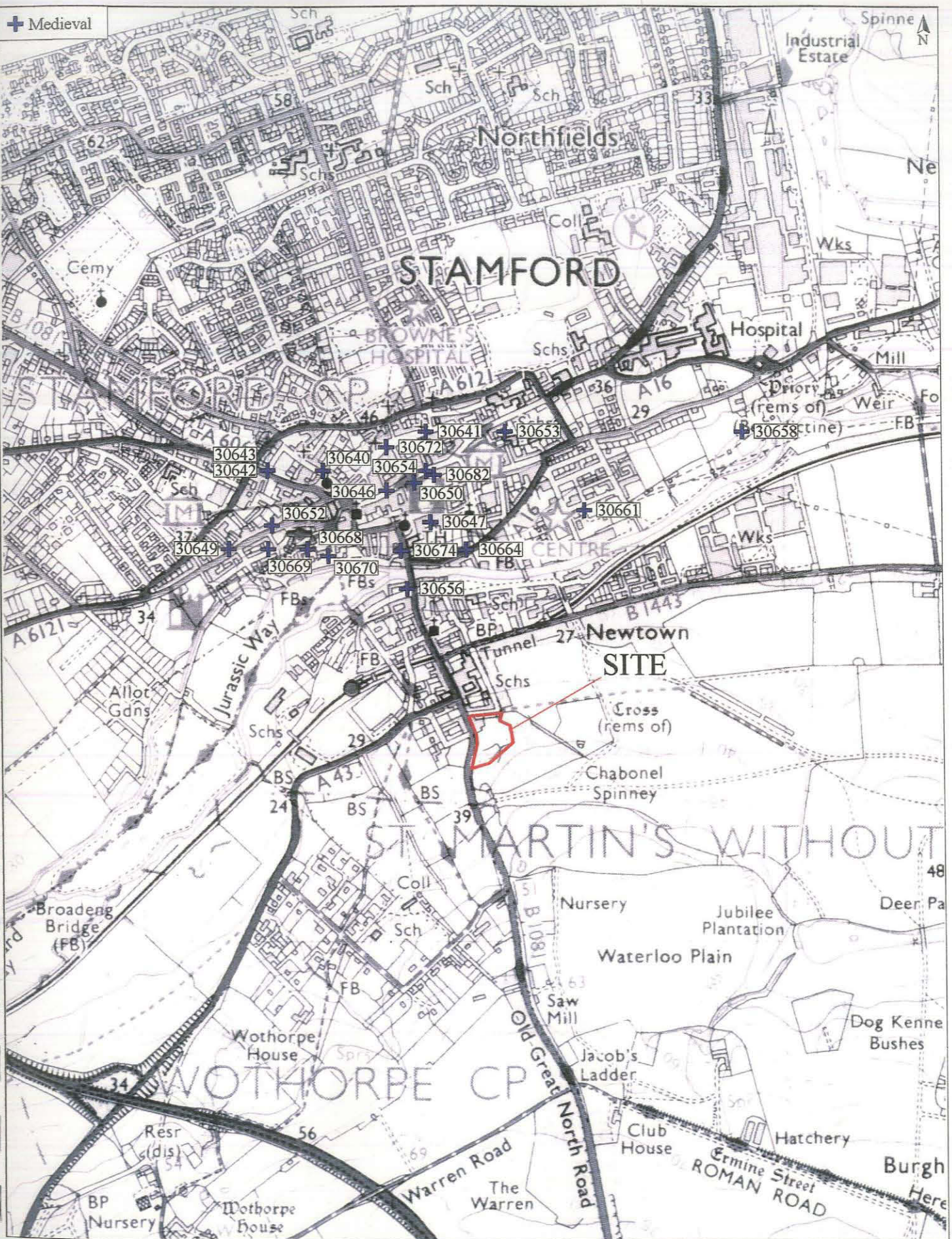
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Fig. 3 HER Data - Prehistoric, Roman and Anglo-Saxon/Dark Age/Early Medieval

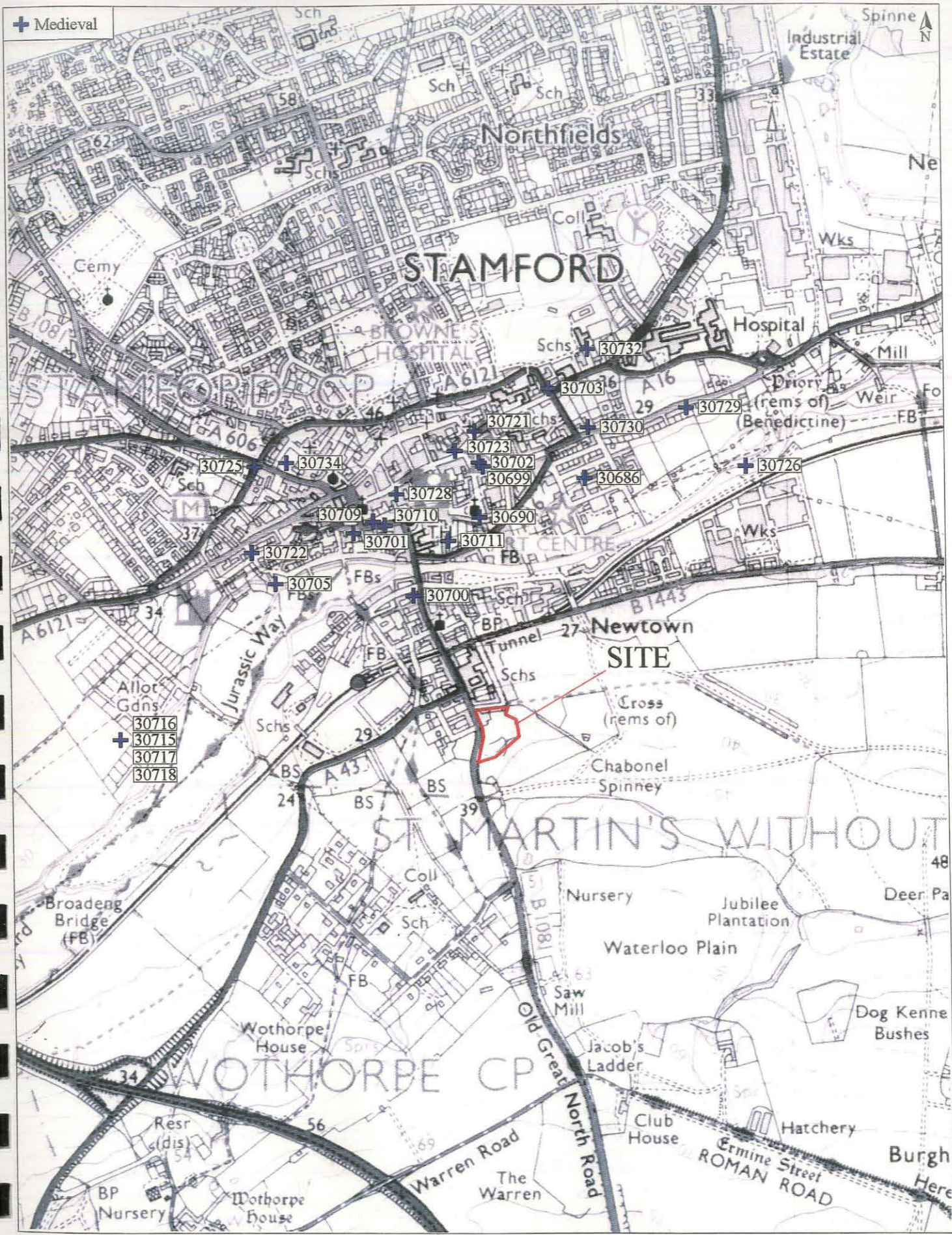
Scale 1:12,500 at A4

+ Medieval



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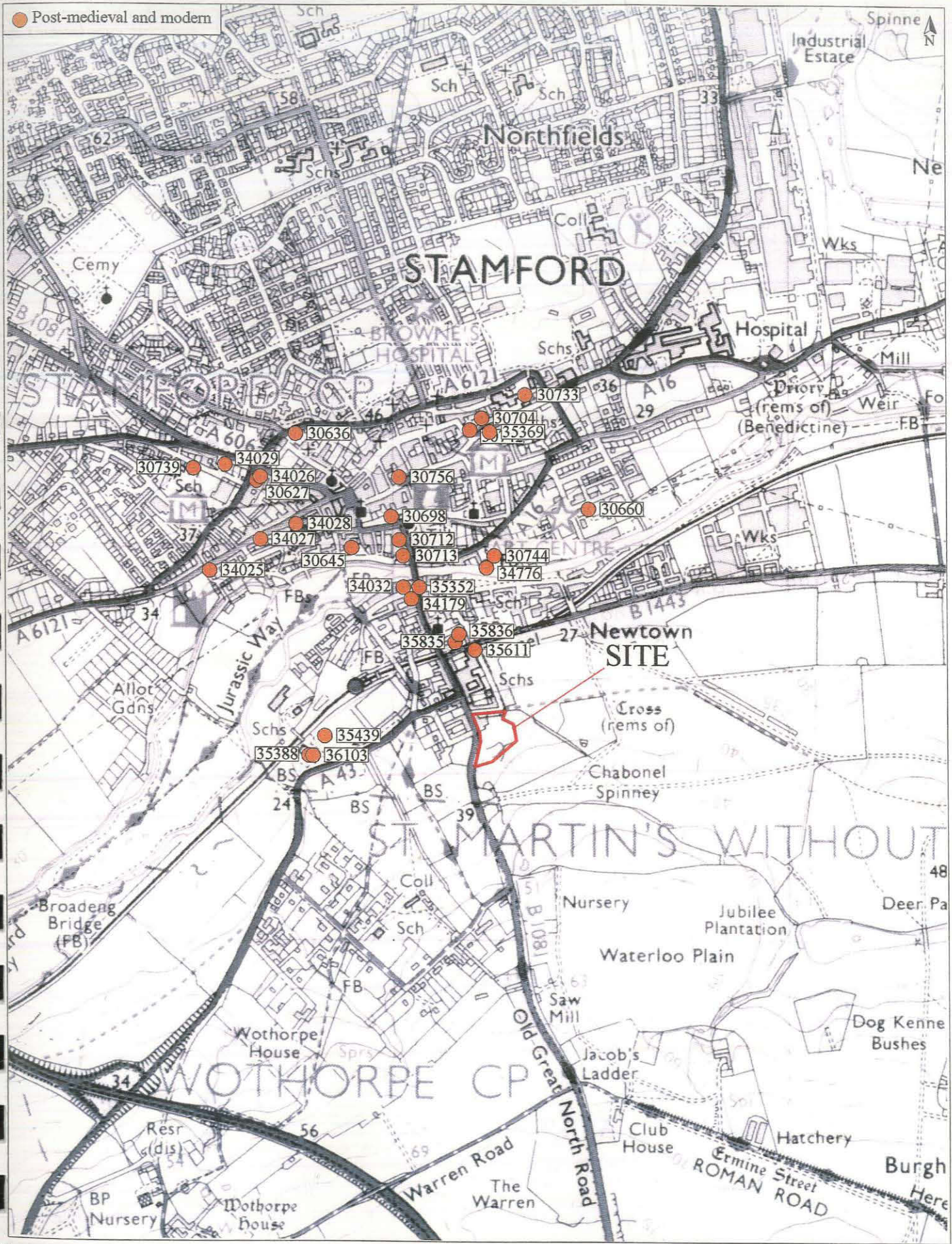
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Fig. 3b HER Data - Medieval
Scale 1:12,500 at A4



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Fig. 3c HER Data - Medieval
 Scale 1:12,500 at A4

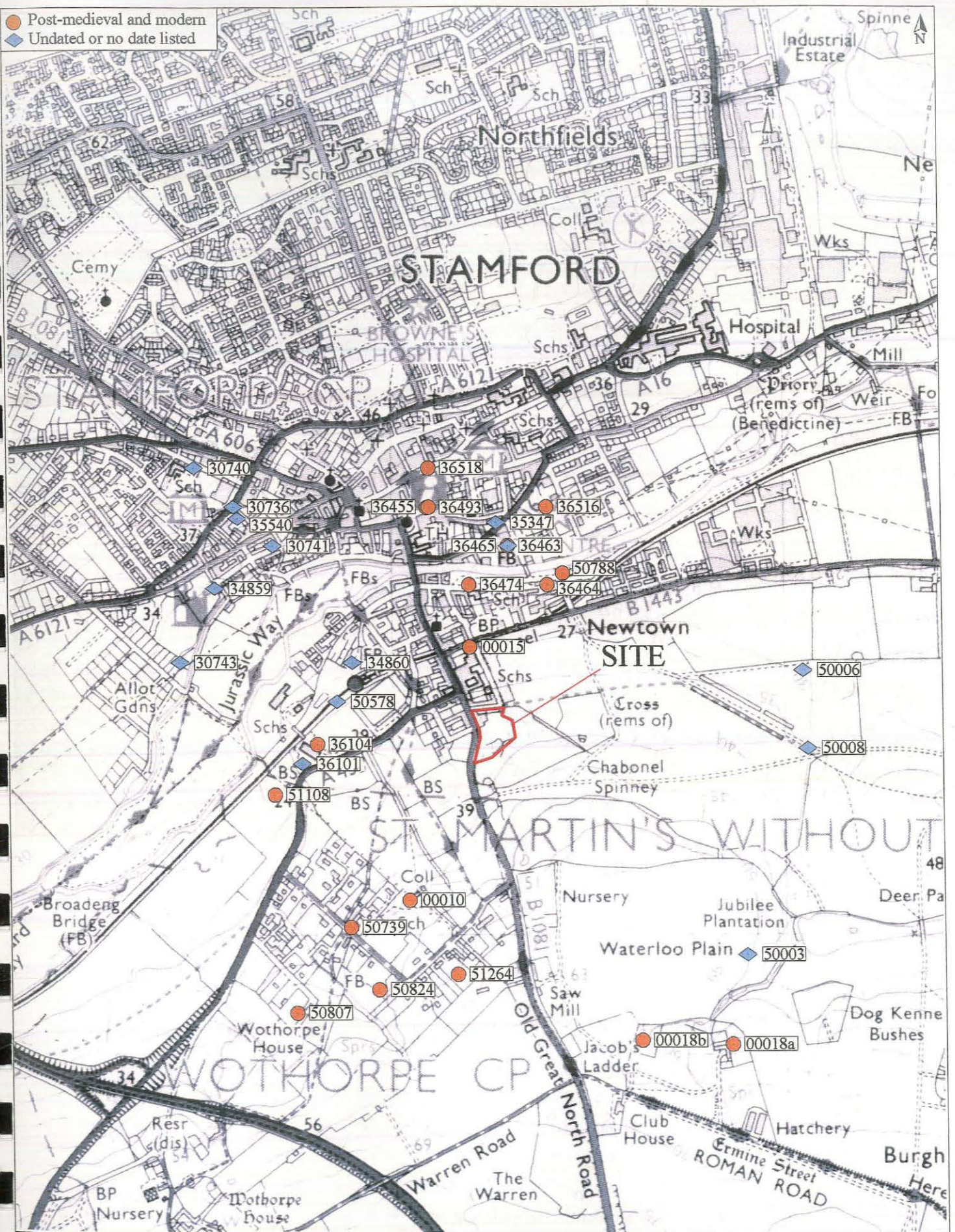
● Post-medieval and modern



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Fig. 3e HER Data - Post-medieval and modern
Scale 1:12,500 at A4

- Post-medieval and modern
- ◆ Undated or no date listed



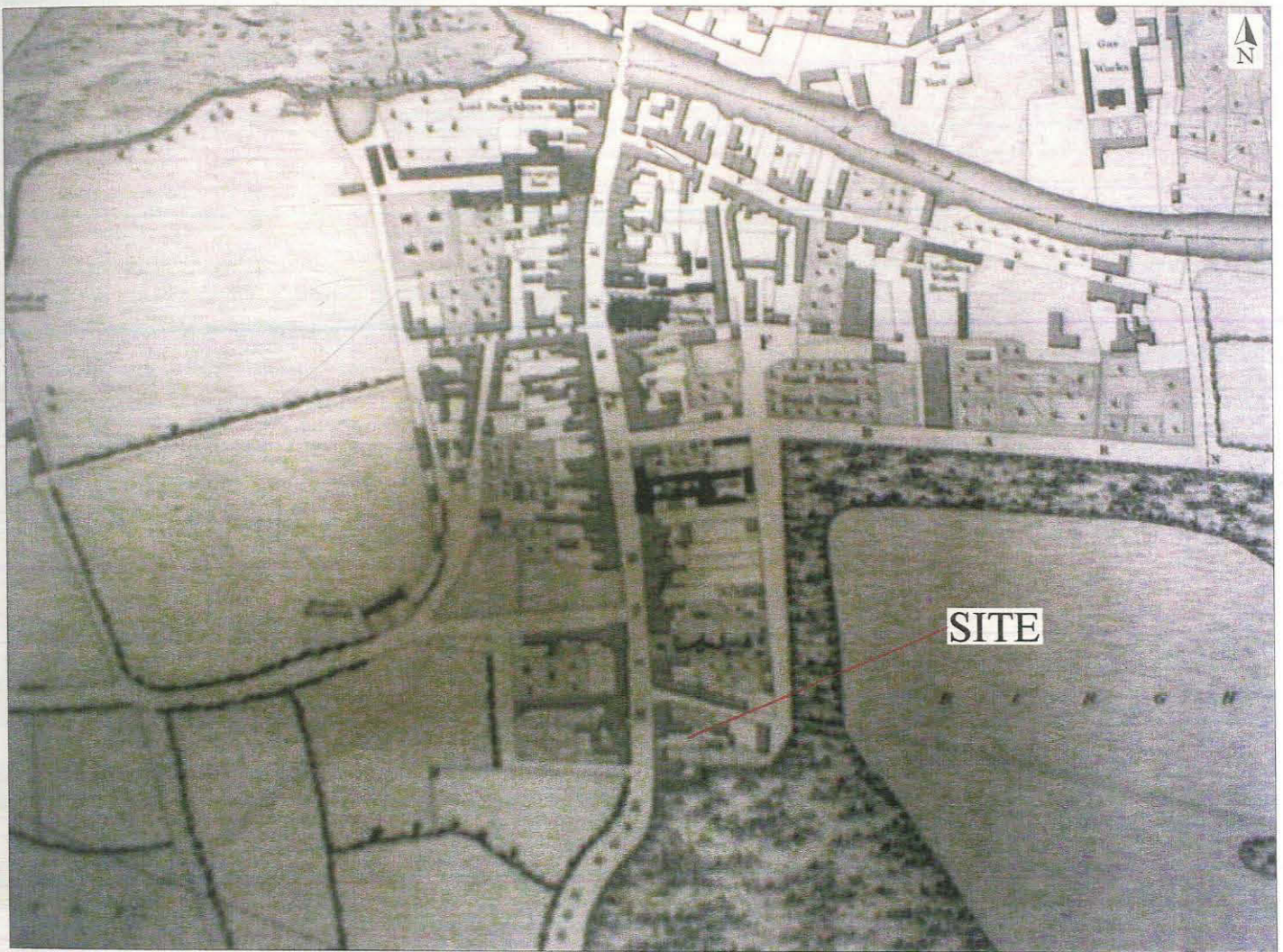
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Fig. 3f HER Data -

Post-medieval/modern and undated

Scale 1:12,500 at A4



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Fig. 5 James A Knipe's map of the Borough of Stamford 1833

Not to scale



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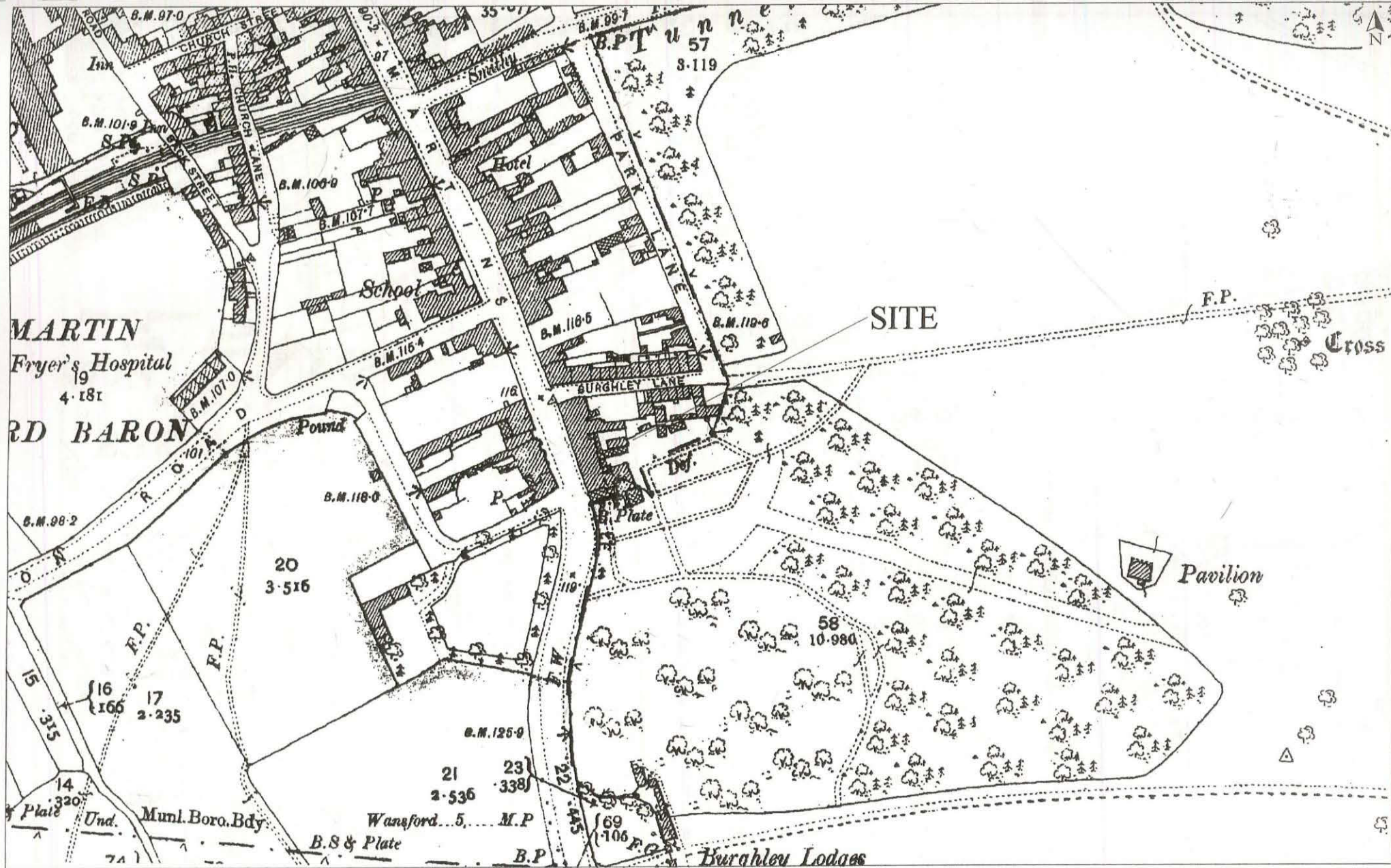
Fig. 6 1839 Dewhirst & Nicholl's map of the Borough of Stamford

Not to scale



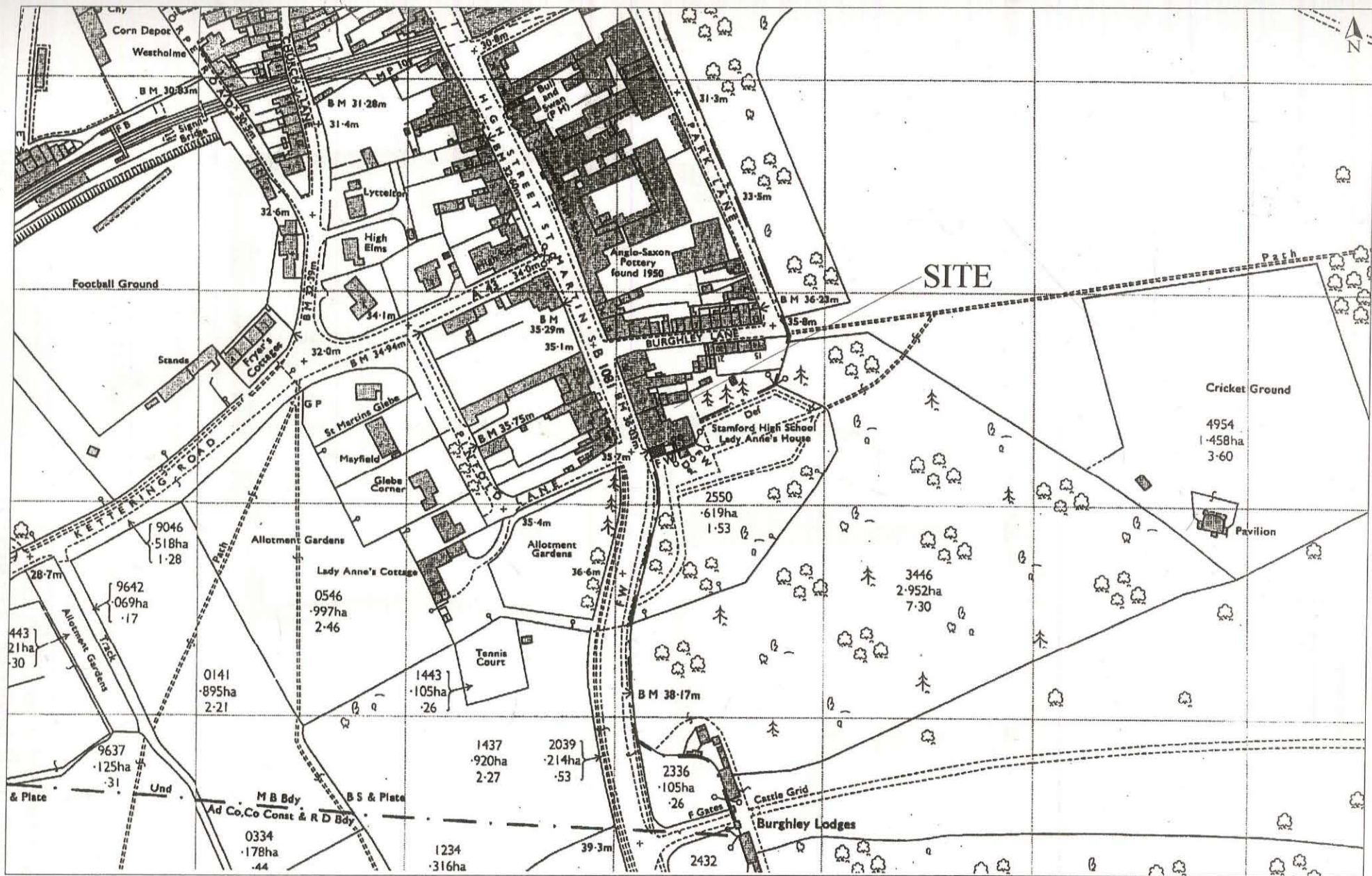
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Fig. 7 Reproduced from the 1889 OS map
 Scale 25" to 1 mile at A4



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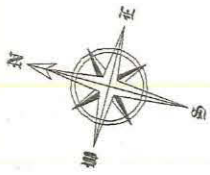
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Fig. 8 Reproduced from the 1900 OS map
 Scale 25" to 1 mile at A4



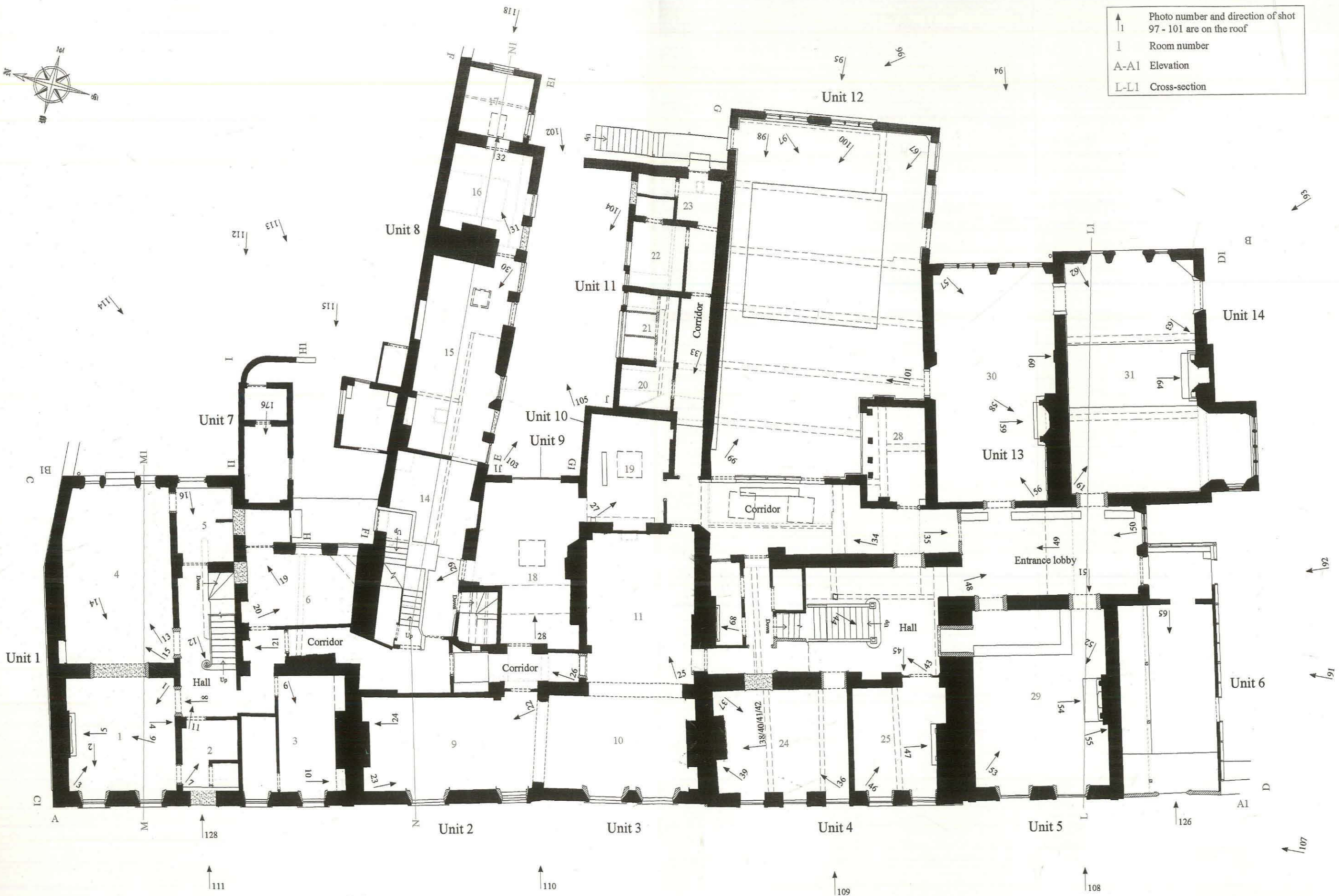
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Fig. 10 Reproduced from the 1967-1978 OS map
 Scale 1:2500 at A4

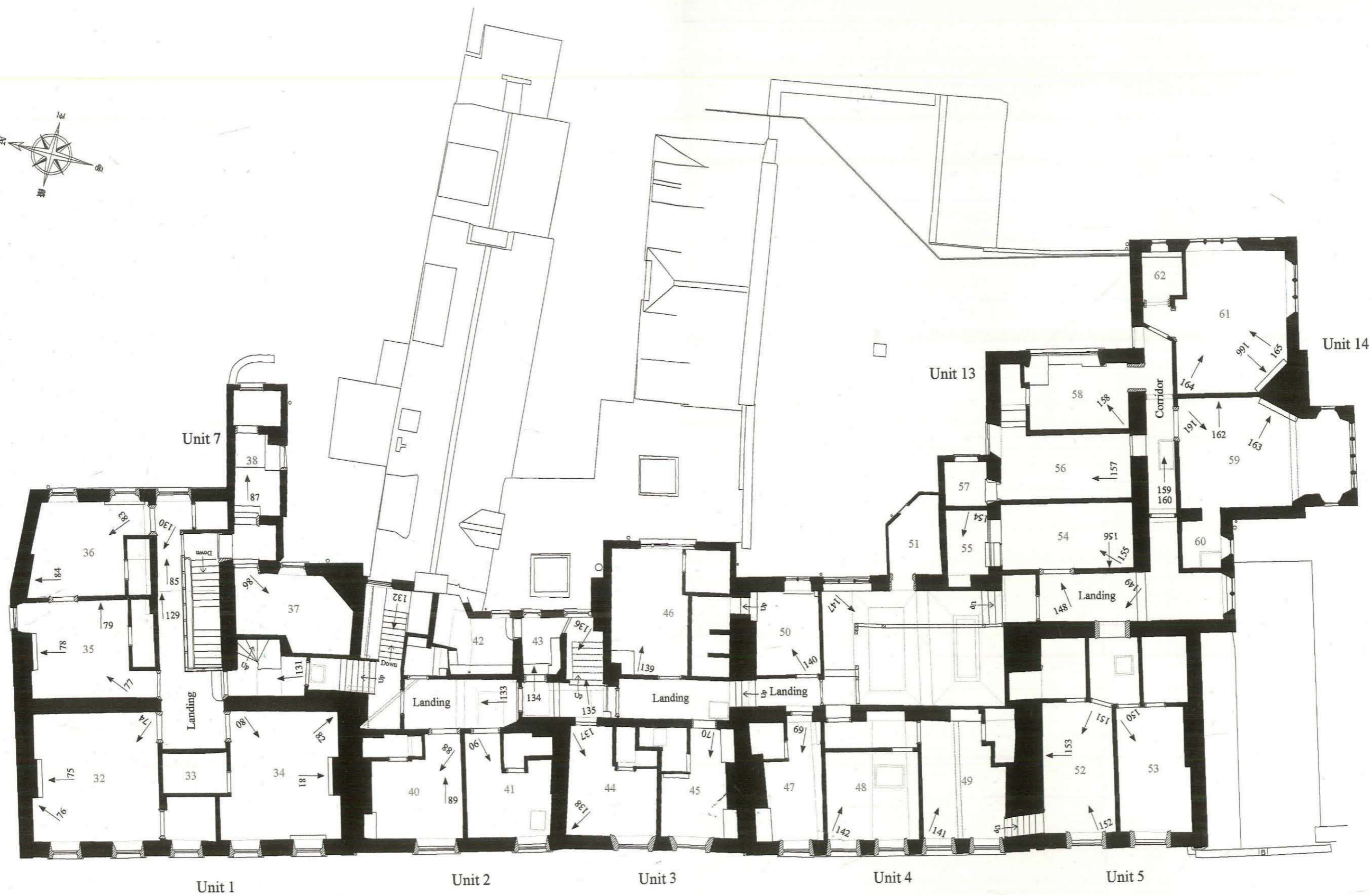
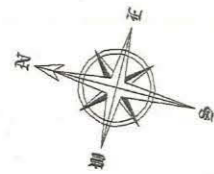


↑ Photo number and direction of shot
 97 - 101 are on the roof
 | Room number
 A-A1 Elevation
 L-L1 Cross-section

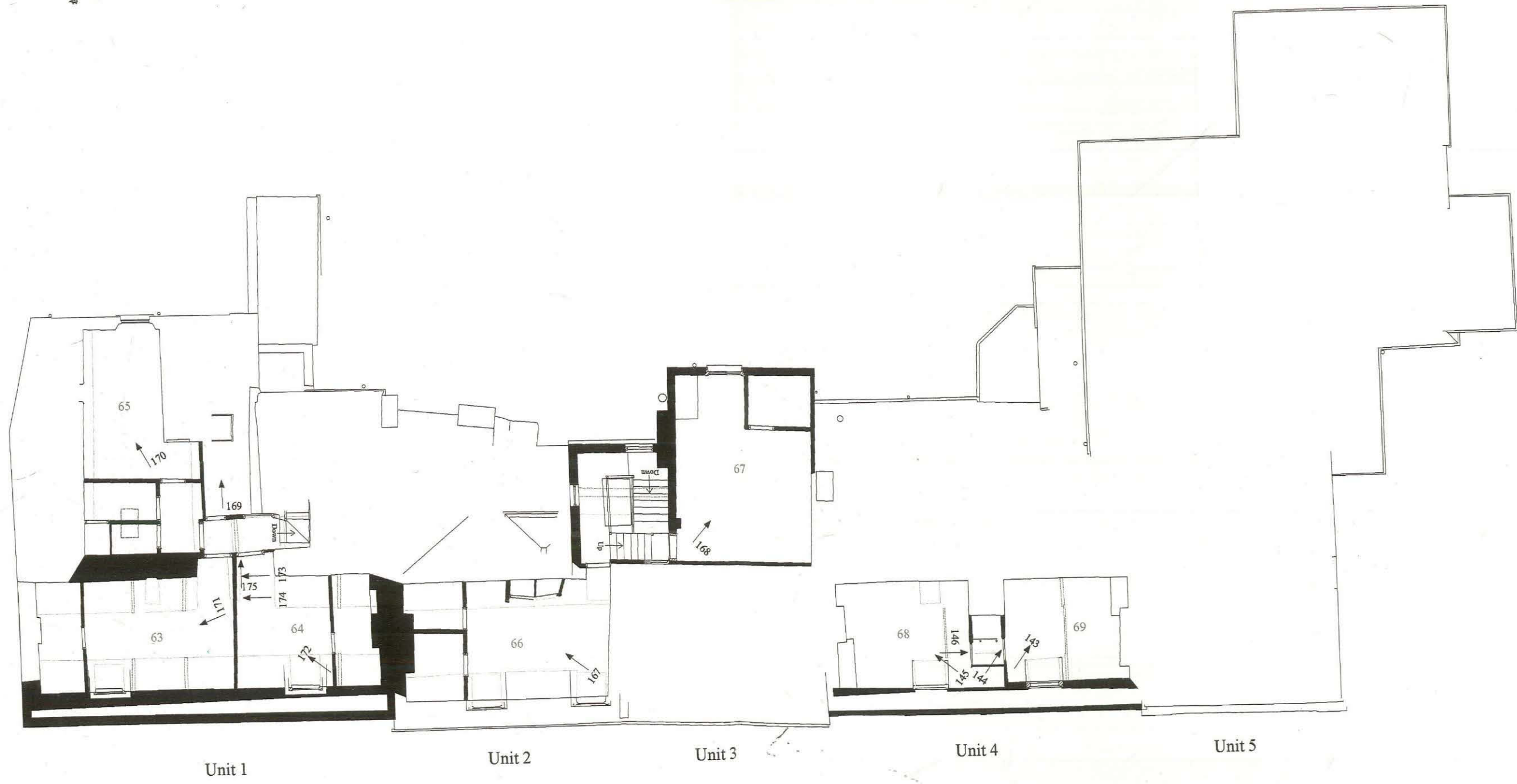
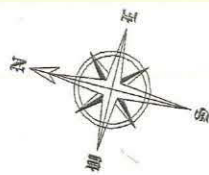


0 10m

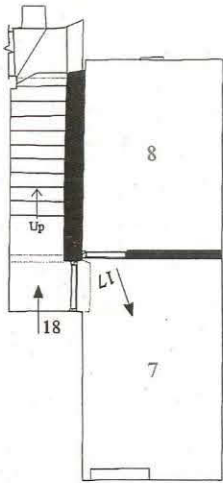
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Fig. 11 Ground floor plan
 Scale 1:150 at A3



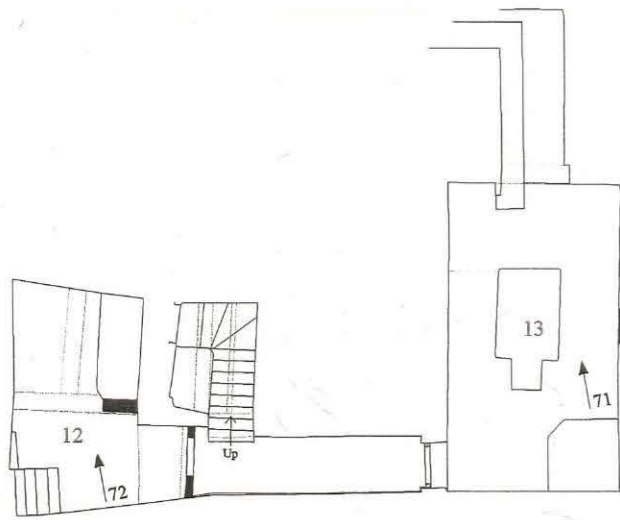
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Fig. 12 First floor plan
Scale 1:150 at A3



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Fig. 13 Second floor plan
Scale 1:150 at A3

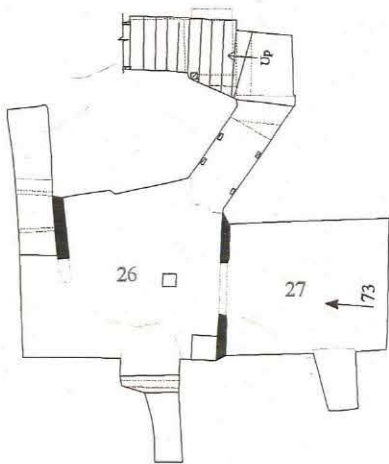


Unit 1



Unit 2

Unit 3

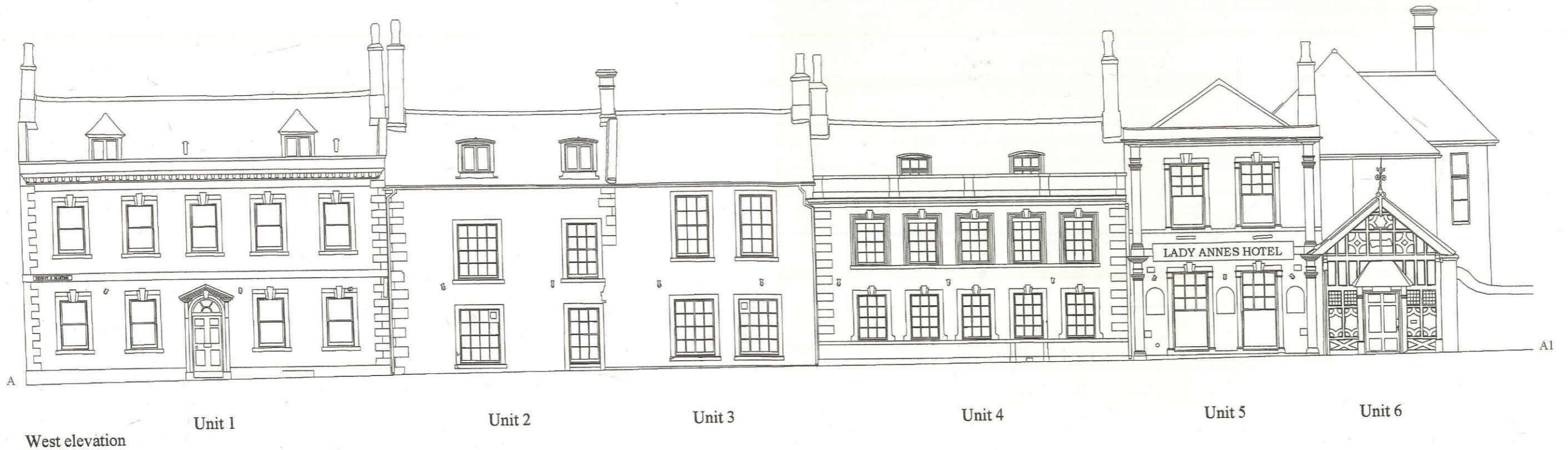


Unit 4

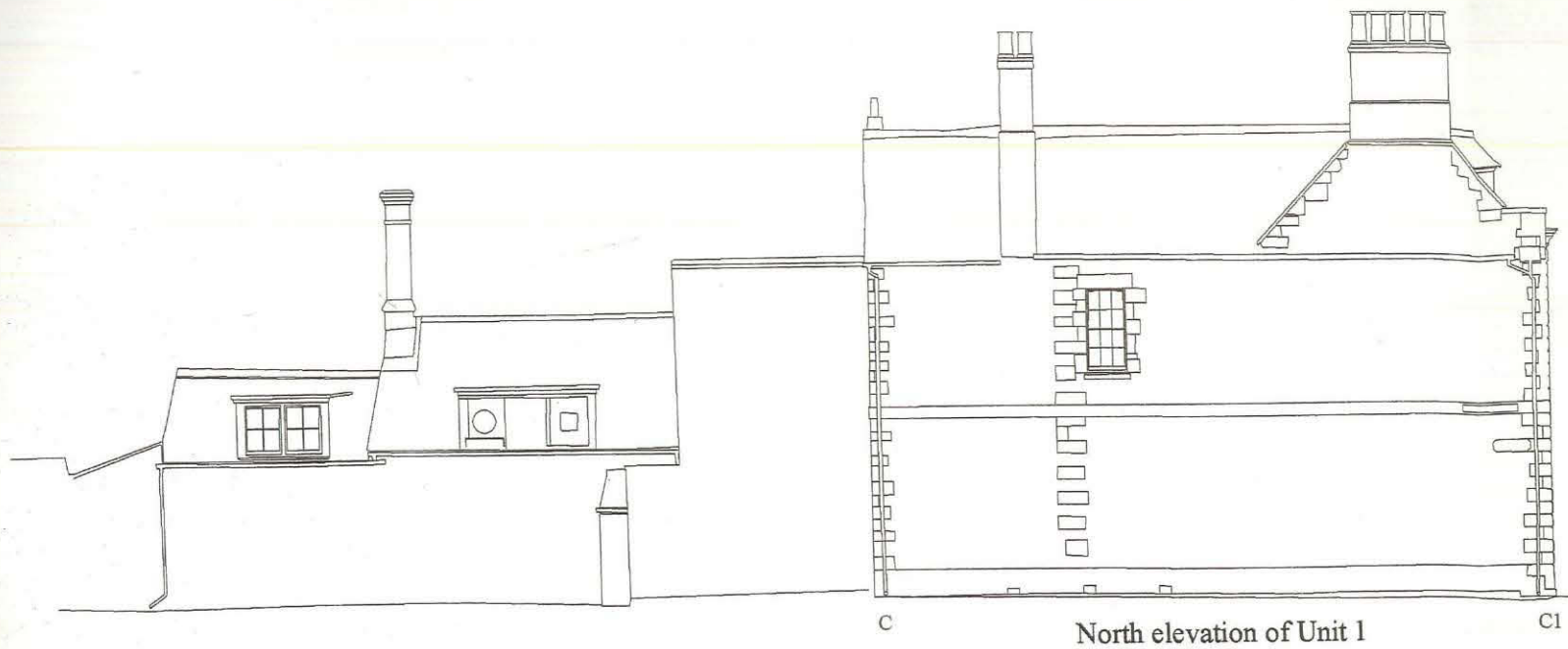


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Fig. 14 Floor plans of cellars

Scale 1:150 at A4



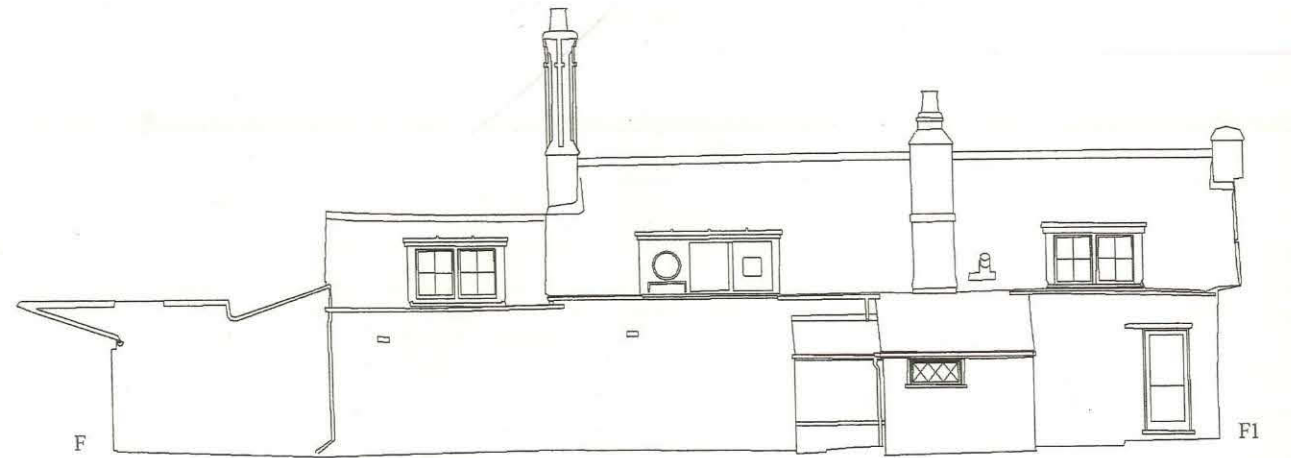
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Fig. 15 External elevations
 Scale 1:150 at A3



North elevation of Unit 1



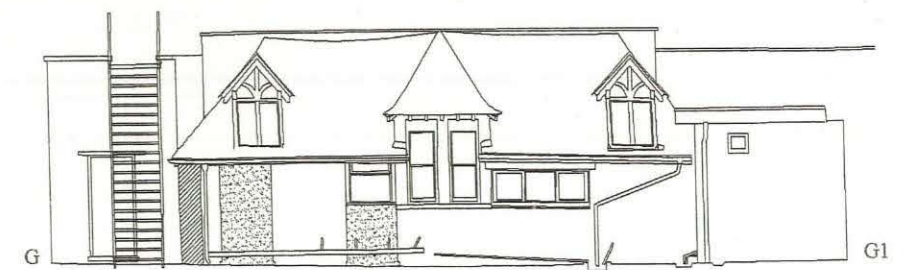
South elevation of Unit 8



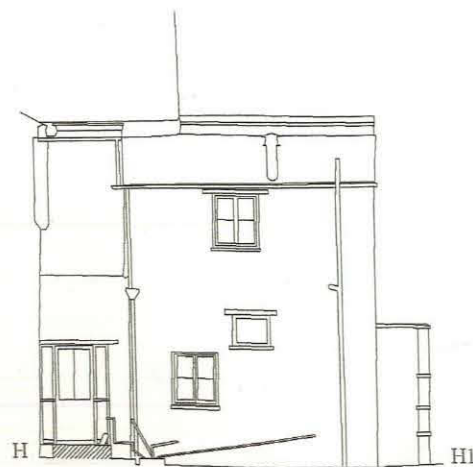
North elevation of Unit 8



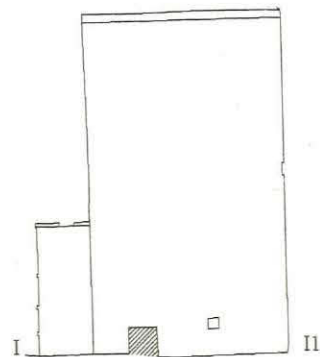
South elevation of Units 6, 14 and 12



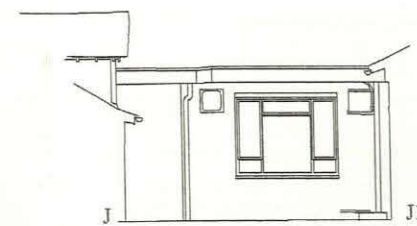
North elevation of Units 11 and 10



South elevation of Unit 7

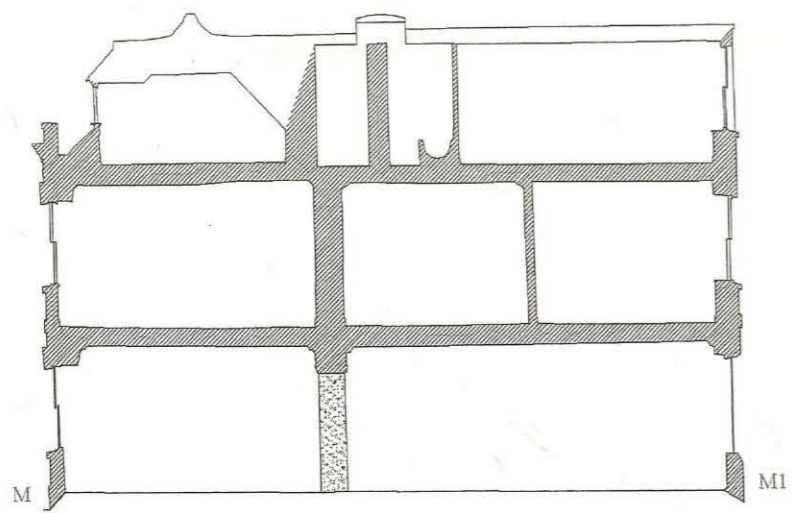


North elevation of Unit 7

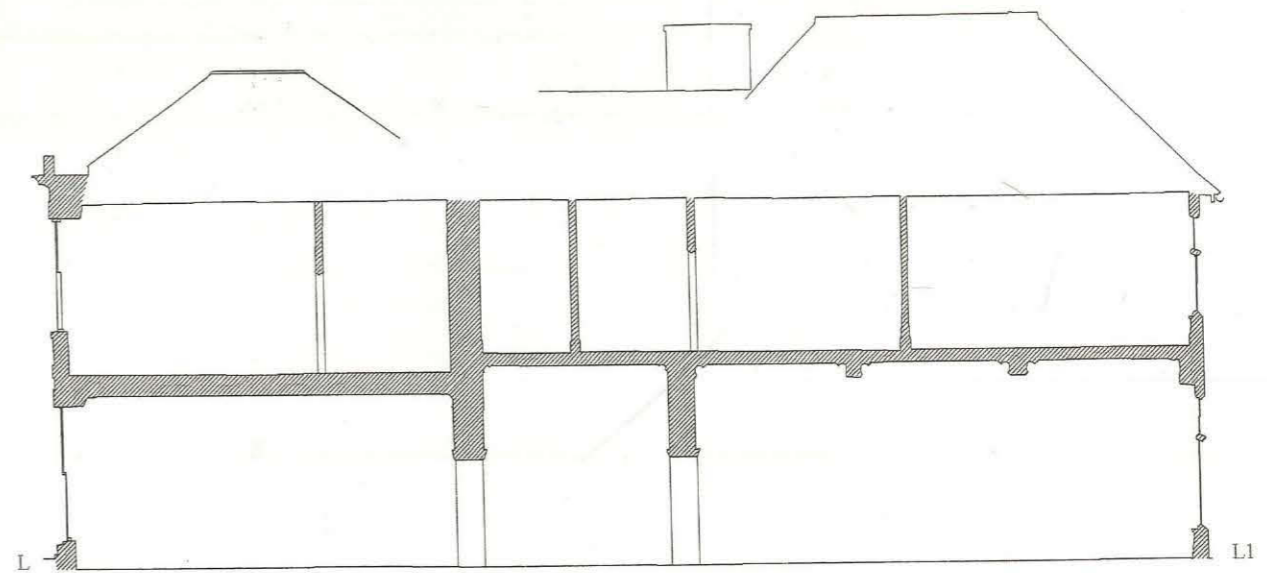


East elevation of Units 10 and 9

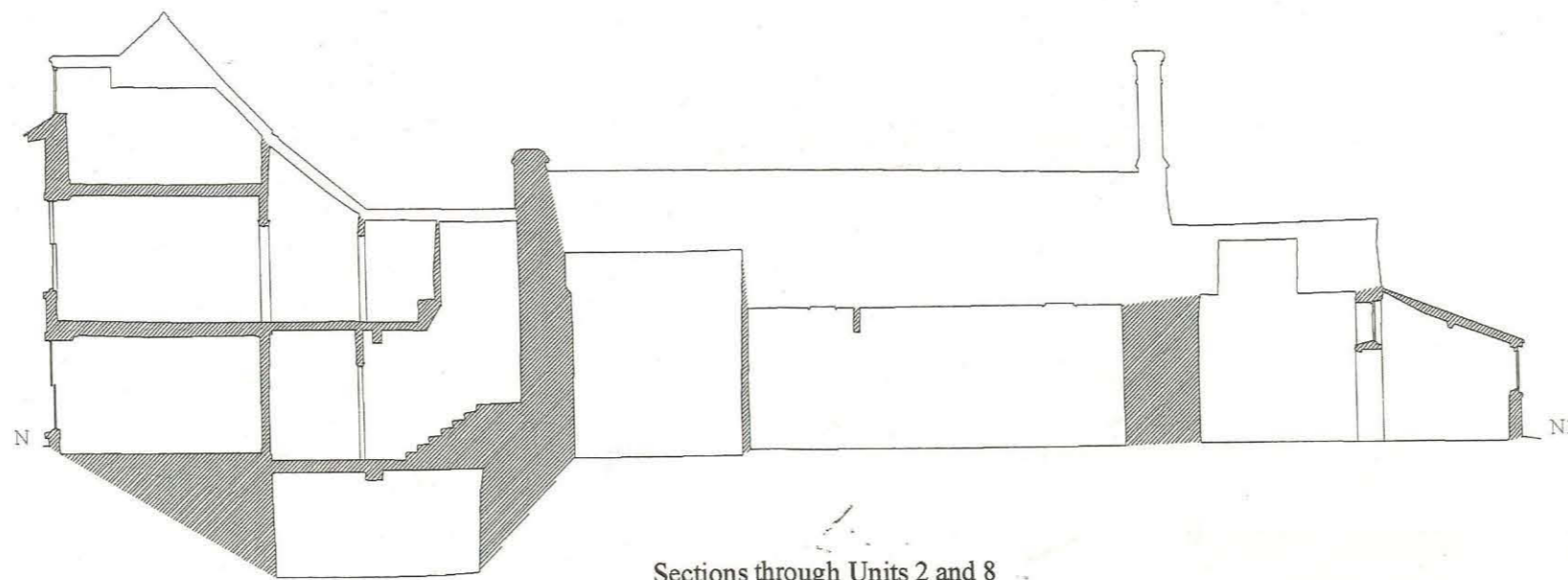




Section through Unit 1



Section through Units 5, 13 and 14

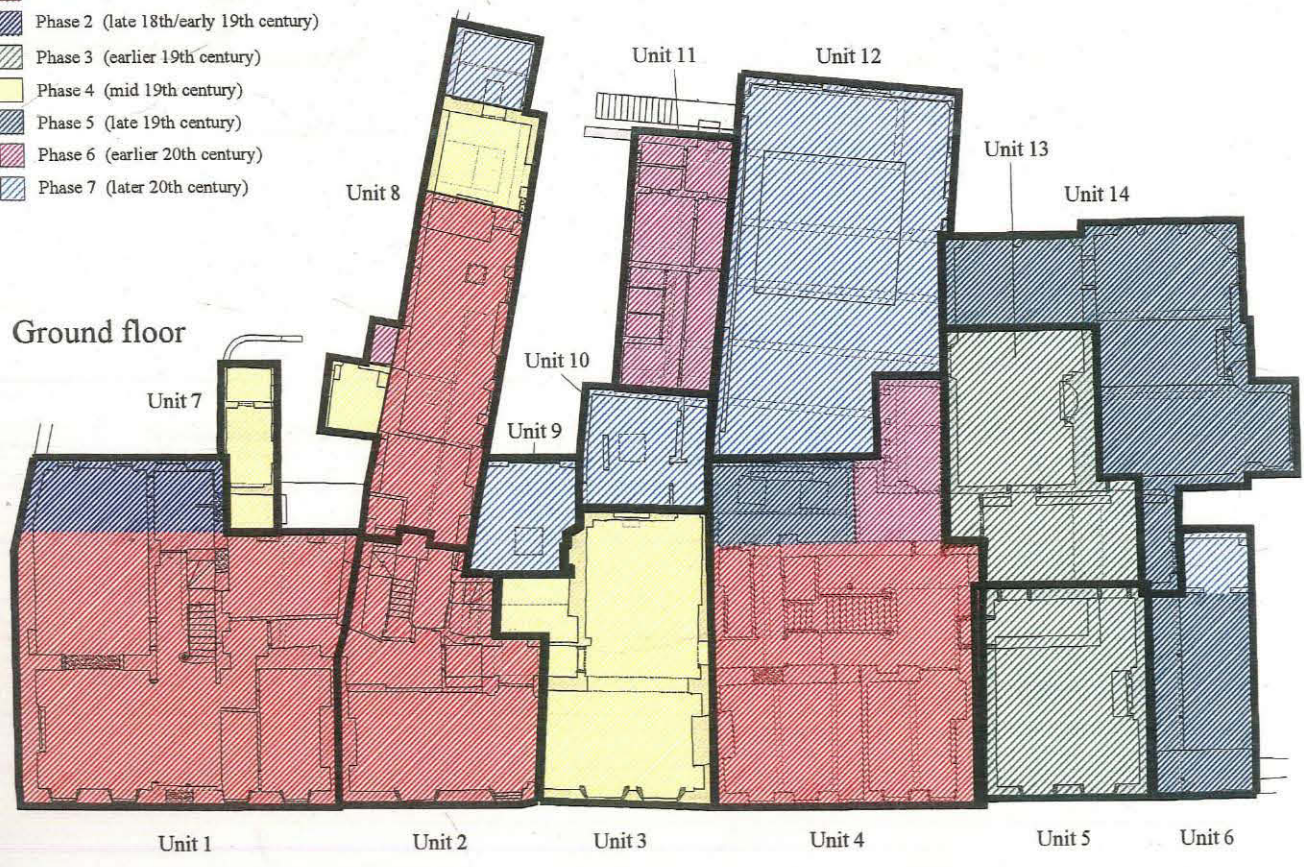


Sections through Units 2 and 8





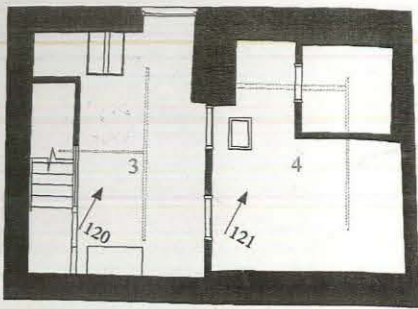
- Phase 1 (later 18th century)
- Phase 2 (late 18th/early 19th century)
- Phase 3 (earlier 19th century)
- Phase 4 (mid 19th century)
- Phase 5 (late 19th century)
- Phase 6 (earlier 20th century)
- Phase 7 (later 20th century)



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Fig. 18 Phase plans

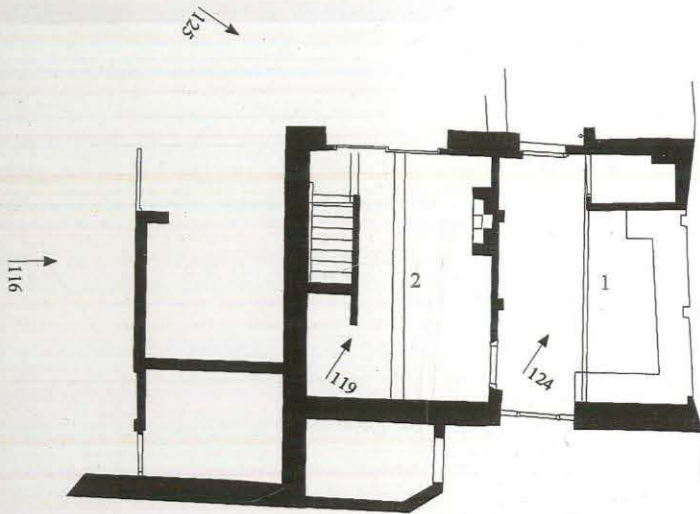
Scale 1:300 at A4



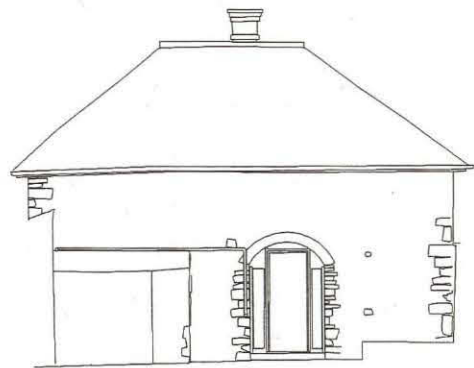
First floor



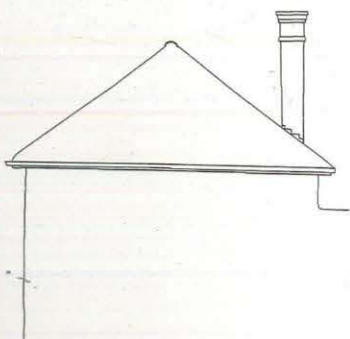
North elevation



Ground floor



South elevation



East elevation



West elevation



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Fig. 19 Outbuilding of Unit 1
Scale 1:150 at A4



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