

EL SPAR ?  
BL

M3/20

**BUILDING RECORDING AT  
25 ST. MARY'S STREET,  
STAMFORD,  
LINCOLNSHIRE  
(SMS 03)**



**A P S**  
ARCHAEOLOGICAL  
PROJECT  
SERVICES

**BUILDING RECORDING AT  
25 ST. MARY'S STREET,  
STAMFORD,  
LINCOLNSHIRE  
(SMS 03)**

**Work Undertaken For  
Mr and Mrs Wignall**

July 2003

Report Compiled by  
Paul Cope-Faulkner BA (Hons) AIFA

National Grid Reference: TF 0315 0710  
Planning Reference: S02/LB/5844/69  
City and County Museum Accession No: 2003.79

**ARCHAEOLOGICAL PROJECT SERVICES**

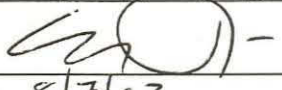
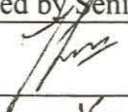


APS Report No. 120/03



**Quality Control**  
25 St. Mary's Street, Stamford  
SMS 03

Project Coordinator	Tobin Rayner
Supervisor	Barry Martin
Illustration	Paul Cope-Faulkner
Photographic Reproduction	Sue Unsworth
Post-excavation Analyst	Paul Cope-Faulkner

Checked by Project Manager	Approved by Senior Archaeologist
 Gary Taylor	 Tom Lane
Date: 8/7/03	Date: 15-07-03

## Table of Contents

### List of Figures

### List of Plates

1.	SUMMARY .....	1
2.	INTRODUCTION.....	1
2.1	DEFINITION OF ARCHAEOLOGICAL BUILDING RECORDING.....	1
2.2	PLANNING BACKGROUND.....	1
2.3	SITE LOCATION .....	1
2.4	HISTORICAL SETTING .....	1
3.	AIMS .....	2
4.	METHODS .....	2
5.	RESULTS .....	2
6.	DISCUSSION .....	2
7.	CONCLUSIONS .....	3
8.	ACKNOWLEDGEMENTS .....	3
9.	PERSONNEL .....	3
10.	BIBLIOGRAPHY .....	3
11.	ABBREVIATIONS.....	3

### Appendices

1	Specification for archaeological watching brief
2	Glossary
3	The Archive

## List of Figures

- Figure 1 General Location Plan
- Figure 2 Site Location Map
- Figure 3 Detailed map showing position of 25 St. Mary's Street (after RCHME)
- Figure 4 Cross section and elevation of features revealed during the investigation
- Figure 5 Plan showing the underside of the exposed jetty

## Plates

- Plate 1 View of the development area prior to the removal of the porch
- Plate 2 View showing the bressumer, the timber studs and brick nogging
- Plate 3 View of the underside of the jetty showing floorboard and joist layout
- Plate 4 general view following the removal of the porch

## 1. SUMMARY

*A programme of archaeological building recording was undertaken at 25 St. Mary's Street, Stamford, Lincolnshire. The recorded building is a Listed Grade II\* house dating to c. 1766. The recording was undertaken during the removal of a modern rear porch.*

*Documentary evidence suggests that 25 St. Mary's Street was built in the late 18<sup>th</sup> century by a John Hopkins, who was also responsible for building the two adjacent properties.*

*Removal of the porch revealed an earlier porch which, following its removal, revealed the jettied structure of the rear of the house. Timber studs and brick nogging were also revealed as was the underside of the first storey floor. The methods of construction revealed during this work suggest an earlier building than the late 18<sup>th</sup> century date assigned to 25 St. Mary's Street.*

## 2. INTRODUCTION

### 2.1 Definition of Archaeological Building Recording

Building recording is defined as "a program of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components, on land or under water." (IFA 1996).

### 2.2 Planning Background

Archaeological Project Services was commissioned by Mr and Mrs Wignall, to undertake a programme of historic building recording at 25 St. Mary's Street, Stamford, Lincolnshire. A listed building application (S02/LB/5844/69) had been submitted to South Kesteven District Council for proposed alterations to the

building. Permission is subject to conditions including the undertaking of building recording during the conversion works.

The building recording was carried out on 14<sup>th</sup> March 2003.

### 2.3 Site Location

Stamford is located 63km south of Lincoln in the South Kesteven district of Lincolnshire (Fig. 1).

The investigation area is on the north bank of the River Welland, in the town centre at number 25 St. Mary's Street. It lies 120m east of St. Mary's church and 60m west of the church of St. George (Fig. 2). It is at the eastern end of St. Mary's Street at National Grid Reference TF 0315 0710 (Fig. 3).

As an urban area the natural soils at the site have not been mapped. However, on the basis of nearby deposits, they are likely to be Elmton 3 Association, brown rendzinas over limestone, or Fladbury 1 Association pelo-alluvial gleys on river alluvium (Hodge *et al.* 1984, 181; 194). Lying about 150m north of the river, the site is on gentle slope down to the south at a height of approximately 30m OD.

### 2.4 Historical Setting

The investigation site lies within the medieval walled town of Stamford and approximately mid-way between the churches of St. Mary and St. George, both predominantly 13<sup>th</sup> century in date (Pevsner and Harris 1989, 689; 693).

The building under examination was said to be built in c. 1766 by John Hopkins on a building lease from the Earl of Exeter (RCHM 1977, 141). In 1772, Hopkins was accused of encroaching on the street by having inserted a bay window (*ibid.*).

The building retains the bay window of the 18<sup>th</sup> century which is 2 storeys high with pilasters and a pedimented doorway (RCHM 1977, 141; DoE 1974, 118). There is a small parapet with a mansard roof above. The rear wall is of rubble with a timber-framed jettied upper storey.

25 St. Mary's Street is surrounded on either side by other Grade II\* buildings. To the north is 13 Maiden Lane, a contemporary structure built in 1773. To the south is 26 St. Mary's Street, also built by John Hopkins c. 1766 (RCHM 1977, 141).

### 3. AIMS

The aims of this investigation, as detailed in the specification (Appendix 1), were to record and interpret architectural features exposed during the demolition of the rear ground floor porch.

### 4. METHODS

Recording was undertaken during the removal of a modern porch. The recording comprised the compilation of elevations and plans where necessary and were accompanied by a photographic record. Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

### 5. RESULTS

Removal of the modern porch was initially done in stages. The modern slate and roof covering was removed to reveal a slightly earlier porch with a lath and plaster underside (Fig. 4, cross-section). This would have created a porch at a level 4.4m above the ground.

Removal of the earlier porch, including the lath and plasterwork revealed a north-south orientated timber bressumer which supported the upper two storeys and was jettied over the rear passageway to a depth of 0.6m (Fig. 4).

Above this, removal of the modern render had revealed an earlier, impressed, render. This had been removed above the bressumer and in so doing had revealed the upright timber studs with brick nogging.

Removal of the ceiling beneath the jetty revealed the pattern of floorboards above. These floorboards were of irregular width. At least two phases of timber trussing were evident as were two metal fittings (Fig. 5).

### 6. DISCUSSION

The earliest phases identified during this investigation comprise the timber-framing with its brick infilling. Previous surveys identified a rubble lower wall with a timber-framed jetty above (RCHM 1977, 141). Although none of the rubble walling was identified, the timber-framework accords well with previous work.

Jettying is a structural technique that was widely used from the 15<sup>th</sup> to 17<sup>th</sup> centuries (Breckon *et al.* 2000, 143). The studding above the bressumer is not set closely; it may in fact, be panel framing but too little was exposed to be certain either way. However, studs became more widely spaced from the 15<sup>th</sup> to 17<sup>th</sup> centuries and were largely replaced by light framing from the 17<sup>th</sup> century (*ibid.*, 103). The panels are infilled with horizontally-laid bricks and this nogging may be a replacement for wattle and daub. Such nogging is likely to be 17<sup>th</sup> century or later (*ibid.* 105).

It is difficult to reconcile the physical evidence of this timber framed building, which appears to be 17<sup>th</sup> century or possibly earlier, with the documentary

record of construction of the building c. 1766. It may be that the mid 18<sup>th</sup> century construction altered a pre-existing building. Similar alterations are known elsewhere in Stamford, including at nearby 20 St. Mary's Street where a late medieval timber-framed jettied building was refronted and extended in the mid 18<sup>th</sup> century (RCHM 1977, 137).

An earlier porch was identified during the removal of the modern porch. The upper parts of the earlier example were retained in building the new porch, although the ceiling had been reduced by up to 0.9m.

Planking revealed on the underside of the jetty comprised timbers of irregular width. Until the end of the Georgian period (c. 1830) there were no specific rules for the dimensions of floorboards and boards were not necessarily of a consistent size within a single floor, as is the case here. Moreover, machines for producing boards of identical size were not introduced till the 1830s (The Georgian Group 1991). Consequently, these floorboards are likely to pre-date 1830.

## 7. CONCLUSIONS

Building recording was undertaken at 25 St. Mary's Street, Stamford, as removal of the porch might expose the earlier fabric of the 18<sup>th</sup> century house.

Investigations identified that the rear of the property was indeed jettied and was essentially a timber-framed building with brick infill.

## 8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Mr and Mrs Wignall who commissioned this work. The work was coordinated by Tobin Rayner and this report was edited by Gary Taylor and Tom Lane. Thanks are also due to

David Start who allowed access to the library maintained by the Heritage Trust of Lincolnshire.

## 9. PERSONNEL

Project Coordinator: Tobin Rayner  
Supervisor: Barry Martin  
Photographic reproduction: Sue Unsworth  
Illustration: Paul Cope-Faulkner  
Analysis and reporting: Paul Cope-Faulkner

## 10. BIBLIOGRAPHY

Breckon, B., Parker, J. and Andrew, M., 2000, *Tracing the History of Houses*

DoE, 1974, *List of Buildings of Special Architectural or Historic Interest, District of South Kesteven, Lincolnshire (Stamford Area)*

Hodge, C.A.H., Burton R.G.O., Corbett, W.M., Evans, R. and Seale, R.S., 1984, *Soils and their Use in Eastern England*, Soil Survey of England and Wales 13

IFA, 1996, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Pevsner, N. and Harris, J., 1989, *Lincolnshire, The Buildings of England* (2<sup>nd</sup> edition rev. N. Antram)

RCHM, 1977 *The Town of Stamford*

RCHME, 1996 *Recording Historic Buildings, A Descriptive Specification* (3<sup>rd</sup> ed)

The Georgian Group, 1991, *Floors, The Georgian Group Guides* 11

## 11. ABBREVIATIONS

DoE Department of the Environment



IFA Institute of Field Archaeologists  
OD Ordnance Datum=  
RCHM(E) Royal Commission on the  
Historical Monuments (England)

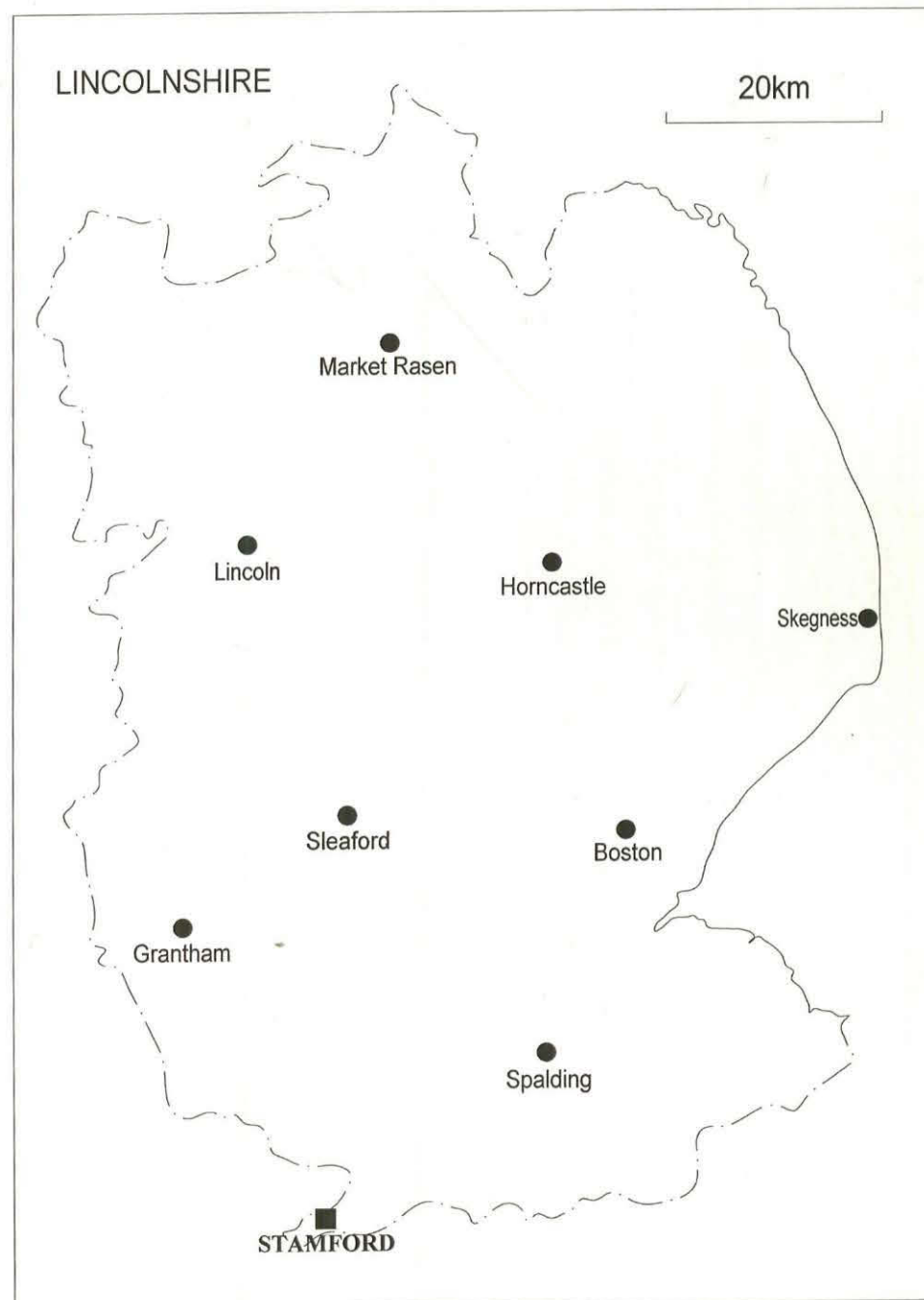


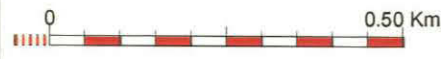
Figure 1 - General location plan

08



TF

03

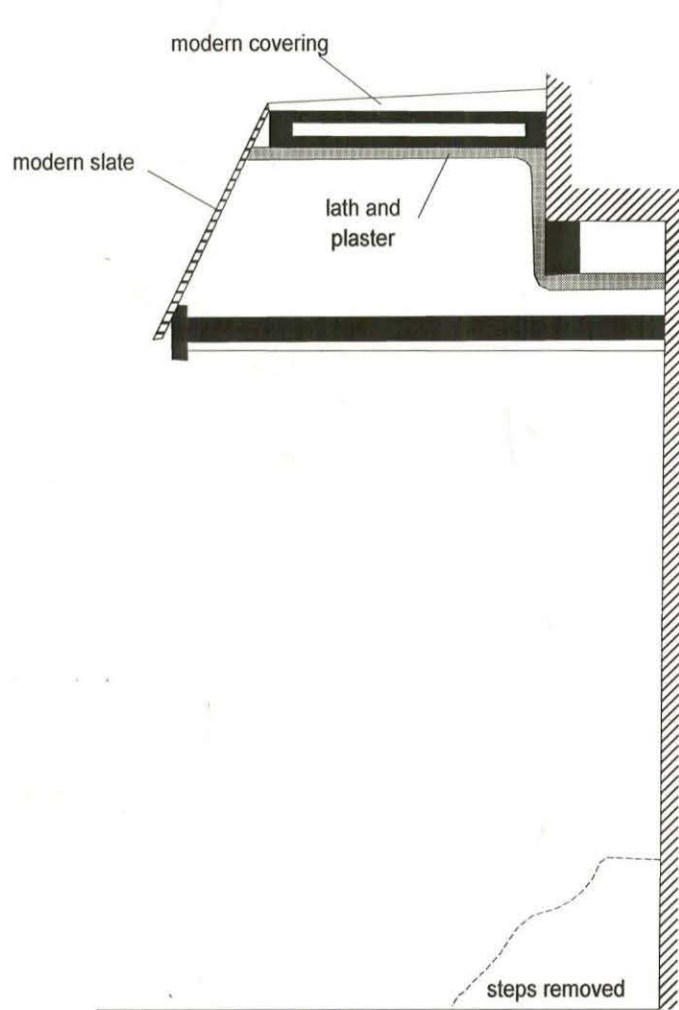


Reproduced from the Ordnance Survey 1:10,000 map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright. HTL LTD Licence No AL5041A0001

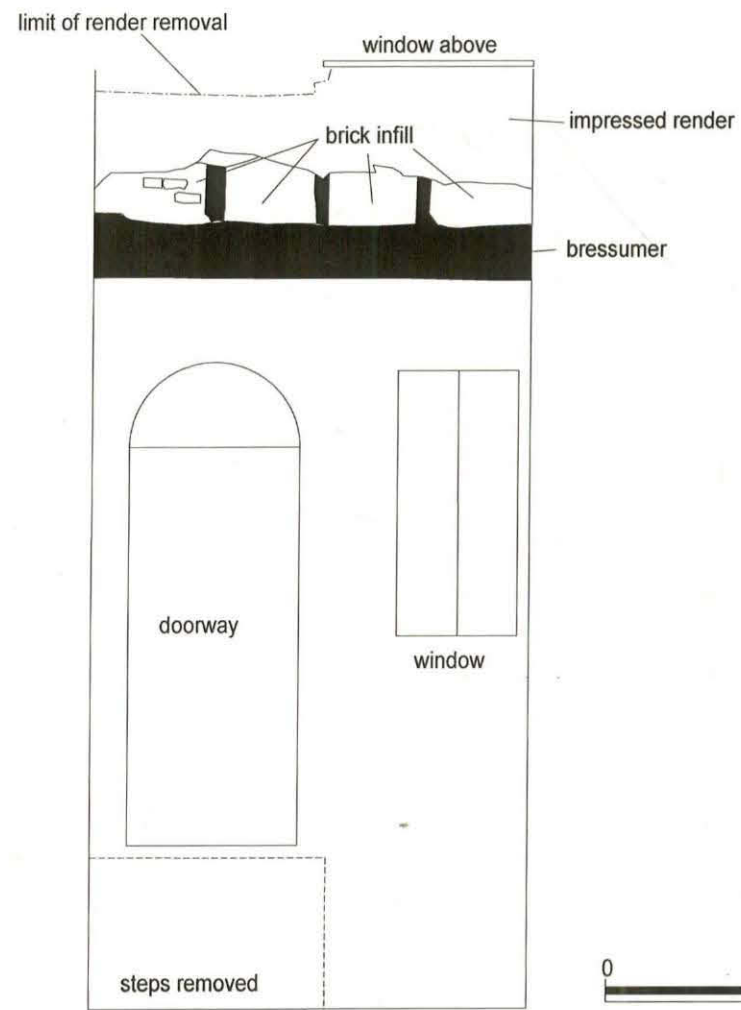
Figure 2 - Site Location Plan



Figure 3 - Detailed map showing position of 25 St. Mary's Street (after RCHME)



Cross section showing the extent of the modern porch and the jetty overhang



Elevation showing the timber cross beam and upright joists




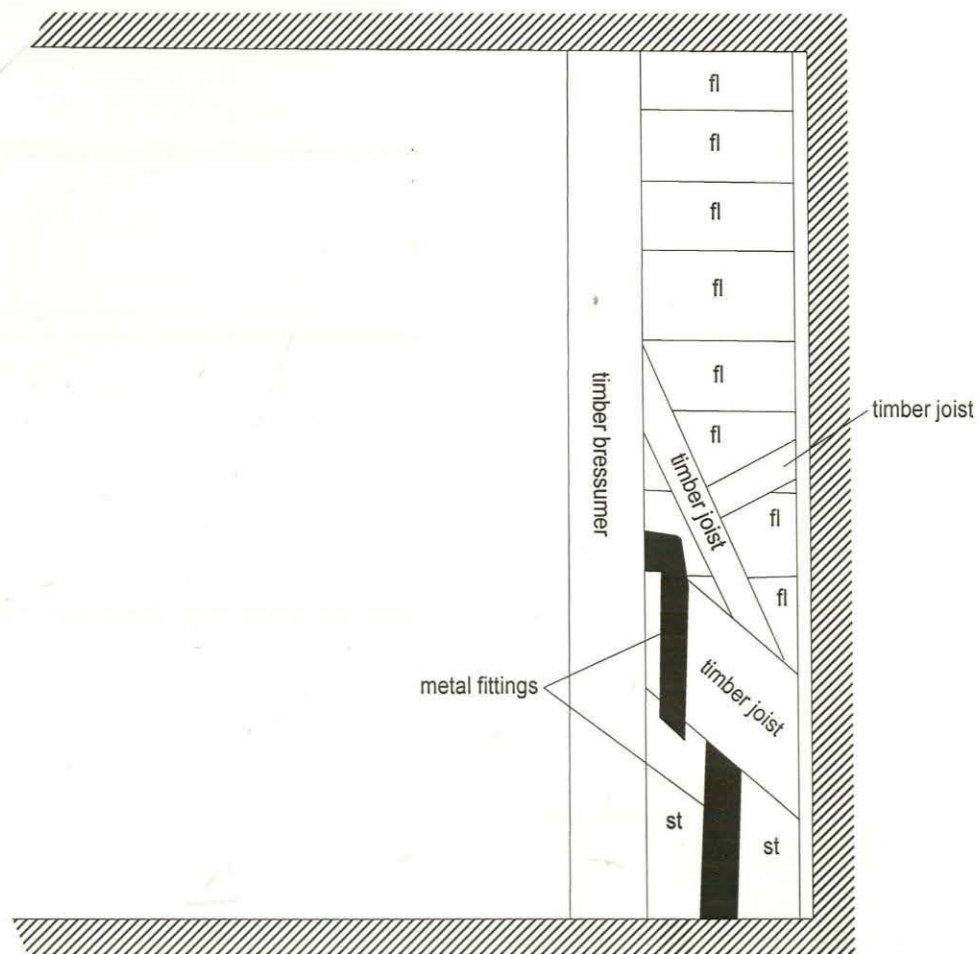
 <b>Archaeological Project Services</b>		
Project Name: 25 St. Mary's Street, Stamford SMS03		
Scale: 1:40	Drawn by: PCF	Report No: /03

Figure 4 - Cross section and elevation of features revealed during the investigation



fl floorboard  
 st stonework

0 1m



Archaeological Project Services

Project Name: 25 St. Mary's Street, Stamford SMS03

Scale: 1:20

Drawn by:PCF

Report No: 120/03

Figure 5 - Plan showing the underside of the exposed jetty



Plate 1 - View of the development area prior to the removal of the porch, looking west



Plate 2 - View showing the bressumer, the timber studs and brick nogging, looking west



Plate 3 - View of the underside of the jetty showing floorboard and joist layout



Plate 4 - General view following the removal of the porch, looking west



## Appendix 1

### LAND AT 25 ST MARY'S STREET, STAMFORD, LINCOLNSHIRE - SPECIFICATION FOR ARCHAEOLOGICAL WATCHING BRIEF

#### 1 SUMMARY

- 1.1 *A watching brief is required during demolition of the rear ground floor porch at 25 St Mary's Street, Stamford, Lincolnshire.*
- 1.2 *The building is Grade II\* listed and lies within the historic core of Stamford.*
- 1.3 *The watching brief will be undertaken during the demolition of the rear ground floor porch associated with the alterations to the building. The archaeological features exposed will be recorded in writing, graphically and photographically.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

#### 2 INTRODUCTION

- 2.1 This document comprises a specification for an archaeological watching brief during demolition of the rear ground floor porch at 25 St Mary's Street, Stamford, Lincolnshire.
- 2.2 This document contains the following parts:
  - 2.2.1 Overview
  - 2.2.2 Stages of work and methodologies
  - 2.2.3 List of specialists
  - 2.2.4 Programme of works and staffing structure of the project

#### 3 SITE LOCATION

- 3.1 Stamford is located 63km south of Lincoln in the South Kesteven district of Lincolnshire. The town lies on the bank of the River Welland, close to its confluence with the Gwash that provides the eastern boundary of the town. The development area is situated within the town centre, on St Mary's Street at National Grid Reference TF 0315 0710.

#### 4 PLANNING BACKGROUND

- 4.1 A planning application (S02/LB/5844/69) was submitted to South Kesteven District Council for the proposed alteration and extension to an existing dwelling. Permission is subject to a condition requiring the implementation of an archaeological watching brief during demolition of the rear ground floor porch.

#### 5 SOILS

- 5.1 Soils at the site have not been mapped as the area is urban but, on the basis of recorded deposits nearby, are likely to be Elmton 3 Association shallow loamy and clayey soils developed on limestone and deep clayey soils on clay-shale (Hodge *et al.* 1984, 181).

#### 6 ARCHAEOLOGICAL OVERVIEW

- 6.1 No evidence of prehistoric activity has been identified in Stamford and evidence of Romano-British activity in the town is very limited. The major Roman road, Ermine Street, crosses the river Welland just west of the town.

Saxon Stamford extended on both banks of the River Welland, but the nucleus of the settlement remained the north bank. Evidence of pottery manufacture, iron working and quarrying has been recorded.

The entry in the Domesday Survey of 1086 refers to the town as the King's borough of Stamford and describes the town as having six wards, five in Lincolnshire and one in Northamptonshire.

During the medieval period, Stamford was a walled market town that prospered from traffic along the Welland and the medieval Great North Road.

25 St Mary's Street is a Grade II\* listed building, constructed circa 1765 and lies within the historic core of Stamford.

## 7 AIMS AND OBJECTIVES

- 7.1 The aims of the watching brief will be:
  - 7.1.1 To record and interpret the archaeological features exposed during demolition of the rear ground floor porch.
- 7.2 The objectives of the watching brief will be to:
  - 7.2.1 Determine the form and function of the archaeological features encountered
  - 7.2.2 Determine the spatial arrangement of the archaeological features encountered
  - 7.2.3 Establish the sequence of the archaeological remains present on the site

## 8 SITE OPERATIONS

- 8.1 General considerations
  - 8.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the watching brief.
  - 8.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists (IFA), under the management of a Member of the institute (MIFA). Archaeological Project Services is IFA registered organisation no. 21.
- 8.2 Methodology
  - 8.2.1 The watching brief will be undertaken during the demolition of the rear ground floor porch.
  - 8.2.2 Areas behind the modern porch will be observed regularly to identify and record archaeological features that are exposed. Section / elevation drawings will be recorded at a scale of 1:10. Written descriptions detailing the nature of the features encountered will be compiled on Archaeological Project Services pro-forma record sheets.
  - 8.2.3 Throughout the watching brief a photographic record will be compiled. The photographic record will consist of:
    - 8.2.3.1 the site during work to show specific stages.

## 9 POST-EXCAVATION

- 9.1 Stage 1
  - 9.1.1 On completion of site operations, the records and schedules produced during the watching brief will be checked and ordered to ensure that they form a uniform sequence forming a level II archive. A stratigraphic matrix of the archaeological features present on the site will be prepared. All photographic material will be catalogued and labelled,

the labelling referring to schedules identifying the subject/s photographed.

9.2 Stage 2

9.2.1 Detailed examination of the stratigraphic matrix to enable the determination of the various phases of activity on the site.

9.3 Stage 3

9.3.1 On completion of stage 2, a report detailing the findings of the watching brief will be prepared.

9.3.2 This will consist of:

9.3.2.1 A non-technical summary of the results of the investigation.

9.3.2.2 A description of the archaeological setting of the watching brief.

9.3.2.3 Description of the topography of the site.

9.3.2.4 Description of the methodologies used during the watching brief.

9.3.2.5 A text describing the findings of the watching brief.

9.3.2.6 A consideration of the local, regional and national context of the watching brief findings.

9.3.2.7 Sections / elevations of the archaeological features.

9.3.2.8 Interpretation of the archaeological features exposed, and their chronology and setting within the surrounding landscape.

9.3.2.9 Appropriate photographs of the site and specific archaeological features.

10 **REPORT DEPOSITION**

10.1 Copies of the report will be sent to the client; the South Kesteven Community Archaeologist; and to the County Council Archaeological Sites and Monuments Record.

11 **ARCHIVE**

11.1 The documentation and records generated during the watching brief will be sorted and ordered into the format acceptable to the City and County Museum, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

12 **PUBLICATION**

12.1 A report of the findings of the watching brief will be presented to the editor of the journal *Lincolnshire History and Archaeology*. If appropriate, notes on the findings will be submitted to the appropriate national journals: *Britannia* for discoveries of Roman date, and *Medieval Archaeology* and the *Journal of the Medieval Settlement Research Group* for findings of medieval or later date.

13 **CURATORIAL RESPONSIBILITY**

13.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the South Kesteven Community Archaeologist. They will be given written notice of the commencement of the project.

## 14 VARIATIONS AND CONTINGENCIES

- 14.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.
- 14.2 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances; it is the responsibility of the archaeological contractor to inform the archaeological curator (*Lincolnshire Archaeological Handbook* 1998, Sections 5.7 and 18).
- 14.3 Where important archaeological remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.
- 14.4 Any contingency requirement for additional fieldwork or post-excavation analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

## 15 PROGRAMME OF WORKS AND STAFFING LEVELS

- 15.1 The watching brief will be integrated with the programme of construction and is dependent on the developers' work programme. It is therefore not possible to specify the person-hours for the archaeological site work.
- 15.2 An archaeological supervisor with experience of watching briefs will undertake the work.
- 15.3 Post-excavation analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, with assistance from a finds supervisor, illustrator and external specialists. It is expected that each fieldwork day (equal to one person-day) will require a post- excavation day (equal to one-and-a-half person-days) for completion of the analysis and report. If the fieldwork lasts longer than about four days then there will be an economy of scale with the post-excavation analysis.

## 16 INSURANCES

- 16.3 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

## 17 COPYRIGHT

- 17.3 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
- 17.4 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.
- 17.5 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances, it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.
- 17.6 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further

publication.

18      **BIBLIOGRAPHY**

Hodge, CAH, Burton, RGO, Corbett, WM, Evans, R, and Seale, RS, 1984 *Soils and their use in Eastern England*, Soil Survey of England and Wales 13

Specification: Version 1, 14-03-03

## Appendix 2

### GLOSSARY

<b>Bressumer</b>	Horizontal lintel set forward from the lower part of a building to support an entire jettied wall in timber-framed construction.
<b>Medieval</b>	The Middle Ages, dating from approximately AD 1066-1500.
<b>Nogging</b>	Brick infill panel set within a wooden frame.

## Appendix 3

### THE ARCHIVE

The archive consists of:

- 1 Plan
- 2 Elevations
- 1 Daily record sheet
- 2 Sheets of site notes and sketches
- 1 Photographic record sheet

All primary records are currently kept at:

Archaeological Project Services  
The Old School  
Cameron Street  
Heckington  
Sleaford  
Lincolnshire  
NG34 9RW

The ultimate destination of the project archive is:

Lincolnshire City and County Museum  
12 Friars Lane  
Lincoln  
LN2 1HQ

The archive will be deposited in accordance with the document titled *Conditions for the Acceptance of Project Archives*, produced by the Lincolnshire City and County Museum.

Lincolnshire City and County Council Museum Accession Number: 2003.79

Archaeological Project Services Site Code: SMS 03

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

Archaeological Project Services shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.

Archaeological Project Services  
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW  
Tel. (01529) 461618 • Fax (01529) 469444 • Email. [info@apsarchaeology.co.uk](mailto:info@apsarchaeology.co.uk)

Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).