



**Archaeological desk-based heritage assessment  
of 21-23 Bridge Street  
Northampton  
December 2017**

Report No. 17/135

Authors: Mary Ellen Crothers  
Claire Finn

Illustrator: Olly Dindol



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Manager: Jim Brown BA PGDip MCIfA

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## OASIS REPORT FORM

<b>PROJECT DETAILS</b>	molanort1- 304659	
Project name	Archaeological desk-based heritage assessment of 21-23 Bridge Street, Northampton, December 2017	
	<p>MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of land at 21-23 Bridge Street, Northampton as part of an application for planning permission for the construction of a new 'boutique' hotel. The site is currently occupied by the Grade II Listed Building of the 19th-century Angel Hotel which was gutted by fire in 2012. A hotel or inn has stood on the site since at least 1585, and probably since 1504, and an 18th-century well was previously excavated on the site. The wider area is archaeologically rich. A number of prehistoric finds of poor provenance are known from the area and the Bronze Age Jurassic Way passed through the site. Iron Age pottery sherds and environmental material have been found in the vicinity. A Roman pot base and a mortarium were previously found on the site. During the Saxon period, the site lay beyond the known limits of the Saxon town, although Saxon pottery and finds have been discovered over a wide area to the north-east of the site. The early Saxon London to Derby road followed the course of Bridge Street adjacent to the site, and industrial activity of this period was taking place in the vicinity.</p> <p>The area of Bridge Street was probably densely settled since at least the 11th century, and it is recorded that a medieval tenement group occupied the east side of Bridge Street including the current site. Although no parts of the upstanding remains on the site are thought to be medieval in date, it was also recorded that an inn stood at the western end of Angel Street from the 16th century. Medieval road surfaces and finds have been identified during demolition works on buildings along Bridge Street. Additionally, recent excavations at St John's Street, close to the south-east of the site, have identified significant medieval remains, including quarry pits, timber buildings, hearths, an antler carving workshop, wells and malting ovens. Numerous other medieval deposits and spotfinds have been identified in the area and it is possible that activity of this nature was also taking place on the site.</p>	
Project type	Archaeological desk-based heritage assessment	
Site status	None	
Previous work	None	
Current Land use	19th-century former hotel	
Future work	unknown	
Monument type/period	none	
Significant finds	none	
<b>PROJECT LOCATION</b>		
County	Northamptonshire	
Site address	21-23 Bridge Street	
OS Easting and Northing	SP 75421 60327	
Height OD	c71m above Ordnance Datum	
<b>PROJECT CREATORS</b>		
Organisation	MOLA Northampton	
Project brief originators	Stimpson Walton Bond	
Project Design originator	Mary Ellen Crothers, MOLA	
Project Supervisor	Mary Ellen Crothers, MOLA	
Director/ Manager	Jim Brown, MOLA	
Sponsor or funding body	Stimpson Walton Bond	
<b>PROJECT DATE</b>		
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End date	December 2017	
<b>ARCHIVES</b>	<b>Location</b>	<b>Content</b>
Physical	MOLA Northampton	none
Paper	archive store	Background documentation and report
Digital		Client report PDF, digital photographs
<b>BIBLIOGRAPHY</b>	Journal/monograph, published or forthcoming, or unpublished client report (MOLA grey literature report)	
Title	Archaeological desk-based heritage assessment of 21-23 Bridge Street, Northampton, December 2017	
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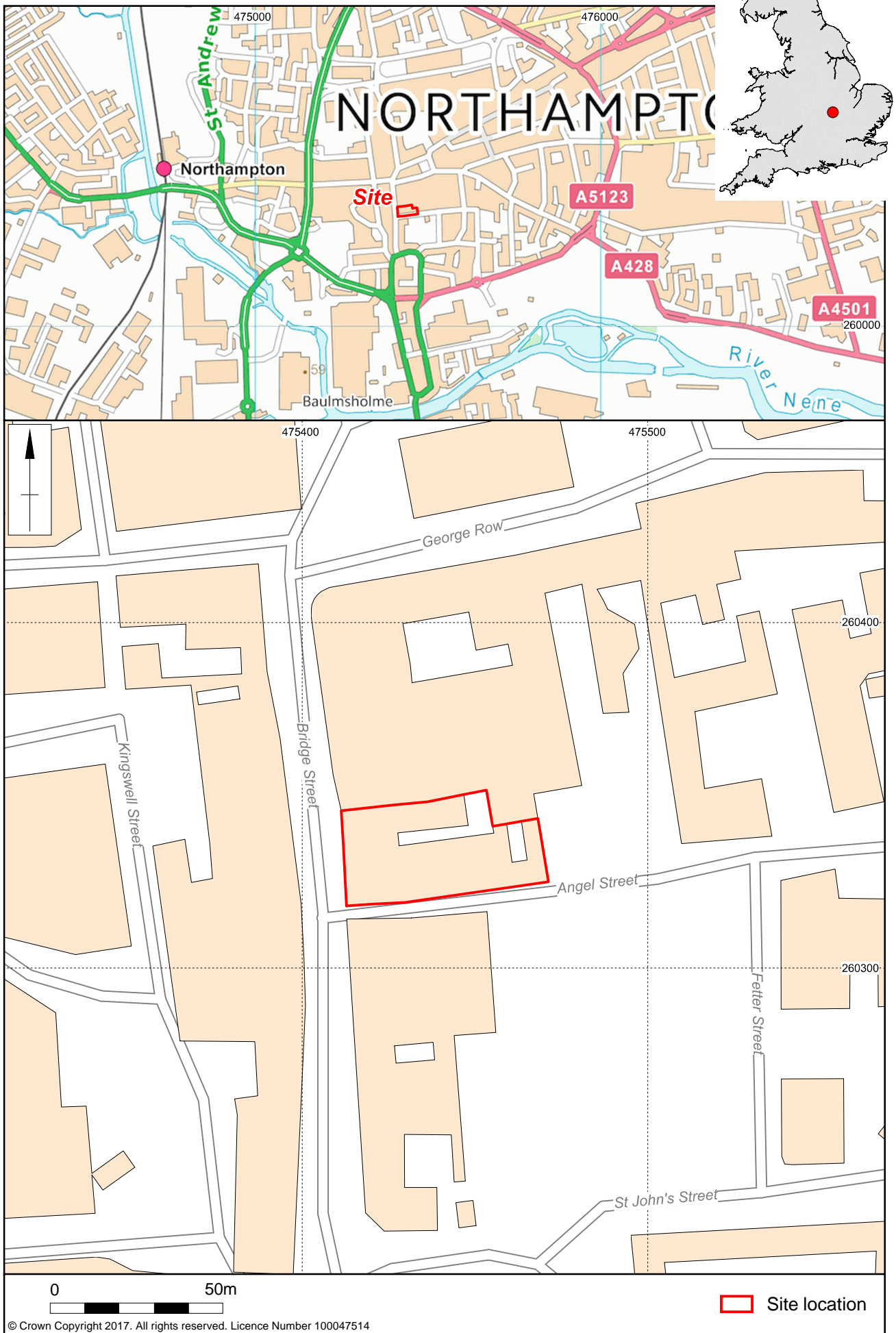
# **Archaeological desk-based heritage assessment of 21-23 Bridge Street Northampton December 2017**

## *Abstract*

*MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of land at 21-23 Bridge Street, Northampton as part of an application for planning permission for the construction of a new 'boutique' hotel. The site is currently occupied by the Grade II Listed Building of the 19th-century Angel Hotel which was gutted by fire in 2012. A hotel or inn has stood on the site since at least 1585, and probably since 1504, and an 18th-century well has previously been excavated on the site.*

*The wider area is archaeologically rich. A number of prehistoric finds of poor provenance are known from the area and the Bronze Age Jurassic Way passed through the site. Iron Age pottery sherds and environmental material have been found in the vicinity. A Roman pot base and a mortarium were previously found on the site. During the Saxon period, the site lay beyond the known limits of the Saxon town, although Saxon pottery and finds have been discovered over a wide area to the north-east of the site. The early Saxon London to Derby road followed the course of Bridge Street adjacent to the site, and industrial activity of this period was taking place in the vicinity.*

*The area of Bridge Street was probably densely settled since at least the 11th century, and it is recorded that a medieval tenement group occupied the east side of Bridge Street including the current site. Although no parts of the upstanding remains on the site are thought to be medieval in date, it was also recorded that an inn stood at the western end of Angel Street from the 16th century. Medieval road surfaces and finds have been identified during demolition works on buildings along Bridge Street. Additionally, recent excavations at St John's Street, close to the south-east of the site, have identified significant medieval remains, including quarry pits, timber buildings, hearths, an antler carving workshop, wells and malting ovens. Numerous other medieval deposits and spotfinds have been identified in the area and it is possible that activity of this nature was also taking place on the site of 21-23 Bridge Street.*



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Scale 1:1500

Site location Fig 1



## 1 INTRODUCTION

### 1.1 Background

MOLA was commissioned by Stimpson Walton Bond to produce an archaeological desk-based heritage assessment as part of an application for planning permission for the construction of a new 'boutique' hotel on the site of 21-23 Bridge Street, Northampton (NGR SP 75421 60327; Fig 1).

The aim of the assessment was to collate information about the known or potential archaeological resource within the development site, including its presence or absence, character and extent, date, integrity, state of preservation and relative quality. The work has been undertaken in accordance with the guidelines of the ClfA *Code of Conduct* (ClfA 2014a) and *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014b). Historic England guidance documents concerning the setting of heritage assets were also consulted (HE 2015).

### 1.2 Policy background

#### ***National policy***

The National Planning Policy Framework (NPPF) provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant and are known as heritage assets (DCLG 2012). The NPPF replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance Notes 15 and 16 (PPG 15 and 16) in March 2010.

The framework covers those heritage assets that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage interest and are thus a material planning consideration. Where nationally important archaeological remains are affected by development then there should be a presumption in favour for their conservation.

Paragraph 128 states that *Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Paragraph 129 states that *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*

#### ***Local Policy***

The West Northamptonshire Joint Core Strategy (JCS) as adopted in December 2014 sets out the long-term vision and objectives for the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils for the period up to 2029, including strategic policies for steering and shaping development. Policy BN5 relates to the historic environment.

### **Policy BN5 - The Historic Environment**

Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.

In environments where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.

In order to secure and enhance the significance of the area's heritage assets and their settings and landscapes, developments in areas of landscape sensitivity and/or known historic or heritage significance will be required to:

1. Sustain and enhance the features which contribute to the character of the area including:
  - conservation areas;
  - significant historical landscapes including historic parkland, battlefields and ridge and furrow;
  - the skyline and settings of towns and villages;
  - sites of known or potential heritage or historic significance;
  - locally and nationally significant buildings and structures.
2. Demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting in order to minimise harm to these assets, where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report.
3. Be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place

The retention and sensitive re-use of disused or underused assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources.

Proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported

#### ***Objective 16 – Heritage***

Conserve and where possible enhance, through carefully managed change, the heritage assets and their settings of West Northamptonshire, and to recognise their role in providing a sense of place and local distinctiveness.

### **1.3 Location, topography and geology**

The proposed development area lies in the centre of Northampton, on the corner between Angel Street to the south and Bridge Street to the west, at grid reference SP 75421 60327. The site is bounded by commercial properties to the north and by a private car park to the east. The site is predominantly flat, lying at c70m above Ordnance Datum, and descending slightly towards Bridge Street to the west. The

bedrock across the site is Northampton Sand Formation, comprised of ooidal ironstone (BGS 2017).

### ***The Angel Hotel***

The site is currently occupied by a Grade II Listed Building of the former Angel Hotel (National Heritage List for England number: 1294029) which stands between 21 and 23 Bridge Street. The listing entry describes the buildings in the following fashion:

*Bridge Street 1. 5327 (East Side) Nos 21 & 23 (Angel Hotel) SP 7560 SW 3/236 II GV2. C19.*

*Stucco, Welsh slated roof with modillioned cornice. 3 storeys. Rusticated ground floor with round arched windows between pairs of Roman Ionic pilasters. Carriageway left of centre under canted bay window. First and second floors each have 7 sash windows in architrave surrounds. Shop front on far left.*

*Nos 7 to 23 (odd) form a group.*

(<https://historicengland.org.uk/listing/the-list/list-entry/1294029>)

A history of the development of the Listed Building is presented along with a selection of historic photographs in the *Architectural proposal and statement of significance* produced by Stimpson Walton Bond (Ringrose 2017). This information is duplicated here.

A walkover survey was undertaken of the site in November 2017. The following photographs indicate the condition and nature of the buildings and the site on the date of the survey.

Fig 2 shows the west-facing frontage of the Grade II Listed building. It can be seen that the original 19th-century brick frontage of the building has been covered with stucco. The ground floor level with four round arched windows, doorway and decorative Roman Ionic pilasters all painted in dark grey. Before the destruction of the interior of the building in 2012 by fire, it was in use as The Fat Cat Café/Bar. The northern end of the former building, fronting onto Bridge Street to the north of the carriageway entrance and bay window, was occupied by the Balloon Bar. The remnants of an ironstone wall can be observed along the south wall of the Angel Hotel building in Angel Street (Fig 3). This wall may date from the 1746 rebuild or even from the 1585 construction (Ringrose 2017, 8).



View of the west-facing façade of the former Angel Hotel from Bridge Street, looking east Fig 2



View of the south wall of the Angel Hotel, looking north-west along Angel Street Fig 3



View of the south wall of the Angel Hotel and the new County Council buildings, looking east along Angel Street Fig 4



View of ground floor, looking west towards Bridge Street Fig 5



View of first floor, looking north Fig 6



View of bay window and fire damage on the first floor over Balloon Bar, looking west towards Bridge Street Fig 7



View of second floor, looking north Fig 8



View of Angel Hotel and Balloon Bar, looking north-east up Bridge Street Fig 9

## 1.4 Sources consulted

The Northamptonshire Historic Environment Record (HER) was consulted for documented historic environment assets within and around the proposed development area (Fig 8). A search radius of 200m surrounding the proposed development area was applied for. A visit to the Northamptonshire Record Office (NRO) was undertaken to check historic maps of the area, as well as any other relevant documents and local history books.

The online Historic England resource *National Heritage List for England* was consulted in order to identify designated heritage assets within the proposed development area (NHLE 2017). The Historic England document *The setting of heritage assets: historic environment good practice advice in planning: 3*: (HE 2015) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

## 2 HERITAGE ASSET ASSESSMENT

### 2.1 Designated heritage assets

There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields either within or directly adjacent to the proposed development site. However, the site is occupied by a Grade II Listed Building, the Angel Hotel, which was gutted by fire in 2012. Five Grade I, four Grade II\* and forty Grade II Listed Buildings lie within the nearby streets surrounding the site. The site also lies within All Saints Conservation Area, which states that *“there is not one style that dominates or unifies the town or streetscape. This provides visual diversity to the area. The character of the area is defined by the uses within it and how people use and move within this space.”* In addition, the conservation area management plan goes on to state the *“south end of Bridge Street does not provide a positive first impression to those entering the town...due to many of the businesses not operating during normal daytime hours”* (NBC 2007)

### 2.2 Previous archaeological work

No previous formal archaeological work is known to have taken place on the site but some activity on the site was monitored archaeologically as rescue work; this includes the excavation of an 18th-century well full of tavern waste found by workmen during underpinning works on the south wall (1160/89/2). The circumstances around the finding of unstratified Roman pottery on the site are not known (5187/0/0). Other formal excavations have been undertaken in the vicinity

### 2.3 Summary and significance of heritage assets

#### *Palaeolithic*

Two handaxes and a flake (HER5189/0/0) have been found to the north of the site, around The Drapery, although they have no specific provenance (Wymer 1996). A flint assemblage comprising a scraper and two flakes (HER6677/0/0) has been found close to the south-east of the site at St John's Street although they were unstratified.



### **Neolithic**

A Neolithic polished stone axe (HER5181/0/0) was found in All Saints Churchyard in the late 19th century.

### **Bronze Age**

An important prehistoric route way thought to date from at least the Bronze Age and known as the Jurassic Way (HER195) passes through Northampton and through the site. It lies parallel to the eastern side of Bridge Street. It enters the town from the south-west between Upton and Far Cotton and crosses the Nene at the South Bridge, then continues northwards through Kingsthorpe, branching off to the north-east before re-joining the northward route near Draughton. The entire course of the route between the north-east and the south-west of Britain is not certain because it is a corridor for traffic with alternative routes rather than a single track. It dates from at least the early Bronze Age but may have begun during the Neolithic (Steane 1974).

### **Iron Age**

Possible Iron Age activity (HER6741/0/1) has been identified during trial trenching at Woolmonger Street to the south-west of the site, although this is represented by a single shallow gully containing one sherd of possible Iron Age pottery or daub (Shaw and Steadman 1994). Iron Age pottery has been found during excavations at St John's Street, immediately to the south-east of the site (Blinkhorn forthcoming). Plant analysis of the remains at St John's Street has also suggested that some of the wheat found may date to the Iron Age.

### **Roman**

A possible Romano-British pot base and a mortarium dating to the 3rd or 4th century AD (HER5187/0/0) have been found at the site of the Angel Hotel. Romano-British pottery and a Gallo-Belgic gold coin dating to 50BC-50AD (HER6741/0/0) were found on the site of the Dolphin Hotel in 1889, between Gold Street and Woolmonger Street.

### **Saxon**

Northampton's Saxon defences (HER1160/2) lay around the north, east and south-east sides of the town during the Saxon period. The south and west sides were protected by the River Nene. The eastern edge lies along the line of Bridge Street, which places the proposed development site immediately outside the limits of the Saxon town. The defences were excavated at Green Street to the far south-west of the site and it was concluded that they had been constructed between 900-975AD, based on pottery evidence and it is thought that the nature of the defences may be typical of the circuit as a whole (Chapman 1998). A possible gate through the defences (HER1160/2/7) lies to the north-west of the site, at the eastern end of Gold Street.

The London to Derby Road follows the course of Bridge Street, adjacent to the site and is likely to have been in use since the early Saxon period.

The Northampton Mint (HER1160/39) is thought to have been located to the north-east of the site and to the east of Market Square. During Eadwig's reign (955-959) there were six known moneymen striking coins in Northampton and coins of Eadwig were being struck until 1250. However, the first written mention of Northampton Mint

appeared later in the Pipe Rolls for 1160-61 and between 1247 and 1250 there were 14 mints operating in the town.

A single sherd of Anglo-Saxon pottery dating to between the 5th and 9th centuries has been discovered during excavations at St John's Street, immediately to the south-east of the site, which was not locally produced and is similar to Late Saxon wares from London or Oxford (Blinkhorn forthcoming).

Finds dating to the early Saxon period (HER1160/0/0) have been found over a wide area to the north-east of the site and include querns, a spindle whorl, scoops, whetstones, several coins and tweezers. A Scandinavian strike-a-light dating to between 300-500AD (HER1160/0/1610) has also been discovered in a similar area. Finds dating to the late Saxon period include knives, a chisel, locks, vessels, spindle whorls, pottery, a brooch, nails and horseshoes. The finds are unstratified but lie beyond the defences of the Saxon town. Pottery dating to the early-middle Saxon period was found during trial trenching on either side of Woolmonger Street to the west of the site, although few features of this date were discovered. However, late Saxon ditches suggest that the alignment of Woolmonger Street had begun during this period (Soden 1998). A succession of pits dating from the late Saxon period to the 13th century (HER1160/200/2) and the remains of a possible timber structure were later found at Woolmonger Street, which is likely to have fronted onto the street itself. Further pits, postholes and ditches were also discovered (Shaw and Steadman 1994). Finds dating to the period that were found in the Woolmonger Street area include seed remains, pottery sherds, a shoe and a comb (HER1160/201/12).

Late Saxon industrial activity (HER1160/201/16) has been identified to the south-west of Woolmonger Street and comprised metallised surfaces of stones and large bones and material dumps which suggest possible iron and horn working. An oak-revetted pit was found which is thought to be indicative of flax retting (Williams and Farwell 1982). A possible late Saxon building has also been found further to the south at Commercial Street (HER1160/202/1).

Pottery, leather fragments, shoe soles and knife sheaths dating to the late Saxon period (HER1160/0/61) have been found at the southern end of The Drapery. Metallised surfaces were also discovered at two levels (RCHME 1985, Moore and Giggins 1977), which suggests that The Drapery (HER1160/0/60) has Saxon origins.

### ***Medieval***

Waltheof was the Saxon Earl of Northampton, and married William the Conqueror's niece Countess Judith. He was executed for treason in 1076. Simon de Senlis I married Maud who was daughter of Waltheof and Judith. He was probably granted the earldom and town of Northampton by William Rufus in 1089. Simon died sometime between 1111 and 1113 but the family remained important until the latter part of 12th century.

The name Bridge Street was first mentioned in 1323, through its relationship with the river crossing. It was a major thoroughfare leading from the South Bridge towards the town centre and was probably densely settled from at least the 11th century (Brown 2010), although its origins date from the early Saxon period. Excavations within Bridge Street following the demolition of numbers 45-53 to the south of the site revealed three metallised surfaces, the earliest of which lay parallel to the present street. Pottery dating to the 12th-13th centuries was also found embedded within the surfaces (RCHME 1985). Further medieval road surfaces (HER1160/342/4) have

been identified to the north-west of the site at the junction of Bridge Street and Gold Street. Pottery sherds, leather fragments and slag were discovered with the road surfaces.

Angel Street was known as *Knyghtstrete* in 1499 but was changed to Angel Lane in 1504, supposedly after the Angel Hotel at the western end (Gover *et al* 1975, 7).

The Coventry to Peterborough road follows the course of Abington Street and Gold Street close to the north of the site and is likely to date from the medieval period.

St John's Hospital (HER1160/7) lies to the south of the site and was founded in 1138 by William Sainte Clere, Archdeacon of Northampton on the east side of Bridge Street. The hospital flourished during the 14th century and received a substantial income and comprised an almshouse, a chapel, a Master's House and cemetery. During the later medieval period its function changed from a hospice offering casual charity to an almshouse with a fixed number of inmates (RCHME 1985). A watching brief took place on the site of the chapel in 2005, during which numerous architectural fragments and pottery sherds of probable 13th-century origin (ENN104155; Soden and Leigh 2006). A well-constructed sandstone barrel-vaulted cellar (HER1160/7/11) was discovered close to the north of the hospital chapel during observations of a pipeline development (ENN14466).

A number of medieval finds (HER1160/342/2) were retrieved from the works, which included leather offcuts, iron slag and medieval pottery (Moore and Giggins 1977). A trial trench (ENN7260, HER1160/7/4) excavation at the Plough junction to the north of the hospital revealed three levels of metallurgy which are thought to be associated with earlier phases of the hospital dating to the 12th and 13th centuries. Sherds of pottery dating to the 12th century were also discovered (Brown 1973). The original Master's House (HER1160/7/2) was a 13th-century building which comprised one large open hall and was the common living quarters of the brethren of the hospital. It had been altered during the 15th century but was demolished in 1871 in advance of the construction of Midland Railway Station (RCHME 1975). It is thought that the space between the Master's House and the other hospital buildings was occupied by a church (HER1160/7/5). There is also a courtyard (HER1160/7/7), a garden (HER1160/7/9) and a churchyard within the grounds (HER1160/7/6) and it is reported that many skeletons were found during the construction of neighbouring houses on the adjacent streets (Wetton 1849).

The site of the original All Saints Church (HER1160/13/1) dated to the 12th century and lies to the north of the proposed development. The majority of the building had been destroyed by the fire of Northampton in 1675 and only the tower and the crypt remained. Although no authentic drawings of the first church have survived, a description of the same year describes it as having had three aisles, the centre one of which was raised "high and lofty" (VCH 1906), which can be seen on the map of Northampton, 1632 (Fig 15) labelled as *Alhalowes*, which shows the tower at the western end. Pevsner and Cherry (1973) also describe the surviving tower as *the western tower*, however, Speed's map of Northampton, 1610 (Fig 14) depicts the church as cruciform in plan with the tower placed centrally. Considering that Speed's buildings are largely representative, it is likely that the cruciform shape is incorrect. The present church (HER3/1) lies across part of the first structure and is thought to stand on the original chancel. At least ten inhumations from the churchyard (HER1160/13/3) and the foundations of the original building have been found at George Row to the south of the church during trial trenching and are thought to date to the medieval period (Moore and Giggins 1977). An octagonal conduit

(HER1160/156/1) stood at the south-west corner of All Saints Churchyard and is thought to have been built during the 14th century. It appears on Noble and Butlin's map of 1746 as the Little Conduit (Fig 16) but was omitted from the 1632 map of Northampton (Fig 15).

Recent excavations at St John's Street, close to the south-east of the site, have identified significant medieval remains (Brown and Finn, forthcoming). An ironstone quarry was established during the early 12th century to supply the new Norman Borough. During the late 12th century, dispersed Saxo-Norman buildings may have occupied the area and a small timber framed building stood on the Fetter Street frontage. Domestic waste from the building has been cast into the former quarry pits, which also contained waste from carving antler. It is thought that an antler carving workshop stood on the St Johns Street frontage, where antler was carved into chess pieces and handles during the 12th century. Unfinished chess pieces were also discovered which may mean that the workshop is the first identifiable and datable workshop of its kind in England (Chapman, forthcoming). During the 13th and 14th centuries, it is possible a small brewery had been operating, with malting ovens and several medieval wells. Metalworking debris and pottery dating to the medieval period were also discovered (Brown and Finn, forthcoming).

A medieval crypt or groined cellar (HER1160/197/1) has been discovered in 1860 at 11, The Drapery, close to the church. The chapel of ease to All Saints (HER1160/28) stood on the north side of St Katherine's Street during the medieval period. It was in use in 1471 but was demolished in 1631 (Cox 1898).

The site of All Saints College (HER1160/198/4) was thought to stand to the north-west of the site at the junction of Gold Street and College Street, on the grounds that groined arches survived in a three-bayed medieval cellar (Wetton 1849). However, this has more recently been disputed and the College of All Saints or All Hallows (HER1160/24) is now thought to lie immediately to the north. It was founded in a charter of 1460 and established as a house in which various guild chaplains could live under definite rule but closed in 1548 (RCHME 1985). The college consisted of a Priests House (HER1160/24/1), a stable (HER1160/24/3) and a garden (HER1160/24/2) which was given to the college in payment for masses. The college buildings also served as a hospital during the plague of 1603-5.

The site of an Augustinian Friary (HER1160/8) lies close to the west of St John's Hospital. It founded in 1322 by Sir John de Longeville of Wolverton and was extended between 1330 and 1380 and was the last of four orders to be founded in Northampton. In 1347 a friar was involved in a murder in Duston and had to flee and when the friary was surrendered in 1538 a later friar was imprisoned for the theft of a £100 plate (RCHME 1985). The friary also had a churchyard (HER1160/8/71), an oratory (HER1160/8/2) or church (HER1160/8/4) in which Richard Longville was buried in 1458, an anchorite cell (HER1160/187) an orchard (HER1160/8/5) and gardens (HER1160/8/6).

A medieval postern gate (HER1160/3/28) that stood within the southern town walls lies to the south of the site at the junction of St John's Street and Bridge Street.

Northampton Market (HER1160/146) was first recorded in 1010 as holding a Saturday market and Northampton was described as a port at this time (Taylor *et al* 2002). It was also recorded in 1517 through the bequest of money for the completion of paving the market place.

The medieval guildhall (HER1160/0/22) stood on the corner of Abington Street and Wood Hill until 1864 and was likely to have dated to the 14th century although it is possible that an earlier guildhall stood on the same site beforehand. Cooking pots dating to between the 12th and 14th centuries and parts of two cressets (HER1160/0/1470) have also been found at Wood Hill.

A tenement group (HER1160/102) occupied a block of land between the east side of Bridge Street and to the south of George Row during the medieval period, which includes the land occupied by the Angel Hotel. The remainder of the land between George Row and Angel Street, west of Guildhall Road was also occupied by tenement groups at this time (HER1160/103, HER1160/104). Two further tenement groups stood immediately to the south of the site during the medieval and post-medieval periods (HER1160/136, HER1160/105) and the western side of Bridge Street was also developed at this time (HER1160/206). The majority of the immediate area of Northampton was also occupied by tenement groups.

Two possible medieval metal working sites have been identified to the west of the site across Bridge Street. A burned reddened area with black charcoal-rich soil was found have been found around 25m to the west, which produced iron slag and a few sherds of medieval pottery (HER1160/206/1) (Brown 1973). A pit, hearth and ditch, lying about 50m to the south-west have also been interpreted as a possible metal working site (HER1160/0/145). Medieval deposits were also identified at Frances' Jetty (HER1160/205/1) in the same area, comprising 13th-15th-century pottery, postholes, stakeholes, ironstone fragments and a possible forging hearth. An antler carving of an animal head (HER1160/239/0) was found near to the junction of Angel Street and Fetter Street.

During the late medieval period, the domestic settlement to the west of the site at Woolmonger Street had been replaced by stone-founded buildings, although the frontage had not been completely built-up. Evidence from the trial trench excavations suggests that some of the area had been used as a yard which had been given over to rubbish disposal (HER1160/200/6, HER1160/201/7) and small-scale industrial activity (Shaw and Steadman 1994, Parry and Webster 1994). A medieval building (HER1160/200/5) was found that fronted onto Woolmonger Street (HER1160/201/12) and beneath it a posthole was found that contained late Saxon Northampton ware and middle Saxon pottery.

A large number of medieval finds have been discovered in Northampton in an area around the eastern side of Market Square. A hoard of 197 coins of Edward I and dated to 1280-90 (HER1160/0/111) was found in 1873. Medieval floor tiles, jettons, brooches, strap fittings, pins, lace tags, keys, tweezers, comes, gaming pieces and vessels (HER1160/11/0) and a pair of copper-alloy shears (HER1160/0/1600) have all been discovered in the area. Fragments of a 13th-century pitcher (HER1160/118/0) have been found at Abington Street, and sherds of pottery accompanied by an Irish silver penny (HER1160/16/0) have also been discovered at St Peter's Church. A late medieval conduit (HER1160/161/1) has been located at the south-east corner of Market Square, in Conduit Lane, for which a bequest of money was made for its repair in 1509.

A 16th-century French flask (HER1160/85/0), dating to around 1500, was found close to the north of the site at the corner of Bridge Street and George Row, at the Former George Hotel (RCHME 1985). A medieval lead bulla of Pope Alexander III (HER1160/15/0) was also discovered in St Giles' Churchyard to the north-east of the site.

Medieval finds were also discovered during trial trenching at St John's Street/Fetter Street (HER1160/110/0), including a jetton, nails and window glass; lace tags, pins (HER1160/106/0). Large ironstone quarry pits (HER1160/110/2) were also found, which contained 12th and 13th-century pottery. A timber building dating to the 12th century (HER1160/106/1), a further possible timber building (HER1160/110/4) and a 13th-century stone building (HER1160/106/2) with hearths dating to two different phases of use have been located along the Fetter Street frontage (Shaw 1993).

St John's Hall (HER3/532) to the south of the site is a Grade I Listed Building. The west wall dates to the 14th century but the remainder dates to the 15th-18th centuries. It was the former infirmary hospital of St John and an almshouse from the Reformation to 1870. The hall forms a group with St John's Roman Catholic Church the former chapel of the medieval hospital of St John (HER3/6), which is also a Grade I listed Building and was founded in 1138.

### ***Post-medieval***

In 1989, works on the site revealed an ironstone well beneath the south wall of the Angel Hotel which contained finds dating to the 18th century, consisting of pottery, glass and clay tobacco pipes (HER1160/89/2).

The Church of All Saints (HER3/1) is a Grade I Listed building and stands to the north of the site and on the chancel of the original medieval church (HER1160/13/1) after it had been almost completely destroyed during the fire of Northampton in 1675. The current church was rebuilt to a design of Henry Jones in 1680 and was completed in 1701.

The former Old Gaol (HER4/133) is a Grade II Listed Building and lies close to the north-east of the site between George Row and Angel Street. It was constructed in 1791-4 by Robert Furze Brettingham and enlarged by James Milne in 1864 to accommodate 150 prisoners. It was later purchased by the County Council in 1914 and became their offices.

The former Albion Steam Brewery (HER1160/399) stood to the south-west of the site on Commercial Street. It was founded in 1862 although not completed until 1929. It was demolished in 1970 owing to a poor state of repair.

Mulliners factory (HER1160/428/1) stood to the south of the site between St John's Church and The Plough Hotel. It initially produced horse carriages and expanded into motor cars and aeroplanes during World War One. It also manufactured Russian field kitchens, gun carriages and shell cases until its closure in 1941 and was later demolished.

Vulcan Works (DNN6590) lies close to the east of the site between Guildhall Road and Fetter Street. It is a Grade II listed Building, constructed in 1875. The factory produced iron for the boot and shoe machinery until the 1890s when it became a leather warehouse. A further leather warehouse stood nearby on the east side of Guildhall Road (HER1160/463/1) which was constructed in 1876. The Basset-Lowke factory (HER1160/471) lay close to the south-west of the site on Kingswell Street. The factory produced engineering models of bridges, aircraft components and training models for the admiralty.

The Northampton tramway network (HER6243/1) incorporated Bridge Street within its route. Horse-drawn trams were introduced in 1881 which were replaced by electric trams in 1904 (Butler 2007, Fig 21).

A socketed pipkin (1160/0/61) dating to between the late 16th century and 1688 was discovered at the southern end of The Drapery.

A number of cellars and tunnels (HER1160/0/23) lie under the Market Square, starting from All Saints Church and heading northwards for approximately 50 metres into the square. They had been constructed as a series of interlinked cellars in the 19th century, serving as warehouses for businesses and then as air raid shelters during the Second World War.

A number of post-medieval Listed Buildings stand near to the site. Sessions House (HER3+4/12) stands to the north-east and is a Grade I Listed Building, built in 1676-8 and was the first to be constructed after the town fire in 1675. Nearby Grade II\* Listed Buildings include County Hall (HER3/354), Judge's Lodgings (HER4/55), the Guildhall (HER2+4/75) and Nos 8, 8a, 9 and 9a George Row. A further forty Grade II Listed Buildings also stand near to the site along The Drapery, George Row, Gold Street, Bridge Street, Market Square, Mercer's Row, St Giles Square, Kingswell Street and Guildhall Road, which are illustrated on Fig 12.

### **First World War**

A war memorial by Sir Edwin Landseer Lutyens (HER1191327) stands to the north-east of the site and has later additions for the Second World War. It is a Grade I Listed Building at Wood Hill and has group value with the Church of All Saints (HER3/1) which is also a Grade I listed Building.

### **Undated**

Several undated burials (HER7517/0/1) have been discovered to the east of the site in 1937, beneath the co-op building, to the east of Guildhall Road. The coffins were made of lead and rings were found on the fingers of some of the skeletons.

Defences of unknown date (HER1160/3/4) have been identified on the south side of St George's Street.

*Table 1: Historic Environment Record (HER) Data*

References in **bold** lie within the proposed development area

Ref	Description	Location	
<b>195</b>	<b>The Jurassic Way</b>	<b>489000</b>	<b>293000</b>
1160/0/0	Unstratified late Saxon to medieval finds	475500	260500
1160/0/111	Medieval hoard	475500	260500
1160/0/145	Possible medieval metal working site	475370	260300
1160/0/1470	Unstratified medieval pottery, Wood Hill	475520	260470
1160/0/1600	Medieval copper alloy shears	475500	260500
1160/0/1610	Unstratified Saxon strike-a-light	475500	260500
1160/0/22	Medieval guildhall (demolished)	475520	260500
1160/0/23	Cellars and tunnels in central Northampton	475500	260500
1160/0/50	James Chick Clay pipe makers	475300	260250
1160/0/60	The Drapery?	475400	260420
1160/0/61	Medieval finds, The Drapery	475400	260510
<b>1160/102</b>	<b>East of Bridge Street and south of George Row</b>	<b>475430</b>	<b>260390</b>
1160/103	South of George Row	475506	260392
1160/104	North of Angel Street	475568	260364

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		<b>475470</b>	<b>260300</b>
<b>1160/105</b>	<b>South and west end of Angel Street</b>		
1160/106	North of St John's Street and between Bridge and Fetter Street	475460	260250
1160/106/0	Medieval finds, St John's Street	475480	260240
1160/106/1	12th century timber building, St John's Street/Fetter Street	475480	260240
1160/106/2	13th century stone building, Fetter Street/St Johns Street	475480	260240
1160/108	West of Swan Street and south of St Giles' Square	475623	260386
1160/11/0	Unstratified medieval finds (lots!)	475500	260500
1160/11/19	Probable medieval building at Greyfriars	475500	260500
1160/11/5	Possible Greyfriars dormitory	475500	260500
1160/110	West of Fetter Street	475510	260280
1160/110/0	Medieval finds, St John's Street/ Fetter Street	475510	260270
1160/110/2	Probable medieval quarry pits, St Johns Street	475510	260260
1160/110/3	Medieval features, St John's Street/Fetter Street	475510	260290
1160/110/4	Possible medieval timber building, St John's Street/Fetter Street	475520	260290
1160/118/0	Medieval finds, 8-18 Abington Street	475500	260500
1160/123	South and west end of Dychurch Lane	475560	260490
1160/124	North of St Giles Square	475580	260470
1160/13/3	All Saints Churchyard	475430	260440
1160/133	South of Abington Street and east of Wood Hill	475520	260500
1160/134	East of Wood Hill	475530	260480
1160/135	East of Wood Hill and north of St Giles Square	475530	260460
1160/136	East of Bridge Street and south of Angel Street	475430	260260
1160/146	Northampton Market	475450	260510
1160/15/0	Medieval Papal bull	475500	260500
1160/156/1	The little conduit, 14th century	475410	260430
1160/16/0	Medieval finds, St Peter's Church	475500	260500
1160/161/1	Conduit to south-east of Market Square	475470	260520
1160/187	Anchorite cell at Augustinian Friary	475350	260160
1160/190	East of Fetter Street	475560	260280
1160/195	West side of College Street	475290	260540
1160/197	West of The Drapery and east of College Street	475350	260530
1160/197/1	Medieval crypt or groined cellar, 11 The Drapery	475380	260480
1160/198	South of St Katherine's Street and north of Gold Street	475249	260457
1160/198/4	All Saints College?	475330	260430
1160/199	Corner of Drapery and Gold Street	475370	260430
1160/2	Northampton's Saxon defences	474740	260450
1160/2/7	Possible gate through Saxon defences	475367	260420
1160/200	South side of Gold Street	475240	260350
1160/200/2	Saxon to late medieval pits	475260	260340
1160/200/4	Post-medieval wall foundations	475260	260340
1160/200/5	Medieval building	475240	260330
1160/200/6	Medieval/post-medieval pits	475240	260330
1160/201	South of Woolmonger Street	475250	260280
1160/201/0	Late Saxon finds and seeds, Woolmonger Street area	475260	260280
1160/201/12	Possible medieval buildings on the Woolmonger Street frontage	475270	260330
1160/201/16	Probable late Saxon/medieval industrial activity	475270	260270
1160/201/5	Late Saxon activity	475280	260270
1160/201/7	Medieval rubbish pits and possible building	475280	260270
1160/201/8	Late medieval/post-medieval drain	475330	260280
1160/202	Back side Westons	475180	260180



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1160/202/1	Possible late Saxon timber building	475290	260190
1160/203	West side and south end of Bridge Street	475330	260130
1160/204	South end and west side of Kingswell Street	475320	260220
1160/205	Middle and west side of Bridge Street	475380	260230
1160/205/1	Medieval activity, Frances' Jetty	475380	260290
1160/206	North and west side of Bridge Street	475370	260350
1160/206/1	Possible medieval iron working site	475390	260340
1160/206/2	Possible post-medieval garden, 22 Bridge Street	475390	260340
1160/233	North of St John's Street and west of Swan Street	475600	260260
1160/237	South of Angel Street and west of Swan Lane	475600	260300
1160/239/0	Possible medieval figurine	475520	260330
1160/24	All Saints/All Hallows	475320	260460
1160/24/1	Priests House (undated)	475500	260500
1160/24/2	Garden (undated)	475500	260500
1160/24/3	Possible medieval stable	475320	260460
1160/28	St Catherine's Chapel	475240	260540
1160/285	All Saints College	475320	260460
1160/29	St Martin's Chapel	475150	260550
1160/3/28	Gate near to Cow Lane (postern)	475420	260180
1160/3/4	Defences, south side of George Street	475500	260500
1160/342/2	Medieval finds, Bridge Street	475390	260190
1160/342/3	Bridge Street?	475420	260220
1160/342/4	Medieval road	475390	260410
1160/377	Bridge Street	475400	260190
1160/378	West side of Market Square	475400	260500
1160/379	Insert on south side of Market Square	475400	260500
1160/39	Northampton Mint	475500	260500
1160/399	The Ratcliffe and Jeffrey Albion Steam Brewery (The Old Albion Brewery)	475320	260190
1160/399/2	Former Albion Brewery building	475350	260200
1160/428/1	Mulliners Factory (demolished)	475430	260140
1160/436/3	Medieval tenement	475340	260330
1160/44	Commercial Street Congregational Church	475290	260190
1160/44/1	Commercial Street Nonconformist Chapel	475290	260190
1160/44/2	Burial ground, Commercial Street Congregational Church	475290	260190
1160/463/1	19 and 21 Guildhall Road, leather warehouse	475618	260354
1160/464	Vulcan Works	475580	260300
1160/47/2	Kingswell Street factory building (demolished)	475340	260310
1160/471	W. J. Bassett-Lowke factory, Kingswell Street	475370	260280
1160/7	St John's Hospital	475520	260160
1160/7/11	Barrel-vaulted cellar, St John's Street	475410	260200
1160/7/2	The Master's House, hospital of St John	475450	260200
1160/7/4	Medieval yard surfaces, possible associated with St John's Hospital	475410	260190
1160/7/5	Possible Church, Hospital of St John	475450	260200
1160/7/6	The Churchyard, St John's Hospital	475420	260180
1160/7/7	Courtyard, St John's Hospital	475420	260180
1160/7/9	Garden, St John' s Hospital	475500	260200
1160/8	Austin Friars	475350	260160
1160/8/1	Austin Friars churchyard	475350	260160
1160/8/2	The Austin Friars oratory (same as 1160/8/4?)	475350	260160
1160/8/3	Building remains possible associated with Austin Friars	475320	260170
1160/8/4	The Austin Friars Church	475350	260160
1160/8/5	Austin Friars Orchard	475350	260160
1160/8/6	Austin Friary gardens	475350	260160

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1160/85/0	Medieval finds, former George Hotel	475410	260410
<b>1160/89/2</b>	<b>18th-century finds from well, Angel Hotel</b>	<b>475430</b>	<b>260320</b>
1160/90/4	Northampton County Gaol, 1846	475560	260370
5181/0/0	Unstratified Neolithic find	475490	260460
<b>5187/0/0</b>	<b>Unstratified Roman pottery</b>	<b>475420</b>	<b>260320</b>
5189/0/0	Unstratified Palaeolithic finds	475400	260500
622/1	Coventry to Peterborough Road	477081	266956
6243/1	Tramway network	475400	260400
6677/0/0	Unstratified prehistoric worked flint, St John's Street	475500	260260
6741/0/0	Unstratified Iron Age and possible Roman finds	475330	260390
6741/0/1	Possible Iron Age activity	475260	260340
6745/1	London to Derby Road	475180	263498
7517/0/1	Undated burials	475620	260310

**Listed Buildings**

3/1	Church of All Saints	I	475457	260445
3+4/12	Sessions House, George Row, 1676-8	I	475510	260426
3/532	St John's Hall, 1870	I	475414	260177
3/6	St John's Roman Catholic Church, 1138	I	475427	260186
1191327	War memorial	I	475495	260465
3/354	County Hall	II*	475489	260400
4/55	Judge's Lodgings	II*	475528	260436
3/56	Nos 8, 8A, 9, 9A George Row, 18th century	II*	475471	260413
2+4/75	The Guildhall, 1861-4	II*	475579	260488
4/601	2 K6 Telephone kiosks	II	475580	260430
14/	27 Guildhall Road, 1936	II	475626	260312
4/133	County Council offices (Formerly the Old Gaol)	II	475520	260380
1/49	No 12 The Drapery and No. 3 Drum Lane, 18th century	II	475420	260490
1/70	No 13, Market Square, 18th century	II	475420	260530
3/232	No 16, Bridge Street, 19th century	II	475381	260369
3/235	No 17 Bridge Street, 19th century	II	475410	260350
3/239	No 18 Bridge Street (The Bell Inn), 18th century	II	475380	260350
1/173	No 19, Market Square, 19th century	II	475458	260511
4/296	No 2, St Giles Square, 1886	II	475543	260460
3/241	No 24, Bridge Street, early 19th century	II	475390	260330
3/368	No 3, Mercers Row, 18th century	II	475430	260480
3/101	No 3 Kingswell Street, Becket and Sargeant's School for Girls, 1738	II	475352	260388
3/244	No 36 Bridge Street, 19th century	II	475390	260290
3/355	No 4 Mercer's Row, 17th century	II	475440	260480
3/260	No 41 Gold Street, 19th century	II	475241	260398
3/261	No 43, Gold Street, 19th century	II	475237	260397
3/356	No. 5, Mercer's Row, 1901	II	475450	260492
3/246	No. 56 Bridge Street, 19th century	II	475390	260240
3/247	No. 58 Bridge Street, 19th century	II	475390	260230
1+3/357	No 6 Mercer's Row, 17th century	II	475450	260490
3/238	No 6 Bridge Street, 19th century	II	475380	260390
3/248	No 60 Bridge Street, School House, 1811	II	475390	260210
3/29	No 7, Bridge Street, 18th century	II	475410	260370
1/172	No 18, Market Square, 17th century	II	475450	260500
1/71	No 17 Market Square, 17th century	II	475440	260500
4/146	Nos. 10A, 10, 11A and 12 St Giles' Square, 17th century	II	475570	260435
3/240	Nos 20 and 22 Bridge Street, 19th century	II	475380	260340
<b>3/236</b>	<b>Nos 21 and 23 Bridge Street (Angel Hotel),</b>	<b>II</b>	<b>475420</b>	<b>260330</b>

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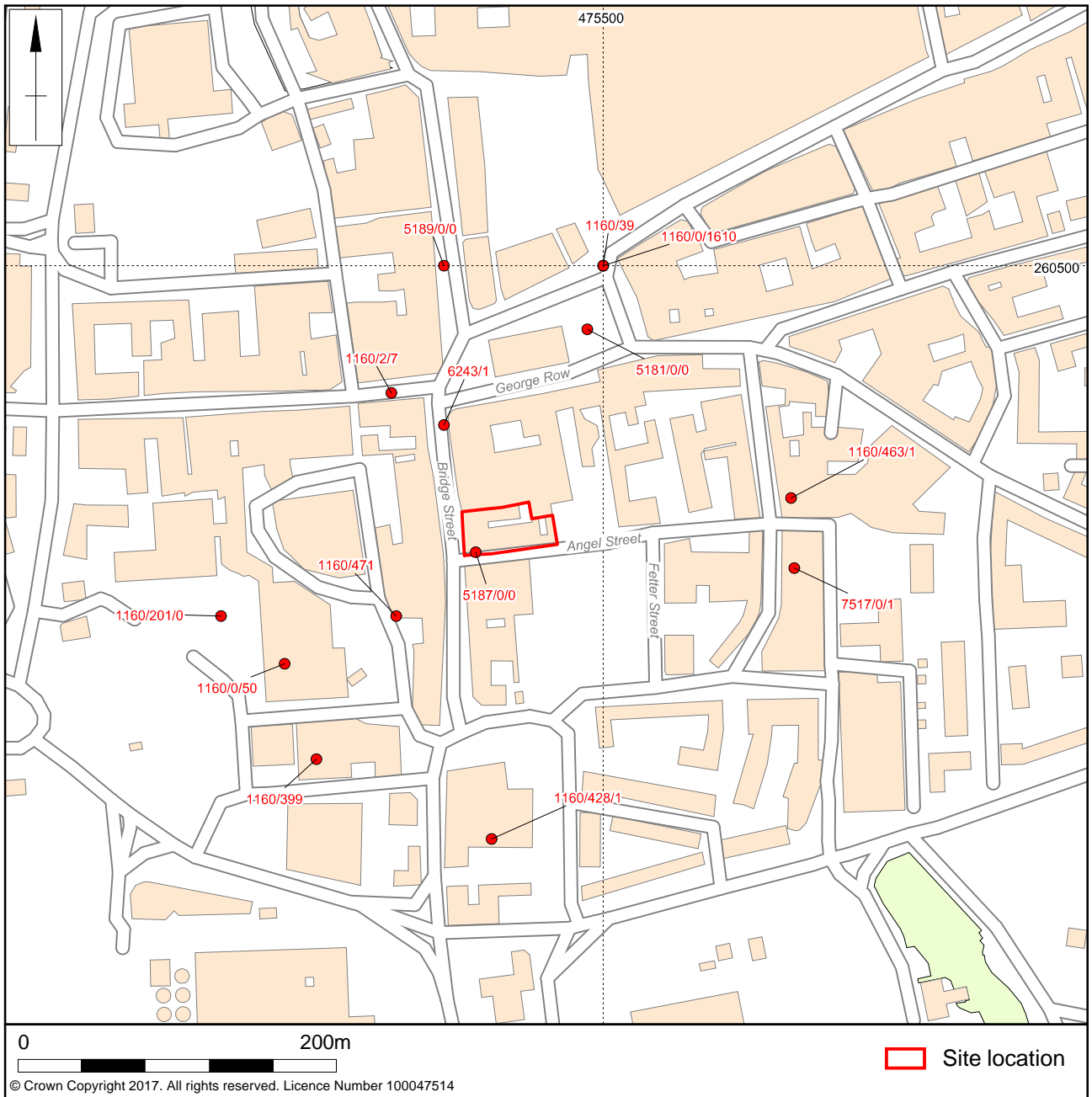
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<b>19th century</b>				
3/242	Nos 26 and 28 Bridge Street (The Saddlers Arms), 18th century	II	475380	260320
3/30	Nos 30,32, 32A and 32B Bridge Street, 18th or 19th century	II	475390	260310
3/259	Nos 37 and 39 Gold Street, 1908	II	475251	260399
3/134	Nos 4 and 6 Gold Street, 1881	II	475370	260430
3/245	Nos 42, 46 and 48 Bridge Street, 19th century	II	475390	260260
3/52	Nos 6 and 7 The Drapery, 18th century	II	475391	260469
3/57	Nos 8 and 10 Gold Street, 19th century	II	475360	260430
3/231	Nos 9 and 11 Bridge Street, 18th century	II	475410	260360
3/11	Nos 60a and 60b Bridge Street (The Corporation Charity School), 1811	II	475390	260220
4/100	Theatre Royal, 1884	II	475620	260370
DNN6590	Vulcan Works, 34-38 Guildhall Road, 1875	II	475560	260300

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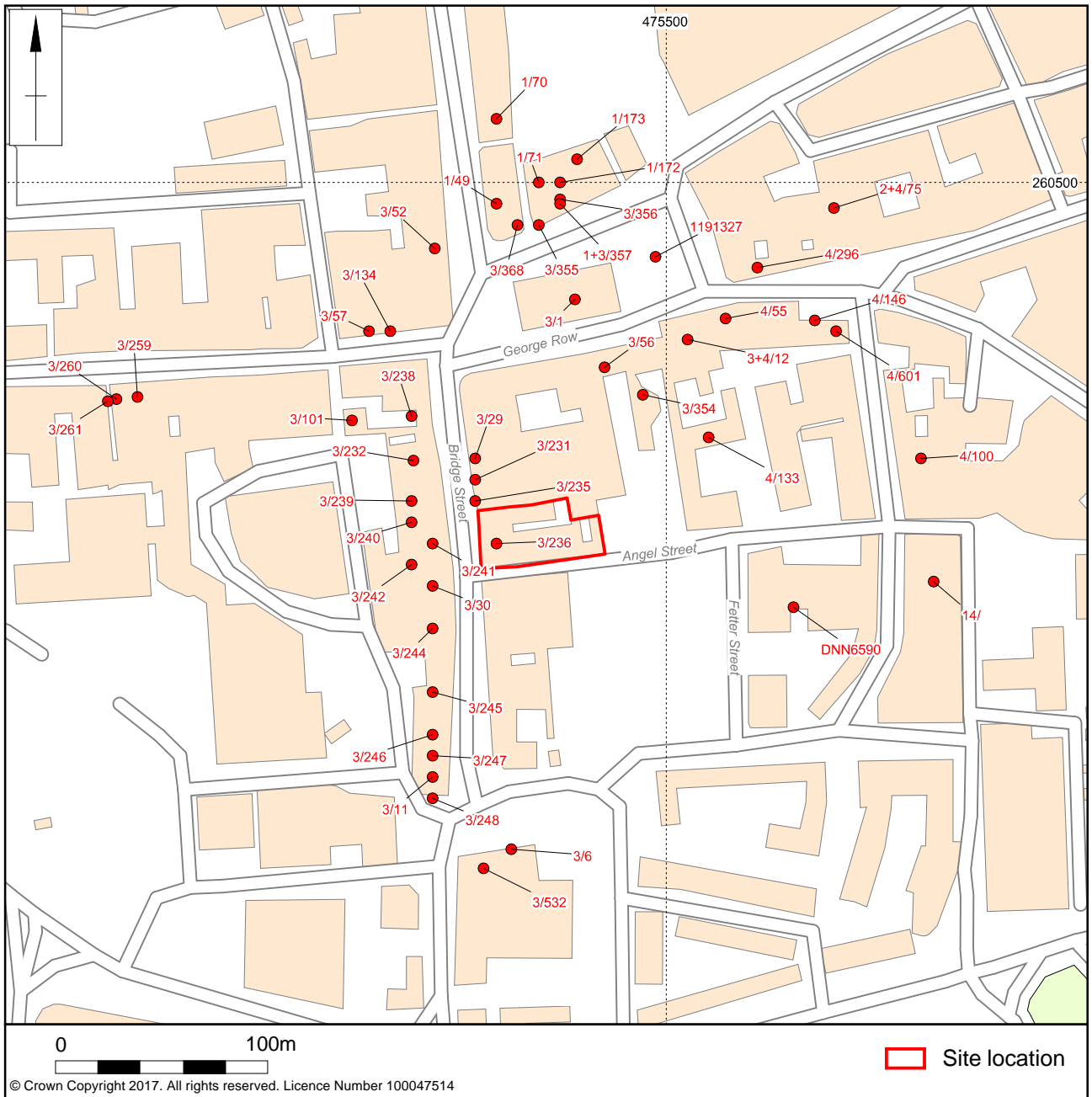




Scale 1:4000

Non-medieval Historic Environment Record (HER) data Fig 11

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Scale 1:3000

Listed Buildings Historic Environment Record (HER) data Fig 12

## 2.4 Cartographic evidence

### ***An accurate map of Northamptonshire divided into its Hundreds in 1300 at the time of Edward I by Eman Bowen*** (Fig 13)

The intention of this map was to show the layout of the towns and villages of the county, some of which later became absorbed into expanding towns. It also shows how the county was divided into hundreds during the medieval period although it was published in the 18th century and may not be entirely accurate. Northampton lay at the south-east corner of Spelho Hundred, which was bounded by the River Nene to the south. Bridge Street is depicted here as the main north-south aligned road through the town of Northampton and the hollow square on the right is the Market Square. To the south of the square, St Giles' Church is illustrated adjacent to George Row on its south side. The site lies within the block of buildings to the south of George Row. The east-west aligned street through the centre may be Angel Street but alternatively, it could also be St John's Street which lies parallel to the south. In either case, the map implies that the site was developed at the time, although there is no evidence to determine whether it was occupied by commercial or domestic premises. The map implies that the surrounding landscape to the east of Northampton had been cleared of woodland, most likely for agricultural purposes. By contrast, the land to the north, west and south of the town is illustrated with a sparsely wooded landscape.

### ***Speed's map of Northampton, 1610*** (Fig 14)

Speed's map shows that at the beginning of the 17th century, the area to the south of the River Nene had not been developed. All Saints Church is shown next to the letter 'R' as cruciform in shape with a central tower, before the fire of Northampton in 1675. George Row is shown again here as a developed street and Angel Street can be seen parallel to the south with buildings at the west and east ends and a further two on the north side. The map shows that the area of the site had been built upon at the start of the 17th century, although Speed used generic house symbols on his map to show buildings, so no further inferences can be made as to what type of structure stood on the site at this time.

### ***Marcus Pierce's map of Northampton, 1632*** (Fig 15)

This map shows the majority of the Northampton townscape in great detail. Attention has been paid to the different types of houses, their height differences and alignment. All Saints Church is illustrated with three aisles and a tower at the west end and therefore very different to Speed's earlier interpretation. Although the buildings which are illustrated here are depicted with accuracy, the overall street plan has been simplified and several have been omitted. No streets between George Row and the southern town walls are shown, most likely because they were not important thoroughfares through the town. There is one separate plot of land within the blank space to the south of George Row, which may be on the north side of the western end of Angel Street. However, there are no spaces between the buildings on the eastern side of Bridge Street to mark the west end of Angel Street, so perhaps the buildings shown here are more generic markers than accurate representations as at first appears.

***Noble and Butlin's map of Northampton, 1746*** (Fig 16)

Noble & Butlin's 1746 map depicts the area in great detail, with the layout of the land plots, major and minor roadways and individuals now being depicted. Principally, the site of the Angel Inn is now labelled, which seemingly comprised two large parallel blocks running east-west along the north side of Angel Street. The frontage of Bridge Street seems to have been completely built up by this time to the east and west to the north and to the south. The southern side of Angel Street was also built up, creating a narrow access to Bridge Street from the entrance of Angel Street. Another inn is marked along Bridge Street; namely the George Inn which is situated on the north-eastern side on the corner with Gold Street. At the south end of Bridge Street, the chapel at St John's Hospital is depicted and labelled.

To the north-east of the Angel Inn, All Saints church is labelled and depicted as an east-west aligned rectangular structure with a west-facing porch, much as it is today. In the south-west corner of All Saints Churchyard, an octagonal conduit is labelled as Little Conduit. Facing onto the All Saints Churchyard and the unnamed George Row are shown the County Infirmary, County Gaol and County Hall.

***Thomas Eyre's map of Northamptonshire, 1779*** (Fig 17)

Eyre's map does not show Northampton in any great detail but it does illustrate a greater complexity of the layout of the streets in comparison to Speed's map (Fig 14). By the end of the 18th century, Northampton seems not to have expanded to any significant degree. There appears to have been an infilling of the existing spaces in the town rather than new construction beyond the town limits. The locations of churches, wells and mills are noted; a cross marks the unlabelled position of All Saints Church. At some distance to the north of the town, the 'horse course' and gallows appear as prominent features. The map is the first cartographic example to show topographic features and illustrates that Northampton lay between hills to the south and west. The site of the Angel Inn is part of an unlabelled block on the eastside of Bridge Street. No buildings are depicted on the north side of Angel Street.

***Bryant's map of Northamptonshire, 1827*** (Fig 18)

By the time this map was produced, the Northampton arm of the Grand Junction Canal has been constructed, lying to the south of the town. The River Nene is illustrated differently from Eyre's map of 1779 and in greater detail. Northampton itself appears to have expanded further to include new housing on the road leading north out of the town and at Far Cotton to the south. The only key difference between his map and the 1779 map in terms of the Angel Inn is that the entire block between George Row and Angel Street has been coloured in to show full development of the space.

***First Edition Ordnance Survey map, 1887*** (Fig 19)

The First Edition Ordnance Survey map draws on the detail shown in Wood & Law's 1847 map of Northampton (not depicted) to provide a detailed plan of the buildings on the site. It is recorded that the hotel was rebuilt after 1746 (Ringrose 2017). The Angel Inn is marked as *Hotel* and occupied at least the L-shaped corner plot between Bridge Street and Angel Street, extending some distance along each frontage. Two entranceways are marked from Angel Street and from Bridge Street, both leading into a central courtyard behind both frontages. It is probable that, as later, the hotel was



occupying the entire square corner plot at this time, including the central courtyard which had become fully enclosed by this time.

Several properties to the north along Bridge Street, another Public House is marked, and on the north-western corner, a Hotel is still in operation. An area to the east of the Angel Inn within the block is marked as open space with some tree growth.

***Second Edition Ordnance Survey map, 1901*** (Fig 20)

The layout of the site altered little by the 1901 issue of the Ordnance Survey map. The label *P.H.* indicating a public house probably refers to a public house on the opposite side of Bridge Street.

***Ordnance Survey map, 1925*** (Fig 21)

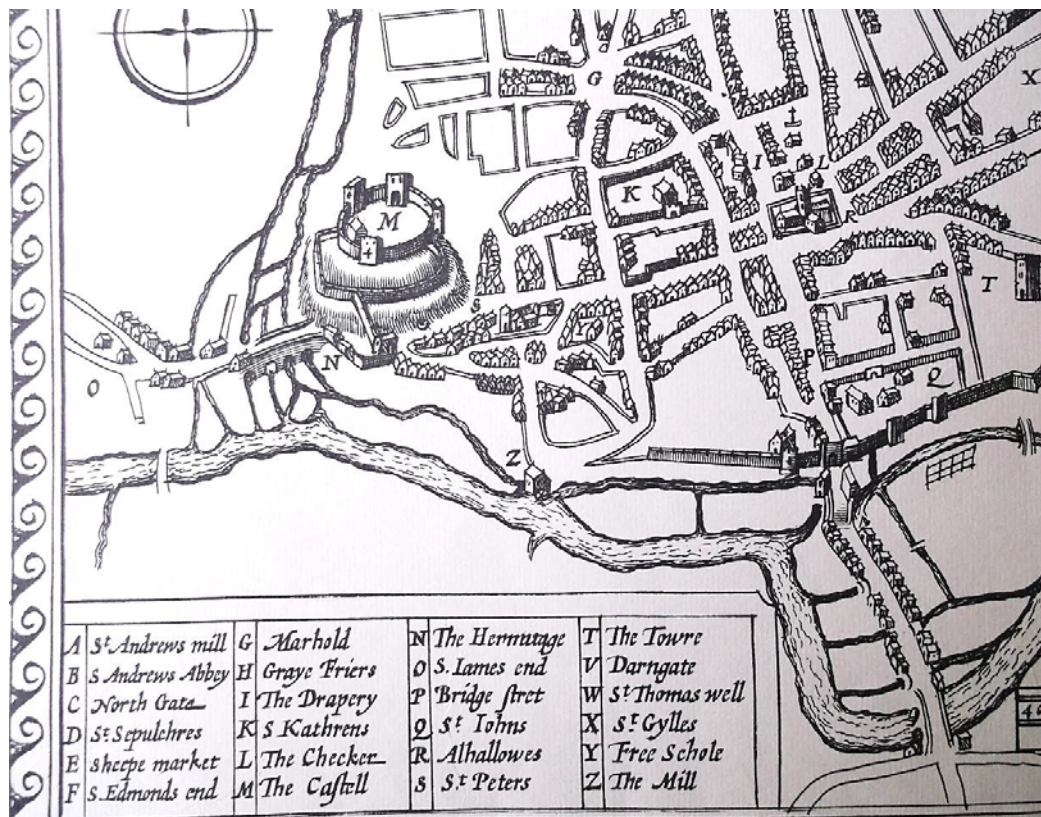
The major alteration to the area at this time comprised the constructed of the tramway along Bridge Street, depicted on this map. A Garage is now labelled to the north of the Hotel, and to the east, the open area is labelled County Police Station. The George Inn on the north-west corner of the block was at this time replaced by a bank. The Public House facing the hotel across the street is no longer marked. To the south, on Angel Street, the Electrical Light works has been vastly expanded into a large factory unit facing on to Angel Street.

***Ordnance Survey map, 1938*** (Fig 22)

The Hotel site altered little between the 1926 and 1938 maps. The Garage is not noted after this period. Two minor constructions within the hotel area comprises the removal of the former entranceway on from Angel Street and the addition of a roofed area at the eastern end of the formerly open courtyard. The labelled buildings around the hotel indicate the gradually increasing industrial nature of the area.



An accurate map of Northamptonshire divided into its Hundreds in 1300 at the time of Edward I by Eman Bowen Fig 13



John Speed's map of Northampton, 1610 Fig 14



Marcus Pierce's map of Northampton, 1632, aligned with north to the top Fig 15



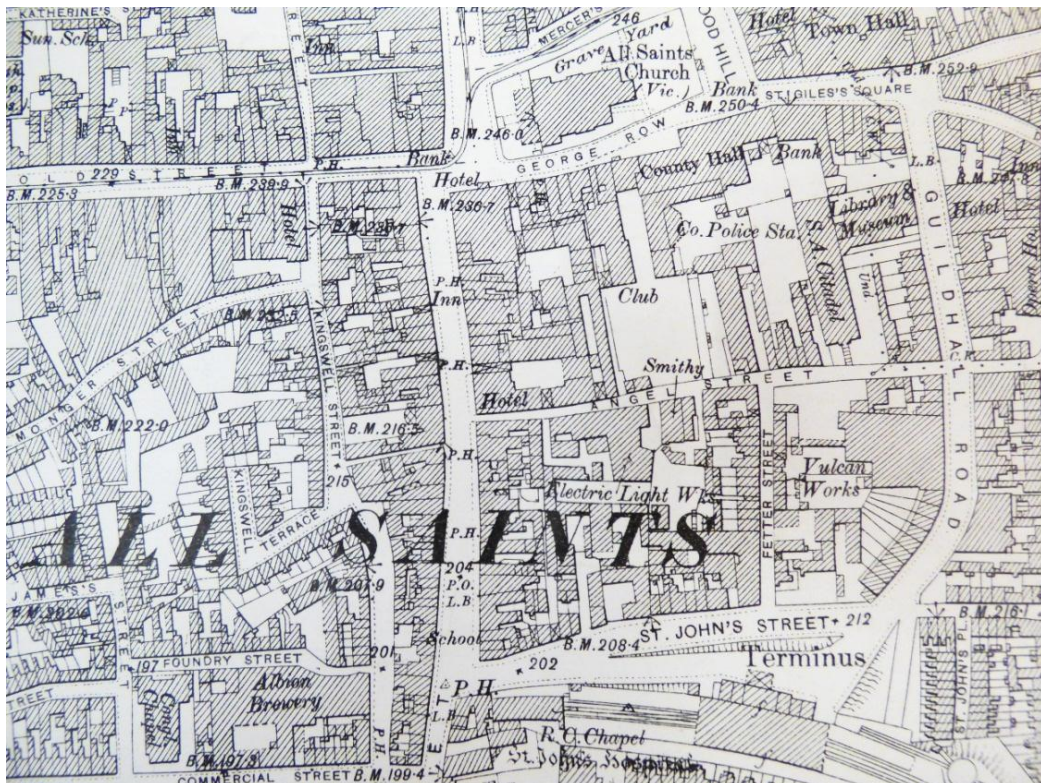
Noble and Butlin's map of Northampton, 1746 Fig 16



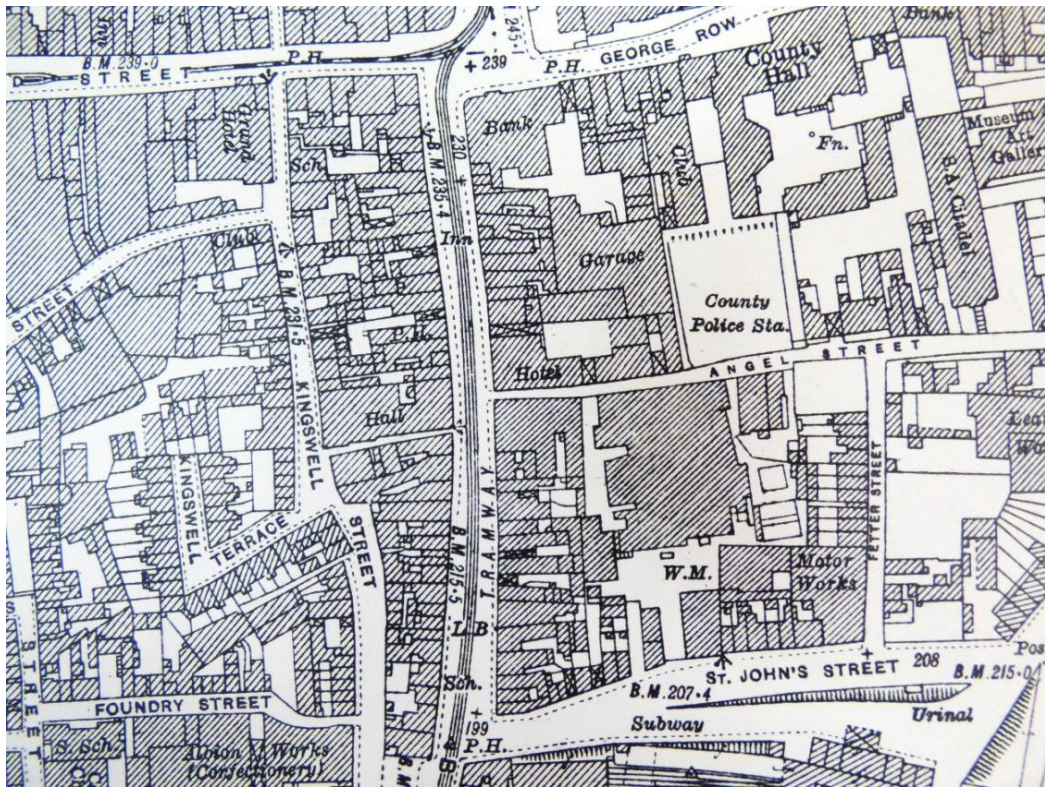
NORTHAMPTON, 21-23 BRIDGE STREET



First Edition Ordnance Survey map, 1887 Fig 19



Second Edition Ordnance Survey map, 1901 Fig 20



Ordnance Survey map, 1925 Fig 21



Ordnance Survey map, 1938 Fig 22

### **3 IMPACT ASSESSMENT**

#### **3.1 The proposed development**

The proposed development is the construction of a 'boutique' hotel on the site of the former Angel Inn/Fat Cat Café with approximately 84 bedrooms. The proposal includes the demolition of the building remains behind the Bridge Street façade due to piecemeal former development and significant fire and water damage. The decision to retain and reinforce or completely rebuild the surviving Bridge Street frontage is yet to be made.

#### **3.2 Significance and sensitivity criteria**

Paragraph 132 of the National Planning Policy Framework recognises that those heritage assets with the highest level of significance comprise Scheduled Monuments, Registered Battlefields, Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens and World Heritage Sites. In paragraph 139 it states that non-designated heritage assets that are demonstrably of equivalent significance to Scheduled Monuments be considered subject to the same policies.

#### **3.3 Archaeological potential**

The potential for remains to be found on the development site that date from the Palaeolithic, Mesolithic or Neolithic period is not known but likely to be low. Very little evidence of activity of these periods has been identified in this part of Northampton, the exception being poorly provenanced spot finds in the centre of the town.

The potential for remains dating from the Bronze Age is not known but likely to be low. Part of the route of the Jurassic Way is thought to pass through the site but the exact path and antiquity of the route is not known.

The potential for remains dating to the Iron Age is not known but is considered to be medium. Although no evidence for Iron Age activity has previously been identified on the site, Iron Age pottery and grains have previously been found in the vicinity at St John's Street and Woolmonger Street indicating activity close by.

The potential for remains dating to the Roman period is thought to be medium, due to the discovery of a pot base and a mortarium on the site, as well as other pottery sherds and a Gallo-Belgic coin in the vicinity.

The potential for remains dating to the Saxon period is thought to be high. The site lay just beyond the limits of the known Saxon town although the early Saxon London to Derby road followed the course of Bridge Street adjacent to the site. Numerous unstratified finds of various types have been identified to the north-east and west of the site, also beyond the walls of the Saxon town. A single sherd of Anglo-Saxon pottery was recovered from St John's Street, immediately to the south-east of the site. Late Saxon ditches, timber structure and pits have previously been excavated at Woolmonger Street. To the south-west of Woolmonger Street, late Saxon industrial iron and horn working and flax retting have been suggested by excavated features and finds.

The potential for remains dating to the medieval period is thought to be high. The area of Bridge Street was probably densely settled since at least the 11th century. A tenement group occupied the block of land between the east side of Bridge Street and to the south of George Row, including the current site. Although no parts of the

upstanding remains on the site are thought to be medieval in date, it was also recorded that an inn stood at the western end of Angel Street from at least 1504, and therefore the potential for buried structural remains of this period is considered to be high. Medieval road surfaces and finds have been identified during demolition works on buildings along Bridge Street. Additionally, recent excavations at St John’s Street, close to the south-east of the site, have identified significant medieval remains, including quarry pits, timber buildings, hearths, an antler carving workshop, wells and malting ovens. Numerous other medieval deposits and spotfinds have been identified in the area.

The potential for remains dating to the post-medieval period is very high. The remains of a Grade II 19th-century Listed Building are partially upstanding on the site, but suffered significant damage during an accidental fire in 2012. This building does not fall into the category for the highest level of significance, as outlined in 3.2 above. An 18th-century ironstone well was previously identified beneath the south wall of the former Angel Hotel. Numerous other structural remains from earlier building phases are likely to be present beneath the extant building.

The potential for military remains dating from either the First or Second World Wars is likely to be low.

### 3.4 Archaeological sensitivity

Table 2: Criteria for assessing the relative sensitivity (value) of cultural heritage sites

Level of sensitivity	Definition
Very high – high	Sites of international importance: World Heritage Sites, other historic sites, buildings or landscapes of international importance whether designated or not. Sites, landscapes or buildings of national importance including those that are designated as scheduled monuments or those that are considered to be suitable for scheduling, grade I and grade II* listed buildings, registered battlefields, grade I and II* registered parks and gardens, sites that have the potential to significantly contribute to national research objectives
Medium	Sites of regional importance include Grade II Listed Buildings, Grade II Registered Historic Gardens, Conservation Areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc.
Low	Sites, landscapes or buildings which are of less defined extent, nature and date or which are in a poor or fragmentary state, but which are considered to be significant examples in a local context; important hedgerows; locally listed buildings
Negligible	Areas in which investigative techniques have produced negative or minimal evidence of antiquity, or where large scale destruction of the archaeological resource has taken place (e.g. by mineral extraction)

The level of archaeological sensitivity can only be assessed against the known or likely presence of archaeological remains on or around the site.

The level of sensitivity for the Neolithic period is considered to be low because any remains dating to the period are likely to derive from river deposits washed from sites upstream and would constitute unstratified evidence.



The level of sensitivity for the Bronze Age is considered to be high. The route of the Jurassic Way passes through the site and any remains associated with it may be of national significance.

The level of sensitivity for any Iron Age remains may be considered to be low to medium as a scatter of material from this date has been identified in the vicinity.

The level of sensitivity for remains dating to the Roman period would also be considered to be low because they are unlikely to have more than local significance.

The level of sensitivity for Saxon remains is likely to be low because the site lies beyond the known limits of the Saxon town and remains found there are likely to comprise artefact scatters rather than significant structural remains.

The level of sensitivity for remains dating to the medieval period is likely to be medium given the potential for domestic, commercial or industrial structures or features of less than common types, examples of which have been identified previously close by, such as the possible brewery and antler workshops on St John's Street.

The potential for post-medieval remains to be found on the site is be high and the level of archaeological sensitivity has been recorded as medium due to the presence of the Grade II Listed Building which are considered to be of regional importance.

#### 4 CONCLUSION

A number of archaeological finds and heritage assets have been recovered from within the boundaries of the site of the former Angel Hotel. It is recorded that a Roman a pot base and a mortarium were previously found on the site. Historic evidence indicates that the area was likely to have been built up by the medieval period, and it is recorded that an inn stood on the site since the 16th century. An 18th-century well has previously been excavated on the site. The site is occupied by the remains of a gutted 19th-century Grade II Listed Building of the former Angel Hotel. The stucco façade onto Bridge Street remains although the remainder of the building was left largely derelict by fire (Fig 5).

The wider area is archaeologically rich. A number of prehistoric finds of poor provenance are known from the area. Other archaeological remains within the area include the Bronze Age Jurassic Way, the route of which passed through the site. Some Iron Age pottery sherds and environmental material have been found in the vicinity. A small quantity of Roman remains has been identified on the site and nearby but these are not significant. During the Saxon period, the site lay beyond the known limits of the Saxon town, although Saxon pottery and finds have been discovered over a wide area to the north-east of the site. The early Saxon London to Derby road followed the course of Bridge Street adjacent to the site, and it is suggested some industrial activity of this period was taking place in the vicinity.

The area of Bridge Street was probably densely settled since at least the 11th century, and it is recorded that a tenement group occupied the east side of Bridge Street including the current site. Although no parts of the upstanding remains on the site are thought to be medieval in date, it was also recorded that an inn stood at the western end of Angel Street from at least 1504. Medieval road surfaces and finds have been identified during demolition works on buildings along Bridge Street. Additionally, recent excavations at St John's Street, close to the south-east of the site, have identified significant medieval remains, including quarry pits, timber buildings, hearths, an antler carving workshop, wells and malting ovens. Numerous other medieval deposits and spotfinds have been identified in the area and it is possible that activity of this nature was also taking place on the site of 21-23 Bridge Street.

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