

**NEVILLE HALL MIFA
FREELANCE ARCHAEOLOGIST & CONSULTANT**

AN ARCHAEOLOGICAL WATCHING BRIEF
AT CRESTWOOD HOUSE,
52, HIGH STREET, ST. MARTINS,
STAMFORD, LINCOLNSHIRE.

National Grid Reference: TF 0307 0659

Site Code: HSST11

Accession No: LCNCC: LCNCC: 2011.8

Planning References: S10/02351/LB & S/10/2303/FUL

PREPARED FOR ROSS THAIN & CO LTD.

By

Neville Hall MIFA

March 2011

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Summary

The archaeological monitoring of the groundworks pertaining to the construction of a new double garage at the rear of Crestwood House, 52, High Street, St. Martins, Stamford, Lincolnshire was carried out by Neville Hall MIFA on the 15th and the 16th of February 2011.

The archaeological monitoring identified a simple deposit sequence that comprised a modern imported topsoil and a substantial made ground deposit of later post-medieval origin, which in turn sealed a buried topsoil horizon of earlier post-medieval date and a buried limestone wall footing. These were in turn above a natural horizon of cornbrash.

Although no datable finds were recovered from any of these deposits or structure, the sequence of activity on this site was clearly apparent. It was also clear that this development was constructed on a raised garden terrace that was above a natural downward slope to the north. The buried topsoil horizon represented an original ground level of earlier post-medieval date into which had been excavated the foundations of an outbuilding of 18th century or earlier post-medieval origin. William Murrays map of the parish of St. Martin, Stamford of 1773 clearly shows a rectangular shaped outbuilding at this location. An infilled window opening with timber lintel within the fabric of the western site boundary wall along with parts of this boundary wall as well as the buried footing were undoubtedly component parts of this former outbuilding.

Following the demolition of this outbuilding sometime between 1773 and 1905, the ground levels within the area of the development site had then been built up with a substantial deposit of made ground in order to create the present garden terrace. Onto this an imported modern topsoil was subsequently deposited. This build-up of ground levels had truncated both the buried topsoil and the wall foundation.

No archaeological features, deposits, structures or finds associated with the late Anglo-Saxon burh or with the medieval suburb of St. Martins were found.

1. Introduction

Neville Hall MIFA was commissioned by Ross Thain & Co. Ltd. on behalf of their client – Mr. M. Bust - to undertake the archaeological monitoring of the groundworks pertaining to the construction of a new double garage at the rear of Crestwood House, 52, High Street, St. Martins, Stamford, Lincolnshire, centred at National Grid Reference TF 0307 0659. The archaeological monitoring was carried out at the development site on the 15th and the 16th of February 2011.

The work was carried out according to the requirements of an archaeological condition, which was attached to the granting of planning consent for this development by South Kesteven District Council, the Local Planning Authority (LPA), and acting on the advice of Ms Jenny Young, Senior Historic Environment Officer of Heritage Lincolnshire, in her capacity as archaeological advisor on planning issues to the LPA. This is in accordance with the principles established in *PPS 5: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department of Culture, Media and Sport, 2010), and *Standard and guidance for archaeological watching briefs* (IFA, 1999).

Copies of the final report will be deposited with the clients, Ms Jenny Young of Heritage Lincolnshire (on behalf of the local planning authority), the Planning Department of South Kesteven District Council, the Lincolnshire Heritage Environment Record (HER) and The Collection, Lincoln, along with an ordered project archive for long term storage and curation.

2. Site Location and Description

The development site is situated at the rear of Crestwood House, on the eastern frontage of Church Lane, and on the southern outskirts of the town of Stamford within the parish of St. Martins Without. The development site is located at National Grid Reference TF 0307 0659, and at a height of approximately 32mAOD. The town of Stamford is located approximately 18km to the north west of Peterborough, at the lowest crossing point of the River Welland and where the flood plain of the Welland is at its narrowest [Figures 1 and 2].

The development site is located on undulating uplands of the Jurassic limestone escarpment that traverses Lincolnshire from south to north and to the immediate north of the River Welland. The development site is also situated on shallow and well drained brashy calcareous fine loamy soils of the Elmton 3 Series that have in turn developed on limestones of the Middle Jurassic [BGS, 1978; Soil Survey, 1983].



Figure 1: Site location at scale 1:25,000. (O.S. copyright licence number 100048723)

3. Planning Background

A planning application for the proposed erection of a new double garage with an adjoining garden wall at the rear of Crestwood House, 52, High Street, St. Martins, Stamford, Lincolnshire (Planning References: S10/02351/LB & S/10/2303/FUL) has been submitted to and granted consent by South Kesteven District Council, the Local Planning Authority (LPA) [Figure 3]. However, as the proposed development is situated within an archaeologically sensitive area and within the curtilage of a Grade II listed building, an archaeological condition (No. 7) was attached to this consent, which stated that:

None of the works hereby granted shall be undertaken until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority.....

A specification or a written scheme of investigation for an archaeological watching brief to be maintained during the groundworks stage of development at the site was submitted to and approved by Ms Jenny Young, Senior Historic Environment Officer of Heritage Lincolnshire (on behalf of the LPA) prior to the commencement of the on-site works.

4. Aims and Objectives of the Archaeological Monitoring

The aims of the project were the **continual archaeological monitoring** of all site groundworks during the construction stage of development, which comprised the excavation of foundations for the double garage.

The objectives of the project were:

To establish the presence/absence of archaeological remains within the area of the development site.

To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.

To allow the preservation by record of archaeological deposits.

As the development site is situated within the area of the late Anglo-Saxon burh and the medieval suburb of St Martins, the specific objectives of the project were to record any archaeological features, finds, structures and/or deposits associated with these settlements. The development site is also probably situated towards the rear of a medieval burgage plot that fronted onto the western side of the High Street, so typical settlement features such as pits, ditches etc. may be expected to be encountered on this site.

5. Historical and Archaeological Background

Background research sources were consulted at the Lincolnshire Archives, the Lincoln Local Studies Library and the Lincolnshire County Council Historic Environment Record (HER). A search of the Lincolnshire HER was conducted within a 100m radius of the centre of the development site.

There is no evidence for prehistoric activity in Stamford. The Roman settlement at Casterton is two miles to the north of Stamford, with little evidence of Roman settlement in Stamford itself [RCHME, 1977].

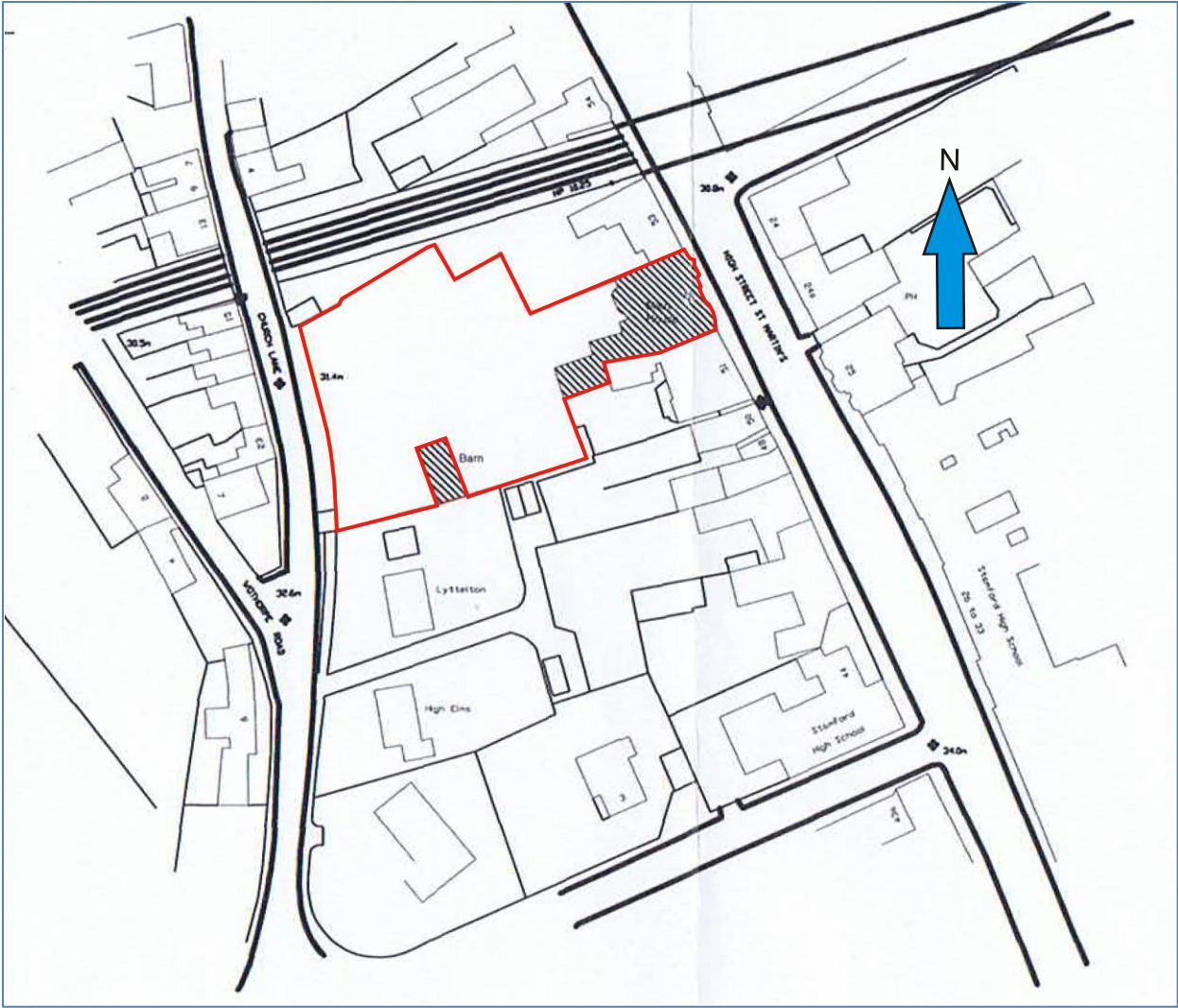


Figure 2: Site location at a scale of 1:2,500 showing the former site layout (extract from Architects plan).

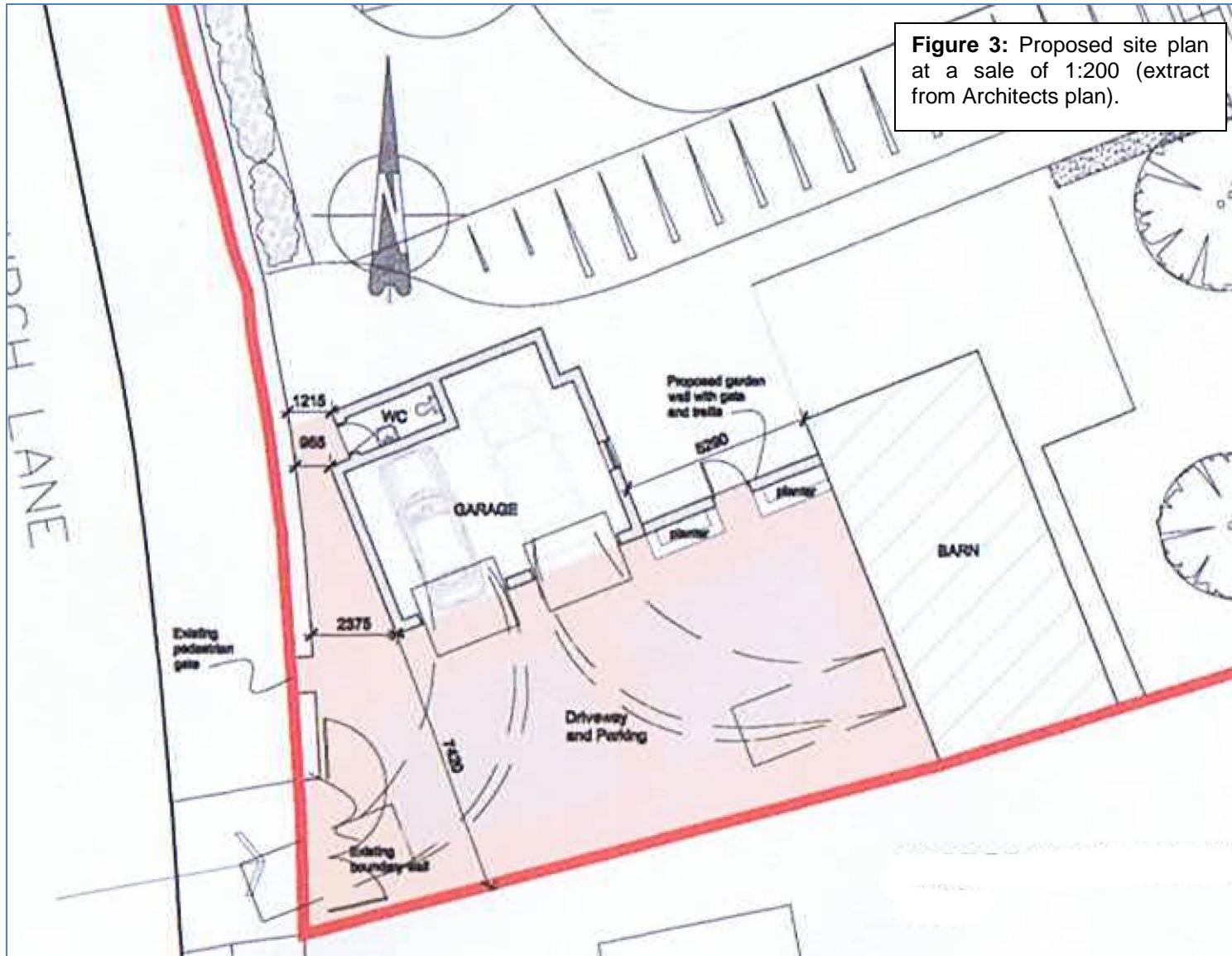


Figure 3: Proposed site plan at a scale of 1:200 (extract from Architects plan).

In the 9th century Stamford became an important Anglo-Scandinavian centre. The Danish burh/settlement was established to the north of the Welland after AD877. The Danish occupation of Stamford lasted for approximately 40 years and was situated to the immediate north of St George's Square and with the eastern boundary being formed by the present St George's Street [Sawyer, 1998; Lloyd, 1983].

The Anglo-Saxon Chronicle records that in AD918 Stamford was won back from the Danes by King Edward the Elder who established a settlement (or the Saxon *burh*) to the south of the Welland (now St Martins) and possibly built the first bridge over this river. By the late 10th century Stamford or *Steanforda* (AD922), *Stanford* (AD 944), *Stanforda* (c.AD1000) was one of the five boroughs or *burhs* of the Danelaw and had a market and a mint (from the time of King Athelstan) [Sawyer, 1998; Lloyd, 1983; Cameron, 1998; Ekwall, 1991].

By the Domesday Survey of AD1086, Stamford or the 'stony ford' (i.e. over the River Welland) was referred to as 'the King's borough' and had at least four churches, a market and a fair. The Welland was navigable as far as the town, which provided important contact with the North Sea ports. Shortly after the Norman Conquest, a motte and bailey castle was constructed to the west of Mallory Lane. The medieval settlement expanded on the basis of the Danish and Saxon burhs and its boundaries were probably formalised by the construction of a curtain wall around the town in the early 13th century. In the early medieval period, cloth manufacture, iron working and pottery manufacture became important local activities. Stamford ware pottery was traded and known throughout eastern England and the Midlands [RCHME, 1977; Sawyer, 1998; Lloyd, 1983].

By the late medieval period there were fourteen churches, two Benedictine houses, four friaries and one hospital. By the 15th century, the woollen and cloth trades had deserted Stamford for East Anglia, and the subsequent decline in the towns' prosperity led to an amalgamation of a number of parishes in the town. The town was sacked by the Lancastrian army in 1461 [*ibid*].

The architectural character of the present town is of late 17th and 18th century origin with stone built houses and cottages, though with earlier medieval undercrofts and fabric behind later facades [*ibid*].

The Anglo-Saxon *burh* that was founded to the south of the Welland eventually became a medieval suburb – the parish of St Martins Without, which as its name suggests was situated to the south of the medieval walled town. The High Street formed the main north-south orientated thoroughfare through this medieval suburb [*ibid*].

To the west of the High Street and to the north of this development site is the site of a medieval house of Austin canons of the Holy Sepulchre (HER 30618). This was founded prior to AD1189 and existed until after AD1227. It also included a hospital. Extant and external remains of its building fabric are incorporated into the wallings of the George Hotel. The chapel of St Mary Magdalen (HER 30619) was attached to the house of the Holy Sepulchre. The remains of this chapel were finally demolished in 1818. To the east of this and on the other side of the High Street is the parish church of St. Martin (HER 30605). This is a complete church of late 14th -15th century origin with a burial ground to the east. It has a suggested foundation date of AD1133-56, but could have a pre-Conquest foundation.

The development site is located within a Conservation Area. Crestwood House itself, (HER 37179) is Grade II listed and is of early 17th century origin; but was converted to the 19th century neo-Gothic architectural style in 1854. The original early 17th century building appears to have comprised a hall and a cross wing. It was altered in the 18th and 19th centuries. There is an early 19th century kitchen wing to the rear and beyond lies a rubble walled 17th century building (the barn) of uncertain original use. The adjoining property to the north - 53 High Street (HER 38766) is also Grade II listed. This house has a 17th century origin with a mid-18th century front elevation and the house is mostly of mid-18th century origin. The adjoining property to the south at 51 High Street (HER 37881) is similarly Grade II listed. This coursed rubble house has an early 18th

century front elevation with pre-17th century work at the rear. The house was built at the end of the 17th century and had an “L”-shaped plan with the kitchen in a rear wing. This was altered in the early 18th century and in the 19th century.

Two previous archaeological investigations have been undertaken within the search area. To the north-east of the site, at the former Maltings Yard, an evaluation in 1996 located a large pit that was dug to quarry the underlying limestone bedrock as well as two residual sherds of Roman pottery (HER 35002-3, ELI3685, Site code: SMY96). This quarry pit was of medieval date. A watching brief during subsequent development on the same site in 1998 found a sherd of 3rd–4th century pottery and a sherd of 12th–13th century pottery (HER 35002-3, ELI3687, Site code: SMY98). This watching brief also identified a 19th century garden boundary ditch (HER 35835) and two features possibly associated with the construction of the 19th century railway tunnel beneath Barnack Road (HER 35836).

A limited map regression exercise was also carried out of the area of the proposed development site with copies of Ordnance Survey (O.S.) maps obtained from the Lincolnshire Archives and the local studies collection of the Lincoln Central Library. William Murray's map of the parish of St. Martins, Stamford of 1773 shows that by that time, the present boundaries of the development site had already been established. Crestwood House is shown fronting on the western side of the High Street with the barn to the rear and a second rectangular shaped outbuilding situated along what is now the Church Lane frontage [RCHME, 1977]. The Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1905 shows Crestwood House on the western frontage of the High Street with the barn to the rear and the present boundaries of the site in place. The same site layout is shown on the Provisional Edition six inch to one mile scale O.S. map of 1950. **Figure 2** shows the present site layout, which has remained largely unchanged since at least 1905.

6. Methodology

The archaeological monitoring at the development site was undertaken by Neville Hall MIFA on the 15th and the 16th of February 2011. This comprised the continual archaeological monitoring and recording of the mechanical excavation of the foundations for the new double garage [**Figure 4**]. These excavations were undertaken by a three ton 360° mechanical excavator that was fitted with a 0.60m wide toothed bucket.

Where necessary, surfaces were hand cleaned for examination and recording, and the deposits observed were recorded on standard *pro-forma* context recording sheets. A plan at an original scale of 1:50 was made of the monitored area. The deposit sequence observed was recorded within two sections (designated as **Representative Sections 1-2**) at a scale of 1:20. The plan, showing the location of these sections and the sections themselves are reproduced at these respective scales in this report as **Figure 4**. A complimentary digital colour photographic record was also maintained, which are reproduced as **Plates 1-17, Appendix 1**. A list of the contexts recorded is reproduced in **Appendix 2**.

All work was carried out according to the approved Specification and to the Institute of Field Archaeologists (IFA) standards and guidance for archaeological watching briefs.

7. Results [**Figure 4; Appendix 1, Plates 1-17**]

The foundations for the new double garage had already been set out prior to arrival [**Plate 1**]. The ground surface was observed to slope naturally downwards to the north and it was clearly apparent that the development site was situated on a raised artificial terrace.

The mechanical excavation of the foundations for the new double garage was continually monitored and recorded [Plates 2, 4-7, 9, 12 and 14-17]. Throughout all of the monitored foundation trenches, the same deposit sequence was observed and recorded. This sequence comprised a modern imported topsoil horizon (001), which overlay a substantial made ground deposit (002), of post-medieval origin. This in turn overlay a buried topsoil horizon (003) of earlier post-medieval origin, which was quite thin in places and appeared to be truncated. This deposit was generally observed at the base of the excavations, though within the easterly foundation trench, the natural horizon (004) of cornbrash was reached. This deposit sequence was recorded within the two **Representative Sections 1 and 2** [Plates 3 and 13]. There were no finds from any of these deposits.

Of particular note was a buried wall foundation (005) of at least two courses in height and constructed of irregular and roughly worked limestone blocks at an average level of 0.90m below current ground levels [Plates 10-11]. There was no evidence of any associated mortar bonding. This footing was cut into the buried soil horizon (003) and was sealed by the made ground deposit (002). It was clear that this foundation had also been truncated (along with the buried topsoil horizon (003)) and like (003) had been sealed by the subsequent deposition of the made ground (002). This buried wall footing was also probably associated with an infilled window opening with timber lintel that was observed within the fabric of the western site boundary wall [Plate 8]. These combined structural components suggest a possible outbuilding of post-medieval origin at this location. This is confirmed by the results of the aforementioned map regression. The map of 1773 clearly shows a rectangular shaped outbuilding at this location, of which the infilled window opening, parts of the western site boundary wall and the foundation (005) were component parts of.

In the light of the absence of any archaeological activity on this site, and following consultations with Ms Jenny Young of Heritage Lincolnshire, it was agreed that the archaeological monitoring of the remaining groundworks, comprising the mechanical excavation of associated services, would not be necessary.

No groundworks associated with the adjoining garden wall were undertaken as it is uncertain whether this portion of the development will be carried out at the present time.

8. Discussion and Conclusions

The groundworks pertaining to the erection of the new double garage were extensively monitored and recorded. The archaeological monitoring identified a simple deposit sequence that comprised a modern imported topsoil, a substantial post-medieval made ground deposit which overlay a truncated and buried post-medieval topsoil horizon and a truncated wall foundation, also of post-medieval origin. These in turn overlay a natural horizon of cornbrash. This deposit sequence was recorded within two representative sections.

Although no datable finds were recovered from any of these deposits and structure, the sequence of activity was clearly apparent on this site. It was also clear that this development was constructed on a raised artificial garden terrace that was above a natural downward slope to the north at the rear of Crestwood House. The buried topsoil horizon represented an original ground level of earlier post-medieval date, into which was excavated the foundations of an outbuilding of 18th century or earlier post-medieval origin. The map of 1773 shows a rectangular shaped outbuilding at this location, of which the footing, the infilled window opening and parts of the western site boundary wall were undoubtedly component parts of.

Following the demolition of this outbuilding sometime between 1773 and 1905, the ground levels within the area of the development site had then been built up with a substantial deposit of made ground in order to create the present garden terrace. Onto this an imported modern topsoil was

subsequently deposited. This build-up of ground levels had truncated both the buried topsoil and the wall foundation.

No archaeological features, deposits, structures or finds associated with the late Anglo-Saxon burh or with the medieval suburb of St. Martins were found.

9. Effectiveness of Methodology and Confidence Rating

The methodology chosen clearly demonstrated the absence of any significant archaeological activity and the nature of the deposit sequence on this site; while providing sufficient time to record the deposits and structure observed. A more detailed level of archaeological assessment and investigation clearly would not have been necessary. It is considered that the implemented methodology was sufficient to confirm and record the absence of any significant archaeological activity and the nature of the deposit sequence and the structure present within the area of the development site with a high degree of confidence.

10. Acknowledgements

Thanks are gratefully extended to Ross Thain & Co. Ltd on behalf of their client – Mr. M. Bust - for commissioning this work. Thanks are also extended to Ms Jenny Young of Heritage Lincolnshire, and to the staff of the Lincolnshire Heritage Environment Record, the Lincolnshire Archives and the Lincoln Central Library for their kind assistance.

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Appendix 1: Plates



Plate 1: Pre-groundworks, from the south



Plate 2: Work in progress, from the north



Plate 3: Representative Section 1, from the east



Plate 4: Work in progress, from the south



Plate 5: Work in progress, from the west



Plate 6: Work in progress, from the south



Plate 7: Work in progress, from the south



Plate 8: Infilled window opening with timber lintel in the western site boundary wall, from the east



Plate 9: Work in progress, from the west



Plate 10: Footing (005), from the east



Plate 11: Footing (005), from the east



Plate 12: Work in progress, from the south



Plate 13: Representative Section 2, from the south



Plate 14: Work in progress, from the south



Plate 16: Work in progress, from the north



Plate 15: Work in progress, from the east



Plate 17: Work in progress, from the east

Appendix 2: List of Contexts

- 001** Modern imported topsoil horizon. Friable, dark grey brown sandy silt with small angular stones 5%. Depth – 0.56m.
- 002** Post-medieval made ground deposit. Soft & friable, mid orange brown sandy clayey silt with small-large limestone fragments 40%. Below **(001)** & above **(003)**. Also contained occasional small-large irregular shaped and worked limestone blocks of dumped building material. Depth – 0.80m.
- 003** Truncated & buried post-medieval garden soil horizon. Soft, mid orange brown sandy silt with small fragments & flecking of charcoal 5%. Below **(002)** & above **(004)**. Depth - >0.18m.
- 004** Natural horizon of cornbrash composed of small-large irregularly shaped limestone fragments within a matrix of a friable, light orange brown sandy silt. Below **(003)**.
- 005** Buried wall footing of post-medieval origin. Constructed of roughly worked & irregular shaped limestone blocks. No mortar bonding evident. Two courses in height were visible. Sealed by **(002)** & cut into **(003)**. Length - >1.75m, width - >0.10m, depth – 0.20m.

Appendix 3: OASIS Summary Sheet

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Rear of 17/18 St. George's Square, Stamford, Lincolnshire - Neville Hall MIFA

OASIS ID - nevilleh1-102758

Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall MIFA	nevillehallmifa@googlemail.com	7 June 2011

Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

File submission and form progress

Grey literature report submitted?	Yes	Grey literature report filename/s	Sent by other means
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