NEVILLE HALL
FREELANCE ARCHAEOLOGIST & CONSULTANT

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY
OF LAND AT THE REAR OF 8, HIGH STREET,
HOLBEACH, LINCOLNSHIRE.

[Site Centred at National Grid Reference: TF 3595 2474]
Planning Reference: H09-1150-20

PREPARED FOR MR. MARK SANDERSON OF THE HERITAGE ADVISORY

By

Neville Hall

February 2021

© Neville Hall 2021

Contents

Summary
1.0 Introduction
2.0 Site location and description
3.0 Objectives and methods
4.0 Planning background
5.0 Archaeological and historical background
6.0 Site-specific search/investigation results
  6.1 Cartographic information
  6.2 Site walkover survey
7.0 Assessment of archaeological potential
8.0 Impact on archaeological resources
9.0 Mitigation
10.0 Acknowledgements
11.0 Bibliography

Illustrations

Figure 1: General site location at a scale of 1:25,000.
Figure 2: Site location at an original scale of 1:1,250, (extract from Architects plan).
Figure 3: Plan showing the proposed layout of the assessment site at an original scale of 1:50, (extract from Architects plan).
Figure 4: Extract from a published map of the town of Holbeach of 1846.
Figure 5: Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, map sheet no. Lincolnshire 135.11.
Figure 6: Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 135.11.
Figure 7: Extract from the 1931 Edition Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 135.11.
Figure 8: Extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1969.
Figure 9: Cultural heritage sites within a 0.25km radius of the assessment site at an original scale of 1:2,500.

Appendices

Appendix 1: Cultural Heritage Data from the Lincolnshire Historic Environment Record (HER)

Summary

- *This desk based archaeological assessment study has been prepared for Mr. Mark Sanderson of The Heritage Advisory on behalf of his clients - G. R. Merchant Ltd. - in support of and to inform a current planning application for the proposed erection of a pair of new semi-detached houses on land at the rear of 8, High Street, Holbeach, Lincolnshire.*

- *This assessment has not identified any archaeological potential or finds from the various prehistoric periods within the close proximity to this assessment site. So it is concluded that the potential for archaeological activity and finds from the various prehistoric periods to be encountered on this assessment site will therefore be* ***low****.*

- *This study has similarly not identified any archaeological activity or finds from the Romano-British period within the vicinity of this assessment site. So it is similarly considered that the potential for archaeological activity and finds from this period to be made on this assessment site will also be* ***low.***

- *Although the place name of Holbeach has a late Saxon topographical derivation, the earliest documentary reference to the settlement of Holbeach occurs in the Domesday Survey of AD1086. Although archaeological activity and finds from this period have been made on several previous archaeological investigations within the search area for this study, these were made well to the north and north-west of this assessment site. So it is considered that the potential for archaeological activity and finds from this period to be made on this assessment site will therefore be* ***low****.*

- *By contrast, it is clear that this assessment site lies within the historic core of the medieval settlement of Holbeach. The Grade I listed parish church of All Saints lies to the immediate north-west along with its earlier medieval precursor on the same site. Further evidence that this assessment site lies within this medieval historic settlement core is derived from finds of medieval pottery that were made during an archaeological watching brief in the parish churchyard in 1999 and the findspot of a coin of Richard II, which has also been made within the parish churchyard. Of particular note is the apparently severe truncation of the extent of this parish churchyard with its eastern boundary (along the western frontage of Church Walk), occurring to the immediate east of the chancel of the church. This may imply that this churchyard may have originally have extended further to the east than at present (this may have been associated with the earlier medieval precursor of the present church) and prior to the laying out of the line of the present Church Walk. So there may be a potential for inhumation burials or cemetery associated with this earlier medieval church being found on this site. With all these considerations, it is concluded that the potential for medieval archaeological activity, settlement activity and finds to be made on this site will therefore be* ***high****.*

- *The maps used in this study from 1846 onwards feature an 'L'-shaped outbuilding (probably for a contemporary property that fronted onto the south side of the High Street) along with a rear yard as occupying the area of this assessment site. This outbuilding appears to have been demolished from the mid 20th century onwards as adjudged by the modern residential dwelling to the immediate north and the present western site boundary wall with its return to the east, which date from this period. It is clear also that this assessment site lies within the historic core of the post-medieval and early modern settlements of Holbeach. This is further evidenced by the large number of both designated and non-designated heritage assets from these periods within the close proximity of this assessment site, comprising both statutorily and locally listed buildings. In addition, an archaeological evaluation in 2002 to the east of this assessment site in Albert Street recorded a posthole and a ditch or gully of post-medieval date. So it is considered that the potential for post-medieval and early modern archaeological activity and finds to be made on this assessment site will also be* ***high****.*

- *This archaeological desk based assessment study has identified a **low** potential for archaeological activity and finds from the various prehistoric periods and from the Romano-British and Anglo-Saxon periods and a **high** potential for archaeological activity and finds from the medieval, post-medieval and early modern periods to be encountered on this assessment site.*

- *It is considered that there will be **low impact** on the identified **low** archaeological potential and a **high impact** on the identified **high** archaeological potential from proposed development on this assessment site based on the currently available data.*

- *Given the identified high archaeological potential particularly from the medieval and post-medieval periods, which are highly likely to be encountered on this assessment site and which may be significant, online comments made by Mr. Ian Marshman of the :Lincolnshire County Council Historic Environment Team have also advised the need for further archaeological assessment of this identified archaeological potential of this site, through a second stage of archaeological field evaluation through trial trenching. This should be made also in the possible event that inhumation burials or a cemetery associated with the earlier medieval church to the west, may have extended eastwards into the area of this assessment site. I would therefore concur with this further archaeological requirement beyond this initial desk based study.*

- *It should also be noted that the identified 'L'-shaped post-medieval outbuilding featured on the maps used for this study may have had underground cellars, which may in turn have had a potential impact on any underlying earlier archaeological potential here, leading to their potential truncation.*

- *This study has also identified a large number of both designated and non-designated heritage assets comprising both statutorily and locally listed buildings. The potential impact of this proposed development on this assessment site on the settings and significance of these heritage assets will be material considerations in respect of any comprehensive heritage impact assessment of this development proposal.*

1.0 Introduction

1.1 This archaeological desk-based assessment study was commissioned by Mr. Sanderson of The Heritage Advisory on behalf of his clients - G. R. Merchant Ltd. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of land at the rear of 8, High Street, Holbeach, Lincolnshire. This will form the basis for a decision making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.

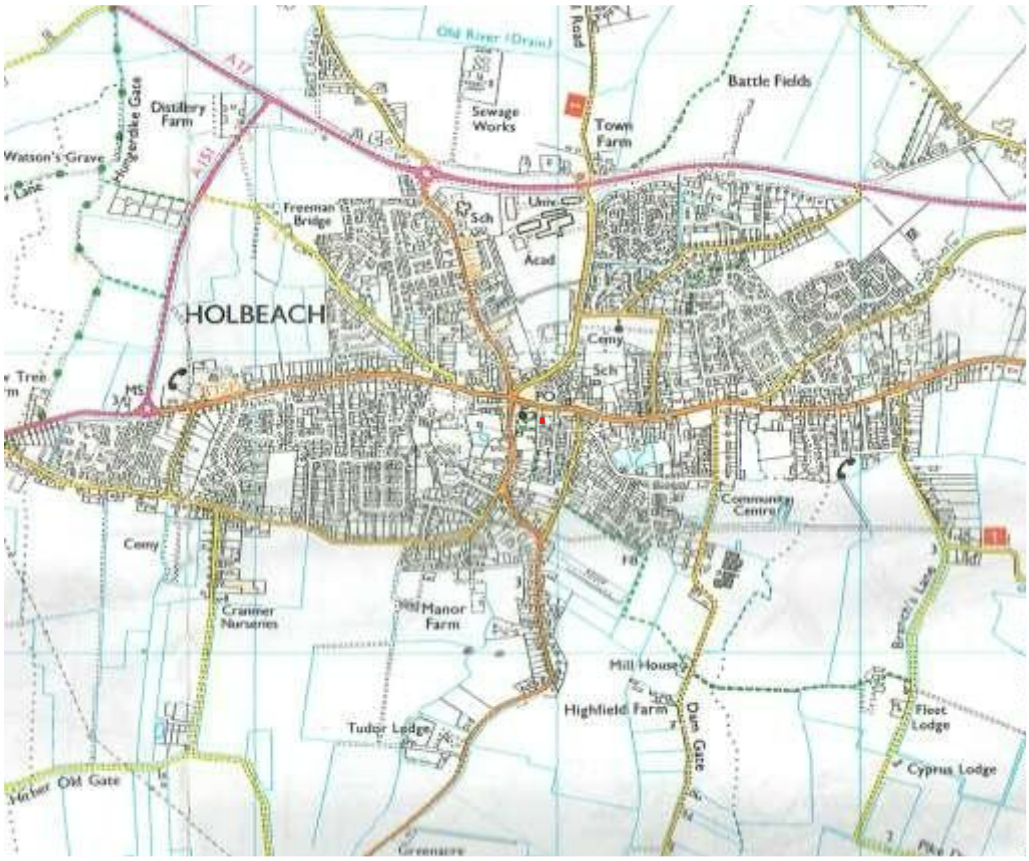


Figure 1: General site location at a scale of 1:25,000. The site is shown in red. (O.S. copyright licence number 100048723)

2.0 Site location and description [Figures 1 and 2]

2.1 The assessment site is situated within the historic core of the town of Holbeach and on land to the rear of 8, High Street. The assessment site is also located off the eastern frontage of Church Walk and also to the immediate east of the parish church at National Grid Reference TF 3595 2474 and at a height of approximately 4mAOD. The town of Holbeach is located approximately 10km to the north-east of Spalding, within the modern civil parish of the same name, administrative district of South Holland, county of Lincolnshire.

2.2 The settlement of Holbeach is located on a slightly raised area within the flat and low-lying Lincolnshire Fens. The development site is situated on deep stoneless calcareous silty soils of the Wisbech Series, which have developed on deposits of marine alluvium. The underlying solid geology comprises Oxford Clays and Kellaway Beds of the Upper Jurassic [Soil Survey, 1983; BGS, 1992].

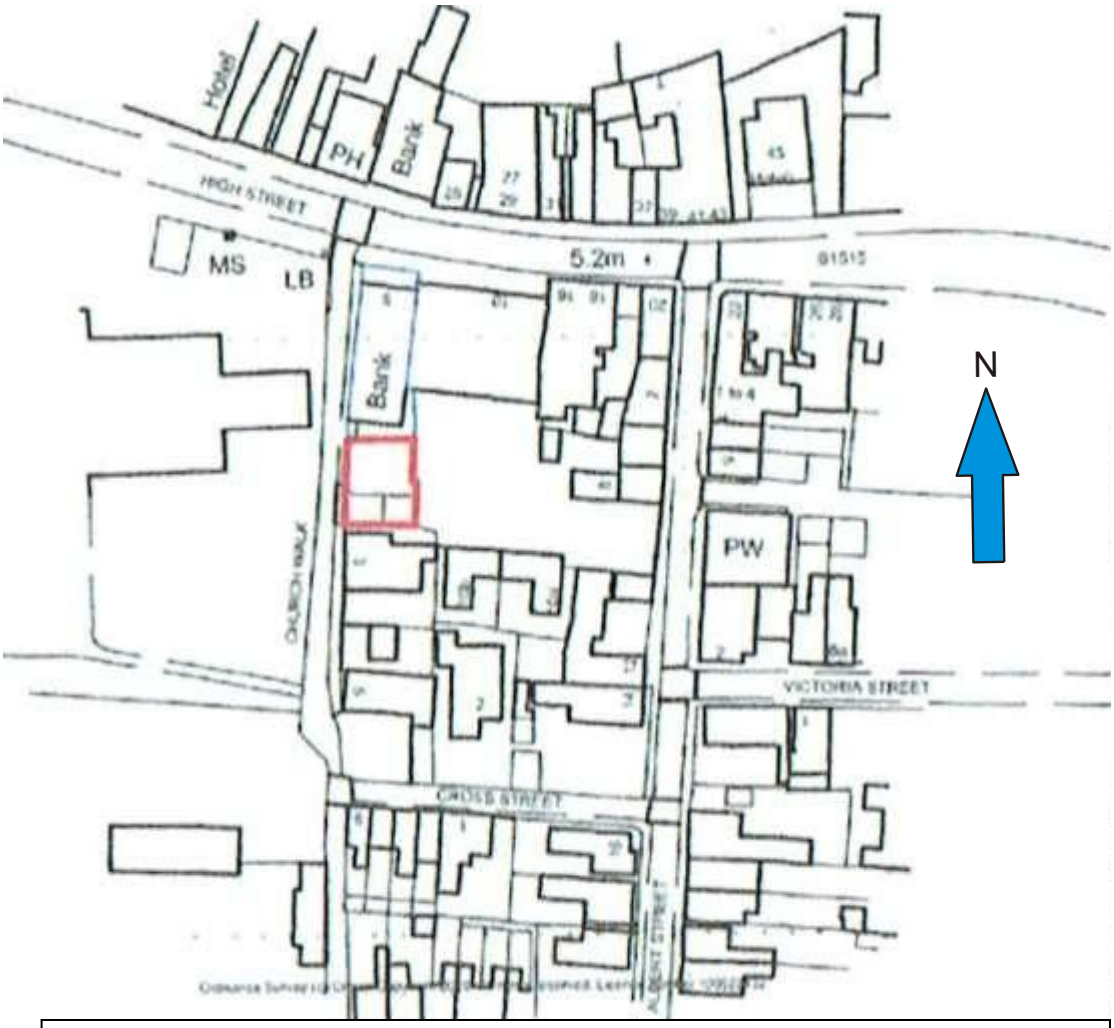


Figure 2: Site location at an original scale of 1:1,250, (extract from Architects plan)

3.0 Objectives and methods

3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development; to assess their potential significance and the extent to which construction works are likely to affect them.

3.2 This study is based on information derived from the following research sources: -

The Lincolnshire Historic Environment Record (HER);

The National Heritage List for England of Historic England;

Various published research sources and texts; and

A site visit by Mark Sanderson of The Heritage Advisory.

3.3 A search of the Lincolnshire Historic Environment Record (HER) was undertaken for listed buildings and other designated sites, archaeological sites, findspots and previous archaeological investigations within a 0.25km radius centred on National Grid Reference TF 3595 2474. The results of this search are presented below in tabulated format as **Appendix 2,** and their respective locations are shown on **Figure 9**.

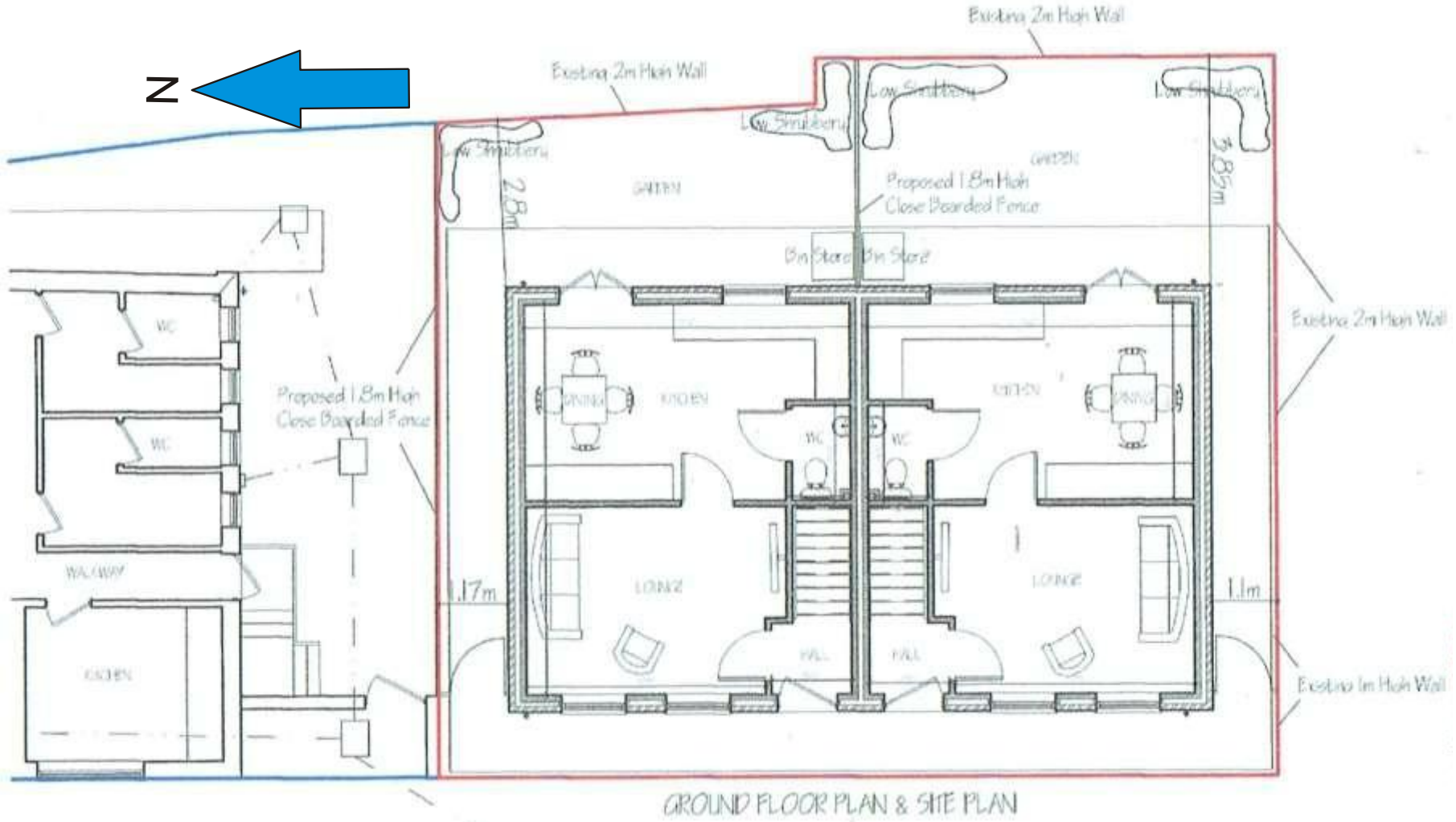


Figure 3: Plan showing the proposed layout of the assessment site at an original scale of 1:50, (extract from Architects plan). The boundaries of the assessment site are shown outlined in red.

3.4 At the time of the compilation of this study, the Lincolnshire Archives and the Lincoln Local Studies Library were closed to public access. A published plan of the town of Holbeach was obtained online from Google Images and forms **Figure 4** of this assessment. Copies of published Ordnance Survey maps of the area of the assessment site were obtained from the online National Library of Scotland and comprise **Figures 5-8** in this study. The results of a map regression exercise are presented in **Section 6.1** of this report. Published reference sources were also consulted at the Lincolnshire Historic Environment Record (HER). A number of digital photographs of the assessment site were taken during the site visit. These are reproduced and the results of this site visit are presented in **Section 6.2** of this study.

3.5 The online National Heritage List for England of Historic England was also consulted and a search was conducted of this for listed buildings, scheduled monuments, listed parks and gardens and Historic Battlefields within the parish of Holbeach. The results of this search are also presented below in tabulated format as **Appendix 2,** and their respective locations are shown on **Figure 9**.

4.0 Planning background

4.1 It is understood that an application for planning permission for the proposed construction of a pair of new semi-detached houses on land at the rear of 8, High Street, Holbeach, has been submitted to South Holland District Council, the Local Planning Authority [Planning Reference: H09-1150-20].

4.2 However, further archaeological assessment of the archaeological potential of this proposed development site has been requested by Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team to inform and to provide further information in order 'to make a reasoned decision on this proposal's impacts on the historic environment...'. This archaeological desk based assessment study will seek to partially fulfill this requirement and will be incorporated into a larger Heritage Impact Assessment document, which will provide a thorough and a comprehensive overall heritage assessment that this development proposal will have on the settings and significance of other nearby designated and undesignated heritage assets.

5.0 Archaeological and historical background

5.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record (HER), at the online National Library of Scotland and at the online National Heritage List for England of Historic England. A search of the Lincolnshire HER was conducted within a 0.25km radius centred on the development site.

5.2 The development site is also located within the historic core of the medieval settlement (HER 20227). The earliest documentary reference to the settlement of Holbeach or *Holebech* occurs in the Domesday Survey of AD1086. The place name is derived from the Old English *hol* and *bæc* denoting ‘a hollow or concave ridge’; thus denoting a topographical derivation. In the Domesday Survey, landholdings and manors in Holbeach were variously held by the King, the abbey of St Guthlac of Croyland, Count Aland and Guy of Craon (HER 20227). Later medieval documentary references variously refer to this settlement as *Holbecha* (AD1133-9); *Holebec* (AD1167-70); *Holebeche* (AD1170) and *Holbech* (AD1182) [Morris, 1986; Cameron, 1998; Ekwall, 1991; Mills 1991].

5.3 There was large scale reclamation of fens and marshlands around Holbeach during the early 13th century with an associated and effective drainage system of dykes, such that by the mid-13thcentury, the fens had been drained as far as the Cambridgeshire border (HER 20227). In AD1252, a licence was obtained to hold a fair and a market in Holbeach (HER 20227).

5.4 The Grade I listed Late Decorated parish church of All Saints in Holbeach of cAD1340-1380, cAD1400 and of the early 15th century (**Site No. 8**, HER 22838, NHL 1064486) was largely built by the Bishop of Lincoln in the mid-14th century and replaced an earlier church, which was documented in AD1177. The church comprises a west tower of c.AD1340 with a spire, (which was remodelled in the early 15th century), a nave with north and south aisles of c.AD1340, a chancel, north, south and west porches. The stained glass in the church dates from the 14th-15th centuries. A free Grammar School was founded later in the century and probably formed part of this church.

5.5 A gold coin of Richard II was found in 1833 near to the parish church (**Site No. 47**, HER 22221).

5.6 The site of a medieval preaching cross lies on a road junction (**Site No. 48**, HER 22227). This probably dated from the early 15th century and was demolished in 1683. There was probably an earlier cross on the site.

5.7 The site of the medieval hospital of All Saints (**Site No. 49**, HER 22232) was founded in AD1351 and had ceased to exist by 1545 at the time of the Dissolution. The antiquarian William Stukeley considered this site to be near the parish church of All Saints where the Chequers Inn now stands.

5.8 Excavations in 1968 on the old town tunnel under Market Hill, Holbeach exposed the remains of a medieval bridge (**Site No. 50**, HER 23637).

5.9 The development site is also located within the historic core of the post-medieval settlement (HER 20557). Holbeach appears to have been a prosperous settlement at this time, with many buildings from this period surviving in the town. The town also had a wealth of local agricultural services or agricultural based industries such as breweries, maltings and smithies along with iron and brick manufacture.

5.10 The Mansion House at No., 45 High Street is a Grade II listed early 18th century house (**Site No. 2,** HER 25203, NHL 1064488). The house has been converted into a restaurant.

5.11 The Grade II listed Crown Hotel, at 5, West End is an early 18th century building with mid 19th and 20th century alterations (**Site No. 5**, HER 25213, NHL 1064499). Further alterations took place to the buildings in 1820 and again during the 20th century.

5.12 Nos., 33 and 35, Church Street comprise a Grade II listed mid 18th century house, which is now two houses (**Site No. 1**, HER 25202, NHL 1064487). The building has 20th century alterations.

5.13 Nos., 12a and 15, West End are two cottages with a shop which are Grade II listed and which date from the mid 18th century (**Site No. 13**, HER 25314, NHL 1147154). The buildings have early 19th and 20th century alterations.

5.14 Westholme at No. 32, West End is a Grade II listed mid 18th century house that was refronted at around 1825 (**Site No. 14**, HER 25315, NHL 1147174).

5.15 Nos., 4 and 6, Boston Road comprise two Grade II listed mid 18th century houses that have mid 19th and 20th century alterations (**Site No. 18**, HER 25443, NHL 1359242).

5.16 Bank House at No. 24, West End comprises a Grade II listed mid 18th century house, which was once a bank (**Site No. 21**, HER 25459, NHL 1359266). The building was refronted and raised in height in 1830 and also has 20th century alterations.

5.17 The Halifax Building Society on the High Street is a Grade II listed house dated to 1786, which are now offices (**Site No. 19**, HER 25456, NHL 1359263). The building has late 19th and 20th century alterations.

5.18 No., 14 and 16a, High Street are two Grade II listed shops with above accommodation, which date from the late 18th century and which have late 19th and 20th century alterations (**Site No. 4**, HER 25205, NHL 1064490).

5.19 No. 34, West End is a Grade II listed house dating from the late 18th century with mid 19th and 20th century alterations (**Site No. 6**, HER 25214, NHL 1064500).

5.20 The site of Stukeley Hall and gardens occur to the west of the development site (**Site No. 46,** HER 20230). Stukeley Hall originated as a house of 18th century date which was revamped in 1922 with a stable block. There is a walled garden in the grounds which is of 18th century origin though much of the formal gardens to the east are relatively new. An historic park is recorded at this location on the First and Second Edition O.S. maps of 1889 and 1905 respectively. The house has been demolished.

5.21 Nos., 1, 3 and 5, Albert Street consist of a terrace of three Grade II listed houses that were constructed in c.1800 (**Site No. 7**, HER 25235, NHL 10645126).

5.22 Nos., 2, 4 and 6, Albert Street comprises a terrace of three Grade II listed houses that were built in the early 19th century (**Site No. 9**, HER 25236, NHL 1064527). The buildings have 20th century alterations.

5.23 No. 19, Chapel Street comprises a pair of Grade II listed early 19th century houses, which were subsequently altered in 1834 (**Site No. 11**, HER 25238).

5.24 The String of Horses public house on the Boston Road is a Grade II listed early 19th century public house which has late 19th century alterations (**Site No. 16**, HER 25413, NHL 1308768).

5.25 Serpentine House on Barrington Gate is a Grade II listed house dated to 1831 **(Site No. 10**, HER 25237, NHL 1064528). The Grade II listing also includes a brick garden wall, a semi-circular archway and a cast iron hand pump.

5.26 Nos., 71-77, High Street are a terrace of four houses that date to around 1840 (**Site No. 3**, HER 25204, NHL 1064489).

5.27 The Holbeach Baptist Chapel on Albert Street, which was constructed in 1845, is Grade II listed (**Site No. 17**, JHRER 25415, NHL 1308789).

5.28 Nos., 1 and 3, Chancery Lane consist of two Grade II listed cottages that date from 1854 (**Site No. 12**, HER 25301, NHL 1146883). The buildings have 20th century alterations.

5.29 Holbeach Cemetery was established in 1855 by the town's Burial Board (**Site No. 43**, HER 27260). It was originally of six acres in area with two chapels, one of the Church of England and the second for nonconformists. The cemetery was expanded to the south in the 20th century.

5.30 A church is featured on the 1931 Edition O.S. map at the current Holbeach Warehouse on Park Road (**Site No. 41**, HER 25669). This building survives and is in current use as a furniture warehouse. The church may have been that of the local Congregational Church, which was built in 1870.

5.31 A Grade II listed late 19th century milestone is set into the parish churchyard wall on the south side of the High Street (**Site No. 20**, HER 25457, NHL 1359264).

5.32 The site of a former unnamed 19th century farmstead occurs at Holbeach **(Site No. 42**, HER 26620). This is a demolished farmstead that was arranged around a regular courtyard with linked working buildings on all four sides of the yard. The farmhouse was attached to these working buildings. The farmstead was within a village location.

5.33 No. 7, Albert Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 22**, HER 25573). No. 23, Albert Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 23,** HER 25574).

5.34 No. 25, Albert Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 24,** HER 25575). No. 14, Albert Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 25,** HER 25576).

5.35 No. 18, Albert Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 26,** HER 25577). No. 20, Albert Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 27,** HER 25578).

5.36 No. 25, Barrington Gate is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 28,** HER 25579). The Church Hall at No. 17, Barrington Gate is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 29,** HER 25580).

5.37 No. 68, Church Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 30,** HER 25581). No. 5, Church Walk is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 31,** HER 25582).

5.38 The Vicarage off Church Walk is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 32,** HER 25583). Chequers Hall on the High Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 33,** HER 25584).

5.39 Nos., 31 and 33, High Street are post-medieval buildings that have been locally listed by South Holland District Council as buildings of local historical Interest **(Site No. 34,** HER 25585). Nos., 51 and 53 High Street are post-medieval buildings that have been locally listed by South Holland District Council as buildings of local historical Interest **(Site No. 35,** HER 25586). No. 20, High Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 36,** HER 25587).

5.40 No. 32, High Street is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 37,** HER 25588). Nos. 1 and 3, Park Lane are post-medieval buildings that have been locally listed by South Holland District Council as buildings of local historical Interest **(Site No. 38,** HER 25589).

5.41 No. 11, West End is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 39,** HER 25593). No. 30, West End is a post-medieval building that has been locally listed by

South Holland District Council as a building of local historical Interest **(Site No. 40,** HER 25594).

5.42 The former Infant School, The Chase is a post-medieval building that has been locally listed by South Holland District Council as a building of local historical Interest **(Site No. 45,** HER 25592).

5.43 Carter's Park at Holbeach is shown on the First and Second Edition Ordnance Survey maps of 1888 and 1904 respectively (**Site No. 51**, HER 25083).

5.44 The Holbeach War Memorial stands in the parish churchyard of the church of All Saints (**Site No. 44**, HER 27276). It was unveiled in 1921 as a memorial to the local fallen of the First and Second World Wars.

5.45 A Grade II listed 20th century red telephone kiosk is situated on the southern frontage of the High Street (**Site No. 15**, HER 25383, NHL 1253324).

5.46 There have been a large number of previous archaeological investigations within the search area utilised for this study. In 2010, an archaeological watching brief was maintained on the groundworks for a pair of new semi-detached houses on land off Back Lane (**Site No. 52**, HER 20227, ELI10581, Site code: HOBL09). This identified a single and isolated medieval pit and a recent brick lined well. Finds comprised three sherds of medieval pottery [Failes, 2010].

5.47 In 2011, an archaeological watching brief was undertaken on land adjacent to 3, Chapel Street (**Site No. 53**, HER ELI10851, Site code: CSTH11). This did not identify any archaeological features or finds [Hall, 2011].

5.48 In 2011, an archaeological watching brief was carried out on land at 5, Fishpond Lane during the groundworks for a new residential development (**Site No. 54**, HER ELI10867, Site code FPLH11). This did not identify any archaeological features or finds.

5.49 An archaeological watching brief was carried out on land to the rear of 56, High Street in 2012 (**Site No. 55**, HER 20557, ELI11395, Site code: JSHO12). This recorded the foundations of 19th century terraced housing that had formerly occupied this site [Hall, 2012].

5.50 In 1998, an archaeological evaluation comprising the excavation of three trenches was undertaken at 27-29 High Street (**Site No. 61**, HER 23663, ELI3458, Site code: HLH98). This identified post-medieval archaeological features. A brick structure or cellar was identified with wall foundations and floors. Coal dust in the cellar led to its interpretation as a coal cellar of 18th-19th century origin. An 18th century rubbish pit was identified beneath the cellar floor along with a probable post-medieval post hole [Dymond, 1998].

5.51 This was followed in 1999 by an archaeological watching brief that was carried out on land at 27-29, High Street, (**Site No. 56**, HER 26663, ELI1280, Site code: HHS99). This identified a north-south aligned brick wall. Abutting this was a second east-west orientated brick wall foundation, which was dated from the 18th century. To the south-east was a north-south aligned brick structure. A dry bonded brick arch was found above a void. Other findings included an undated cobbled surface (HER 23664) [Snee, 2000].

5.52 An archaeological evaluation was carried out on land at 4, Park Road prior to the construction of a new extension (**Site No. 57**, HER 23697, 20557, ELI2113, Site code: HPR99). This comprised the excavation of one trench in which was recorded a ditch that was thought to date from the late Saxon or medieval periods. A single sherd of 10th-12th century pottery was recovered from it. Other findings from the evaluation

were dated to the post-medieval period and included drain culverts, pits and ditches. This was followed by an archaeological watching brief on the groundworks for the new extension later in 1999 (**Site No. 58**, HER 20557, ELI2114, Site code: PRH99). This identified post-medieval dumped deposits [Cope-Faulkner, 2000].

5.53 In 2001, an archaeological evaluation was undertaken on land fronting onto St John Street, prior to a new residential development (**Site No. 59**, HER 20557, ELI2572, Site code: HSJ01). This evaluation of a single trench identified various archaeological features from the post-medieval period that included three postholes and four pits along with three pits from the late medieval period, which produced finds of 15th century pottery along with some waterlogged remains [Lloyd & Soden, 2001]. A subsequent archaeological watching brief on this site in 2003, which took place during the groundworks for a new residential development confirmed that archaeological deposits on the site had been disturbed as the result of this prior evaluation (**Site No. 64**, HER 20557, ELI4267, Site code: HSJ02). Thus the groundworks did not disturb any significant archaeological remains. Finds of sherds of post-medieval pottery were recovered [Leigh, 2003].

5.54 An archaeological watching brief was carried out in 1999 during the excavation of new electricity cable trenches within the parish churchyard of the church of All Saints (**Site No. 60**, HER 22838, Site code: ASH99). Two archaeological features were recorded. The first comprised an undated brick structure, which was thought to be the foundations of a chest tomb and a linear feature. This was also undated, though corresponded with a path shown on a depiction of the church of 1836. A scatter of 14th-20th century pottery and two clay pipe stems of 17th-18th century date were also found [Cope-Faulkner, 1999].

5.55 An archaeological evaluation on land at Albert Street, which consisted of the excavation of three trenches, recorded an undated ditch/gully along with an undated posthole (**Site No. 62**, HER 23819, ELI3842, Site code: HAT667). The gully predated a Victorian wall on the site and there had been a heavy degree of Victorian truncation on the site otherwise [Britchfield, 2002].

5.56 In 2002, an archaeological watching brief was undertaken on the groundworks on Plot 2, Church Walk (**Site No. 63**, HER 23830, ELI4257, Site code: HCWK02). This identified a possible refuse pit. Although this was undated, it was attributed to the medieval period. There were no finds [Thomson, 2003].

5.57 In 2002, an archaeological watching brief was undertaken on the groundworks on Plot 1, Church Walk (**Site No. 66,** HER 20557, ELI4396, Site code: HCWK02). This located post-medieval pits and ditches [Thomson, 2003].

5.58 A pre-determination archaeological evaluation on land at The Old Rectory involving the excavation of three trenches took place in advance of a proposed new residential development (**Site No. 65**, HER 23858-9, ELI4352, Site code: ORH03). This recorded a medieval drainage channel, a number of other undated drainage ditches, gullies and natural water channels [M & M Archaeological Services, 2003].

5.59 An archaeological watching brief was undertaken on land at Chequers Chase, Park Road in 2004 on the groundworks for a new bungalow (**Site No. 67**, HER 20557, ELI5633, Site code: HPR03). This identified a pit and a posthole, which were thought to date from the medieval period along with two quarries or ponds, two further pits and a ditch that were attributed to the post-medieval period. There was also evidence for ground levelling [Cope-Faulkner, 2004].

5.60 In 2004, an archaeological watching brief was undertaken during groundworks at Albert Walk (**Site No. 68**, HER ELI5643, Site code: HAW04). This did not identify any archaeological activity or finds [Brett, 2004].

5.61 An archaeological watching brief took place on land off Albert Street in 2007 on the groundworks for two new semi-detached houses (**Site No. 69**, HER ELI8645, Site code: ASH07). This did not identify any archaeological features or deposits , but did finds sherds of 19th-20th century pottery [M & M Archaeological Services, 2008].

5.62 In, 2002, an archaeological watching brief took place at the William Stukeley Primary School (**Site No. 70**, HER 23770, Site code: WSPH02). This identified an area of *in situ* burning from which a fragment of slag of Anglo-Saxon date was recovered. This suggested evidence of nearby contemporary metal working or of possible salt making activity. Other findings comprised a brick lined cess pit [Clay & Allen, 2002].

5.63 In 2016, an archaeological watching brief as carried out on the groundworks for a pair of new semi-detached houses at 9, West End (**Site No. 71**, Site code: WEHO16). This identified the brick cellars, floor surfaces and external surfaces of former demolished buildings that had stood on this site along with a single deep refuse pit, which produced finds of 17th-18th century pottery, bottle glass and clay pipe stems and bowl fragments [Hall, 2017].

5.64 In 2019, an archaeological watching brief as carried out on the groundworks for a pair of new semi-detached houses at the Crown Hotel Car Park, West End (**Site No. 72,** Site code: WEHO18). Although there were no finds, this identified the cuts of three possible medieval pits which were all sealed by a probable post-medieval buried soil horizon [Hall, 2019].

6.0 Site-specific search/investigation results

6.1 Cartographic information [Figures 4-8]

6.1.1 At the time of the compilation of this study (January 2021), the Lincolnshire Archives were closed to the public. The earliest map used in this study is a copy of a published map of the town of Holbeach of 1846, which was obtained online. This map is based on the earlier tithe map for the parish of Holbeach of 1839. This map comprises **Figure 4** of this study. This map features an 'L'-shaped building, with its long north-south axis extending along the eastern frontage of Church Walk. A return to the east of this building is featured at its southern end. To the rear of this building, (which is probably an outbuilding to a property that fronted on the south side of the High Street) is a yard that is open to the north, but is enclosed to the east by a north-south aligned boundary.

6.1.2 Copies of published Ordnance Survey (O.S.) maps were obtained from the online National Library of Scotland. An extract from the First Edition 25 inch to one mile scale O.S. map of 1888 forms **Figure 5** of this study. This map shows that the current boundaries of this assessment site are present by this time. The same 'L'-shaped outbuilding is shown occupying much of the area of this assessment with the rear yard with its eastern north-south aligned boundary also shown to the east. A water pump is also featured within the area of this yard. There has also been in addition, much expansion in the built up urban area of the town around the assessment site itself between 1846 and 1888.

6.1.3 An extract from the Second Edition 25 inch to one mile scale O.S. map of 1904 comprises **Figure 6** of this assessment. This map shows that the water pump shown on the earlier map of 1888 appears to have gone by this time, otherwise there has been change to the internal layout of the assessment site between 1888 and 1904.

6.1.4 An extract from the 1931 Edition inch to one mile scale O.S. map forms **Figure 7** of this study. This map shows that no change took place to the internal layout of this assessment site between 1904 and 1931.

6.1.5 An extract from the 1:2,500 scale O.S. map of 1969 comprises **Figure 8** of this study. This map appears to show the current layout of the assessment site that has in turn not undergone any change since 1969. The 'L'-shaped outbuilding featured on the earlier maps has gone by this time, presumably having been demolished. The rear yard shown on the earlier maps has been extended to cover the former area of this outbuilding. A modern residential dwelling is featured to the immediate north of the assessment site and a new boundary wall is shown extending along the eastern frontage of Church Walk, which is the present western site boundary. This wall returns for a short length to the east. The southern portion of the assessment site is occupied by a short length of driveway off the eastern frontage of Church Walk, which extends to the east to a small outbuilding, probably a lock up garage (which connects to this south wall). The eastern boundary of the rear yard is also still in place.

6.2 Site walkover survey Plates 1-28]

6.2.1 A site visit was made by Mr. Mark Sanderson of The Heritage Advisory on the 22nd of January 2021, for the purpose of recording the present appearance and environs of the assessment site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, which is reproduced below. The weather conditions were overcast though with good visibility.



Plate 1: View of the assessment site, from the south

6.2.2 **Plate 1** presents a detailed view of the assessment site from a southern perspective and features the modern residential dwelling of No. 1, Church Walk, to the immediate north of the assessment site. The western site boundary wall to the site in brick is also featured as is its short length of return to the east. The southern portion of the assessment site is also featured, with the small driveway or area of concrete hardstanding.

6.2.3 **Plate 2** furnishes an image of the parish churchyard off the western frontage of Church Walk to the immediate west of the assessment site.



Plate 2: View of Church Walk, from the north



Plate 3: View of the locally listed Vicarage, from the north-east

6.2.4 **Plate 3** provides a view of the locally listed Vicarage, to the south-west of the assessment site, which is set within its own grounds.

6.2.5 **Plate 4** presents a detailed view of the buildings that are situated to the immediate north of the assessment site and on the eastern frontage of Church Walk. At the front are commercial bank premises and to the rear of this is the modern residential dwelling at No. 1, Church Walk, To the rear of this dwelling in turn is the assessment site.



Plate 4: View of the buildings to the immediate north of the assessment site, from the north-west



Plate 5: View of Church Walk, from the north

6.2.6 **Plate 5** furnishes a view of Church Walk from a northern position and features the locally listed Vicarage to the right (west).

6.2.7 **Plate 6** presents a detailed view of the Grade I listed parish church of All Saints (**Site No. 8**) from a northern perspective.



Plate 6: View of the parish church of All Saints (Site No. 8), from the north



Plate 7: View of the parish churchyard, from the east

6.2.8 **Plate 7** provides a view of the parish churchyard to the south of the parish church looking westwards from Church Walk.

6.2.9 **Plate 8** furnishes a further view of the Grade I listed parish church of All Saints (**Site no. 8**), from a different north-eastern vantage point.



Plate 8: View of the parish church of All Saints (Site No. 8), from the north-east



Plate 9: View of the assessment site, from the west

6.2.10 **Plate 9** presents a detailed view of the assessment site from a western position and features the western site boundary wall in brick with its short length of return to the east. Adjoining this and within the southern portion of this assessment site is the driveway leading onto the lock up garage. To the left (north) and to the immediate north of this assessment site is No. 1, Church Walk, the modern residential dwelling.

6.2.11 **Plate 10** provides a detailed view of Church Walk from its northern end looking southwards. To the right (west) is the parish church of All Saints. Of particular note is its very close position in relation to the eastern boundary of the parish churchyard along the western frontage of Church Walk. To the left (east) are the buildings to the immediate north of the assessment site, comprising the commercial bank premises and No. 1, Church Walk.



Plate 10: View of Church Walk, from the north



Plate 11: View of the assessment site, from the west

6.2.12 **Plate 11** presents a further detailed view of the assessment site looking eastwards from the parish churchyard.

6.2.13 **Plate 12** provides a view of the setting of the assessment site from the south-west and from within the parish churchyard. Situated to the immediate south of the assessment site is the two storey No. 3, Church Walk, a 19th century Victorian residential dwelling.



Plate 12: View of the setting of the assessment site, from the south-west



Plate 13: View of the southern end of the assessment site, from the west

6.2.14 **Plate 13** provides a detailed view of the southern portion of the assessment site and features the short length of driveway or concrete hardstanding off the eastern frontage of Church Walk with the lock up garage to the rear and No. 3, Church Walk to the right (south). The southern return of the western site boundary wall is also shown to the left (north).

6.2.15 **Plate 14** presents a further view of the parish churchyard to the south of the parish church of All Saints, looking northwards from Church Walk.



Plate 14: View of the parish churchyard, from the south



Plate 15: View of the assessment site, from the south-west

6.2.16 **Plate 15** presents a further detailed image of the assessment site from a south-western vantage point from the parish churchyard.

6.2.17 **Plate 16** furnishes a further view of the locally listed Vicarage within its own grounds, to the south-west of the assessment site.



Plate 16: View of the locally listed Vicarage, from the north-east



Plate 17: View of Church Walk, from the north

6.2.18 **Plate 17** furnishes a detailed view of Church Walk looking southwards from the High Street. To the right (west) is the very close proximity of the parish church to the eastern boundary of the parish churchyard, whilst to the left (east) are the commercial bank premises and No. 1, Church Walk, which are both situated to the immediate north of this assessment site.

6.2.19 **Plate 18** presents a further detailed view of Church Walk looking southwards with the parish churchyard to the right (west) and the western site boundary wall of the assessment site to the left (east).



Plate 18: View of Church Walk, from the north



Plate 19: View of the southern portion of the assessment site, from the north-west

6.2.20 **Plate 19** provides a detailed view of No. 3, Church Walk, which is situated to the immediate south of the assessment site.

6.2.21 **Plate 20** presents an image of the setting of the assessment site looking eastwards from the parish churchyard and also featuring No. 3, Church Walk to the immediate south of the assessment site.



Plate 20: View of the setting of the assessment site, from the west



Plate 21: View of Church Walk, from the south

6.2.22 **Plate 21** furnishes a view of Church Walk looking northwards towards the High Street. To the right (east) is No,. 3, Church Walk and to the left (west) is the parish churchyard and beyond this, the parish church of All Saints.

6.2.23 **Plates 22-24** present several further detailed images of the assessment site from southern positions.



Plate 22: View of Church Walk, from the south



Plate 23: View of the assessment site, from the south



Plate 24: View of Church Walk, from the south



Plate 25: View of the assessment site, from the west

6.2.24 **Plates 25 and 28** present further images of the setting of the assessment site looking eastwards from the parish churchyard.

6.2.25 **Plates 26 and 27** furnish further detailed views of the assessment site looking northwards from Church Walk towards the High Street.



Plate 26: View of the assessment site, from the south



Plate 27: View of the assessment site, from the south



Plate 28: View of the assessment site, from the west

7.0 Assessment of archaeological potential

7.1 This assessment has not identified any archaeological potential or finds from the various prehistoric periods within the close proximity to this assessment site. So it is concluded that the potential for archaeological activity and finds from the various prehistoric periods to be encountered on this assessment site will therefore be **low**.

7.2 This study has similarly not identified any archaeological activity or finds from the Romano-British period within the vicinity of this assessment site. So it is similarly considered that the potential for archaeological activity and finds from this period to be made on this assessment site will also be **low.**

7.3 Although the place name of Holbeach has a late Saxon topographical derivation, the earliest documentary reference to the settlement of Holbeach occurs in the Domesday Survey of AD1086. Although archaeological activity and finds from this period have been made on several previous archaeological investigations within the search area for this study, these were made well to the north and north-west of this assessment site. So it is considered that the potential for archaeological activity and finds from this period to be made on this assessment site will therefore be **low**.

7.4 By contrast, it is clear that this assessment site lies within the historic core of the medieval settlement of Holbeach. The Grade I listed parish church of All Saints lies to the immediate north-west along with its earlier medieval precursor on the same site. Further evidence that this assessment site lies within this medieval historic settlement core is derived from finds of medieval pottery that were made during an archaeological watching brief in the parish churchyard in 1999 and the findspot of a coin of Richard II, which has also been made within the parish churchyard. Of particular note is the apparently severe truncation of the extent of this parish churchyard with its eastern boundary (along the western frontage of Church Walk), occurring to the immediate east of the chancel of the church. This may imply that this churchyard may have originally have extended further to the east than at present (this may have been associated with the earlier medieval precursor of the present church) and prior to the laying out of the line of the present Church Walk. So there may be a potential for inhumation burials or cemetery associated with this earlier medieval church being found on this site. With all these considerations, it is concluded that the

potential for medieval archaeological activity, settlement activity and finds to be made on this site will therefore be **high**.

7.5 The maps used in this study from 1846 onwards feature an 'L'-shaped outbuilding (probably for a contemporary property that fronted onto the south side of the High Street) along with a rear yard as occupying the area of this assessment site. This outbuilding appears to have been demolished from the mid 20th century onwards as adjudged by the modern residential dwelling to the immediate north and the present western site boundary wall with its return to the east, which date from this period. It is clear also that this assessment site lies within the historic core of the post-medieval and early modern settlements of Holbeach. This is further evidenced by the large number of both designated and non-designated heritage assets from these periods within the close proximity of this assessment site, comprising both statutorily and locally listed buildings. In addition, an archaeological evaluation in 2002 to the east of this assessment site in Albert Street recorded a posthole and a ditch or gully of post-medieval date. So it is considered that the potential for post-medieval and early modern archaeological activity and finds to be made on this assessment site will also be **high**.

8.0 Impact on archaeological resources

8.1 The groundworks associated with the construction of the proposed new pair of semi-detached residential dwellings, such as the excavation of foundations and services can directly impact on any buried archaeological potential.

8.2 This archaeological desk based assessment study has identified a **low** potential for archaeological activity and finds from the various prehistoric periods and from the Romano-British and Anglo-Saxon periods and a **high** potential for archaeological activity and finds from the medieval, post-medieval and early modern periods to be encountered on this assessment site.

8.3 It is considered that there will be **low impact** on the identified **low** archaeological potential and a **high impact** on the identified **high** archaeological potential from proposed development on this assessment site based on the currently available data.

9.0 Mitigation

9.1 Given the identified high archaeological potential particularly from the medieval and post-medieval periods, which are highly likely to be encountered on this assessment site and which may be significant, online comments made by Mr. Ian Marshman of the :Lincolnshire County Council Historic Environment Team have also advised the need for further archaeological assessment of this identified archaeological potential of this site, through a second stage of archaeological field evaluation through trial trenching. This should be made also in the possible event that inhumation burials or a cemetery associated with the earlier medieval church to the west, may have extended eastwards into the area of this assessment site. I would therefore concur with this further archaeological requirement beyond this initial desk based study.

9.2 It should also be noted that the identified 'L'-shaped post-medieval outbuilding featured on the maps used for this study may have had underground cellars, which may in turn have had a potential impact on any underlying earlier archaeological potential here leading to their potential truncation.

9.3 This study has also identified a large number of both designated and non-designated heritage assets comprising both statutorily and locally listed buildings. The potential impact of this proposed development on this assessment site on the settings and

significance of these heritage assets will be material considerations in respect of any comprehensive heritage impact assessment of this development proposal.

10.0 Acknowledgements

10.1 I would like to thank Mr. Mark Sanderson of The Heritage Advisory and G. R. Merchant Ltd. for commissioning this archaeological desk based assessment study Thanks are also extended to the staff of the Lincolnshire Historic Environment Record for their kind assistance.

11.0 Bibliography

(2003), *Results of Trial Trenching on Land at: The Old Rectory, Holbeach, Spalding, Lincolnshire*. M & M Archaeological Services client report.

(2008), *Results of an Archaeological Watching Brief: Land off Albert Street, Spalding, Lincolnshire*. M & M Archaeological Services client report.

Brett, A., (2004), *Albert Walk, Holbeach, Spalding, Lincolnshire, Archaeological Watching Brief Report.* Pre-Construct Archaeology client report.

Britchfield, D., (2002), *Land at Albert Street, Holbeach, Lincolnshire.* Hertfordshire Archaeological Trust client report.

British Geological Survey, (BGS), (1992), *Spalding, Solid & Drift Geology, Sheet 144, 1:50,000* Series.

Cameron, K., (1998), *A Dictionary of Lincolnshire Place Names.*

Clay, C., Allen, M., (2002), *Archaeological Watching Brief Report: William Stukeley Primary School, Holbeach, Lincolnshire*. Pre-Construct Archaeology client report.

Cope-Faulkner, P., (1999), *An Archaeological Watching Brief of Cable Trenches, All Saints Church, Holbeach, Lincolnshire*. Archaeological Project Services client report.

Cope-Faulkner, P., (2000), *An Archaeological Watching Brief on Land at 4, Park Road, Holbeach, Lincolnshire.* Archaeological Project Services client report.

Cope-Faulkner, P., (2004), *An Archaeological Watching Brief at Chequers Chase, Park Road, Holbeach, Lincolnshire.* Archaeological Project Services client report.

Dymond, M., (1998), *Archaeological Evaluation & Watching Brief at 27-29, High Street, Holbeach, Lincolnshire*. Archaeological Project Services client report.

Extract from a published map of the town of Holbeach of 1846.

Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, map sheet no. Lincolnshire 135.11.

Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 135.11.

Extract from the 1931 Edition Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 135.11.

Extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1969.

Ekwall, E., (1991), *The Concise Oxford Dictionary of English Place Names*, Fourth Edition.

Failes, A., (2010), *Archaeological Monitoring & Recording on Land off Back Lane, Holbeach, Lincolnshire.* Archaeological Project Services client report.

Foster, C, Longley, T., (1976), *The Lincolnshire Domesday and the Lindsey Survey.* Lincoln Record Society, Vol. 19.

Leigh, D., (2003), *St John's Street, Holbeach, Lincolnshire, An Archaeological Watching Brief.* Northamptonshire Archaeology client report.

Lloyd, R., Soden, I., (2001), *An Archaeological Evaluation on Land at St John's Street, Holbeach, Lincolnshire.* Northamptonshire Archaeology client report.

Hall, N., (2011), *Archaeological Monitoring on Land Adjacent to 3, Chapel Street, Holbeach, Lincolnshire.*

Hall, N., (2012), *Archaeological Monitoring on Land at the Rear of 56, High Street, Holbeach, Lincolnshire.*

Hall, N., (2017), *Archaeological Monitoring & Recording at 9, West End, Holbeach, Lincolnshire.*

Hall, N., (2019), *Archaeological Monitoring & Recording at the Crown Hotel Car Park, West End, Holbeach, Lincolnshire.*

Mills, A., (1991), *A Dictionary of English Place Names.*

Morris, J., edn., (1986), *Domesday Book: Lincolnshire, Parts 1 & 2.*

Pevsner, N., Harris, J., (2002), *The Buildings of England: Lincolnshire.*

Ordnance Survey, (2006), 1:25,000 scale map, *Spalding & Holbeach, Long Sutton & Kirton*, Explorer Sheet No. 249.

Snee, J., (2000), *Archaeological Watching Brief of Development at 27-29, High Street, Holbeach, Lincolnshire.* Archaeological Project Services client report.

Soil Survey of England & Wales, (1983), Soils of Eastern England, map sheet no. 4, 1:250,000 scale.

Thomson, S., (2003), *Archaeological Watching Brief on Land at Plot 2, Church Walk, Holbeach, Lincolnshire.* Archaeological Project Services client report.

Thomson, S., (2003), *Archaeological Watching Brief on Land at Plot 1, Church Walk, Holbeach, Lincolnshire.* Archaeological Project Services client report.

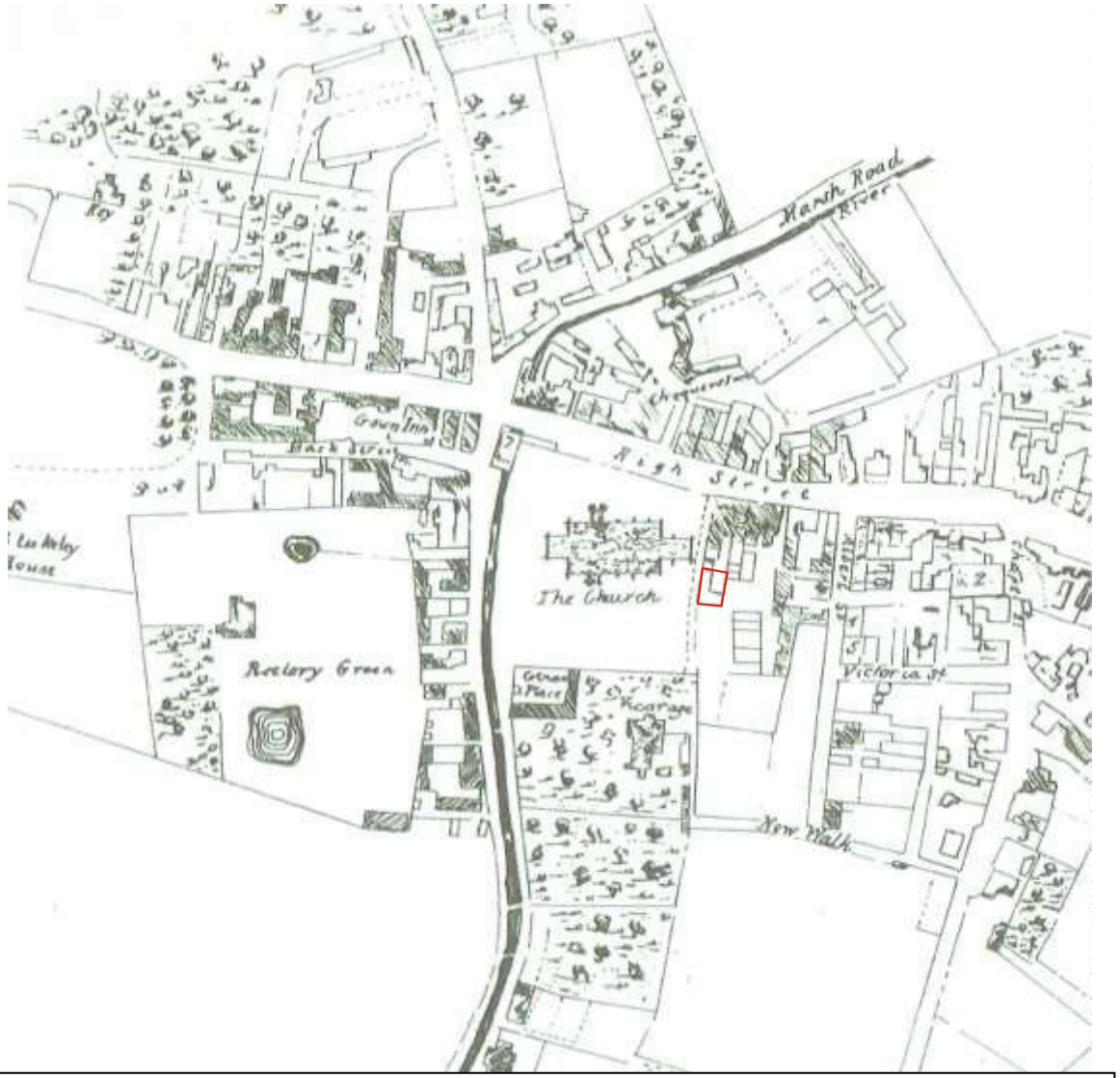


Figure 4: Extract from a published map of the town of Holbeach of 1846. The boundaries of the assessment site are shown outlined in red.

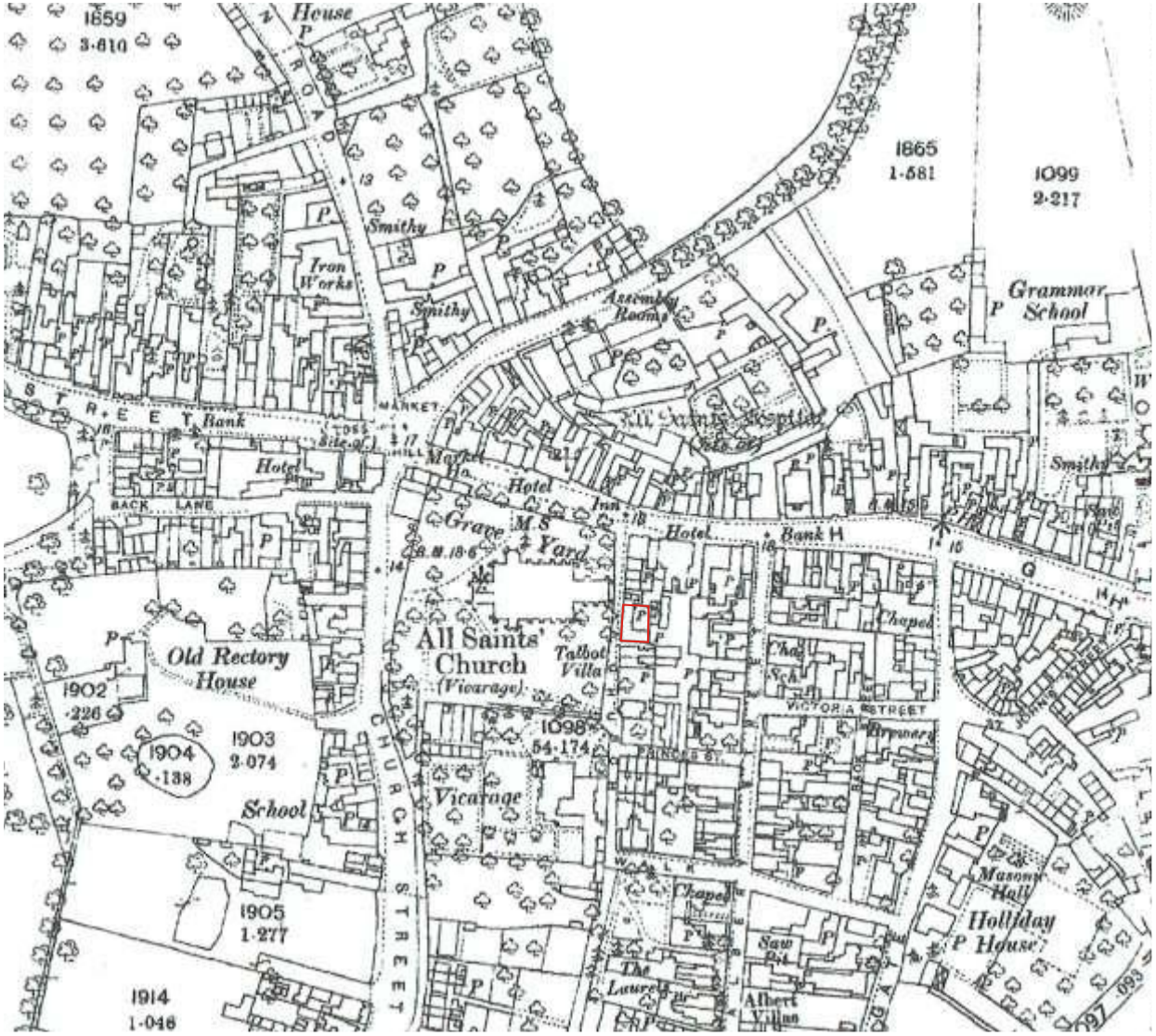


Figure 5: Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, map sheet no. Lincolnshire 135.11. The boundaries of the assessment site are shown outlined in red.

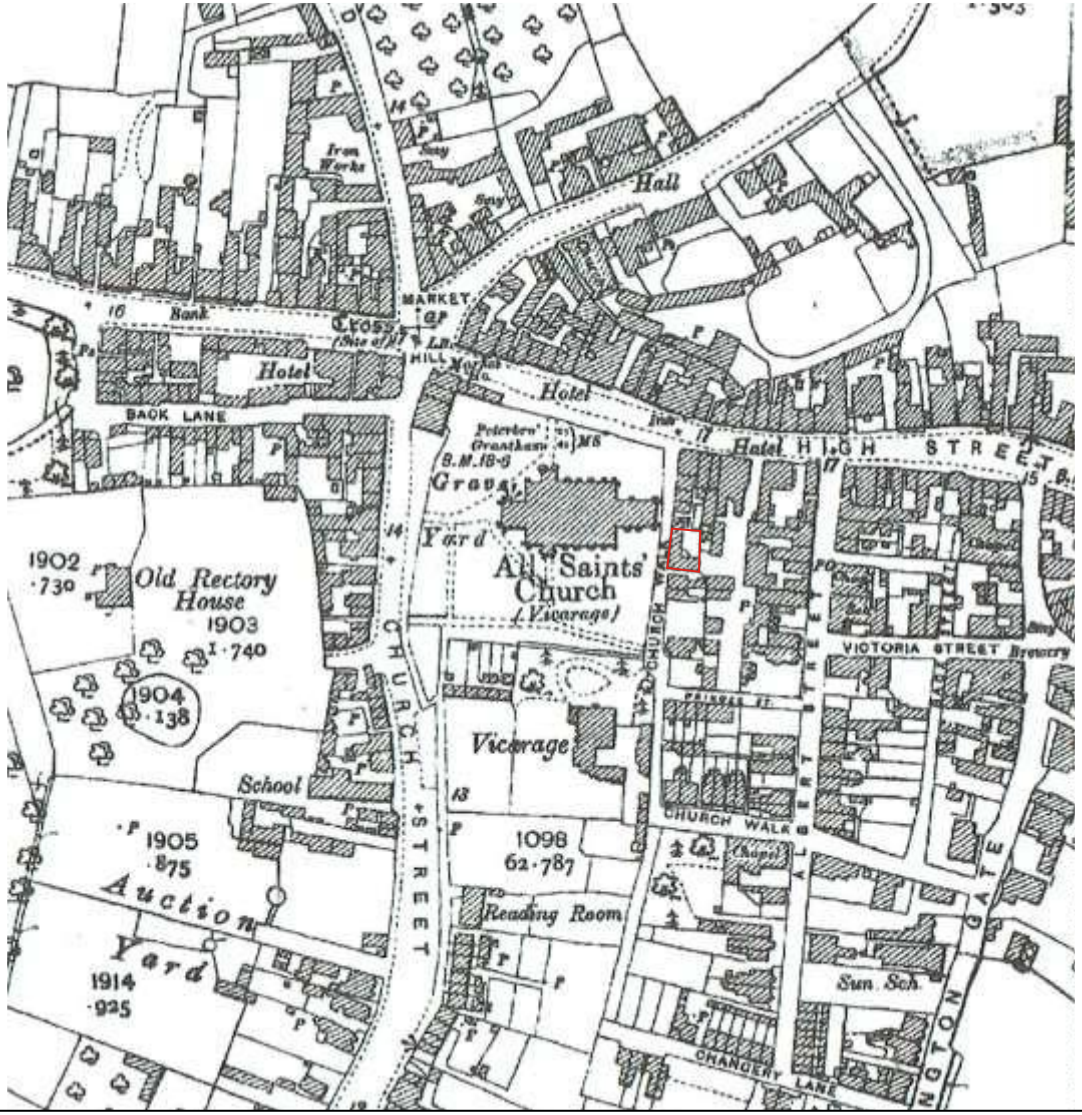


Figure 6: Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 135.11. The boundaries of the assessment site are shown outlined in red.