

Written Scheme of Investigation

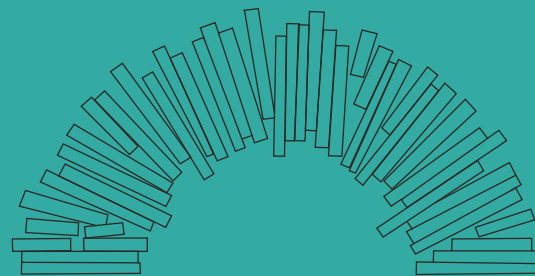
Historic Building Recording

**38 Spring Gardens,
Spalding, PE11 2XL.**

NOVEMBER 9

Midland Archaeological Services

Authored by: Steve Williams BA (Hons) MCIfA



MIDLAND ARCHÆOLOGICAL SERVICES

Project Information

Site Code: SPRI 23

Accession No: LCNCC : 2023.182

Planning Application number: H16-1131-21

Project Manager: Steve Williams

Staffing: Steve Williams

NGR: 524597 322549

Local Authority: South Holland District Council

Civil Parish: Spalding

Type of Intervention: Historic Building Survey

Undertaken for: Bretway Designs

Listing: (1464585)

Oasis: midlanda1-520553

Report No: MAS/654/23

1.0. Introduction

- 1.1 Midland Archaeological Services (MAS) have been commissioned by Bretway Designs to undertake a programme of historic building survey at: 38 Spring Gardens, Spalding, PE11 2XL, hereafter called the Site.

2.0 Planning Background

- 2.1 South Holland District Council has granted planning permission for; *change of use of existing building from dance/fitness studio (Class E) to 2 x 1 bed flats and 5 x 2-bed flats (Class C3) including the formation of a pitched roof to existing single-storey projection (H16-1131-21).*
- 2.2 Consent is subject to conditions, and by the recommendation of the Historic Environment Officer (HEO) that due to the historic nature of the buildings that a programme of historic building survey be undertaken prior to alteration/re-development.
- *The proposed development will involve the conversion of the former Church Institute, which has recently been Listed by Historic England in recognition of its historic and architectural interest. Any conversion project of this nature has the potential to alter the building's historic fabric. The developer's Heritage Impact Statement also makes clear that the proposal will result in the subdivision and concealment of historic spaces and some features. It would therefore be*
 - *beneficial to make a record of the building's current form prior to any such alterations taking place.*
 - *With this in mind I would recommend that, prior to any alteration, conversion or development, the developer should be required to undertake full historic building recording. It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions.*
 - *"They (The Local Planning Authority) should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible" National Planning Policy Framework, section 16, paragraph 205.*
- 2.3 This document alone will NOT result in the discharge of the archaeological conditions imposed.

3.0 Location and Description

3.1 Spalding is 70km southeast of Lincoln, in the administrative district of South Holland, in the county of Lincolnshire.

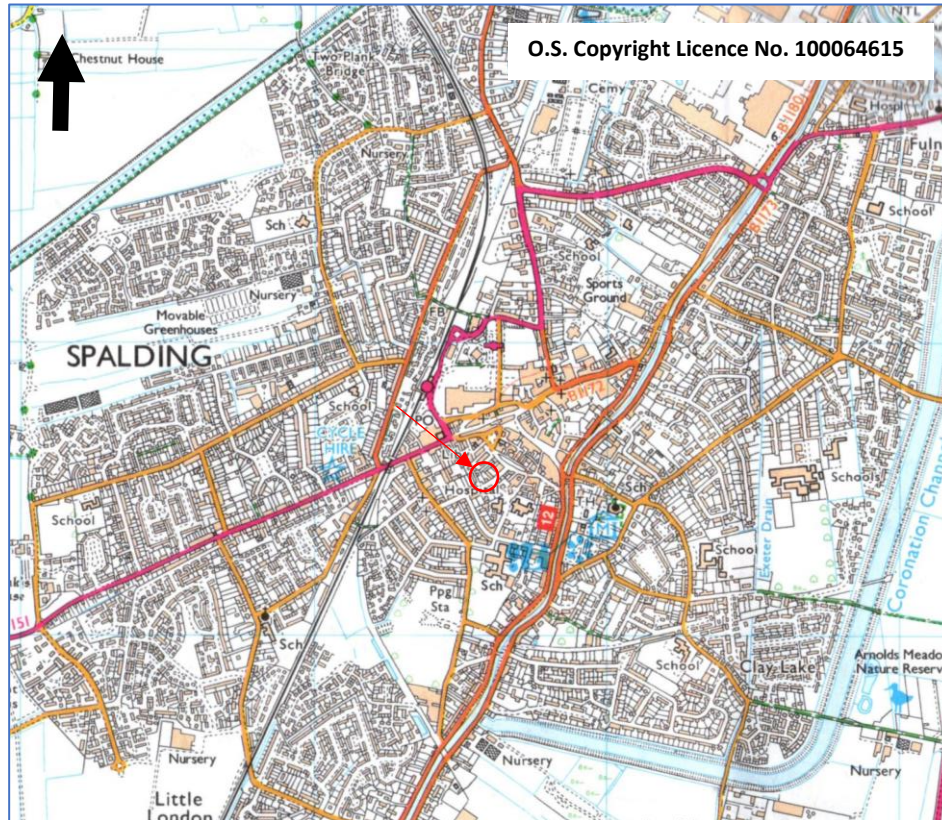


Fig.1: Location Map 1:25000

3.2 The site fronts Spring Gardens and its junction with Priory Road, where it forms a rectangular plot which is partly occupied by 38 Spring Gardens. The site lies at 4.0m AOD, centred on NGR 524597/322549, whilst the underlying geology comprises of Oxford Clay Formation - Mudstone. Sedimentary bedrock formed between 166.1 and 157.3 million years ago during the Jurassic period, with superficial deposits of Tidal Flat Deposits - Clay and silt. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period¹.

¹ BGS 2023

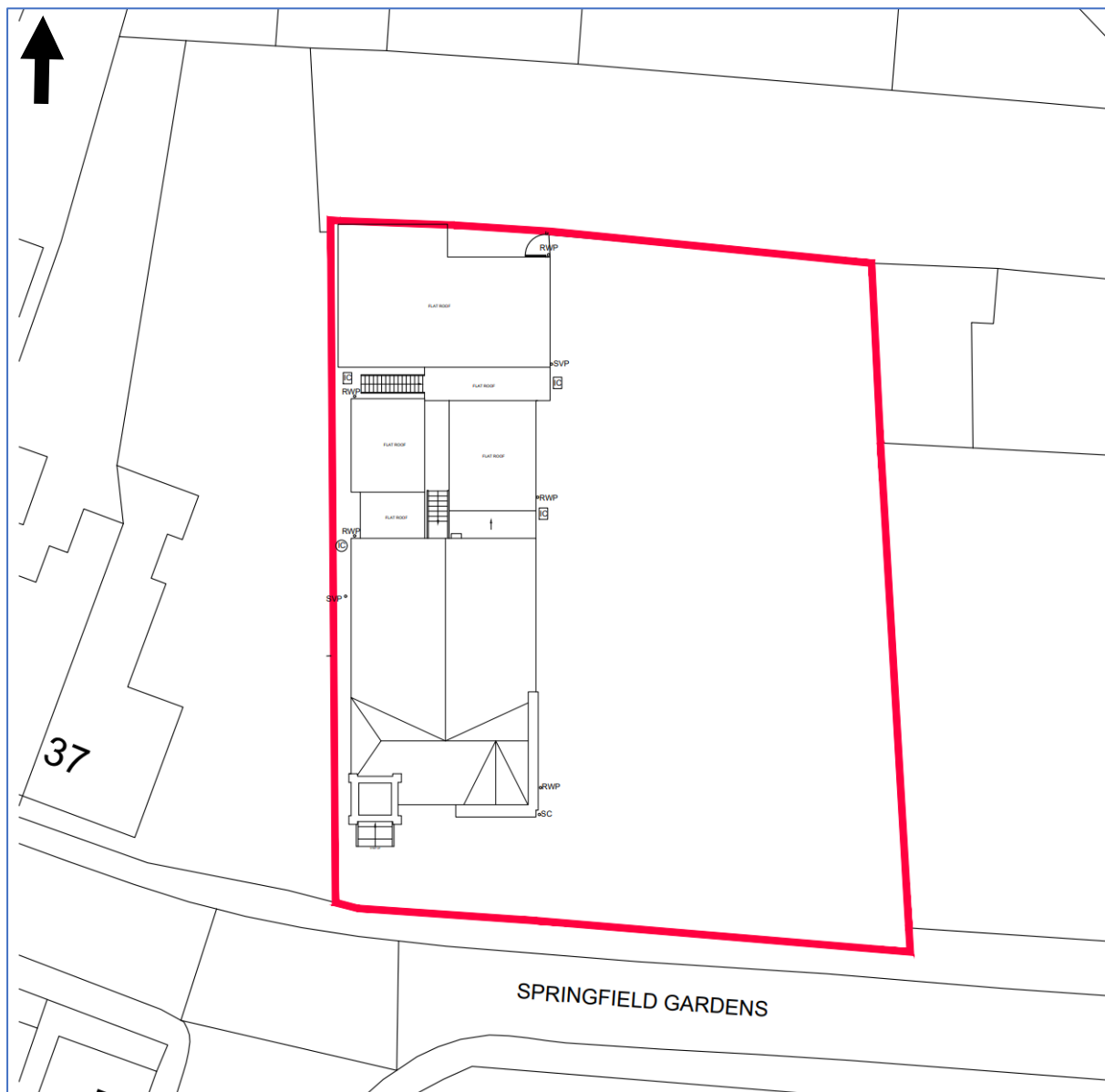


Fig.2: Location Plan.

- 3.3 The Site lies within the Spalding Conservation Area and the building is Grade II listed (1464585).
- 4.0 Archaeological/Historical Background
- 4.1 Spalding is certainly old in origin, being mentioned as early as the Domesday Survey of 1086 AD, when it was known as *Spaldingis*, meaning ‘(Settlement of) the dwellers in the Spald’. Derived from the Old English *spald*, ditch or trench’ + *ingas*².

² Mills, A. D., 1993

- 4.2 In the prehistoric period, the coastline was considerably further inland, and Spalding was situated on an island of land, subject to frequent periods of inundation. As a result, for long periods the area was either under water or unsuited for sustained human occupation.
- 4.3 Prehistoric salt production sites have been recorded close to Spalding, an activity that continued to flourish during the Roman period and into the medieval periods. Various sites are known, while the Wash creeks may have been used for river traffic and fishing. Settlement increased greatly during the 2nd century AD, probably due to a widespread drainage and administration programme³. A number of Romano-British coins and pottery scatters are recorded in the HER within Spalding itself. Other significant finds from the area include a statue, probably of Venus (HER ref. 22372).
- 4.4 By the Saxon period, falling sea levels had encouraged the emergence of Spalding as a coastal settlement, although the coastline still varied with tide and season. The Fenland Survey records 6th century and later Saxon pottery in the west of the parish⁴. The name itself is ascribed to the *Spalda*, one of the local tribes listed in the 7th/8th century *Tribal Hidage*,⁵.
- 4.5 Saxon and medieval development of the area was strongly influenced by monasticism. Crowland Abbey established a Benedictine priory at Spalding: the charter granting land for its foundation is dated 1051, but it may not have been built until after the Norman Conquest⁶. The priory is well documented, but archaeologically, little survives. Ivo Tallboys was made 'Lord of Spalding and all Holland' in 1073, and subsequently built a castle in the town at Coney Garth.
- 4.6 Both the town and the district were radically altered by the massive enclosure and drainage projects carried out in the Fens in the 18th and 19th centuries: large areas of previously unexploited wetland came under cultivation, and much of the produce was exported via Spalding, a prosperous port whose population doubled in the first half of the 19th century.
- 4.7 The Site is occupied by 38 Spring Gardens, a former Christian Association and Literary Institute, built in 1871 (MLI 25570).

³ Hallam 1970

⁴ Sawyer 1998

⁵ Mills 1998

⁶ Sumner 1988

5.0 Legislation

- 5.1 The National Planning Policy Framework (NPPF 2021 *as revised*) states: *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*⁷

6.0 Methodology

- 6.1 This document represents a *Written Scheme of Investigation* (WSI) and has been based on the guidelines set out in NPPF 2021 *as revised*. The programme of archaeological building recording (Level 2) will be carried out in accordance with current best practice and the appropriate national and regional standards and guidelines.
- 6.2 The HEO will be given ten days' notice of when work is due to commence and will be free to visit the site by prior arrangement with the site archaeologist.
- 6.3 The developers building contractor shall:
- Allow the site archaeologist who is undertaking the archaeological building recording at all reasonable times sufficient time, facilities and access to investigate the structure on the site, subject to Health and Safety considerations and to the requirements of the *Brief*.
- 6.4 The site archaeologist shall inform the HEO verbally or in writing of completion of the archaeological building recording within three calendar days of such completion.
- 6.5 Prior to the start of any fieldwork an OASIS III (Online Access to the Index of Archaeological Investigations) online record will be initiated.

7.0 Definition of Historic Building Recording

- 7.1 The definition of historic building recording is '*a programme of work intended to establish the character, history, dating, form and archaeological development*

⁷ National Planning Policy Framework 2021 *as revised*

of a specific building, structure, or complex and its setting, including its buried components on land or under water.’⁸

8.0 Recording Techniques

- 8.1 Programme of archaeological building recording will be in accordance with regional and national guidelines.
- 8.2 All plans will show the relevant Ordnance Datum information and be clearly marked to show north. These will be accurately reproduced in the finished report.
- 8.3 Detailed recording of significant architectural features.
- 8.4 A full photographic record will be made, consisting high quality digital images. Vertical and horizontal scales, a directional north arrow and information board shall be included in exterior shots and when appropriate on internal shots.
- 8.5 Photographs will be taken of all elevations and interiors unless access is hindered due to stored materials and/or health and safety issues.
- 8.6 The elevations and plans will be at a scale of no less than 1:500 and be based on the architect’s drawings.

9.0 Report and Dissemination

- 9.1 A report on the results of the fieldwork should be available within six months following completion of the fieldwork. A pdf copy will be sent to the HEO in the first instance for their comment and approval after having been initially provided for the client’s comment.
- 9.2 The report will follow MAS format, comprising a descriptive and analytical text, illustrations, photographs and catalogues in appendices as appropriate.
- 9.3 Appendices will be as follows:
 - Photographic register
 - Summary of archive contents, location and date of deposition
 - Archaeological brief
 - Oasis form

⁸ Chartered Institute for Archaeologists 2020 *as revised*

- 9.4 A site plan, related to Ordnance Survey data, to include NGR reference points and OD heights along with any relevant reference points.
- 9.5 The aims and methods adopted during the course of the recording.
- 9.6 A phased plan of the recorded building if required to aid interpretation.
- 9.7 A comprehensive study of the building and its setting.
- 9.8 All exterior photographic elevations of the buildings will be linked to scale drawn plans of the building.
- 9.9 The text will address the aims and objectives of the project, the methodology employed, describe and analyse the basic nature of the building, any distinguishable building phases. It will then attempt to place the significance of the buildings in their local, regional and national settings if appropriate.
- 9.10 Illustrative material which may include historic plans and maps.
- 9.11 A full bibliography of all reference material used.
- 9.12 The report will include a front sheet providing the following information:
- Site name
 - Grid reference
 - Site activity
 - Date and duration of project
 - Site Code
 - Planning Reference Number
 - Oasis Reference Number
- 9.13 The illustrations will include:
- A site location map at 1: 25 000 scale
 - A site location plan at 1: 500 or 1:1250 scale showing the exact location of the site, showing roads, built up areas and also including relevant OD data and grid references.
 - Plans of the buildings, with ground level, Ordnance Datum Level, vertical and horizontal scales.
- 9.14 Digital files relating to the site will be saved in a compatible format for inclusion in the County Historic Environment Record.

10.0 Archive deposition

- 10.1 The site archive will be prepared in accordance with guidelines in *Management of Research Projects in the Historic Environment 2015 (MoRPHE)*, *Guidelines for the Preparation of Excavation Archives for long term storage* (UKIC 1990 as revised), *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1992) and the Lincolnshire Archaeology Handbook 2016.
- 10.2 Upon completion of the fieldwork an OASIS V (Online Access to the Index of Archaeological Investigations) form will be completed for the project. A print-out of the form will be included as an appendix to the final report.
- 10.3 With the agreement of the landowner the site archive of written, drawn and photographic elements will be deposited by MAS in the County depositary, date of deposit yet unknown.

11.0 Project Management

- 11.1 The archaeological building recording will be managed, and site directed by Steve Williams who will be first point of contact.
- 11.2 It is estimated that on site time required for the building survey will take approximately 8-10 person hours, with a further 24-person hours for research/reporting.

12.0 Contingency

- 12.1 Contingency has been sought that is relevant to the costs involved should unforeseen discoveries be made; this contingency has been approved by the client. No element of the contingency funding shall be used without permission of the client following negotiations between the client company and Midland Archaeological Services. The contingency will cover additional site and reporting time.

13.0 Health and Safety

- 13.1 Health and Safety must take priority over archaeological requirements. It is essential that all projects be carried out in accordance with safe working practices and under a defined Health and Safety Policy. A Risk Assessment for the project will be prepared prior to the commencement of work and all relevant health and safety regulations will be adhered to.

14.0 Insurance

14.1 Midland Archaeological Services maintains Public Liability insurances of £5,000,000 and Professional Indemnity of £250,000.

15.0 References

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Knight, D; Vyner, B; Allen, C (2012) *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands* (University of Nottingham/York Archaeological Trust)

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