

Archaeological Desk Based Assessment The Former Bull & Monkie Site, Church Gate, Spalding, Lincolnshire

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Report No: GH0029



**Archaeological Desk Based Assessment at
The Former Bull & Monkie Site
Church Gate
Spalding
Lincolnshire
NGR: TF24911 22484**

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Granta Heritage Project Ref: GH2022.013

Client: Crispen Holdings Ltd.

Date: March 2023

Report No: GH0029

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Non-Technical Summary

In early 2023 Granta Heritage was commissioned to carry out an Archaeological Desk Based Assessment (DBA) as part of Planning Application works for the proposed development of a New Build Care Home at the former Bull & Monkie site on Church Gate in Spalding, Lincolnshire.

The study established that the site is located in an area of moderate to high archaeological potential and significance, with remains of the prehistoric to post-medieval periods in the immediate vicinity. The modern elements of the current site configuration are likely to have had a limited impact on any below ground remains other than locally, however the proposed structure and associated services will impact on any such remains.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Granta Heritage Ltd. was commissioned on behalf of Crispin Holdings, to carry out an archaeological Desk Based Assessment (DBA) of the former Bull and Monkie public house site on Church Gate, Spalding, PE11 2QN (NGR: TF24911 22484; Figures 1-3).
- 1.1.2 This is as part of a full planning application to South Holland District Council (SHDC) for the erection of a New Build Care Home on the site. The proposal includes demolition of the vacant former public house and erection of an 88 bed care home including onsite parking, amenity space and associated works. The overall site area is 0.25 Ha.
- 1.1.3 There is a high potential for archaeological remains within Spalding generally; the DBA is intended to assess potential for this location in particular and address the impact of the proposed development on such remains.
- 1.1.4 The DBA was carried out in February/March 2023.

1.2 Planning Background

- 1.2.1 The DBA has been carried out as part of the planning application process. The National Planning Policy Framework (2021 Revision) states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. (NPPF 2021: S194)

- 1.2.2 This DBA is produced to address that component of this requirement.
- 1.2.3 The Local Plan is the South East Lincolnshire Local Plan 2011-2036 (adopted March 2019). The discussions in Appendix 16 of that document resulted in the following statement being incorporated:

All developments should include a Heritage Assessment and dependant on the results further work prior to determination may be required to including assessments such as field walking, geophysical survey and trial excavation. There may then be additional requirements to further protect significant archaeology in situ or to record any archaeology before its destruction.

This mirrors the requirements of NPPF in terms of archaeological requirements.

1.3 Topography and Geology

- 1.3.1 The town of Spalding is located on the River Welland at a general height of around 7m AOD. The site is fairly central within the town, fronting onto Church Gate and the River Welland (Figure 3).
- 1.3.2 Spalding is located within Regional Character Zone WSH6 - *Townlands within The Wash Character Area*. The area is described there as being coastal in character consisting of an area of intertidal saltmarsh with localised areas of marginally higher ground.
- 1.3.3 The underlying geology is Oxford Clay Formation i.e. Mudstone, overlain with superficial Tidal Flat Deposits - Clay and silt (BGS website accessed 6/3/2023).
- 1.3.4 The site itself varies in elevation from 4.50m on the southern side rising visibly to 6.60m along the northern boundary.

1.4 Constraints

- 1.4.1 There are no World Heritage sites within the site or study area.
- 1.4.2 There are no Scheduled Monuments within 4km of the site centre.
- 1.4.3 The Site is located inside the Spalding Conservation Area.
- 1.4.4 The site is immediately adjacent to the Grade II Registered Park at Ayscoughfee Hall (LHER ref: MLI98387; <https://historicengland.org.uk/listing/the-list/list-entry/1000969>).
- 1.4.5 There are 129 Listed Buildings within 1km of the site, 33 of which are within 150m. See below 5.2.2 for details.

1.5 Historic Background

- 1.5.1 The following summary is taken from the Spalding Extensive Urban Survey Report (Lincolnshire CC 2022), the LHER entry for the settlement of Spalding and James Symonds' paper in Fenland Archaeology 5 (Symonds 1988).
- 1.5.2 According to the *Dictionary of Lincolnshire Place-Names* (Cameron & Insley 1998: 114) the name Spalding originates from Old English and means a narrow opening or slit (referring to a topographical feature).
- 1.5.3 The settlement is located next to the River Welland in one of the most fertile agricultural areas of the country and probably began before Domesday as a Royal Estate centre, perhaps in the 7th or 8th century, and developed during the medieval period into a small town with links to the Priory of St Mary and St Nicolas.
- 1.5.4 The earliest reference to Spalding is in a Tribal Hideage of the 7th century where a tribe called 'Spaldas' are recorded. The first written account was in a charter to the monks of Crowland by King Ethelbeard in AD 716. By the early 14th century Spalding had grown to become one of the wealthiest settlements in the Lincolnshire Fens, serving as an entrepot for such inland towns such as Stamford, Peterborough, and Bourne (Symonds 1988: 32).

- 1.5.5 As a port the importance of Spalding declined during the 15th and 16th centuries as Bicker Haven gradually silted up. Spalding was still an important centre during the 17th and 18th century, however, due to its location at the lowest bridging point of the Welland. Despite silting the river was still navigable to Stamford, and Spalding became a centre for river traffic between the fens of south Lincolnshire, and the uplands to the west.
- 1.5.6 The river Westlode was also an important feature and was used to import corn from surrounding villages. This importance meant that the Welland also had to be maintained and in 1743 the river was canalised and deepened by John Grundy. This new found wealth is also apparent in some of the large houses built at this time.
- 1.5.7 Population increased into the 19th century, slowing somewhat into the 20th, however in 1851 Spalding is still recorded as the most flourishing market town in Elloe (a sub-regional area in South Holland). A market was held every Tuesday, reputedly the largest market in the county for cattle, sheep and corn. There were also five annual fairs, in April, June, August, September and December and two statutes for hiring of servants held on Old May Day and Martinmass. This is memorialised today in a statue in Market Place called *The Hiring*, created by Laury Dizengremel and erected in 2017.
- 1.5.8 Today Spalding is the administrative centre of the South Holland District, with a population estimated at 36,737 in 2020. There is still a popular, reasonably-sized, market every Tuesday and Saturday and a farmers market is held on the first Saturday in every month. Between 1958 and 2013 the town hosted an annual Flower Parade celebrating Spalding's heritage as a centre for the South Holland area's tulip industry. The last parade was held in 2013 but the area has continued to be at the heart of bulb production and the parade is set to recommence in May 2023 (<https://www.visitlincolnshire.com/destinations/spalding/> [accessed 16.03.2023]).

2 AIMS AND OBJECTIVES

- 2.1 The DBA aims to characterise the archaeological context and setting for the proposed work, by drawing together and summarising previous archaeological work and other sources.
- 2.2 Although the Site itself has not been investigated, several locations in the immediate vicinity have seen detailed study and that will be acknowledged where used.
- 2.3 The study will also aim to assess the impact of the existing building and the proposed development in relation to the anticipated depth of archaeology estimated from nearby investigations.

3 METHODOLOGY

- 3.1 The desk-based assessment has been compiled under the guidelines of the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance for Archaeological Desk-based Assessment 2019.
- 3.2 The study has consulted:
- Lincolnshire Historic Environment Records (LHER)
 - Spalding Extensive Urban Survey Report (Lincolnshire CC 2022)
 - Previous published and unpublished investigations in the vicinity
 - Historic and Ordnance Survey maps
 - Maps and documents held by the Spalding Gentlemen's Society
 - Site visit (made 28th February 2023).

4 CARTOGRAPHIC AND DOCUMENTARY RESEARCH

4.1 Maps and Images

- 4.1.1 The study has consulted a number of maps in assessing the development of the former Bull and Monkie site:

Date	Map	Report Figure
1732	Grundy's Map of Spalding	Figure 4
1779	Armstrong's Plan of Spalding	Figure 5
1889	OS 1:2500	Figure 8
1904	OS 1:2500	Figure 9
1931	OS 1:2500	Figure 10
1974	OS 1:2500	Figure 11

Table 1: Maps Consulted During Study

- 4.1.2 The earliest detailed map of Spalding is the 1732 Grundy Map, commissioned by the Spalding Gentlemen's Society (Figure 4). The map is accurate and shows much detail both of the town as a whole and the site in particular.
- 4.1.3 At this time two-thirds of the site area is taken up with the gardens of a substantial house which, though unnamed on this map, is the building known variously as Gayton, Fairfax or Holyrood House at various times in its history (in orange on figure 4; see below). The map attributes ownership at this time to Joshua Ambler Esq. The large property to the south is Ayscoughfee Hall, which still stands, and its extensive gardens are now a Grade II Registered Park and Garden.
- 4.1.4 The northerly third of the site crosses a boundary into the ownership of Mr Johnson Johnson of what appears to read "Faling Hath", though it is difficult to make out for certain. In the northwest corner of the site is a building, which later sources show to be the Bull Inn (blue on figure 4).
- 4.1.5 Almost fifty years later, in 1779, Armstrong's Plan of Spalding shows that little has changed (Figure 5). Again roughly two-thirds of the site area is within the gardens of Holyrood House; the remainder includes the Bull Inn and garden/yard areas belonging to properties on Church Gate (here called *Welland Road by the Bank*) and Church Street (here called *Church Lane*). The plan of the site is depicted more simply than on the Grundy map, but that most of the area is garden and that there is a building in the northeast corner – the Bull Inn – is clear.
- 4.1.6 Around the same time as the Armstrong Plan was drawn, certainly within a decade either side, a panoramic painting of the riverbank between the bridge and Ayscoughfee Hall was made. This has been recently cleaned and conserved and is on show in the Spalding Gentlemen's Society Museum. The initials JR are visible, but the artist is not

known. Based on features depicted in the painting it is dated to between 1772 and 1785 (Ian Hoult pers. comm.). The later date is used here as Holyrood House is depicted as faced in brick, which according to Townsend occurred in 1785 (Townsend 1959: 9).

- 4.1.7 Figure 6 compares the view in c. 1785 and today. Partially obscured by two structures on the river side of the road (which the map sequence suggests were removed in the mid 20th century) the Bull Inn is depicted, complete with its sign (clearly visible in the detailed view in figure 7). Immediately adjacent is the garden wall of Holyrood House with a grand gateway close to the Bull Inn. The church of St. Mary and St. Nicolas in the background serves to orientate the view.
- 4.1.8 On the Ordnance Survey map of 1889 the gardens appear perhaps less formal and more open, but otherwise very little has changed (Figure 8). There are two glass houses immediately east of the site boundary which may originate from the use in the 1740s of part of the site as the Spalding Gentlemen's Society Physic Garden (see below 4.2.4). It is also possible that part of one of these survives in the north wall of the Vista Hall carpark outside the site area (Plate 2D). The Bull is marked 'Inn' in the northwest corner of the site.
- 4.1.9 The 1904 map shows a very similar picture with the garden, Bull Inn and glasshouses still shown (Figure 9).
- 4.1.10 On the 1931 map only the northern of the two glasshouses remains, inside the site boundary nothing seems to have changed (Figure 10).
- 4.1.11 By 1974, and with the changes having taken place in the late 1950s and early 1960s, the site and its surroundings have altered significantly (Figure 11). Holyrood House, its gardens, glasshouses and the Bull Inn have all disappeared to be replaced by the Bull and Monkie public house, the Church Hall (opened 1965) the Council office building and extensive areas of tarmac carpark. It is likely that several of the more mature trees surviving around the edges belong to the Holyrood House garden, and indeed a small fragment of garden is preserved in front of the Council Office building.

4.2 A Brief History of Holyrood House

- 4.2.1 The exact year in which the house was built is not known, but in 1481 it was called *Gayton House* and occupied by the Gayton family (Townsend 1959: 1). Townsend reports that its construction was probably timber framing with infill of reed and plaster or brick, and it is possible that some timber components of this earlier house survived into the later version.
- 4.2.2 Perhaps not long after this Sir William Ridgen built several stone buildings including that known in later years as the Guildhall of the Holy Rood, which comprised the northeast wing of the expanded house (ibid). The Spalding Gentlemen's Society (SGS) minutes for 1747 indicate that this included materials from Spalding Priory (Townsend 1959: 8).
- 4.2.3 In the 16th century the house was owned by the Hobson family, and after that by a Colonel Hales and then Mr William Ambler. William Ambler's daughter Elizabeth married Maurice Johnson (founder of the Spalding Gentlemen's Society) and they lived close by at Ayscoughfee Hall. William Ambler's son, Joshua, is recorded at the house between 1727 and 1734 and in whose ownership it is recorded in 1732 on the Grundy map (Figure 4). Joshua died childless and after his death the house came into the

possession of Maurice Johnson, and stayed in the Johnson family for around 150 years (Townsend 1959: 8).

- 4.2.4 Maurice Johnson allowed the Spalding Gentlemen's Society to use the house as their headquarters, and they established a Physic Garden in the gardens (replacing an earlier one in Love Lane, see below). The Society's minute books mention exotic plants such as succulents and orange trees being grown here, suggesting that there was a hothouse. Following Johnson's death in 1755, the house and garden returned to his estate and the Society had to find new quarters, eventually moving to their current premises on Broad Street in 1911.
- 4.2.5 In 1785 the then owner, Fairfax Johnson (a grandson of Maurice), refronted the house in brick, and it was later renamed *Fairfax House* around 1818 by his nephew Walter Johnson (Townsend 1959: 9; Plate 1A).
- 4.2.6 It wasn't until the late 19th century, when owned by the Howard family, that the building was renamed *Holyrood House*. The last private owner was Alderman Fitzalan Howard (Chairman of the Magistrates Bench, and President of the SGS from 1918 until his death in 1932).
- 4.2.7 In the 1930s ownership passed to the Spalding Picture House Company and then through various uses, including as offices for the Deputy Commander Royal Engineers during WWII (Townsend 1959: 1). Its final use was as temporary accommodation having been divided into flats.
- 4.2.8 In 1950 *Holyrood House* was suggested as a potential new home for the Spalding Gentlemen's Society but the finance could not be found (Ian Hoult pers. comm.) and the house was eventually demolished in 1959 (Plate 1B). Between T. W. Townsend and the RCHM(E) plans and a photographic record were made and one small fragment, a wooden door head, still survives in the Society museum.
- 4.2.9 Townsend does not record any data specifically about the gardens nor how they were disposed of after the demolition. The Grundy map in particular, however, gives a good sense of the extent and layout, and that the current site extends outside the boundary of the Holyrood House garden to include the Bull Inn.
- 4.2.10 The Bull Inn was demolished between 1955 when it was photographed (Figure 12) and 1968 when the newly built Bull & Monkie is shown on the Ordnance Survey map published in that year.

5 SUMMARY OF ARCHAEOLOGICAL RESULTS

5.1 Arrangement of Report

- 5.1.1 The report considers a Study Area extending for 1km around the site. This has produced a large amount of data, all of which is considered, but with a focus on those sites and discoveries within 500m of the site.
- 5.1.2 The report is structured so that each section addresses findings closest to the site first and then those further away that provide the wider context.

5.2 Sites and Investigations

- 5.2.1 The Gazetteer maps (Figures 13 - 16) show the archaeological investigation sites, and known sites and find spots within 1km of the site centre.
- 5.2.2 The Lincolnshire Historic Environment Record (LHER) lists 129 listed buildings, 94 archaeological events (investigations) and 27 'monuments' (i.e. archaeological entities) within the 1km study area. This study will focus on the 115 listed buildings, 76 Events and 52 monuments within 500m of the site centre.

Previous investigations within 0.5km of the Site

- 5.2.3 Seventy-six archaeological interventions have taken place within 0.5km of the site centre, most of which were as part of the planning and development control process. These are listed in **Appendix 1** and shown on figure 13. Of these 16 produced no archaeological findings and are not further considered (shown in blue on Figure 13).
- 5.2.4 Several investigations have taken place in the immediate vicinity of the site. These are listed below and findings from all investigations described in the results period sections.

ID No.	Description	Distance from Site Centre
ELI5572	Evaluation at 2/3 High Street, Spalding: Three trenches were excavated to assess the archaeological potential of the site (Archaeological Project Services 1995)	66m northwest
ELI5822 ELI3099 ELI3097	Land between 9 and 15 Church Street, Spalding: An augering survey and trench evaluation were undertaken on land between 9 and 15 Church Street, Spalding, prior to development (Archaeological Project Services 2002, 2003).	75m northeast
ELI7904 ELI1462	Building survey and recording at Ayscoughfee Hall: A building survey and building recording were carried out during repairs and refurbishment at the Hall. Various internal features exposed during the work, including an early floor structure on the ground floor of the north wing, were recorded (Archaeological Project Services 1999; Field Archaeology Specialists 2005).	118m south
ELI9377	Window sampling of a brick-lined well at Ayscoughfee Hall: The sampling involved the removal of sediment from a brick-lined well, considered to be medieval in date (Trimble 2009).	124m south
ELI3564 ELI3571	The Church of St Mary and St Nicolas: A watching brief was undertaken during groundworks and a foul sewer	135m southeast

	drain for a new vestry (Lindsey Archaeological Services 1998).	
ELI8758 ELI8759 ELI8760	Magnetometry, resistivity and ground penetrating radar surveys at Ayscoughfee Hall gardens: A detailed magnetometry survey was carried out as part of a programme of geophysical survey. GPR revealed possible areas of structural debris as well as linear features which may be related to a culvert. Otherwise little evidence of structural remains were seen (Stratascan. 2008).	140m southeast
ELI9376	Tree ring analysis of living trees at Ayscoughfee Hall, Spalding: A dendrochronological survey was carried by Dr Ian Tyers during a programme of fieldwork in the gardens of Ayscoughfee Hall, Spalding. The survey involved the sampling of ancient yew trees defining the eighteenth century formal gardens laid out to the south of the house (Trimble 2009).	175m south
ELI1463	Survey of the gardens at Ayscoughfee Hall: A site survey was undertaken to plot features and take record photographs, in order to assess the historical significance of the gardens (Anderson and Glenn 2000b).	175m south
ELI9374	Excavations in the gardens of Ayscoughfee Hall, Spalding: Archaeological excavations were carried out by NAU Archaeology, between January and May 2008 (Trimble 2009).	180m southeast

Table 2: Archaeological Investigations in Immediate Vicinity of Site (green shading = work in the grounds of Ayscoughfee Hall).

- 5.2.5 The results of these investigations are addressed by period below, in each case addressing the closest first (Figure 13). The details are included in **Appendix 2**.

Prehistoric

- 5.2.6 Only a single investigation produced material with a prehistoric date:
- 5.2.7 **MLI83406** was a Late Mesolithic microlith found during a watching brief at St Mary and St Nicolas's churchyard in 1998, c. 135m to the east.

Roman

- 5.2.8 Six Roman 'monuments' are recorded in the LHER within 0.5km of the site (Figure 14).
- 5.2.9 **MLI23607**: two Roman coins were found during works on High Bridge, 76m northwest.
- 5.2.10 **MLI23611**: A Claudian coin from Double Street, probably from dredging of the River Welland. Recorded at 120m north of the site.
- 5.2.11 **MLI23610**: A female bust in ragstone was found in repairing foundations of the Spalding Gentlemen's Society meeting house. The present whereabouts is unknown, but it is thought it could be Roman. The find is plotted in the LHER as being on the Crescent (240m west), which presumably dates the discovery prior to 1911 when the Society moved to Broad Street.
- 5.2.12 **MLI20258**: Roman pottery was recovered from a trench at Harrington House, 235m northwest.

- 5.2.13 **MLI22357:** Sherds of Roman pottery found, including Samian, greyware, calcite-gritted ware, and a little charcoal, c1m below the present ground level, when a pit for a water-tank was being dug, in a garden in 1952. Located c.495m southwest.
- 5.2.14 **MLI23606:** Roman material including grey ware and Samian, possibly late c2 or early c3 was found below later silt. Located c. 500m southwest.
- 5.2.15 In summary very few examples of Roman material have been found within this area of Spalding.

Saxon

- 5.2.16 Although the settlement of Spalding has its origins in the Anglo-Saxon period, there are few instances of finds of that period in the study area recorded in the LHER.
- 5.2.17 In work at Ayscoughfee Hall in 2008 (**ELI9374**) a modest assemblage (35 sherds, mostly residual?) of late Saxon and Saxo-Norman pottery was recovered from deposits overlying probable alluvium in trenches on the south lawn, about 180m to the southeast. A single feature was considered by the excavators to perhaps have originated in the 11th century (Trimble 2009: 42).
- 5.2.18 The general lack of Saxon period finds makes the Ayscoughfee Hall discovery significant in terms of understanding the early archaeology of the town. It is difficult to project the potential of this single findspot to the present site, but there is certainly potential to find material of a similar period.

Medieval

- 5.2.19 There are thirteen monuments in the 0.5km study area recorded in the LHER as being medieval in date (Figure 14).
- 5.2.20 **MLI23603:** This encompasses the extent of the medieval town of Spalding (Figure 14). The present site sits centrally within it on the east bank of the River Welland. At Domesday Spalding was recorded as a large prosperous settlement and in 1089 approximately 116 families lived there. Also recorded are a market, saltpans, a wood of alders and ten fisheries, one of which yielded 1500 eels. By the early 14th century Spalding had grown to become one of the wealthiest settlements in the Lincolnshire Fens, serving as an entrepot for such inland towns such as Stamford, Peterborough, and Bourne. The importance of Spalding as a port declined as Bicker Haven to the north gradually silted up during the 15th and 16th century.
- 5.2.21 **MLI22355:** Much of the western part of the town was occupied by the Priory of St. Mary (Figure 14). The priory was founded in 1052 as a dependency of the Benedictine Abbey of Crowland. After 1071, only one monk remained, and the house was re-founded in 1074 as a cell of St Nicholas Abbey, Angers. The monks secured their independence from Angers in 1397. The house was dissolved by Henry VIII in 1540. The Priory precinct extended up to the west bank of the Welland, and so within 60m of the site, but on the other side of the river.
- 5.2.22 **MLI23608:** The possible stone foundations of the medieval stone bridge. The C17 bridge was wooden, but the medieval one was probably stone, as it had bridge chapels, so these foundations could relate to the medieval structure. Location 78m northwest.

- 5.2.23 **MLI23609:** A mortuary chapel dedicated to St Thomas a Becket stood on the site of SS Mary and Nicolas Church, and is covered in large part by the chancel of the existing church. Location 135m southeast.
- 5.2.24 **MLI22348:** Several instances of finds of human remains in the vicinity of Bridge Street and Market place indicate the existence of a substantial cemetery within the limit of St. Mary's Priory. Approximate location 135m northwest.
- 5.2.25 **MLI80935:** A small quantity of iron slag and hammerscale was found during trial trenching at this site in 2000 (Archaeological Project Services 2000). It may indicate the presence of a smithy (probably an iron smithy), possibly dating to the medieval period. Location 150m northwest.
- 5.2.26 **MLI86982:** During work at sites on Westlode Street and Double Street in the 1990s archaeological deposits were encountered that were interpreted as fluvial deposits formed by the River Westlode and dump deposits containing 10th to 14th century pottery. This was seen as evidence of natural flooding during the medieval period on the periphery of the medieval settlement of Spalding and comes to within 170m to the north of the site.
- 5.2.27 **MLI22361:** the site of the ancient market cross near the east end of the market place. The published site, now metalled, is still the market place. Location 197m northwest.
- 5.2.28 **MLI85024 & MLI85025:** An archaeological watching brief conducted on land at Holland Road, Spalding identified two large sub-rectangular pits. A fragment of late medieval to early post-medieval roof tile was retrieved from one and two sherds of medieval pottery from the other. The features were interpreted as possibly industrial in nature. Location 226m northeast.
- 5.2.29 **MLI22354:** The Church of Holy Cross (Holy Rood) was in ruins by 1284 and probably stood near the Town Hall. A stone coffin containing skeleton and a second skeleton were discovered 1.20m down while sinking a well near the site. White's 1872 Directory locates the church on the south side of the Market Place and records the finding of upwards of forty stone coffins and human remains when old houses were pulled down in Bridge Street around 1837 (White 1872: 756-757). Modern shops now occupy the site; there are no known foundation remains of the church. Location c. 280m northwest.
- 5.2.30 **MLI82071:** A single sherd of 13th-14th century Bourne A ware was found during an evaluation close to 21 Priory Road. Location 287m southwest.
- 5.2.31 **MLI22378:** The site of Halmer Grange, a grange of Spalding Priory is first referenced around 1253-74. Accounts of the Grange have not survived although there is a survey providing much information which dates sometime after 1294. Archaeological work around Spalding High School has found fragments of dressed stone and medieval pottery across the site. Location 455m southwest.
- 5.2.32 As noted above, the site sits well within the medieval town area, close to the river and close to other medieval sites, artefacts and features. The potential for archaeology of this period is considered high.

Post-medieval

5.2.33 The Post-medieval landscape is largely represented by buildings still extant in the landscape and now vanished features observed from maps. Of these 115 are listed buildings and a further five are not listed but are recorded in the LHER as being of historic interest. The full list is included as **Appendix 4** (Figure 16); this section focuses the 34 listed buildings within 150m of the site boundary (**Appendix 3**) and other monuments dated to the Post-medieval period within 500m (Figures 14 and 15).

5.2.34 **MLI23604**: The Post-medieval settlement of Spalding was still an important centre during the 17th and 18th century due to its location at the lowest bridging point of the Welland. The river was still navigable to Stamford, and Spalding became a centre for river traffic between the fens of south Lincolnshire, and the uplands to the west. The river Westlode was also an important feature and was used to import corn from surrounding villages. This importance meant that the Welland also had to be maintained and in 1743 the river was canalised and deepened by John Grundy. The new found wealth is also apparent in some of the large houses built at this time. Spalding's population in 1801 was 3,296, and this was to consistently rise. Fifty years later the number had more than doubled and stood at 8,829. This rapid increase slowed but continued, and in 1901 the population was recorded as 9,381. In 1851 Spalding is recorded as being the most flourishing market town in Elloe, and the chief seat of law. A market was held every Tuesday and it was said to be the largest market in the county for cattle, sheep and corn. There were also five annual fairs, in April, June, August, September and December and two statutes for hiring of servants held on Old May Day and Martinmass. In 1695 the merchants and traders of Spalding petitioned to have the town made a free port but in 1851 it was still a member of the port of Boston.

Standing Buildings

5.2.35 **MLI94230**: *K6 Telephone Kiosk* (listed Grade II; list entry 1063913): Square cast iron telephone box of K6 type, designed by Sir Giles Gilbert Scott and made by various contractors in 1935. Location 30m west.

5.2.36 **MLI94255**: *20 and 21 Church Street* (listed Grade II; list entry 1063965): Late 18th century three storey house built of local red brick. Location 45m northeast.

5.2.37 **MLI22353**: *Ye Olde White Horse Public House* (listed Grade II; list entry 1308555): The 'Olde White Horse', a whitewashed, thatched, public house externally in near original C16th condition. Early 17th century building constructed of painted brick with steep thatched roof. Located 50m northwest (Plate 2C).

5.2.38 **MLI94636**: *Rear wing to Ye Olde White Horse Public House, Church Gate* (listed Grade II; list entry 1359517): Brick rear wing and outbuildings belonging to Ye Olde White Horse public house. The outbuilding adjoining 21 Church Street was formerly a stone cottage and has been cut down to one storey and has a modern roof. Located 51m northwest.

5.2.39 **MLI94292**: *Former stables to no. 3 Church Street* (listed Grade II; list entry 1064004): Early 18th century three storey painted brick house with modern shop front. Location 73m northeast.

5.2.40 **MLI23608**: *High Bridge* (listed Grade II; list entry 1063997): The current bridge is a single arch stone structure, built in 1838. Location 74m northwest.

- 5.2.41 **MLI94473:** *Wisteria Lodge* (listed Grade II*; list entry 1147529): Red brick three storey house with the date 1792 inscribed on a rain water head. Location 80m northeast.
- 5.2.42 **MLI23211:** *Gamlyn's Almshouses* (listed Grade II; list entry 1064003): The almshouses were founded in 1501, and were rebuilt in 1843-44. They are built in a Gothic style in a quadrangular plan and are two storeys in height and built of red brick. Location 87m northeast.
- 5.2.43 **MLI94254:** *Beech House* (listed Grade II; list entry 1063964): Mid 18th century two storey house covered with roughcast and with a steep new roof. Location 87m east.
- 5.2.44 **MLI94488:** *4 High Street* (listed Grade II; list entry 1168990): Early 18th century two storey brick house with slate roof. Location 94m north.
- 5.2.45 **MLI22383:** *Parish Church of St Mary And St Nicholas* (listed Grade I; list entry 1359547): The parish church was built by Prior William de Littleport in about 1284, and there are 14th and 15th century additions. It is cruciform in shape and was built on the site of a Norman chapel, some of which remains. The north chapel was built in 1865- 67 during a general restoration by Sir G. G. Scott. Location 105m east.
- 5.2.46 **MLI94476:** *Garden wall to the south of no 4 Church Street* (listed Grade II*; list entry 1147578): Brick garden wall with stone piers and wrought iron gates of 18th century style. Location 105m northeast.
- 5.2.47 **MLI22360:** *Ayscoughfee Hall* (listed Grade I; list entry 1359532): The Hall was built in 1420. A number of restorations and additions were made, particularly in 1793 and 1845. The Hall was the former home of antiquary Maurice Johnson, founder of the Spalding Gentlemen's Society. It is now (2023) in use as a District Council Museum. The formal and ornamental gardens date to the 18th to 19th century, and cover about three hectares to the east and the south of the Hall. Location 109m south.
- 5.2.48 **MLI94253:** *Wall and Gateway to the Parish Church of St Mary and St Nicholas* (listed Grade II; list entry 1063963): Low brick wall with early 19th century iron gate piers and gate. Location 109m east.
- 5.2.49 **MLI94651:** *The Master's Lodge, 4 Church Street* (listed Grade II*; list entry 1359534): Two storey brick house with slate roof, built in 1721. Location 114m east.
- 5.2.50 **MLI94270:** *9 High Street* (listed Grade II; list entry 1063980): Early 18th century (or earlier) two storey brick house with slate roof. Location 137m north.
- 5.2.51 **MLI94293:** *5 Church Street* (listed Grade II; list entry 1064005): Early 18th century two storey red brick cottage with new roof and lions' mask gutter. Location 139m east.
- 5.2.52 **MLI94641:** *The White Lion Public House* (listed Grade II; list entry 1359522): Late 18th century three storey red brick public house with central coach arch. Located 146m south.
- 5.2.53 **MLI94634:** *6 Church Street* (listed Grade II; list entry 1359496): Late 18th century three storey brick house. Location 147m east.
- 5.2.54 **MLI94275:** *2, 3 and 4, London Road (formerly New Bell Inn)* (listed Grade II; list entry 1063985): Early 19th century two storey brick public house with 19th century shop front, in poor repair and disused. Location 74m west on opposite bank of the River Welland.

- 5.2.55 **MLI94653:** *5 and 6 London Road* (listed Grade II; list entry 1359536): Early 19th century, three storey red brick house with paired shop windows on the ground floor. Location 76m west on opposite bank of the River Welland.
- 5.2.56 **MLI94649:** *2 and 3, Bridge Street* (listed Grade II; list entry 1359531): A four storey building of late 18th century date. Built of brick (No.3 is rendered) with a slate roof. The ground floor has two modern shop fronts. Location 79m northwest on opposite bank of the River Welland.
- 5.2.57 **MLI94464:** *Lincoln Arms Public House* (listed Grade II; list entry 1147333): Mid 18th century two storey painted brick public house with slate roof. Location 84m northwest on opposite bank of the River Welland.
- 5.2.58 **MLI94232:** *7 and 7a London Road* (listed Grade II; list entry 1063933): Early-mid 19th century three storey red brick house with paired shop windows and doors. Location 85m southwest on opposite bank of the River Welland.
- 5.2.59 **MLI94653:** *8 and 9 London Road* (listed Grade II; list entry 1359537): Mid 18th century three storey brick house with basement. There are attractive iron railings to the basement. Location 87m southwest on opposite bank of the River Welland.
- 5.2.60 **MLI94283:** *5 and 6, Bridge Street* (listed Grade II; list entry 1063994): 18th century three storey house with modern shop front, constructed of painted local brick with slate roof. Location 93m northwest on opposite bank of the River Welland.
- 5.2.61 **MLI94284:** *7 and 7a, Bridge Street* (listed Grade II; list entry 1063995): Early 18th century three storey rendered house and shop with slate roof. Location 100m northwest on opposite bank of the River Welland.
- 5.2.62 **MLI94233:** *11 - 14 London Road* (listed Grade II; list entry 1063934): Mid 18th century three storey red brick houses with basement with iron railings. Location 102m southwest on opposite bank of the River Welland.
- 5.2.63 **MLI94465:** *8 and 9, Bridge Street* (listed Grade II; list entry 1147335): Early 18th century red brick house with modern shop fronts and new slate roof. Location 105m northwest on opposite bank of the River Welland.
- 5.2.64 **MLI94285:** *10 Bridge Street* (listed Grade II; list entry 1063996): Early 18th century three storey painted brick house with modern shop front. Location 113m northwest on opposite bank of the River Welland.
- 5.2.65 **MLI94234:** *Upper Welland Terrace* (listed Grade II; list entry 1063943): Late 18th or early 19th century three storey brick houses with slate roof, part of a terrace. No. 15 has late 19th century alterations including a porch, and no. 16 has a modern bay and door. Location 130m southwest on opposite bank of the River Welland.
- 5.2.66 **MLI94655:** *17 London Road* (listed Grade II; list entry 1359538): Late 18th or early 19th century three storey brick house with slate roof, part of a terrace. Location 137m southwest on opposite bank of the River Welland.
- 5.2.67 **MLI94235:** *18 and 19 London Road* (listed Grade II; list entry 1063944): Early 19th or late 18th century three storey brick houses with slate roof, part of a terrace. Location 145m southwest on opposite bank of the River Welland.

- 5.2.68 **MLI94466:** 21 Bridge Street (listed Grade II; list entry 1147338): 18th or early 19th century brick house with modern shop front. Location 149m northwest on opposite bank of the River Welland.

Other Monuments

- 5.2.69 The Bull Inn, located within the site boundary, does not have an entry in the LHER, but is shown at **A** on figure 14. Its early history is not known, but it likely dates to the 17th or 18th century and is depicted on the Grundy map in 1732 (Figure 4) and the riverside painting around 1785 (Figures 6 & 7). It was demolished after 1955.
- 5.2.70 **MLI94635:** 17 Church Street, site of an early 19th century, two storey house. The building was demolished in 1979. Location 52m northeast.
- 5.2.71 **MLI99488:** Site of an 18th century house on High Street, now demolished. Location 70m north.
- 5.2.72 **MLI94269:** Site of a mid 18th century brick-built house with early 19th century shop front at 2 and 3 High Street. It was demolished at some point in the late 1970s or early 1980s, when the road layout was changed. Location 81m north.
- 5.2.73 **MLI94466:** Site of Holyrood House and garden, formerly Gayton and Fairfax House. The house itself is shown at **B** on figure 14. Holyrood House, before demolition, consisted of a main building looking out on the Welland with two wings north and south; the Guildhall at the northern end and an 18th century addition with staircase at southern end. The main portion of house contained many early features - moulded oak beam ceilings to both floors, stud and plaster walls and from such evidence and other items the date of the original house can be placed at about 1500. The original front of house had been replaced, but ample evidence remained to show that, in the first place the house was constructed of brick and 'post and pan' work (i.e. timber uprights with lath or wattle, covered with mud and plaster between). The exterior walls were of brick to first floor level, and above this 'post and pan'. On the front, the upper storey was 'jettied' over the lower by some 2 ft. The original roof was most probably of thatch. In the 16th century the house was called 'Gayton'. Fairfax Johnson, grandson of Maurice Johnson was probably responsible for 'Georgianising' the front of the house in the late 18th century. Fairfax Johnson left the house to his nephew the Rev Walter Johnson in 1818 who then named it Fairfax House. Towards the end of the 19th century, the house was re-named 'Holyrood House' by the Howard family, who were the last resident owners. The house became part of the estate of Maurice Johnson II, owner of Ayscoughfee Hall, in 1743 when his wife inherited it. He allowed the Spalding Gentlemen's Society to use it as their headquarters, and they established a Physic Garden in the gardens (replacing an earlier one in Love Lane). The Society's minute books mention exotic plants such as succulents and orange trees being grown here, suggesting that there was a hothouse. Following Johnson's death, the house and garden returned to his estate and the Society had to find new quarters. The house was demolished in 1959 to be replaced by council offices. Location 102m south.
- 5.2.74 **MLI94485:** Site of 70 Double Street, two former 18th century, three-storey rendered buildings, combined into one property by the mid 20th century. Demolished at some point in the late 1970s or early 1980s, when the road layout was changed. Location 102m northwest.
- 5.2.75 **MLI98387:** Gardens and Park at Ayscoughfee Hall. The formal and ornamental gardens date to the 18th to 19th century, and cover about three hectares to the east and the south of the Hall. Ayscoughfee Hall was begun in 1429 for Sir Richard Aldwyn,

with later additions and alterations in the 16th century, in 1792 and in 1845 probably by William Todd. Gardens to the east and south, are mainly 18th century in origin, laid out in about 1730 by William Sands. The principal feature is the pond, rectangular and lying north-south, with outstanding yew hedges. There is a view to St Mary and St Nicholas's Church to the north. The war memorial is by Lutyens, dating to about 1925 and is to the south. The bowling green is to the east and the lawns to the south. The building has associations with antiquary Maurice Johnson, 1688-1755. Location 135m south.

- 5.2.76 **MLI94483:** Site of a previously grade II listed house at 9 Double Street. , It dated from the early 18th century and was altered later. It had an indecipherable date stone saying '17--'. The building was delisted in 1976 after having been demolished. Location 178m north.
- 5.2.77 **MLI97454:** The Spalding Gentlemen's Society's first Physic Garden is shown on John Grundy's map of 1732, south of Love Lane, opposite the church of St Mary and St Nicolas. The founder of the Society, Maurice Johnson II, had connections with the Chelsea Physic Garden and it seems likely that the garden in Spalding was influenced to a considerable extent by developments of Chelsea, where plants were grown for medicinal and scientific/botanical purposes. A keen interest in botany is evident in the Minute Books of the Gentlemen's Society and in the surviving correspondence of Maurice Johnson II. The physic garden was transferred in 1743, to the grounds of nearby Holyrood House. Location 206m southeast.
- 5.2.78 **MLI23617:** Site of St Peter's church which was built in 1876 and demolished in 1968. Location 210m west.
- 5.2.79 **MLI85026:** An archaeological watching brief conducted on land at Holland Road, Spalding identified the brick and mortar foundations of a 19th century barn building which stood at the site. The building was demolished prior to archaeological investigation. Location 223m northeast.
- 5.2.80 **MLI20257:** There is an icehouse depicted in Ayscoughfee Gardens on the 1888 25 inch OS map; the structure is still extant in 2023. Location 237m south.
- 5.2.81 **MLI97284:** An area of land bounded in its current layout in c.1860. The 1860 map shows that the land is associated with The Limes, a nearby house. However by the 1880s, the eastern part of the site was owned by The Sycamores. Location 256m north.
- 5.2.82 **MLI82072:** During an evaluation next to 21 Priory Road, two sherds of pottery, three fragments of brick, and five fragments of tile dating to the Post-medieval period were recovered. Location 279m southwest.
- 5.2.83 **MLI82070:** A WWII air raid shelter constructed from brick and concrete adjacent to 21 Priory Road. Location 287m southwest.
- 5.2.84 **MLI97546:** Site of two nineteenth century buildings at 27 and 28 Red Lion Street that have now been demolished. Location 288m northeast.
- 5.2.85 **MLI94239:** Site of a formerly listed building at 36 London Road, demolished at some point before 2010. It was an 18th century, single-storey house with attics. Built of brick with pantile roof with dormer. Hung sash window with glazing bars, segmental arched head. Segmental-headed doorway in semi-basement. Location 294m southwest.

- 5.2.86 **MLI94495**: Site of 6 New Road, a former early 18th century house, with later alterations and mid 19th century shop front. Demolished at some point in the late 1970s or early 1980s, when the road layout was changed. Location 366m northwest.
- 5.2.87 **MLI23229**: A pinfold or pound is marked as standing in the Gore (now the Sheep Market) on Grundy's map of Spalding 1732. Location 388m northwest.
- 5.2.88 **MLI94500**: Site of 11 Tower Lane, a former 18th century house. Demolished in 2018, after suffering extensive fire damage. Location 422m south.
- 5.2.89 **MLI122760**: Site of Halmer Grange, a demolished 19th century farmstead with a regular courtyard of L plan. The farmhouse was detached from the main working complex. Isolated location. Location 422m southeast.
- 5.2.90 **MLI22381**: A brick culvert over the Westlode River in Westlode Street which used to run down the centre of the street. Location 460m northeast.

Unknown Date

- 5.2.91 Three entries in the LHER are given an unknown date either because they have not been investigated and remain undated, or they have been investigated but did not produce any dating evidence.
- 5.2.92 **MLI23066**: The upper part of a large coarse earthen jug with five ears or handles and a beak perforated dug up in Herring and Crackpool Lane.
- 5.2.93 **MLI82593** rubble and mortar 'tumble' spread was recorded during a watching brief, this may have joined with a SW/NE stone built wall that was also recorded.
- 5.2.94 **MLI87055**: A watching brief was undertaken on land at 78 Stone Gate, Spalding during groundworks. An undated ditch was uncovered.

6 DISCUSSION

6.1 Extent of and Potential for Archaeology in Vicinity of the Proposed Works

- 6.1.1 Evidence from the variety of sources included in the preceding sections confirm that Spalding has extensive evidence of past activity and is of high archaeological significance.
- 6.1.2 The Extensive Urban Survey report includes the site in *Historic Urban Character Area (HUCA) 3 – Ayscoughfee Hall and Church Street* (Lincolnshire CC 2022: 26). The Landscape history is summarised thus:

Prior to its development, the character area was likely to have been subject to wet conditions due to its position adjacent to the river. Topographically the area is slightly higher than the surrounding land which may have been part of the decision to build here. The first structure recorded in the HUCA was a Norman cemetery chapel, dedicated, possibly at a later time, to Thomas Becket the Martyr. St Mary and St Nicholas Church was constructed on the site of the older chapel in 1284; and some of the earlier masonry was reused in the eastern wall of the new church. In the following centuries, the area surrounding the church was slowly developed. In 1420 Ayscoughfee Hall was built to the south of the church, set into three hectares of walled gardens. It is suggested that the hall is located on the site of an earlier manor house which was recorded in the Domesday survey. In 1500, Holyrood House/Gayton Hall was built to the north of Ayscoughfee Hall and to the south-west of the church. In 1501, alms- houses were founded to the north of Church Street, they were rebuilt in the mid 19th century. The buildings to the north of Church Street were largely constructed between the 18th and 19th century, and are mostly large residential town houses. In the 20th century a small number of buildings have been constructed on Church Street, not all of which have been in-keeping with the character of the street. In 1959, Gayton Hall was demolished and council offices were constructed on its site, which are highly unsympathetic to the character of the area. Love Lane was also developed slowly over the 20th century, with large detached and semi-detached houses, some of which show a mock-Tudor or Arts and Craft stylistic elements (Lincolnshire CC 2022: 28).

- 6.1.3 The report also notes that the area includes numerous heritage assets which are significant in understanding of Spalding more widely as well as the specific area of the town.
- 6.1.4 In the wider area of Spalding the EUS suggests that there is no indication that prehistoric settlement was taking place prior to the Iron Age (Lincolnshire CC 2022: 4). From the Iron Age onwards most of that evidence is on the outskirts. Close to the site there is slight evidence of prehistoric activity immediately to the east in the form of the single Mesolithic microlith found at the nearby church.
- The potential for finds of this period must be considered low.
- 6.1.5 In the Roman period there is evidence of both settlement, drainage and land reclamation activity around the town (Lincolnshire CC 2022: 4). There is also some evidence for Roman activity within the town area, with some suggestion that High Bridge might have its origins in the Roman period with the find of the two coins in 1745 (MLI23607). Within the town centre area, including in the vicinity of the site, most of this evidence comprises of small quantities of Roman artefacts, mostly in casual finds, the closest being the two Roman coins found during works on High Bridge.
- Again the potential for finds of this period must be considered low, but there is a potential for further evidence of this period.

- 6.1.6 After the Roman period there appears to have been a return to a wetter environment with marine transgressions increasing (Lincolnshire CC 2022: 5). Saxon remains are rare in Spalding generally and in the vicinity of the site there is only the (possibly residual) pottery found in trenching at Ayscoughfee Hall together with alluvial deposits of a potentially similar date. This is more meaningful, perhaps than the stray finds of the Roman and Prehistoric periods.
- The potential for finds of this period must be considered low to moderate, however any finds made of this period would be considered significant given the history of the town.
- 6.1.7 The medieval period is important in the development of the settlement of Spalding as it became an extensive and flourishing inland port. The 13th century parish church was built on the site of an older chapel and potentially in an area of existing settlement referred to in the Domesday survey (Lincolnshire CC 2022: 6). Close to the parish church large houses were built – including Ayscoughfee Hall (c. 1421) and Holyrood House (c. 1500). The site lies centrally within the settlement area and close to the river, the focus of the town's trade and prosperity.
- Finds and sites of the medieval period are recorded within the close vicinity of the site and so the potential for archaeology of this period is considered high.
- 6.1.8 The specific history of the site in the post-medieval period is better known in that from around AD1500 it lies at least in part within the gardens of Holyrood House. The general form of these is indicated on the 1732 Grundy map (Figure 4) which, whilst a snapshot, does indicate that they were divided into separate zones. Between c. 1743 and 1755 the Physic Garden of the Spalding Gentlemen's Society was located somewhere within the Holyrood House gardens, though it is not known precisely where. The references to exotic plants such as succulents and orange trees being grown here do suggest that there was at least one hothouse, which may have left an archaeological trace (although see map section 4.1.8 above for a possible location outside the site boundary).
- 6.1.9 The one known structure within the site was the original Bull Inn located along the northern boundary and demolished after 1955. The detailed history of the Bull Inn is not obviously recorded, but whilst it may be as old as the White Horse on the corner, which dates back to around the 16th century, it more likely belongs to the 17th or 18th centuries. Depending upon the severity of the impact of its demolition and construction of its modern replacement, archaeology relating directly to that structure may well survive.
- The potential for finds of the Post-medieval period is considered very high.

6.2 Depth of Archaeology in Relation to the Proposed Site

- 6.2.1 The best guide to a likely depth of archaeological remains are the trenches dug at Ayscoughfee Hall in 2008. The data must be treated with caution, however, given the height differences between the two sites (the Ayscoughfee Hall gardens lie at around 4m AOD) and their different specific histories.
- 6.2.2 The trenches found evidence of flood deposits at 3.05m AOD, interpreted as dating to the Late Saxon or Saxo-Norman period. The excavators also note that excavations on Church Street further away from the river to the north, found early medieval remains below alluvium at around 3m below the modern ground level (Trimble 2009: 42).

- 6.2.3 Most of the remaining findings related specifically to that site, but it is not unlikely that similar finds may be made in the vicinity of the other substantial house on the area.

6.3 Impact of Existing and Removed Structures

- 6.3.1 The site is presently covered in tarmac and concrete with the former public house building located fairly centrally.
- 6.3.2 Construction of the standing building and associated services etc. will have had an impact on any underlying deposits, but only locally. The precise nature and depth of the foundations are not known but are unlikely to have resulted in the total removal of archaeology given the potential for it to survive at depth.
- 6.3.3 The actual level of impact and survival can only be established through intrusive investigation.

6.4 Impact of Proposed Works

- 6.4.1 The proposed building has a much larger footprint than the existing and includes a basement. Construction will undoubtedly impact on any below archaeological deposits, but the detail of this, again, can only be established by intrusive investigation.
- 6.4.2 Figure 17 superimposes the ground level footprint of the proposed building onto the 1931 OS map to give an indication of the potential of impact upon more shallow remains, such as those relating to the old Bull Inn and its ancillary structures.

7 CONCLUSION AND RECOMMENDATIONS

- 7.1 The proposed development lies within an area of moderate to high archaeological potential within the ancient settlement of Spalding.
- 7.2 Previous investigations in the vicinity indicate that archaeological remains from the early medieval to post-medieval periods occur on and close to the site and can be expected to be encountered inside the site boundary. The presence of evidence for earlier periods cannot, however, be ruled out.
- 7.3 Although the current configuration of the site will have impacted on any below ground archaeology present to an extent, this is unlikely to have been entirely destructive other than locally, so there remains potential for archaeological survival beneath the existing surface and building.
- 7.4 To establish the presence of archaeological deposits and features on the site a programme of evaluation is required. This would be conducted in relation to a Written Scheme of Investigation following the guidance of the Lincolnshire Archaeology Handbook (Jennings 2019) and approved by the Lincolnshire County Council Archaeology Planning Team.
- 7.5 Should the results of evaluation prove positive this may then lead to full excavation followed by post-excavation assessment and subsequent analysis, reporting, publication and dissemination, and deposition of the resulting archive.
- 7.6 A timetable for such works will need to be included in any agreed scheme.

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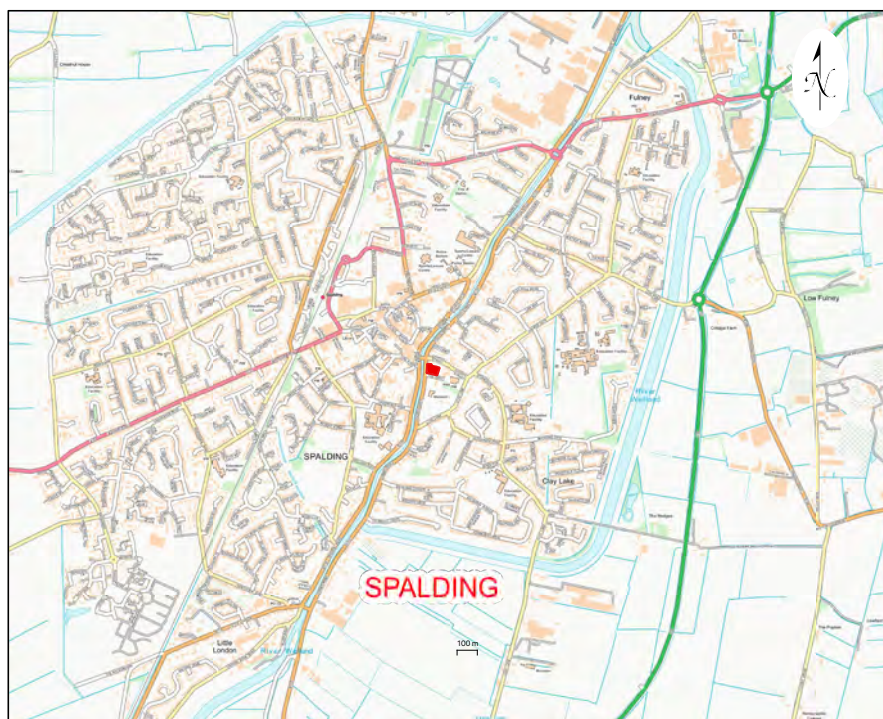
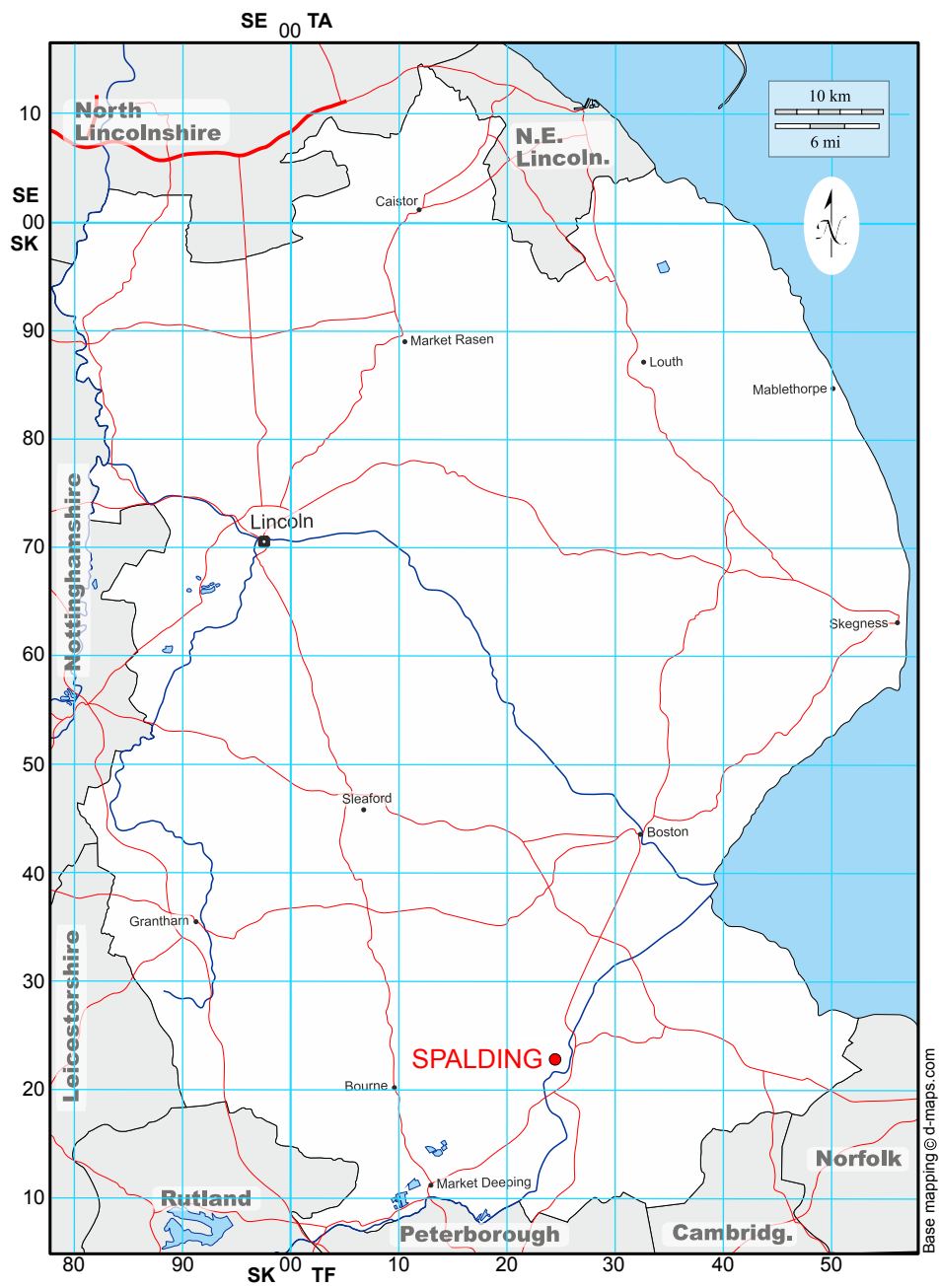
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Symonds, J. 1988 'Shifting Silts and Changing Fortunes: recent excavations in Spalding Town Centre' in *Fenland Research* No. **5** 1987-1988

Townsend, T. W. 1959 *Holyrood House, Spalding: The House and its Inhabitants, with special reference to its association with the Spalding Gentlemen's Society* unpublished manuscript SGS Museum Archives

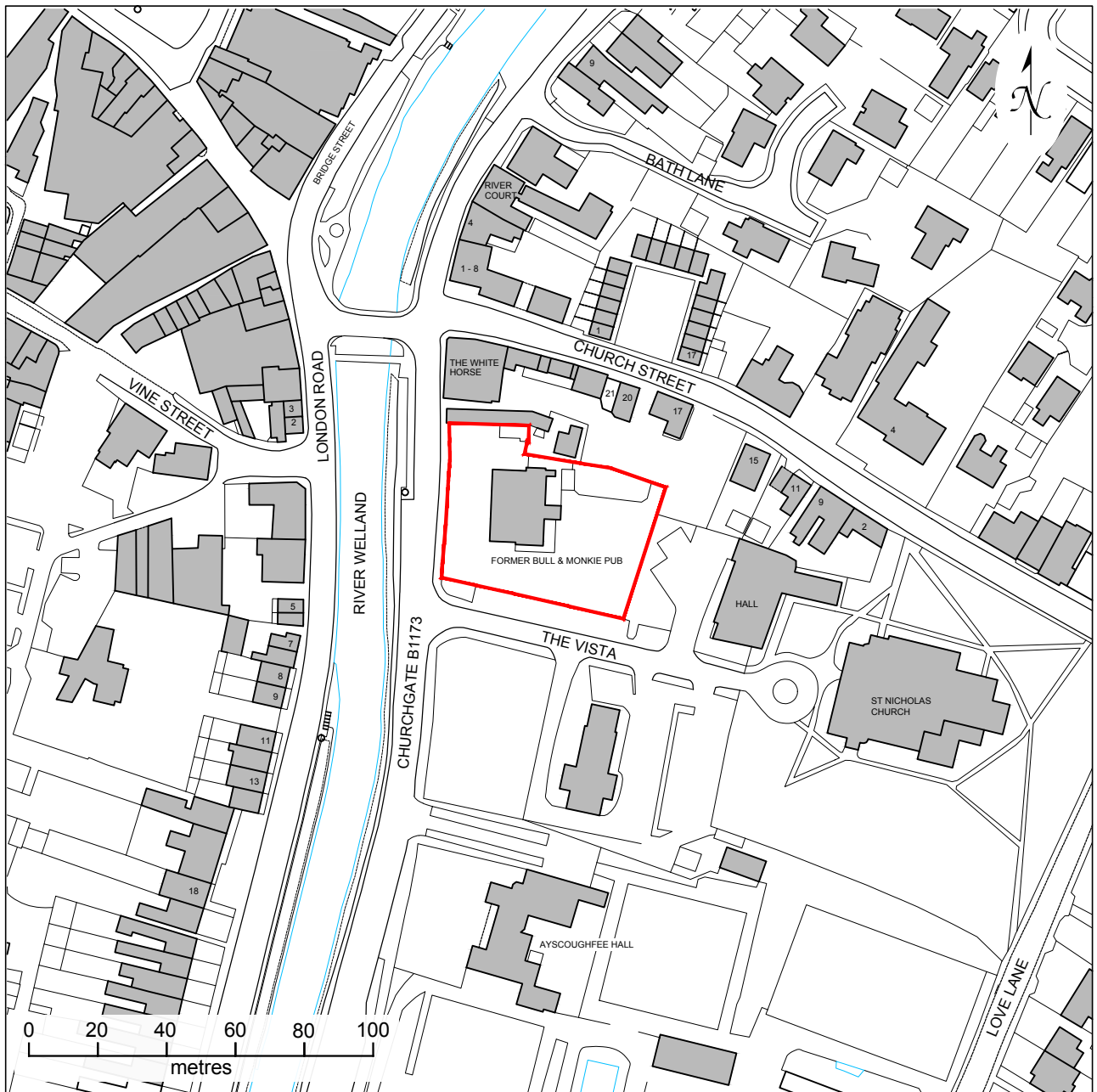
Trimble, R. 2009 *An Archaeological Excavation at Ayscoughfee Hall Gardens, Spalding, Lincolnshire* NAU Archaeology Report **1618c**

White, W. 1872. *History, Gazetteer and Directory of Lincolnshire* (Third Edition) [accessed 14.03.2023 at <https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/132239>]



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Figure 1: Site Location

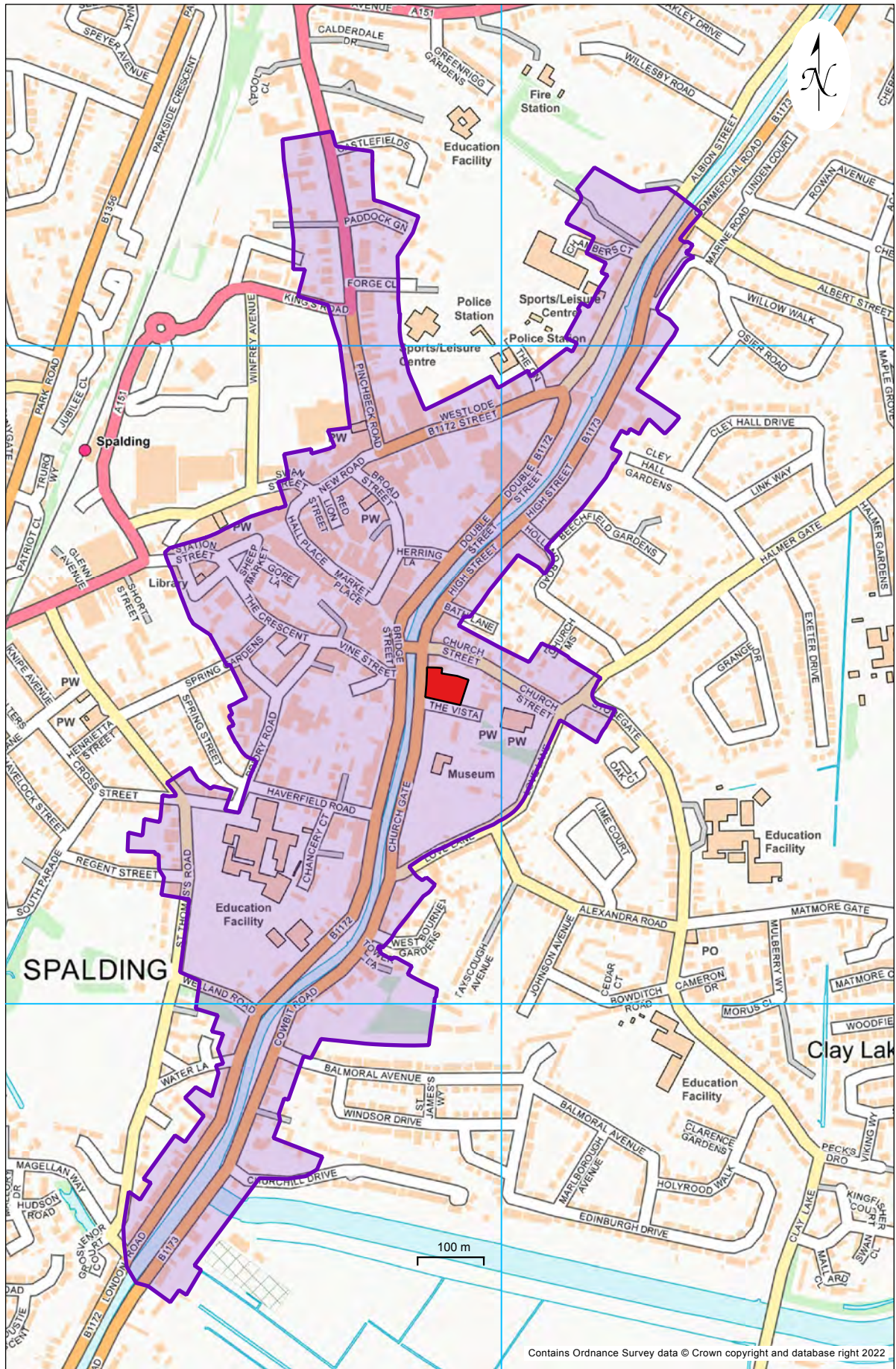


Contains Ordnance Survey data supplied by client

Figure 2: Detailed Site Location

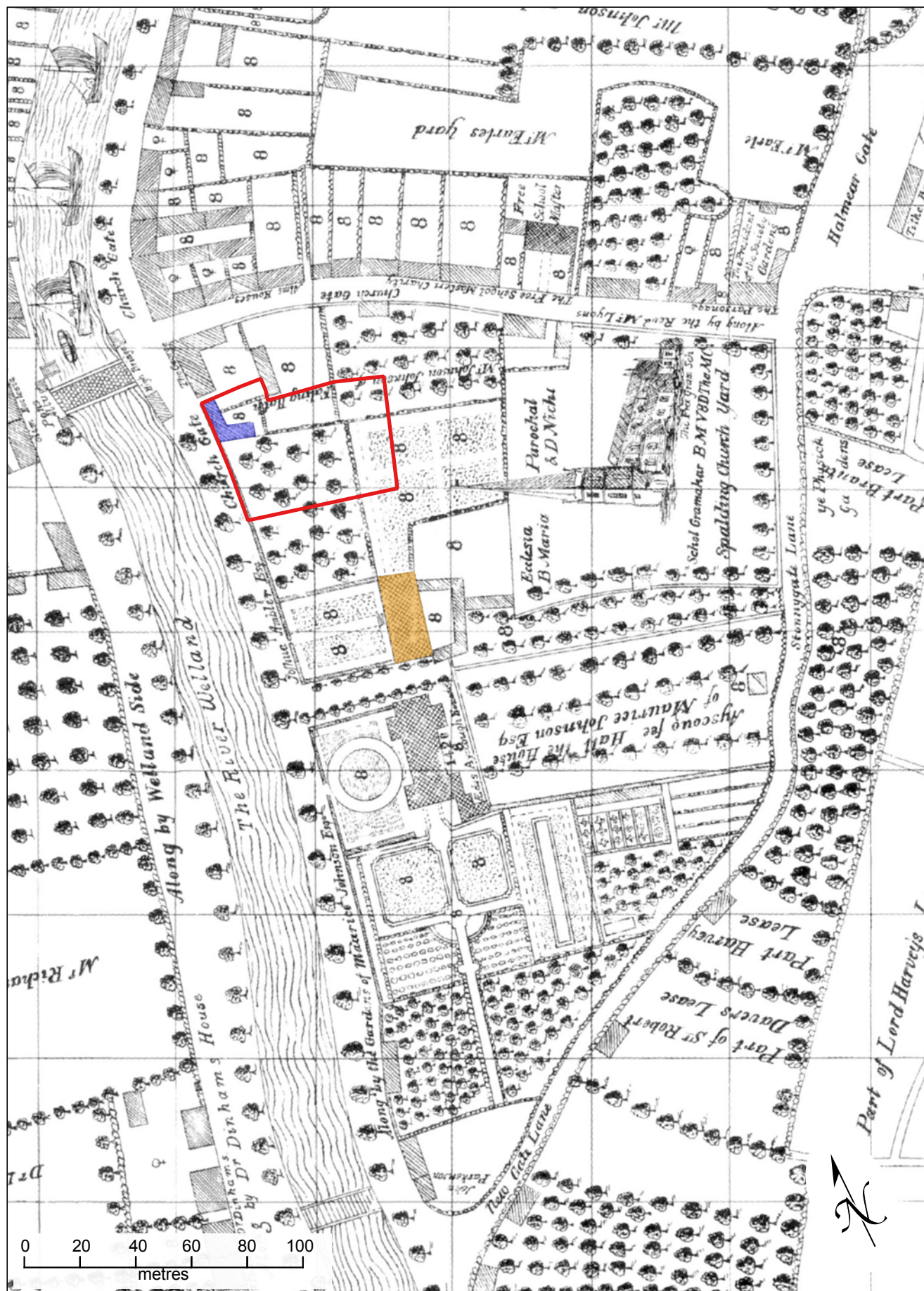
230

220



250

Figure 3: Spalding Conservation Area



(c) Spalding Gentlemen's Society: Reproduced with kind permission

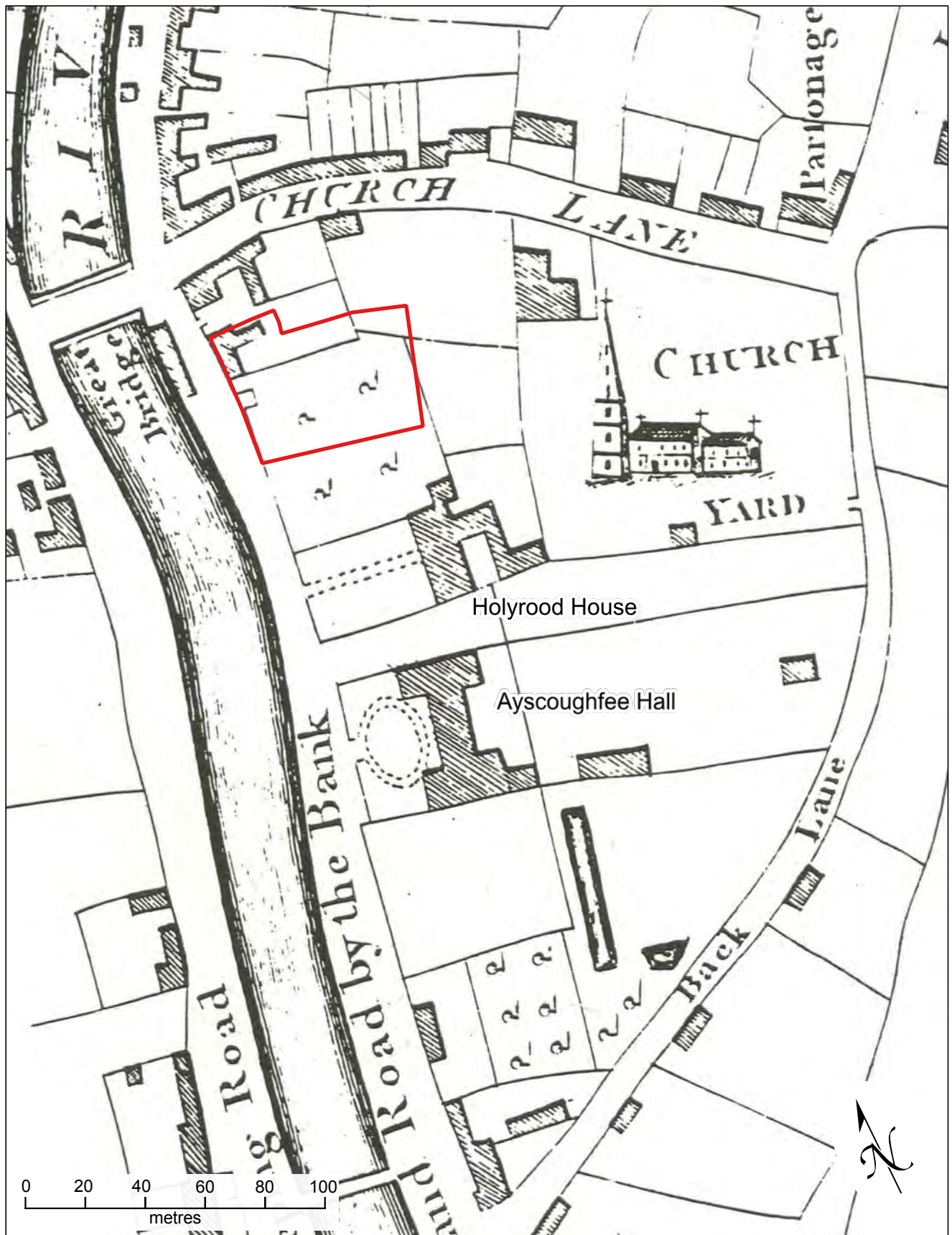


Figure 5: Extract from the Plan of Spalding from Armstrong's 1779 *Map of Lincolnshire*



(c) Spalding Gentlemen's Society. Reproduced with kind permission

A



B

Figure 6: The Site from the River Bank c. 1785 (A) and 2023 (B)



(c) Spalding Gentlemen's Society: Reproduced with kind permission

Figure 7: The Bull Inn c. 1785

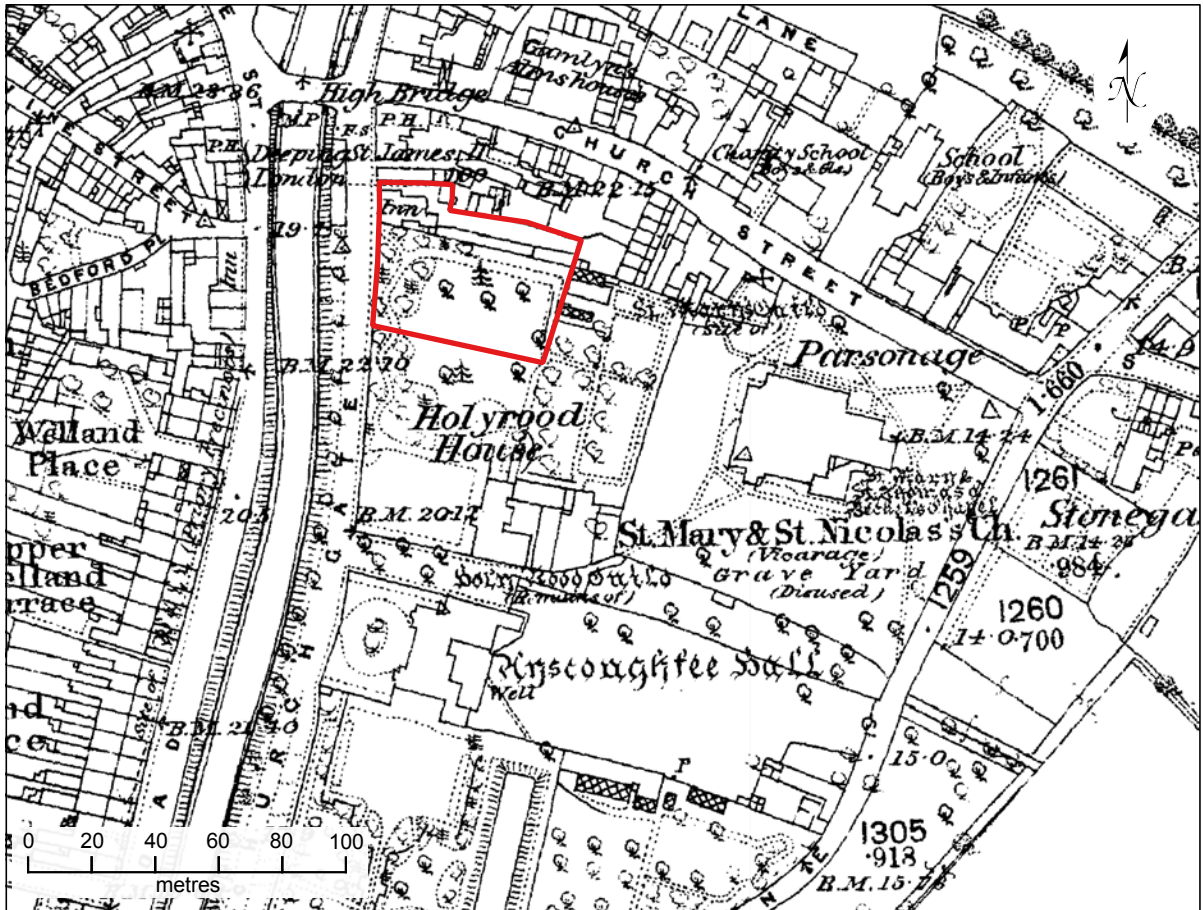


Figure 8: 1889 Ordnance Survey Map

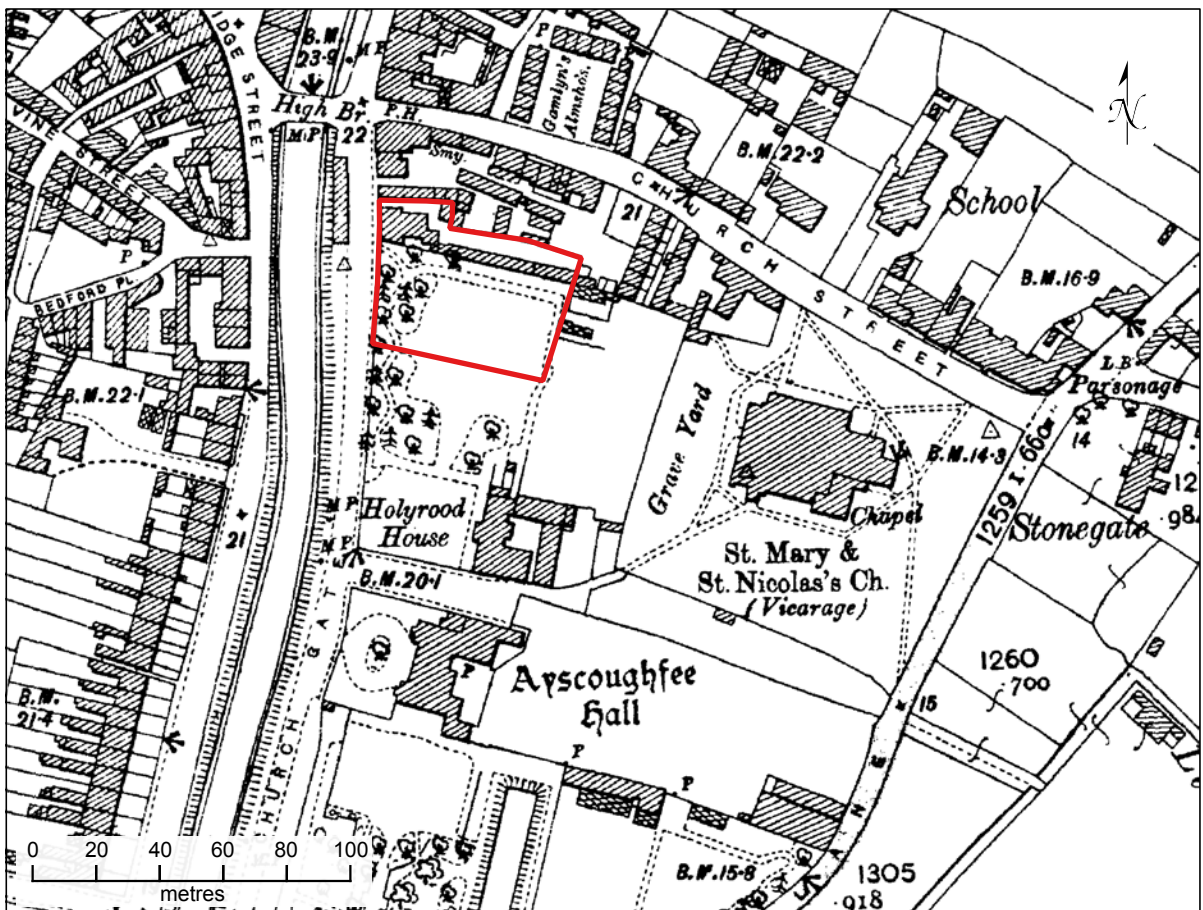


Figure 9: 1904 Ordnance Survey Map

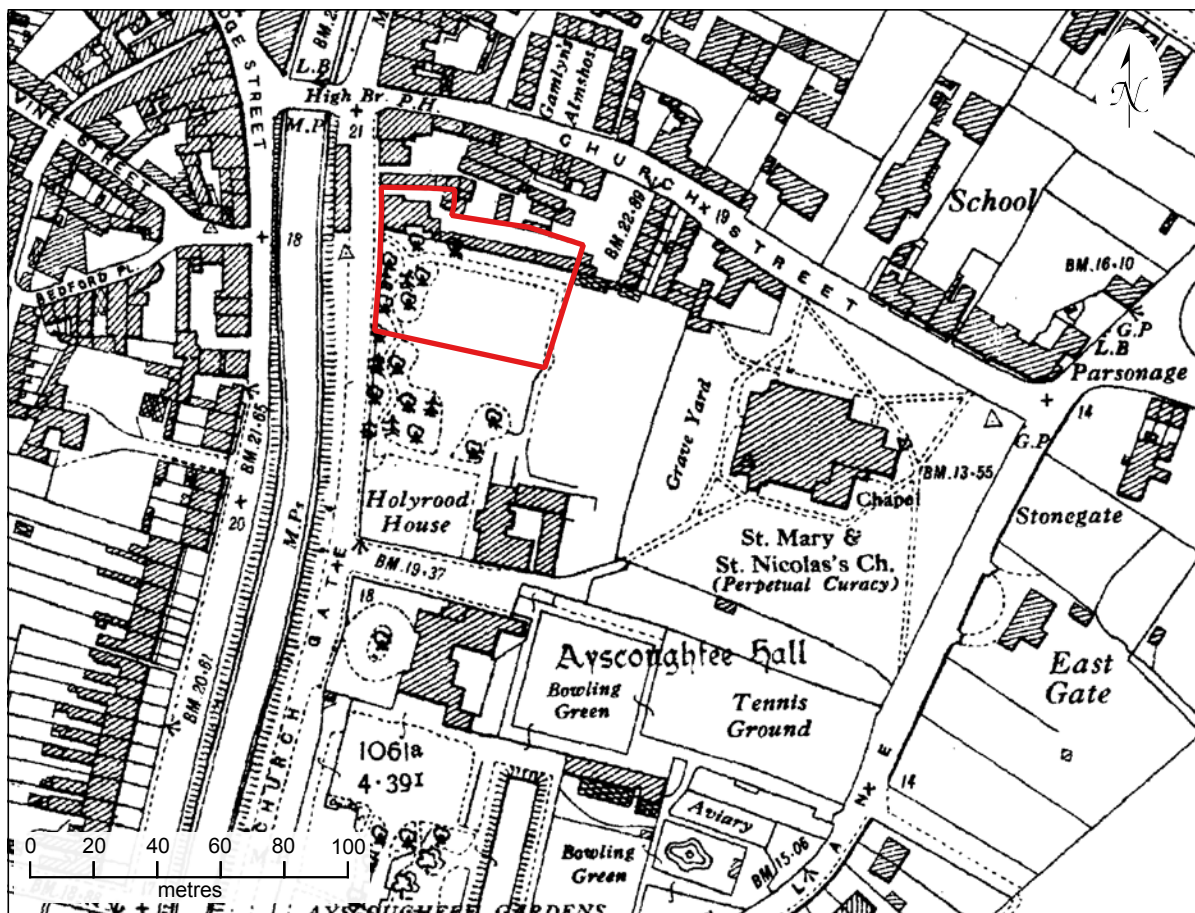


Figure 10: 1931 Ordnance Survey Map

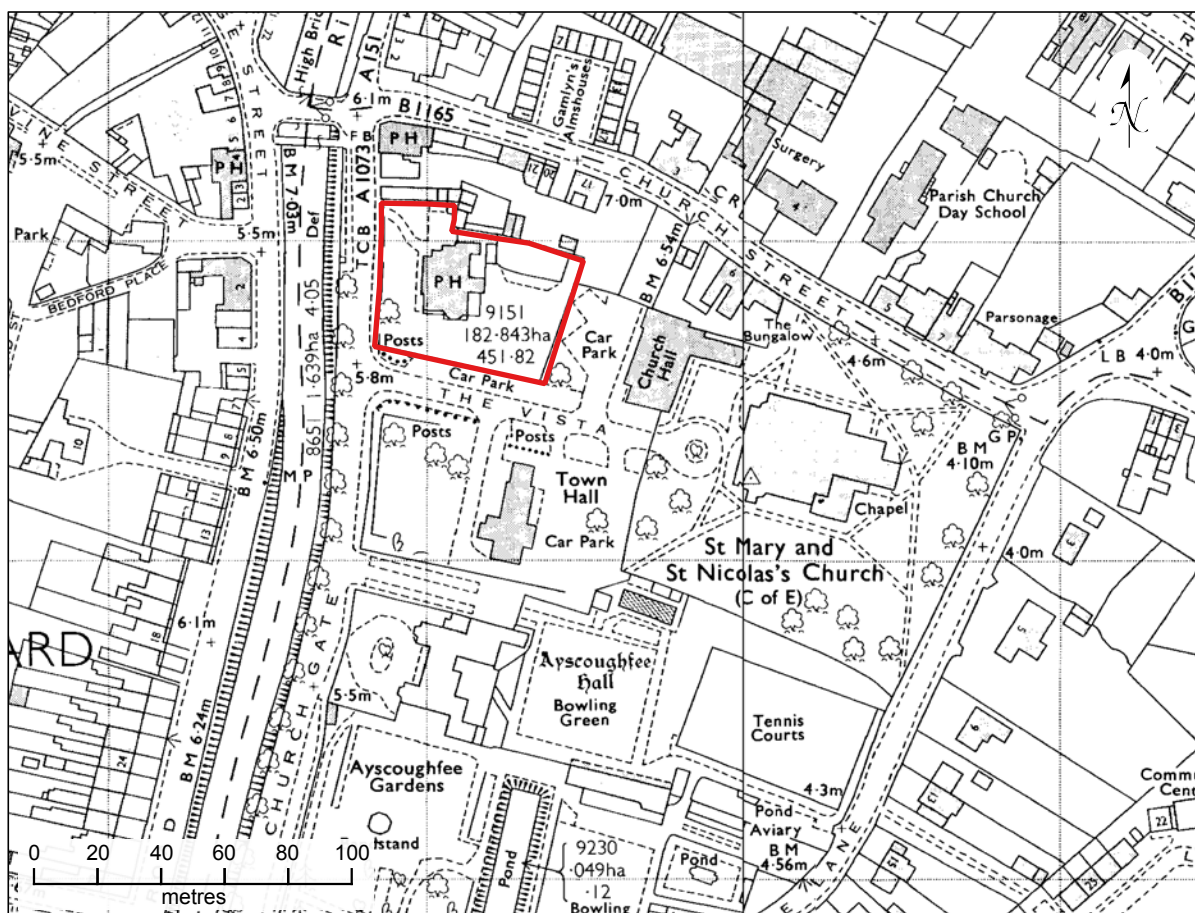


Figure 11: 1974 Ordnance Survey Map



(www.closedpubs.co.uk © unknown)

A



B

Figure 12: The Site of the Original Bull Inn at 9 Church Gate in 1955 (A) and 2023 (B)

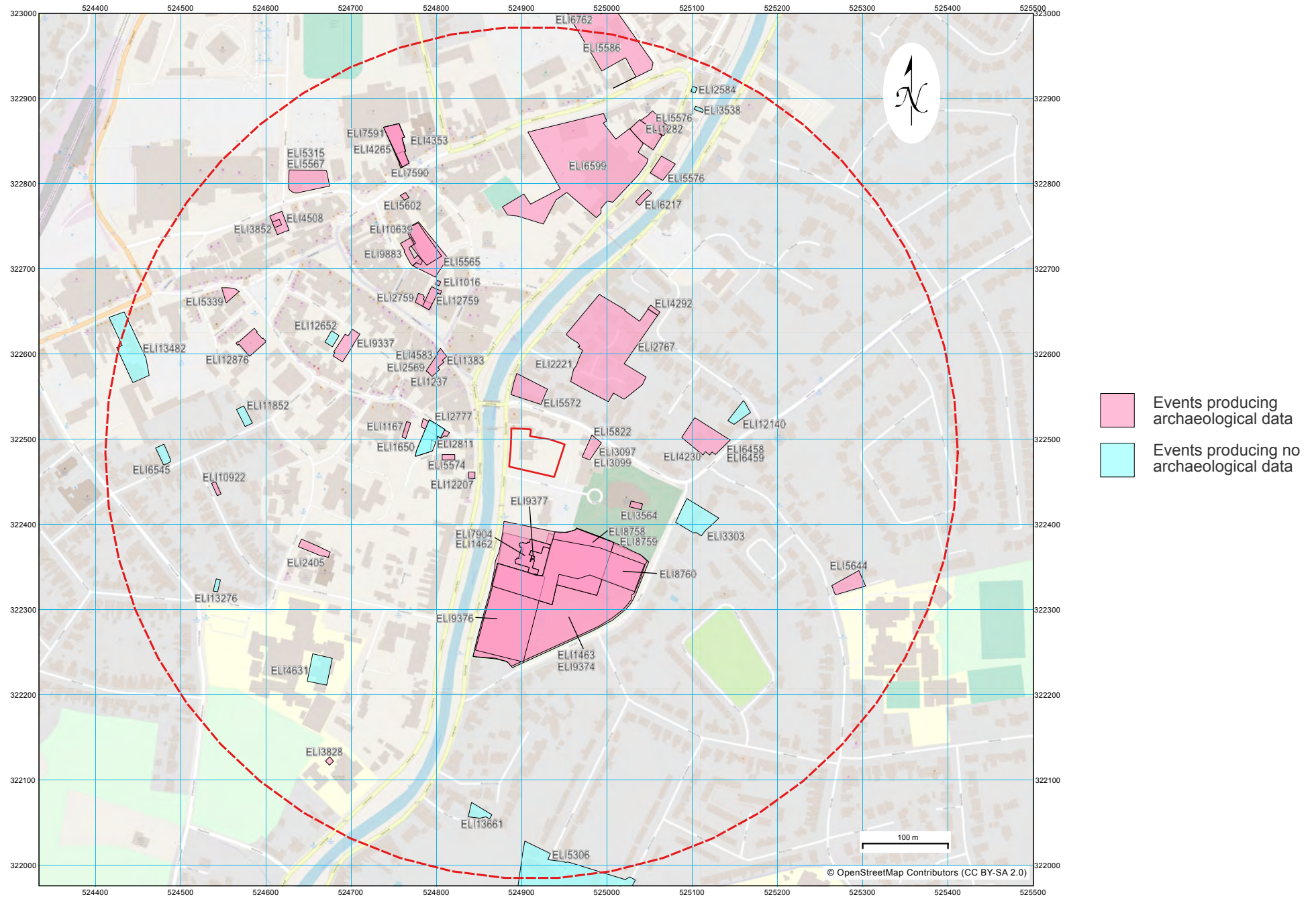


Figure 13: LHER Events Within 500m - Appendix 1 (NTS)

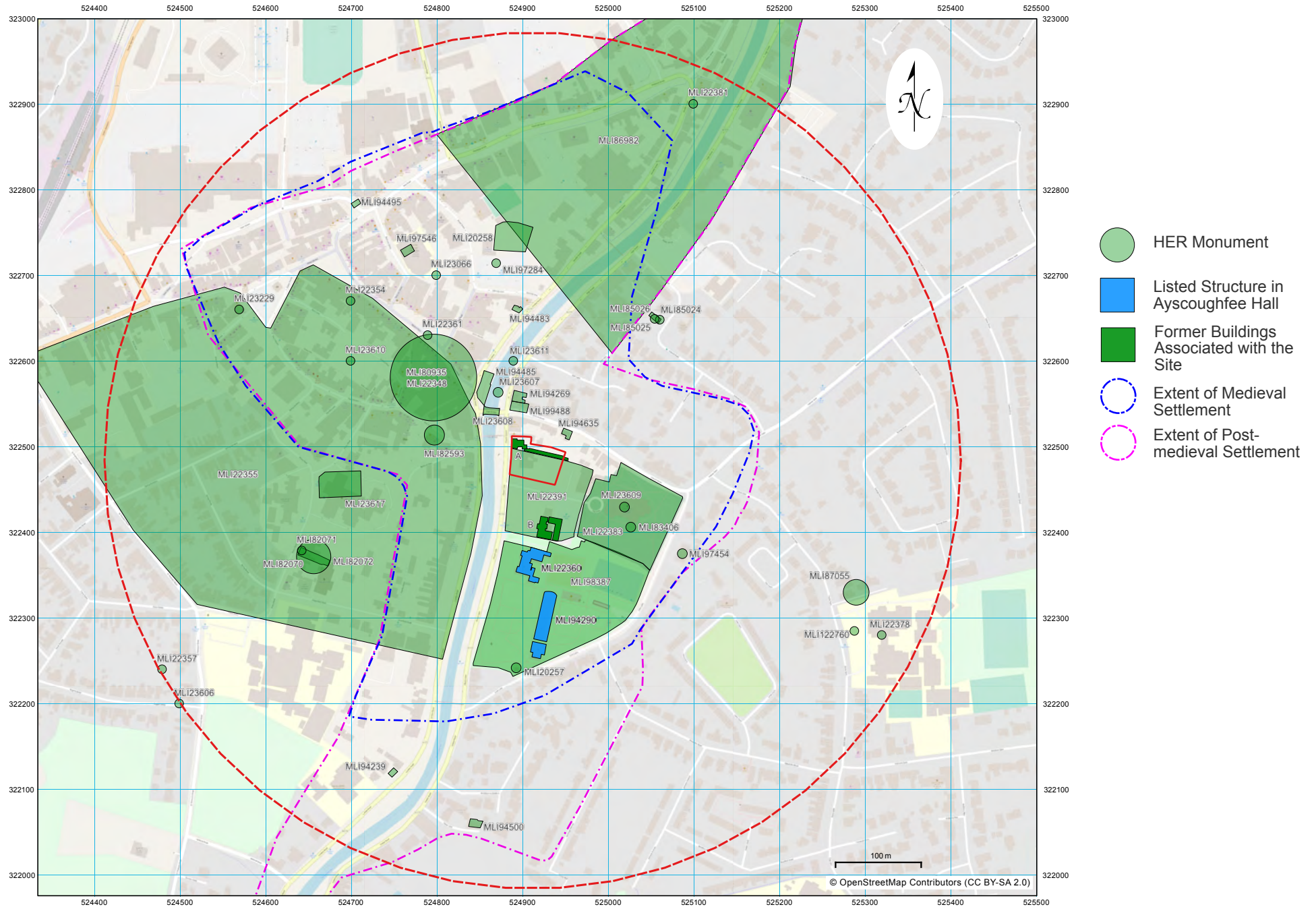


Figure 14: LHER Monuments Within 500m - Appendix 2 (NTS)

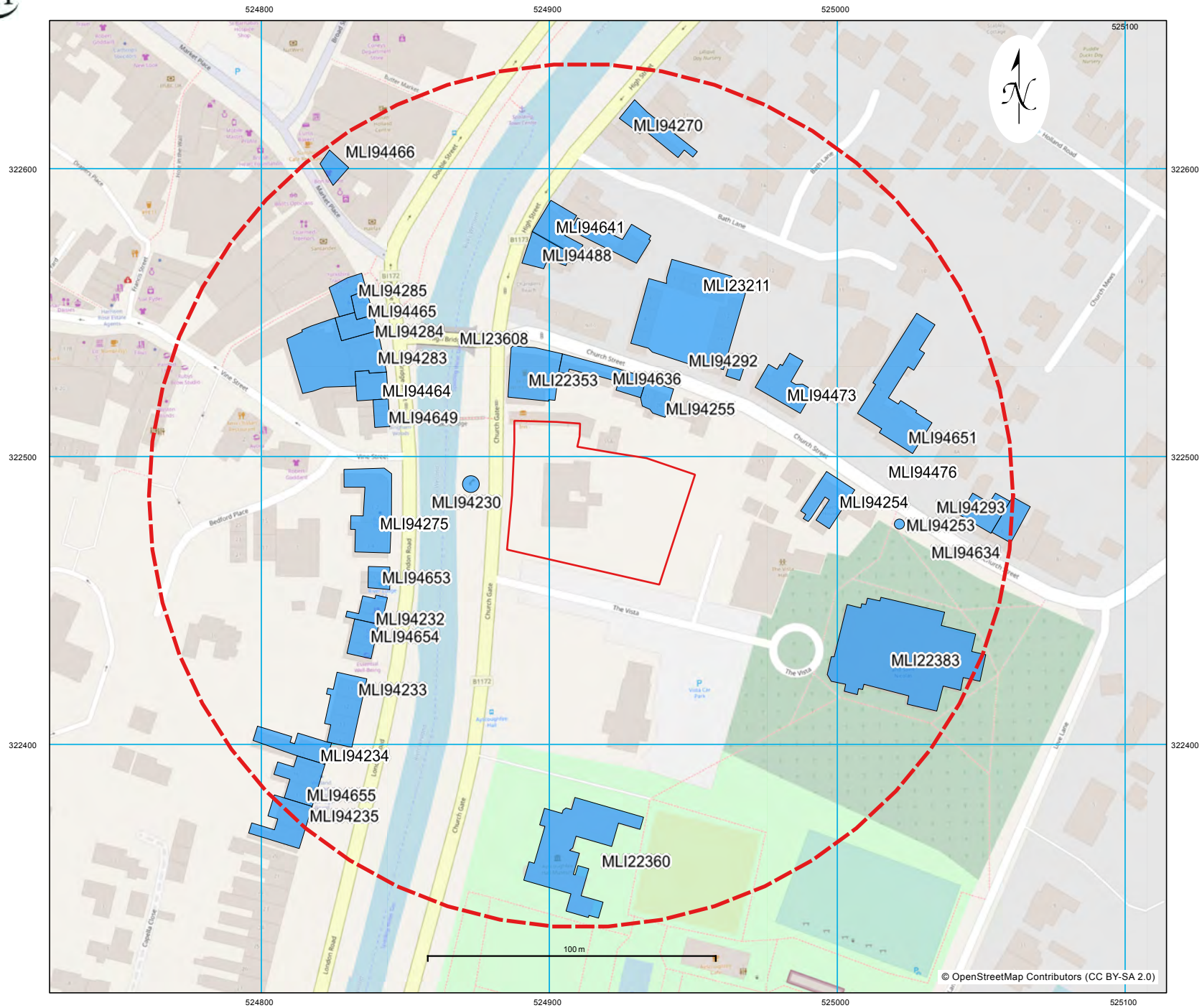


Figure 15: Listed Buildings Within 150m - Appendix 3 (NTS)

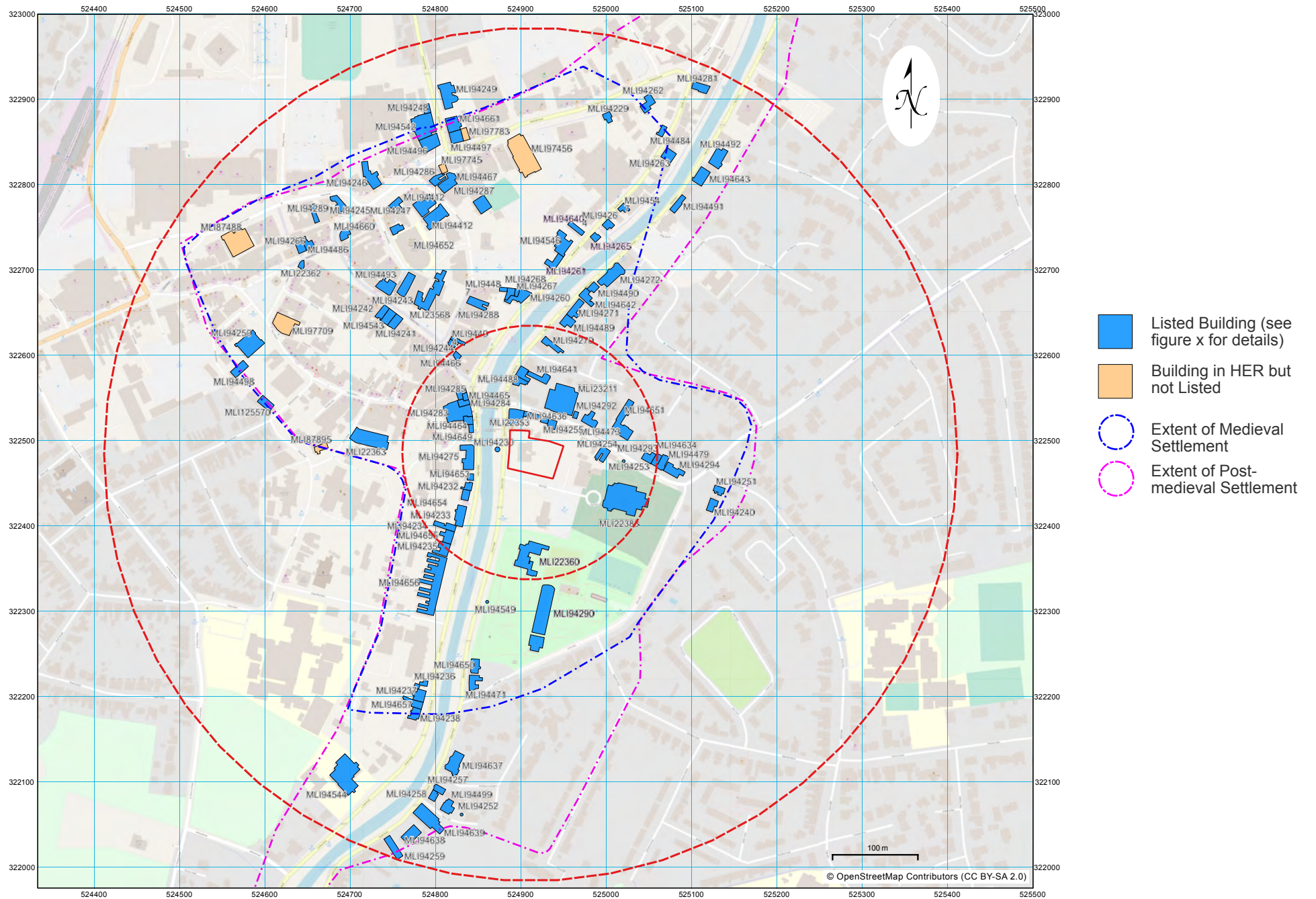


Figure 16: Listed Buildings Within 500m - Appendix 4 (NTS)



 Outline of proposed building

Figure 17: Proposed Scheme Outline Superimposed on 1931 Ordnance Survey Map



A: Holyrood House c. 1785 (© Spalding Gentlemen's Society: Reproduced with kind permission)



B: Holyrood House 1959, immediately before demolition

(www.spaldingtoday.co.uk © unknown)



C: The site looking north



D: The site looking northeast showing the height difference between south and north



A: The site looking northwest



B: The site looking south



C: Ye Olde White Horse



D: Possible surviving glasshouse wall to east of site, looking north

APPENDIX 1: Events Within 500m

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI1016	EVT	Land Adjacent to the White Hart Hotel, Market Place, Spalding	TF 2480 2268	A single trench was excavated to inform proposed re-development of part of the buildings to the rear of the White Hart Hotel, Spalding. Dumped layers containing domestic refuse, directly associated with the early post-medieval activities of the hotel, were recorded along with foundation deposits and floors of the later buildings. An assemblage of local and imported pottery and clay pipes, animal bone, brick, tile and glass vessels was recovered from the dumped deposits.	MLI23568 White Hart Hotel, 19 Market Place, Spalding	(1)Report: Archaeological Project Services. 1999. Land Adjacent to the White Hart Hotel, Market Place, Spalding. APS site code: SPW 99
ELI1167	EVT	Land off Vine Street	TF 24765 22511	Two trial trenches were excavated prior to the construction of public toilets on land that is currently a public car park off Vine Street. (1)(2)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Pre-Construct Archaeology. Feb 2000. Land off Vine Street, Spalding. VSW00
ELI1237	EVS	18/19 Bridge Street/1 Market Place	TF 2480 2259	A walkover survey was carried out as part of an assessment of the archaeological implications of development at 18-19 Bridge Street and 1 market Place. Constraints, but no archaeological remains, were noted. (1)	-	(1) Report: Archaeological Project Services. Mar 2000. Land at 18/19 Bridge Street and 1 Market Place, Spalding. SBS00
ELI1282	EVT	Watching brief on land at Double Street, Spalding	TF 2504 2285	A watching brief was undertaken during excavation of footings for two houses with garages at 30/33 Double Street.(1)	Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. May 2000. Watching brief on land at Double Street, Spalding. SDSA99
ELI1383	EVT	Land at 18/19 Bridge Street & 1 Market Place	TF 2480 2259	An archaeological evaluation, in the form of trial trenching, was carried out in order to provide information about the archaeological deposits present on the site and the assessment of such deposits, to assist in the determination of development proposals. A total of five trial trenches were excavated over an area of circa 370m squared. Four were placed in the cellars of the extant buildings, and one in the rear yard. Trench A = 1.8m by 1.8m; Trench B = 1.9m by 1.8m; Trench C = 3.6m by 2.3m; Trench D = 1.8m by 1.6m: and Trench E = circa 0.9m by 0.9m. On reaching a depth of 1m from the present ground surface, excavation was discontinued, and augering was undertaken.(1) (2)	MLI22348 Priory Cemetery, Spalding MLI22355 Priory of St Mary, Spalding MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding MLI80935 Possible smithy, 18/19 Bridge Street/1 Market Place	(1) Report: Archaeological Project Services. June 2000. Evaluation on land at 18/19 Bridge Street & 1 Market Place, Spalding. SPBS00

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI1462	EVS	Building recording at Ayscoughfee Hall	TF 2490 2236	A programme of building recording was carried out, to provide structural information about the building, in order to support a Lottery Bid for alterations to improve visitor access, especially for the disabled.(1)	MLI22360 Ayscoughfee Hall, Spalding	(1) Report: Archaeological Project Services. June 1999. Building recording and historical research at Ayscoughfee Hall, Spalding. SAH99
ELI1463	EVS	Survey of the gardens at Ayscoughfee Hall	TF 2494 2231	A site survey was undertaken to plot features and take record photographs, in order to assess the historical significance of the gardens.(1)	MLI98387 Gardens and Park at Ayscoughfee Hall, Spalding	(1) Report: Anderson and Glenn. July 2000. Ayscoughfee Hall: A Historical Appraisal of The Pleasure Grounds.
ELI1650	EVT	Land off Vine Street and Bedford Place, Spalding	TF 2479 2250	Two trial pits dug for an impact assessment on this site. Pit 1: 2.7m x 0.6m and 1.1m deep. Pit 2: 1.8m x 0.6m and 1.35m deep. No deposits of archaeological significance were found although the site has a moderate to high potential. Significant archaeology is below the depth reached in these pits. (1)	-	(1) Report: Pre-Construct Archaeology. July 2000. Land off Vine Street and Bedford Place, Spalding.
ELI2221	EVT	Land to the rear of Old Acres Mill, Spalding	TF 2500 2260	An evaluation, in the form of trial trenching, was undertaken on circa 0.75ha of land, in order to assess the archaeological resource prior to proposed residential development. Five trenches were to be excavated originally; this was altered to four trenches due to difficulties locating the trenches outside the buildings' footprints. Four trenches measured 12m by 3.5m; the length of Trench 2 was limited to avoid the footprint of a proposed bungalow. (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. Nov 1999. Land to the rear of Old Acres Mill, Spalding. SAM99
ELI2405	EVT	21 Priory Road, Spalding	TF 2465 2237	An evaluation, consisting of one trial trench, was carried out prior to construction of a single dwelling. The trench measured 2m by 2m.(1)	MLI82070 Air raid shelter adjacent to 21 Priory Road MLI82071 One medieval potsherd, adjacent to 21 Priory Road MLI82072 Post-medieval finds, adjacent to 21 Priory Road	(1) Report: Lindsey Archaeological Services. July 2001. 21 Priory Road, Spalding. SPR01

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI2569	EVT	Boreholes at 1 Market Place and 18-19 Bridge Street	TF 2480 2259	A watching brief was carried out during the excavation of two bore holes, this was undertaken to establish the sequence of deposits on the site. (1)(2)	MLI23604 Post-Medieval Settlement of Spalding MLI82292 Undated ditch, Bridge Street/Market Place, Spalding	(1) Report: Archaeological Project Services. 2001. Boreholes at 1 Market Place and 18-19 Bridge Street, Spalding. SBS01
ELI2584	EVT	Land at 44 Double Street, Spalding	TF 2510 2291	A watching brief was undertaken during the groundworks for extension work to an existing building. No archaeology was recorded.(1)(2)	-	(1) Report: Archaeological Project Services. 2001. Land at 44 Double Street, Spalding. SDS01
ELI2759	EVS	Tree-Ring Analysis of Timbers from the White Hart Hotel, Market Place, Spalding	TF 24795 22665	A heritage statement was produced after a site visit and historical research into 19 Market Place, Spalding, conducted to inform the proposed conversion of part of the structure to use as a retail unit with café. The building is a former inn, known as the White Hart Hotel, that likely has its origins in the late 15th century. (1)	MLI23568 White Hart Hotel, 19 Market Place, Spalding	(1) Report: Elizabeth Mayle. 2016. 19 Market Place, Spalding
ELI2767	EVT	Acres Mill	TF 2500 2260	A watching brief was undertaken prior to development.(1)(2)	MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. 2001. Acres Mill, Spalding.
ELI2777	EVT	Vine Street	TF 247 225	A watching brief was carried out by TLA after they were contacted by South Holland District Council when footings were revealed during the repairing of a surface water main.(1)	MLI23604 Post-Medieval Settlement of Spalding MLI82593 Undated Features, Vine Street.	(1) Report: Trust for Lincolnshire Archaeology. 2000. Vine Street, Spalding
ELI2811	EVT	Land at Vine Street.	TF 2479 2250	A watching brief was carried out prior to any development of the site, no archaeological evidence was recovered. (1)(2)	-	(1) Report: Archaeological Project Services. 2001. Land at Vine Street, Spalding. SVS01
ELI3097	EVT	Land between 9 and 15 Church Street	TF 2498 2249	Trial trenching consisting of a single trench 5m by 3m in a plot of land approximately 0.15 hectares was undertaken prior to construction of a single dwelling. (1)(2)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Archaeological Project Services. 2002. Land between 9 and 15 Church Street, Spalding. SCS02

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI3099	EVS	Land between 9 and 15 Church Street	TF 2498 2249	An augering survey was undertaken together with trial trenching (Event LI3097) prior to the construction of a single dwelling. (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. 2002. Land between 9 and 15 Church Street, Spalding. SCS02
ELI3303	EVT	The Vines 3 Love Lane	TF 2510 2240	A watching brief was undertaken during the erecting of an extension to a residential development and a double garage. No archaeological evidence was recorded. (1)	-	(1) Report: Soke Archaeological Services. 2002. The Vines 3 Love Lane. Spalding. VLL02
ELI3538	EVT	Double Street	TF 2510 2288	A watching brief was undertaken during the construction of an extension on the site. Only modern deposits were recorded. (1)	-	(1) Report: Archaeological Project Services. 2002. Double Street, Spalding. SDS0
ELI3564	EVT	The Church of St Mary and St Nicolas	TF 2503 2242	A watching brief was undertaken during groundworks for a new vestry.(1)	MLI22383 Church and churchyard of St Mary and St Nicolas, Church Street	(1) Report: Lindsey Archaeological Services. Sept 1998. The Church of St Mary and St Nicholas
ELI3571	EVT	Church of St Mary and St Nicolas	TF 25042 22420	A watching brief was carried out during groundworks for a foul sewer drain for the new vestry. (1)	MLI83406 Microlith found in St Mary and St Nicolas's churchyard	(1) Report: Lindsey Archaeological Services. Nov 1998. The Church of St Mary and St Nicholas
ELI3828	EVT	Ayscoughfee Hall School, Welland Hall, London Road	TF 2467 2212	Trial trenching was undertaken prior to the construction of a new multi-function hall and associated classrooms.	MLI23604 Post-Medieval Settlement of Spalding	(1) Report: M & M Archaeological Services. 2002. Ayscoughfee Hall School, Welland Hall, London Road, Spalding. AHSS02
ELI3852	EVT	Trial trenching at former tyre depot, Swan Street	TF 2461 2275	Two trial trenches were dug at the site of a former tyre depot at Swan Street, in order to assess the impact of redevelopment of the site on any surviving archaeological remains. (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Pre-Construct Archaeology. 2003. Former Tyre Depot, Swan Street, Spalding. TDSS 03

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI4230	EVT	Trial Trenching, Proposed New Parsonage, Halmer Gate, Spalding	TF 2511 2250	Archaeological field evaluation (trial trenching) was undertaken on land off Halmer Gate, Spalding to assess the archaeological potential of a sub-rectangular unit of land in advance of an application for residential development. Three evaluation trenches were excavated to examine a representative sample of the proposed development area.(1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Pre-Construct Archaeology. June 2003. Proposed New Parsonage, Land Off Halmer Gate, Spalding. HGS03
ELI4265	EVS	Land at 18 - 19 New Road, Spalding	TF 2475 2284	Walk over survey as part of an overall desk based assessment of land at 18 - 19 New Road, Spalding, to determine the archaeological implications of proposed commercial development at the site. No new or archaeological features, deposits or findspots were recorded during the site visit (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. March 2003. Desk Based Assessment of Land at 18 - 19 New Road, Spalding. SNR03
ELI4292	EVT	Land at Holland Road, Spalding	TF 25055 22651	Archaeological watching brief on land at Holland Road, Spalding monitoring groundworks for a new residential development. (1)	MLI85024 Medieval pit on land at Holland Road, Spalding MLI85025 Medieval pit on land at Holland Road, Spalding MLI85026 Post-medieval to modern barn, Holland Road, Spalding	(1) Report: Archaeological Project Services. Nov 2001. Archaeological watching Brief on land at Holland Road, Spalding. SPH01
ELI4353	EVT	Land at 18 - 19 New Road, Spalding	TF 24754 22846	An archaeological evaluation on land at 18 - 19 New Road, Spalding, was undertaken (in advance of a commercial planning application) because the area was regarded as potentially archaeologically sensitive. The aim of the evaluation was to gather sufficient information for the archaeological curator to formulate a policy for the management of the archaeological resources present on the site. The work involved the excavation and recording of three trial trenches; two 5m long by 3m wide trenches and a single 2m long by 1.5m wide trench (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. August 2003. Archaeological Evaluation at 18 - 19 New Road, Spalding. SPNR03
ELI4508	EVT	Former Tyre Depot, Swan Street, Spalding	TF 24616 22754	An archaeological watching brief took place during the groundworks of a redevelopment at the former Tyre Depot, Swan Street, Spalding. The watching brief identified several archaeological features, mostly of medieval and post- medieval date (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Pre-Construct Archaeology. Sept 2003. Former Tyre Depot, Swan Street, Spalding - Archaeological Watching Brief. FTSS03

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI4583	EVT	18/19 Bridge Street and 1 Market Place	TF 2480 2259	A watching brief was undertaken during the commercial development of the site. (1)	MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. 2004. 18/19 Bridge Street, 1 Market Place. SBS03
ELI4631	EVT	Queen Elizabeth Royal Free Grammar School, Haverfield Road, Spalding	TF 24670 22227	A predetermination archaeological trial trench evaluation was undertaken on land at Queen Elizabeth Royal Free Grammar School, Haverfield Road, Spalding. The work was undertaken to assess the archaeological potential of the site prior to the construction of a new information and computer technology (ICT) centre and teaching block. Two 10m by 2m evaluation trenches were opened. No archaeological features were found during the evaluation (1)	-	(1) Report: M & M Archaeological Services. Feb 2004. Archaeological Trial Trench Evaluation: Queen Elizabeth Royal Free Grammar School, Haverfield Road, Spalding. RFGS04
ELI5306	EVT	The Old Bakery, Ayscough Avenue, Spalding	TF 24963 21993	An archaeological evaluation (trial trenching) was undertaken on the site of the Old Bakery, Ayscough Avenue, Spalding ahead of redevelopment. Eleven trenches were excavated to assess the potential for any archaeological evidence. The trenches revealed traces of recent industrial activity along with evidence that the environs would have been wet and un-inhabitable until recent times. No archaeological features or finds (1)	-	(1) Report: Cambridge Archaeological Unit. Sep 2004. The Old Bakery, Ayscough Avenue, Spalding - An Archaeological Evaluation. AAS04
ELI5315	EVS	Walk-over survey of proposed development land at Swan Street, Spalding	TF 24654 22812	A desk-based assessment was undertaken to determine the archaeological implications of proposed development on land adjacent to Swan Street, Spalding. As part of the desk-based assessment, the site was visited to assess the potential over the site to contain archaeological features and to note any constraints to further work. The survey found no archaeological remains or features (1)	-	(1) Report: Archaeological Project Services. Jan 2004. Desk-based Assessment of Proposed Development on land at Swan Street, Spalding. SSS04
ELI5339	EVT	Junction of Station Street and Sheep Market, Spalding	TF 24558 22669	Archaeological evaluation (trial trenching) was undertaken prior to commercial and residential development at the junction between Station street and Sheep Market, Spalding. A single 5m by 3m trench was excavated (1)	MLI23602 Medieval Settlement of Spalding	(1) Report: Lindsey Archaeological Services. Sep 2003. Archaeological Evaluation at the Junction of Station Street and Sheep Market, Spalding. SSRS03
ELI5565	EVT	Evaluation at the rear of the White Hart Hotel, Spalding	TF 2478 2272	Five evaluation trenches were excavated in advance of possible development of a new shopping complex in the area (1)	MLI23602 Medieval Settlement of Spalding	(1) Article in Serial: 1988. TRUST FOR LINCOLNSHIRE ARCHAEOLOGY FOURTH ANNUAL REPORT. Page 9

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI5567	EVT	Evaluation at Swan Street, Spalding	TF 2465 2280	Trial trenching, consisting of two trenches , each 4m square were evaluated to determine the archaeological implications of proposed development on land at Swan Street. (1)	MLI23602 Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. 2004. Evaluation at Swan Street, Spalding. SSSSP04
ELI5572	EVT	Evaluation at 2/3 High Street, Spalding	TF 2490 2255	Three trenches were excavated to assess the archaeological potential of the site. (1)	MLI23604 Post-Medieval Settlement of Spalding	(1) Report: ARCHAEOLOGICAL PROJECT SERVICES. 1995. EVALUATION AT 2/3 HIGH STREET, SPALDING. SCS 95
ELI5574	EVT	Watching brief of development at Bedford Place	TF 2481 2247	A watching brief was undertaken during excavation of footings at Bedford Place. (1)	MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. 1998. Watching brief of development at Bedford Place. SBP97
ELI5576	EVT	Land adjacent to Double Street, Spalding	TF 2506 2281	Two trial trenches were excavated to determine the archaeological implications of the proposed development of the former Angel Inn. (1)	MLI23604 Post-Medieval Settlement of Spalding MLI86982 Evidence of natural flooding and finds during the medieval period on the periphery of the medieval settlement of Spalding	(1) Report: Archaeological Project Services. 1996. LAND ADJACENT TO DOUBLE STREET, SPALDING. SDS96
ELI5586	EVT	Archaeological evaluation at Westlode Street, Spalding	TF 2499 2298	Trial trenching consisting of five trenches were undertaken to establish the surviving features associated with Spalding Castle and the nature of other evidence for medieval occupation present on the site. (1)	MLI86982 Evidence of natural flooding and finds during the medieval period on the periphery of the medieval settlement of Spalding	(1) Report: Heritage Trust of Lincolnshire. 1992. Archaeological evaluation at Westlode Street, Spalding

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI5602	EVT	Watching brief at the Punch Bowl public house, 37 New Road, Spalding	TF 2476 2278	A watching brief was undertaken during the construction of groundworks for a new store, yard entrance and temporary marquee on the site. (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Lindsey Archaeological Services. 2004. The Punch Bowl public house, 37 New Road, Spalding. PBS04
ELI5644	EVT	Land at 78 Stone Gate, Spalding	TF 25284 22331	A watching brief was undertaken during groundworks on land at 78 Stone Gate, Spalding prior to development. (1)	MLI87055 Undated ditch on land at 78 Stone Gate, Spalding	(1) Report: Archaeological Project Services. Dec 2004. Watching brief on land at 78 Stone Gate, Spalding. SPSPG04
ELI5822	EVT	Land between 9 and 5 Church Street, Spalding	TF 24982 22490	A trial trench was excavated on land between 9 and 5 Church Street, Spalding, prior to development. (1)	MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. Dec 2003. Trial trench on land between 9 and 5 Church Street, Spalding. SCS03
ELI6217	EVT	Archaeological Evaluation at Double Street, Spalding	TF 2504 2278	An archaeological evaluation was undertaken to determine the archaeological implications of proposed development on land to the rear of 57 and 58 Double Street, Spalding. Two trenches were excavated.(1)	MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. Sep 2002. Archaeological Evaluation on land at Double Street, Spalding. SDSA02
ELI6458	EVT	Archaeological Watching Brief at the New Rectory, Halmer Gate, Spalding	TF 25116 22503	An archaeological scheme of works was implemented during and following groundworks associated with the construction of a new rectory on land at Halmer Gate, Spalding. The work consisted of an archaeological watching brief and an examination of worked stone fragments found on the site (ELI6459).(1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Pre-Construct Archaeology. Mar 2005. Archaeological Watching Brief at the New Rectory, Land off Halmer Gate, Spalding. HGSP03
ELI6459	EVS	Examination of worked stone, The New Rectory, Halmer Gate, Spalding	TF 25116 22503	An archaeological scheme of works was implemented during and following groundworks associated with the construction of a new rectory on land at Halmer Gate, Spalding. The work consisted of an archaeological watching brief (ELI6458) and an examination of dressed stone fragments found scattered on the site. In total, 59 fragments of medieval to post-medieval date were recorded.(1)	MLI22355 Priory of St Mary, Spalding MLI22383 Church and churchyard of St Mary and St Nicolas, Church Street, Spalding MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Pre-Construct Archaeology. Mar 2005. Archaeological Watching Brief at the New Rectory, Land off Halmer Gate, Spalding. HGSP03

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI6545	EVT	Archaeological Watching Brief at 26 Spring Gardens, Spalding	TF 24479 22482	An archaeological watching brief was undertaken during groundworks for a single two storey dwelling and garage on land at 26 Spring Gardens, Spalding. A modern, brick-built well was recorded in the southeast corner of the site. No significant archaeological remains were recorded.(1)	-	(1) Report: M & M Archaeological Services. Dec 2005. Archaeological watching brief at 26 Spring Gardens, Spalding. SGSP05
ELI6599	EVT	Watching brief on land at Westlode Street, Spalding	TF 24964 22819	Watching brief carried out on land at Westlode Street during groundworks for retail development. Medieval occupation deposits were revealed as well as medieval and post-medieval pottery. (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Thames Valley Archaeological Services. 2006. Land at Westlode Street, Spalding. WSS05/03
ELI6617	EVS	Site visit to Tom White's Arch, Herring Lane	TF 24907 22734	A site visit to "Tom White's Arch", Herring Lane, Spalding. The archway and a large amount of re-used Medieval dressed stone and masonry was noted and photographed.(1)	-	-
ELI6762	EVS	Geophysical survey at Westlode Street, Spalding	TF 24961 23022	A geophysical survey of the north of the site was carried out prior to trial trenching. (1)	MLI86982 Evidence of natural flooding and finds on the periphery of the medieval settlement of Spalding	(1) Report: Heritage Trust of Lincolnshire. 1992. Archaeological evaluation at Westlode Street, Spalding
ELI7590	EVT	Archaeological excavation at 18-19 New Road, Spalding	TF 24760 22828	Following archaeological evaluation, a full excavation was carried out prior to development. Medieval and post medieval structural remains were encountered. (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. 2006. Archaeological Excavation and Watching Brief on Land at 18-19 New Road, Spalding. SPRN03
ELI7591	EVT	Watching brief at 18-19 New Road, Spalding	TF 24753 22845	A watching brief was carried out alongside archaeological excavation. Medieval and post medieval structural remains were encountered. (1)	MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding	(1) Report: Archaeological Project Services. 2006. Archaeological Excavation and Watching Brief on Land at 18-19 New Road, Spalding. SPRN03
ELI7904	EVS	Building survey at Ayscoughfee Hall, Spalding	TF 24904 22362	A building survey was carried out during repairs and refurbishment at the Hall. Various internal features exposed during the work, including an early floor structure on the ground floor of the north wing, were recorded. (1)	MLI22360 Ayscoughfee Hall, Spalding	(1) Report: Field Archaeology Specialists. 2005. Historic Building Assessment: Ayscoughfee Hall, Spalding. SAH04

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI7905	EVS	Tree ring dating of timbers from Ayscoughfee Hall	TF 24905 22366	Timber samples were taken from all historic roof structures for dendrochronological dating. The work was carried out alongside a building survey (ELI7905) during repairs and refurbishment at the Hall.	MLI22360 Ayscoughfee Hall, Spalding	Report: Field Archaeology Specialists. 2005. Historic Building Assessment: Ayscoughfee Hall, Spalding. SAH04
ELI8758	EVS	Magnetometry survey at Ayscoughfee Hall gardens	TF 24937 22351	A detailed magnetometry survey was carried out as part of a programme of geophysical survey. Little evidence of structural remains was seen, and the data was dominated by responses caused by nearby metal pipes. (1)	MLI98387 Gardens and Park at Ayscoughfee Hall, Spalding	(1) Report: Stratascan. 2008. Geophysical Survey Report: Ayscoughfee Hall Garden, Spalding
ELI8759	EVS	Resistivity survey at Ayscoughfee Hall gardens	TF 24937 22350	A resistivity survey was carried out as part of a programme of geophysical survey. Little evidence of structural remains was seen. (1)	MLI98387 Gardens and Park at Ayscoughfee Hall, Spalding	(1) Report: Stratascan. 2008. Geophysical Survey Report: Ayscoughfee Hall Garden, Spalding. -
ELI8760	EVS	Ground penetrating radar survey at Ayscoughfee Hall gardens	TF 24955 22344	A ground penetrating radar survey was carried out as part of a programme of geophysical survey. Possible areas of structural debris were identified as well as linear features which may be related to a culvert. (1)	MLI98387 Gardens and Park at Ayscoughfee Hall, Spalding	(1) Report: Stratascan. 2008. Geophysical Survey Report: Ayscoughfee Hall Garden, Spalding.
ELI9337	EVS	Building recording at the Old Telephone Exchange, Spalding	TF 24694 22610	A programme of building recording was undertaken by NAU Archaeology in December 2008, at the redundant telephone exchange, Gore Lane, Spalding, prior to its proposed demolition. (1)	MLI97388 The Old Telephone Exchange, Gore Lane, Spalding	(1) Report: NAU Archaeology. Feb 2009. The Old Telephone Exchange, Spalding, Lincolnshire: An Historic Building Record.
ELI9374	EVT	Excavations in the gardens of Ayscoughfee Hall, Spalding	TF 2494 2231	Archaeological excavations were carried out by NAU Archaeology, between January and May 2008, in the gardens at Ayscoughfee Hall, Spalding. (1)	MLI22360 Ayscoughfee Hall, Spalding MLI23602 Medieval Settlement of Spalding MLI23604 Post-Medieval Settlement of Spalding MLI98387 Gardens and Park at Ayscoughfee Hall, Spalding	(1) Report: NAU Archaeology. 2009. An Archaeological Excavation at Ayscoughfee Hall Gardens, Spalding, Lincolnshire. SAHG08

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI9376	EVS	Tree ring analysis of living trees at Ayscoughfee Hall, Spalding	TF 2488 2229	A dendrochronological survey was carried by Dr Ian Tyers during a programme of fieldwork in the gardens of Ayscoughfee Hall, Spalding. The survey involved the sampling of ancient yew trees defining the eighteenth century formal gardens laid out to the south of the house. (1)	MLI98387 Gardens and Park at Ayscoughfee Hall, Spalding	(1) Report: NAU Archaeology. 2009. An Archaeological Excavation at Ayscoughfee Hall Gardens, Spalding, Lincolnshire. SAHG08
ELI9377	EVT	Window sampling of a brick-lined well at Ayscoughfee Hall, Spalding	TF 2491 2236	A programme of window sampling was undertaken by NAU Archaeology at Ayscoughfee Hall, Spalding. The sampling involved the removal of sediment from a brick-lined well, considered to be medieval in date. (1)	MLI22360 Ayscoughfee Hall, Spalding MLI23602 Medieval Settlement of Spalding MLI98387 Gardens and Park at Ayscoughfee Hall, Spalding	(1) Report: NAU Archaeology. 2009. An Archaeological Excavation at Ayscoughfee Hall Gardens, Spalding, Lincolnshire. SAHG08
ELI9883	EVS	Building recording of several buildings in Red Lion Street, Spalding	TF 2476 2272	A photographic building survey was carried out prior to demolition of the buildings. The survey was constrained by the poor condition of the buildings, which were unsafe to enter in some parts. (1)	MLI97546 27 and 28 Red Lion Street, Spalding MLI97548 Victorian building on Red Lion Street, Spalding MLI97550 Victorian building on Red Lion Street, Spalding	(1) Report: Feilden and Mawson. 2009. Historic Recording Report for Red Lion Street.
ELI10639	EVT	Archaeological Evaluation at Red Lion Street, Spalding	TF 2478 2272	Trial trenching was undertaken by NAU Archaeology in November 2007 on the site of a new development near the Red Lion public house, Spalding. A post medieval well, brick surface and wall were revealed. (1)(2)	MLI23604 Post-Medieval Settlement of Spalding	(1) Report: NAU Archaeology. 2008. An Archaeological Evaluation at Red Lion Street, Spalding. SRLS07
ELI10922	EVT	Archaeological monitoring and recording at Spring Street, Spalding	TF 2454 2244	An archaeological programme of monitoring and recording was undertaken during groundworks associated with the construction of a dwelling. (1)(2)	MLI22355 Priory of St Mary, Spalding	(1) Report: Archaeological Project Services. 2011. Archaeological monitoring and recording at Spring Street, Spalding. SSST11

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI11852	EVT	Land Adjacent to 35a Spring Gardens, Spalding	TF 24575 22527	A watching brief was undertaken during the groundworks phase of construction for a new dwelling on land adjacent to 35a Spring Gardens, Spalding. The groundworks were relatively shallow, impacting only modern deposits, and no archaeological features or finds were identified. (1)(2)	-	(1) Report: M & M Archaeological Services. 2013. Land Adjacent to 35a Spring Gardens, Spalding. M&M site code: SGSP 08
ELI12140	EVT	30 Holland Road, Spalding	TF 2515 2253	A scheme of archaeological monitoring and recording was undertaken during the groundworks for the construction of a new dwelling at 30 Holland Road, Spalding. A complex sequence of undated alluvial flood deposits was identified, but no archaeological activity was encountered, and no finds were recovered. (1)(2)	-	(1) Report: Neville Hall. 2014. 30 Holland Road, Spalding. NH site code: HRSP14
ELI12207	EVS	Former Print Works, 5-6 London Road, Spalding	TF 24842 22458	A programme of historic building recording was conducted prior to the proposed renovation and change of use of the former Elsam Cross and Co. Printers, 5-6 London Road, Spalding. The building is thought to date to the early 19th century, and is of hand-made brick with a pitched slate roof. It was originally divided into two shop units with residential accommodation in the basement and upper floors. The building has been subjected to only minor alterations, principally when the two shop units were combined to form a single commercial interest. (1)(2)	MLI94653 5 and 6 London Road, Spalding	(1) Report: Archaeological Project Services. 2014. Former Print Works, 5-6 London Road, Spalding. APS site code: SPLR14
ELI12652	EVT	Land Adjacent to 9 Abbey Path, Spalding	TF 2467 2261	A programme of archaeological monitoring and recording was conducted during groundworks for residential development on land adjacent to 9 Abbey Path, Spalding. No archaeologically significant features, deposits or finds were encountered. (1)(2)	-	(1) Report: Allen Archaeology Ltd. 2014. Land Adjacent to 9 Abbey Path, Spalding. AAL site code: SPAP 14
ELI12759	EVS	19 Market Place, Spalding	TF 24795 22665	A heritage statement was produced after a site visit and historical research into 19 Market Place, Spalding, conducted to inform the proposed conversion of part of the structure to use as a retail unit with café. The building is a former inn, known as the White Hart Hotel, that likely has its origins in the late 15th century. (1)	MLI23568 White Hart Hotel, 19 Market Place, Spalding	(1) Report: Elizabeth Mayle. 2016. 19 Market Place, Spalding.
ELI12876	EVS	Former Sessions House, Sheep Market, Spalding	TF 24583 22615	A heritage statement was produced after a site visit and historical research into the former Sessions House, at Sheep Market, Spalding, conducted to inform proposed alterations and conversion of the property. The building is a former court house, constructed in 1843 in a Tudor Gothic style. The building ceased its original function in 2012, after it had been declared unfit for purpose and cases were moved to Boston Magistrates Court. (1)	MLI94250 Sessions House, Spalding	(1) Report: Archaeological Project Services. 2016. Former Sessions House, Sheep Market, Spalding

EvUID	Record Type	Name	Location	Description	Assoc Mons	Source
ELI13276	EVT	15 Priory Road, Spalding	TF 2454 2232	A programme of archaeological monitoring and recording was conducted during groundworks associated with the construction of two new flats on land adjacent to 15 Priory Road, Spalding. No archaeological features, deposits or finds were encountered. (1)	-	(1) Report: M & M Archaeological Services. 2011. 15 Priory Road, Spalding. M&M site code: PRSP 11
ELI13482	EVT	Winsover Road, Spalding	TF 2443 2260	A programme of archaeological monitoring and recording was conducted during groundworks for the construction of a mixed residential and commercial development on land at Winsover Road, Spalding. The remains of a probable plot boundary ditch of late post-medieval date was noted in the southern part of the site, but no archaeologically significant features, deposits or finds were encountered during the monitoring. (1)	-	(1) Report: Witham Archaeology. 2017. Winsover Road, Spalding. WA site code: SPWR16
ELI13661	EVT	11 Tower Lane, Spalding	TF 2485 2206	A programme of archaeological monitoring and recording was conducted during groundworks for the construction of a new residential dwelling at 11 Tower Lane, Spalding. Considerable modern disturbance and material relating to the demolition of the previous building on this site was noted, but no archaeological features, deposits or finds were encountered. (1)	-	(1) Report: Neville Hall. 2021. 11 Tower Lane, Spalding. NH site code: TLSP19

APPENDIX 2: Archaeological Monuments Data from LHER

MonUID	RecordType	Name	Description	Date
A		Location of former Bull Public House	Demolished after 1955	Post-Medieval
B		Location of Holyrood House	Demolished 1959	Medieval to Post-Medieval
MLI20257	MON	Icehouse, Ayscoughfee Gardens	There is an icehouse depicted in Ayscoughfee Gardens on the 1888 25 inch OS map.	Post Medieval
MLI20258	MON	Roman pottery, Harrington House	Roman pottery was recovered from a trench at Harrington House	Roman
MLI22348	MON	Priory cemetery, Spalding	Several instances of human remains indicate the existence of a substantial cemetery within the limit of Spalding Priory	Medieval
MLI22354	MON	Holy Rood Church, Spalding	Church of Holy Cross, in ruins by 1284, probably stood near Town Hall. A stone coffin containing skeleton and a second skeleton discovered 4 ft down sinking well near site. White records the findings of upwards of forty stone coffins and human remains when old houses pulled down in Bridge Street. {1}{2}{3}{4} Modern built shops occupy the site; there are no known foundation remains of the church.{1}	Medieval
MLI22355	MON	Priory of St Mary, Spalding	The priory was founded in 1052 as a dependency of the Benedictine Abbey of Crowland. After 1071, only one monk remained, and the house was re-founded in 1074 as a cell of St Nicholas Abbey, Angers. The monks secured their independence from Angers in 1397. The house was dissolved by Henry VIII in 1540.	Medieval
MLI22357	MON	RB pottery found	Sherds of pottery found, including Samian, greyware, calcite-gritted ware, and a little charcoal, found about 3 feet below the present ground level, when a pit for a water-tank was being dug, in a garden in Spalding, in July 1952	Roman
MLI22361	MON	Market Cross, Spalding	The site of the ancient market cross near the east end of the market place. The published site now metalled, is still the market place.	Medieval
MLI22378	MON	Grange of Spalding Priory, Spalding	Site of Halmer Grange, a grange of Spalding Priory. First reference 1253-74. Accounts of the Grange have not survived although there is a survey providing much information which dates sometime after 1294.	Medieval
MLI22381	MON	Brick culvert, Westlode Street, Spalding	Brick culvert over the Westlode river in Westlode Street which used to run down the centre of the street	Post Medieval
MLI22383	MON	Church and churchyard of St Mary and St Nicolas, Church Street, Spalding	The church of St Mary and St Nicolas was begun in about 1284 by the Prior of Spalding. The fabric is early Decorated and Perpendicular, rebuilt and restored. It was built on the site of the Norman cemetery chapel of St Thomas a Becket. The Chapel of the Blessed Virgin and Guild of St Thomas the Martyr at the east end of the south transept was founded in 1315 as a chantry. At the Reformation it came to the Crown. In the 19th century it was still in use as a free grammar school, founded in 1588.	Medieval to Modern

MonUID	RecordType	Name	Description	Date
MLI22391	MON	Site of Holyrood House and garden, formerly Gayton House and Fairfax House.	Holyrood House, before demolition, consisted of a main building looking out on the Welland with two wings north and south; the Guildhall at the northern end and an 18th century addition with staircase at southern end. The main portion of house contained many early features - moulded oak beam ceilings to both floors, stud and plaster walls and from such evidence and other items the date of the original house can be placed at about 1500. The original front of house has been replaced, but ample evidence remained to show that, in the first place the house was constructed of brick and 'post and pan' work (i.e. timber uprights with lath or wattle, covered with mud and plaster between). The exterior walls were of brick to first floor level, and above this 'post and pan'. On the front, the upper storey was 'jettied' over the lower by some 2 ft. The original roof was most probably of thatch. In the 16th century the house was called 'Gayton'. Fairfax Johnson, grandson of Maurice Johnson was probably responsible for 'Georgianising' the front of the house in the late 18th century. Fairfax Johnson left the house to his nephew the Rev Walter Johnson in 1818 who then named it Fairfax House. Towards the end of the 19th century, the house was re-named 'Holyrood House' by the Howard family, who were the last resident owners. The house became part of the estate of Maurice Johnson II, owner of Ayscoughfee Hall, in 1743 when his wife inherited it. He allowed the Spalding Gentlemen's Society to use it as their headquarters, and they established a Physic Garden in the gardens (replacing an earlier one in Love Lane). The Society's minute books mention exotic plants such as succulents and orange trees being grown here, suggesting that there was a hothouse. Following Johnson's death in 1755, the house and garden returned to his estate and the Society had to find new quarters. The house was demolished in 1959 to be replaced by council offices.	Medieval to Modern
MLI23066	FS	Undated pottery found, Spalding	The upper part of a large coarse earthen jug with five ears or handles and a beak perforated was dug up in Herring and Crackpool Lane.	Undated
MLI23229	MON	Site of pinfold, the Gore, Spalding	A pinfold is marked as standing in the Gore (now the sheep market) on Grundy's map of Spalding 1732.	Post Medieval
MLI23606	MON	Roman finds	Booth's House: Roman material found below later silt, including grey ware and Samian, possibly late C2 or early C3.	Roman
MLI23607	FS	Roman coins	Two roman coins found during works on High Bridge.	Roman
MLI23608	MON	High Bridge, Spalding	Possible stone foundations of the medieval bridge. The c17 bridge was wooden, but the medieval one was probably stone, as it had bridge chapels, so the foundations could be medieval.	Medieval

MonUID	RecordType	Name	Description	Date
MLI23609	MON	St Thomas' mortuary chapel	A mortuary chapel dedicated to St Thomas stood on the site of SS Mary and Nicolas church	Medieval
MLI23610	FS	Statue	Female bust in ragstone found in repairing foundations of gentleman's society meeting house. Present whereabouts unknown. It is thought it could be Roman.	Roman
MLI23611	FS	Roman coin	Claudius from Double Street, probably from Welland dredging.	Roman
MLI23617	MON	Site of St Peter's church	St Peter's Church which was built in 1876 was demolished in 1968.	Post Medieval
MLI80935	MON	Possible smithy, 18/19 Bridge Street/1 Market Place	A small quantity of iron slag and hammerscale found during trial trenching at this site may indicate the presence of a smithy (probably an iron smithy), possibly dating to the medieval period.	Medieval
MLI82070	MON	Air raid shelter adjacent to 21 Priory Road	An air raid shelter constructed from brick and concrete was observed during an evaluation	Second World War
MLI82071	FS	One medieval potsherd, adjacent to 21 Priory Road	During an evaluation, a sherd of 13th-14th century Bourne A ware was found	Medieval
MLI82072	MON	Post-medieval finds, adjacent to 21 Priory Road	During an evaluation, two sherds of pottery, three fragments of brick, and five fragments of tile were recovered	Post Medieval
MLI82593	MON	Undated features, Vine Street.	During a watching brief rubble and mortar 'tumble' spread was recorded, this may have joined with a SW/NE stone built wall that was also recorded	Undated
MLI83406	FS	Microlith found in St Mary and St Nicolas's churchyard	During a watching brief in 1998, a microlith was recovered	Late Mesolithic
MLI85024	MON	Medieval pit on land at Holland Road, Spalding	An archaeological watching brief conducted on land at Holland Road, Spalding identified a large, sub-rectangular pit measuring 7.5m wide by 0.42m deep and containing three fills. A fragment of late medieval to early post-medieval roof tile was retrieved from the uppermost fill. Possibly industrial.	Medieval
MLI85025	MON	Medieval pit on land at Holland Road, Spalding	An archaeological watching brief conducted on land at Holland Road, Spalding identified a large, sub-rectangular pit measuring 5m long and 0.6m wide. The pit contained a single fill of green silt and contained two sherds of medieval pottery dated to the 13th to 15th century. Possibly industrial.	Medieval
MLI85026	MON	Post-medieval to modern barn, Holland Road, Spalding	An archaeological watching brief conducted on land at Holland Road, Spalding identified the brick and mortar foundations of a 19th century barn building which stood at the site. The building was demolished prior to archaeological investigation.	Post Medieval

MonUID	RecordType	Name	Description	Date
MLI86982	MON	Evidence of natural flooding and finds during the medieval period on the periphery of the medieval settlement of Spalding	Evaluation at the former school site, TF 2508 2299 (PRN 23930a) Westlode Street, it was found that construction of the school had caused considerable destruction of the archaeological deposits. These deposits had been interpreted as fluvial deposits formed by the River Westlode and dump deposits containing 10th to 14th century pottery. Additionally at the southern end of the site, in an area not destroyed by the school foundations, cut features containing 10th -12th century pottery were located.	Early Medieval to Medieval
MLI87055	MON	Undated ditch on land at 78 Stone Gate, Spalding	A watching brief was undertaken on land at 78 Stone Gate, Spalding during groundworks. An undated ditch was uncovered.	Undated
MLI94239	MON	Former house, 36 London Road, Spalding	18th century, single-storey house with attics. Built of brick with pantile roof with dormer. Hung sash window with glazing bars, segmental arched head. Segmental-headed doorway in semi-basement. The building was demolished at some point before 2010, and was subsequently de-listed.	Post Medieval
MLI94269	MON	2 and 3 High Street, Spalding	Former mid 18th century brick-built house, with early 19th century shop front. Demolished at some point in the late 1970s or early 1980s, when the road layout was changed.	Post Medieval
MLI94483	MON	9 Double Street, Spalding	A previously grade II listed house, dating from the early 18th century and altered later. It has an indecipherable date stone saying '17-'. The building was delisted in 1976 after having been demolished.	Post Medieval
MLI94485	MON	70 Double Street, Spalding	Two former 18th century, three-storey rendered buildings, combined into one property by the mid 20th century. Demolished at some point in the late 1970s or early 1980s, when the road layout was changed.	Post Medieval
MLI94495	MON	6 New Road, Spalding	Former early 18th century house, with later alterations and mid 19th century shop front. Demolished at some point in the late 1970s or early 1980s, when the road layout was changed.	Post Medieval
MLI94500	MON	11 Tower Lane, Spalding	Former 18th century house. Demolished in 2018, after suffering extensive fire damage.	Post Medieval
MLI94635	MON	17 Church Street, Spalding	Early 19th century, two storey house. The building was demolished in 1979.	Post Medieval
MLI97284	MON	Garden, rear of The Sycamores, Spalding	An area of land bounded in its current layout in c.1860. The 1860 map shows that the land is associated with The Limes, a nearby house. However by the 1880s, the eastern part of the site was owned by The Sycamores	Post Medieval

MonUID	RecordType	Name	Description	Date
MLI97454	MON	Physic Garden of the Spalding Gentlemen's Society, Love Lane, Spalding	The Spalding Gentlemen's Society's physic garden is shown on John Grundy's map of 1732, south of Love Lane, opposite the church of St Mary and St Nicolas. The founder of the Society, Maurice Johnson II, had connections with the Chelsea Physic Garden and it seems likely that the garden in Spalding was influenced to a considerable extent by developments of Chelsea, where plants were grown for medicinal and scientific/botanical purposes. A keen interest in botany is evident in the Minute Books of the Gentlemen's Society and in the surviving correspondence of Maurice Johnson II. The physic garden was transferred in 1743, to the grounds of nearby Gayton House (Holyrood House).	Post Medieval
MLI97546	MON	27 and 28 Red Lion Street, Spalding	Two nineteenth century buildings that have now been demolished.	Post Medieval
MLI98387	MON	Gardens and Park at Ayscoughfee Hall, Spalding	The formal and ornamental gardens date to the 18th to 19th century, and cover about three hectares to the east and the south of the Hall. Ayscoughfee Hall was begun in 1429 for Sir Richard Aldwyn, with later additions and alterations in the 16th century, in 1792 and in 1845 probably by William Todd. Gardens to the east and south, are mainly 18th century in origin, laid out in about 1730 by William Sands. The principal feature is the pond, rectangular and lying north-south, with outstanding yew hedges. There is a view to St Mary and St Nicholas's Church to the north. The war memorial is by Lutyens, dating to about 1925 and is to the south. The bowling green is to the east and the lawns to the south. The building has associations with antiquary Maurice Johnson, 1688-1755.	Post Medieval
MLI99488	MON	Site of an 18th century house on High Street, Spalding	Site of an 18th century house on High Street, Spalding, now demolished.	Post Medieval
MLI122760	MON	Site of Halmer Grange, Spalding	Site of Halmer Grange, Spalding. Demolished 19th century farmstead. Regular courtyard of L plan. The farmhouse was detached from the main working complex. Isolated location.	Post Medieval

APPENDIX 3: Listed Buildings Within 150m of the Site

MonUID	List Entry	Name	Grade	Description	Date/Range	NGR	Hyperlink to Detailed Description
MLI22353	1308555	Ye Olde White Horse Public House	II	Bergry or Berquary House one of several mansions and seats built from materials of buildings of Spalding Priory, after dissolution. The 'Olde White Horse', a whitewashed, thatched, public house externally in near original C16th condition. Early 17th century building constructed of painted brick with steep thatched roof.	Post Medieval to Modern	TF 24891 22529	https://historicengland.org.uk/listing/the-list/list-entry/1308555
MLI22360	1359532	Ayscoughfee Hall	I	Ayscoughfee Hall was built in 1420. A number of restorations and additions were made, particularly in 1793 and 1845. The Hall was the former home of antiquary Maurice Johnson, founder of the Spalding Gentlemen's Society. It is now (2011) in use as a District Council Museum. The formal and ornamental gardens date to the 18th to 19th century, and cover about three hectares to the east and the south of the Hall	Medieval to Post Medieval	TF 24899 22366	https://historicengland.org.uk/listing/the-list/list-entry/1359532
MLI22383	1359547	Parish Church Of St Mary and St Nicholas	I	The parish church was built by Prior William de Littleport in about 1284, and there are 14th and 15th century additions. It is cruciform in shape and was built on the site of a Norman chapel, some of which remains. The north chapel was built in 1865- 67 during a general restoration by Sir G. G. Scott.	Medieval to Modern	TF 25022 22433	https://historicengland.org.uk/listing/the-list/list-entry/1359547
MLI23211	1064003	Gamlyn's Almshouses	II	The almshouses were founded in 1501, and were rebuilt in 1843-44. They are built in a Gothic style in a quadrangular plan and are two storeys in height and built of red brick.	Medieval, Post Medieval to Modern	TF 249522 2562	https://historicengland.org.uk/listing/the-list/list-entry/1064003
MLI23608	1063997	High Bridge	II	The current bridge is a single arch stone structure, built in 1838. Possible stone foundations of medieval bridge observed.	Medieval, Post Medieval to Modern	TF 24866 22541	https://historicengland.org.uk/listing/the-list/list-entry/1063997
MLI94230	1063913	K6 Telephone Kiosk	II	Square cast iron telephone box of K6 type, designed by Sir Giles Gilbert Scott and made by various contractors in 1935.	Mid 20th Century to 21st Century	TF 24875 22492	https://historicengland.org.uk/listing/the-list/list-entry/1063913

MonUID	List Entry	Name	Grade	Description	Date/Range	NGR	Hyperlink to Detailed Description
MLI94232	1063933	7 And 7a, London Road	II	Early-mid 19th century three storey red brick house with paired shop windows and doors.	Post Medieval to Modern	TF 24837 22444	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063933
MLI94233	1063934	11-14, London Road	II	Mid 18th century three storey red brick houses with basement with iron railings.	Mid C18, Post Medieval to Modern	TF 24831 22421	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063934
MLI94234	1063943	Upper Welland Terrace	II	Late 18th or early 19th century three storey brick houses with slate roof, part of a terrace. No. 15 has late 19th century alterations including a porch, and no. 16 has a modern bay and door.	Post Medieval to Modern	TF 24819 22394	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063943
MLI94235	1063944	18 And 19, London Road	II	Early 19th or late 18th century three storey brick houses with slate roof, part of a terrace.	Post Medieval to Modern	TF 24813 22377	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063944
MLI94253	1063963	Wall And Gateway To The Parish Church Of St Mary And St Nicholas	II	Low brick wall with early 19th century iron gate piers and gate.	Post Medieval to Modern	TF 25022 22479	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063963
MLI94254	1063964	Beech House	II	Mid 18th century two storey house covered with roughcast and with a steep new roof.	Mid C18, Post Medieval to Modern	TF 24999 22488	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063964
MLI94255	1063965	20 And 21, Church Street	II	Late 18th century three storey house built of local red brick.	Late C18, Post Medieval to Modern	TF 24938 22517	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063965
MLI94270	1063980	9, High Street	II	Early 18th century (or earlier) two storey brick house with slate roof.	Early C18, Post Medieval to Modern	TF 24927 22615	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063980
MLI94275	1063985	2, 3 And 4, London Road (Formerly New Bell Inn)	II	Early 19th century two storey brick public house with 19th century shop front, in poor repair and disused.	Post Medieval to Modern	TF 24838 22472	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063985
MLI94283	1063994	5 And 6, Bridge Street	II	18th century three storey house with modern shop front, constructed of painted local brick with slate roof.	C18, Post Medieval to Modern	TF 24839 22535	https://historicengland.org.uk/lis-ting/the-list/list-entry/1063994

MonUID	List Entry	Name	Grade	Description	Date/Range	NGR	Hyperlink to Detailed Description
MLI94284	1063995	7 And 7a, Bridge Street	II	Early 18th century three storey rendered house and shop with slate roof.	Early C18, Post Medieval to Modern	TF 24837 22545	https://historicengland.org.uk/listing/the-list/list-entry/1063995
MLI94285	1063996	10, Bridge Street	II	Early 18th century three storey painted brick house with modern shop front.	Early C18, Post Medieval to Modern	TF 24834 22559	https://historicengland.org.uk/listing/the-list/list-entry/1063996
MLI94292	1064004	Former Stables To No 3 Church Street	II	Small late 18th century brick stable block, now a garage.	Late C18, Post Medieval to Modern	TF 24964 22531	https://historicengland.org.uk/listing/the-list/list-entry/1064004
MLI94293	1064005	5, Church Street	II	Early 18th century two storey red brick cottage with new roof and lions' mask gutter.	Early C18, Post Medieval to Modern	TF 25052 22477	https://historicengland.org.uk/listing/the-list/list-entry/1064005
MLI94464	1147333	Lincoln Arms Public House	II	Mid 18th century two storey painted brick public house with slate roof.	Post Medieval to Modern	TF 24841 22523	https://historicengland.org.uk/listing/the-list/list-entry/1147333
MLI94465	1147335	8 And 9, Bridge Street	II	Early 18th century red brick house with modern shop fronts and new slate roof.	Early C18, Post Medieval to Modern	TF 24836 22551	https://historicengland.org.uk/listing/the-list/list-entry/1147335
MLI94466	1147338	21, Bridge Street	II	18th or early 19th century brick house with modern shop front	C18, Post Medieval to Modern	TF 24826 22600	https://historicengland.org.uk/listing/the-list/list-entry/1147338
MLI94473	1147529	Wisteria Lodge	II*	Red brick three storey house with the date 1792 inscribed on a rain water head.	Post Medieval to Modern	TF 24980 22523	https://historicengland.org.uk/listing/the-list/list-entry/1147529
MLI94476	1147578	Garden Wall To The South Of No 4 Church Street	II*	Brick garden wall with stone piers and wrought iron gates of 18th century style.	Post Medieval to Modern	TF 25015 22495	https://historicengland.org.uk/listing/the-list/list-entry/1147578
MLI94488	1168990	4, High Street	II	Early 18th century two storey brick house with slate roof	Early C18, Post Medieval to Modern	TF 24896 22571	https://historicengland.org.uk/listing/the-list/list-entry/1168990
MLI94634	1359496	6, Church Street	II	Late 18th century three storey brick house.	Late C18, Post Medieval to Modern	TF 25058 22475	https://historicengland.org.uk/listing/the-list/list-entry/1359496

MonUID	List Entry	Name	Grade	Description	Date/Range	NGR	Hyperlink to Detailed Description
MLI94636	1359517	Rear Wing To Ye Olde White Horse Public House, Church Gate	II	Brick rear wing and outbuildings belonging to Ye Olde White Horse public house. The outbuilding adjoining 21 Church Street was formerly a stone cottage and has been cut down to one storey and has a modern roof.	Post Medieval to Modern	TF 24912 22531	https://historicengland.org.uk/listing/the-list/list-entry/1359517
MLI94641	1359522	The White Lion Public House	II	Late 18th century three storey red brick public house with central coach arch.	Late C18, Post Medieval to Modern	TF 24900 22580	https://historicengland.org.uk/listing/the-list/list-entry/1359522
MLI94649	1359531	2 And 3, Bridge Street	II	A four storey building of late 18th century date. Built of brick (No.3 is rendered) with a slate roof. The ground floor has two modern shop fronts.	Post Medieval to Modern	TF 24843 22514	https://historicengland.org.uk/listing/the-list/list-entry/1359531
MLI94651	1359534	The Masters Lodge, 4 Church Street	II*	Two storey brick house with slate roof, built in 1721.	1721, Post Medieval to Modern	TF 25023 22508	https://historicengland.org.uk/listing/the-list/list-entry/1359534
MLI94653	1359536	5 And 6, London Road	II	Early 19th century, three storey red brick house with paired shop windows on the ground floor.	Post Medieval to Modern	TF 24839 22459	https://historicengland.org.uk/listing/the-list/list-entry/1359536
MLI94654	1359537	8 And 9, London Road	II	Mid 18th century three storey brick house with basement. There are attractive iron railings to the basement.	Mid C18, Post Medieval to Modern	TF 24835 22439	https://historicengland.org.uk/listing/the-list/list-entry/1359537
MLI94655	1359538	17, London Road	II	Late 18th or early 19th century three storey brick house with slate roof, part of a terrace.	Late C18 or Early C19, Post Medieval to Modern	TF 24814 22383	https://historicengland.org.uk/listing/the-list/list-entry/1359538

APPENDIX 4: Listed and Historic Buildings Between 150m and 500m of the Site

MonUID	List Entry	Name	Grade	NGR	Hyperlink to Detailed Description
MLI22362	1359545	1, Sheep Market	II*	TF2464422707	https://historicengland.org.uk/listing/the-list/list-entry/1359545
MLI22363	1306500	1-7 Abbey Buildings	II	TF2472922505	https://historicengland.org.uk/listing/the-list/list-entry/1306500
MLI23568	1063953	White Hart Hotel	II*	TF2478422660	https://historicengland.org.uk/listing/the-list/list-entry/1063953
MLI94229	1063912	64 And 65, Westlode Street	II	TF2500222882	https://historicengland.org.uk/listing/the-list/list-entry/1063912
MLI94236	1063945	31 London Road	II	TF2478922216	https://historicengland.org.uk/listing/the-list/list-entry/1063945
MLI94237	1063946	Victoria House	II	TF 24784 22202	https://historicengland.org.uk/listing/the-list/list-entry/1063946
MLI94238	1063947	34, London Road	II*	TF 24777 22185	https://historicengland.org.uk/listing/the-list/list-entry/1063947
MLI94240	1063949	Stonegate Lodge	II	TF2512422426	https://historicengland.org.uk/listing/the-list/list-entry/1063949
MLI94241	1063950	11, Market Place	II	TF 24753 22638	https://historicengland.org.uk/listing/the-list/list-entry/1063950
MLI94242	1063951	14, Market Place	II	TF 24736 22649	https://historicengland.org.uk/listing/the-list/list-entry/1063951
MLI94243	1063952	Red Lion Hotel	II	TF2476222674	https://historicengland.org.uk/listing/the-list/list-entry/1063952
MLI94244	1063954	25 And 26, Market Place	II	TF 24823 22614	https://historicengland.org.uk/listing/the-list/list-entry/1063954
MLI94245	1063955	3-5, New Road	II	TF2468922771	https://historicengland.org.uk/listing/the-list/list-entry/1063955
MLI94246	1063956	The Black Swan Public House Premises	II	TF2472922800	https://historicengland.org.uk/listing/the-list/list-entry/1063956
MLI94247	1063957	Punch Bowl Public House	II	TF 24755 22778	https://historicengland.org.uk/listing/the-list/list-entry/1063957
MLI94248	1063958	7, Pinchbeck Road	II	TF 24789 22889	https://historicengland.org.uk/listing/the-list/list-entry/1063958
MLI94249	1063959	The Grange, 8 Pinchbeck Road	II*	TF2481322906	https://historicengland.org.uk/listing/the-list/list-entry/1063959
MLI94250	1063960	Sessions House	II	TF2458922618	https://historicengland.org.uk/listing/the-list/list-entry/1063960
MLI94251	1063961	1-3, Stone Gate	II	TF2513422444	https://historicengland.org.uk/listing/the-list/list-entry/1063961
MLI94252	1063962	9 And 10, Tower Lane	II	TF 24835 22064	https://historicengland.org.uk/listing/the-list/list-entry/1063962
MLI94256	1063966	Wall Between Nos 2 And 3 Cowbit Road	II	TF 24827 22152	https://historicengland.org.uk/listing/the-list/list-entry/1063966
MLI94257	1063967	Langton House	II	TF 24804 22093	https://historicengland.org.uk/listing/the-list/list-entry/1063967

MonUID	List Entry	Name	Grade	NGR	Hyperlink to Detailed Description
MLI94258	1063968	5 And 7, Cowbit Road	II	TF 24799 22085	https://historicengland.org.uk/listing/the-list/list-entry/1063968
MLI94259	1063969	Outbuildings South Of Westbourne Lodge (No 13), Cowbit Road	II	TF 24754 22023	https://historicengland.org.uk/listing/the-list/list-entry/1063969
MLI94260	1063970	Crane Inn, 11 Double Street	II	TF2490522671	https://historicengland.org.uk/listing/the-list/list-entry/1063970
MLI94261	1063971	The Limes	II*	TF2494222710	https://historicengland.org.uk/listing/the-list/list-entry/1063971
MLI94262	1063972	Spalding Quaker Meeting House, 53 Westlode Street	II	TF2505922887	https://historicengland.org.uk/listing/the-list/list-entry/1063972
MLI94263	1063973	Warehouse Occupied By F Long	II	TF 25073 22837	https://historicengland.org.uk/listing/the-list/list-entry/1063973
MLI94264	1063974	63, Double Street	II	TF 25007 22754	https://historicengland.org.uk/listing/the-list/list-entry/1063974
MLI94265	1063975	Cromwell House	II	TF 24990 22740	https://historicengland.org.uk/listing/the-list/list-entry/1063975
MLI94266	1063976	18, Hall Place	II	TF2464522726	https://historicengland.org.uk/listing/the-list/list-entry/1063976
MLI94267	1063977	4, Herring Lane	II	TF 24896 22677	https://historicengland.org.uk/listing/the-list/list-entry/1063977
MLI94268	1063978	5, Herring Lane	II	TF 24892 22677	https://historicengland.org.uk/listing/the-list/list-entry/1063978
MLI94271	1063981	Warehouse Occupied By G W Plowman And Son	II	TF 24961 22653	https://historicengland.org.uk/listing/the-list/list-entry/1063981
MLI94272	1063982	Holland House	II	TF 25008 22696	https://historicengland.org.uk/listing/the-list/list-entry/1063982
MLI94273	1063983	Garden Wall To No 21 High Street (Yew House)	II*	TF2511022822	https://historicengland.org.uk/listing/the-list/list-entry/1063983
MLI94281	1063992	44, Double Street	II	TF2510522916	https://historicengland.org.uk/listing/the-list/list-entry/1063992
MLI94286	1063998	8 And 9, Broad Street	II	TF2480022804	https://historicengland.org.uk/listing/the-list/list-entry/1063998
MLI94287	1063999	Constitutional Club, Broad Street	II*	TF2485422776	https://historicengland.org.uk/listing/the-list/list-entry/1063999
MLI94288	1064000	17, Broad Street	II	TF 24847 22663	https://historicengland.org.uk/listing/the-list/list-entry/1064000
MLI94289	1064001	3, Chapel Lane	II	TF2466222759	https://historicengland.org.uk/listing/the-list/list-entry/1064001
MLI94290	1064002	Spalding War Memorial	I	TF2491722256	https://historicengland.org.uk/listing/the-list/list-entry/1064002
MLI94294	1064006	The Vicarage	II*	TF2507922462	https://historicengland.org.uk/listing/the-list/list-entry/1064006
MLI94412	1067614	Broad Street Methodist Church And Attached Sunday School	II	TF2480222764	https://historicengland.org.uk/listing/the-list/list-entry/1067614
MLI94467	1147350	The Museum Of The Spalding Gentlemen's Society (9 Broad Street).	II	TF2481222798	https://historicengland.org.uk/listing/the-list/list-entry/1147350

MonUID	List Entry	Name	Grade	NGR	Hyperlink to Detailed Description
MLI94471	1147505	14 And 15, Church Gate	II	TF 24847 22212	https://historicengland.org.uk/listing/the-list/list-entry/1147505
MLI94479	1147623	7 Church Street, Spalding	II	TF2506422470	https://historicengland.org.uk/listing/the-list/list-entry/1147623
MLI94484	1147863	34 And 35, Double Street	II	TF2506422857	https://historicengland.org.uk/listing/the-list/list-entry/1147863
MLI94486	1168929	19, Hall Place	II	TF 24650 22732	https://historicengland.org.uk/listing/the-list/list-entry/1168929
MLI94487	1168971	Former Outbuilding To No 5 Herring Lane	II	TF2488022677	https://historicengland.org.uk/listing/the-list/list-entry/1168971
MLI94489	1169015	12, High Street	II	TF 24956 22638	https://historicengland.org.uk/listing/the-list/list-entry/1169015
MLI94490	1169025	15, High Street	II	TF 24986 22678	https://historicengland.org.uk/listing/the-list/list-entry/1169025
MLI94491	1169030	Star Relay Warehouse Adjoining No 19a To The North East And By Abbey Printers To The South West	II	TF 25079 22774	https://historicengland.org.uk/listing/the-list/list-entry/1169030
MLI94492	1169039	Cley Hall	II*	TF2512922834	https://historicengland.org.uk/listing/the-list/list-entry/1169039
MLI94493	1169333	Lloyd's Bank	II	TF 24746 22682	https://historicengland.org.uk/listing/the-list/list-entry/1169333
MLI94494	1169400	24, Market Place	II	TF 24826 22617	https://historicengland.org.uk/listing/the-list/list-entry/1169400
MLI94496	1169459	24 And 25, New Road	II	TF2479522846	https://historicengland.org.uk/listing/the-list/list-entry/1169459
MLI94497	1169513	2 And 4, Pinchbeck Road	II	TF2482222858	https://historicengland.org.uk/listing/the-list/list-entry/1169513
MLI94498	1169618	Police Station	II	TF2457122584	https://historicengland.org.uk/listing/the-list/list-entry/1169618
MLI94499	1169641	8, Tower Lane	II	TF 24812 22072	https://historicengland.org.uk/listing/the-list/list-entry/1169641
MLI94542	1306520	Sunday School To Congregational Church	II	TF 24789 22866	https://historicengland.org.uk/listing/the-list/list-entry/1306520
MLI94543	1306616	Barclays Bank	II	TF 24745 22640	https://historicengland.org.uk/listing/the-list/list-entry/1306616
MLI94544	1306654	Spalding High School For Girls	II*	TF 24698 22099	https://historicengland.org.uk/listing/the-list/list-entry/1306654
MLI94546	1307194	The Sycamores, 13 Double Street	II*	TF 24949 22728	https://historicengland.org.uk/listing/the-list/list-entry/1307194
MLI94547	1307212	59, Double Street	II	TF 25024 22774	https://historicengland.org.uk/listing/the-list/list-entry/1307212
MLI94549	1308522	Garden Wall To Ayscoughfee Hall Along The Road To The South West Of The House And At Right Angles To It	II	TF2486822339	https://historicengland.org.uk/listing/the-list/list-entry/1308522
MLI94637	1359518	Westbourne House, 3 Cowbit Road	II*	TF 24826 22129	https://historicengland.org.uk/listing/the-list/list-entry/1359518

MonUID	List Entry	Name	Grade	NGR	Hyperlink to Detailed Description
MLI94638	1359519	Westbourne Lodge, 13 Cowbit Road	II*	TF 24778 22044	https://historicengland.org.uk/listing/the-list/list-entry/1359519
MLI94639	1359520	Outbuildings North Of Westbourne Lodge (No 13)	II	TF 24787 22063	https://historicengland.org.uk/listing/the-list/list-entry/1359520
MLI94640	1359521	13a, Double Street	II	TF2496622749	https://historicengland.org.uk/listing/the-list/list-entry/1359521
MLI94642	1359523	Selby House, 14 High Street	II	TF 24976 22670	https://historicengland.org.uk/listing/the-list/list-entry/1359523
MLI94643	1359524	Yew Lodge, 21 High Street	II*	TF 25112 22810	https://historicengland.org.uk/listing/the-list/list-entry/1359524
MLI94650	1359533	12 And 13, Church Gate	II	TF 24848 22232	https://historicengland.org.uk/listing/the-list/list-entry/1359533
MLI94652	1359535	24 And 25, Red Lion Street	II	TF 24754 22748	https://historicengland.org.uk/listing/the-list/list-entry/1359535
MLI94656	1359539	Welland Terrace	II*	TF2480322333	https://historicengland.org.uk/listing/the-list/list-entry/1359539
MLI94657	1359540	33, London Road	II	TF 24777 22192	https://historicengland.org.uk/listing/the-list/list-entry/1359540
MLI94658	1359541	Garden Wall To No 34 London Road	II	TF2479022185	https://historicengland.org.uk/listing/the-list/list-entry/1359541
MLI94660	1359543	39, New Road (Including 24 Hall Place)	II	TF 24693 22743	https://historicengland.org.uk/listing/the-list/list-entry/1359543
MLI94661	1359544	The Peacock Public House	II	TF2481922870	https://historicengland.org.uk/listing/the-list/list-entry/1359544
MLI94662	1359546	Garden Wall To South East of No 8 Tower Lane	II	TF2482122061	https://historicengland.org.uk/listing/the-list/list-entry/1359546
MLI125570	1464585	Former Christian Association and Literary Institute	II	TF2459622548	https://historicengland.org.uk/listing/the-list/list-entry/1464585

Buildings recorded in LHER but not listed

MonUID	List Entry	Name	Grade	NGR	Description
MLI87488	-	General Baptist chapel and Sunday School, Swan Street	-	TF 24569 22732	The Baptists first appeared in Spalding in the mid seventeenth century. The first General Baptist meeting house on this site was built in 1689-91. It was destroyed in a town fire in 1715. A new chapel of that date was replaced in 1811 and superseded in 1828 by the present chapel, which was enlarged in 1842 and 1855. Further changes have been made in the mid twentieth century onwards. The adjacent school was built in 1865.

MonUID	List Entry	Name	Grade	NGR	Hyperlink to Detailed Description
MLI97709	-	8-11 Sheep Market, Spalding	-	TF 24625 22636	8-11 Sheep Market appears to date to the early to mid 19th century. The tower attached to the south-east end is dated 1868, but appears to be of separate construction. The initials G.A.F. on the tower are likely to be those of George Flynn, who owned 8-11 Sheep Market at the time of its purchase by John Thomas White in 1873. Although not nationally listed, the building is of considerable local historical importance for its long association with one prominent Spalding family, and for the survival of its original shop front
MLI97745	-	Christadelphian Hall, New Road	-	TF 24810 22819	The Christadelphian Hall was built in 1908 by J. B. Corby. It is attached to the adjacent building and is constructed of red brick with blue and yellow brick, and stone dressings.
MLI97783	-	Former Salvation Army Hall, Westlode Street	-	TF 24836 22859	This building was a Salvation Army Hall until there ceased to be a Salvation Army presence in Spalding around 2001. It is now in use as a restaurant.
MLI97456	-	The former Savoy Cinema Westlode Street	-	TF 24908 22833	The former Savoy Cinema is an Art Deco building situated on the east side of Westlode Street in Spalding.