prospect archaeology

Land off Drapers Place, Spalding, Lincs.

Heritage Assessment

Client: Taylor Pearson Developments Ltd

Local Planning Authority: S. Holland District Council

Planning Reference: N/a
NGR: TF 24716 22594

Date of Report: August 2017
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Report No.: LPA-153

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Planning Summary

LPA	S. Holland District Council									
Application No.	N/a									
Case Officer	-									
Relevant Policies	NPPF									
Curator	Louise Jennings									
Curator consulted	Yes	✓	No		**Date**					
Work undertaken to date	DBA	✓	Geophys survey		Eval		Other			
Known Heritage Assets	National		Regional	✓	Local		None			
Potential Heritage Assets	National		Regional	✓	Local		None			
Potential impact on heritage assets	High		Medium	✓	Low		None			
Further information required	Yes	✓	No							
Condition required	Yes	✓	No							

Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.

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Executive Summary

Taylor Pearson Developments Ltd propose to submit a planning application to S. Holland District Council on for residential development on land off Draper's Place, Spalding. Prospect Archaeology was commissioned to prepare a Heritage Assessment to accompany the planning application.

This report has been prepared to consider the archaeological and historical implications of the proposed development in support of the planning application. A map regression exercise and documentary search have provided background information about the history of the Site. In addition a site visit was made to assess existing ground conditions and archaeological potential.

There are no registered parks and gardens or battlefields within the study area, but the application site is situated in the Spalding Conservation Area. There are six listed buildings within the study area of which three overlook the site. Of the three that overlook the site only the rear elevations are visible. The area to the rear of these buildings has been much altered in the 20th century and the setting has no bearing on their significance, which is entirely connected to their prominent position in the Market Place. There is no intervisibility with other listed buildings in the area and therefore there is no visual impact on their setting.

The application site lies within the outer precinct of Spalding Priory, which was founded in the late eleventh century. Although there are no recorded priory buildings on the site, medieval structures could be present. In addition to medieval and later features, groundworks on either site could affect Saxon and Romano-British remains, but these are likely to lie below successive deposits of flood sediment.

As there has been no investigation within the Site there is insufficient information to adequately assess the full extent of these remains. Part of the area is covered in industrial buildings and it is not known what impact they will have had on below-ground archaeological remains. The area is partially covered in concrete slab and is not suitable for geophysical survey. It is therefore recommended that a programme of trial trenching should be undertaken. Where archaeology is confirmed to be present, full excavation and recording work based on the results of this initial assessment would also be required.

Outbuildings 3 and 4 in Abbey Yard at the eastern end of the site proposed development should be photographically recorded internally and externally prior to demolition, but are not of sufficient quality to merit preservation.

1.0 Introduction

1.1.1 Prospect Archaeology Ltd has been appointed by Taylor Pearson Developments Ltd to prepare a Heritage Assessment to accompany a planning application to S. Holland District Council for residential development on a site off Draper's Place, Spalding, currently used as a car park. The application site is situated to the south of Spalding town centre. It is bounded to the east by Drapers Place and to the south by Abbey Path (Fig. 1).

1.1.2 This report considers the known or suspected archaeological remains lying within, and adjacent to, the application site. It has been prepared in accordance with the standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2014).

2.0 Statutory and Planning Policy Context

2.1 National Policy

2.1.1 National policy protects heritage assets by ensuring that during the pre-application stage of any development, consideration is given to the significance of a heritage asset, and the effects development may have on them either physically or indirectly. In relation to archaeology, central and local planning policy seeks to ensure that adequate information is provided to enable an informed planning decision when considering development proposals which may impact on known or potential archaeological assets.

2.1.2 In relation to the historic built environment, local planning policy ensures the preservation or enhancement of Conservation Areas and the special architectural and historic interest of Listed Buildings. Policy also seeks to preserve locally listed buildings, protecting their character and setting.

a) Planning (Listed Buildings and Conservation Areas) Act 1990

2.1.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

> "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".

2.1.4 In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

"*With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".

b) The National Planning Policy Framework (NPPF) 2012

2.1.5 This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs). Set out below is a summary of the relevant NPPF guidance in Section 12 'Conserving and enhancing the historic environment'.

2.1.6 Section 12 provides guidance on the treatment of archaeological remains within the planning process. Whilst it is recognised that important remains should be retained, the benefits of development may be considered to outweigh the benefit of retention, especially where remains of less than national importance are concerned. Early consideration of the potential for 'heritage assets' is advised.

2.1.7 Paragraph 128 sets out requirements for assessing the significance of heritage assets and 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. ..... 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.

- *In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

2.1.8 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it

can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

2.1.9 Paragraph 132 sets out the criteria for assessing the impact of a proposed development on the significance of a designated heritage asset. It states that

> *great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

2.1.10 Paragraph 133 outlines the criteria to be used in weighing up the harm or total loss of a designated asset against the benefits of a proposed development

> *Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
>
> - *the nature of the heritage asset prevents all reasonable uses of the site; and*
> - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
> - *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*

- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

2.1.11 In addition Paragraph 134 states that :

> *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

2.1.12 Paragraph 135 outlines procedures for recording of any heritage assets to be lost and states:

> *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

2.1.13 Paragraph 137 considers the possibility of development within Conservation Areas (and World Heritage Sites) stating that:

> *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

2.1.14 Paragraph 138 considers the concept that some elements within Conservation Areas and World Heritage Sites are more significant than others

> *Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

2.1.15 Paragraph 139 goes on to say that

*Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. [*cf para. 133*]*

2.1.16 NPPF requires that local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

c) National Planning Practice Guidance (2014)

2.1.17 The National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in March 2014 and provides guidance for planners and communities which will help deliver high quality development and sustainable growth in England. In terms of heritage, guidance entitled 'Conserving and enhancing the historic environment' sets out information with respect to the following:

- the recognition of the appropriate conservation of heritage assets forming one of the 'Core Planning Principles' that underpin the planning system;
- a definition of 'significance';
- why significance is important in decision-taking;
- the considerations of designated and non-designated assets;
- the identification of non-designated heritage assets; and
- the considerations for when applications for planning permission are required to consult or notify English Heritage.

2.2 Local Policy Guidance

2.2.1 The S E Lincolnshire Local Plan was submitted to the Secretary of Ste on June 23rd 2017 and is currently in its examination stage. Until this Local Plan is adopted, the Development Plan for South East Lincolnshire consists of the 'saved policies' of South Holland District Local Plan. Following a Direction by the Secretary of State, as of 18th July 2009, policies relating to the historic environment were amongst those not saved. Therefore policy relating to the historic environment is guided by national policies contained in the NPPF as described above.

3.0 Assessment Methodology and Significance Criteria

3.1.1 The undertaking of these baseline assessments included the collection and consideration of data in the English Heritage National Heritage List for England and the Hertfordshire Historic Environment Record (HER), and a site visit to the application Site.

3.2 Designated Assets

3.2.1 Built heritage includes listed buildings, conservation areas, registered parks and gardens, and scheduled monuments. It also includes non-listed buildings of local architectural or historic interest which are included in the Historic Environment Record. All statutorily protected built heritage assets are of national importance.

3.2.2 The setting of designated assets is a material consideration in the planning process as set out in NPPF (2012) and NPPG (2014) described above. The historic built environment is assessed in accordance with the criteria described in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2015) where a staged approach is set out:

- Step 1: identify which heritage assets and their settings are affected
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance
- Step 4: explore the way to maximise enhancement and avoid or minimise harm
- Step 5: make and document the decision and monitor outcomes

3.3 Undesignated Heritage Assets

3.3.1 The assessment of existing conditions been based on a 1km 'study area' centred on the proposed development area which is considered to be sufficient to enable the significance of existing and potential archaeological features to be considered in their local, regional and national contexts. The buried heritage (archaeology) has been considered through desk-based assessment and a site visit. A full list of referenced sources is provided and references are given. Staff at the Historic Environment Record gave advice and information about known archaeological sites of interest in the vicinity of the study area, and where relevant these were further investigated. Known and suspected archaeological remains are summarised and discussed below.

3.3.2 Relevant primary and secondary sources held in the Hertfordshire Records Office have been consulted. Additional sources consulted included:

- information available on a variety of internet sites including Access to Archives (www.a2a.org.uk) and the Archaeology Data Service (http://ads.ahds.ac.uk/); the Heritage Gateway (www.heritagegateway.org.uk) and data from Pastscape (www.pastscape.org.uk). A full list of sites accessed can be found in the Bibliography section

- cartographic sources held by the Ordnance Survey (OS);

- A site visit and walkover survey was undertaken by Naomi Field on November 15th 2016.

3.3.3 The historical development of the site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be noted that despite the national policy guidance's reliance on geographical significance, there is no statutory definition for these classifications :

- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention;

- National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed;

- Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.

- Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.

- Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.

3.3.4 The concluding chapter of this document summarises the findings, and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

4.0 Baseline Conditions

4.1 Methodology

4.1.1 The assessment of existing conditions has been based on a 'study area' extending 150m from the boundary of the proposed development. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts.

4.2 Site Visit

4.2.1 A site visit was made on August 23rd 2017. Access to the site is from the north-east corner via Drapers Place (Pl. 1and 2), with pedestrian access from Abbey Path which forms the southern site boundary (Pls 3 and 4). The area is currently spread with gravel and stone chips, and used for car parking. The eastern end is partly covered in asphalt. At the NW corner, the northern brick boundary wall incorporates two blocked fireplaces (which was the gable end of the Crescent Gardens row of brick buildings before they were demolished in 1979, Pls. 5 and 6) The remainder of the northern boundary is concrete posts and wire fencing along Drapers Place.

4.2.2 At the east end of the car park is Abbey Yard which is flanked by a range of outbuildings labelled 1-6 (Fig. 3 and Pls. 7-10). It is proposed to demolish buildings 1-5.

No.	Description	Date
1	Triple garage flat roofed concrete	mid-20th century
2	Brick outbuilding	mid-20th century , earlier than the garages
3	Square brick outbuilding, single storey, pitched slate roof	19th century
4	warehouse with taking in doors on gable ends, much altered	early-mid 19th century
5	extension to either buildings 5 or 7	19th century
6	warehouse type building outside application site	early 19th century

Table 1 Buildings at east end of application site

4.3 Geology and Topography

4.3.1 Spalding is sited on marine alluvium of the Terrington Beds, with Oxford Clay beneath the alluvium. The application site, and much of the town, lies on a tongue of land between the River Welland and the culverted former River Westlode. Boreholes and previous archaeological recording has shown that the town has suffered from repeated flooding episodes, with successive deposits of flood sediments being recorded on some sites. The natural deposition of material, together with reclamation of land by dumping and drainage, the modern ground surface bears little resemblance to that of the prehistoric period. The highest point near the application site is in Market Place (6.7m OD).

4.4 Designated Heritage Assets

Step 1: Identification

Conservation Area

4.4.1 The application site lies entirely within the Spalding Conservation Area which was designated in 1970 and extended in 1975.

Listed Buildings

4.4.2 All the Listed Buildings within the study area are listed Grade II. Only the rear of three listed buildings overlook the proposed development. The remainder are not visible from the site.

HER no.	Event No.	NGR	Description	NLHE ID
25352	9840	TF 2474 2268	15 Market Place. Mid-late 19th century two storey red brick bank with slate roof. Site visited 1975	1169333
25102	9841	TF 2476 2268	Red Lion Hotel, Market Place. Early 19th century three storey public house with slate roof. Site visited 1975	1063952
25100	9836	TF 2475 2264	11 Market Place. Mid-19th century four storey brick house with modern shop front. Site visited 1975	1063950
25402	9837	TF 2474 2264	12 Market Place. Elaborate three storey ashlar bank built in 1862 and designed by William Eaves. Site visited 1975	1306616
25101	9839	TF 2473 2265	14 Market Place. Early-mid 19th century three storey painted brick house with modern shop front. Site visited 1975	1063951
22363	9857	TF 24723 22503	Abbey Buildings, 1-7 Priory Road. Range of brick medieval cottages traditionally associated with the Priory dating from the late 14th or early 15th century.	1306500

Table 2 Listed Buildings in the study area

4.4.3 The listed buildings which overlook the site are numbers 11, 12 and 14 Market Place (Pl. 5) .

4.5 Historical Background (Figs. 3 and 4)

4.5.1 Known and suspected archaeological remains are summarised and discussed in this section. The source of the monuments noted in the following section are from the Lincolnshire HER. These are shown in green on Fig. 4 and referred to in the text below with the prefix MLI. Fifteen events, with the prefix ELI on Fig. 4 , are recorded in the vicinity but six of these were site visits when Listed Buildings were being verified and are not noted any further (see Table 1 above). A visit to the site of a demolished Methodist chapel (ELI 11877) is also not mentioned any further. The remaining eight events are mentioned below in the relevant sections .

Prehistoric

4.5.2 There is only one entry for prehistoric remains from the vicinity of the application sites. A Mesolithic flint microlith (MLI 23797) was found in a subsoil layer during archaeological monitoring of a sewer trench in the parish churchyard, 120m east of the River Welland, in October 1998 (Rayner 1998, 2).

Roman

4.5.3 Few Roman artefacts, and no features, have been identified in Spalding, although Roman roads and cropmarks of occupation and saltern sites are known from open ground on the outskirts of the town. Of the reported artefacts from the town, there is one findspot close to the application site east of the Telephone Exchange where an undated ragstone bust of a female (MLI 23610) was found during repairs to the meeting house used by the Spalding Gentlemen's Society, and was reported at their meeting in 1731. It is now lost. Grundy's 1732 map of Spalding (Fig. 6) marks 'Society Rooms' near Abbey Yard, alongside the alley now called Abbey Passage. That position is about 100m east of the application site, just to the NW of High Bridge.

4.5.4 Two other eighteenth century finds were of coins (MLI 23607 and MLI 23611) on the east side of the River Welland, but less than 100m from Abbey Passage, but their provenance is not accurate. Hallam has suggested that a Roman road from Baston might have bridged the Welland here (Hallam 1970, 291) and Roman pottery was found 150m to the north of the bridge (MLI 20258) at Harrington House in 1997.

HER No. (MLI)	Event No. (ELI)	NGR	Description
22354		TF 2470 2267	Church of Holy Cross, in ruins by 1284, probably stood near Town Hall. Burials found nearby. Site occupied by shops
22361		TF 2479 2263	Site of the ancient market cross near east end of Market Place, no longer extant
22348		TF 24796 22581	Spalding Priory Cemetery, burials found during rebuilding of Russell Alan shop on Bridge St and 3 more found during evaluation trenching in rear cellar of 19 Bridge St in 2000
23667		TF 2479 2258	Possible smithy, 18/19 Bridge Street, iron slag and hammerscale found during evaluation trenching in 2000
22355			Priory of St Mary and its precinct. Abbey founded in 1052 as a dependency of the Benedictine Abbey of Crowland, dissolved 1540. Boundary ditch on Spring St in 2011, revealed a boundary ditch containing 12-14th C pottery
25767	11877	TF 2462 2257	Site of a United Methodist Church, The Crescent. Built 1878-9 on site of earlier chapel built 1857. Demolished in 1955
23610		TF 247 226	Female bust in ragstone found during repairs to the Spalding Gentlemen's Society building. Now lost.
25628	9337	TF 24694 22610	Former telephone exchange on Gore St, built 1938, closed in 1980s. Recorded in 2008 prior to redevelopment.
	12759	TF 24795 22665	White Hart Hotel 19 Market Place. Origins in the 15th century. Heritage Statement 2016
	12652	TF 2467 2261	Land Adjacent to 9 Abbey Path. Archaeological monitoring in 2014. No archaeological remains seen.
	1237	TF 2480 2259	18-19 Bridge Street and 1 Market Place. Site walkover in 2000. Nothing of note seen.
	1383	TF 2480 2259	18-19 Bridge Street and 1 Market Place. 5 trial trenches in 2000. Nothing of note seen.
	2569	TF 2480 2259	18-19 Bridge Street and 1 Market Place.2 boreholes in 2001. Nothing of note seen.
	1167	TF 24765 22511	Land off Vine Street. 2 trial trenches on public car park prior to construction of public toilets in 2000.
	6224	TF 2465 2251	Site visit and desk based assessment in 2004 of land. Proposed Central Area Redevelopment

Table 3 Monuments and events in the study area

Saxon and Medieval

4.5.5 There is hardly any evidence for Saxon settlement remains in the area of Spalding. It is thought that Spalding was a Royal Estate in the Saxon period and the place-name means settlement of the Spaldas. A medieval copy of an 8th-century charter refers to land given by King Ethelbeard to the monks of Crowland in AD 716. In 2008 a modest assemblage (mostly residual?) of late Saxon and Saxo-Norman pottery was recovered from deposits overlying probable alluvium in trenches on the south lawn of Ayscoughfee Hall. However, Spalding is mentioned in the Domesday Survey of 1086, where it was noted as Spallinge. In the Lindsey Survey of 1115, the name Spaldi is recorded. The elements are believed to derive from a tribal group Spalde, recorded in the seventh-eighth century tribute list known as the Tribal Hidage (Cameron 1998, 114).The name ultimately derives from an Old English word *Spald*, meaning a narrow opening, slit, in this case denoting a topographical feature and the settlement was situated on a silt ridge between the coast and the fens.

4.5.6 The medieval town developed to the west of the River Welland bridging point. It is unclear whether the presence of St Mary's Priory (MLI 22355) encouraged the establishment of the market, or whether the market had already developed between the two watercourses. Excavations in the town centre (MLI 23061) have revealed silt deposits from several severe flood episodes during the medieval period, which seem to have disrupted occupation. The deposits have buried and protected early remains. By the early 14th century Spalding had grown to become one of the wealthiest settlements in the Lincolnshire Fens, serving as an entrepót for inland towns such as Stamford, Peterborough, and Bourne.

4.5.7 The origins of Spalding St Mary's Priory (MLI 22355) are uncertain but are suspected to have been after the 1052 foundation date claimed in a later document, and probably closer to 1070. It was established as a Benedictine priory, dedicated to St Mary and St Nicholas. Originally the priory may have been associated with Crowland Abbey, but from 1074 was a cell of St Nicholas' Abbey at Angers. After 1397, the priory became independent. It was a large and wealthy religious house, relative to others in Lincolnshire, and expanded in the late thirteenth century by purchasing additional lands (Platts 1985, 36-7).

4.5.8 Dissolution of the priory occurred in 1536, and the house was surrendered in 1540. The site of the priory buildings are not precisely known, but believed to lie east of the buildings known as Abbey Buildings (MLI 22363). A plan of Pinchbeck Fen, now thought to date from the fifteenth century, contains images of various churches and monastic buildings (NA MPCC1/7). This could possibly have been the source of Dugdale's plan, or a copy of it (Fig. 5). Elsden has suggested that the existing Abbey Buildings represent part of the monks'

dormitory, a single large room which was converted to cottages in about 1870 (Elsden 2001, 224). In 1887 the Ordnance Survey marked the site of the priory (at the junction of Vine Street and Mercer's Place), and placed the site of the Prior's Refectory at the present location of Abbey Buildings (Fig.).

4.5.9 The priory grounds were delineated by a wall to the north, to the rear of the market place, and Francis Street marks a lane through a gap in the precinct wall. A moat, beside St Thomas's Road, defined the south limit of the precinct. Human burials were found during the rebuilding of the Russell Allen shop on Bridge Street in 2000 and three more burials were found at 19 Bridge Street . These are thought to belong to the priory cemetery.

5.0 Map Regression

William Dugdale Plan of Spalding Priory (Fig. 5)

5.1.1 The remains of the priory and its buildings which remained visible in the mid-late seventeenth century were mapped by William Dugdale (Dugdale 1655-73). A reduced scale version of the same illustration accompanied a nineteenth century edition of Dugdale's *Monasticon Anglicanum* (Coley, Ellis and Bandinel 1846). While the drawing is sparse on detail it shows the layout of the precinct and depicts and number of buildings.

5.1.2 The abbey precinct lies between the Westlode Drain and the banks of the River Welland which were linked by a ditch forming the southern precinct boundary. The northern boundary was lined with the buildings facing the market Place. A lane ran from the market place to the priory buildings in an inner enclosure, near the centre of the precinct. At the western end of the market place, the precinct wall deviated to exclude a triangular area, later known as The Gore/Sheepmarket. The precinct was subdivided into 5 plots of unequal sizes by walls or hedges. The abbey buildings are shown inside a central D-shaped enclosure, also containing trees, perhaps an orchard. A small enclosure close to the Welland may have been the cemetery. The application site lies north west of the abbey buildings in a plot which contained a barn on the perimeter wall to the west, next to the gatehouse.

John Grundy map of Spalding 1732 (Fig. 6)

5.1.3 This detailed plan of Spalding in 1732, shows little sign of the abbey buildings or its precinct boundaries (Fig. 6). The approximate position of the application site straddles plots which appear to be orchards to the rear of properties fronting the Market Place.

Armstrong's map 1779 (Fig. 7)

5.1.4 A town plan published in 1779 (as an inset to Armstrong's map of Lincolnshire) the application site straddles plots similar to those on the Grundy plan but no trees are shown. No buildings were depicted.

Sale plan of 1842 (Fig. 8)

5.1.5 An 1842 plan of land in Spalding shows proposed plots for sale both north and south of The Crescent. Plots to the north of The Crescent, extended to the 'Old Foot Road', now named Abbey Path, and the southern site boundary. The application site was not included in the sale so it is not shown in any detail

Ordnance Survey 1888 1:500 (Fig. 8)

5.1.6 A terrace of houses called Crescent Gardens is shown on the west side of the application site with outbuildings to the rear. There are garden that appear to match the house plots to the east of this terrace. Abbey Yard is also depicted on the east side of the application site with outbuildings to either side. Apart from the 20th century garages and adjacent brick building these are likely to be the ones that are still extant. , but continue northwards

Ordnance Survey 1903 1:2500 (Fig. 9)

5.1.7 This smaller-scale plan is much the same as the 1888 survey

Ordnance Survey 1929 1:2500 (Fig.8)

5.1.8 The same as 1903

6.0 Assessment

6.1 The Proposed Scheme of Development

6.1.1 The proposed scheme is for a residential development with access from Drapers Place in the north-east corner of the site. There will be parking along the northern site boundary and the housing will lie in the southern half of the site. The outbuildings on either side of Abbey Yard on the eastern side of the car park will be demolished.

6.2 Designated Heritage Assets

Step 2: Assessment of contribution of setting

6.2.1 While the rear of the buildings are visible from the proposed development site significance is dependent upon the frontages which face onto the Market Place. The rear curtilages of these buildings have been converted to parking and the wider setting does not contribute to their significance.

Step 3: Effects of proposed development

6.2.2 There will be no direct impact on any designated assets. No significant views will be interrupted and, therefore, the indirect impact on these assets will be negligible.

Step 4: Enhancement / Avoiding Harm

6.2.3 There are no proposals/recommendations.

6.3 Archaeological Potential

6.3.1 The application site affects an area within the outer precincts of Spalding Priory which is not known to have been developed before the nineteenth century. While Dugdale's seventeenth century plan depicts cultivated land in this area this plan was made two centuries after the Dissolution so may not reflect what was present in the medieval period

6.4 Impact on Archaeological remains

6.4.1 In general terms the nature of the proposed development will have a major impact on any below-ground archaeology and has the potential to affect or destroy heritage assets through the construction of foundations, service trenches, access and landscaping, etc. The proposal is for the construction of residential development with associated services and access. This will involve site clearance and the excavation of trenches for services and foundations.

7.0 Conclusions

7.1 Designated Assets

7.1.1 The potential impact of development on designated assets would be indirect in all cases. There are no registered parks and gardens or battlefields within the study area, and within Spalding Conservation Area. . No action is recommended

7.2 Undesignated Assets and Archaeological Remains

7.2.1 The potential for prehistoric and Roman archaeology within the application site is considered to be very low but there is potential for medieval remains associated with Spalding Priory.

7.2.2 As there has been no site investigation there is insufficient information to adequately assess the full extent of these remains. The area available for geophysical survey is probably too small for meaningful interpretation. It is therefore recommended that a programme of trial trenching should be undertaken. Where archaeology is confirmed to be present, full excavation and recording work based on the results of this initial assessment would also be required.

8.0 Outbuildings 3 and 4 in Abbey Yard at the eastern end of the site proposed development should be photographically recorded internally and externally prior to demolition, but are not of sufficient quality to merit preservation.

9.0 References

9.1 Published sources

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9.2 Cartographic / Archival Sources

Promap:

Ordnance Survey 1:500 1887

Ordnance Survey 1:2,500 1904, 1931

Ordnance survey 1:10,560 1889, 1906, 1932, 1952

Ordnance survey 1:10,000 1980

9.3 Digital Sources

http://mapapps.bgs.ac.uk/geologyofbritain/home.html

http://www.heritagegateway.org.uk/gateway/

www.ads.ahds.ac.uk

10.0 Figures

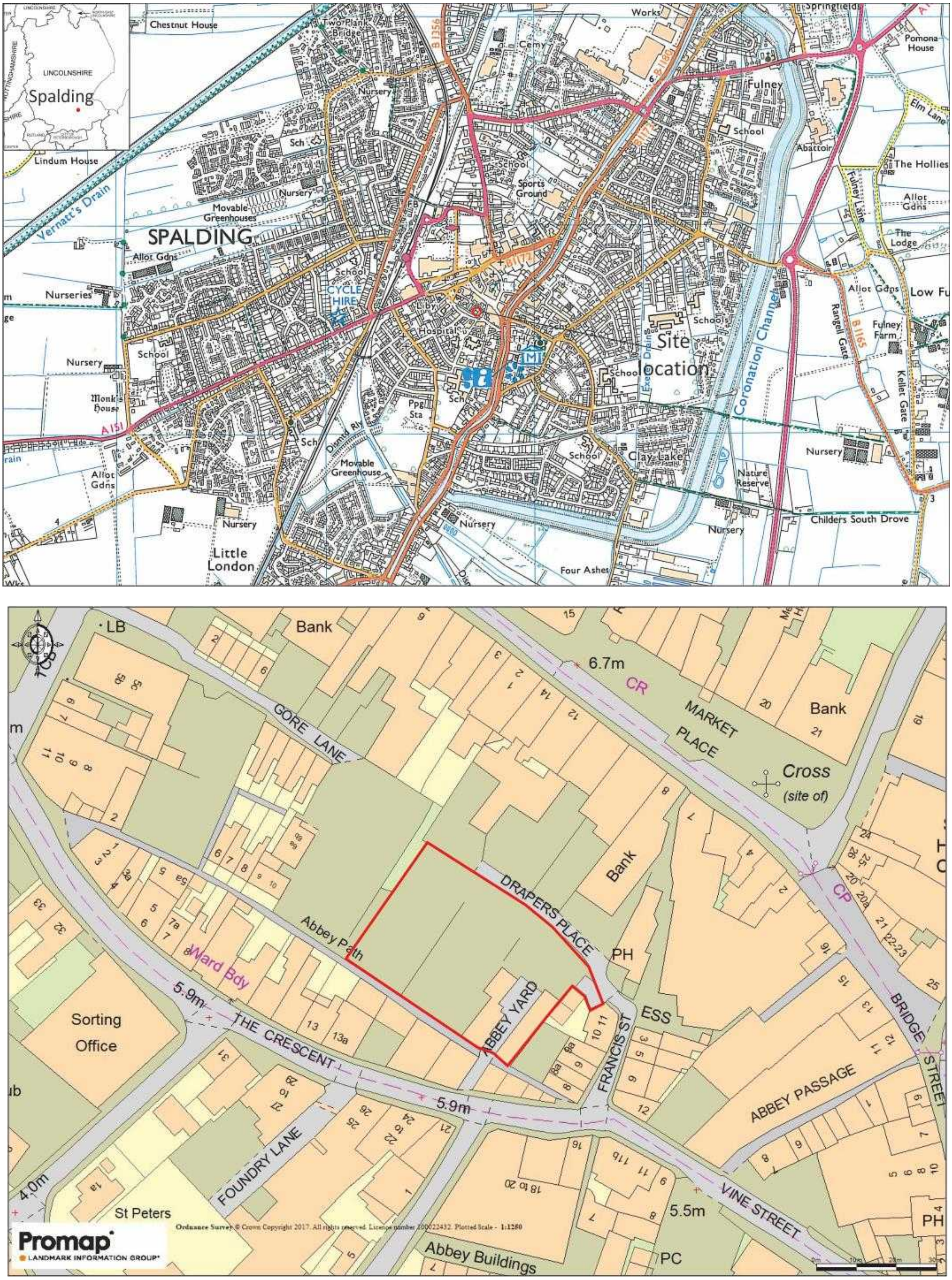


Fig. 1 Drapers Place, Spalding. Site location and redline boundary.



Fig. 2 Draper's Place, Spalding. Indicative site layout (O& L Design drawing A1134, September 2016)



Fig. 3 Application site showing buildings in Abbey Yard

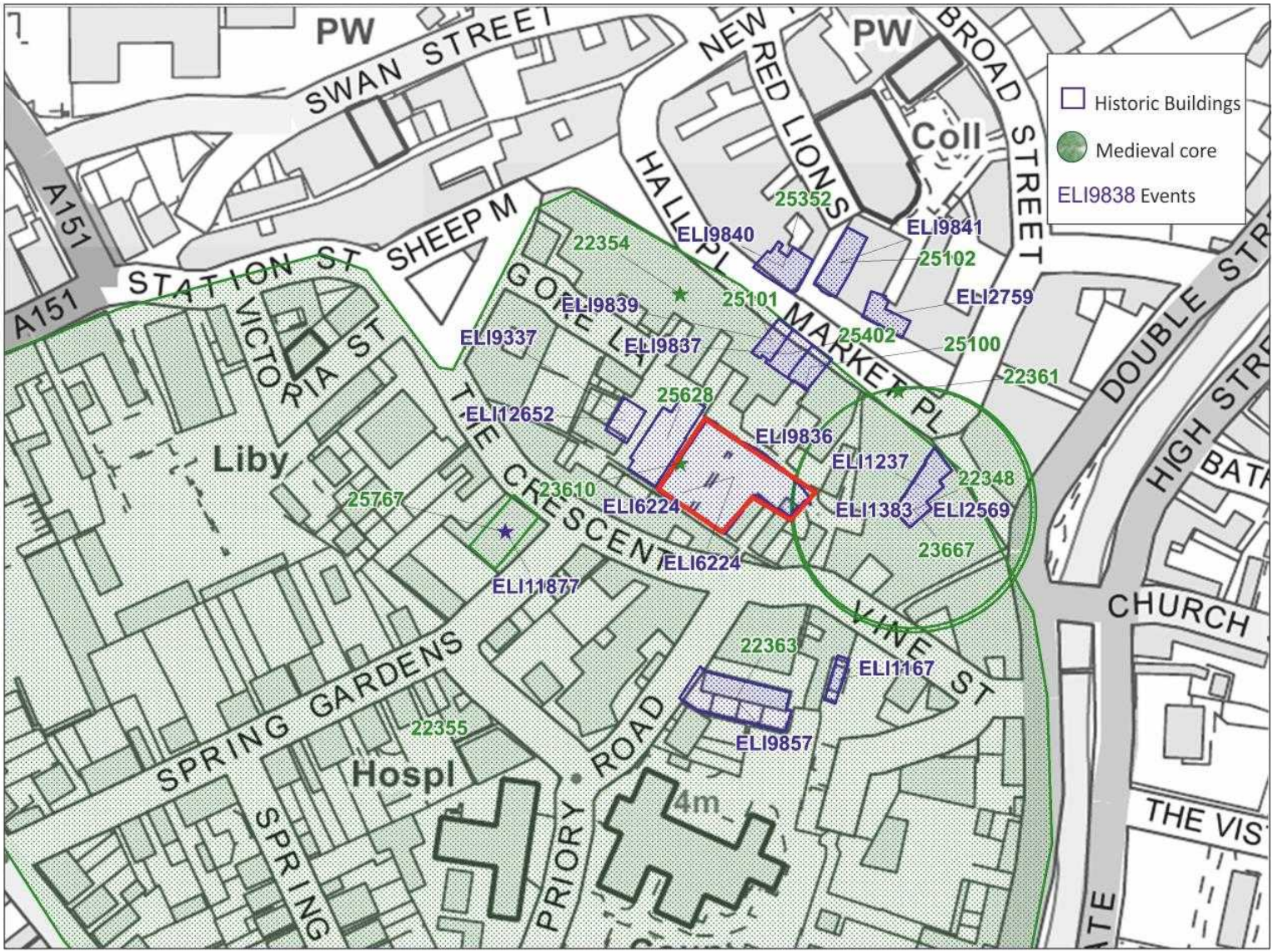


Fig. 4 Location of sites and findspots in the study area, based on data supplied by Lincolnshire County Council HER.

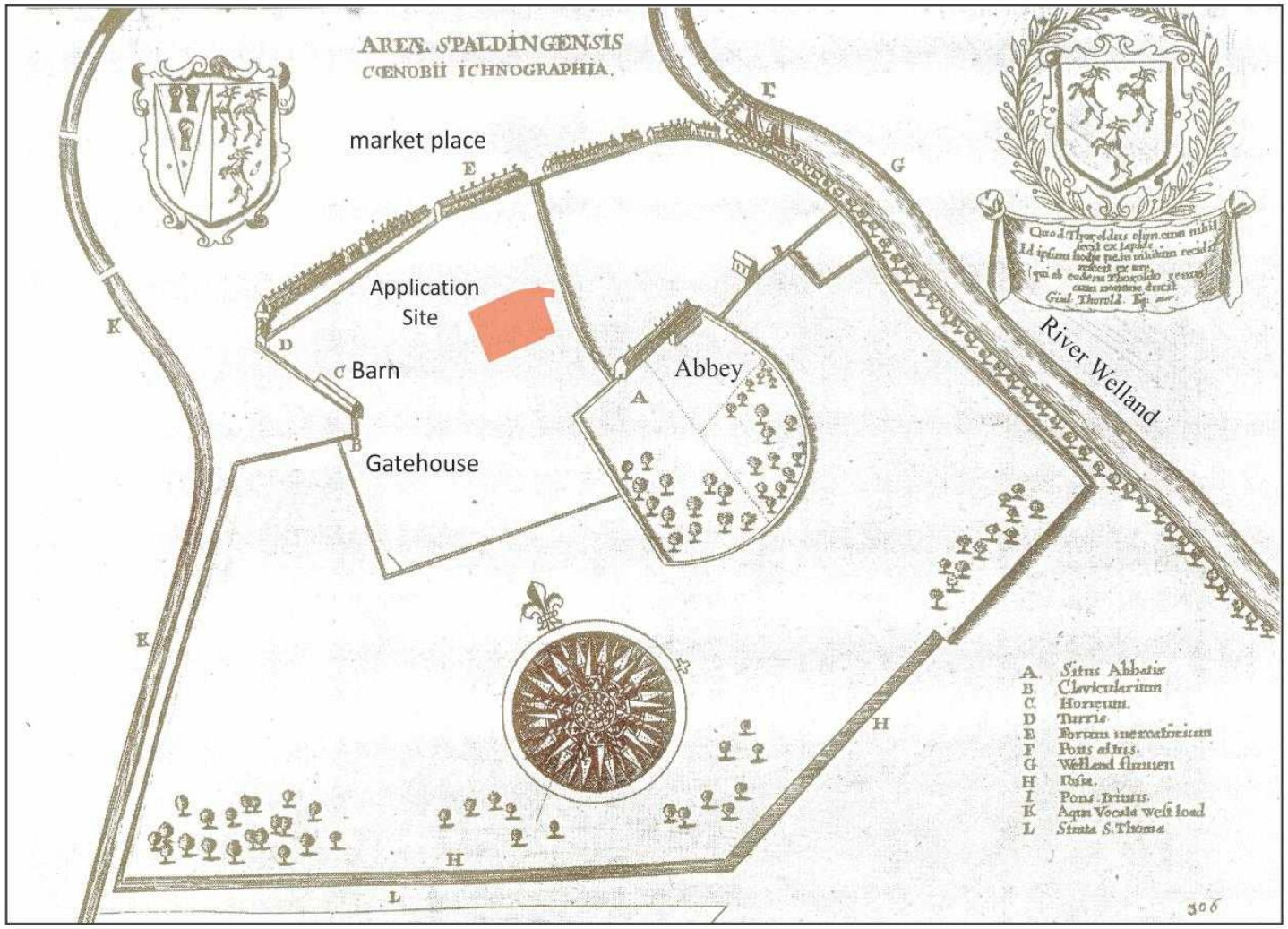


Fig. 5 William Dugdale's plan of Spalding Priory showing approximate location of the application site from *Monasticum Anglicanum* (1655-73)..

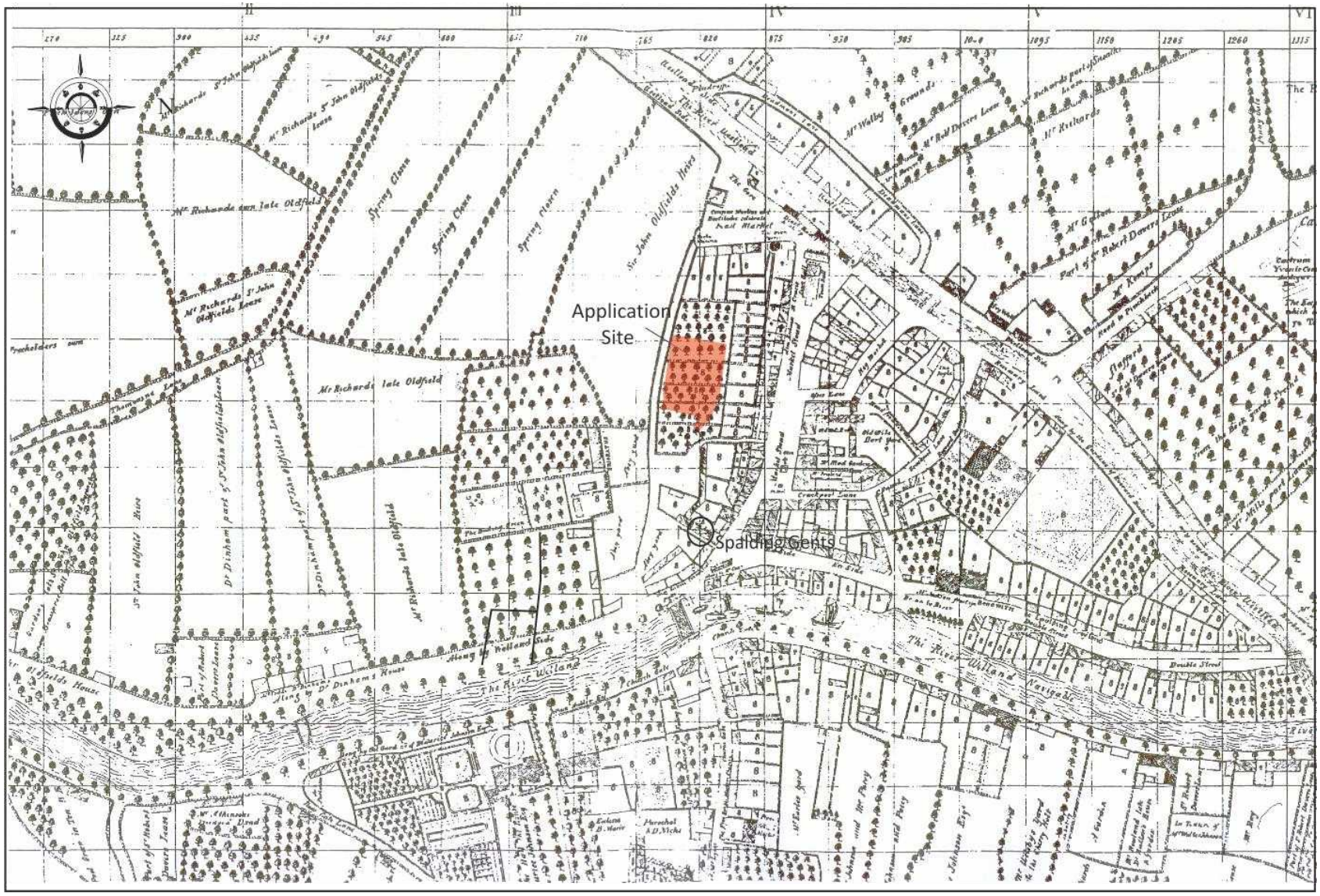


Fig. 6 John Grundy's Plan of the Town of Spalding (1732) showing approximate location of the application site. (North to the left)

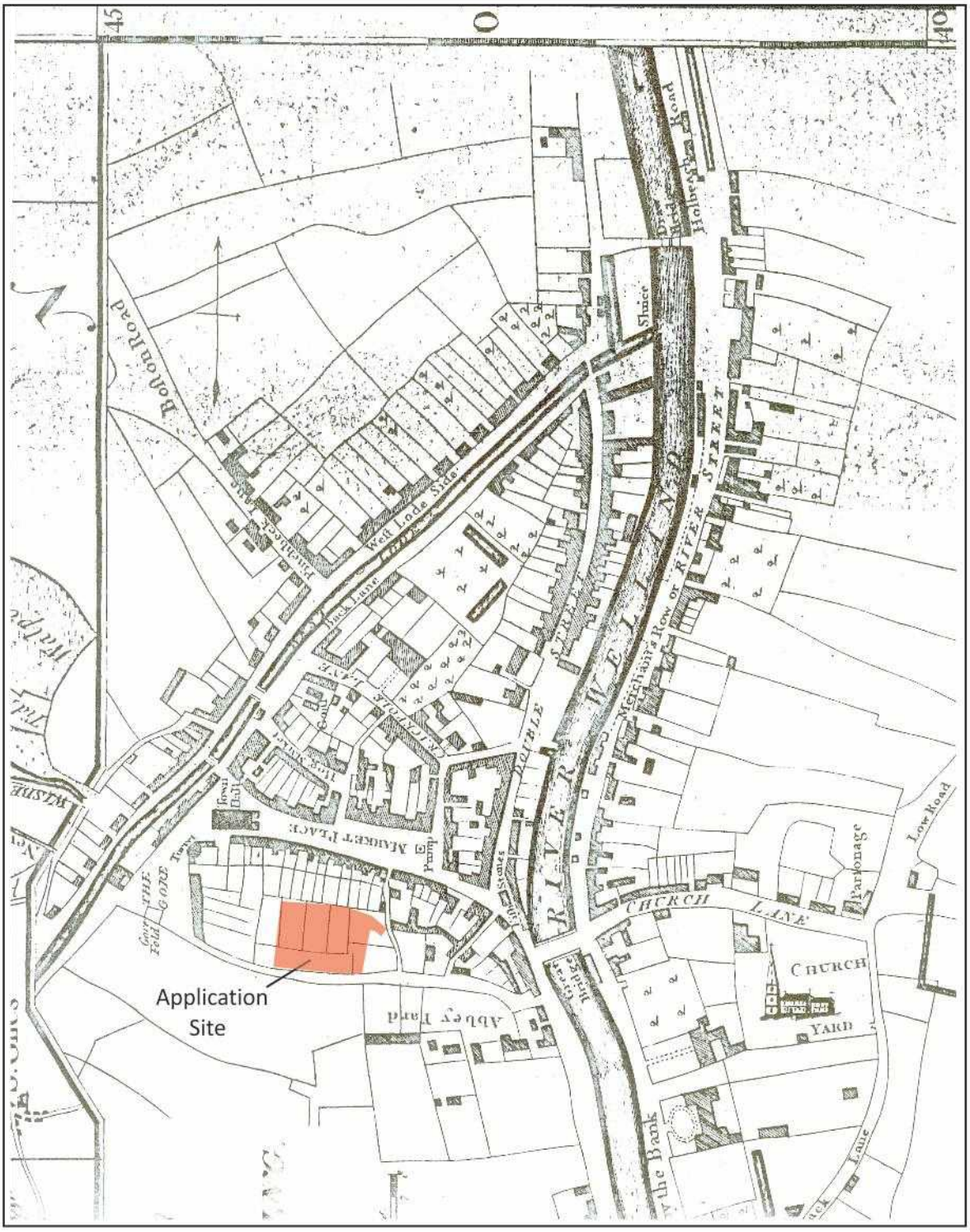


Fig. 7 A plan of Spalding, an inset in Armstrong's Map of Lincolnshire (1779) showing approximate location of the application site.

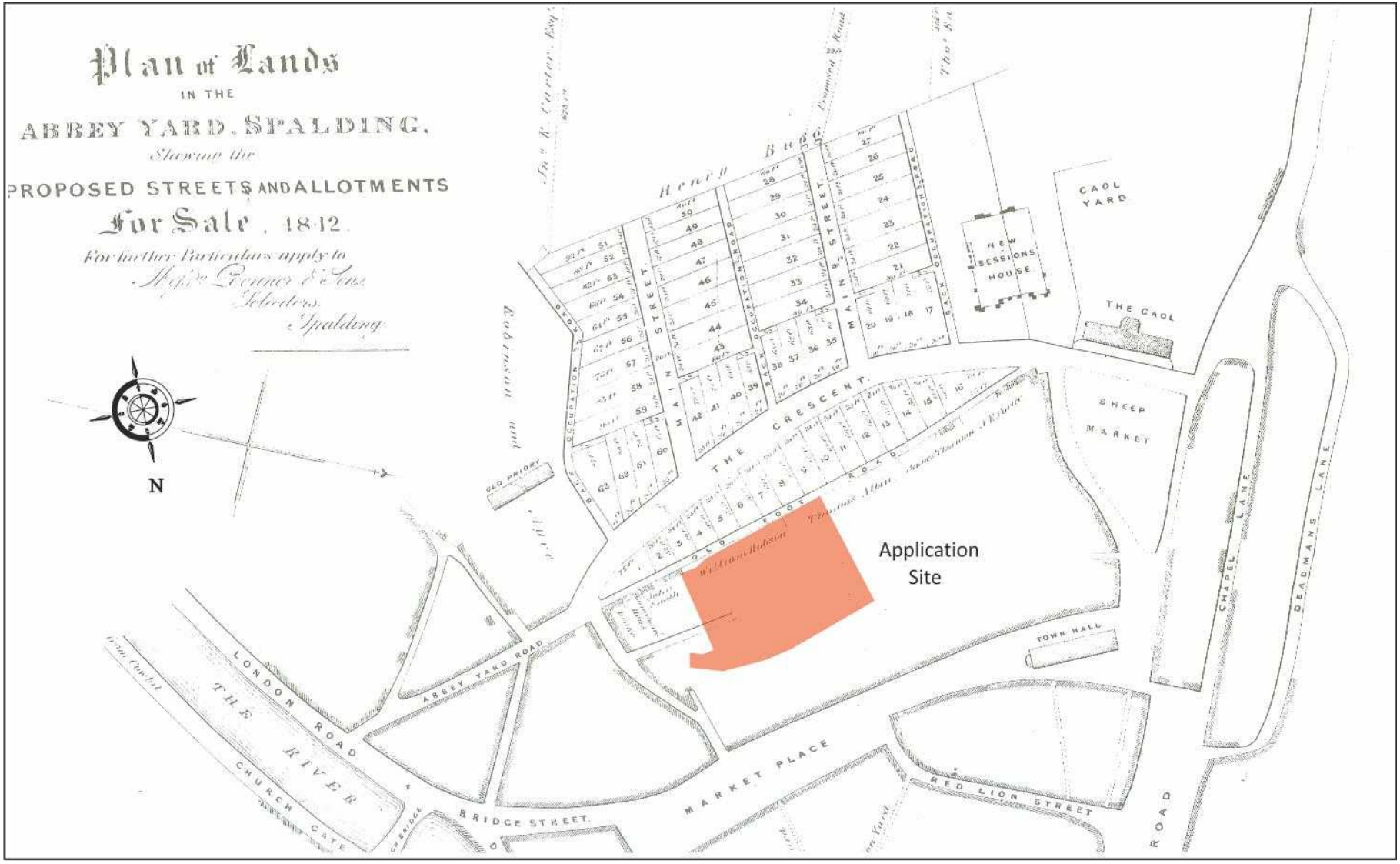


Fig. 8. Sale notice for lands in the Abbey Yard, Spalding (1842) showing approximate location of the application site (North to the bottom)

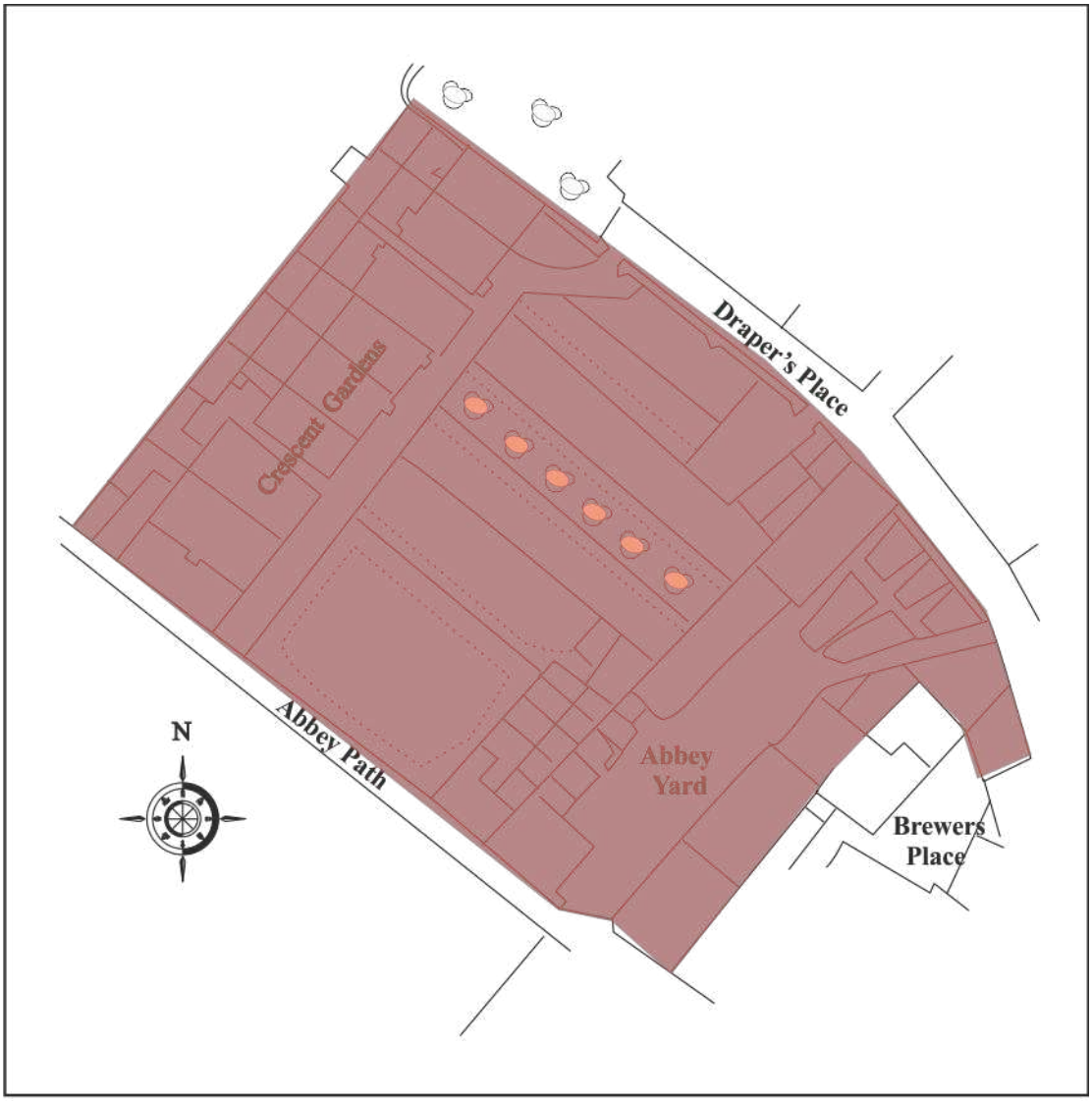


Fig. 9 Tracing of OS 1:500 map of 1888

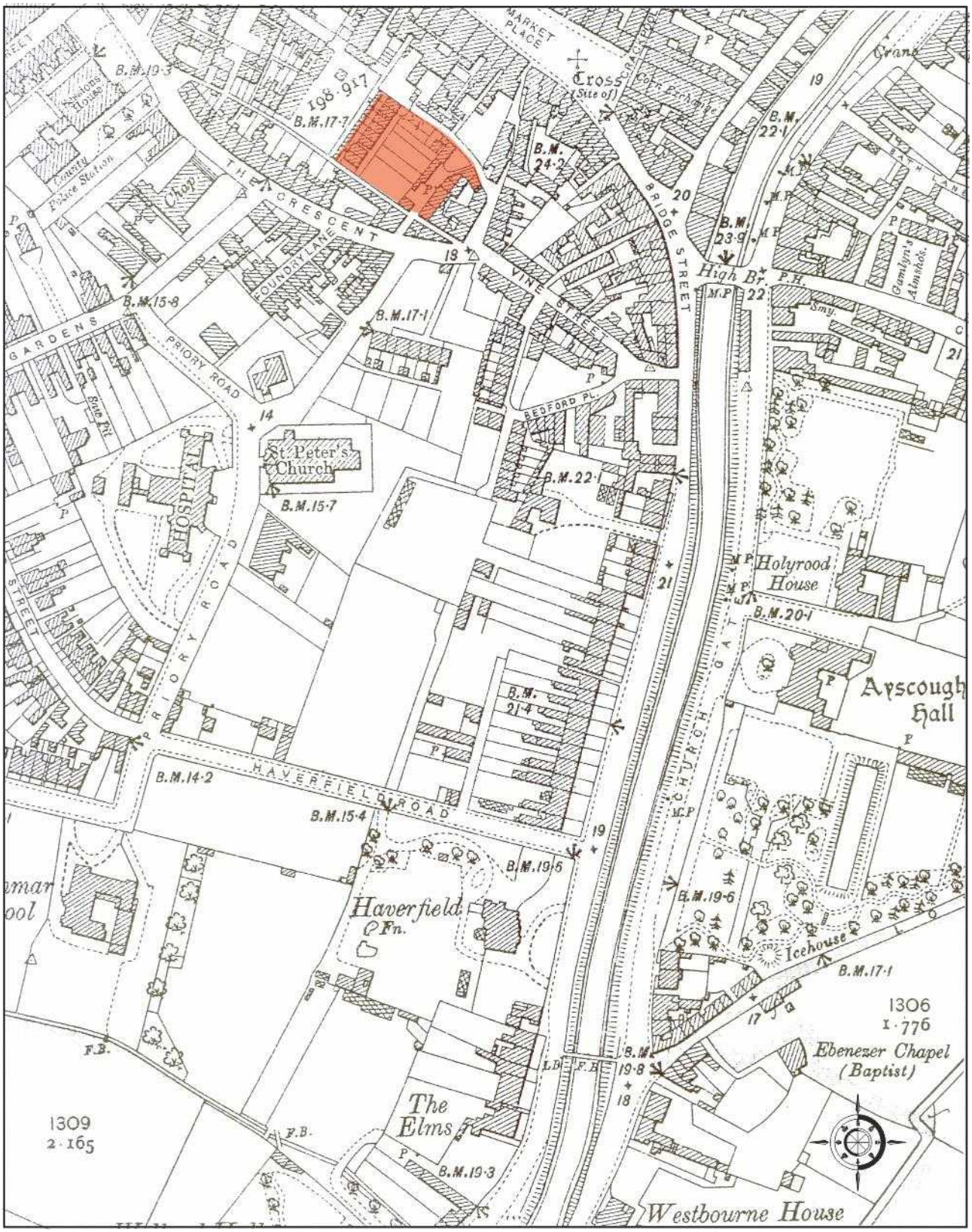


Fig. 10 Ordnance Survey map of 1904 Scale 1:2500

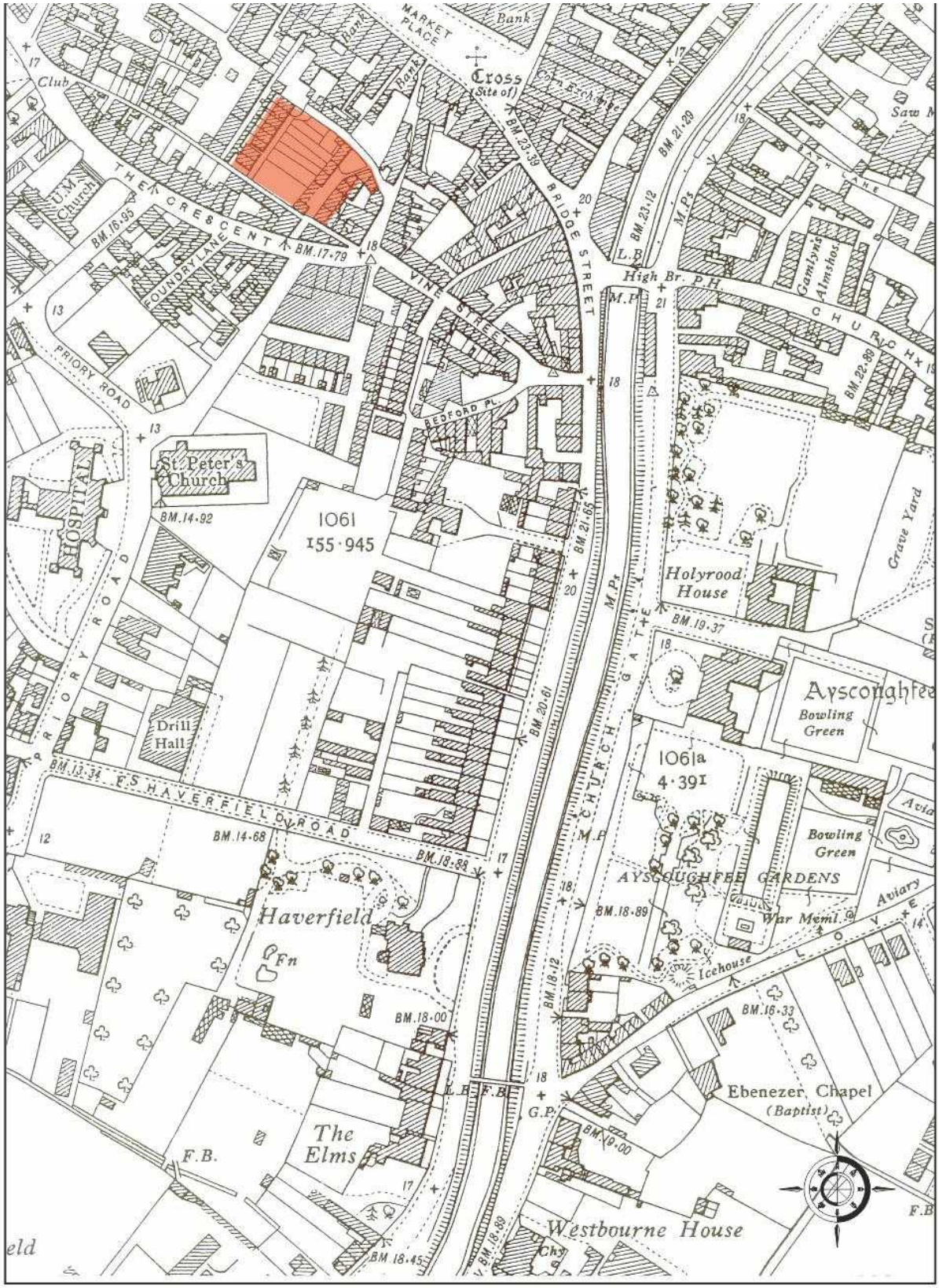


Fig. 11 Ordnance survey map of 1929 Scale 1:2500

11.0 Plates



Pl. 1 Site entrance, looking west.



Pl. 2 Application site looking west



Pl. 3 View looking east with Abbey Path to the right



Pl. 4 Abbey Path, looking east.



Pl. 5 View north towards northern boundary showing rear elevations of listed buildings 11,12 and 14 Market Place



Pl. 6 Northern site boundary showing blocked fireplace



Pl. 7 Buildings at east end of application site, looking east



Pl. 8 Buildings on the west side of Abbey Yard, looking south-west



Pl. 9 Buildings on the east side of Abbey Yard, looking north-east.



Pl. 10 Building 4 gable facing Abbey Path, looking east.