SOUTH KESTEVEN LOCAL DEVELOPMENT FRAMEWORK
SITE ALLOCATIONS AND POLICIES DEVELOPMENT PLAN DOCUMENT
EXAMINATION IN PUBLIC
HEARING STATEMENT BY ENGLISH HERITAGE

Session 4: Stamford – Policy STM1e, STM2c and STM3
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Alternative Stamford sites
- Newstead site, including ring road
- Site ADD41: Priory Road
- Site RUT1
- Site STAM14

1. Introduction

1.1 English Heritage’s responsibilities, as the Government’s adviser on the historic environment, include the protection and management of England’s historic assets. In planning terms, this role includes providing advice to ensure that statute and national policy, particularly in the National Planning Policy Framework (NPPF), are reflected in local planning policy and practice. English Heritage is consulted on Local Development Frameworks under the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.2 This statement addresses the proposed allocation of alternative sites in Stamford as it relates to the impact on heritage assets and their settings, and the soundness of the Site Allocations and Policies Development Plan Document (DPD). We are due to appear at the hearing session to discuss Site ADD41 on Priory Road, but have taken the opportunity to provide comments on the other alternative sites, which we hope is of assistance. Our original representation on the Submission version of the DPD regarding alternative Stamford sites (SASub57) remains valid.

2. Newstead site, including ring road

2.1 With regards to the promotion of this alternative site, as put forward by
Stamford Property Company Ltd (SASub97 and 98), we have significant concerns in terms of the potential impact on the historic environment. We have expressed these concerns before, during the Core Strategy examination and as part of our response to the Suggested Sites consultation (SAP1), but also in pre-application advice to DLP Planning in 2009. Our concerns include the impact on the significance and setting of Burghley House to the south (both the Grade I listed house and the Grade II* registered park and garden) and the conservation area in Stamford town centre to the south-west, as well as and the impact on the wider landscape. We have previously criticised the assessments carried out on behalf of the Stamford Property Company and to date have not seen any amended assessments or proposals that reduce our concerns regarding the impact of this site.

2.2 No map appears to have provided of the Newstead site, but based on previous correspondence, we are assuming it broadly relates to an area east of the A6121 up to Newstead Lane (comprising Site STAM14-17 as shown in the Evidence Document SAP19). This would represent a large urban extension to Stamford, which has been promoted in the past for over 1,000 homes. We note that the current housing shortfall for Stamford in the DPD is only 462 homes (Main Modification SAOMM010).

2.3 In terms of potential impacts on the historic environment, the development of Newstead is likely to harm the significance and setting of Burghley (house and park). The house and park have always had a close relationship with the town of Stamford and it is possible to view both the historic and modern town from parts of the parkland. However, Burghley has largely retained a rural setting, with views from the north side of the house looking out over countryside. The proposed development would result in the urban edge of Stamford encroaching onto this setting (with associated issues such as light pollution), to the detriment of the house and park. There are clear views between the proposed development site and Burghley (house and park). The higher north and east sides of the Newstead site provide views of the house, but even from lower vantage points, such as the road past Newstead Farm, the house is clearly visible.

2.4 In terms of the impact on Stamford, including its conservation area, we have concerns regarding the scale of development in this location. The site contributes to the setting of the town and there are views to the conservation area from the higher ground of the site. Development would see Stamford growing eastwards beyond the existing boundary of the A6121 and interrupt views into the town (such as those from the Macmillan Way footpath). Development would also put pressure on the existing transport network, particularly east-west movements to and from the A1, which could harm the significance of the town centre and its conservation area through traffic congestion. However, this does not mean that a ring road should be provided to justify and mitigate the
impacts of development at Newstead, because such a road would itself be harmful.

2.5 Development at Newstead would increase pressure for a ring road to the east and south of Stamford in order to reduce traffic congestion. We note from documentation submitted by the Chamber of Commerce (SA1Sub100) that such a road would run from the A6121 to the A16 on the eastern side of the industrial estate, and then connect with the B1443 Barnack Road. It would then travel across the north-west corner of Burghley Park to the A43 via the B1081. A similar proposal was considered by the Department of Transport in the late 1980s when the A43/A16 was a trunk road. English Heritage raised strong objections to the DoT proposal then and we would be likely to raise similar objections again if this came forward as a planning application.

2.6 Such a road is likely to have a considerable effect on the significance and setting of several designated heritage assets, particularly the Grade II* registered park and garden, and Stamford conservation area. In terms of the former, the road would cut across part of the registered park, while three roundabout junctions would be provided on the B1443 and B1081 on the edge of the registered park. It is conceivable that the B1443 would need to be upgraded to cope with additional traffic movements with additional lighting and signage provided along the route. All of these interventions are likely to harm the significance and lead to the loss of historic features within the registered park and garden. The boundary of a registered park and garden is based on a combination of historical map information and evidence on the ground at the time of designation. The land through which the proposed route of the ring road would travel is included within the registered park and garden because it forms part of the historic parkland and contributes to the significance of this and other heritage assets.

2.7 In terms of the conservation area, while traffic may be reduced in the town centre, the setting of the southern end of the conservation area would be affected by the new road, particularly with the roundabout junctions on the B1081 and B1443 and the link road through to the A43. One currently enters Stamford and its conservation area on these two B roads and the A43 without major highway interventions, with an attractive transition from a rural to an urban landscape. The introduction of roundabouts, with lighting and signage, as well as increased traffic movements, is likely to harm the significance of the conservation area. The significance and setting of listed buildings on this edge of the conservation area and to the south are also likely to be affected negatively.

2.8 To conclude, development at Newstead would cause harm to a number of designated heritage assets and its allocation would render the DPD unsound.
2.9 The DPD would not be justified in terms of being the most appropriate strategy when considered against reasonable alternatives (including those sites shown in Policy STM1 and STM2). There are other sites in Stamford that can deliver housing for the town with less harm to the historic environment. The DPD would also not be justified in terms of being based on proportionate evidence. Documents such as SAP19 and the Landscape Sensitivity and Capacity Study (SK30, particularly Site S3A) reveal the constraints to development on this side of Stamford.

2.10 The DPD would not be effective in terms of not being deliverable against major heritage asset constraints. The Newstead site is also likely to lead to cumulative impacts on the historic environment through additional pressure for a ring road. We consider that overall, substantial harm would be caused to a number of heritage assets.

2.11 The DPD would also not be consistent with national policy and there are several relevant paragraphs in the NPPF. Paragraph 17 requires plan-making to conserve heritage assets a core planning principle. Paragraph 152 requires local plans to avoid adverse impacts on the environment. Paragraph 132 of the NPPF states that “significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”. It goes onto to state that “as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification” and that “substantial harm to… grade I and II* listed buildings and grade I and II* registered parks and gardens should be wholly exceptional”. Paragraph 133 states that any justification of negative impacts would need to demonstrate that substantial public benefits of the development outweigh the substantial harm to the heritage asset/s. The Newstead site does not demonstrate such benefits and should not be allocated.

3. Site ADD41: Priory Road

3.1 As set out in our original representation, we welcome and support the Council’s decision not to allocate Site ADD41 due to the substantial harm it would cause to the significance of St Leonard’s Priory scheduled monument. It would result in the total loss of almost 50% of the monument and substantially harm the remainder of it, including the upstanding remains which are also listed separately at Grade I.

3.2 Contrary to the assertions of Strutt and Parker (SASub157), we have provided written comments to the Council to advise them against the allocation of this site. This includes our formal response to the 2010 sites consultation (SAP2) and email exchanges. Regardless of this assertion, the principle of allocating sites for residential development on scheduled monuments runs contrary to national (NPPF) and local planning policy (paragraph 5.1.5 and Policy EN1 of the Core Strategy) unless there are clear and convincing reasons for such an allocation.
3.3 In their representation, Strutt and Parker claimed that the site allocation has no significant buried archaeology. An application to de-schedule this part of the monument was duly submitted by the landowner and has been considered by English Heritage’s Designation Team against national criteria for scheduling. English Heritage’s recommendation to the Department of Culture, Media and Sport (DCMS) was that the site allocation area should not be de-scheduled and that the overall scheduled area should be enlarged. This recommendation was approved by DCMS on 16 October and the site allocation area remains scheduled. A copy of the assessment carried out by English Heritage in response to the de-scheduling application, along with an updated scheduling description and map are enclosed as Appendix 1. Such a recent review of the scheduled monument and confirmation of its continued designation serves to reinforce the significance of this heritage asset and underlines why the site should not be allocated.

3.4 It is important to stress that even if the de-scheduling application had been successful we would have continued to oppose development on this site and would have advised the Council not to allocate it. This is because the significance and setting of the remainder of the scheduled monument would have been substantially harmed by development immediately adjacent to it. The land to the west and south of the standing remains of the monastic church (which is both part of the scheduled monument and Grade I listed building in its own right) forms an important part of its setting. It contains archaeological remains associated with the building and it makes an important contribution to the appreciation and understanding of the building within its surroundings. The loss of a large part of its setting to built development would result in substantial harm to the significance of this nationally important building.

3.5 To conclude, the allocation of ADD41 would render the DPD unsound. The DPD would not be effective in terms of not being deliverable against major heritage asset constraints, nor would it be justified or consistent with national policy.

3.6 The DPD would not be justified in terms of being the most appropriate strategy when considered against reasonable alternatives (including those sites shown in Policy STM1 and STM2). There are other sites in Stamford that can deliver housing for the town with less harm to the historic environment. The DPD would also not be justified in terms of being based on proportionate evidence. Documents such as SAP19 reveal the constraints to the development of this site.

3.7 The DPD would also not be consistent with national policy and there are several relevant paragraphs in the NPPF. Paragraph 17 requires plan-making to conserve heritage assets a core planning principle. Paragraph 152 requires local plans to avoid adverse impacts on the environment. Paragraph 132 of the NPPF states that “significance can be harmed or lost through alteration or destruction of the heritage asset
or development within its setting”. It goes onto to state that “as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification” and that “substantial harm to or loss of... grade I and II* listed buildings and scheduled monuments should be wholly exceptional”. Paragraph 133 states that any justification of negative impacts would need to demonstrate that substantial public benefits of the development outweigh the substantial harm to the heritage asset/s. The Priory Road site does not demonstrate such benefits and should not be allocated.

4. **Site RUT1**

4.1 We have previously commented on this site as part of the 2009 suggested sites consultation. It forms part of one of the approaches to Stamford, albeit some way from most of the town’s designated heritage assets. Travelling out of Stamford, the road drops down to Great Casterton, an important historic village which includes a conservation area, many listed buildings and the scheduled remains of a Roman town. However, there would be a considerable gap between RUT1 and this village.

The site lies opposite a small scheduled section of the Roman Ermine Street on the southern side of the B1081. If the site were developed, there may be some impact on the setting of the monument depending on design and layout. Notwithstanding the existing quarry, the site’s archaeological potential would also need to be explored, given its proximity to a major historic road (which was also the route of the Old Great North Road before the A1 bypass).

5. **Site STAM14**

5.1 This site forms part of the larger Newstead site. Please see above for our comments on the impact of this site on the historic environment. We acknowledge that this site is smaller and will therefore have different impacts on heritage assets. However, we consider that harm is still possible and it should be noted that it lies partly within Site S3A assessed by the Landscape Sensitivity and Capacity Study (SK30) deemed to be of high landscape sensitivity and low capacity. Furthermore, the site on its own could still lead to pressure for a ring road around the south-east of Stamford. In the absence of evidence to overcome our concerns, we do not support the allocation of this site.

Tom Gilbert-Wooldridge MRTPI
English Heritage

19 October 2012    Word Count = 2,487
Appendix 1:  

Assessment Report, Updated Scheduling Description and Map for St Leonard’s Priory, Stamford  

(See separate document)
Case Name: Ruins & Site of St Leonard's Priory

Case Number: 470126

Background

English Heritage has been asked to amend the scheduled area of St Leonard's Priory, Stamford.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

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Visits

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Context

English Heritage has been asked to consider reducing the scheduled area of the site of St Leonard's Priory by excluding from it the north-west quadrant of the current scheduling. The owners are proposing to develop this area in the future, but no planning application has yet been submitted. The applicant has commissioned a range of archaeological investigations of the area in question and these form part of the application.

Assessment

CONSULTATION

The applicant, owners, occupier, Local Planning Authority, the Heritage Trust of Lincolnshire's Senior Historic Environment Officer, and Lincolnshire County Council's Historic Environment Team and Historic Environment Record (HER) Officer were consulted. The English Heritage Inspector of Ancient Monuments and Territory Planner were also consulted as interested parties. The applicant and Conservation Officer responded, the former to say that our report is generally in line with that of their consultant, with one exception. This relates to the use of the words 'possible' and 'probable' in relation to the ponds and leats to the north of the river bank. The distinction between the two is noted, and will be addressed in the discussion section. The word 'probable' in this context has been altered in the Details section.

The Conservation Officer's comments, which were drafted in consultation with the Senior Historic Environment Officer, summarised the findings of the archaeological investigations, and concluded that they indicate that there is evidence of medieval activity within the area proposed for development, but that given the size of the sample (2%) and the nature of trial trenching, this is only an indication of what may survive below the surface. South Kesteven District Council therefore wish to oppose the partial descheduling. These views will be taken into account and the specific points discussed below.

DISCUSSION

The 1979 Ancient Monuments and Archaeological Areas Act sets out the legal requirements for the scheduling of archaeological sites and monuments. The Principles of Selection for Archaeology published by the Department of Culture Media and Sport (March 2010) provides an overarching framework for assessment.
From the time of St Augustine's mission to England in 597AD to their dissolution under Henry VIII, monasteries played an important part in both the religious and secular life in the British Isles, becoming inextricably woven into the fabric of medieval society and acting not only as centres of worship, learning and charity, but also wielding political influence as a result, in some cases, of their vast wealth. Of all the orders, the Benedictine was the most successful, with a minimum of 163 houses founded in England.

St Leonard's Priory was a dependency of the powerful Benedictine cathedral monastery of Durham, part of a uniquely English institution of which there were nine at the time of the Dissolution. The priory's archaeological and documentary record may therefore illustrate not only the administration of its own affairs but also the management of the extensive landholdings of a great medieval monastic establishment. Documents from the C14 and early C15 reveal details of the priory's agricultural management, indicating the kind of structures that would have been needed for storage and animal housing. In particular, the large number of horses owned by the priory in the late C14 would have required stables, located either within the wider precinct or closer to the monastic buildings. In the 1994 scheduling documentation the earthworks to the west of the priory church are identified as a possible site for these, but the geophysical survey undertaken in 2006 found nothing to indicate buildings and the absence of stone structures was confirmed by excavation. However, the five trenches excavated in 2009 left most of the proposed amendment area unexamined, and the potential for the remains of timber structures was not fully explored. Despite the limited area examined, three of the five trenches produced medieval pottery, which in two was associated with features. Perhaps the most significant of these was the ditch running from west to east just above the lower terrace, containing pottery in two separate layers dating from the C10 to the mid-C13. The environmental evidence provided by the snail shells found within the earlier deposit, pre-dating the construction of the priory, is of interest in itself, but also suggests the potential of this area for further evidence of this nature associated with the life of the priory. Of the two quarry pits found in Trench 1, to the east of the property known as St Nicholas, that containing pottery dating to the C12 to C13 may be associated with the manufacture of lime for the construction of priory buildings, and is of interest not only for its association with the earliest phases of the priory's construction, but as evidence of the way the builders took advantage of materials from the immediate surroundings, which may in turn indicate the presence nearby of a limekiln. Further C12 and C14 pottery was found in soil beneath the demolition rubble of the post-medieval farm buildings, which itself will have obscured the identification of features in the course of the geophysical survey. Medieval masonry was found within the building debris, indicating possibly extensive reuse and recycling of monastic building material for post-dissolution construction, while the demolition layer may cover the foundations of buildings and other features, either those known to have been present, such as the infirmary, or inferred from finds that, for example, suggest the presence of a metallurgical workshop.

The area outlined for review to the south of Priory Road forms a significant part of the core of the precinct of St Leonard's Priory, which includes the main priory buildings and garden, reconfigured as the post-dissolution farmstead. This north-west quadrant of the whole site demonstrably contains features and material contemporary with the priory's construction and use and its post-dissolution transformation. It has the potential to provide physical and environmental evidence of the management of the priory's lands closest to the monastic buildings, and is recommended for retention within the scheduled area. The remains of the precinct wall and its footings that forms the boundary with Priory Road, also previously excluded from the scheduling, is now included.

Although the remainder of the monument does not form part of the request for amendment to the scheduled area, there are sections of the site not included within the 1994 scheduling which deserve review: these include the wedge of land to the east of the Priory House garden and to the west of the boundary with the allotments (not referred to in the 1994 documentation), and also the south-west corner, where the boundary of the scheduled area is drawn to include what are described as ‘the full known remains of the fishponds, with inlet channels and outer banks’. However, there is no firm evidence that these features represent the fishponds in their original form, and it seems likely that the current arrangement represents post-dissolution landscaping of the monastic ponds and water management features. The pond to the south, aligned from east to west looks to be the most likely candidate for a successor to one of the priory ponds dug in 1381-82, and if this is the case, the second must be close, either to the north, surviving in a modified form, or to the west, within the area currently excluded from the scheduling. Features transcribed by the National Mapping Programme also show a channel continuing to the west from the pond into this area, and it is therefore recommended that this should now form part of the scheduling.

Research published in 2009 on monastic sites in the Witham Valley explores the transformation of monastic landscapes after the dissolution in order to mark a clear separation from their immediate past and to demonstrate their new owners' wealth and influence. St Leonard's, as a tenanted farmstead, would have been a more modest establishment than these, with a relatively limited area devoted to formal garden landscaping. The 1st edition Ordnance Survey map of 1887 shows the formal gardens restricted to a zone to
the south of the house with an avenue between two parallel tree lined leats running down to the river. The remodelled water features to the west seem to be excluded from the formal garden design and may either have served a more functional purpose or, with the land between the avenue and the eastern boundary, have formed part of a wider informal designed landscape. The scheduling of 1994 intended to capture the full extent of the post-medieval garden, superimposed on the monastic precinct, and this eastern section, shown as open ground with trees on the 1887 map, is clearly part of that. The eastern extent of the late C19 garden is currently defined by a stone wall between this and the allotments to the east. The garden terraces to the south of Priory House lie close to the cloister and may overlie further structures, which also may continue to the east in this currently unscheduled area, now recommended for inclusion as part of the scheduling.

The scheduling therefore aims to capture the core of the priory precinct, a significant unit of historic landscape containing the monastic buildings, both upstanding remains and those surviving as buried archaeology, all buried features relating to the early construction of these, as well as all archaeological evidence that may be associated with the monks garden, likely to have been in this area, including the ponds and water features to the south, and with the management of the immediate monastic and post-monastic landscape. Priory House and all modern structures, fences, gates and road surfaces are excluded from the scheduling.

Although apparently part of the wider precinct, reported finds from the allotments to the east, contemporary with the priory, are scarce, with only one, a strap end, dated to the C13 or C14, suggesting a low intensity of activity here, while any archaeological remains between the allotments and Hudd's Mill will have suffered from the construction of the C19 railway line and early C20 sewage works, neither of which survive. The wider precinct is therefore not included within the scheduled area, but contributes to a semi-rural setting for the priory with open ground to the immediate west and to the east, where the allotments merge into open countryside, with industrial development at present limited mainly to the margins, lining the road to the north.

CONCLUSION
After considering all the records and other relevant information and having carefully considered the archaeological and historic interest of this case, the full extent of the currently scheduled area is considered to be of national importance. Additionally, the boundary wall to the north, the south-west corner of the site and the land between Priory House and the boundary with the allotments to the east, previously not included within the scheduled area, are considered to be of national importance, forming a significant part of the priory precinct and retaining the potential for surviving features or archaeological material relating to the life of the priory and to the post-dissolution management of the site.

REASONS FOR DESIGNATION DECISION
It is recommended that the area requested for review should not be removed from the scheduled area of the Ruins and site of St Leonard's Priory, but that previously unscheduled parts of the priory precinct should be included for the following principal reasons:

* Potential: with these sections retained and added to the scheduling, the core of the precinct is preserved, enhancing the potential for the survival of evidence of further monastic buildings and structures, the post-dissolution transformation of structures and landscape, as well as that relating to the management of the priory's immediate landscape, including environmental evidence from both dry and waterlogged deposits;

* Diversity: retaining the north-west quadrant of the site, including the precinct wall, and extending the scheduled area to include the south-east and south-west corners potentially increases the diversity of features and the range and nature of the evidence relating to the priory;

* Documentation: preserving the full extent of the core of the precinct may increase the ability to confirm information documented in priory records.

Countersigning comments:

Agreed. Monasteries generally are of national importance and the known and potential archaeological remains of St Leonard's Priory meet the criteria for scheduling. The proposed area for removal from the scheduled monument lies within the core of the Priory precinct and has clear potential for the survival of archaeological structures and deposits which will add to our understanding of the Priory layout, use and post-dissolution history. Sarah Gibson, 29/9/12.
List Entry

List Entry Summary
This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

Name: Ruins and site of St Leonard’s Priory

List Entry Number: 1007690

Location
The site of the priory is to the south of Priory Road, centred on NGR TF03880729.

The monument may lie within the boundary of more than one authority.

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National Park: Not applicable to this List entry.

Grade: Not Applicable to this List Entry

Date first scheduled: 12 November 1928
Date of most recent amendment: 27 June 1994

Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: RSM
Legacy Number: 22614

Asset Groupings
This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Monument
Part of the precinct of St Leonard’s Priory, Stamford, a cell of the cathedral monastery of Durham, including the upstanding remains of the nave of the priory church, rebuilt in the C19, and the buried remains of the north aisle, transepts, chancel and claustral buildings.

Reasons for Designation
The ruins and site of St Leonard’s Priory are scheduled for the following principal reasons:
- Survival: the site of the core of the precinct is clearly defined by boundaries to the north, west and east, and by the river to the south. Upstanding and buried remains of the church and monastic ranges are known to survive, and excavation has demonstrated the survival of features in the rough grazing that covers...
the greater part of the site. Although the gardens and water features to the south of Priory House have modified the landscape, evidence of pre-dissolution forms are likely to survive;

- Potential: the area immediately to the south and east of the main monastic ranges may contain evidence of ancillary structures, while other parts of the precinct, including the water features and low lying area to the south, contain the potential to illustrate other aspects of the monastic economy and land management, and are likely to provide environmental evidence from both dry and wet contexts;
- Documentation: documentary records give insight into the priory's economy and land management. Although high quality excavation has recorded most of the church and part of the claustral buildings, examination of the remainder of the site is limited and much remains to be learnt;
- Group Value: historically St Leonard's Priory was one of a number of monastic foundations in Stamford. The remains of four are scheduled. The closest of these to St Leonard's Priory are Whitefriars (now the site of Stamford Hospital), where only the upstanding gate is scheduled, and Greyfriars to the immediate north-west;
- Period: St Leonard's Priory represents a significant class of monument from the medieval period, and is of additional interest for its relationship to the great cathedral monastery of Durham.

History

Founded as a cell of the Benedictine cathedral in Durham, the first reliable and contemporary reference to St Leonard's Priory is the confirmation of Durham's possessions by Pope Eugenius III in 1146/7. The endowment included 14 acres of land and a further half a carucate (about 60 acres) of ploughland with meadow, the former roughly the acreage of the presumed full extent of the original precinct, from the present allotment boundary to the west, to the boundary east of the sewage works, including Hudd's Mill. Listed at Grade II as a C17 or C18 mill and mill house, this has been identified as a probable development of the priory's mill.

The main function of the priory was the management of Durham's estates south of the Humber, but in the early C14 it also prepared students for study at Oxford, a role apparently superseded by the foundation of Durham College there, after 1331. The house was not rich, and would only have contained a small number of monks at any one time; for example, in 1381 there were three monks and in 1440 it housed only one monk and the prior. The priory seems to have directly managed a mixed farming regime of arable and stock: records between 1379 and 1383 refer to oxen and other cattle, as well as sheep and pigs before 1440, while between 1378 and 1390 nineteen horses were bought and seven sold. Between 1379 and 1380 a total of 97 acres of oats, barley, wheat, rye and peas are also recorded, indicating a greater acreage than the original endowment. In 1381-82 two fishponds were made in the 'priory garden', with fish purchased to stock them, further diversifying the agricultural regime, and in 1384-85 the priory invested in nets.

St Leonard's was dissolved in 1538, and in 1552 its lands and buildings were granted to Sir William Cecil, later Earl of Exeter. By 1595 it was leased to John Browne, the holding including a house, two barns (one presumably the priory church), a stable, kilnhouse, malthouse and corn chamber. The present Priory House was built in 1771, with additions made in 1780 and in the C19, but by 1833 the condition of the church had deteriorated to such an extent that its west front collapsed. It was rebuilt by the Marquis of Exeter in 1844. Knipe's Plan of the Borough of Stamford, also of 1833, shows the church and a building to the south on the same alignment as the priory's west range, with Priory House to the east of that. There also seem to be structures to the north and south of the east end of the church; their blurred irregular outline, compared to the crisp and detailed drafting of the church, may indicate their ruinous condition. The 1st edition Ordnance Survey (OS) map of 1887 also shows buildings to the south of the church in the same position as those on Knipe's map, with a south range connecting these to a long narrow building attached to the south elevation of the east end of the church. A small building shown to the south of this is on the site of a surviving structure. By the time of the survey for the 1901 OS map a further range of buildings had been added to the west of the west range.

To the south of the site, the 1887 OS map shows a roughly rectangular 'island' defined by leats or ditches to the east, west and north, and by the pond to the south. The east leat or drain is connected to the river, as is a watercourse parallel to this, to the east. This arrangement, a possible re-use of medieval features, seems to form part of the post-medieval garden landscape, with trees lining the inner banks of the parallel leats, and an inner avenue of smaller trees leading to the river from the garden immediately to the south of the house. The leats are also shown on Knipe's plan of 1833 as boundaries. The area to the east of the house and formal gardens appears on the 1887 OS map as informal garden landscape with scattered trees.

Our understanding of the buried archaeology of the monument is derived mainly from excavations undertaken in 1967 by C.M. Mahany, and from more recent research, including earthwork survey, geophysics and archaeological evaluation. The 1967 excavations recovered the plan of the demolished north transept
and the east extent of the sanctuary, establishing a c1130 construction date for the sanctuary, transept and east two bays of the nave, the remaining bays added in the later C12. The sanctuary seems to have been extended later to form a squared end. Further excavations in 1973 revealed the area of the cloister and the west claustral range. In 1747 stone coffins were found in the region of the choir, and in 1772 another six were found when the tenant of Priory House 'levelled a hill before the north front of the house'. In 1973 the construction of a sewer across the north side of the precinct up to the garden of Priory House revealed a further nine medieval burials and, to the west of the church, a quarry and post-medieval lime kiln.

In 2006 a desk-based assessment was undertaken, followed by an earthwork survey and geophysical survey. In 2009 an archaeological evaluation, sampling 2% of the area to the west of the claustral buildings and north of the lower lying land to the south of the site, focussed on features identified in the course of the two earlier surveys. The results of these are described in the Details section.

In 1962 the buildings of St Leonard's Priory and their immediate grounds were leased to Stamford Borough Council, the lease taken over by South Kesteven District Council in 1974.

**Details**

The site of St Leonard's Priory lies to the east of Stamford, bounded to the north by Priory Road and Uffington Road and to the south by the River Welland. The open ground to the west and east of the scheduled area is used for allotments. The majority of the site is under rough pasture, with Priory House and its gardens to the east. Between house and pasture are two enclosures, that to the north containing the upstanding remains of the nave of the Priory Church and part of the buried remains of the claustral buildings. The ground slopes from Priory Road down to the river, with a break of slope about 30m to the south of the church enclosure.

In plan the church consisted of a six bay nave and north aisle, transepts and a long apsidal sanctuary. The west front of the nave and part of the aisle arcade survive, with extensive C16 and C19 additions. The west front consists of two zones and a gable divided by string-courses. The lower zone has a central round-headed doorway with zig-zag mouldings, now blocked, with a blind, round-headed arch to each side; the upper zone takes the form of an arcade of seven round-headed arches in which three, tall round-headed windows alternate with four blind arches. The gable contains a blind vesica piscis (an almond shaped opening). To each side of the west front is a buttress; that on the north includes an area of disturbed stonework which indicates where it was bonded into the west front of the former north aisle.

On the north side of the building is an open round-headed arcade, the remaining five of the original six bays of the north aisle; part of the arch of the sixth, with zig-zag moulding, survives to the north. Part of the arch and piers of the central bay have been cut away in the post-medieval period for the insertion of a barn door; a stone sill and holes and hinges for the door furniture survive. The wall above the arcade has been extensively rebuilt in post-medieval times and incorporates a number of reused architectural features, including a small round-headed window above the fourth arch from the west, and a chamfered string-course over the two easternmost bays. Set back from the arcade is a C19 wall running from east to west, with a centrally placed round-headed door and four windows, subdividing the original space of the nave. The remainder of the building is post-medieval in date and relates to the re-use of the nave as a secular structure. The eastern wall was built in the C16, after the dissolution of the monastery, and is positioned nearly one bay west of the former crossing of the church. The south wall, of coursed rubble with closely-jointed ashlar in the lower courses, is a post-medieval rebuilding of the south wall of the nave, and was in turn partly rebuilt in the C19. The present roof was constructed in 1963.

To the north and east of the standing building is an area of gently undulating lawn containing the buried remains of further parts of the priory church, including the north aisle, transepts, crossing, choir and sanctuary, the latter extending over 30m to the east of the present building. The 1967 excavation revealed an apsidal end and an L-shaped wall, considered to be a later, square-ended extension. To the north are the foundations of the north transept, with an apsidal east chapel, and the robbed-out foundations of the north aisle wall. These remains are considered to date to the early C12, and to be contemporary with the eastern part of the nave. The burials found in the C18 and C20 indicate that the priory's cemetery was to the east and north-east.

To the south of the church are the cloister and claustral buildings, with ranges identified to south and west. The west range contained the monks' dormitory, with a ground floor divided into small rooms, while the south range contains the remains of an undercroft with stone columns for the support of a large room above. In the south-western corner of the claustral buildings is a small rectangular structure with an arch in each of the
north and south walls, identified as the reredorter drain which was located beneath the latrine at the south end of the monks' dormitory, draining southwards through the arch into the monastic water-control system. Finds from the drain include organic matter, pottery vessels and building material; fragments of glass distillation vessels, crucibles and metals indicate that there was a metallurgical workshop at the priory. As well as the chapter house, evidence for further buildings are likely to be found to the east of the cloister. The monastic buildings are also said to have included an infirmary or hospice, the location of which is not known, as well as a dovecot, the site of which is also uncertain. The site of the prior's lodging is believed to lie at the south end of the east range in the area of the present Priory House.

The north boundary is defined by a low stone wall constructed of cut stone blocks of good quality. To the west and south of the remains of the priory church and cloister is an area of garden and pasture containing low earthworks and water features. The earthworks consist of a series of terraces, a possible hollow way running from east to west, and a second slighter and shorter depression, possibly a hollow way, running from north to south. These are confirmed as features by aerial photographs recorded by the National Mapping Programme, and by geophysical survey, and may record gardens or enclosures relating to the priory, or to the later farm. Archaeological evaluation, consisting of five trial trenches across selected features, of varying lengths and less than 2 metres wide, identified a section of ditch containing pottery dating from the C10 to the C11 in the earlier of two deposits, the later deposit containing pottery from the C12 to the C13. The ditch apparently runs from east to west immediately to the north of the southernmost terrace, the edge of which appears as a slight ridge containing stone rubble. Snail shells from an environmental sample taken from the earlier deposit, so probably pre-dating the founding of the priory, indicate that the ditch was dry and at that time within an area of open grassland. Two quarry pits were found in the trench to the north-west; these produced pottery from the C11 and C12, and from the C12 to C13 respectively. The stone was of relatively poor quality and was probably converted to lime; that from the later pit may have been quarried for use in the construction of the priory. To the south-west of the priory church is an extensive dump of limestone and other material identified with the demolition of farm buildings, those shown on C19 maps from Knipe's of 1833 onwards. This includes fragments of medieval masonry and seals a layer of soil containing mid-C12 to C14 pottery.

Between the terraces and river bank is an area of low lying land occupied to the east by a series of water features grouped around a raised, rectangular area of dry land. The north, east and west sides of this 'island' are bounded by linear channels, that to the east entering the site from the river to the south of Priory House. On the south side of the island is a subrectangular dry pond, approximately 50m x 18m. Features transcribed by the National Mapping Programme include a channel running west from the pond. Parallel with and to the east of the east channel is a dry ditch running north towards the east end of Priory House. These features may represent the remains of elements of the priory's medieval water-control system, including the two fishponds referred to in documentary sources of 1381-82, remodelled as part of the extended garden or agricultural landscape of Priory House. To the south of the house are formal gardens with tree-lined water features to the south forming an avenue leading down to the river. Between the gardens and scheduling boundary is an area of rough ground with scattered trees.

EXTENT OF SCHEDULING
The monument includes all the buried and upstanding remains of St Leonard's Priory, within that area of the precinct bounded to the north by Priory Road and Uffington Road, to the south by the River Welland, to the west by the boundary with the neighbouring allotments and to the east by the boundary between Priory House and the allotments to the east of that. The property called St Nicholas in the north-west corner of the site is not included in the scheduled area. With the exception of the boundary with Priory Road to the north, where the wall is included in the scheduling, the boundary falls on the precinct side of fence lines and other boundary markers. To the south, the boundary is drawn 1m to the north of the river bank.

EXCLUSIONS
Priory House and all modern structures, fences, gates and road surfaces are excluded from the scheduling, although the ground beneath them is included.
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National Grid Reference: TF0388307297

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1007690_3.pdf
Former List Entry

List Entry Summary
This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

Name: Ruins and site of St Leonard's Priory

List Entry Number: 1007690

Location
No address description available

The monument may lie within the boundary of more than one authority.

National Park: Not applicable to this List entry.

Grade: Not Applicable to this List Entry

Date first scheduled: 12 November 1928
Date of most recent amendment: 27 June 1994

Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: RSM
Legacy Number: 22614

Asset Groupings
This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Monument
Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation
From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of
worship, learning and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Benedictine monasticism had its roots in the rule written about AD 530 by St Benedict of Nursia for his own abbey at Monte Cassino. Benedict had not intended to establish an order of monasteries and wider adoption of his rule came only gradually. The first real attempt to form a Benedictine order came only in 1216. The Benedictine monks, who wore dark robes, came to be known as ‘black monks’. These dark robes distinguished them from Cistercian monks who became known as ‘white monks’ on account of their light coloured robes. Over 150 Benedictine monasteries were founded in England. As members of a highly successful order many Benedictine houses became extremely wealthy and influential. Their wealth can frequently be seen in the scale and flamboyance of their buildings. Benedictine monasteries made a major contribution to many facets of medieval life and all examples exhibiting significant surviving archaeological remains are worthy of protection. The Benedictine Priory of St Leonard, Stamford, retains significant remains both as standing structures and earthworks as well as buried features and deposits. The latter are known through partial excavation to survive in good condition. This excavation has also indicated the potential of the site for further examination aimed at recovering more information regarding both the history and economy of the monastery and the interrelationships between adversity of features, of different periods, which are present on the site. Water-logging in the southern part of the monument indicates a high potential for the recovery of organic remains. The site is, in addition, managed as a public amenity by the local authority and therefore functions as an important educational and recreational resource.

History
Legacy Record - This information may be included in the List Entry Details.

Details
The monument includes the remains of St Leonard’s Priory which are Listed Grade I, a Benedictine monastery established as a dependent cell of Durham Cathedral Priory in the late 11th century, although it is identified by a late medieval tradition with a mid-8th century foundation by St Wilfrid. After the dissolution of the priory in 1538 the property passed to the Cecils and the site was leased as a farm; the monastic buildings were progressively dismantled, part of the priory church was converted into a barn, and domestic house and garden were constructed on the site. Between 1967 and 1972 the priory buildings were the subject of an archaeological excavation. The remains of the priory include the standing parts of the nave, the buried remains of the rest of the church and other monastic buildings, and the remains of the monastic precinct including a pair of fishponds and other water-control features. The remains of the medieval period are partly overlain by traces of post-medieval activity including agricultural and domestic buildings, garden terraces and canals. The site of St Leonard’s Priory is located on a slight slope on the north bank of the River Welland. In the north-eastern part of the site are two areas of lawn, fenced in from the surrounding pasture. In that to the west is a stone-built rectangular building, aligned east-west and measuring approximately 23m by 9m, which is included in the scheduling. This building incorporates the standing remains of the nave of the priory church, which was a 12th century building of cruciform plan with a nave of six bays and a single aisle to the north. The west front of the nave and part of the aisle arcades survive, with extensive 16th and 19th century additions. The west wall of the nave, of late 12th century date, forms the west wall of the present building, and consists of two zones and a gable divided by string-courses. The lower zone has a central roundheaded doorway with zig-zag mouldings, now blocked, with a blind, roundheaded arch to each side; the upper zone takes the form of an arcade of seven roundheaded arches in which three tall roundheaded windows alternate with four blind arches. The gable contains a blind vesica (an oval-shaped opening with pointed head and foot). To each side of the west front is a buttress; that on the north includes an area of disturbed stonework which indicates where it was bonded into the west front of the former north aisle. The whole of the west front, apart from the plinth and parts of the buttresses, was reconstructed in 1833 following a collapse. On the north side of the building is an open arcade with a solid wall above. This is the remains of the arcade which formerly ran between the nave and the north aisle of the priory church. Five of the original six bays survive, each having a roundheaded arch resting on round piers. The two western bays, which rest on piers with ornamented capitals, are contemporary with the west front; the three to the east rest on shorter and heavier piers with simple capitals and are of earlier 12th century construction. The second pier from the west, where the two building styles meet, incorporates features of both. The western part of the nave can thus be seen to represent a later extension to the original church. Part of the arch and piers of the central bay have been cut away in the post-medieval period for the insertion of a barn door; a stonesill and holes and hinges for the door furniture survive. The wall above the arcade has been extensively rebuilt in post-medieval times and incorporates anumber of reused architectural features, including a small roundheaded window above the fourth arch from the west, and a chamfered string-course over the two easternmost bays. To the east is later window with a wooden lintel. Part of the east window of the original arcade, which has zig-zag mouldings, is built into the present north-eastern buttress of the building. The remainder of the building is post-medieval in date and
relates to their use of the nave as a secular structure. The eastern wall of the building is constructed of coursed rubble and reused ashlar and has a small triangular-headed doorway at its northern end and a small rectangular window in the gable. This wall was built in the 16th century after the dissolution of the monastery and is positioned nearly one bay west of the former crossing of the church. The south wall is blank with four tall shallow buttresses and a large doorway in the central bay. The eastern end of this wall serves as abutress for the south-east corner of the building. This wall, of coursed rubble with closely jointed ashlar in the lower courses, is a post-medieval rebuilding of the south wall of the nave, and was in turn partly rebuilt in the 19th century. The interior of the building occupies much the same space as the medieval nave but is subdivided by an inner wall running east-west about 1.5m south of the north arcade wall. This wall, featuring a roundheaded doorway and four windows, is of 19th-century construction. The cobbled floor was also inserted in the 19th century. The present roof was constructed in 1863. To the north and east of the standing building is an area of gently undulating lawn containing the buried remains of further parts of the priory church, including the north aisle, transepts, crossing, and choir. Partial excavation in this area has indicated that the choir and sanctuary of the monastic church extended over 30m to the east of the present building. The foundations of an apsidal east end were discovered, and those of an L-shaped wall considered to be a later, square-ended extension. To the north excavations located there remains of the north transept, with an apsidal east chapel, and the robbed-out foundations of the north aisle wall. These remains are considered to be earlier 12th century in date and therefore contemporary with the eastern part of the nave. Further finds to the east of the church include human burials and stone coffins, indicating the location of the monastic cemetery. To the south of the standing remains of the priory church is an area of lawn, outbuildings and gravelled drive. Partial excavation has revealed that this area is the site of the monastic buildings which were ranged around a cloister directly adjoining the south wall of the nave. On the site of the west range were discovered the foundations of a cellar, partitioned for storage, with a stone projection into the cloister believed to be the support for a staircaseto the monks' dormitory above. In the south range were found the remains of an undercroft with stone columns for the support of a large room above, believed to be the refectory. The remains of the east range, which were not excavated, will include the chapter house and sacristy; the site of the prior's lodging is believed to lie at the south end of the east range in the area of the present Priory House. The fabric of the Priory House which is Listed Grade II is not included in the scheduling. The earliest parts of the excavated monastic buildings are considered to be late 12th century in date. In the south-western corner of the claustral buildings, adjoining the south wall of the cellar and the east wall of the undercroft, is a small rectangular structure with an arch in each of the north and south walls. The east and west walls were found to slope down to form a narrow north-south channel. This structure has been identified as the reredorter drain which was located beneath the latrine at the south end of the monks' dormitory, draining southwards through the arch into the monastic water-control system. Finds from the drain include organic matter, pottery vessels and building material; fragments of glass distillation vessels, crucibles and metals indicate that there was a metallurgical workshop at the priory. In post-medieval times the western part of the drain formed part of the cellar of a later building. To the south and west of the remains of the priory church and cloister is an area of garden and pasture containing low earthworks and water-control features. This area is considered to represent part of the monastic precinct, where further monastic buildings, gardens, fishponds and other features were located. At the northern end of the field, to the west of the main priory buildings, is an area of earthworks including those of a rectangular building aligned approximately east-west. Adjacent to the east is a small area of disturbed ground; the area to the north and east is levelled. Running along the southern edge of the rectangular building are the earthworks of a sunken way which enters the site at its westernmost corner and extends for a distance of about 60m. Immediately to the south-west are the remains of a rectangular enclosure, bounded on the north by the hollow way and on the east and south by a shallow linear depression. This area of earthworks, which is on the same alignment as the main buildings of the priory, are considered to represent features of the monastic precinct including garden or stock enclosures and further monastic buildings such as the priory guesthouse and stables. The alignment of the hollow way suggests that this was the direct route between the town and the priory. In the centre of the field the remains of the monastic precinct are overlain by those of post-medieval activity relating to the use of the site as a farm. Adjacent to the south is a sub-rectangular pond with an irregularly sloping eastern bank and a channel leading into it from the south-west, both now dry. The pond is believed to have served as a stock-watering place. The southern part of the monument is occupied by a series of water-control features grouped around a raised, rectangular area of dry land. The north and east sides of this 'island' are bounded by a linear, water-filled channel, approximately 7m in width, which enters the site near the south-western corner. The channel, bends at an angle of over 90 degrees to the south of Priory House, and drains back into the river near the south-eastern corner of the monument. Running northwards from this channel, towards the south-western corner of the claustral buildings, is a smaller linear depression. The western side of the island is bounded by a triangular pond, approximately 50m long, now partially inundated by the river. This pond is connected to another, sub-rectangular, pond, approximately 50m x 18m, on the southern boundary of the island. At the south-eastern corner of the island is an old iron sluice-gate where a short channel, leading from this pond, connects with the eastern arm of the main channel; there is a further short connecting channel to the south. To the west of the island, running parallel with the northern arm of the main channel, are the remains of two further inlet channels. These features represent the
remains of the priory’s medieval water-control system, partly altered and re-cut in the post-medieval period. The pair of ponds on the south and west sides of the island are considered to represent the two fishponds which are known through documentary sources to have been constructed in the priory garden in 1381-2. The northern arm of the main channel is a post-medieval re-cutting of a medieval channel; the small, linear depression running into it from the north represents the site of the priory’s reredorter drain which was thus flushed into the river. The eastern arm of the main channel forms a pair with another similar channel running parallel to it at a distance of about 20m; these are post-medieval features contemporary with the re-cutting of the northern channel and form part of the garden to the rear of Priory House. The post-medieval garden thus incorporated, to the south-east, an L-shaped terrace occupied by walkways and, to the south-west, an arched 'island' for use as an enclosed garden or orchard. To the north of the water-control features, between the L-shaped terrace and the present house, the remains of the monastic precinct are overlain by further components of the post-medieval garden. Adjacent to the house is an arched lawn, approximately 45m x 30m, which includes at its western end an arched rectangular terrace approximately 20m x 30m. These features are aligned with the layout of the monastic buildings, with the western terrace corresponding in part to the limit of the claustral buildings. St Leonard’s Priory was traditionally founded by William Carileph, Bishop of Durham, with the support of William the Conqueror. It was never a very large establishment, mainly serving as an administrative centre for Durham’s southern properties. It flourished briefly in the 14th century as a study centre for monks from Durham, declining in importance following the establishment of Durham College at Oxford. In the 15th century there were rarely more than two monks in residence. Documentary sources indicate that the land adjacent to the priory was managed as a home farm out of which the inhabitants of the priory were supported. Excluded from the scheduling are Priory House and all other standing buildings except the rectangular structure which incorporates the remains of the priory nave; also excluded are all fences and stone walls, but the ground beneath all these features is included.

MAP EXTRACT

The site of the monument is shown on the attached map extract.

Selected Sources

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Page, W, Victoria County History: Lincolnshire II, 1906, 127-128


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Map

**National Grid Reference:** TF 03874 07309

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