





2010 10 2

2010 10 2

00/20.

EVENT 41906  
SOURCE LI 6653  
NO PRIS

Lincolnshire County Council  
Archaeology Section

24 JUL 00

**ARCHAEOLOGICAL DESK-BASED  
ASSESSMENT  
BOSTON GRAMMAR SCHOOL**

Site Code: BGSA 00  
LCNCC Acc. No: 2000.158  
NGR: TF 32914 43718

Report prepared for Boston Grammar School  
By Jim Rylatt  
July 2000

Pre-Construct Archaeology (Lincoln)  
61 High Street  
Newton-on-Trent  
Lincolnshire  
LN1 2JP  
Tel. & fax 01777 228155



## Contents

	Summary	1
1.0	Introduction	2
2.0	Location and description	2
3.0	Planning background	3
4.0	Objectives and methods	3
5.0	Archaeological and historical background	4
6.0	The archaeological and archaeo-environmental potential	10
6.1	Maps of Boston	10
6.2	The Franciscan friary	10
6.3	The Mart Yard	12
6.4	Earlier deposits	14
6.5	Archaeo-environmental remains	15
7.0	Conclusions	16
8.0	Acknowledgements	16
9.0	References	17
Appendix 1	Catalogue of material derived from the County Sites and Monuments Record at Lincolnshire County Council and Records held by Heritage Lincolnshire	19



## Illustrations

- Figure 1      General site location at 1: 2500
- Figure 2      The tomb slab of Wisselus de Smalenburgh
- Figure 3      The 16<sup>th</sup> century Grammar School building
- Figure 4      Extract from Robert Hall's map of 1741
- Figure 5      Extract from John Wood's map of 1829.
- Figure 6      Extract from the First Edition Ordnance Survey Map
- Figure 7      Proposed limits of the Franciscan friary precinct

### *Summary*

- *This archaeological desk top study has been prepared prior to a development that will result in the extension of the current science block that forms the south side of the school yard at Boston Grammar School, Boston, Lincolnshire*
- *The results of this study suggest that the archaeological potential of the site is high; it is situated within land that formed the grounds of the medieval manor house of Hallgarth, which was subsequently used as a market place during the major annual fairs. Additionally, the site is located close to the River Witham and may preserve evidence of utilisation of the waterway in medieval and later times.*
- *Previous excavations in this area have produced a range of archaeological deposits attesting to activity in the Romano-British, medieval and post-medieval periods. This material includes structural, industrial, funerary and organic remains.*

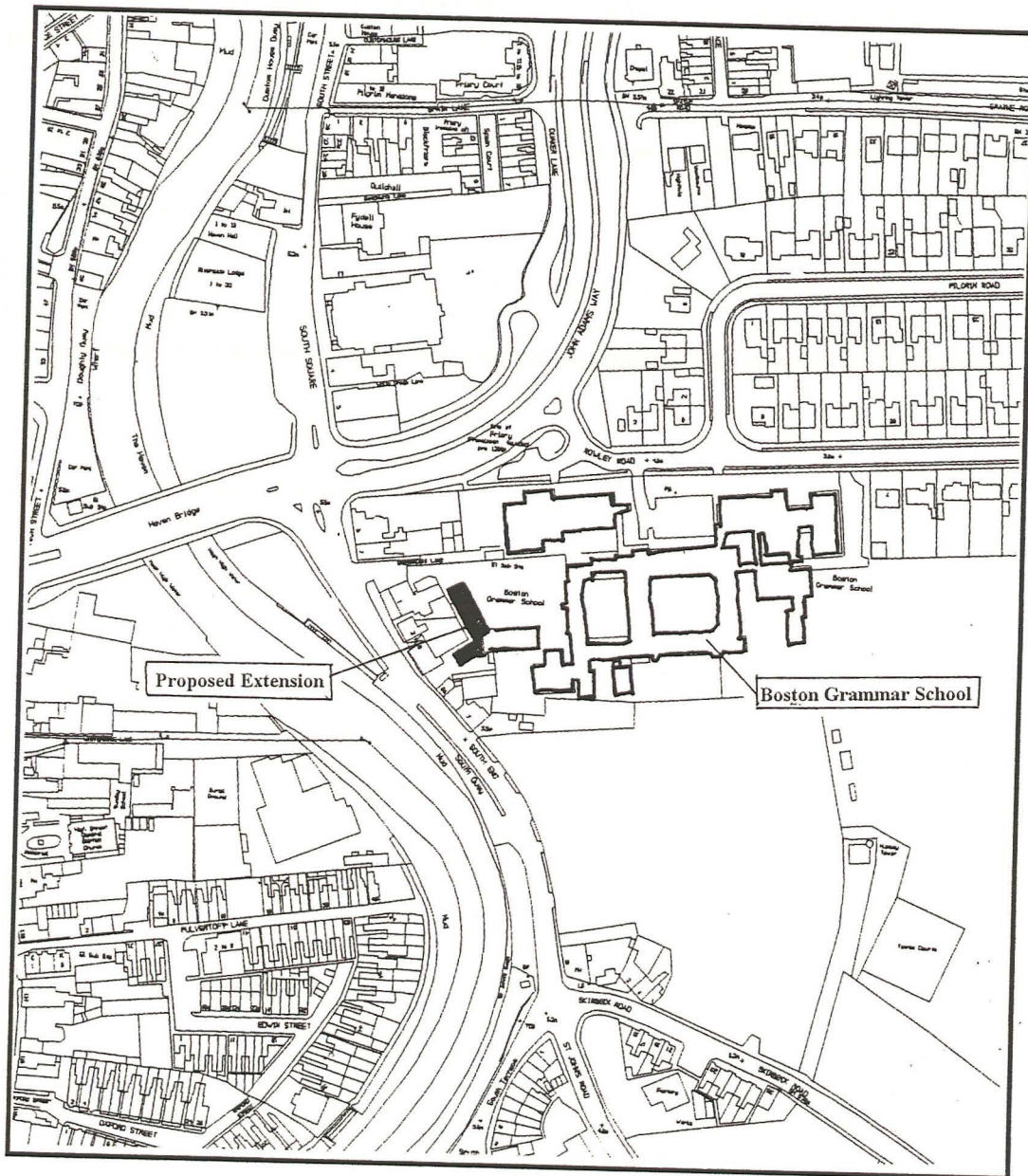


Figure 1: General site location at scale 1:2500  
Reproduced by kind permission of Boston Borough Council  
(OS copyright reference AL 51521 A0001)



## 1.0 Introduction

Lincolnshire County Council Property Division, on behalf of the planning authority, commissioned Pre-Construct Archaeology (Lincoln) to undertake an archaeological desktop assessment in advance of a programme of trial excavation at Boston Grammar School, Boston, Lincolnshire. The construction of an extension to the school's existing science block may affect buried archaeological remains. Consequently, this report seeks to assess the potential nature of such deposits in order to endorse or revise the strategy of evaluation currently proposed for the area affected by groundworks.

Research was conducted in accordance with the procedures set out in the Lincolnshire County Council publication *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice* (LCC, 1998); national guidelines produced by the Institute of Field Archaeologists were also adhered to (IFA, 1994).

## 2.0 Location and description

Boston lies in the silt fens of southern Lincolnshire, approximately 7 km from the north-west coast of the Wash. It is situated approximately 45 km south-east of Lincoln and 37 km east of Grantham.

The development site is situated near the centre of the town; it is located on the eastern side of the River Witham, c. 35m from the edge of the modern channel, and c. 440m south-east of St Botolph's Church.

The proposed new structure will occupy an irregular unit of land, covering approximately 400m<sup>2</sup>. In essence it will consist of two wings that envelop the western end of the existing science building; the larger of these is c 10m wide and extends north-westward for c. 24m, while the other is orientated toward the south-west, being approximately 13m long and 8m wide.

Although the proposed development has a relatively small footprint, different areas of this are currently utilised in a number of contrasting ways. The northern end and western side of the north-west wing are covered by the asphalt surface of the school playground (the Mart Yard). The eastern side of this same wing is currently occupied by a two-storey structure, the old Fives Court, which is presently utilised by the caretaker. Immediately to the south of this building is a detached, prefabricated, single garage. By contrast, the area to be occupied by the south-western wing is currently used as a car park. However, there are two different surfaces to this; the area to the east, abutting the existing science block, is covered by a concrete slab, while the majority of the car park, lying to the west, has a bituminous surface. The ground surface is relatively level across this area, dropping very slightly toward the east, and lies at c. 5.3m OD.

The River Witham is tidal in this locality and near surface deposits are often composed of laminated alluvial silts. Local soils comprise Tanvats Association alluvial gleys and Wisbech Association Calcareous alluvial gleys, which have developed in marine alluvium (Hodge, et al., 1984). These sediments provide a mantle

to glacial drift deposits, which extend across the depression of the Fen Basin, from the Lincolnshire Wolds to the East Anglian Heights. The underlying solid geology is Jurassic clay.

Central National Grid Reference: TF 32914 43718.

### 3.0 Planning background

Lincolnshire County Council will determine whether to grant planning permission for the construction of the proposed extension to the existing school building, under regulation 3 of the Town and Country Planning General Regulations Order, 1992.

The form of the foundations for the intended new structure has yet to be determined, and a decision upon this aspect of the design awaits the results of the intrusive element of the archaeological investigation. The footings will be constructed in a manner that ensures that the most important archaeological remains are preserved *in-situ*.

### 4.0 Objectives and methods

The purpose of this report is to identify and assess the nature of in-situ archaeological deposits that may be damaged or destroyed by groundworks associated with the construction of an extension to the science block. Consequent upon these findings, the strategy of evaluation proposed by the Senior Built Environment Officer, Lincolnshire County Council, will be upheld or modified to maximise data recovery.

Data for this report was drawn from the following sources:

- Records held by the Boston Community Archaeologist, at Heritage Trust of Lincolnshire
- Reports compiled by Pre-Construct Archaeology (Lincoln) relating to previous programmes of archaeological fieldwork undertaken at Boston Grammar School (these reports contain data collated from the County Sites and Monuments Record – ‘SMR’).
- Records held at the Lincolnshire Archives Office
- Published sources

Aerial photographic searches were not considered to be appropriate in relation to this scheme of works. Buildings and hard surfacing have covered the area affected by development over the period that aircraft have been available as a tool to archaeologists; therefore such photography would not have revealed earthworks, cropmarks, etc.

The author made a detailed inspection of the site on 10<sup>th</sup> July 2000.



## 5.0 Archaeological and historical background

In its present form, Boston is a town of medieval origin. However, archaeological work in advance of development has demonstrated that there was periodic occupation of the area in the Roman and Anglo-Saxon periods. An apparent absence of Iron Age and Early Saxon material has been attributed to higher sea levels resulting in an inundation and submergence of the land surface at these times (Harden, 1978).

Romano-British artefactual material has been recovered from a number of places in the locality. Within the town, Roman coins were found in Allington Gardens and adjacent to Hussey Tower, the latter being situated c. 150m east-south-east of the proposed development; contemporary greyware pottery has been retrieved from secondary contexts on land near St John's Hospital, located c. 175m to the south-south-east (Brown, 1993).

Significantly, the town's first stratified Romano-British remains were recovered from the Grammar School, during excavations in advance of the erection of a new music and arts block, which is situated c. 80m to the east of the present development (Palmer-Brown, 1996a). A relatively thick deposit of silt mixed with artefactual material was situated between 2.85m and 2.30m OD; this layer contained sherds of domestic greyware and Nene Valley ware of the 3<sup>rd</sup>/4<sup>th</sup> centuries AD, as well as large quantities of fairly amorphous fragments of fired clay. It has been suggested that the latter indicate industrial activity, probably relating to salt extraction from seawater, but this interpretation remains equivocal. Environmental analysis (Rackham, in Palmer-Brown, 1996a) indicated that a proportion of this deposit was generated in a domestic context, and that the low proportion of large fragments of charcoal, combined with the absence of identifiable pieces of briquetage, may undermine any explanation favouring an industrial origin for this material.

With respect to this concentration of Romano-British remains, it is notable that in the later 16<sup>th</sup> century the block of land bounded by the Grammar School to the north, Hussey Tower to the east, and South End and Skirbeck Road to the west and south respectively, was known as Cold Harbour (Thompson, 1856). The name Cold Harbour appears sporadically throughout the country, and seems to have a very close association with Roman sites, a factor that Pishey Thompson was himself aware (*ibid*: 240). It has been postulated that it refers to a way station or hostelry for travellers, possibly the knowledge of which was perpetuated through oral tradition in the centuries subsequent to its ruin.

Anglo-Saxon deposits have yet to be recovered from the vicinity of the Grammar School, but two Middle Saxon *grubenhäuser* (sunken-featured buildings) were discovered on land off Church Road, on the margins of the town, during a watching brief undertaken in 1995 (Palmer-Brown, 1996b). No associated features were detected, possibly suggesting that these structures were not a component of a permanent settlement, but were seasonally occupied.

Late Saxon structures were unearthed on land off Whitehouse Lane, Fishtoft (Palmer-Brown, 1997). The remains indicated that these features were elements of a settlement that appeared to be occupied on a permanent basis between the later-9<sup>th</sup> and mid-10<sup>th</sup> centuries AD. While the total extent of this community was not established,



archaeological deposits appear to indicate that it was totally abandoned following destruction by fire.

Following the Norman Conquest, the fees of Skirbeck and Wyberton were given to Alan Rufus, Earl of Richmond in 1071. He instituted a series of fairs, which stimulated trade and led to the establishment of a port on the eastern bank of the Witham to facilitate such commercial activity (Owen, 1984); this marked the genesis of Boston. It has been suggested that the outfall of the Witham had only become concentrated in this area for a short time, possibly as late as the 10<sup>th</sup> century, making the prior establishment of a harbour impossible (Harden, 1978).

Some time in the 12<sup>th</sup> century, possibly between 1140 and 1160, a c. 1200m long earthwork, called the Barditch, was constructed to define the area of the town to the east of the Witham (Owen, 1984). At the northern end it branched off the Deppol, in the marshes at the top end of Wormgate, rejoining the river via St John's Gowt, at the junction of South End and Skirbeck Road, c. 125m to the south of the Grammar School. Although this boundary had an internal bank, it is not known whether its purpose was primarily defensive or merely for drainage (Harden, 1978). Thompson (1856) raised the possibility that there was a defensive wall running along the bank. He cites an edict of Edward I, made in 1285 on behalf of the Earl of Richmond, allowing the imposition of a toll for a period of one year, on produce sold in the town, in order to repair the walls. The Barditch runs through the grounds of the Grammar School, and is overlain by some of the 20<sup>th</sup> century school buildings, c. 60m to the east of the proposed development.

The earliest documentation relating to the town indicates that plots were a fairly regular size, implying that the eastern area of the town within the Barditch, the Richmond Fee, featured some degree of deliberate planning (Owen, 1984). These large, long parcels of land were referred to as '*vici*', the frontages being occupied by the '*curia*' or residence of the grantees that had received the land from the Earls of Richmond. By 1160 these plots were already being sub-divided into smaller compartments for multiple landholders.

The port at Boston developed rapidly, and during the high medieval period, was second only to London, with respect to the volume of trade handled. Indeed, between 1279 and 1289 the custom duties paid by the town fully exceeded those of the nation's capital by one third (Pevsner, & Harris, 1989). Wool was the principal export, much having been produced by the numerous religious establishments in the county (Lambert & Walker, 1930). Until 1297 it arrived via Lincoln, which was the Wool Staple (i.e. the place controlling the export of this product), but the Staple was transferred to Boston after this date. The town became phenomenally wealthy during the 13<sup>th</sup> and 14<sup>th</sup> centuries, but went into decline after this time. It was toward the beginning of the 15<sup>th</sup> century that it became common to contract the port's name from (St) Botolphs' Town to Boston (Wright, 1994).

The commercial success of the port was reflected in the cosmopolitan composition of the inhabitants of the town, with merchants from places such as Bruges, Douai, Rouen, Caen, Ypres, Ostend, Calais, Arras and Köln settling in the town (Thompson, 1856). Traders from the Baltic States of the Hanseatic League were particularly prominent in the community, having established their own steelyard (a guildhall and



fortified warehouse) and a dock by the 14<sup>th</sup> century (Lambert & Walker, 1930). These foreign merchants had a strong relationship with the Franciscan friary, possibly because many of the friars in that establishment are thought to have been of German origin. There were Dominican, Augustinian and Carmelite friaries elsewhere within the town, which complimented the work of the Greyfriars.

The Franciscans and Dominicans had consolidated and expanded upon their initial foundations in England under the patronage of Robert Grosseteste, later Bishop of Lincoln (Owen, 1971). He valued their scholarly traits, and they quickly became established as popular preachers and religious directors, strengthening diocesan control by overcoming the local and proprietary ties that had previously dominated religion in individual parishes. Most friaries started from humble beginnings, in line with their concepts regarding simplicity and poverty; all that was needed was a small piece of land within the town, upon which a church and residence could be erected, and benefactors to provide food and other consumables. However, such simplicity would have gradually disappeared during the later 13<sup>th</sup> century, largely as a corollary of the cycles of extravagant and competitive donation in which the secular elite became enmeshed. Consequently, land holdings would increase and become consolidated; other surplus income would allow existing buildings to be replaced in stone and to be supplemented by additional structures dedicated to specific tasks. Surviving patent grants of 1355 and 1401 both confirm permission to extend the 'house', while the latter also acknowledges rights to additional property in Skirbeck (Thompson, 1856).

The proximity of the Franciscan establishment to the Grammar School is attested to by Greyfriars Lane, which forms the northern boundary of the schoolyard and provides access to the latter from South End. The date of the foundation of this friary is unknown, but it occurred at some point between 1225 and 1268. The later date marks the first documented account of the Greyfriars in Boston; it is a report of a theft by Richard de Kalmete of wine and other goods from the church, where they had been deposited by Luke de Batenturt for safe keeping (Lambert & Walker, 1930). It is rumoured that the initial benefactor was a member of the Tilney family (Anon, 1897), but this has proved impossible to substantiate.

The Boston establishment was under the jurisdiction, or wardenship, of a motherhouse at York, but was still a relatively large institution. In 1300 it is recorded as having around 30 friars minor and in 1328 this had expanded to 35 members, by which time its compliment was comparable with those at Lincoln or Canterbury (Hutton, 1926). Endowments appear to have been relatively common at this time. In 1322 William and Robert de Masham gave the house a messuage and a half an acre of land for the enlargement of their dwelling-place (VCH, 1906). Edward III was somewhat less generous, when he donated 11s 4d in 1328, but additional lands were presented by John le Pytehede in 1348/9 (Thompson, 1856).

During the construction of school buildings in the 20<sup>th</sup> century, and while undertaking roadworks on Rowley Road, bodies and coffins have been exposed. However, these have not been recovered under controlled conditions. Archaeological investigations in 1996 (Palmer-Brown, 1996a) and 1997 (Schofield, 1998), in advance of the erection of the new arts and music block uncovered a number of burials, which were situated below 3.15m OD. The five adult skeletons revealed by the first phase of work were



left *in-situ* and were not subjected to a detailed osteological investigation; however, it is notable that the grave fills contained sherds of early-13<sup>th</sup> to mid-14<sup>th</sup> century pottery (Palmer-Brown, 1996a). The ten bodies recovered in the later phase represented five children, three adult females, one adult male and an adult of unknown gender. The spatial proximity to the Franciscan friary suggests that these bodies were buried in a cemetery belonging to that establishment. However, the inclusion of women and children implies that it is not the cemetery of the friary church, but rather, a burial ground attached to the infirmary (Dodwell, in Schofield, 1998). In this respect, it appears significant that the cemetery lies to the east of the Barditch (i.e. outside), whereas the church almost certainly lay to the west of that earthwork.

Additional evidence in support of the above hypothesis is provided by the recovery of an elaborate grave slab, in the late 18<sup>th</sup> century, from land to the east of South Square, between White Cross Lane and Greyfriars Lane (Anon, 1897). This monument, in Tournai marble, is an elaborate memorial to Wisselus de Smalenburgh, a life-sized image of whom is incised on its surface (fig. 2). Smalenburgh was a wealthy Hanseatic merchant from Münster; the cost of such a marker almost certainly indicates that it was placed within the friary church, which also suggests that he was a benefactor of the establishment prior to his death in 1340.

“There had been four fraternities of merchants of the steelyard, who were drawn from all over the east [i.e. the Baltic and Low Countries], and who often frequented Boston. The grey friars regarded them in a way as the founders of their friary, and many easterlings were buried there. Also in the grey friars were buried members of two gentry families, the Mountevilles and the Withams, [the latter] of whom there were six or seven...The easterlings had a large establishment and trading business at Boston until about the time of Edward IV, when one of them was killed by Humphrey Littlebury, a Boston merchant. As a result a great dispute arose, which resulted in the easterlings ceasing to trade at Boston, and since then the town has been in severe decline.” (Leland, in Chandler, 1993:299-300).

Leland was writing c. 1545, which was only 6 years after the surrender of the friary to the Bishop of Dover in 1539. Although the friars were still in residence until this time, the Bishop noted that they were “very poor houses and poor persons” (Lambert & Walker, 1930: 60)

Between 1538 and 1540 John Taverner, a renowned composer of church music, had acted as the local agent for Thomas Cromwell in the disbursement of ecclesiastical property and had facilitated the surrender to the Bishop of Dover (Bagley, 1986). The four communities were merely subsisting when they approached Taverner:

“lamenting their great poverty, knowing no manner of ways how to provide livings for them and their poor brethren till such time as their houses be surrendered...the devotion of the people is clean gone, their plate and other implements be sold and the money spent so that in manner there is nothing left to make sale of now but only lead, which if I had not given then contrary commandment they would likewise have plucked down and sold to have relieved therewith them and their poor brethren” (Taverner, quoted in Bagley, 1986: 35).

A property transfer in the 18<sup>th</sup> century provides further corroborating evidence that the friary lands within the Barditch were situated to the north of the Grammar School. Fydell house is situated at the north-eastern corner of South Square, immediately south of St Mary's Guildhall. It was constructed in 1726 for Samuel Jackson, but as its eponym suggests, passed to the Fydell family in 1733 (Pevsner & Harris, 1989). In 1744 Richard Fydell leased the land situated to the rear of this house from the Corporation, which was recorded as being the site of the Franciscan friary (Garner, 1987). Between 1766 and 1769 he succeeded in obtaining the freehold to this





**Figure 2:** The tomb slab of Wisselus de Smalenburgh, now located in St Botolph's Church (source: Pevsner & Harris, 1989).

**Figure 3:** The eastern elevation of the 16<sup>th</sup> century Grammar School building as viewed from the Mart Yard in the mid-19<sup>th</sup> century (source: Thompson, 1856).





property, which amounted to an area of 13 acres 6 rods 36 poles, lying to the east and south of his house.

Three trenches were excavated in 1972 in advance of the construction of the John Adams Way inner relief road. In the most easterly of the trenches (III) a short section of north-south orientated walling was uncovered, c. 1.0m below ground level (Musty, 1972). However, investigation of this structure was only cursory and little can be said other than that it is almost certainly represents the remains of a medieval building; pottery associated with wall-robbing debris belonged to the 13<sup>th</sup> and 14<sup>th</sup> centuries. A remnant of an east-west wall exposed in the central trench (II), although having no direct stratigraphic relationship, was probably part of the same structure; probably both were components of the friary, which would appear to extend from White Cross Lane, under Rowley Road and into the north-eastern corner of the grounds of the Grammar School.

A recent excavation undertaken in advance of the redevelopment of the Haven Cinema site also exposed medieval remains (Johnson, 2000). Trench 1 was situated in the south-west corner of the cinema car park, c. 35m north-east of trench II opened in 1972. In the south-east corner, the remains of a floor was revealed, at c. 3.35m OD, which was sealed by occupation horizons containing 13<sup>th</sup> century pottery. Above this was a further floor, at c. 3.55m OD, which appeared to be sealed by a demolition deposit. It seems likely that both floors represent internal components of the friary complex. The uppermost deposits on the site (i.e. those between 4.17 and 5.40m OD) appeared to be the product of post-medieval efforts to deliberately raise the ground level.

Much of the property in the town passed to Henry VIII at the Reformation; in addition to ecclesiastical property, there were the holdings of the Knights of St John who had the patronage of St Botolph's Church and a hospital on Skirbeck Road, and the property of Lord Hussey - executed for failing to suppress the Lincolnshire Rising of 1536 (Wright, 1994). Most of these lands were then transferred to the Duke of Suffolk, who in turn proposed to the leading townsmen that they form a corporation and buy them from him. Selling the plate and jewels of the larger incorporated guilds raised money for the transfer and charter, and Boston Corporation was officially inaugurated on the 1 June 1545; initially it utilised St Mary's Guildhall as its headquarters. The Franciscan friary was included in this transfer of land, but ownership was conditional upon the Corporation guaranteeing to repair 40ft of the sea-dyke and 20ft of 'le frontage' (VCH, 1906).

In the short-term, a use must have been found for the ecclesiastical structures; at least some were utilised as farm buildings. Boston Assembly minutes detail an ongoing dispute between the corporation and their tenant Francis Hartgrave, who was evicted from 'the farm of the Grey Friars' c. 1557 (Clark & Clark, 1987: nos. 170/192); he had evidently caused damage to the property, as outlined in a note of March 1560. In September of 1570 the property was let to Robert Townley, and his wife Joan on a lease of 23 years. By 1648 the messuage and 5 acres of adjoining land were occupied by Adlard Stukeley<sup>1</sup>, but by 1650 the building was unsound and in danger of collapse (Thompson, 1856). As a consequence, the church and most, if not all, of the

---

<sup>1</sup> Adlard was an ancestor of the famed antiquarian Dr William Stukeley.



associated buildings were demolished in 1652 at an expense of £13 6s 8d. The materials were sold to Thomas Holderness for £100, but he was killed shortly afterwards by a piece of timber falling upon him; this did not prevent the materials being redistributed and reused throughout the town. Some of this material appears to have been utilised in the construction of a 17<sup>th</sup> century pottery kiln that was exposed during groundworks associated with an easterly extension of the Grammar School (White, 1976). Much of the surviving superstructure of this feature was built from reused limestone blocks.

The origins of the Grammar School lie in an establishment supported by some of the medieval guilds, which occupied a property in Wormgate (Wright, 1994). Along with other guild properties and obligations, control of this institution passed to the Corporation upon its formation, but the crown subsequently sequestered it in 1547. It was returned to local control in 1555, again in Wormgate. The Corporation searched for a permanent location for the school and in 1567 selected the Mart Yard, which was the location of the 'mansion' of the Manor of Hallgarth. The oldest surviving component of Boston Grammar School dates from this year. It is a single storey structure constructed in red brick, with quoins, window details and a centrally placed bay window built in stone; the latter is relatively elaborate, having a parapet and battlements (fig. 3). The long axis of this building, which is now utilised as the school library, runs north-south. Annexes were added to either end in the mid-19<sup>th</sup> century, and passageways now connect the latter to more recent structures.

Following the decline in trade, which began in the mid-14<sup>th</sup> century, the town entered a period of relative stagnation and isolation lasting until the later 18<sup>th</sup> century (Thompson, 1856). It was at this time that a comprehensive programme of drainage and reclamation of the surrounding fens was initiated. The first significant phase in this scheme was the construction of the Grand Sluice. This structure allowed some control over tidal influxes up the river.

Initially, the 8,900 ha of Holland Fen were transformed from rough, seasonally waterlogged pasture into rich agricultural land (Wright, 1994). Subsequently, during the early 19<sup>th</sup> century and largely as a result of the Napoleonic Wars, it became financially viable to drain additional fenland and the 16,200 ha of East, West and Wildmore Fens were brought into cultivation. All of this new land was especially productive and the port at Boston became the centre through which the resultant agricultural produce passed. Consequently, wharves, warehouses and granaries were erected along the river frontage to facilitate this new business; Boston became a conduit for food destined for the developing manufacturing centres, and thus could be considered the larder, and facilitator, of the Industrial Revolution.



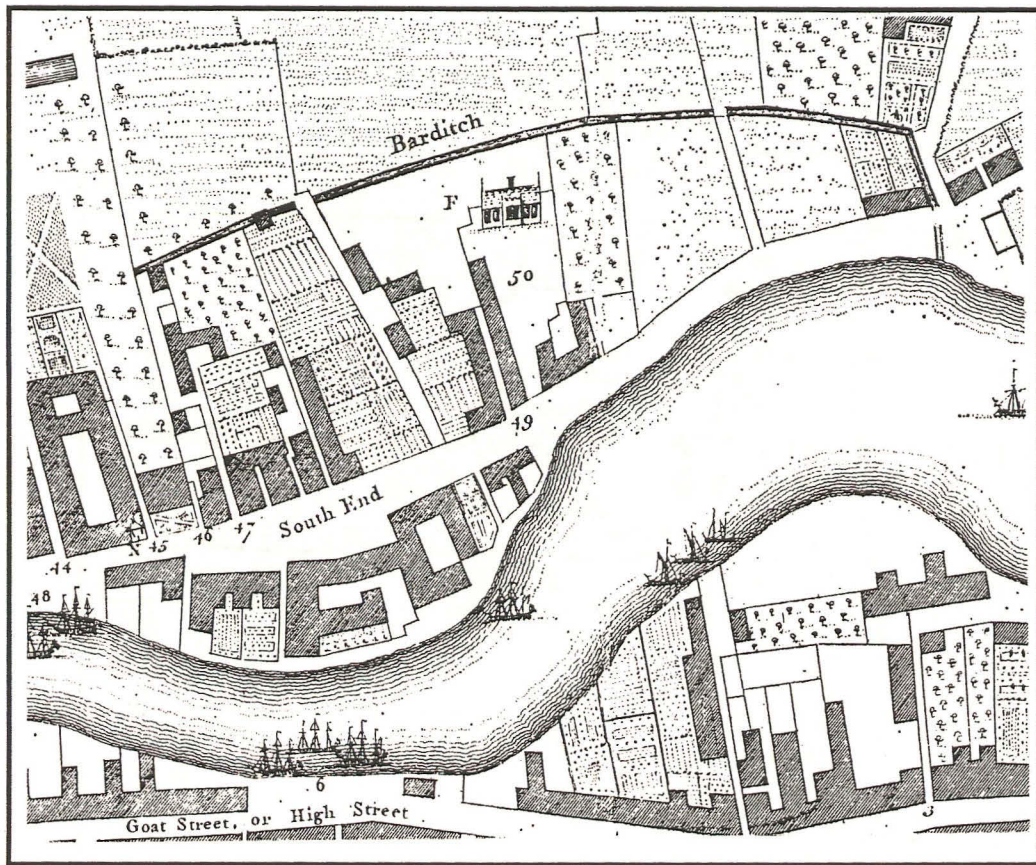
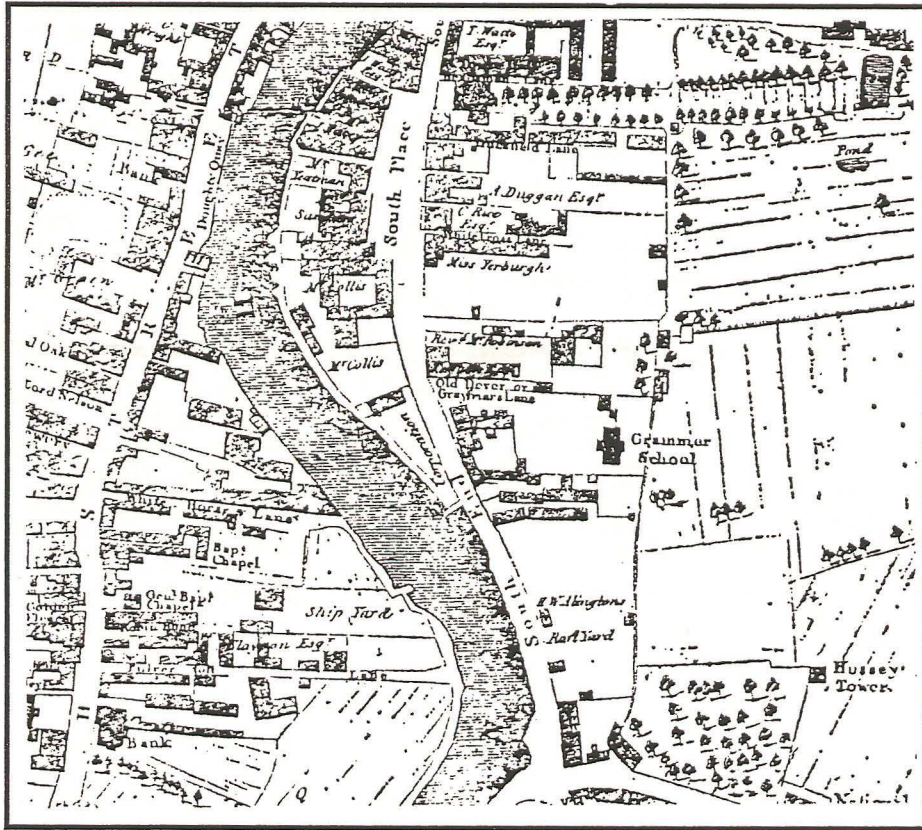


Figure 4: Extract from Robert Hall's map of 1741. East lies at the top of the map. The property above '45'/'46' is Fydell House; the rectangular building above '49' are the shops postulated to line the northern edge of the Mart Yard '50'. The building shown in elevation as 'F' is the Grammar School. The isolated buildings situated away from South End, and bounded by '46', '49' and the Barditch may be remnants of the Franciscan friary.



**Figure 5:** Extract from John Wood's map of 1829. The Grammar School is the dark building near the centre of the map. The 'T'-shaped building in the south-west corner of the Mart Yard is Haven House. The two square blocks running north and east in the corner of the yard are the later extensions; the main body of the house is represented by the rectangular block running westward toward South End (source: Molyneux & Wright, 1974).



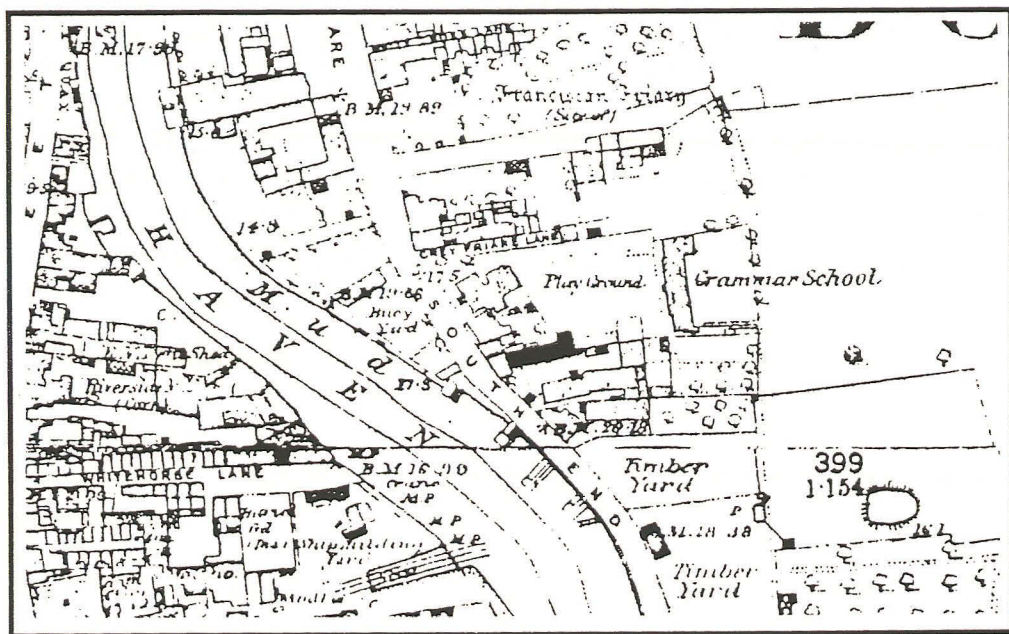


Figure 6: Extract from the First Edition Ordnance Survey Map, 1887 - 6": 1 mile. Haven House has been blacked in for ease of recognition.



## 6.0 The archaeological and archaeo-environmental potential

The specification for this desk-based assessment requested a concise synthesis based on maps, published and unpublished sources and previous archaeological investigations. As a consequence, much of the more general data, specifically that relating to the Franciscan friary, is deliberately included in the previous section in order to allow a consideration of the site itself to be relatively succinct. Previous publications and archaeological investigations have tended to emphasise a relationship between the Grammar School and the friary and it has now become an unconsciously accepted fact. Research for this document has led the author to believe that the boundaries of the friary can be predicted with some confidence, and that they are slightly at variance with previous assumptions; this factor accounts for the quantity of background data provide in section 5.0 (above).

### 6.1 Maps of Boston

Prior to the discourse below, which synthesises historic map evidence, documentary accounts and recent observation, it is advantageous to list the maps that contain data relating to the site.

- Robert Hall, 1741 (fig. 4) - the first map having sufficient detail to show the buildings comprising and surrounding the Grammar School. Produced at an approximate scale of 1:5000, it shows the town when it had a population of c. 3,000-3,500 individuals. Representations are fairly schematic and consequently there is a certain degree of inaccuracy; this map was produced while cartography was in transition from a medieval (e.g. east is at the top of the map) to a modern system of notation (Molyneux & Wright, 1974).
- Nettleham & Giles, 1811 - a map of the River Witham produced prior to straightening and improvement of the channel, the edges closely follow the channel and the Grammar School is situated just outside the area depicted.
- John Wood, 1829 (fig. 5) - produced in response to an expansion of the town, which followed a growth in trade resulting from the enclosure of the fens. This is a relatively accurate depiction, which is very similar in format to the first edition Ordnance Survey map.
- Ordnance Survey, 1887 (fig. 6) - First Edition, large-scale map (6": 1 mile), forms the basis for all subsequent maps produced by the survey to the present day.

### 6.2 The Franciscan friary

The property of the Greyfriars at Boston is particularly poorly understood in comparison to many of their other houses constructed in this country. However, it is possible to use normalised data collated from these establishments in order to suggest the form of this particular friary (*q.v.* Martin, 1937; Ward, 1990).

- It is likely to have occupied a discrete plot of land, with the buildings being situated within a walled precinct.
- The friary church would have been a fairly plain rectangular building with a fairly small chancel and a relatively large nave, possibly with a low central tower.



- The church would have adjoined a public thoroughfare to allow access to the general populace.
- Other buildings would have been arranged around the cloister, which would have been located toward a more secluded area of the precinct, generally on the north side of the church. This would typically have been 25-35m square. Many of the domestic buildings are likely to have been situated on the first floor above the cloister walk, and would have included a frater, dormer, chapter house, library and school house. It is also probable that there were a number of detached buildings, including a gatehouse and guest house, secular lodgings, farm buildings and possibly a guardian's lodging (equivalent to the prior's house). The infirmary may have been attached to the cloister or an independent structure.
- The friary church at Lincoln and the earliest church at Reading were both constructed at first floor level over a vaulted undercroft. Although this was unusual, the common link between both sites was their susceptibility to flooding, a trait also noted at Boston. It is therefore possible that the church took this form.

It is recorded that the church and most, if not all, of the associated buildings were demolished in 1652 (Thompson, 1856). As a consequence of this action these buildings are not depicted upon the earliest detailed map of Boston, which Robert Hall created in 1741 (fig. 4) (Molyneux & Wright, 1974). However, there are sufficient documentary references (see 5.0) and, clues in Wood's map of 1829 (fig. 5) and early Ordnance Survey editions, to indicate the likely location of the friary precinct (fig. 7).

*North* – defined by the northern boundary of the rear garden of Fydell House (i.e. the southern edge of the alley that separates the Fydell residence from the Guildhall).

*East* – the Barditch.

*South* – the south-western corner is defined by the northern edge of Greyfriars Lane, while the 1829 (Wood) map shows the southern edge of the same lane running right through until it intercepts the Barditch.

*West* – a little more difficult to determine, but there seems to be an alignment of boundaries that runs southward from the rear (eastern) wall of Fydell House to Greyfriars Lane. This makes sense in both secular and ecclesiastical terms. It allows the merchants to build a strip of houses/warehouses fronting onto South Square to maximise the trade potential this would afford and, in so doing, insulates the friary complex, allowing some degree of isolation for their domestic buildings.

The grave slab of Wisselus de Smalenburgh was recovered from between White Cross Lane and Greyfriars Lane (Anon, 1897), and it is here, in the south-west corner of the precinct, that the friary church is likely to be situated. As public access to this structure was a necessity, the south side of the church probably abutted Greyfriars Lane or a predecessor of Rowley Road.

Hall indicates a number of isolated buildings situated some distance to the east of South End/South Square and to the north of the Grammar School; these lie within the confines of the proposed friary precinct and may represent surviving components of the friary complex.





Figure 7: Proposed limits of the Franciscan friary precinct, as suggested by map evidence and documentary sources – shown as a bold line. Base map is the Second Edition Ordnance Survey 6": 1 mile.

The burials recovered from the eastern side of the Grammar School (e.g. Palmer-Brown, 1996a; Schofield, 1998) are of mixed age and gender, and are decidedly secular in nature. Ordinarily such people would not be buried within the precinct and, as this area lies outside the Barditch, it is possible to assume with some confidence that they are placed in an affiliated secular graveyard, rather than in any close association with the friary church.

*This predictive analysis indicates that it is unlikely that the groundworks for the proposed extension to the science block would impact upon any component of the medieval friary.*

### 6.3 The Mart Yard

The manor house of Hallgarth Manor was situated within the block of land now occupied by the Grammar School. It was located between the Barditch and the original school building, probably somewhat closer to the latter (Thompson, 1856). It coexisted with the school for some time and outlasted the Franciscan friary, the last mention of it being in 1665. It appears to have been in a perpetually dilapidated state; certainly it was almost derelict and worthless in 1334, but somehow survived long enough to be repaired, again, 290 years later. Most of the estate revenue was derived from the lands of the manor, which were dispersed throughout the northern and southern parts of the town.

At some point around the late 16<sup>th</sup> or early 17<sup>th</sup> century the grounds of Hallgarth manor house became known as the Mart Yard, in recognition of the fact that the great annual fair was held here. The selection of this site probably stems from its ownership, along with the royal charter to hold the fair, by the Earl of Richmond. In 1334 the most valuable part of the grounds of Hallgarth manor house were two shops standing against South End, which were rented out at the time of the fair. It was by this means that the honour of Richmond generated revenue from the property. The exact location of these shops is unclear, but they are likely to stand closer to the road than the area to be disturbed by the new development. It is probable that they lay close to the entrance to the Mart Yard, defined by a gatehouse demolished in 1726. The latter was situated on or near the site that was occupied by the schoolmaster's house after 1827 (probably 1 South End – the first property on the roadside to the south of Greyfriars Lane as shown on Wood's map of 1829 - fig. 4).

Shops were relatively unusual in the 13<sup>th</sup> and 14<sup>th</sup> centuries, and consequently it is questionable as to whether these structures were utilised at any time other than during the fair, or possibly during larger markets. A proclamation by Edward III in 1311 implies that this is the case. Therefore, any shops may only have been relatively flimsy, semi-permanent structures.

At about the time that the Grammar School was constructed the fair was moved to the west-side of the river, but had returned to South End by 1585. In 1588 all persons were ordered to rent shops during the fair, rather than sell their goods in the street. The resultant likely increase in demand for such premises led to the construction that year, of additional units in and around the Mart Yard. It is probable that a large number were erected as it was stated that they:



"were to be used as the only place for merchandise during the mart" (quoted in Thompson, 1856: 345).

Although shops had stood here from at least 1334, it is possible that this particular event marks the point at which the Mart Yard became the primary focus for the fair and thus gained its eponym.

The mart went into decline after 1680, but shops in the yard were partially rented until 1742. This was the last year that it was held in the Hallgarth. The last shops in the Mart Yard were demolished in 1758, the site's ancient purpose being permanently nullified in 1767, with an instruction that no part of it should be rented to anyone.

Hall's map of 1741 (fig. 4) shows a long rectangular building running along the inside edge of the northern boundary of the Mart Yard (i.e. aligned west to east); although only approximately to scale, it appears to be c. 100m long. This same structure has been demolished by the time that Wood created his map in 1829 (fig. 5). It is therefore tentatively suggested that this edifice is the block of shops demolished in 1758. A wall of mixed brick and limestone construction now defines the northern extent of these structures. This was partially dismantled in 1998, in order to effect repairs, these works being subject to a watching brief (Snee, 1998). Materials utilised in the wall included reused ashlar and mouldings, that appeared to have come from an ecclesiastical building, probably the Franciscan friary. However, it is significant that a piece of bottle glass and a sherd of pottery were recovered from the base of the wall, which date its construction to the later 18<sup>th</sup> century. This seems to correlate remarkably with the date given for the demolition of the shops, and it is consequently suggested that the wall was their replacement.

Of particular interest to this study is the comment that:

"The "old chambers" used as a custom-house, about the end of the sixteenth century, formed part of a tenement which stood at the south-west corner of the Mart Yard." (Thompson, 1856: 240).

Also in this area, to the immediate south of the school masters house, was the Chantry House of the Guild of St Mary. These buildings lay in the locality to be investigated, but their exact positions are not clear; consequently, there is a possibility that they were demolished and replaced by Haven House (see below) in the 17<sup>th</sup> century. However, this is a matter open to debate.

Hall portrays a 'U'-shaped range of buildings on this side of the Mart Yard in 1741 (fig. 4). There are two east-west arms, joined by a structure running along South End. The lower east-west aligned structure enters the area of the proposed development and can be identified as Haven House. Whether the other buildings to north can be equated with the customhouse and/or chantry is unknown. Haven House was a 17<sup>th</sup> century brick and part timber-framed town house. Records held by the Boston Community Archaeologist contain conflicting estimates as to the date of its construction (Parish File – 05/070). However, this can be broadly fixed at some point between 1625 and 1690. When originally built it appears to have been a three-bay structure, c. 18m long and c. 6m wide, with the front elevation facing southward. A second story had been inserted into the building following its construction. Other modifications included the addition of Victorian sash windows, a Doric door case and pediment, and the application of copious quantities of render. The latter hid the handmade red bricks (0.25 x 0.125 x 0.06m) laid in English bond.



Internally, there was a centrally placed chimneystack, some 3m<sup>2</sup>, which divided the ground floor into two main rooms, each approximately 5m<sup>2</sup>. These rooms had beamed ceilings, one beam being decorated with Queen Anne moulding. A small room at the eastern end of the building had latterly been utilised as a kitchen and contained a variety of reused oak beams. Originally, two staircases had led to the first floor, but the example situated to the north of the chimneystack had been removed prior to the examination of the building. The other, a fairly ostentatious model with a half-landing, was located against the western end wall.

On the first floor a cross-passage ran along the eastern side of the chimney stack, which gave access to a spiral stairway to the north of the chimney, that led up to the second floor. Each of these floors had three rooms, but those on the upper floor were notably smaller (c. 5 x 3.5m each). This was alleviated somewhat by the provision of dormer windows. The principle roof beams were manufactured from pine, while immature oak was used for the rafters and purlins.

Wood's map of 1829 (fig. 5) shows an elaboration of the 'U'-shaped range of buildings depicted in 1741 (fig. 4). The northern end of this range has a more complex ground plan, at least part of which must equate to the newly constructed schoolmaster's dwelling. Haven House is shown as having a small extension added to both the northern and eastern ends. These later additions both appear to lie within the area of the proposed classroom extension. Neither of these annexes was still extant in 1979, but bricked up doorways and changes in the rendering attested to their presence.

Unfortunately the survey that provided the data on Haven House was carried out in advance of its demolition. Despite being listed, the building was in a derelict state. Permission was sought for its destruction, which the Department of the Environment granted subject to a survey by the South Lincolnshire Archaeological Unit. This was undertaken in July 1979 and the building was levelled shortly afterward. It is considered possible that the concrete slab running westward from the end of the existing science block bridged the gap between that structure and Haven House; if this is the case, the concrete can be used as an indicator that any foundations abutting it are those of the 17<sup>th</sup> century structure.

#### 6.4 Earlier deposits

The recovery of deeply stratified Romano-British remains during previous excavations at the Grammar School (Palmer-Brown, 1996a), some 80m to the east of the present development, raises the possibility that such deposits are extensive and may be detected once again. The top of the deposits containing Roman material were situated at c. 2.85m OD, this is around 2.45m below the estimated height of the ground surface where the new development will take place. As a consequence of the likely inundation of the evaluation trenches by ground water, it is probable that this level will not be reached during the proposed programme of archaeological investigation.

Another consideration, with respect to pre-medieval deposits, is raised by a cursory examination of Ordnance Survey maps. The science block extension will be



constructed on land situated toward the southern end of the inner bank of a sinuous curve in the River Witham. It has been noted frequently (e.g. Thompson, 1856) that the river carries significant quantities of sediment. This material is more likely to be deposited on the inside of a bend in the river than the outside; in the latter location the current has to travel faster and thus tends to scour away the bank.

In light of this observation, although the development is located c. 35m from the present bank of the river, it may originally have been situated at the water's edge. Slight corroborative evidence is provided by the spatial pattern of the roads running along the eastern side of the river. Witham Place and Wormgate, at the north end of the town, originally ran very close to the river, prior to canalisation. Similarly, in the centre and toward the south, Church Street, South Street and much of South End also closely mirror the river's serpentine contortions. However, in the area of the particular bend in question, the region occupied by South Square and the upper part of South End, the road stands back to the east, away from the river.

If this hypothesis proves to be true, structures such as hard-standings, quays or jetties of relatively early date may lie buried beneath significant deposits of alluvium.

## 6.5 Archaeo-environmental remains

Given the wealth of finds recovered from previous archaeological excavations and less controlled episodes of sub-surface intervention, it must be concluded that the archaeo-environmental potential of the site is high.

An extensive range of waterlogged deposits was recovered during the evaluation of 1996 from horizons below 2.88m OD (Palmer-Brown, 1996a). Archaeo-materials sampled included well-preserved wood; finished articles such as a possible hairpin were represented, as was woodworking residues - specifically wood shavings. Additionally, structural timbers and stakes were exposed c. 100m to the north by the Boston Archaeological Society (at c. 2.0-2.5m OD) during an excavation in the 1960s (*q.v.* Musty, 1972).

Survival of human and animal bone recovered in 1996 was noted to be exceptionally good; this also applies to organic materials such as leather, component parts of medieval shoes having been found (Palmer-Brown, 1996a). Finally, bulk samples were found to contain a full spectrum of organic and inorganic macro- and microfossils, including seeds, moss, cereal chaff, beetles, mites, fly puparia, fish bone, marine shell and eggshell.

The site currently under consideration lies c. 100m closer to the River Witham than that examined in 1996. If anything, this should increase the probability of waterlogging and the consequent preservation of eco-facts. Therefore, it is believed that the potential for waterlogging past domestic, industrial and economic organisation is going to be extremely high.



## 7.0 Conclusions

It is concluded that, the archaeological potential of the site is high, but that some deposits may have been disturbed during the demolition of Haven House. The site certainly contains some remnant of this structure, and may contain remains associated with the use of the Mart Yard in the 16<sup>th</sup> and 17<sup>th</sup> centuries. Prior to this, the area's function, as a component of the Manor of the Hallgarth, is unknown.

On present evidence, it seems unlikely that any medieval structures exposed will represent components of the Franciscan friary, and in this respect the evaluation will provide an interesting contrast to previous episodes of work carried out at the Grammar School.

There is a high probability that waterlogged deposits containing preserved organic materials will be encountered if the trenches reach a depth exceeding 3.0m OD. Any such deposits will require detailed sampling, to be carried out in consultation with a consultant environmental archaeologist.

The Senior Built Environment Officer has suggested that two archaeological trenches should be excavated on the site, each measuring 5m x 3m. Trench 1 is provisionally sited at the northern end of the building footprint; this desktop study has been unable to pinpoint any data relating specifically to that area and it is therefore considered suitable for investigation. Trench 2 lies wholly within the area occupied by Haven House until c. 20 years ago. At that time, this 17<sup>th</sup> century timber framed building was de-listed and demolished. Thus, it becomes questionable as to whether a building that was not deemed sufficiently interesting to preserve has merit as a subject of archaeological investigation. At the same time, it is acknowledged that there may be more deeply stratified deposits, which will provide an insight into the utilisation of this piece of land prior to the construction of Haven House.

The excavation strategy may need to be adapted in response to the findings given above. In addition PCA wish to reserve the right to alter any trenching strategy, in consultation with the Senior Built Environment Officer, according to circumstances pertaining when the modern hard surfacing is removed by machine (e.g. exposure of a large rubble filled cellar, air raid shelter, etc.).

## 8.0 Acknowledgements

Pre-Construct Archaeology (Lincoln) would like to thank the Senior Built Environment Officer, Jim Bonnor for commissioning this desktop study. Additionally, thanks are extended to the Boston Community Archaeologist, Susan Smith for allowing access to records held at Heritage Trust of Lincolnshire, and to the bursar of Boston Grammar School, Mr Laurence Rich for his assistance and comments during the site visit.



## 9.0 References

- Anon. 1897 *Boston Parish Magazine*, June 1897 (in parish file, HTL).
- Bagley, G.S. 1986 *Boston: Its Story and People*. Boston, History of Boston Project.
- Brown, G. 1993 *Wide Bargate, Boston, Lincolnshire: An Archaeological Desk Top Assessment for ASDA Stores Ltd*. Pre-Construct Archaeology (Unpublished).
- Chandler, J. 1993 *John Leland's Itinerary: Travels in Tudor England*. Stroud, Alan Sutton.
- Clark, P. & Clark, J. 1987 *The Boston Assembly Minutes, 1545-1575*. Lincoln, Lincoln Record Society, Vol. 77.
- Garner, A.A. 1987 *The Fydells of Boston*. Boston, Richard Kay Publications.
- Harden, G. 1978 *Medieval Boston and its Archaeological Implications*. Heckington, South Lincolnshire Archaeological Unit.
- Hodge, C.A.H., Burton, R.G.O., Corbett, W.M., Evans, R. & Seale, R.S. 1984 *Soils and Their Use in Eastern England*. Harpenden, Soil Survey of England and Wales, Bulletin 13.
- Hutton, E. 1926 *The Franciscans in England, 1224-1538*. London, Constable.
- IFA 1994 *Standard and Guidance for Archaeological Desk-Based Assessments*. Birmingham, Institute for Field Archaeologists.
- Johnson, S. 2000 *Archaeological Field Evaluation Report, The Haven Cinema Site, South Square, Boston, Lincolnshire*. John Samuels Archaeological Consultants (Unpublished)
- Lambert, M.R. & Walker, R. 1930 *Boston, Tattershall and Croyland*. Oxford, Basil Blackwell.
- LCC, 1998 *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice*. Lincoln, Built Environment Section, Lincolnshire County Council.
- Martin, A.R. 1937 *Franciscan Architecture in England*. Manchester, Manchester University Press.
- Molyneux, F.H. & Wright, N.R. 1974 *An Atlas of Boston*. Boston, Richard Kay Publications, History of Boston Series, 10.
- Musty, A.E.S. 1972 *Boston, 1972: Interim Report* (Unpublished - in parish file, HTL).
- Owen, D.M. 1971 *Church and Society in Medieval Lincolnshire*. Lincoln, History of Lincolnshire Committee. History of Lincolnshire Series, Vol. V.

- Owen, D.M. 1984 The beginning of the port of Boston. In Field, N. & White, A. (eds.) *A Prospect of Lincolnshire*. Lincoln: 42-45.
- Palmer-Brown, C. 1996a *Boston Grammar School, Archaeological Evaluation Report*. Pre-Construct Archaeology (Unpublished).
- Palmer-Brown, C. 1996b Two Middle Saxon grubenhauser at St Nicholas School, Church Road, Boston. *Lincolnshire History and Archaeology*, 31: 10-19.
- Palmer-Brown, C. 1997 *Archaeological Excavation Report, Whitehouse Lane, Fishtoft*. Pre-Construct Archaeology (Unpublished).
- Pevsner, N. & Harris, J. 1989 *The Buildings of England: Lincolnshire* (2<sup>nd</sup> Edition revised by N. Antram). London, Penguin.
- Schofield, R.L. 1998 *Archaeological Watching Brief Report, Boston Grammar School*. Pre-Construct Archaeology (Unpublished).
- Snee, J. 1998 *Archaeological Recording Brief and Survey, Boston Grammar School*. Pre-Construct Archaeology (Unpublished).
- Thompson, P. 1856 *The History and Antiquities of Boston and the Hundred of Skirbeck*. Boston, John Noble (Reprinted 1997: Heckington, Heritage Lincolnshire).
- VCH 1906 *Victoria County History: Lincolnshire, Volume 2*.
- Ward, S.W. 1990 *Excavations at Chester: The Lesser Medieval Religious Houses – Sites Investigated 1964-1983*. Chester, Chester City Council, Department of Leisure Services, Grosvenor Museum Archaeological Excavation and Survey Reports, 6.
- White, A.J. 1976 Boston. *Lincolnshire History and Archaeology*, 11: 57.
- Wright, N. 1994 *Boston: A Pictorial History*. Chichester, Phillimore.



**Appendix I: catalogue of material derived from the County Sites and Monuments Record at Lincolnshire County Council and Records held by Heritage Lincolnshire**

<b>NGR</b>	<b>PRN/ Code</b>	<b>Description</b>
TF32884376	12656	Post-medieval pit group; contents include Delft, Chinese porcelain, white salt-glazed and Westerwald Stoneware, Slipware, local coarse wares, glass phials and a sealed bottle dated 1714.
TF32934379	12650	Franciscan Friary (Grey Friars); established before 1268 and surrendered 1539. Site north of the Grammar School. Limited excavation has produced a medieval - C 19th pottery assemblage including French imports.
TF32904370	12665	Romano-British Cremation Urn enclosed within a square stone lined 'vault'.
TF33094374	12649	C16th-C17th pottery kiln was found during the digging of the foundation trenches of the Grammar School Gym in 1975. Earlier find of skeletons from the same area.
TF33154362	00049	Hussey Tower; Tudor red brick dated 1489, a tower house, which belonged to Lord Hussey beheaded in 1537. Originally Benyington Tower.
TF33154362	12666	Roman Coins found at Hussey Tower.
TF32954356	13425	Concrete Type 23 AA Pill Box.
TF33004360	05/034	Excavation; a stone surface possibly associated with the Hussey Tower, ditches, C 18th brick foundations and a quantity of C 14th pottery found.
TF331436	05/007	Remains of Hussey Tower.
TF32904370	05/070	Haven House: C17th timber framed building.
TF329437	05/009	Franciscan Friary. Layout and exact location unknown.
TF328437	05/043	Haven Bridge: a quantity of post-medieval pottery recovered during bridge construction.
TF32854380	05/062	Excavation at MacTaggart's Garden: trial excavation in 1965 to determine site of Augustinian Friary. Ground disturbed to c. 1.0 m. No building remains discovered.

- TF32904370 05/033 Excavations at Havens Bridge in 1972 ahead of John Adams Way resulted in a series of late medieval and post-medieval settlement evidence.
- TF3380-4380 05/040 Skeletons uncovered during commercial excavations in 1959; 1967; and 1975.
- TF33054375 05/072 C17th pottery-kiln; circular and made of re-used medieval masonry from the Franciscan friary. Traces of an earlier kiln beneath with a baked clay floor. Pottery associated with clay pipes of 1610-40.
- TF330437 05/041 Parts of a large cemetery of the Grey Friars discovered when the Grammar School extended. Exact locations not known. Skeletons and lead coffins found north of art block.