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LINDSEY ARCHAEOLOGICAL SERVICES

**West Street/Paddock Grove, Boston
Former Co-operative Society Site
(Proposed site of Savoy Cinema)**

*NGR: TF 3264 4388
Site Code: BPGR 00
LCNCC Museum Accn. No.: 2000.255*

Planning Application B/00/408/FULL

Archaeological Desk-Based Assessment

**Report prepared for
Northern Building Design Associates Ltd
(on behalf of Savoy Cinemas)**

by G. Tann

**LAS Report No. 473
October 2000**

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Summary

The application site covers an area of land traditionally suspected to lie within or beside the confines of a Carmelite friary, created in 1307 and dissolved in 1539. The friary site was later deliberately cleared and sub-divided. Architectural fragments have been found south of the application site, but no archaeological remains have been reported from the site.

There are indications that the land fronting West Street may have been developed with individual properties either before the friary's establishment or immediately after. A mansion house occupied part of the West Street frontage until 1888 when it was extensively altered for a Co-operative Society store. A bakery built to the east of Paddock Grove was partly destroyed by fire and rebuilt in 1909. The present building appears to be a more recent replacement further west.

The anticipated archaeological impact of the proposed works is limited to an external extension, and minor alterations to existing foundation columns. Environmental deposits have been recorded close to the river, but none were present on an adjacent site to the south.

Introduction

Lindsey Archaeological Services (LAS) was commissioned in October 2000 by Northern Building Design Associates Ltd (NBDA) (on behalf of Savoy Cinemas) to prepare an archaeological desk-based assessment of a site off Paddock Grove, Boston (Figs. 1 and 2). The assessment was undertaken in accordance with general requirements set out in the *Lincolnshire Archaeological Handbook* published by the Archaeology Section, Lincolnshire County Council (1998) and the Project Brief prepared by the Boston Community Archaeologist, dated August 17th 2000.

Site Description

The development site is located on the south side of West Street and is bounded to the west by Paddock Road. It is currently occupied by the former Co-operative Society retail store and an area of municipal pay-and-display carparking.

Planning Background

Planning permission has been granted by Boston Borough Council for the change of use of an existing retail unit and warehouse to a multiplex cinema, subject to two conditions requiring archaeological investigations. The proposed works comprise alterations, and construction of an c.

200m² extension to the east (Fig. 3). Condition 2 requires an archaeological watching brief during all stages of the development involving ground disturbance. Condition 4 requires the implementation of an approved programme of archaeological work, which has been stipulated as an archaeological desk-based assessment and site evaluation. This report relates to the archaeological desk-based assessment only.

Aims and Objectives

In general terms the purpose of this assessment are to

- identify the recorded chronology of landuse of the site
- establish the presence or absence, quality and extent of archaeological remains and their location within the development area
- gather sufficient information to enable an assessment of the potential significance of any archaeological remains to be made and the impact which development may have upon them
- enable an informed decision to be made regarding the future treatment of any archaeological remains and consider any appropriate mitigatory measures either in advance of and/or during development

Methods and Sources

A desk-based assessment of the application site in the context of its immediate environs was undertaken in order to identify archaeological potential. A radius of 0.5km was used to the west, south and north, and the course of the Haven was taken as the eastern limit. Research for the assessment was conducted by G. Tann between October 13th and 19th 2000. The following sources were consulted and available information researched:

- Lincolnshire County Council Archaeological Section (Sites and Monuments Record), Lincoln: SMR, OS record cards, parish file, 1971 vertical air photographs
- Boston Community Archaeologist's records
- Lincolnshire Archives Office (Enclosure map, Ordnance Survey maps, manuscript maps and other documentary and published sources)
- Lincoln Central Library, and Boston Library, Reference Department Local Studies Collections
- Co-operative College, Loughborough
- A site visit to verify site conditions and assess any modern disturbance to the site was undertaken on October 18th; the interior of the existing building was not inspected.

Some Boston Co-operative Society material at Lincolnshire Archives Office was not available for study. In addition, since the search was undertaken, it seems likely that plans and elevations of premises in West Street in 1903 (showing a street elevation with the appearance of two domestic properties) might relate to part of the Paddock Grove site (LAO Sher Plans B249). Further material has been deposited at Nottinghamshire Archives, including minute books relating to Boston Co-

operative Society 1890-1954, a 1930 Jubilee programme, and two press cuttings, but this could not be examined within the time available (Notts. Archives ref. DD GN2).

The client is not aware of any existing geotechnical data referring to the site.

Topography and Geology

The application site lies 100m west of the River Witham where it flows through Boston Haven. The soils are alluvial gley soils, formed in marine alluvium deposits. The alluvium overlies glacially deposited material, with Jurassic clays beneath.

Archaeological investigations at 35 Paddock Grove recorded brown silty clay make-up layers, overlying brown sandy clay (APS 1994).

Archaeological and Historical Background (Fig. 4)

(Numbers in bold are the Primary Record Numbers of the County Sites and Monuments Record, or the Boston Community Archaeologist's numbers, prefixed with 05/).

The only reported prehistoric find from the vicinity of the application site is a Neolithic greenstone axe **05/025**, found in 1958 during groundworks 350m to the SE. The site may not have been tractable land at that date, or deposits may have been buried below later alluvium. Although Roman occupation is known at Skirbeck and on the outskirts of Boston, none has been reported from close to the site.

The settlement at Boston does not appear by name in the 1086 Domesday Survey but was within the area of Skirbeck; it is first named in about 1090. Its growth was as a sea port on the River Witham, controlling trade to and from Lincoln; the town and market developed around the church on the eastern side of the river. By the thirteenth century, Boston was the second largest port in England (after London) and played a major role in international trade (Owen 1984, 42-45). The intense trade attracted religious institutions, including the Carmelite Friars, to available land on the undeveloped outskirts of the town.

The earliest street west of the river in the vicinity of the application site was High Street. By the late sixteenth century, a road leading west towards Sleaford is recorded, known variously as Forde End Lane (1575), Fourth End (1622), Furden Lane (1707) and eventually West Street (by 1829). Thompson recorded a tradition that the street name referred to flooding from the Fens (Thompson 1856, 257).

The Carmelite Friary (SMR 12688)

The first references to Carmelites (White Friars) in Boston date from 1293, and appear to relate to land to the east of Boston Haven where they were granted permission for a church, houses, and a churchyard (Page 1906, 216). The buildings on that site were of brick, tile and stone (Bagley 1986,

16). A grant made by Edward I in 1300 is considered to have been adequate for an institution of about 18 friars.

A royal pardon was issued in 1305, relating to the friars acquiring from Robert de Wellbek of Boston a messuage adjoining their lands. In 1307 the pardon was repeated, and Edward II granted permission for the friars to erect a church and other buildings. In the same year, the Pope instructed Bishop Dalderby to license a transfer of the friars to a different place in St. Botolph's parish which had been given them by William de Ros. As land west of the Haven was held by de Ros, this transfer is considered to represent the creation of the friary in the location later described as its site south of West Street. No authorities give definitive and supported locations for the friary grounds.

Having moved to the western site, the Carmelite Friary seems to have acquired further land almost immediately, from John Parleben in 1307 (Page 1906, 216). In 1312 the friary had 24 friars, but this number may have been its peak, as it had declined to 22 in 1328 (Knowles and Hadcock 1971, 234).

Additional lands were given in 1315 (25m x 8m), and 1316 (90.5m x 12.5m). In 1349-50, three messuages were given, so that the house and graveyard could be enlarged; the messuages were described as of little value as the buildings had fallen and they lay in a deserted lane. The record shows that the friary confines extended to this deserted lane, and that buildings of thirteenth century or earlier date had occupied part of the site.

In 1350 the friary acquired another 1.6ha. from Sir John de Orreby: the gift was enough for him to become traditionally ascribed as the founder of the friary! A 2ha. plot in Skirbeck, described as adjoining the friary, was held from the Earl of Westmorland in 1400, when the friars paid for a licence for its alienation in mortmain.

The friary was still extant in 1538 when Leland visited the religious houses in Boston. He recorded that 'on the west side of Lindis [the river] is one long street, and on the same side is the White Friars (Bagley 1986, 36). In 1539 the friary was surrendered as a result of Dissolution (OS record card).

In 1544-5, Boston town bought the friary site. At that time it seems to have included 2ha with a tenement held by Thomas Watthewe, a fishmonger, and some pasture in Skirbeck held by John Turpham. The land was then leased to William Heydon for £4 a year, with the obligation to maintain a 40m length of the 'dyke towards le wharffe' (Page 1906, 217).

A brick wall, foundations and tiles were sold from the friary buildings in 1560 (Thompson 1856, 110). In 1573 the mayor and Corporation used a small lane from High Street to lead carts and carriages to the inner area of the friary grounds to collect stone from the upstanding ruins. 2000 bricks and stones were taken from the site in 1578 to wall a pit.

Location of the Carmelite Friary Grounds

In 1573, a document records that a short lane from High Street led to the friary's extensive grounds, which contained buildings and gardens. They are reported to have reached from opposite Doughty Quay to 'the opening in Liquorpond Lane', and to have had another street frontage in West Street nearly opposite St. Lawrence Lane (Thompson 1856, 110). A gateway may have stood close to Doughty's Quay on the High Street frontage (Thompson 1856, 258).

Further clues identified by Thompson are that the friary had been next to a house owned by Thomas Doughty and subsequently Samuel Gannock, west of the river (his house is assumed to have been close to Doughty's Quay). The inner court had been behind Doughty's house, and the church was positioned on the north side of the inner court[yard?]. By 1585, Doughty was renting the orchard, garden and friary site. The inner court eventually passed to Norton Bryant (by 1674), and in the mid-nineteenth century the site was owned by Thomas Gee (Thompson 1856, 111 footnote).

Thompson noted in the mid-nineteenth century that no trace of the institution remained visible, but that architectural fragments, including parts of pillars and arches had been found on the site. He suggested that a gateway may have been sited 'immediately south of the premises of Mr Charles Wright' (Thompson 1856, 258). The names Mr Gee and Charles Wright appear on John Wood's 1829 *Plan of Boston*, to the west of High Street, south of West Street, but it is unclear to which premises it refers.

To the south of Fydell Crescent, human burials were found in Liquorpond Street, close to the site of a chapel or church (05/039), and no connection with the friary has been established.

In 1965, the Ordnance Survey Field Investigator noted that no remains of the friary could be identified in the vicinity of the site labelled on Ordnance Survey maps (OS record card). The Boston Community Archaeologist has suggested that a building with elaborate detail, visible behind others in an undated photograph of Doughty's Quay, might represent a building forming part of the friary (Wright 1986, 83). The detail appears identical to that on an illustration of an 'Old House at the Gully Mouth, taken down in 1750' (Thompson 1856, 228). Owen has placed the Gully Mouth at the Scirebeck to the south of the settlement (Owen 1984, 42-3). If the appearance of two waterfront buildings at different locations was similar, there is less reason to suspect the Doughty's Quay example to be a friary relic.

1892: The Co-operative Society Premises

The Co-operative Society in Boston was established in July 1880, and initially traded from No. 20 West Street. The store then moved to 15-17 Bridge Street, before purchasing the old mansion house in West Street in 1888 (Co-op 1892, 1407; Co-op 1898, 216). The house had two shops in the basement, and 1,670 yds of land to the rear, and cost £1,740. The premises were extensively altered over several months, producing the large Mansion Buildings store, with a new bakery with two ovens, stables and warehouses at the rear of the shops. The Mansion Buildings shop opened in December

1892, and the ovens were supplemented with a further two. Prior to 1897, a building adjoining the West Street shops was bought and served as a butchery department. By 1898 the bakery was producing 3,700 loaves per week, and delivered with four bread carts.

The 1903-4 revision of the Ordnance Survey map shows a long north-south building, perhaps extending back behind 28 West Street, and enclosing an open area east of Paddock Grove (OS 1906). The length of this building correlates well with the elevation of surviving buildings and proposed rebuilding in 1909 (Fig. 9; LAO Sher Plans B274/1).

Plans drawn up for a new oven in September 1905 show a slight cavity below the floor of the bakery, but the depth of this was not indicated (LAO Sher Plans B254).

In early 1909, or shortly before, a fire destroyed much of the bakery building. Elevation drawings prepared in July 1909 for its rebuilding show a long frontage (Figs. 9-12; LAO Sher Plans B274/1). The reconstruction involved dismantling of the front and back walls, and the gable ends, to the 'necessary height', and lowering of the chimney stack. Bull-nosed jamb and arch bricks were to be cut out.

It seems probable that the existing building alongside Paddock Grove represents a complete reconstruction of the 1909 building on a different (possibly adjacent) site, but no material relating to the building after 1909 was located. An Ordnance Survey revision of 1938-46 shows further building around the basic shape of the 1903 structure. The present building has the appearance of a 1970s or 1980s structure.

Site Visit

A site visit was made on 17th October 2000 in bright conditions. The development site contains the single large two-storey rectangular yellow brick building formerly used by the Co-operative Society, fronting directly onto the east side of Paddock Road and the south side of West Street (Pls. 1 and 2). This building is to remain, with minor internal alterations. The southern end of the building flanks a narrow vehicular access to garages at the rear of Paddock Grove houses; there was formerly access from here to the rear of the building, but this is now blocked by bollards (Pl. 3).

The back of the existing building has a number of rectangular projections of irregular size. Close to the southern end, a ramp leads to an attached entrance (Pl. 4). The proposed extension will occupy a 10m x 20m area at the foot of this ramp (Pl. 5). To the north of the ramp is a projection which appears from outside to have contained operating plant for the building, with a single storey adjoining area which may have served as toilets or some similar function. Between the building and the neighbouring West Street building is a narrow pedestrian access (Pl. 6).

Beyond the rear of the former Co-operative Society building is a fairly level tarmac covered yard area, forming part of a pay and display car park (Pl. 7). Infrequent drainage gullies appear to cross the site, but there was no observed sign of service trenches within the proposed extension area, and there are no overhead cables. The yard extends eastwards to a brick boundary wall at the rear of other premises (Pl. 8). A number of brick-blocked shed windows are visible, with the scars of removed structures. There was no trace of re-used stone in the upstanding fabric. In the centre of the site, a slope leads up to the east about 1m into an adjoining area of car park. The northern yard limit is at the rear of West Street premises which have numerous small lean-tos.

Archaeological Potential of the Application Site

The area of the existing building is likely to have been disturbed by foundations for a sequence of buildings since 1888. It has been suggested in this report that the 1888 bakery building extended south of 28 West Street, until about the mid-twentieth century. This building would have been immediately beside the existing one, and may have occupied part of the present yard area including the site of the proposed extension. The 1909 elevation shows what appear to be basement windows, and a cellar will have removed upper deposits. This would explain the reduced level of the yard relative to land to the east. Without larger scale plans showing the position of the nineteenth century and early twentieth century buildings, it remains unclear whether this area was developed at any stage by the Co-operative Society. Part of it is likely to have been disturbed by the foundation trenches for the present building and adjacent ramp. Evidence of a c.1.25m deep space below the floor of the existing buildings is shown on modern plans (Furness Partnership dwg. 1617-S-132).

The remainder of the external yard area is understood by LAS to lie outside the area of proposed works. The yard has at least one drain beneath it, and levelling may have taken place prior to the tarmac surface being laid. As this area is noticeably lower than land immediately to the east, it is conceivable that the Co-operative Society lowered their entire site. This could have removed about 0.5m of deposits.

In the event that the twentieth century activity on the site has been less destructive than the indications suggest, there is potential for medieval structures and property boundaries close to West Street, below the existing building. If Hall's eighteenth century mapping is accurate, there was a boundary between two landblocks immediately south of Rosegarth Lane. This would place the application site within a parcel of land that was sub-divided, but had a common southern boundary as far east as High Street. There is lower potential for rubbish-filled features under the northern end of the yard area, assuming the medieval messages to have extended back further than the existing premises.

The extent of the 'mansion house' shown on the 1889 Ordnance Survey map correlates with a smaller building complex shown on Hall's 1741 plan. On that combined information, the only features likely to have been within the application site are a west-east boundary wall and an enclosed yard, both of

which are at the northern end of the site. The southern part of the site seems to have been a field, with a boundary wall (possibly the surviving one) to the east.

The illustrated hedged land blocks on Hall's plan suggest that land north of the present end of Paddock Grove had been enclosed at an early date. This might conflict with the image of an extensive friary site cleared of all buildings during the seventeenth century, and could indicate that this was not part of the site. The land block south of the hedges has a more convincing claim to be the friary site: it is behind the house with large gardens opposite Doughty's Quay (presumably Doughty's house), and in 1741 two lines of trees extended the limits of that garden westwards into a large open area. Is that the site of Doughty's extension onto the Inner Court of the derelict friary? It equates with the Ordnance Survey 'supposed site' on the 1889 map, crossed by Fydell Crescent.

Environmental Potential

The proximity of the application site to the River Witham suggests that organic material might be preserved in waterlogged conditions in deep features such as pits or ditches. When the Co-operative Society West Street frontage was altered in 1903, the bricklayers' specifications made allowance for pumping and baling, but the effect of subsequent drainage is unknown (LAO Sher Plans B249).

Closer to the river, archaeological investigations have found preserved leather and timber objects in features at 17-19 High Street, and at 61 High Street. No organic deposits were present at 35 Paddock Grove when that site was investigated (APS 1994).

Relative importance

The significance of any surviving archaeological remains on the application site would reflect their rarity, preservation and the quality of available information. Carmelite friaries are numerous throughout the country and the anticipated level of survival of the Boston premises would probably be of regional rather than national importance. The later recorded uses of the site would be of local or regional importance. A well-stratified pottery assemblage or evidence of an early settlement on the site might be considered of national importance, because of the international status of Boston as a medieval port.

Potential Impact of the Development Proposals on the Archaeological Resource

The largest area of anticipated disturbance of buried deposits is in the area of the proposed extension at the rear of the existing building. Within this rectangular area, six west-east ground beams and one north-south ground beam are to be laid, on foundations extending about 1.1m below the existing external ground surface. These will leave islands of undisturbed deposits no greater than 4m x 8.5m in area. Within the area of the extension, it is unlikely that useful deposits will survive in the uppermost 1.1m. There is no anticipated disturbance below that level.

Inside the existing building, alterations with any impact on buried deposits are understood to be restricted to limited excavation around one or more existing column base to allow for concrete reinforcement of a projection room column (Furness Partnership dwg. no. 1617-S-131A). The archaeological impact of this work appears to be very slight.

LAS are advised that the intention is to re-use existing drainage and services provision. Any alteration to this proposal would have a potential impact on deposits within the yard area and in Paddock Grove.

Conclusion

Research for this assessment has not been able to add greatly to the efforts of nineteenth century antiquarians in locating the site of the second Boston Carmelite friary site, west of the river. The period of elapsed time from destruction of the friary by dismantling (possibly completed by about 1700) to large scale accurate mapping seems to have been sufficiently long for significant plot boundaries to have been lost. The friary is not thought to have had broad frontages onto High Street or Liquorpond Street, and early piecemeal development of the frontage plots around the friary ultimately extended back onto the vacant site; Mr Doughty extended his lands back from his house on High Street back into the friary grounds. Hall's plan of 1741 shows a large house with laid-out gardens just to the SW of Doughty's Quay, with two lines of trees extending back into a large open plot beyond. Is that the extension onto the friary lands? If so, this area could mark the Inner Court, with the church on its north side.

Important potential avenues of enquiry have proved elusive. The creation of Paddock Grove as an access road has not been established. Neither Hall or Moule showed a lane in this position on their plans of 1741 and 1839 (Figs. 5 and 6). The earliest identified mention of the name is in 1887 (OS 1889). Presumably the name refers to a paddock with an adjacent clump of trees, and this may be the open field between two areas of trees south of Furthend Lane (West Street) illustrated on Hall's 1741 plan.

A detailed identification of the owners of identifiable plots of land between West Street and Liquorpond Street would perhaps aid identification of the friary site. Wood's 1829 Plan of Boston gives some landowner's names, but the actual position and extent of their holdings is seldom unambiguous.

Despite the inability to identify the site of the friary and its buildings closely, the small scale of the proposed works on the Paddock Grove/West Street application site are unlikely either to reveal significant additional evidence for its site or to destroy crucial archaeological deposits. There is a possibility that the original Co-operative Society bakery of 1888 has already disturbed deposits in the area of the proposed extension and across much of the yard.

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Geoff Tann
Lindsey Archaeological Services
23rd October 2000

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- Huntings 1971 Air photograph, HSL UK 71/151 Run 33, 6696-7. 30th July 1971, 6000ft.
- Moule, 1839 *Plan of Boston*.
- Ridsdale, M. 1998 *Archaeological watching brief at 2-4 High Street, Boston*. Report by Pre-Construct Archaeology, February 1998.
- Wood, J. 1829 *Plan of Boston*.

Archive Summary

- Abbreviated notes from data collection
- Copied extracts of historic maps: Wood 1829, Moule 1839, OS maps as listed above.
- Correspondence
- Developer's plans and sections
- Photographs: colour prints, LAS film no. 00/86/0-17 (including those used in this report)
- Photocopied text and illustrations from data collection
- SMR printout sheets
- Traced extracts from Hall 1741 and Co-operative Society plans

Sites and Monuments Record Summary

West Street/Paddock Grove, Boston (BPGR 00) SMR Summary

SMR	Boston Record No.	NGR (all TF)	Description
12668	05/055	3270 4350	High Street. Medieval/post-medieval pottery, cobbled surfaces, leather fragments and wooden pipes found during cable laying, 1967.
12669		3290 4380/3270 4360	Post-medieval pottery and clay tobacco pipes, found during construction of New Haven Bridge, 1964.
12677	05/102	3260 4410	Rosegarth Street. Site of 19thC clay tobacco pipe kilns, excavated 1967-8.
12683	05/064	3250 4410	Lincoln Lane. Post-medieval pottery found 1973. Boston records give NGR as 3265 4403.
12684	05/064	3250 4410	Lincoln Lane. Medieval baluster jug found 1973. Boston records give NGR as 3265 4403.
13278		3260 4400	Site of pound, pre 1658. Pinfold Lane.
13313	05/082	3263 4384	35 Paddock Grove. Archaeological watching brief 1994. Reused architectural fragments in large foundation trench, thought to be Victorian. Stone probably derives from Carmelite friary.
13364	05/116	3273 4394	17/19 High Street: Late 13thC and early 14thC occupation deposits. Archaeological excavation 1996
13431		3250 4400	Boston steam laundry building
13457	05/108	3257 4371	95 Liquorpond Street. Archaeological watching brief 1995. Edge of backfilled pond, and 19thC brick structure thought to be a water cistern.
13478		3274 4385	Public warehouse at the north end of Doughty's Quay. Built 1815. Brick and slate, with stone detail. Doughty's Quay built same date.
13529		32716 43745	61 High Street. 17thC house, altered in 19thC and 20thC. Timber-framed walls recorded during archaeological watching brief, 1999.
13530		32716 43745	61 High Street. Brick walls on stone footings recorded during archaeological watching brief, 1999. Medieval pottery.
	05/074	3274 4392	25 High Street. 15thC hall house.
	05/067	3270 4391	Axe and Cleaver public house: well and 12-16thC pottery in cistern.
	05/075	3273 4389	35 High Street, 15thC hall house.
	05/081	327 439	32 High Street, archaeological watching brief 1994, no significant results.
	05/013	327 438	Possible site of second Carmelite friary.
	05/127		The Swan, archaeological watching brief, no significant results.
	05/086	3263 4401	Hilliards store, archaeological watching brief 1991, no significant results.
	05/039	327 436	Liquorpond Street. Burial ground reported c. 1855.
	05/090	3281 4363	Burial ground to rear of Methodist Chapel.
	05/025	3271 4350	Hardy & Collins store, prehistoric greenstone axe found, 1958.

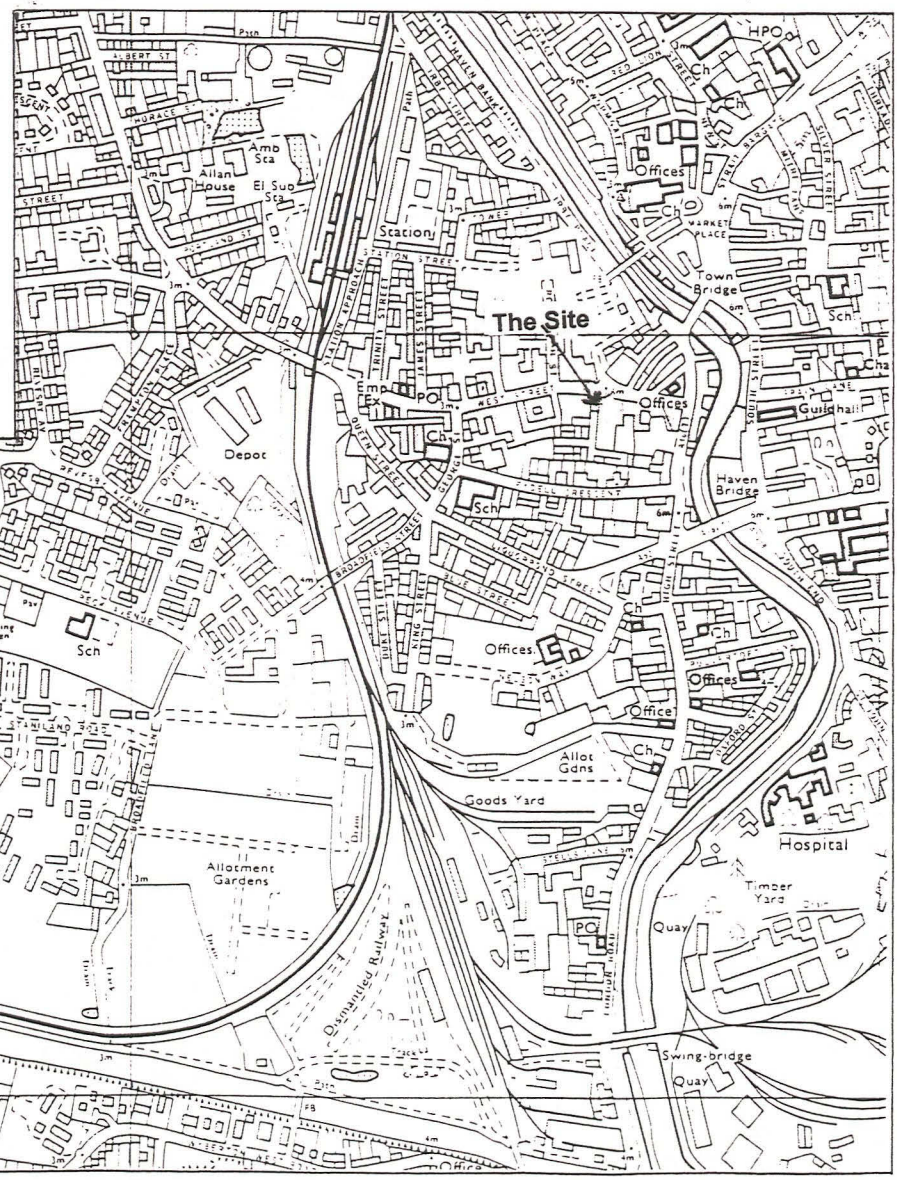
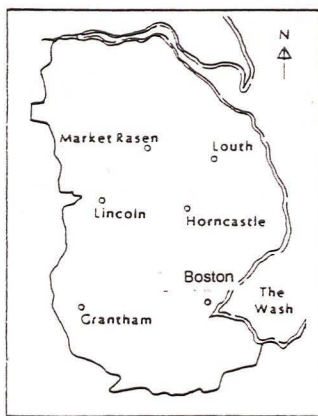
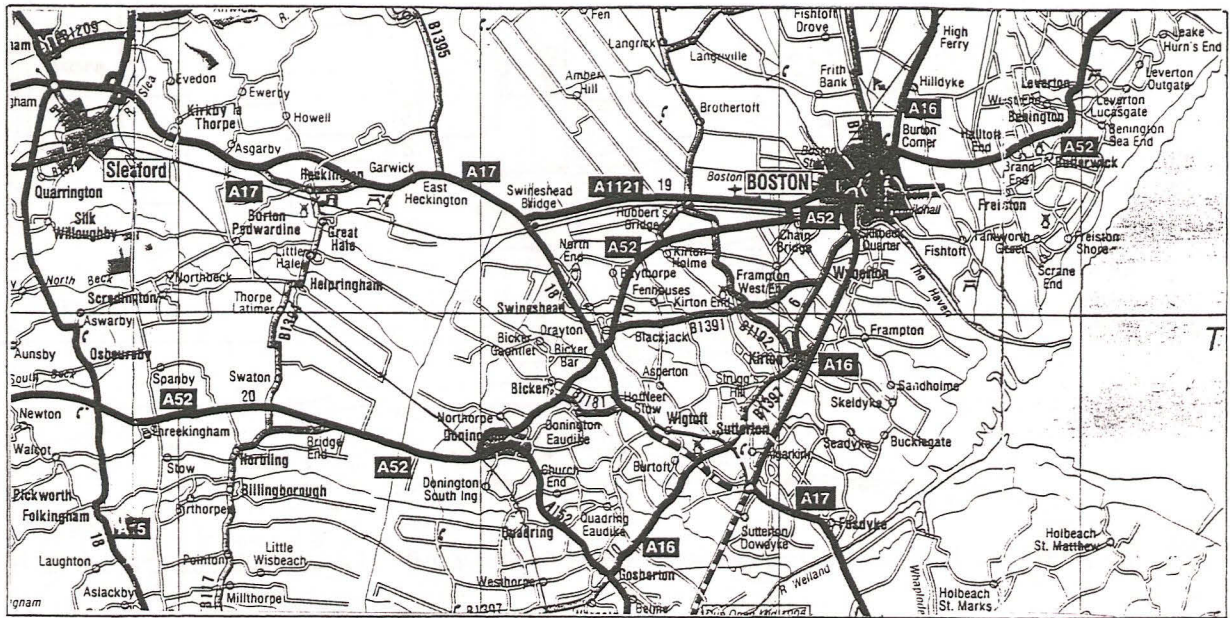


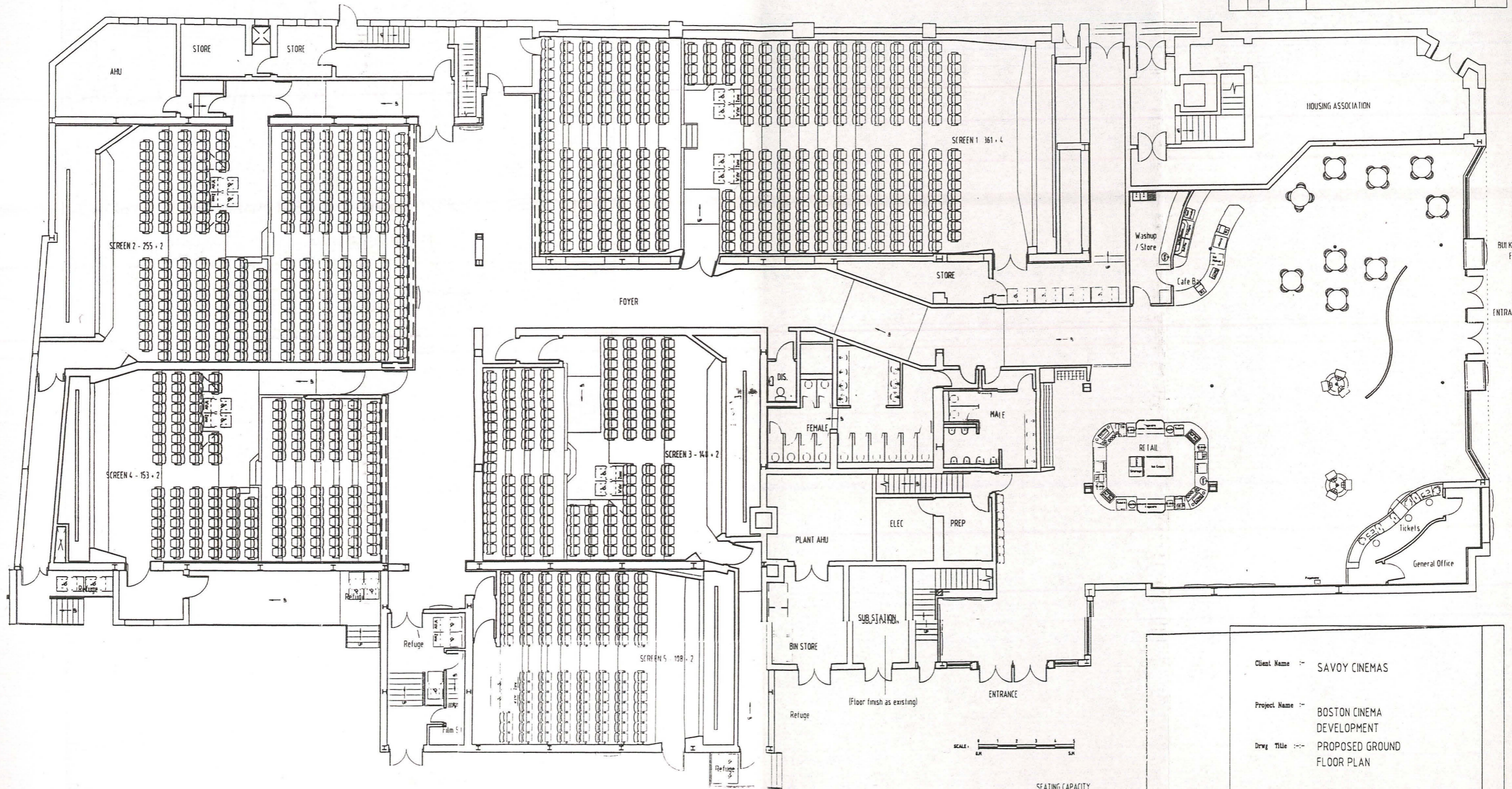
Fig. 1 Location of Boston and West Street, based on the 1974 Ordnance Survey 1:10,000 map, Sheet TF 34 SW. (© Crown Copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 50424A).



Fig. 2 Location of the application site (based on the 1970 Ordnance Survey 1:1250 map, Sheet TF 3243 NE. © Crown Copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 50424A).

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Rev.	By	Date	Notes :-	Checked
A	CST	11.05.00	Renumbered from SK drawings. Screen Ends to 2,3,4, 5 revised	
B	CST	19.06.00	Stair by toilets up to offices added	
C	CST	26.07.00	Screen 1, Screen escape to screen 2 and screen end to screen 4 revised, staff change areas added.	
D	CST	28.07.00	Staff area omitted, stair up to projection room revised	
E	CST	14.08.00	Screen 1 layout revised	
F	BDF	30.08.00	Foyer layout redrawn	
G	CST	14.09.00	additional poster boxes added, ticket counter extended, payphone and access to basement added	
H	CST	06.10.00	Steps added to Female toilet, window blocked up scr 4 escape	



SEATING CAPACITY

SCREEN 1	- 361 x 4
SCREEN 2	- 255 x 2
SCREEN 3	- 148 x 2
SCREEN 4	- 153 x 2
SCREEN 5	- 108 x 2
TOTAL	1025 x 12

Fig. 3 Plan of the proposed new cinema (reproduced at reduced scale from NBDA dwg. no. 473\SV-010G. © NBDA Ltd).

Client Name :- SAVOY CINEMAS
 Project Name :- BOSTON CINEMA DEVELOPMENT
 Drwg Title :- PROPOSED GROUND FLOOR PLAN

NBDA

Northern Building Design Associates Limited
 Architects · Interior Design · Planning
 24 - 30 Park Lane, Poynton, Cheshire, SK12 1RZ
 Telephone : 01625 876027 Fax : 01625 876304
 Email : design@nbda-architects.co.uk

Drawn by	CT	Date	17.04.00	Drawn by	473\SV-010	Rev	G
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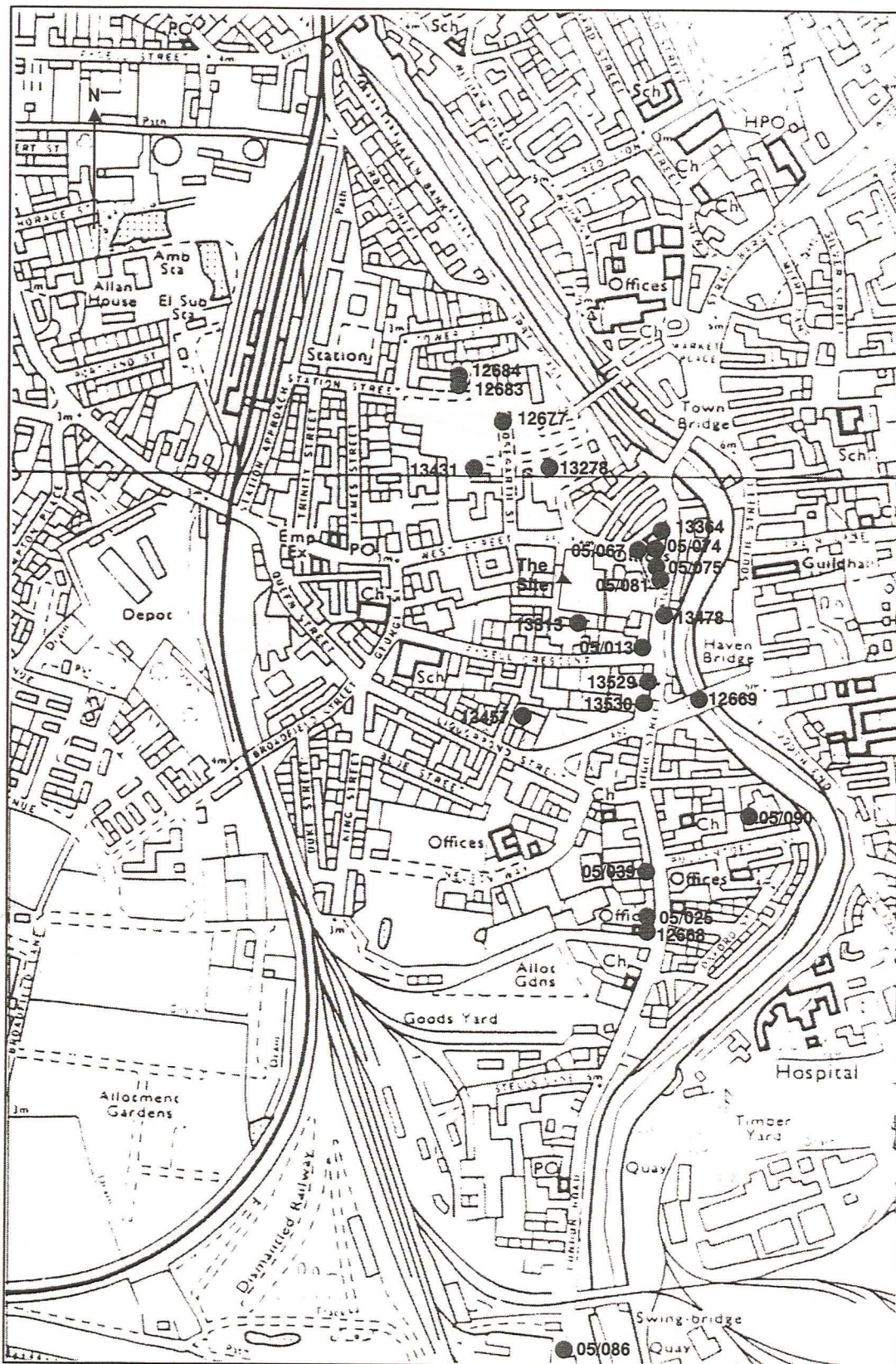


Fig. 4 Recorded archaeological sites and finds from the vicinity of Paddock Grove (source: Lincolnshire SMR and the Boston Community Archaeologist's records). (Based on the 1974 Ordnance Survey 1:10,000 map, Sheet TF 34 SW. © Crown Copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 50424A).

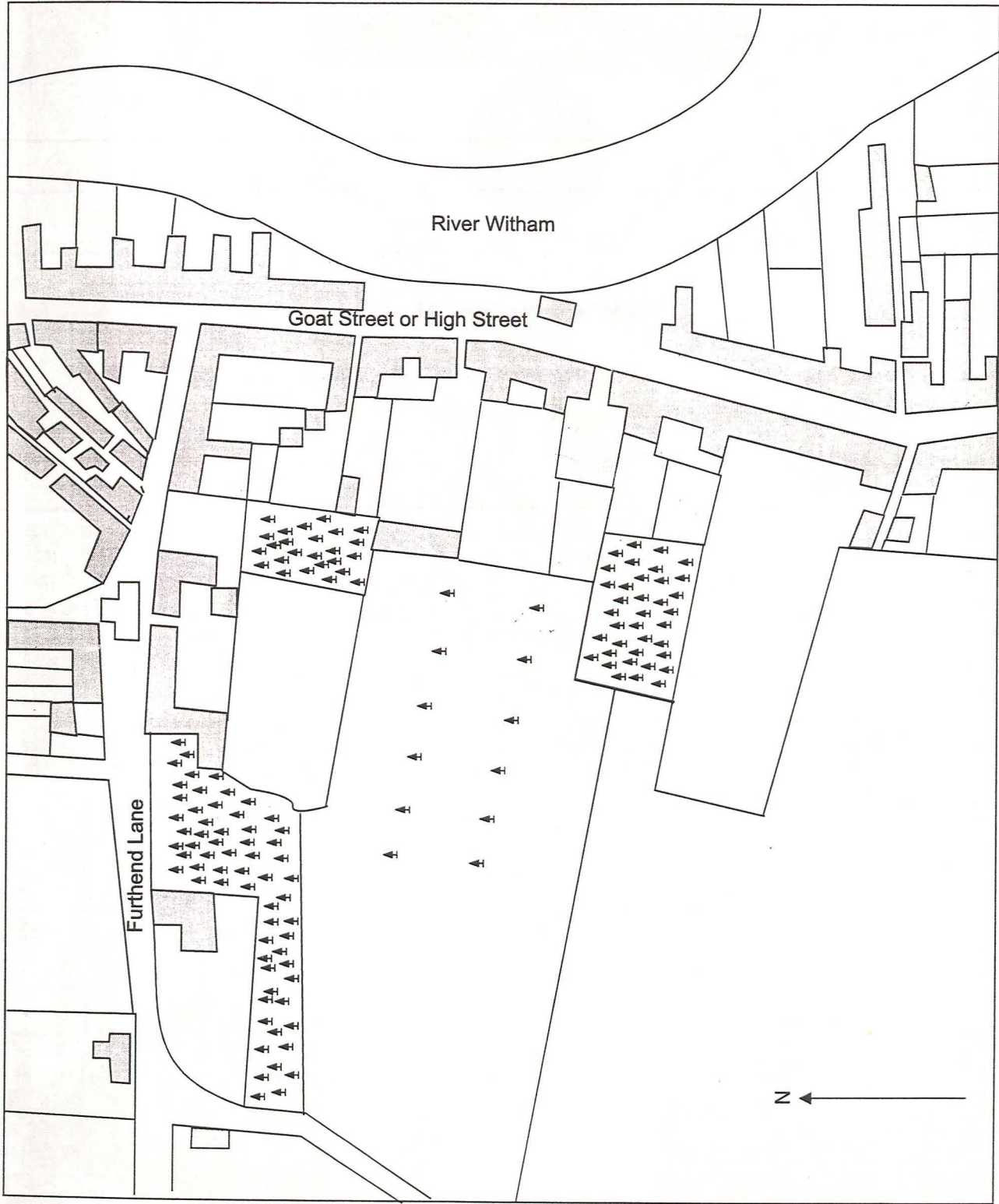


Fig. 5 Extract traced from R. Hall's Plan of the Borough of Boston, 1741.

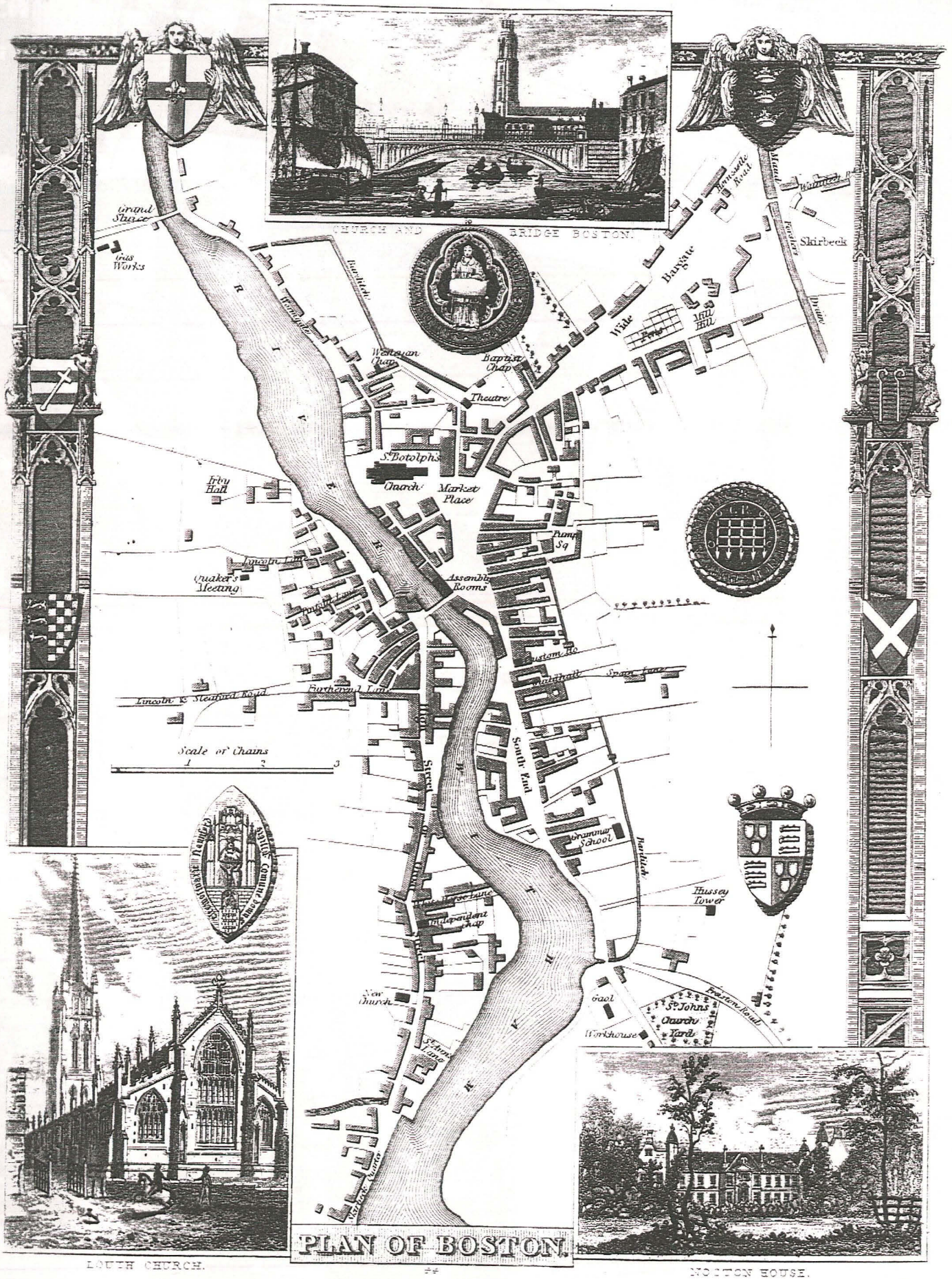


Fig. 6 Moule's Plan of Boston , 1829.



Fig. 7 Extract from the 1889 Ordnance Survey 1:500 map, Sheet Lincs. 119.9.24. Reproduced at reduced scale.

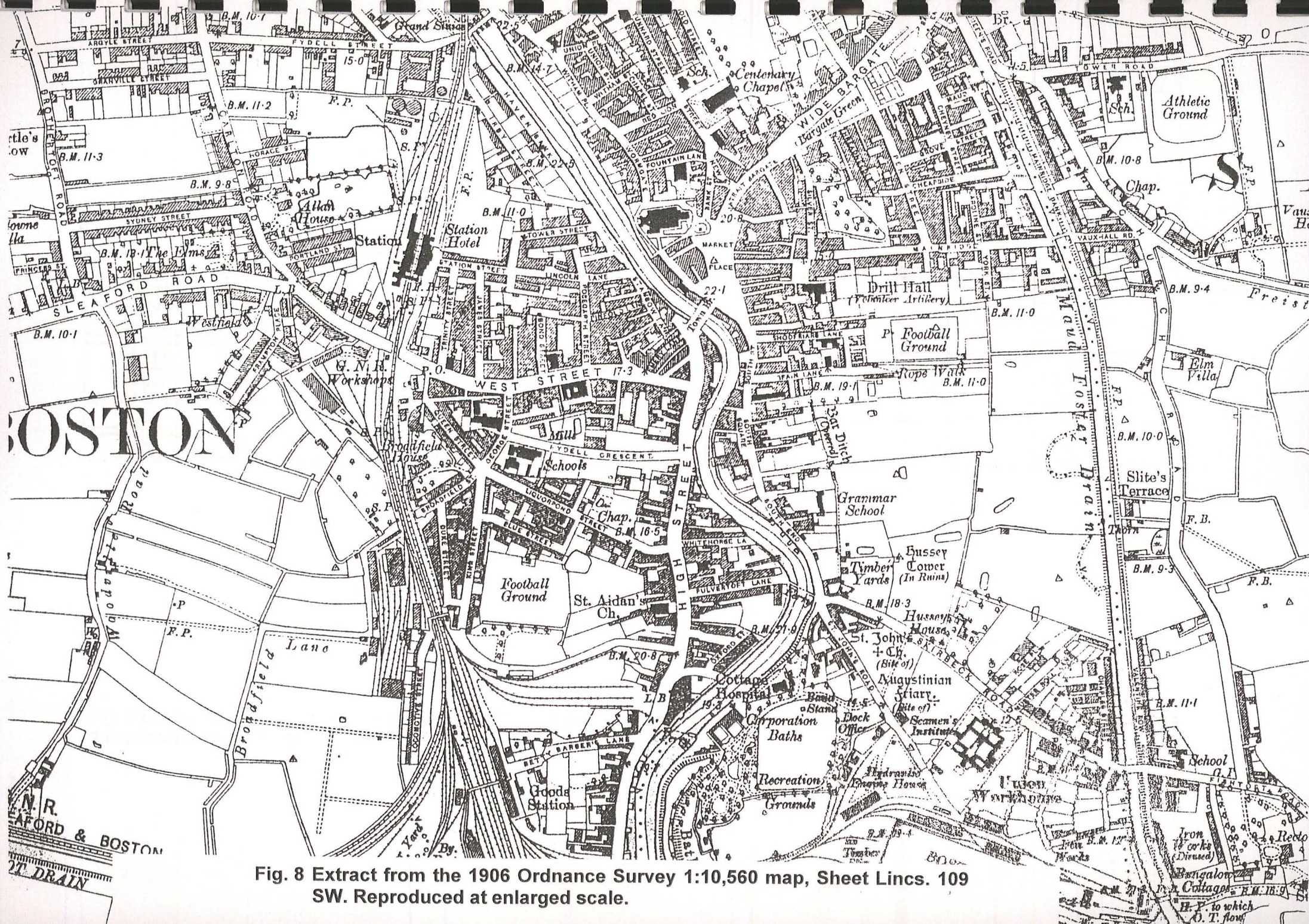


Fig. 8 Extract from the 1906 Ordnance Survey 1:10,560 map, Sheet Lincs. 109 SW. Reproduced at enlarged scale.



0 40 feet

Fig. 9 Boston Co-operative Society building, Paddock Grove. Front elevation, showing the proposed partial rebuilding in July 1909 (Lincolnshire Archives. Sher Plans B274/1)

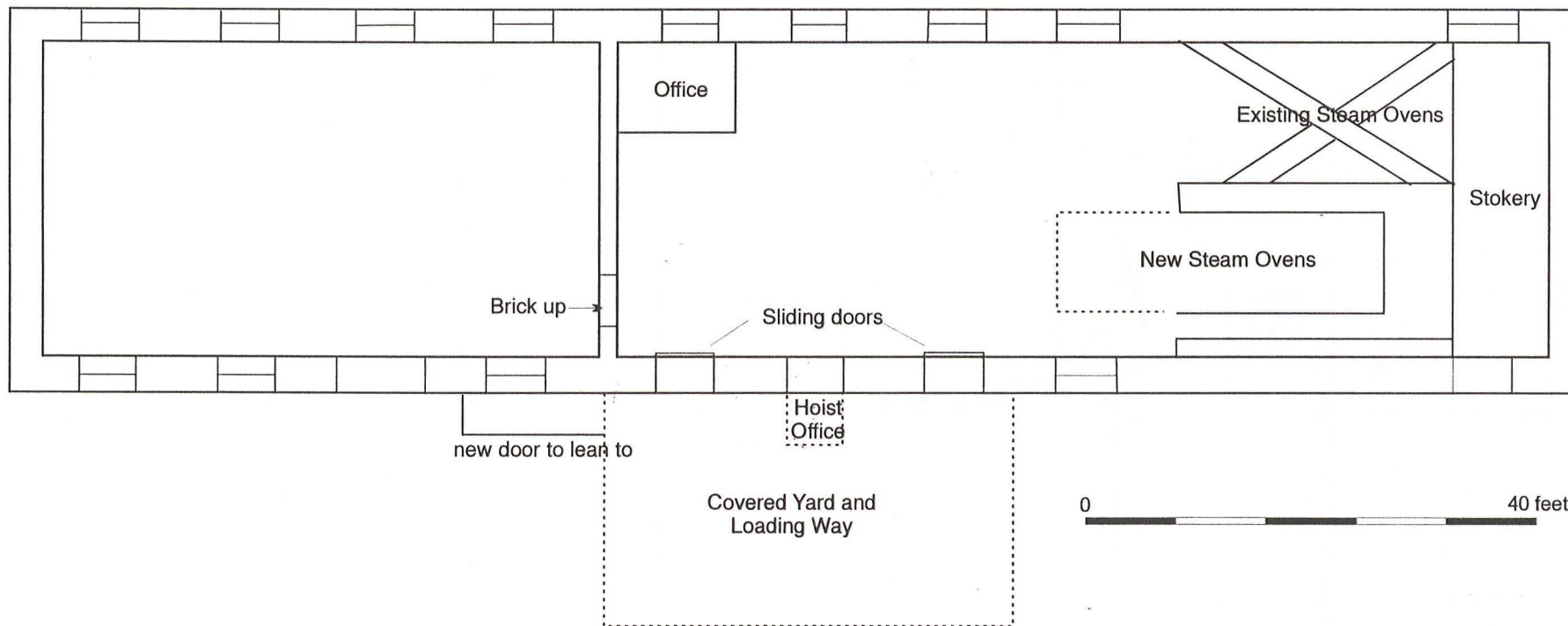
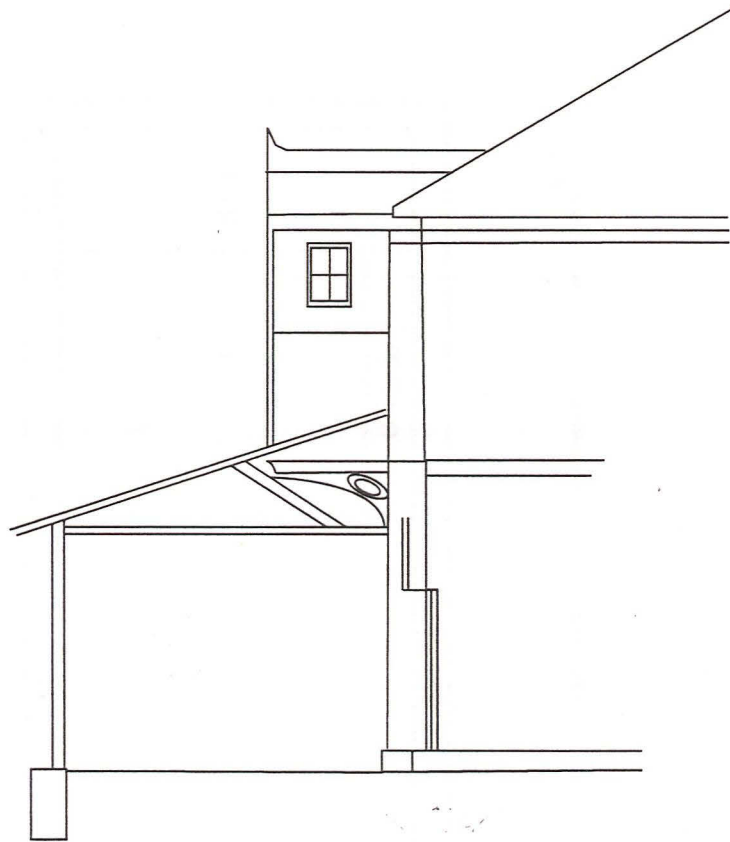


Fig. 10 Boston Co-operative Society building, Paddock Grove. Ground floor plan, showing layout of rebuilt bakery, 1909. (Lincolnshire Archives. Sher Plans B274/1)



0 40 feet

Fig. 11 Boston Co-operative Society building, Paddock Grove. Section at rear of proposed rebuilding, 1909. (Lincolnshire Archives Sher Plans B274/1)

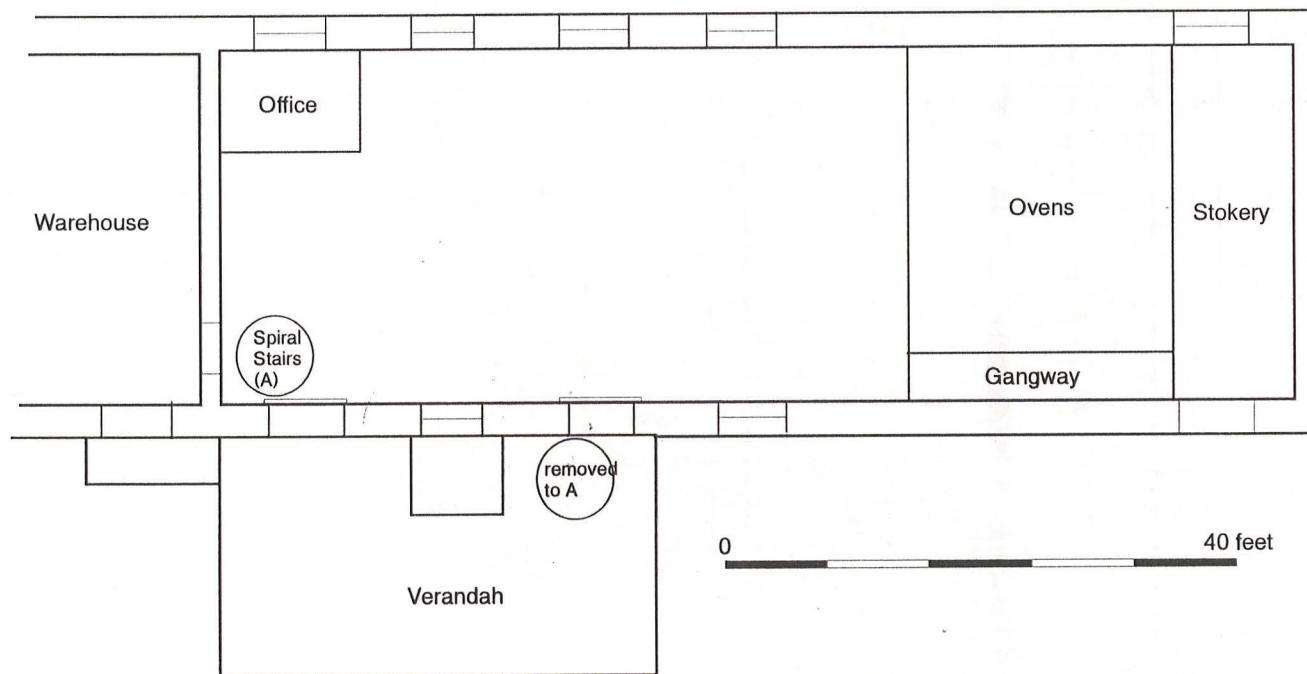


Fig. 12 Boston Co-operative Society building, Paddock Grove. Ground floor plan, showing revised bakery layout after rebuild, July 1909 (Lincolnshire Archives Sher Plans B274/1)

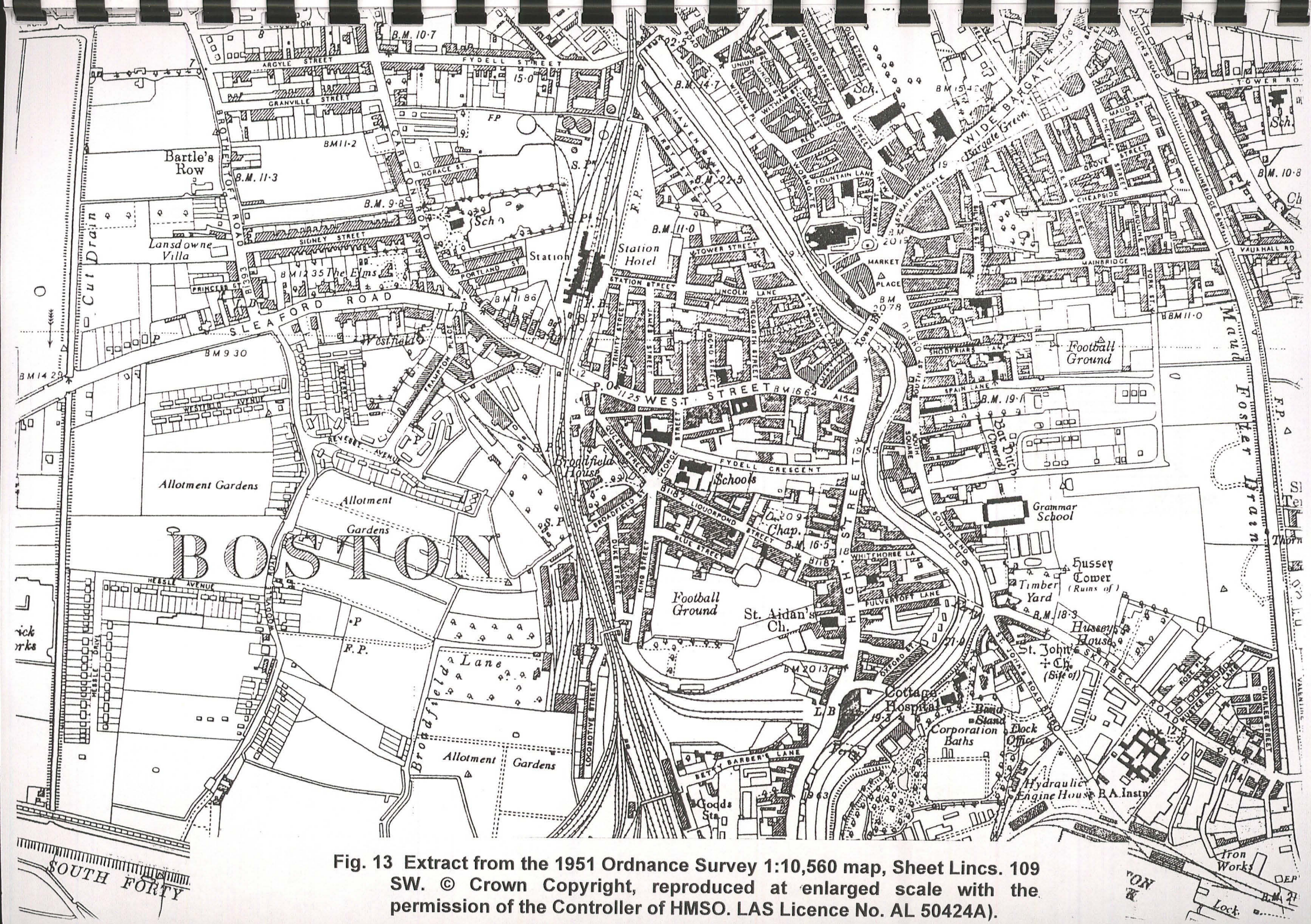


Fig. 13 Extract from the 1951 Ordnance Survey 1:10,560 map, Sheet Lincs. 109 SW. © Crown Copyright, reproduced at enlarged scale with the permission of the Controller of HMSO. LAS Licence No. AL 50424A).

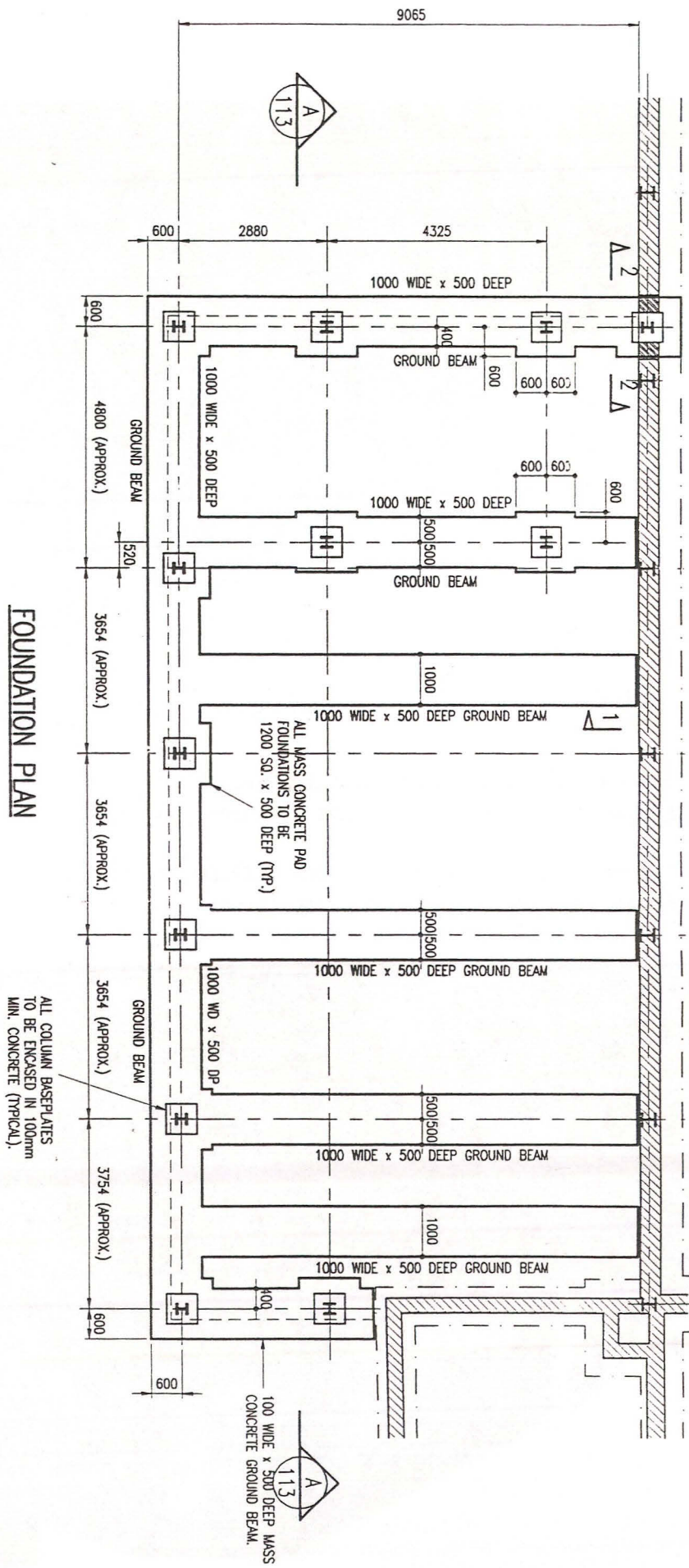


Fig. 14 Foundation plan of the proposed extension (reproduced at reduced scale from NBDA dwg. no. 1617-S-111. © NBDA Ltd).



PI. 1 West Street frontage of the former Co-operative Society building, showing part of Paddock Grove (right). Looking SE.

PI. 2 Paddock Grove, with the former Co-operative Society building occupying the frontage (looking north).





PI. 3 Access to the Paddock Grove garages, to the south of the former Co-operative Society building (looking west to Paddock Grove).

PI. 4 Rear of the building, with ramp to left. Looking north to the rear of adjacent West Street premises.





PI. 5 Location of the proposed extension (looking west).

PI. 6 Pedestrian access to West Street (looking north).





Pl. 7 The yard area (looking south).

Pl. 8 Brick boundary wall and ramp to adjoining land, east of the yard area (looking NE).

