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PROPOSED DEVELOPMENT AT FOSSIT AND THORNE,
LONDON ROAD, KIRTON, LINCOLNSHIRE
(TF 305 383)

Archaeological Desk-Based Study

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January 2001

Report No. 7900/2/0

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PROPOSED DEVELOPMENT AT FOSSIT AND THORNE, LONDON ROAD, KIRTON, LINCOLNSHIRE

Archaeological Desk-Based Study

Summary: This report sets out the results of a desk-based assessment undertaken in connection with the proposed redevelopment of land to the rear of Fossit and Thorne, Kirton (centred on TF 305 383). The study, undertaken in December 2000 and January 2001, is based on Sites and Monuments Record information held by the Boston Community Archaeologist (Heritage Lincolnshire) and Lincolnshire County Council; historic documents and map sources from Lincolnshire Archives, Lincoln Central Library and Boston Library; photographs from the National Air Photo Library, Swindon; data from a site geotechnical investigation and a site walk-over.

No known monuments, sites or findspots are recorded for the proposed development area, and there are no scheduled monuments in the near vicinity. Based on the present distribution, the possibility of finds of prehistoric or Roman date is considered low. Although the centre of the late Saxon and early medieval settlement at Kirton is almost certainly to the north of the present site, the existing information is insufficient to completely exclude the possibility that some level of activity of this date may be present within the application area.

In certain areas, the scope for archaeological field investigation or for the survival of any relevant sub-surface deposits which may have been present is likely to be limited; parts of the area are in commercial use with standing buildings and extensive storage areas, and elsewhere a pond and other drainage features are shown on some of the historic mapping, with modern infill to considerable depth confirmed by site geotechnical investigations. Within this particular area there are also risks presented by soil-borne contaminants. An estimated 1.5ha of the site is presently unoccupied and apparently not affected by recent disturbance.

1. Introduction

- 1.1** This report sets out the results of a desk-based assessment undertaken in December 2000 in connection with a proposal for development of land behind Fossit and Thorne, London Road, Kirton (centred on TF 305 383; Fig. 1). The site extends to an area of some 2.5ha, and comprises outbuildings, storage areas and grassed open space.
- 1.2** Two applications for outline planning permission (B/00/0310/OUTL and B/00/0312/OUTL) for residential development with access roads have been submitted to Boston Borough Council. A need to undertake a desk-based assessment as a potential first stage of a programme of evaluation to inform the planning decision was identified by the Boston Community Archaeologist, whose brief (the *Brief*) formed the

basis of a project design (the *Design*) prepared by AC archaeology which was subsequently approved by the Boston Community Archaeologist (verbally, 8 December 2000). The *Design* is included here as Appendix 1.

2. Assessment Objectives and Report Contents

2.1 As stated in the *Brief* (section 5.1) and the *Design* (section 4.1) the purpose of the desk based assessment is

..... to determine, as far as is reasonably possible, the archaeological potential of the site and particularly the expected survival and quality of any archaeological remains. The assessment of the archaeological potential should enable the formulation of a strategy for further investigation and mitigation.

2.2 This report outlines the sources consulted (section 3 , with more detailed bibliographic references in section 9); describes the topography and present land use of the site (section 4); sets out the known archaeological background (section 5) together with an assessment of the historical and cartographic information (section 6). An interpretative section follows in which the archaeological potential is assessed (section 7), and a final section considers any restrictions which may limit any future archaeological site investigations (section 8).

3. Methodology and Sources Consulted

3.1 The following sources of information have been used in the compilation of this report:

- (i) the Sites and Monuments Record (SMR) held and maintained by the Boston Community Archaeologist, Heritage Lincolnshire, including parish files, assessment and evaluation reports, and air photographs
- (ii) the Lincolnshire SMR, held and maintained by Lincolnshire County Council, including assessment and evaluation reports and listed building data
- (iii) historic and cartographic records held by Lincolnshire Archives, Lincoln Central Library and Boston Library, a more detailed listing of which are set out in Section 9.
- (iv) air photographs in the National Monuments Record (NMR) Air Photos Library collection, Swindon
- (v) borehole logs from a ground investigation survey undertaken in late 2000 as supplied by the intending developer's agent
- (vi) a site walk-over, conducted on 18 December 2000

3.2 Kirton does not fall within the areas considered by the Fenland Survey, the County Earthworks Survey or the National Mapping Survey.

4. Land Use, Geology and Topography

4.1 The site is effectively flat, at or around the 3mAOD contour. Present land use is mixed, being partly industrial with commercial storage and partly grassed open space. Four zones (shown on Fig. 2 with selected views Plates 1 - 7) are identified:

- Zone A** The northern part of the proposed development area is largely mown grass. There is one small stand of mature pine trees and dense undergrowth, and an area adjacent to the eastern boundary is occupied by polytunnels containing old tyres. An intended access from the London Road frontage occupies part of the garden of 42 London Road; it is not fenced separately from the garden, but the access strip itself is wholly occupied by very dense shrubbery with mature trees on the street frontage (visible on Plate 3, photograph taken from opposite side of London Road).
- Zone B** Immediately to the south are structures and asphalted surfaces currently used by the Fossit and Thorne company for tyre storage. The buildings comprise single storey brick warehouse-type structures with asbestos or galvanised roofs. Inspection covers and the scars of trenches previously excavated through the tarmac surface indicate the presence of numerous services in this part of the site.
- Zone C** South of the main buildings and along the eastern margin of the site are further areas used for the storage of tyres, bounded to the east and west by very tall (7m plus) leylandii hedges. Two large polytunnels are present. Where visible, the surfaces were noted to be either bare soil or loose gravel.
- Zone D** The south-west part of the site is a further extensive area of mown grass. An access strip to the London Road frontage is also grassed, but separated from the main part of the site by a hedge (including mature trees) through which there is no formal access.

4.2 The soils within the area have been described (Robson 1990) as being dominated by the Snargate Series, comprising coarse silty gleyed brown alluvial deposits. The drift geology of salt marsh, tidal creek and river deposits (silt, sand and clay) is between 10m and 20m thick, and overlies Amphyll Clay formations (RPS 2001).

4.3 A summary of the site investigations programme (data taken from RPS 2001) is set out on Fig. 3, with a test pit and borehole location plan as Fig. 4. Where made ground is recorded in the logs, the accompanying commentary generally includes a reference to modern debris, particularly in the case of Zone C, where some of the trials (eg TP4 and TP21) include brick, metal and plastic at depths approaching 2m below present ground surface. Other deposits within that Zone, including deposits of peat recorded from BH4, are almost certainly the result of both the deliberate and natural infilling of drains, ponds and other drainage features shown on 19th- and 20th-century maps of the site (see Appendix 2). As might be expected, deep disturbance is also noted within

Zone B. Few areas of disturbance were encountered within Zone A or Zone D away from the London Road frontage; thicker topsoil and a more silty subsoil was generally noted in the northern area.

5. The Existing Archaeological Record

5.1 Introduction

5.1.1 In accordance with the terms of the *Design* the existing archaeological records were viewed for a minimum of 250m beyond the boundaries of the proposed development site; in practice SMR data was obtained for a wider area to allow the site to be set in a broader context. Information was obtained from the databases held by the Boston Community Archaeologist at Heritage Lincolnshire and by Lincolnshire County Council, and is summarised in Table 1 and those sites in the immediate vicinity of the present proposed development are on Fig. 5. Sites within 250m of the proposed development site boundary are set in bold type in Table 1.

5.1.2 The results of a search of the database of vertical photographs from the National Library of Air Photos held and maintained by the National Monuments Record (NMR) at Swindon are given in Table 2. Those entries set in bold type are prints held within the collection which have been inspected in the course of this study.

5.2 Recorded SMR Sites

5.2.1 Combining the Boston and Lincolnshire County SMR databases produced 31 relevant entries, of which 19 are buildings, sites, findspots and archaeological investigations within a nominal 250m of the site boundaries.

5.2.2 There are prehistoric and Roman findspots from the parish, but not within the immediate locality of the present development. They include a possible prehistoric barrow almost 3km to the south east (Boston SMR site 14/033) and a neolithic polished stone axe found some 4km to the north west (Boston SMR site 14/032); neither is shown on Table 1. The closest finds of Roman date derive from Hallweir about 1km to the east (Lincs SMR 13031).

5.2.3 The principal building within the locality is SS Peter and Paul Church, a Grade 1 listed structure some 150m to the north of the proposed development site. The fabric of the church is largely 13th century with early 16th-century additions, substantially altered and remodelled in 1804 (Anon nd). It has been argued (Sawyer 1998, 63) that the church may already have been well-established by the 9th century, and Kirton is included on a list of potentially high-status pre-Conquest churches in Lincolnshire on the basis of place-name evidence (Everson and Stocker 1999, 74; see also Section 6.4.3, below). A relocated 14th-century cross base and the steps and boundary wall to the churchyard are also (Grade II) listed structures (*cf* Table 1).

5.2.4 Probable early medieval (late Saxon) features have been located at two sites: at Boston SMR site 14/051, a geophysical survey (EAS 1999) and subsequent evaluation (APS 2000) revealed features including a pit with crop processing waste believed by the excavator to be late Saxon; Boston SMR site 14/050 (Lincs SMR site 13500-2)

contained a large pit filled with animal manure, also considered late Saxon, together with later (14th- or 15th-century) pits and other features (APS 1996). These sites both lie some 100m distant from the church, to the south-west and north-east respectively. Medieval finds and features have also been found elsewhere in Kirton, east of the church (eg Lincs SMR sites 13357 and 12552).

- 5.2.5** Recorded post-medieval archaeology comprises a number of historic buildings. Adjacent to the northern side of the proposed development site are the neighbouring Grade II listed buildings 30 London Road and 1 King Street. Other nearby structures include a (Grade II listed) milestone and the former Kirton Smithy (unlisted), both on London Road.

5.3 Aerial Photographs

- 5.3.1** The results of a search of the NMR Air Photo library holdings are summarised on Table 2. All available prints (indicated in bold type on Table 2) have been inspected but no detail not visible on contemporaneous mapping was seen; the present site was found to lie beyond the boundaries of the print in some instances. A small number of oblique air photo prints are included in the Boston SMR parish file; these are generally at small scales, and no archaeologically relevant detail was noted from them.

6. Cartographic and Historical Study

6.1 Introduction

- 6.1.1** Research has been conducted in Lincolnshire Archives, Lincoln (hereafter LA), Lincoln Central Library, and Boston Library.

6.2 Available Sources: Historic Map Evidence

- 6.2.1** The site lies entirely within the ancient Holland parish of Kirton. Of the various small-scale printed maps of the period c. 1770 – c. 1830 the most accurate is the first edition 1-inch scale (1:63,360) Ordnance Survey map, surveyed 1815 and published in 1824. Maps by Armstrong (1779), Bryant (1825-7) and Greenwood (1830) are reproduced in Appendix 2. The only useful early map discovered in the course of this research is Ogilby's strip map of the Boston road, of 1675.
- 6.2.2** Kirton lies in an area for which few tithe maps were made (Kain and Oliver, 1995, 287-305), and none exists for Kirton. The Kirton enclosure award (LA Inclosure, Holland 5) of 1773 has no map. No estate maps are listed for Kirton in the LA card catalogue of maps. Nevertheless, various estate and drainage maps do exist for parts of Kirton parish, and all those of likely relevance at LA which were available for consultation were examined. The following maps (which are not listed in references Section 9) were examined and found not to relate to the site or main settlement area of Kirton: LA BRA 818/8/16; LA BRA 818/8/17; LA Misc Dep 272/3a; LA Misc Dep 272/4; LA Smith 9/2/1. At Boston a poor copy of an undated (post-turnpike, 1758) drainage plan of Sutterton includes a portion of Kirton, and a detail is included in Appendix 2 (Boston Library, Lincs maps 16). An extensive collection of maps of the

Boston area compiled by W.H. Wheeler and deposited in Boston Library in 1906 was examined but nothing of relevance was found.

- 6.2.3** The unfortunate dearth of map sources for Kirton village is offset by one detailed parish map, a plan of the old inclosure and salt marsh, dated 1839 (LA HD 67/11). It shows the easement of the proposed railway line (not completed until 1848), but is clearly based on an earlier map, since some parcel numbers straddle mapped boundaries. LA regulations forbid digital photography, so the relevant portion of the map could only be traced for the purposes of this research, and copies (with and without legend) of the tracing are included in Appendix 2.
- 6.2.4** The topography of the site during the late 19th and 20th centuries may be reconstructed from the various editions of large-scale (1:2,500 and 1:10,560) Ordnance Survey maps. The area was surveyed in 1887, and revisions to the published sheets were made in 1903, 1946 and 1950. The first edition, published 1890/1, shows the field which forms what is here defined as Zone D divided into two by an east-west boundary with a belt of trees (Appendix 2).

6.3 Available Sources: The Historic Written Record

- 6.3.1** No scholarly or reliable published history of Kirton appears to exist, although there is a locally-produced picture book (Kirton Book Group 1990), two typescript short histories (Cantwell c. 1976; Drury 1956), and a magazine article (Hunt 1969). Lincolnshire has no multi-volume antiquarian history, although Marrat's history (1814) and a history of the Pury family, landowners in Kirton c.1500 – 1715 (Cust 1898, 273-337) have both proved useful. Several volumes in the 'History of Lincolnshire' series (cited in the references Section 9) refer to Kirton; so too do contributions to the recent historical atlas (Bennett 1993).
- 6.3.2** Printed editions of records published by the Lincoln Record Society and elsewhere have been used, especially to gauge the population and prosperity of Kirton at different periods. No published secondary or primary sources of specific relevance to the site have been found.
- 6.3.3** Catalogues of documentary sources in LA have been consulted but, in the absence of much cartographic evidence of site ownership and tenure it has proved impossible to make any useful connections between the site and title or estate records. An attempt to relate acreages and owners on the 1839 manuscript map with those given in the 1773 enclosure award proved (unsurprisingly) abortive. The principal aim of this was to demonstrate whether or not the site had fallen within the community's regime of open fields prior to enclosure. It is to be hoped that a detailed parish-wide comparison of the two sources would be productive, but such an exercise is beyond the scope of the present research.

6.4 Discussion

- 6.4.1** The lack of documentary and cartographic sources (and therefore also of historic field-names) makes it impossible, within the constraints of this research, to conclusively determine whether the site lay within the medieval urban settlement, or

lay beyond its limits within the agricultural hinterland. What does seem clear, however, is that from the later 17th century (Ogilby 1675) until after 1839 (LA HD67/11) the settlement did not extend very far south of the cross roads in the centre of the present village, although there was another, smaller, discrete area of settlement around the bridge and drain south of Cut Throat Lane by 1675, and at the present Kirton House by 1815. The present London Road is the result of turnpiking in 1758 (Bennett, 1993, 78-9), and, although it may have taken a slightly different course previously, this would seem unlikely on topographical grounds. Apart from field boundaries and a pond-like feature and drain along the eastern part of the site (present by 1887) none of the maps examined depicts any building or other structure or feature on the site.

- 6.4.2** The locally produced histories make extravagant claims for the size and importance of the settlement: Hunt (1969, 45) states that in Elizabethan times it was *the third town of any size in the county and comprised only 231 fewer households than Lincoln*; based on this remark (one assumes) the Kirton History Group (1990, 2) ventures that in Tudor times, *Kirton was the third largest town in Lincolnshire*. The source of these statements is undoubtedly the 1563 Lincoln diocesan returns (summarised in Hodgett 1975, 189-99), which records large numbers of households for several extensive south Lincolnshire parishes: Kirton 228, Pinchbeck 200, Swineshead 209, Coningsby 221. These figures compare with 459 for Lincoln's urban parishes combined, Boston 471, Grantham 252 (+ 100 in the rural parish), Tattershall 236 (+ 68 in the rural parish), Horncastle 164 (+ 108 in the rural parish) *etc.* Kirton's large total (like nearby Swineshead's comparable figure) does not of course refer to any putative urban settlement, but to the whole parish. As Glasscock noted (1964, 121) of the 1334 lay subsidy: *the large quotas for many of the fen townships, e.g. Pinchbeck and Holbeach, should not be regarded as urban quotas, for most of the tax must have come from their surrounding areas*. In her detailed analysis of the 1676 Compton census Whiteman (1986, cxviii) calculates a hypothetical population total based on multipliers for Kirton parish of 1,032 in 1603 and 1,118 in 1676, compared with an actual figure of 1,643 at the 1811 census. If Kirton had 228 households in 1563, applying a conventional multiplier of 4 or 5 to give a total population would result in a figure of between 912 and 1,140, roughly the same as a century later and considerably less than in the 19th century. The idea, therefore, that Tudor Kirton was a major town is misleading in the extreme.
- 6.4.3** Insufficient data exists to allow a similar consideration of the medieval period, but nevertheless the early importance of Kirton is beyond doubt. As a pre-conquest central place and likely minster centre it gave its name to the wapentake. On place-name evidence (Kirton means 'church settlement') its church is likely to have been well-established by the time of the Scandinavian conquest in the 9th century (Sawyer, 1998, 63). Elements in the architecture of the present structure suggest a major medieval church (Pevsner and Harris 1989, 420), and it clearly retained a college of at least nine chaplains in the 14th century (McHardy, 1992, 114, no. 1388). Such a place might be expected to have been promoted to urban status in or by the 13th century, especially in the south Lincolnshire fens where, *the diversification of the agricultural economy. . . led to the establishment of markets and fairs in almost every town or village. . . as well as in the settlements which skirted the fens* (R.W. Ambler, in Bennett 1993, 54-5). A weekly market is recorded at Kirton by 1308 (Platts 1985, in

list pp. 296-304), and it may also have had a fair (maps in Bennett 1993, 42-3 and 54-5 are contradictory on this point), but it seems never to have achieved borough status (it is not among the 13 Lincolnshire boroughs listed by Beresford and Finberg 1973, 136-8).

- 6.4.4 If, therefore, medieval Kirton was an early *caput* or central place promoted to a minor marketing centre, this should be discernible in its topography. Here the 1839 map is valuable, since it suggests an infilled formerly open area immediately east of the Boston SMR site 14/051 and south and south-west of the church, around which Willington Road and London Road are now deflected. It also seems to indicate an area of planned regular, rectilinear expansion to the north-east of the church at the southern end of Boston Road and extending as far south as the present Station Road. A third possible area of marketing would appear to lie well to the south of present-day Kirton, where the main road crosses the drain. Here Armstrong's 1779 map marks 'Market', and Bryant's 1825-7 map names 'Market Stead House'.
- 6.4.5 On the very limited topographical and cartographic evidence discovered for this assessment the development site would seem to be of less archaeological potential (at least so far as pre-conquest and medieval settlement is concerned) than other areas of Kirton further north.

7. Interpretation: Archaeological Potential

- 7.1 No previously recorded archaeological monuments, sites or findspots are listed in either the Boston or Lincolnshire SMRs for the proposed development site. Neither the site walk-over nor the inspection of air photographs has provided any indication for the presence of hitherto unrecorded archaeology. No archaeological finds were reported from the geotechnical investigations.
- 7.2 There are no scheduled monuments within the vicinity of the proposed development. Listed buildings are present within 100m of the boundaries of the proposed development, including buildings within the Kirton Conservation Area directly to the north; none of these would be directly affected by the development proposals.
- 7.3 The present distribution of known sites suggests only a very limited potential for prehistoric or Roman remains at the present location.
- 7.4 Neither the present level of archaeological data nor the historical and early map sources are sufficiently detailed to allow a detailed reconstruction of the nature, extent or development of early settlement at Kirton. On the basis of a review of the information, it would seem probable that the early (late Saxon / early medieval) settlement was concentrated in the immediate area of the church, expanding in the medieval period certainly to the north and east. There is at present no evidence which might suggest extensive occupation south of King Street in the immediate area of the present proposed development, although the written record might indicate the sites of possible markets in other areas beyond the core of the historic settlement (Section 6.4.4, above). The possibility that some level of settlement or other remains of medieval date may be present within the proposed development cannot be discounted, however.

8. Opportunities and Constraints for Archaeological Investigation

- 8.1** The available map evidence indicates there has been no significant previous development within Zone A. Investigative fieldwork would not be possible at present within the frontage access strip or within the small stand of trees (in both cases due to the presence of dense undergrowth), or in the area currently occupied by polytunnels. The extent of the open, grassed area within Zone A is a little under 0.5ha.
- 8.2** The area of Zone B is wholly covered by buildings and surfaced with asphalt. Geotechnical investigations (*cf* Fig. 3) indicate localised deep modern intrusions, and the presence of building foundations, hardcore and roadway make-up layers and underground services is likely to have caused considerable disturbance to below-ground deposits over a wide area of this part of the site, which is in active use as for access and commercial storage.
- 8.3** Zone C is shown on maps of 1887 onwards (see Appendix 2) as being occupied by what is probably a pond and an extensive network of drains; the area is shown as a separate plot on the inclosure plan of 1839, and it seems likely that the drainage features date to this or some earlier period. As plotted by the Ordnance Survey, the drains (now largely infilled, some as recently as post-1970 based on the evidence of the OS map of that date included within Appendix 2) extend across the majority of the area, leaving little undisturbed land around the margins. A considerable depth of modern infill is present at a number of locations within the Zone, and there is contamination by hydrocarbons and other compounds recorded from some of the investigations; within parts of Zone B and Zone C the risk level to future site users has been assessed as medium to high, requiring remedial action prior to development (RPS 2001, 21). Zone C is presently the site of an extensive dump of tyres and is not readily accessible.
- 8.4** Zone D is a largely open grassed area, although it was formerly divided into two by an east-west boundary with a belt of trees (OS map of 1889, Appendix 2). What is now the proposed frontage access strip is shown on maps of 1887 onwards as being the site of a house, demolished sometime after 1950, together with a series of small outbuildings to the rear of the properties (also visible on the same range of maps; *cf* Appendix 2). It must be assumed that the construction and subsequent demolition of the house will have involved disturbance across much of the frontage area; the results from ground investigations TP11 suggest modern debris to a depth of some 500mm. Some localised disturbance is to be expected along the western margin of the Zone in the area shown on the OS map of 1970 (see Appendix 2) as being occupied by outbuildings. Including the frontage, the area of Zone D totals a little under 1ha.

9. References and Sources Consulted

(Note: LA = Lincolnshire Archives)

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TABLES

Fossit and Thorne Proposed Development, Kirton
Table 1: Recorded Archaeological and Cultural Heritage Sites

Fig. 5 Site No.	Lincs SMR	Boston SMR	NGR	Date	Summary	Status
1	13031	-	3140 3840	RB	Finds (non-systematic collection from Hallweir)	
-		14/051	3045 3845	Undated	Geophysical survey and evaluation; possible late Saxon / Med pit with crop remains;p-med pond	
2	12531	14/043	3050 3852	Med	SS Peter and Paul Parish Church; supposed C12 foundation, C13 fabric remodelled 1804	LB I
3	-	-	-	-	SS Peter and Paul churchyard wall and steps; grave near south porch	LB II
-	12534	-	3051 3847	Med	?C14 cross base, relocated from original site in village square to 3047 3851	LB II
-	13357	14/045	3068 3854	Med	Evaluation revealed C13/14 drainage ditches on Station Street frontage	
-	13500-2	14/050	3054 3859	Med	Manure pit, crop processing remains, hearth and pits; late Saxon toC14/C15	
-	12542	14/018	312- 383-	Med	Bozon Hall, site of med moated manor house	
-	13394/5	-	3100 3817	?Med	Evaluation trenching revealed C19 infill of Bozon Hall moat and other features	
-	12541	14/002	3106 3855	Med	Littlebury Hall, site of med manor house burnt down and rebuilt 1867	
-	12552	-	3060 3850	Med/P-Med	Findspot - jettons	
-	13265	-	3000 3800	P-Med	Building - Kirton almshouses	
-	13281	-	3135 3840	P-Med	Building - Hall Weir, Skeldyke Road	
-	13448	-	3084 3819	P-Med	Building - Crossing Keeper's Cottage, Wash Road	
-	13454	-	3093 3837	P-Med	Building - Kirton Railway Station	
-	13455	-	3055 3758	P-Med	Building - Level Crossing Keeper's Cottage, Brainside Road	
-	13470	-	3069 3783	P-Med	Building - Kirton Level Crossing Gate House	
4	13533	-	3041 3831	P-Med	Building - Kirton Smithy	
5	-	-	-	P-Med	No 1 King Street, mid C18 house	LB II
6	-	-	-	P-Med	30 London Road mid C18 house	LB II
7	-	-	-	P-Med	Milestone SE side of London Road	LB II
8	-	-	-	P-Med	Kirton House, London Road early C19	LB II
-	-	-	-	P-Med	96 London Road, c1830 lodge, gates and railings	LB II
9		14/042	307- 384-	P-Med	King's Head; C16 building (grid reference incorrect ?)	LB II
-		14/034	302- 388-	n/a	Fieldwalking in vicinity of earthworks; med and p-med finds, but not conclusive	
-		14/035	302- 389-	Undated	Earthworks, no coherent plan. May be ponds rather than settlement	
-	13040	-	3050 3860	Undated	Findspot - pottery, date not recorded	
10		14/049	3048 3848	n/a	Negative watching brief during building refurbishment; extensivecellaring	
-	-	14/005	3020 3807	n/a	Negative watching brief on construction of single dwelling	
-		14/046	3078 3860	n/a	Negative watching brief during construction works at primary school, Green Lane	
11	-	-	3057 3848	n/a	Negative watching brief north of church (two u/s sherds med pot only)	

Fossit and Thorne Proposed Development, Kirton

Table 2: Air Photographs

Relevant aerial photographs listed by the National Monuments Record (NMR), vertical coverage only. **Bold Type** entries indicate prints actually held by the NMR which have been examined during the preparation of the present report.

NMR Library No.	Sortie No.	Date	Scale	Frames	Clarity
457	105G/UK/1706	30/08/1945	1:9800	3070, 3071, 4064, 4065	A
1284	540/756	25/05/1952	1:10000	3002, 3003, 4002, 4003, 4004, 4062, 4063	A
2263	58/6754	12/05/1965	1:10000	3, 4	A
6727	613D/UK559	04/09/1940	1:13800	1773	A
8131	543/1185	11/01/1961	1:20000	91, 92, 93	A
9224	OS/63120	05/06/1963	1:5000	1, 2, 3, 4	A
9292	OS/68059	14/04/1968	1:7500	231, 232, 269, 270	A
10200	OS/71186	13/05/1971	1:7500	191, 192, 228, 229, 230	A

Thirty-one prints listed, 23 prints viewed.

Clarity and image quality is indicated by letter codes applied by the NMR, which may occur in combination to denote variability within runs:

- A good quality imagery with minimal or no cloud cover
- B cloud cover may exist, or image quality is otherwise less than perfect
- C considerable cloud cover or poor quality imagery

FIGURES AND PLATES



Fig. 1 Fossit & Thorne, Kirton: Site Location
Scale at A4 approx 1:12500

Based on the 1997 Ordnance Survey 1:50000 map with the permission of The Controller of Her Majesty's Stationery Office, © Crown copyright, AC *archaeology*, Chicklade, Wiltshire; Licence no. AL52475A0001



Plate 1



Plate 2



Plate 3

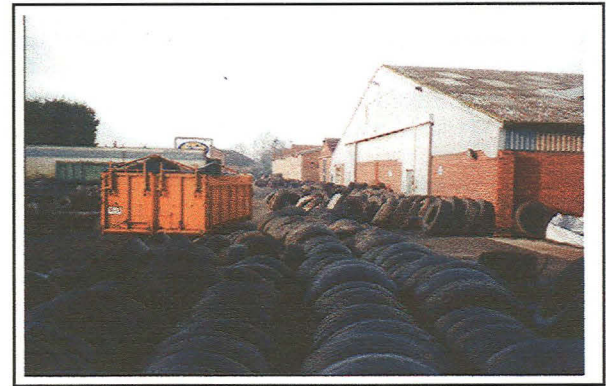


Plate 4



Plate 5



Plate 6



Plate 7

- Plate 1 Zone A frontage (exterior)
- Plate 2 Zone A frontage (view from E)
- Plate 3 Zone A (view from W)
- Plate 4 Zone B (view from E boundary)
- Plate 5 Zone C (view from S boundary)
- Plate 6 Zone D frontage (exterior)
- Plate 7 Zone D (view from SW)

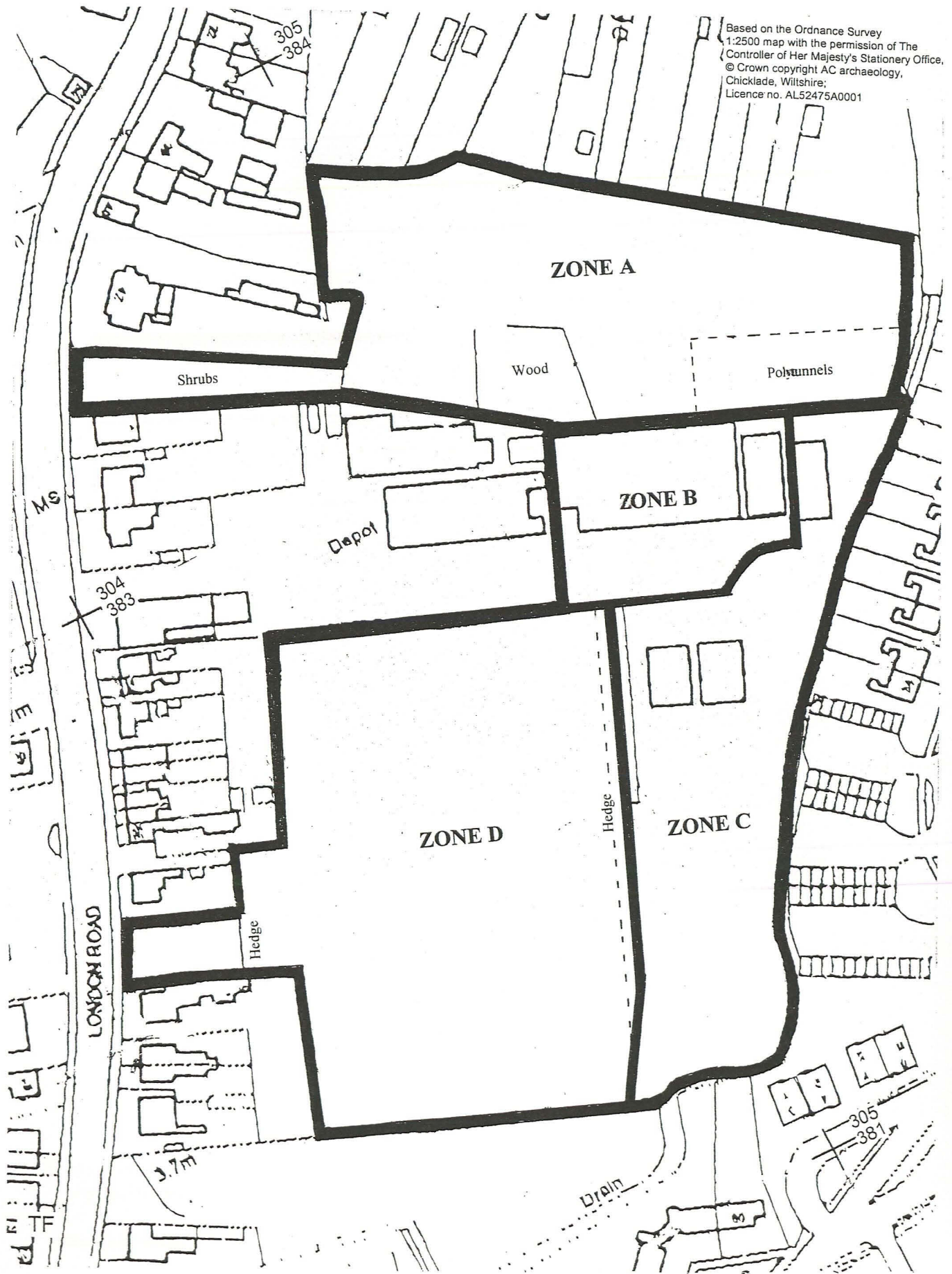
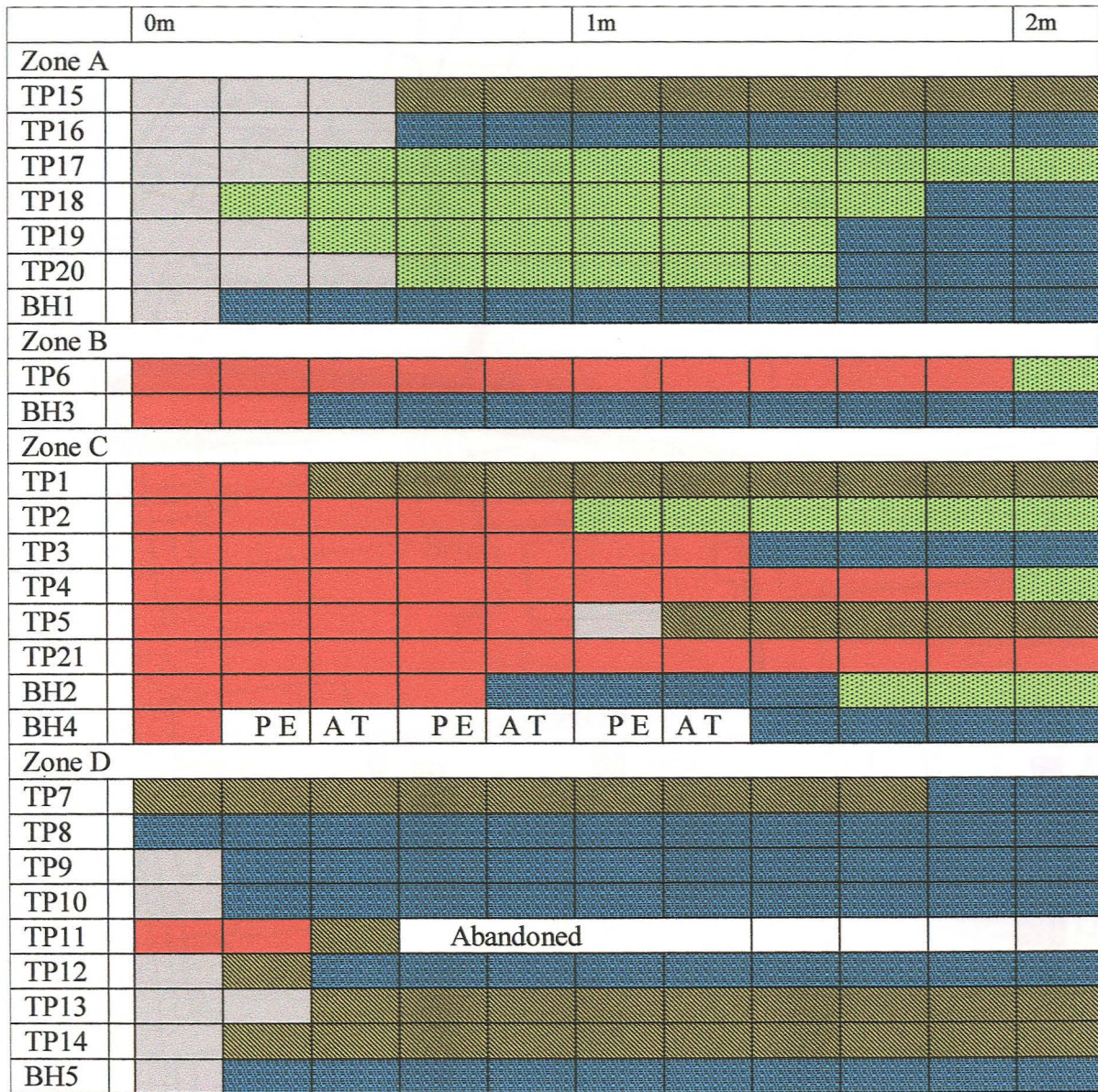


Fig. 2 Fossit & Thorne, Kirton

Site Zoning









Fossit & Thorne, Kirton

Fig. 3

Simplified borehole / test pit sequences; data abstracted from RPS Consultants 2001

(Depths in metres below present ground surface)

-  Topsoil
-  Made Ground (assumed modern)
-  Sand)
-  Silt) Assumed
-  Clay) Natural
-  Clay) Deposits

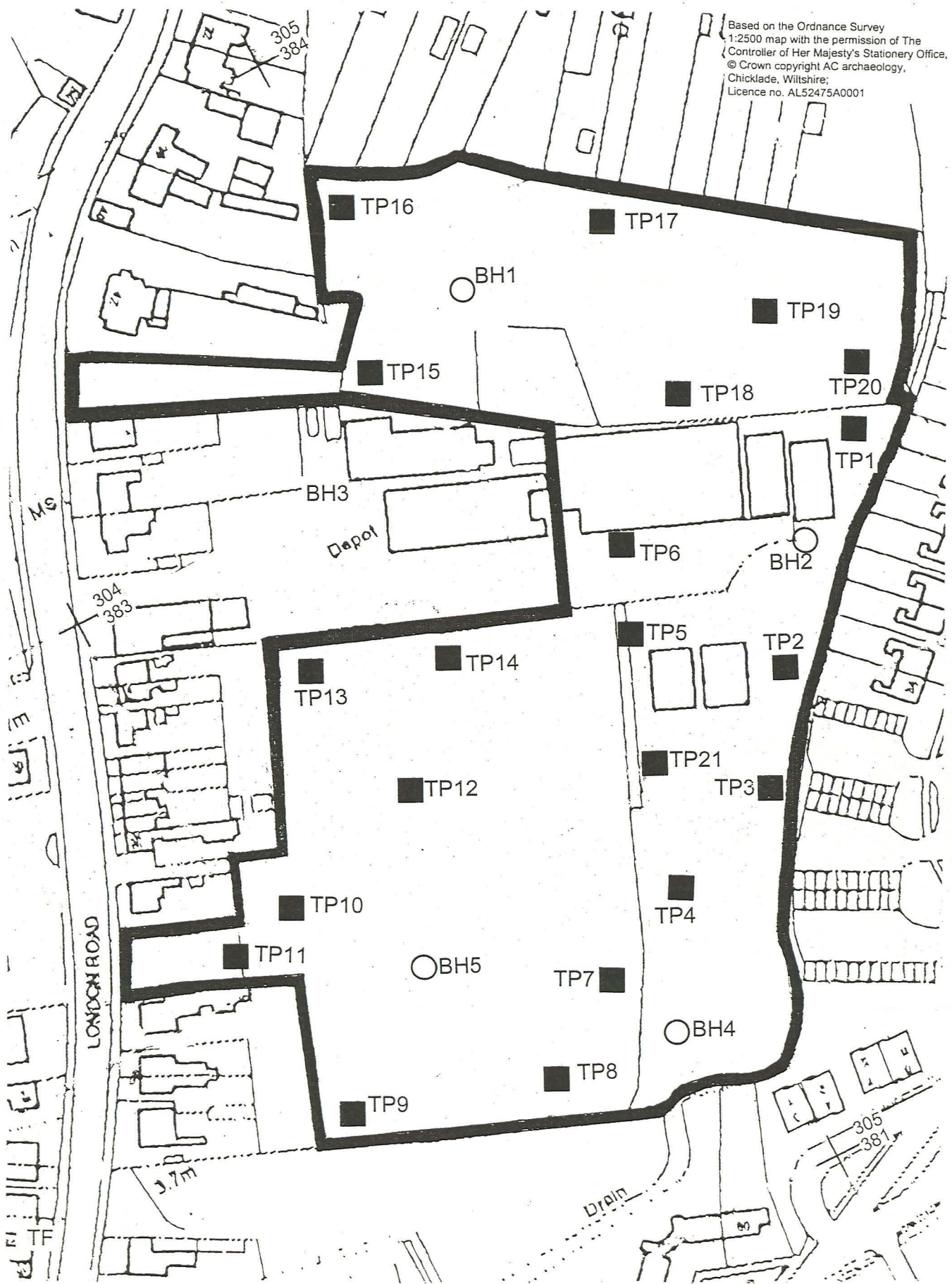


Fig 4. Fossit & Thorne, Kirton
Geotechnical Investigations

Based on the Ordnance Survey
 1:2500 map with the permission of The
 Controller of Her Majesty's Stationery Office,
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LONDON ROAD KIRTON

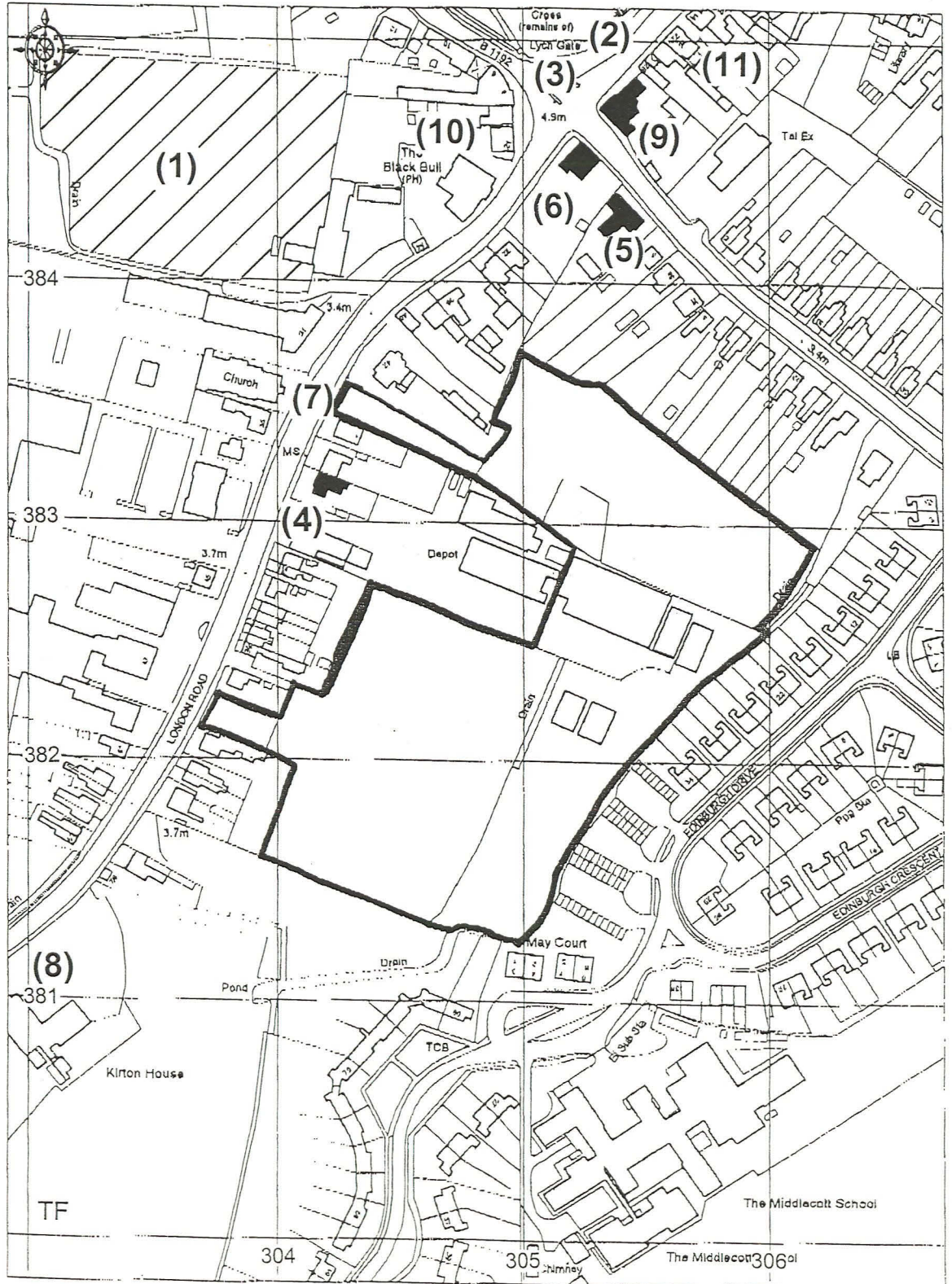


Fig 5. Fossit & Thorne, Kirton
 Previously Recorded Archaeological
 Sites in Near Vicinity (see Table 1
 for key)

APPENDIX 1

**FOSSIT AND THORNE, LONDON ROAD, KIRTON
(B/00/0310/OUTL and B/00/0312/OUTL)**

Archaeological Desk-Based Assessment - Project Design

1. Introduction

- 1.1 This document sets out the proposals for undertaking a desk-based archaeological assessment in connection with an intended development at Fossit and Thorne, London Road, Kirton, presently the subject of planning applications B/00/0310/OUTL and B/00/0312/OUTL.
- 1.2 The proposals have been drawn up to meet the requirements of the *Project Brief - Archaeological Desk-Based Assessment* (hereafter the *Brief*) produced by the Boston Community Archaeologist and dated 11 July 2000. In accordance with those requirements, this design has been prepared to conform with the provisions of the *Lincolnshire Archaeological Handbook* and the *IFA Standard and Guidance for Archaeological Desk-Based Assessments* (as per *Brief* section 5.2).

2. Site Location and Nature of Proposed Development

- 2.1 The site is centred on TF 305 383, on the east side of London Road in the centre of Kirton, and extends to an area of some 2.5ha. The precise nature of the present land use is unknown.
- 2.2 The applications are for outline permission for residential development with access roads.

3. Archaeological Background

- 3.1 An outline of the archaeological background to the development site has been included in the *Brief*. In summary, the site is located within the probable extent of the medieval village. Recent fieldwork has revealed evidence for Late Saxon activity in the High Street and medieval settlement along Willington Road and Station Road.

4. Purpose of the Desk-Based Assessment

- 4.1 The stated purpose of the desk based assessment is

..... to determine, as far as is reasonably possible, the archaeological potential of the site and particularly the expected survival and quality of any archaeological remains. The assessment of the archaeological potential should enable the formulation of a strategy for further investigation and mitigation.

(Brief section 5.1)

- 4.2 This document concerns itself only with the mechanisms of undertaking the desk-based assessment. It is understood from the *Reason for Archaeological Evaluation* produced by the Boston Community Archaeologist to accompany the *Brief* that further stages of evaluation comprising non-intrusive and / or intrusive field investigations are likely to be required, and that the need for and scope of any such works will be determined on the basis of the desk-based assessment. No proposals for those subsequent stages are therefore included here.

5. Scope of Assessment

- 5.1 As a minimum, it is intended that data should be sought from the following sources:

Lincolnshire Sites and Monuments Record
Lincolnshire Archives Office
Boston Community Archaeologist
Boston Local Studies Library
National Monuments Record

Other sources will be consulted where data collected indicates that information useful to the aims of the desk-based assessment is likely to be available.

- 5.2 Records of monuments, sites and findspots included on the County and the Borough Sites and Monuments Records (SMR) will be collected for the proposed development area and for a zone c250m from its boundaries to provide a context for the results. The presence of other sites outside this wider study area may be noted in cases where these are considered likely to be of significance and relevant to the present proposed development.
- 5.3 Relevant Ordnance Survey, Tithe, Enclosure Award and Parish maps will be consulted. Where appropriate, practical and in accordance with copyright restrictions, copies of relevant sections will be taken for inclusion in the report or supporting archive.
- 5.4 Relevant historical documents (primary and secondary sources) will be reviewed, and the results incorporated in the report. Unpublished reports and archives where appropriate, particularly those held by the Boston Community Archaeologist, will be consulted.
- 5.5 A search will be made of the index of the National Air Photo Library held by the National Monuments Record (NMR) and relevant vertical photographs consulted. Given the village centre location of the site it is not proposed to consult either the NMR oblique collection or the Cambridge University collection unless positive information from the vertical collection indicate that these sources are likely to be useful.
- 5.6 Copies of the published lists of listed buildings together with updates as held by the NMR will be consulted. Where it is apparent or likely that any recent additions to the list are not been included, the lists held by the local planning authority will also be consulted.

- 5.7 Any borehole logs or results of ground investigation works held by the client or the client's agents will be obtained to augment information on the superficial ground conditions and underlying geology to be obtained from other sources.
- 5.8 At least one site visit will be undertaken to establish present land use, features of known or potential archaeological or historical interest and to assess opportunities and constraints which may limit any future investigation or mitigation strategies, or affect the survival of archaeological deposits.

6. Reporting

- 6.1 The required contents of a desk-based assessment report are set out in the *Brief* section 7.1, and this structure will form the basis of the report to be submitted. Although all possible options for future fieldwork and the possible constraints will be considered, no formal recommendations will be included (as per the *Brief* section 7.2). Copies of the report will be submitted to the client, Boston Borough Council, the Boston Community Archaeologist and the Lincolnshire Sites and Monuments Record.

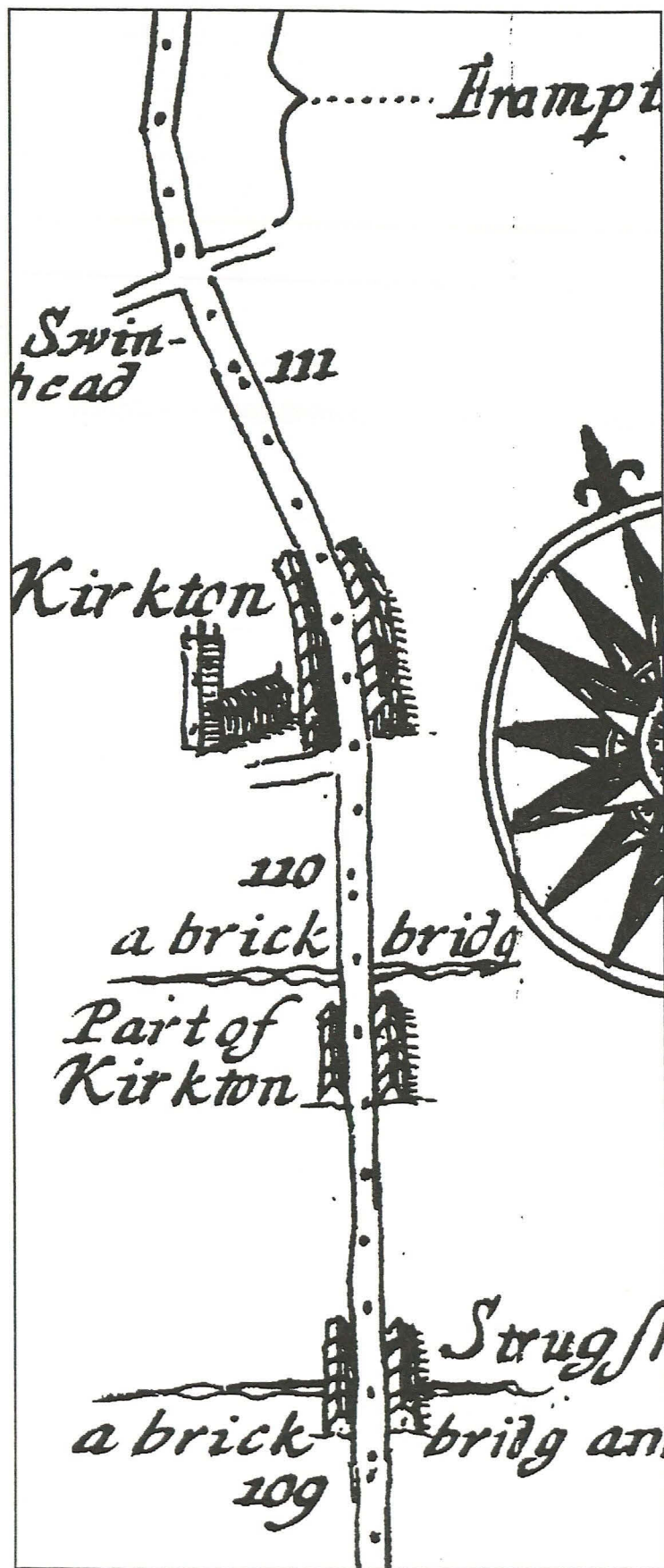
7. Staffing

- 7.1 The principal author of the report will be John Hawkes BA MIFA, partner with *AC archaeology*, who has considerable experience in the preparation of desk-based assessments and Environmental Statements. Recent similar projects have included the preparation of assessments for extensive proposed housing schemes in Swindon, Northamptonshire and Devon.
- 7.2 Contributions on the documentary and cartographic data will be provided by John Chandler PhD DipLib, freelance consultant and former Local Studies Librarian for Wiltshire, who regularly provides such input into *AC archaeology* reports.

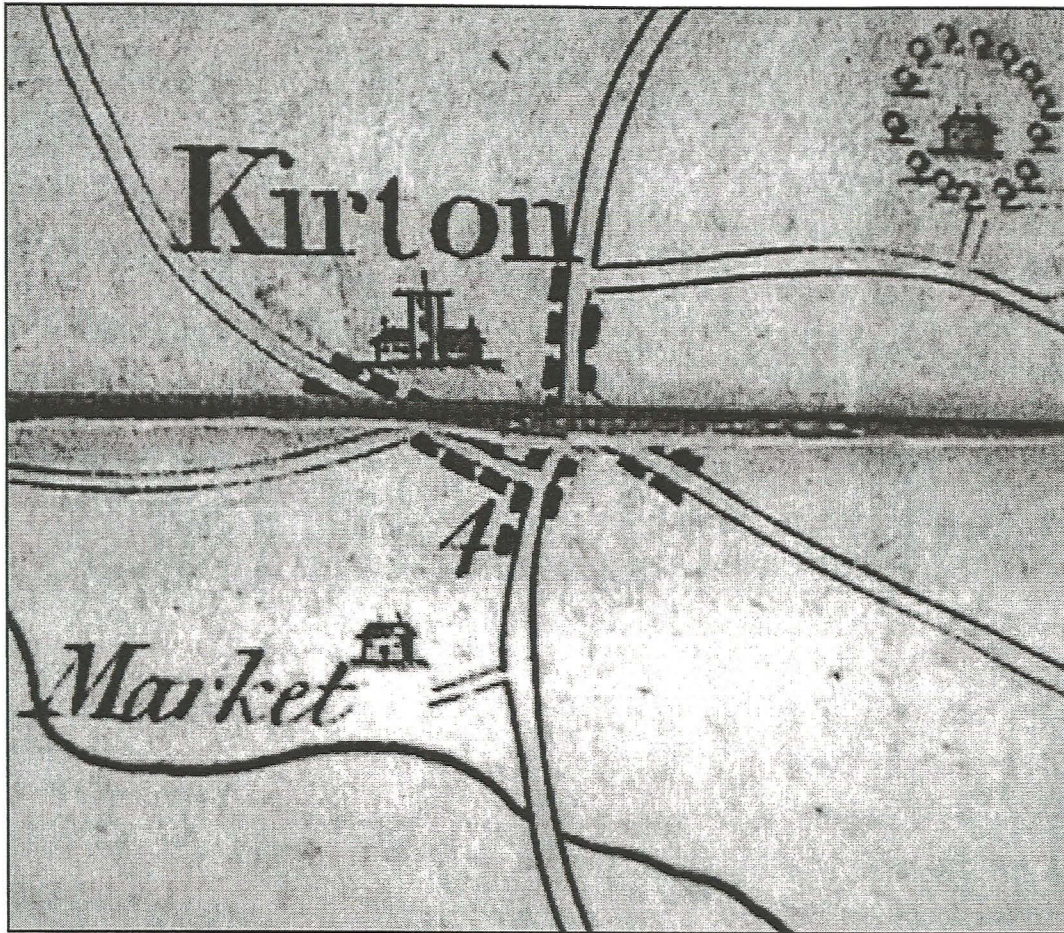
8. Timetable

- 8.1 The timetable for the assessment will depend on the availability of consultees and data providers. As the client is anxious to resolve the archaeological issues in the shortest possible time, it is intended to undertake the study as soon as possible, with the report in any case to be submitted by early January 2001.

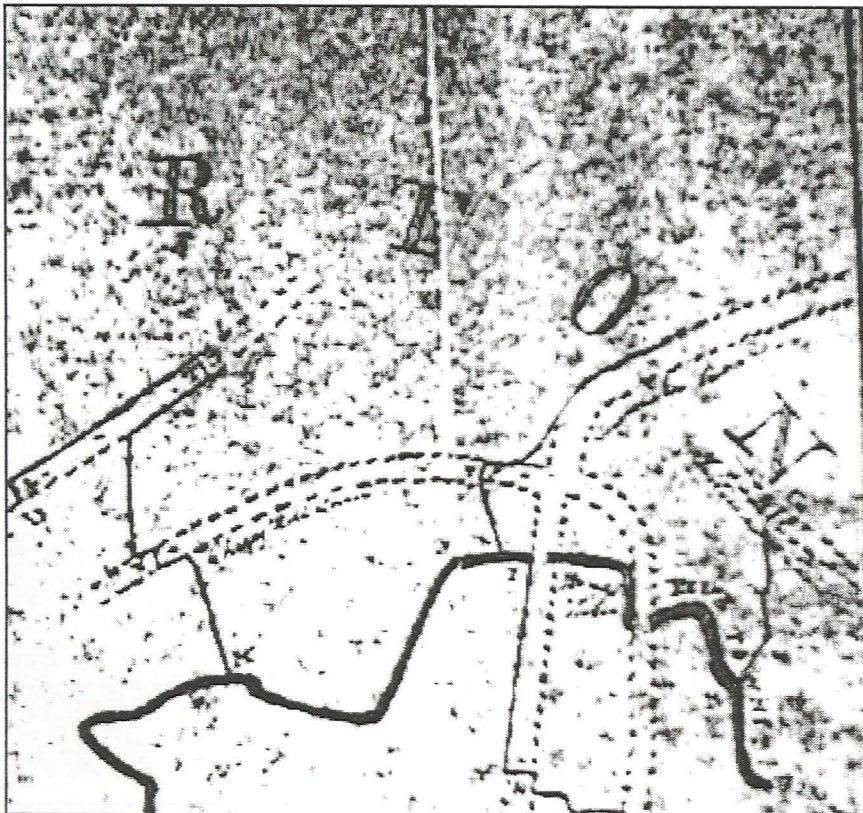
APPENDIX 2



Detail from John Ogilby's Road Map, London to Boston, 1675



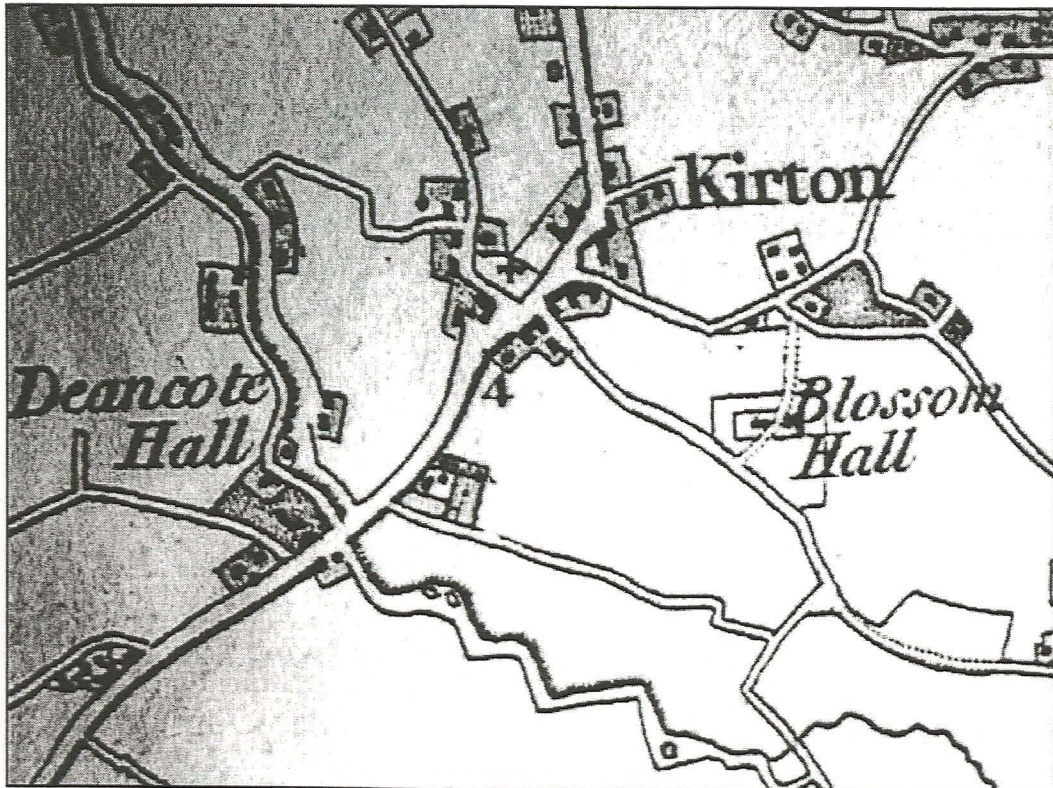
Above: Detail from Armstrong's Map of Lincolnshire, 1779



Left: Detail from undated plan of 'Petty Sewers of the Parish of Sutterton'



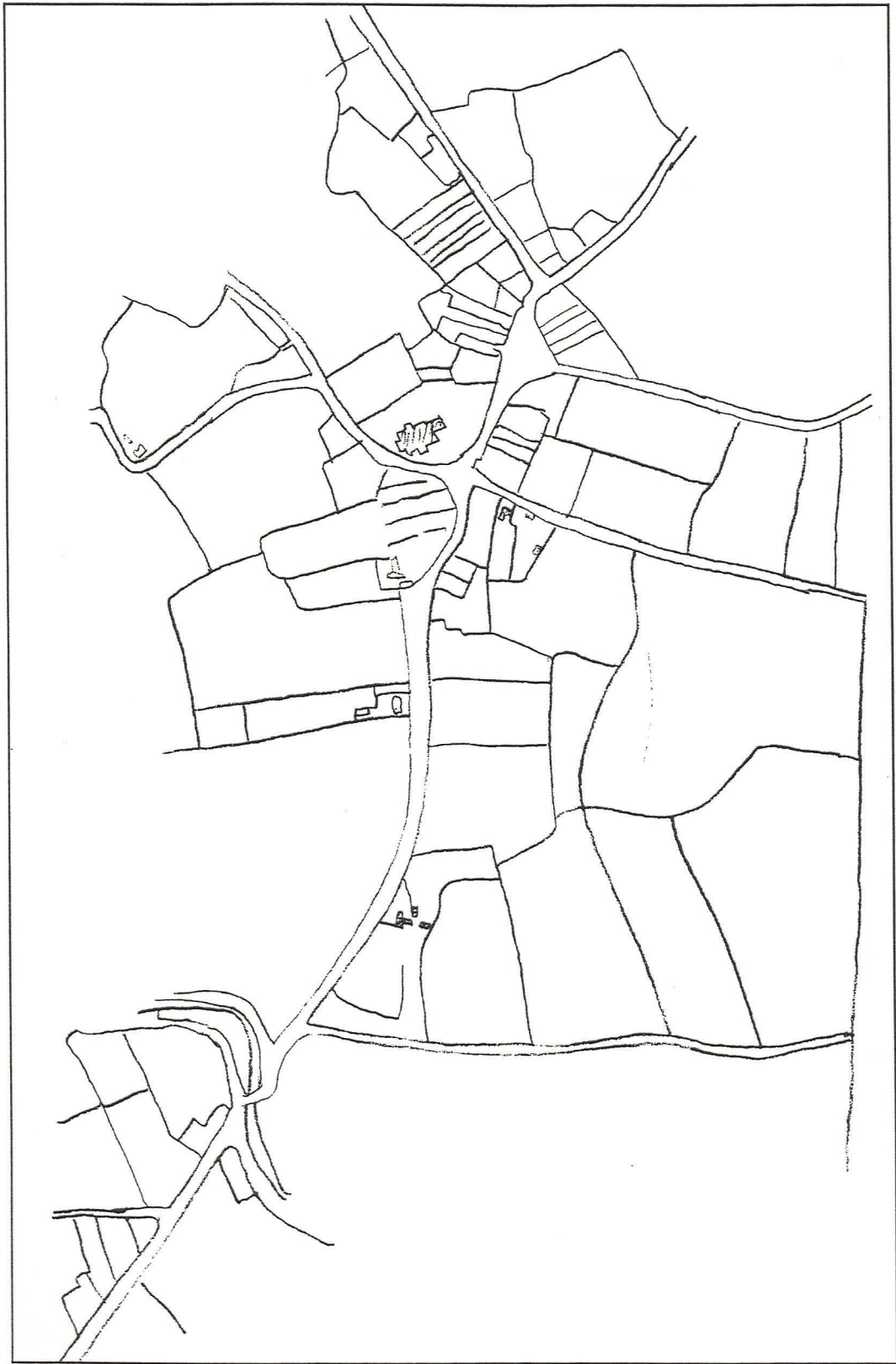
Above: Detail from OS Drawing, 1815; Below: OS 1-inch map, 1824



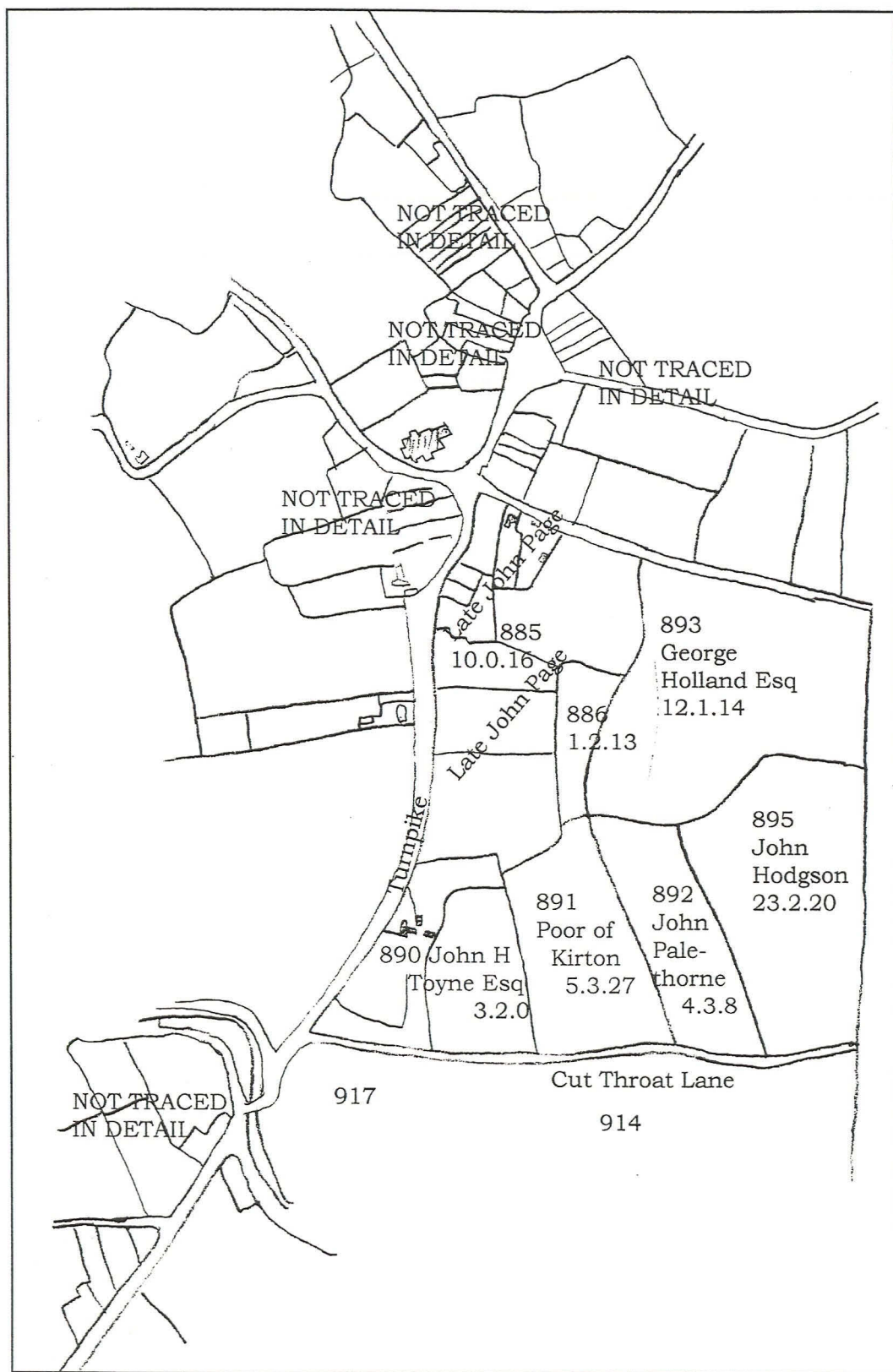


Details from (Above) Bryant, 1825-7; (Below) Greenwood, 1830

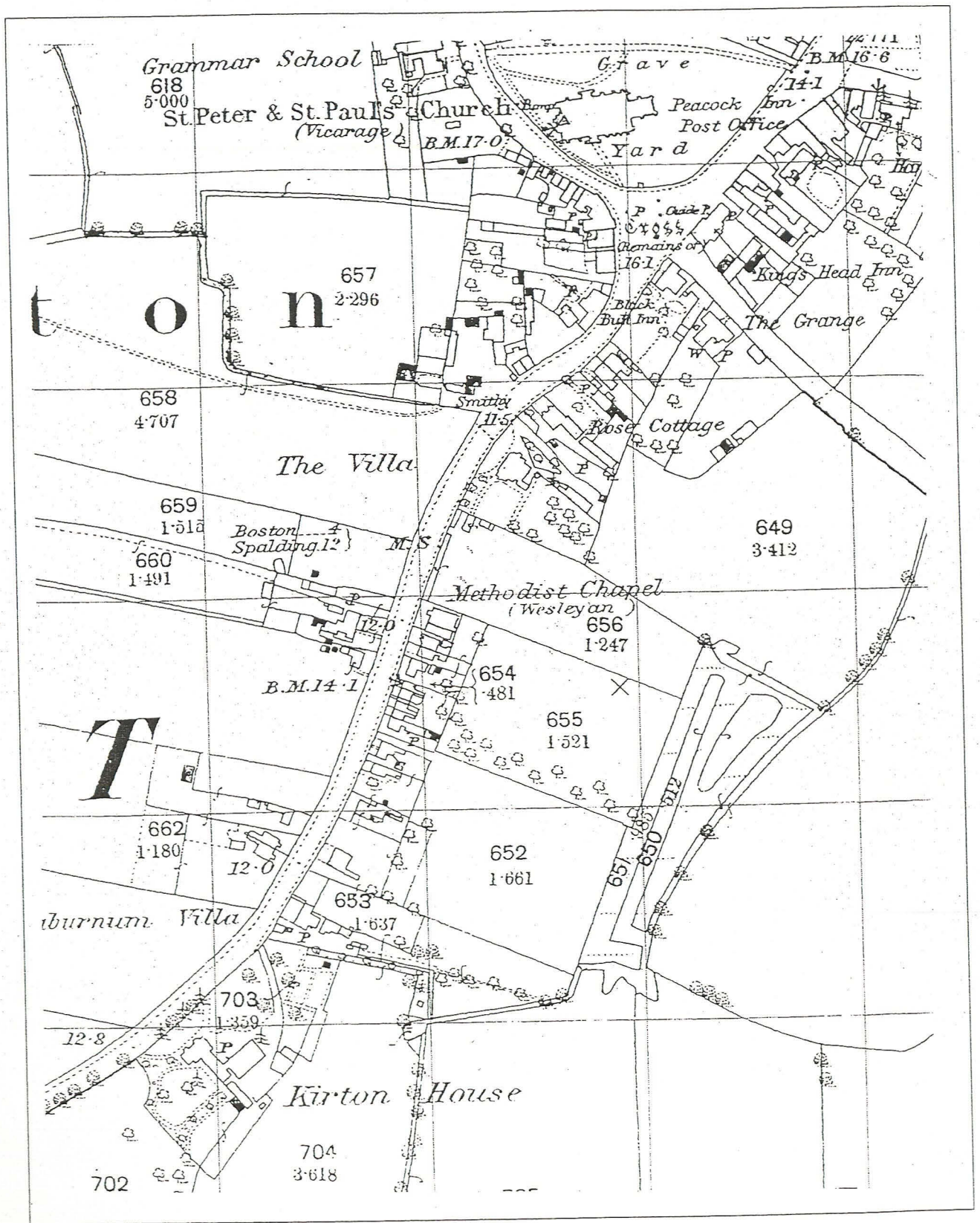




Tracing of part of LincsRO HD67/11, plan of the old inclosure and salt marsh in Kirton, 1839 (for legend see next page)



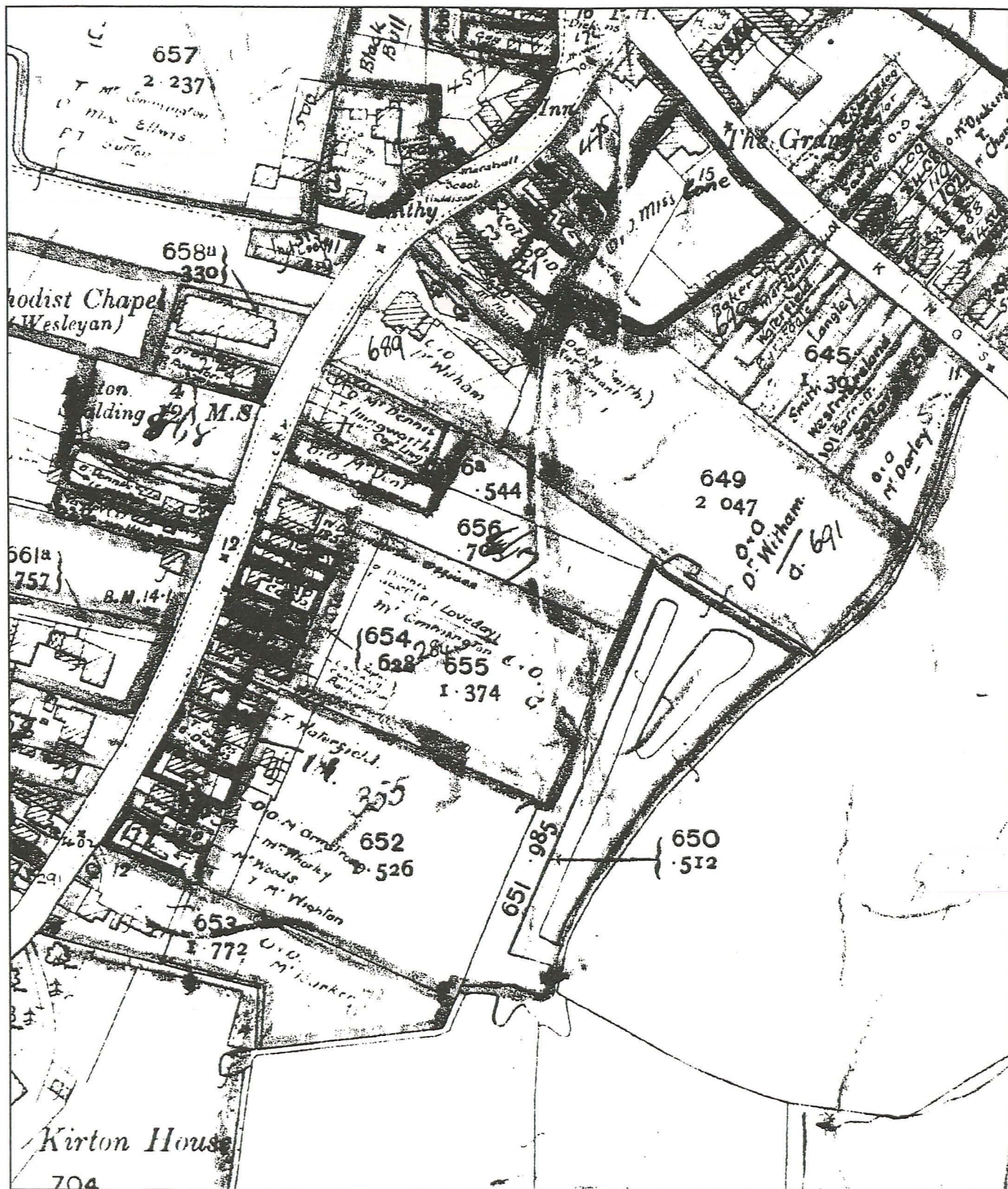
Tracing of part of LincsRO HD67/11, plan of the old inclosure and salt marsh in Kirton, 1839 (legend added)



Detail from Ordnance Survey map published 1889 (not to original scale)



Detail from Ordnance Survey 6-inch scale, 1887 survey, 1903 revision (not to original scale)



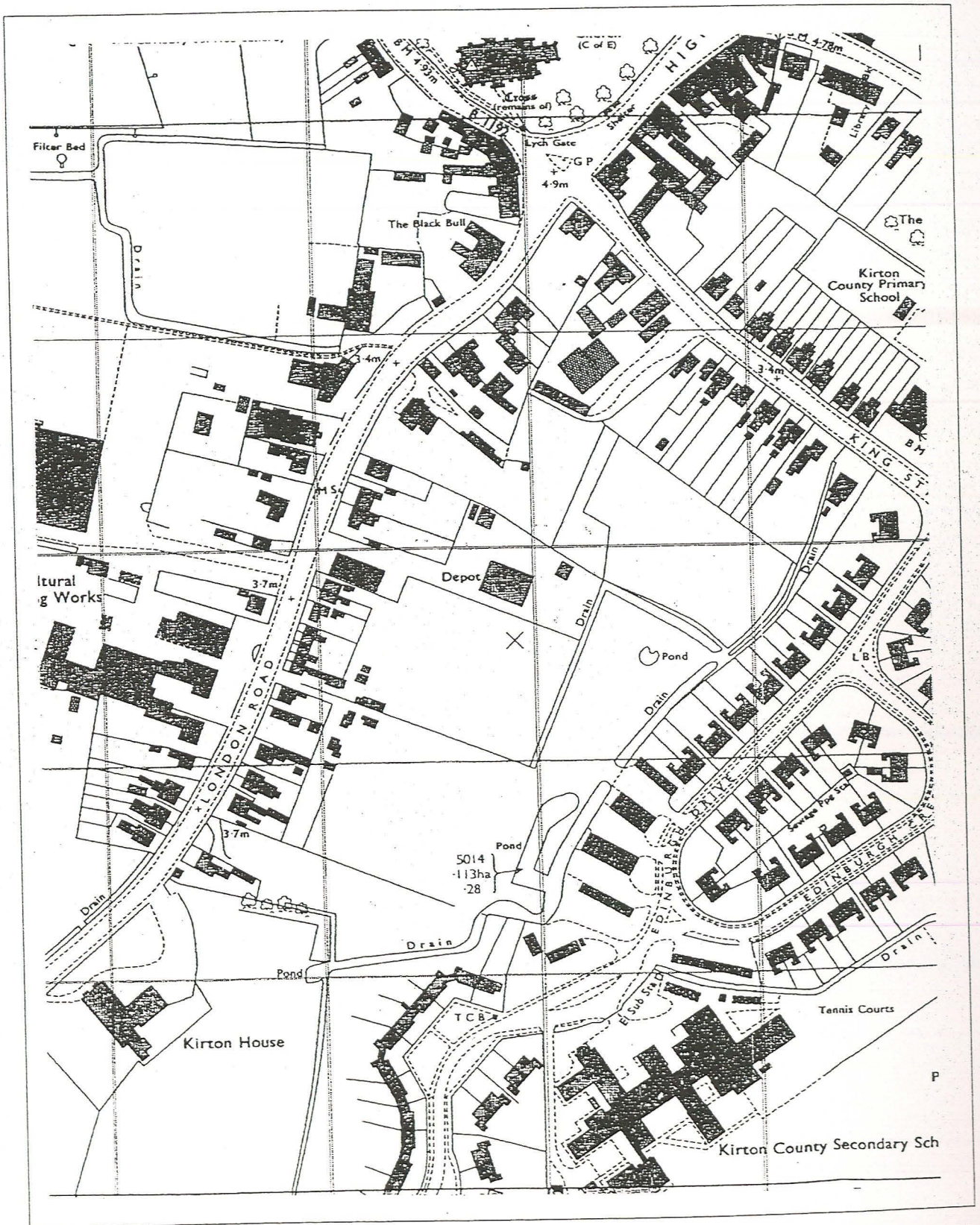
Detail from Ordnance Survey 25-inch scale, 1887 survey, 1903 revision, annotated for Inland Revenue valuation (not to original scale)



Detail from Ordnance Survey 6-inch scale, 1903 revision with additions to 1946 (not to original scale)



Detail from Ordnance Survey 6-inch scale, 1950 revision (not to original scale)



Detail from Ordnance Survey map published 1970 (not to original scale)

AC archaeology

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2 FEB 01

Mark Bennet esq
Conservation Services (Archaeology)
Highways & Planning Directorate
Lincs County Council
City Hall
Lincoln LN1 1DN

31 January 2001

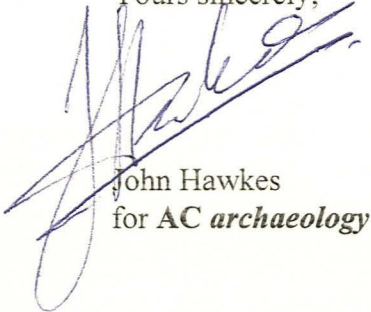
Dear Mr Bennet,

FOSSIT & THORNE, LONDON ROAD KIRTON

Please find enclosed a copy of the desk-based assessment for inclusion in the SMR undertaken in connection with the proposed redevelopment of the above site; thank you for your assistance on my recent visit.

Please let me know if any additional information or clarification would be helpful.

Yours sincerely,



John Hawkes
for AC archaeology

