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**ARCHAEOLOGICAL DESK-BASED
ASSESSMENT OF LAND BETWEEN,
COLLEY STREET AND ARCHER LANE,
BOSTON, LINCOLNSHIRE
(BCS02)**



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COLLEY STREET AND ARCHER LANE,
BOSTON, LINCOLNSHIRE
(BCS02)**

Work Undertaken For
Clive Wicks Associates
on behalf of HBS

February 2002

Report Compiled by
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National Grid Reference: TF 3267 4432

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1. SUMMARY

A desk-based assessment was undertaken to determine the archaeological implications of proposed residential development at Colley Street, Boston, Lincolnshire. Archaeological remains dating from the medieval and post-medieval periods have been identified in close proximity to the proposed development site. However, no archaeological remains have previously been recorded from within the boundaries of the site itself.

The site lies in the centre of Boston, within the area defined by the Barditch, the boundary of the medieval town. The site lies between two lanes, Colley Street and Archer Lane which lead off a medieval road, Wormgate. Historical sources indicate numerous secular and religious land holdings along Wormgate which may include the site. Previous excavations on Wormgate, c.35m south of the site revealed a sequence of occupation deposits and structural remains dating back to the 12th century.

There is a high potential that medieval and later remains will exist at the site. The potential for prehistoric, Romano-British and Anglo-Saxon remains at the site is low.

The foundations of the proposed development will only disturb deposits to a depth of 0.9m below the present ground surface. Consequently, preservation in situ of lower deposits may be possible.

A site visit was carried out to assess its conditions and the presence of archaeological remains. Prefabricated buildings were present on part of the site. The site would be suitable for further evaluation in the form of trial trenching. However, the narrow width of Colley Street and Archer Lane may present access

problems for plant necessary for such work.

2. INTRODUCTION

2.1 Planning Background

A proposal for residential development at Colley Street has been submitted to Boston Borough Council. As the site lies within an area of potential archaeological interest the Boston Borough Community Archaeologist issued a brief requesting that an evaluation of the site be carried out prior to the determination of planning permission. The initial phase of this evaluation consists of a desk-based assessment, the results of which will enable informed and reasoned decisions about the scope and requirement for further archaeological evaluation of the site.

The foundations of the proposed development have been designed to extend to a depth of 0.9m below present ground level. Consequently any archaeological deposits below that level should not be disturbed.

Archaeological Project Services was commissioned by Clive Wicks Associates to undertake a desk-based assessment of the proposed development site. The archaeological assessment was undertaken in accordance with the Project Brief issued by the Boston Borough Community Archaeologist (Appendix 1), a Specification produced by Archaeological Project Services and the Institute of Field Archaeologists' *Standard and Guidance for the Preparation of Desk-Based Assessments* (IFA 1999).

2.2 Definition of a Desk-Based Assessment

A desk-based assessment is defined by the Institute of Field Archaeologists (IFA) as an 'assessment of the known or potential

archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate' (IFA 1999).

2.3 Topography and Geology

The town of Boston is situated in the Boston Borough of Lincolnshire approximately 45km southeast of Lincoln (Fig. 1). It is located on the River Witham c.7km northwest of its outfall into The Wash.

The proposed development site is located c.140m northwest of the Market Place at National Grid Reference TF 3267 4432. It forms a roughly square area of land between Colley Street and Archer Lane, measuring approximately 600 square metres in extent (Fig.2).

The site lies at c.5m OD on broadly level ground, placing it in the higher part of the town. As an urban area local soils at the site have not been mapped in detail. However these may be calcareous alluvial loams of Wisbech Series (Robson 1990). Beneath this is further marine alluvium and then clays of Jurassic date (BGS 1995).

3. PROJECT AIMS

The purpose of the desk-based assessment is to obtain sufficient information to enable the Boston Borough Community Archaeologist to formulate a policy for the management of any archaeological remains which may be present at the site. It will aim to establish the type and extent of any archaeological remains present at the site and their setting

within the surrounding landscape. In order to achieve this the assessment considers all archaeological remains within c.100m of the site. Statutory and advisory heritage constraints are also identified.

4. METHODS

All archaeological remains or documentary evidence relating to the area within c.100m of the proposed development site were considered. Compilation of the archaeological and historical data relevant to the area of the proposed development site involved examination of all appropriate primary and secondary sources available. These have included:

- Historical documents, publications and other records held in Lincolnshire Archives Office
- Maps and plans, held in Lincolnshire Archives Office and other sources
- Recent and old Ordnance Survey maps
- Lincolnshire County Council Sites and Monuments Record
- Boston Community Archaeologist's Records
- Archaeological books and journals

Information obtained from the literature and cartographic examination was supplemented by a site visit to assess present land-use and ground conditions. No geotechnical information relevant to the assessment site was available.

Results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical Data

The town of Boston is not mentioned in the Domesday Survey of 1086. However, the settlement of Skirbeck, which is now a suburb of the town, was recorded as having two churches and two fisheries among its holdings (Morris 1986). One of these churches, St. Botolph's, was granted to St. Mary's Abbey in York in 1089. The earliest reference to Boston is in 1130 when it was recorded to as *Botelvestan*. The name refers to, 'Botwulf's or St. Botulf's stone'. Later the second element of this name was incorrectly taken to be 'tun', meaning a farmstead (Cameron 1998, 17). Perhaps the stone referred to in the name was a marker on the boundary of the lands of St. Mary's Abbey.

In 1171 Conan, Earl of Richmond is recorded as the owner of the town (Thompson 1856, 36). By this time Boston's position on the River Witham had helped to establish it as an important trading centre. Its status is clearly indicated in 1205 when a tax was levied on a fifteenth part of the goods of merchants at the ports of England. Boston was taxed at £780 compared with London at £836 (*ibid.*, 37).

St Botolph's Church is situated 100m south of the proposed development site. This was a chapel of ease to Skirbeck until the 14th century. The earliest fabric dates from the start of that century with the tower dating from the early 15th to early 16th centuries (Pevsner and Harris 1989, 157).

Four religious establishments are recorded in the town. The Augustinian, Franciscan, Dominican and Carmelite Friaries were all located in the southern part of the town, away from the proposed development site.

The course of the Barditch is located less

than 20m east of the proposed development site. This feature forms the eastern boundary of the medieval town and is first recorded in 1160 (Blackamore 1992, 17). It seems to have functioned as an open sewer and drain and not served as a defensive structure. References in the 1560s indicate that those who held property adjacent to the Barditch were required to clean it out or face fines. By 1664 parts of the open drain of the Barditch had been replaced by brick culverts (*ibid.*, 19). During the early medieval period the town also seems to have had walls. In 1285, King Edward I made a grant to the bailiffs and burgesses for a toll in aid of the repair of the town walls (Thompson 1856, 43). The location and fate of the walls is unknown.

Wormgate, which lies less than 30m west of the site, is of medieval origin. It forms the main road alongside the river in the northern part of the town. The origin of the name is not clear but Thompson (1856, 212n) suggests that it is derived from the Witham, which was recorded as the 'Wyme' in 1281. The earliest reference to Wormgate appears to be in 1523 when it was recorded to as, 'De-pul Gate or Wormgate' (Thompson 1856, 211). The former name seems to be earlier, with 'Dipple-' or 'Depul Gate' referring to the 'deep pool' which existed where the northern end of the Barditch entered the Witham. No early references to Archer Lane or Colley Street have been identified.

A number of religious establishments from outside the town had landholdings in the northern part of Boston during the medieval and early post-medieval periods. The Priory of Bridlington had a cottage and garth in Wormgate and Durham Priory held a tenement with a stable and yard there, close to the Trinity Hall. Seven cottages in Wormgate were also recorded as belonging to the Priory of Stainfield. Fountains Abbey

had a significant landholding in this area, which resulted the surviving street-name, Fountain Lane. A messuage, adjacent to the house of the Prior of Thornholme, was granted to them in 1248 (HMSO 1903, 336). Later, their holding included a house in Wormgate called the '*Sword*', a windmill, six acres of pasture with a cottage and fifteen other tenements and lands. In 1586 the Sword Inn was licensed to sell beer brewed at Lincoln and elsewhere outside of the town. In 1603 it was leased to Thomas Wardell and described as a mansion house with a yard, garth and stable. References in 1628 and 1635 refer to it as the '*Hanging Sword*' (Thompson 1856, 212). In 1564, Kyme monastery owned five houses on Wormgate, one of which was near the Sword Inn, and a piece of land called School House Green. This latter landholding may have been located close to the old Grammar School at Wormgate End. However, beyond this and the name Fountain Lane, none of these ecclesiastical holdings can be accurately located. Consequently it is possible that the proposed development site could lie on land which formed part of one of these religious holdings.

Several domestic holdings, which may be in the vicinity of the proposed development site, are also recorded along Wormgate. All the King's messuages in that street were granted to the Borough of Boston in 1545, with a further messuage and six cottages also mentioned at that time (HMSO 1905, 846). A windmill on Wormgate is recorded in 1591 and again in 1642 when it was leased with five acres of land. However, in 1705 '*Mill Hill*' was ordered to be removed (Thompson 1856, 212). In 1674 a house in Wormgate called '*Greenpoles*' with an orchard and garden was held by Thomas Lawton. Later cartographic evidence may suggest that the site lay in or adjacent to the orchard of '*Greenpoles*' (see 5.2 below). Five acres of land called Limekiln Pasture

were leased in 1758. However, this may have been on the west side of Wormgate as it is referred to as Harrison's Marsh and sold to the Commissioners of the Navigation in 1763. The Earl of Devonshire is also recorded as having a house in Wormgate by 1764 (*ibid.*).

Thompson records only one building of any antiquity surviving in Archer Lane by the mid-19th century (*ibid.*). His illustration shows this to be a gable ended, two-storey timber framed house of possible late medieval date (Fig. 10).

Brief examination of trade directories for the dates 1856 (White) and 1900 (Kelly) was undertaken as part of the research. No mention of any trades, professions or private residents on either Colley Street or Archer Lane was recorded.

5.2 Cartographic Data

The proposed development site is located on the north side of Boston town centre. Appropriate maps of the vicinity were examined.

The earliest plan available relevant to the assessment area was Robert Hall's '*Plan of the Borough and Port of Boston*' dated 1741 (Molyneux and Wright 1974, Map 6). On this plan, the area of the site is located between *Wormgate* and the *Barditch* (Fig. 3). A short road extending east from Wormgate appears to represent part of the modern Archer Lane. Colley Lane was not present, although its later course may be partly marked by a property boundary leading eastwards off Wormgate. The proposed development site is depicted as an area of orchard. No buildings were shown at the site at that date. However, it is tempting to associate this orchard and its adjacent building with the house named '*Greenpoles*' on Wormgate, sixty seven years earlier in

1674. The building illustrated by Pishey Thompson (1856), which is described above, was presumably located among those marked on the southern side of Archer Lane (Fig. 3).

Andrew Armstrong's '*Map of Lincoln-shire*' of 1779 includes a detailed plan of Boston (Fig. 4). This appears to have been largely based on Hall's earlier plan of the town and shows only minor differences from it. A new property boundary was indicated to the west of the site, with the area still being marked as orchard or woodland.

The 1811 plan of Boston Harbour by Netlam and Francis Giles (Molyneux and Wright 1974, Map 7) does not show the area of the proposed development site. However, the entrances to Colley Lane, Red Lion Street and other roads to the north were marked along the east side of Wormgate, indicating that development had occurred in this area by the early 19th century. John Wood's '*Plan of Boston*' dating from 1829 (*ibid.*, Map 8) clearly shows the extent of this development (Fig. 5). Buildings are marked along both the Colley Street and Archer Lane frontages of the site with further detached structures present to the rear of these. This is the first plan to show the names of the two roads adjacent to the site.

Moule's '*Plan of Boston*' dates from 1836 is based on Hall's 1741 plan of the town. Although it included new information much of this was incorrect (*ibid.* 20; Map 9). Colley Street and Archer Lane are not accurately represented and consequently a copy of this plan is not included in this report.

The first edition 25" to the mile Ordnance Survey map, dating from 1889, is the next detailed depiction of the site area (Fig. 6). By that time there had been some alterations to the buildings in the area of the site. The

larger scale of this map enables the plan or individual buildings to be determined and their function suggested. All of the buildings at the proposed development site appear to be houses or related domestic structures. Terraced rows are marked along the Colley Street and Archer Lane frontages with small yards to their rear. In the central part of the site were a further two yards which were accessed from Archer Lane. These provided the access for three buildings, each apparently containing four back-to-back dwellings. The presence of this low-quality housing type is characteristic of poor areas. The absence of any references to these properties in the 19th and early 20th century trade directories supports this suggestion.

By the time of the 1950 revision of the 6" to the mile Ordnance Survey map there appeared to have been only minor changes at the site. The 1968 edition of the 1:2500 Ordnance Survey map showed that the back-to-back houses and most of the terrace along Archer Lane had been cleared (Fig. 7). A detached building labelled as '*The Bungalow*' had been constructed in the southeastern part of the site. An abattoir had also been built adjacent to the site by that date.

However, by 1971 the 1:1250 Ordnance Survey map shows the site almost completely cleared with only one building surviving on its eastern side (Fig. 8). Apart from the demolition of this remaining structure, no further changes appear to have occurred at the site during the later 20th century (Fig. 2).

5.3 Photographic Data

As the site is within an urban area aerial photographs held at the Lincolnshire SMR were not examined. Photographs held in the collections of the Boston Borough Community Archaeologist and Heritage

Lincolnshire were examined.

A black and white vertical photograph (BBCA Ref. B44) possibly dating from the 1950s or 1960s showed the area of the proposed development site. The small scale of this view at a high level of contrast make features at the site difficult to determine. However, it appears as though the layout of the buildings was the same as shown on the 1968 Ordnance Survey map (Fig. 7).

The proposed development site was also included on a series of oblique aerial views of Boston town centre taken in 1993 (HTL

Ref.5008) These show the site area to be clear of buildings and in its present use as a car park (Pl.3). The narrowness of the lanes adjacent to the site and its proximity to Wormgate is made clear in these views.

5.4 Archaeological Data

Records of archaeological sites and finds are held by the Boston Borough Community Archaeologist and at the Lincolnshire Sites and Monuments Record. Other sources were also examined. Details of archaeological and historical remains falling within c.100m of the proposed development site are collated in Table 1 and located on Figure 2.

Map Code No.	BBCA Ref.	Description	National Grid Reference
1	05/002	St. Botolph's Church	TF 32 44
2	05/066	'The Priory'. Site of unknown buildings - possibly religious	TF 3274 4424
3	05/030	Medieval and post-medieval (12 th - 17 th century) structural remains at Wormgate / Fountain Lane.	TF 3273 4434
4	05/029	Medieval and post-medieval pottery and tile. Large ?medieval ditch excavated at Red Lion Street	TF 3279 4434
5	05/083	Medieval and post-medieval pits. Course of the Barditch and a stone wall at 3 New Street	TF 3279 4427
6	05/044	Course of the Barditch exposed at 7a Red Lion Street	TF 3273 4434
7	05/069	Course of the Barditch exposed at 24 Witham Street	TF 3261 4443
8	05/079	Watching brief at The Vicarage. 19 th century and later deposits	TF3263 4421
9	05/085	19 th century flood defence deposits.	TF 3262 4420

Table 1: Archaeological sites and finds within c.100m of the proposed development site.

Prehistoric, Romano-British and Anglo-Saxon Archaeology

No archaeological evidence relating to these periods was identified within the assessment area. Prehistoric evidence is generally sparse in the vicinity of Boston although a Neolithic stone axe has been found to the south of the town.

The only excavated remains of Romano-British date from Boston are from Boston Grammar School c.550m south of the proposed development site. Pottery and coins were recovered at a depth of 1.4m below the present ground surface (Palmer-Brown 1996a, 5).

Anglo-Saxon remains from Boston are equally limited. Two sunken feature buildings of Middle Saxon date have been excavated at St Nicholas School, c.1.2km southeast of the development site (Palmer-Brown 1996b).

Medieval Archaeology

Extensive remains of medieval date (1066-1500 AD) have been identified in Boston. The only extant medieval structure within the assessment area is St Botolph's church (Fig.2, No.1), which has already been discussed above.

Immediately to the north of St. Botolph's is a site known as, 'The Priory' (Fig.2, No.2). Pishey Thompson (1856, 216) refers to a, 'building of very considerable antiquity' at this location which was attached to the former vicarage. This structure formed a quadrangle and is indicated on early cartographic sources (see Figs. 3 -5). It was demolished when the Sessions House was constructed immediately to its north in the 1840s. Thompson adds that 'The Priory' had gardens which extended to Fountain Lane where, 'large foundation stones of ancient buildings have frequently been dug up' (*ibid.*). Whilst it seems likely that this

building represented the remains of a religious establishment, it is not clear which one it was out of the many that were present in the town. Thompson favours a nunnery, although it has also been proposed that this was on the site of the original holding of St. Mary's Abbey in York (BBCA Parish cards).

An evaluation trench excavated at the junction of Wormgate and Fountain Lane c.35m south of the proposed development site (Fig.2, No.3) revealed significant archaeological deposits of medieval and post-medieval date (Thorpe 1989; Symonds 1989, 19). Three phases of medieval activity were identified, although it was believed that further archaeological deposits extended below the limit of excavation. The earliest phase of activity was dated to the 12th century with waterlogging having preserved wood, leather, bone and textiles in these deposits. Structural remains of this phase comprised wooden beams, stakes and wattle and daub walling believed to represent the internal division in a larger building. The second phase consisted of a series of deposits which dated to between the 12th and 14th centuries. The form of these could not be fully interpreted within the confines of the trench, although they were believed to be structural. A silver cloak brooch, a gold buckle and scraps of lead were recovered from these deposits. Sealing these were the remains of a substantial building represented by two stone walls and an internal hearth made of tiles. Pottery associated with this phase dated this building to the 14th century. It was suggested that this building may have related to one of the religious holdings recorded in this part of the town (*ibid.*).

The line of the medieval town boundary, the Barditch, runs just to the east of the proposed development site (Fig.2). The only investigation within the assessment area to have exposed medieval deposits in

association with this feature occurred at 3 New Street (Fig.2, No.5). Excavation of a single evaluation trench and a subsequent watching brief were undertaken (Brown 1994, Palmer-Brown 1995). A substantial stone wall, along the line of the Barditch was revealed in the northern part of the site, possibly representing the culverted course of this feature. Organic deposits adjacent to this wall, probably the fill of the Barditch, contained pottery of mid-12th to early 13th century date (Palmer-Brown 1995, 11). Elsewhere on the site, dumped layers of 14th century and 15th to 16th century dates were revealed overlying natural deposits. Two pits, of probable late-medieval date cut the uppermost of these deposits (Brown 1994, 11).

Evaluation at Red Lion Street, beyond the Barditch and c.70m east of the proposed development site, revealed only limited evidence of medieval activity (Fig.2, No.4). A dumped deposits containing pottery and tile of late 14th to 15th century date was revealed at a depth of c.2m below the ground surface. A large ditch sealed by nearly 2m of 16th century and later dumped deposits was excavated in the eastern part of the site. This feature appeared to be a late medieval field drain which had gradually silted up. The site was part of the 'Town Fields' in the 18th century and the absence of any medieval structural remains at the site seems to support this land-use (Davies and Symonds 1988).

Post-Medieval and Modern Archaeology

Post-medieval (1500- 1900 AD) remains have been widely identified in Boston, with many standing buildings of this date surviving. Archaeological investigations have also revealed evidence of this period.

The final phase of activity identified at the Wormgate / Fountain Lane evaluation site

(Fig.2, No.3) were the foundations of a 17th century or earlier timber framed building with an internal well. This building had stood on the site until the late 1960s (Thorpe 1989).

Dumped deposits dating to the 16th century and later were exposed during the Red Lion Street evaluation (Fig.2, No.4) (Davies and Symonds 1988). Contemporary deposits have also been recorded at New Street (Fig.2, No.5). A possible ditch exposed at this site contained post-medieval pottery and may have represented the backfilled course of the Barditch (Brown 1994, 14).

The Barditch has also been exposed at two other locations within the assessment area. At 7a Red Lion Street (Fig.2, No.6) a brick-lined structure was revealed when the yard of the property collapsed. This was located on the line of the Barditch and was believed to represent the culvert which replaced the open drain. A watching brief at 24 Witham Street also revealed the Barditch as a brick-lined culvert (Fig.2, No.7). Pottery and glass of 18th century date was recovered from above and around the culvert.

A watching brief carried out at the Vicarage, c.85m southwest of the proposed development site only revealed 19th century and later deposits (Fig.2, No.8). However, it was considered that the depth of excavation was not sufficient to expose earlier remains. Flood defence work on the adjacent section of river bank (Fig.2, No.9) exposed dumped deposits of 19th century date overlying natural flood deposits. These were believed to be part of earlier river bank construction. The absence of earlier deposits seemed to indicate that the medieval river front had been located further inland.

5.5 Historic Buildings Data

A large number of historic buildings are

located in Boston town centre. Details of these are held at the Lincolnshire SMR and in published sources (e.g. DoE 1975; Pevsner and Harris 1989). Due to the number of listed buildings in the within 100m of the proposed development site, only those immediately adjacent to it are discussed below. Only structures of modern date are currently present at the site itself.

Immediately to the west of the site on Wormgate are a row of terraced properties which are grade II listed. Numbers 23 to 27 comprise three late 18th or early 19th century brick built shops with pantiled roofs. Adjacent to these is number 29, a rendered two storey shop of 18th century date. Number 31, on the corner of Wormgate and Colley Street, is a three storey brick corner shop of early 19th century date (DoE 1975).

Further properties of similar date are also listed to the north and south of the site on both sides of Wormgate. Together these buildings form an important group of 18th and 19th century date.

5.6 Walkover Survey

A visit was made to the proposed development site on 6th February 2002. The site is currently used as a car park (Pls. 1 and 2). The main access is from Colley Street although pedestrian access is also possible from Archer Lane.

The majority of the site is open space used for car parking and has a tarmac and gravel surface. A row of prefabricated buildings are present across the northeastern side of the site and a steel container was positioned on the southwest side (Fig. 9). A small area of soil was exposed the rear of the buildings along the northeastern boundary of the site. Single sherds of medieval and post-medieval pottery were recovered from this deposit. However, given the previous density of

buildings at the site it is likely that this soil has been imported from elsewhere. No evidence of the structures known to have existed at the site, was observed.

Information regarding the presence or route of any active services at the site was limited. A small brick structure in the southwest corner of the site appeared to be a meter box, although its exact function was not determined. A lamp post was also located on the southern boundary of the site (Fig.9).

Due to the nature of the site, non-intrusive methods of archaeological prospection or investigation are not suitable. Although ground-probing radar could be employed the results of such a survey would not necessarily provide detailed information about the archaeological remains at the site. Invasive archaeological investigations such as trial trenching, could be carried out at the site. The location of trenches would currently be restricted by the standing structures and any active services present at the site. The narrow width of Colley Street (c.4m) and Archer Lane, which is even narrower, could present problems of access for any plant necessary for trial trench evaluation.

6. CONSTRAINTS

6.1 Heritage Constraints

Statutory and Advisory Constraints

No Scheduled Ancient Monuments protected by the Ancient Monument and Archaeological Areas Act of 1979 (HMSO 1979) were located within the assessment area.

All archaeological remains within the assessment area are protected only through the implementation of PPG16 (DoE 1990). Many of the historic buildings within the

assessment area are 'listed' and consequently protected by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

6.2 Other Constraints

No specific checks were carried out for the presence of active services (gas, water, electricity *etc.*) across the area. However, a possible meter box and lamp post were identified on the southern side of the site. Prefabricated buildings and a steel container currently at the site would restrict the location of any trial trenches. Access to the site is also restricted due to the narrow width of Colley Street and Archer Lane.

7. ASSESSMENT OF SIGNIFICANCE

For assessment of significance the *Secretary of State's criteria for scheduling ancient monuments* has been used (DoE 1990, Annex 4; See Appendix 2).

Period

Activity dateable from the medieval to modern periods has been recognised within the assessment area. This evidence extends back to when Boston is first recorded in the 12th century. Excavation at Wormgate, in close proximity to the proposed development site, has demonstrated continuous occupation along the street frontage from this date. Wormgate and Archer Lane are probably both of medieval origin. Colley Street is not recorded until the early 19th century although its origins may also be earlier.

Rarity

Although the remains identified within the assessment area are typical of the core of a medieval settlement such as Boston, excavated evidence from the town is sparse. With the exception of St Botolph's church

no standing medieval structures are present within the assessment area. Excavated information about the activity in the immediate vicinity of the site is very limited. Surviving examples of post-medieval buildings are distributed throughout the town, although those in the vicinity of the site only date from the 18th century and later.

Documentation

Records of archaeological sites and finds made in the assessment area are kept at the Lincolnshire Sites and Monuments Record and the files of the Boston Borough Community Archaeologist. Copies of reports on previous archaeological investigations within the assessment area are also held at these sources.

Historical documentary sources provide information about religious and domestic holdings along Wormgate during the medieval and early post-medieval periods. It is possible that the proposed development site may have lain on land that was referred to in one of these sources although it can not be associated with any specific reference. The site was shown as an orchard on Hall's 1741 plan, perhaps making the most likely reference the orchard belonging to Thomas Lawton's property '*Greenpoles*' mentioned in 1674.

Group value

The medieval evidence within the assessment area, both documentary and archaeological, provide an important, albeit restricted, view of the northern part of Boston during this period. Consequently the evidence has a high group value, even though the excavated remains are limited. The post-medieval evidence is supplemented by cartographic information enabling the development of the town to be better charted. These remains have a relatively high group value as they represent the expansion and rebuilding of the town during

this period. In particular, the listed 18th and 19th century buildings along Wormgate provide a valuable group of this date.

Survival/Condition

The earliest available cartographic sources examined showed the site as part of an orchard. Whilst there may have been some disturbance of earlier deposits by tree planting and root action this may be relatively isolated. Evidence from elsewhere within the assessment area has shown medieval deposits to be sealed beneath early post-medieval dumped layers. If this was the case at the proposed development site, any medieval deposits may be relatively undisturbed. Structures are first recorded at the site in the early 19th century. By the close of this century the area was covered with a high density of housing. However, buildings of this type may have had shallow foundations and are unlikely to have had cellars. Consequently they may have had a limited impact on any earlier remains. The construction of a bungalow on the southern side of the site during the second half of the 20th century may have had a greater impact in that area.

Excavation close to the proposed development site at the junction of Wormgate and Fountain Lane revealed well-preserved deposits including good organic survival in the lower, waterlogged layers. If any archaeological remains are present at a comparable depth on the proposed development site, similar levels of preservation might be expected.

The foundations of the proposed development will extend to a depth of 0.9m below present ground level. The top of medieval deposits at the Wormgate evaluation site were recorded at a depth of at least 1.3m beneath ground level (Thorpe 1989). However, there can be no certainty that contemporary deposits at the proposed

development site will lie at a similar depth. Recent evaluation elsewhere in Boston identified a 1.35m variation in the top of medieval deposits across a single site (Rayner 2001, Fig. 17).

Diversity

A high period diversity, typical of those found in Boston, is represented by the archaeological remains identified within the assessment area. The limited evidence currently available for the proposed development site makes it impossible to assess the period or functional diversity of the site. However, since the 18th century it appears to have been used as an orchard and for high density, low quality housing.

Potential

No prehistoric, Romano-British or Anglo-Saxon evidence has been identified within the assessment area. Although, limited evidence of these periods has been identified elsewhere in and around Boston there is little potential for unidentified remains of this date at the proposed development site.

The proposed development site lies close to the centre of the medieval town, within the area defined by the Barditch. In view of the excavated and historical evidence for activity along Wormgate during the medieval and post-medieval periods, there is a high potential that remains of these dates will exist at the proposed development site. It was probably located in the yards or gardens to the rear of properties along the Wormgate frontage. Although remains at the site may not take the form of structures, evidence in the form of refuse pits and industrial activity might be expected as typical backyard or garden activities.

8. CONCLUSIONS

No archaeological remains have previously

been identified from within the boundaries of the proposed development site. The assessment identified evidence of archaeological activity dating from the medieval to modern periods in the vicinity of the site.

Prehistoric, Romano-British and Anglo-Saxon evidence is sparse at Boston and there is little potential for unidentified remains of these periods to be present at the site.

The location of the site on relatively high ground in the centre of the town, and within the Barditch, means that there is a high potential for medieval and later remains to exist at the site. This has been demonstrated by previous evaluation on Wormgate where a sequence of medieval deposits were revealed. The site may have lain within yards or gardens associated with secular and religious properties recorded along Wormgate during these periods. However, the depth and character of any such remains at the site is uncertain. Limited recorded development prior to the 19th century may mean that any such remains are relatively well-preserved.

A visit to the site established the presence of the standing temporary structures. Further evaluation of the site, in the form of trial trenching, would be possible either before or after the removal of these buildings.

9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to acknowledge the assistance of Clive Wicks Associates who commissioned this report. The work was coordinated by Steve Malone and this report was edited by Tom Lane. Maps were drawn by David Hopkins and computerised by Mark Dymond. Access to the relevant files was permitted by the Boston Borough Community Archaeologist

Rebecca Wilcox. Thanks are also due to the staff of the Lincolnshire Archives Office.

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11. ABBREVIATIONS

APS Archaeological Project Services

BBCA Boston Borough Community
Archaeologist

DoE Department of the Environment

HMSO Her Majesties' Stationery Office

IFA Institute of Field Archaeologists

OS Ordnance Survey

PCA Pre-Construct Archaeology

SMR County Sites and Monuments
Record Office

TLA Trust for Lincolnshire
Archaeology

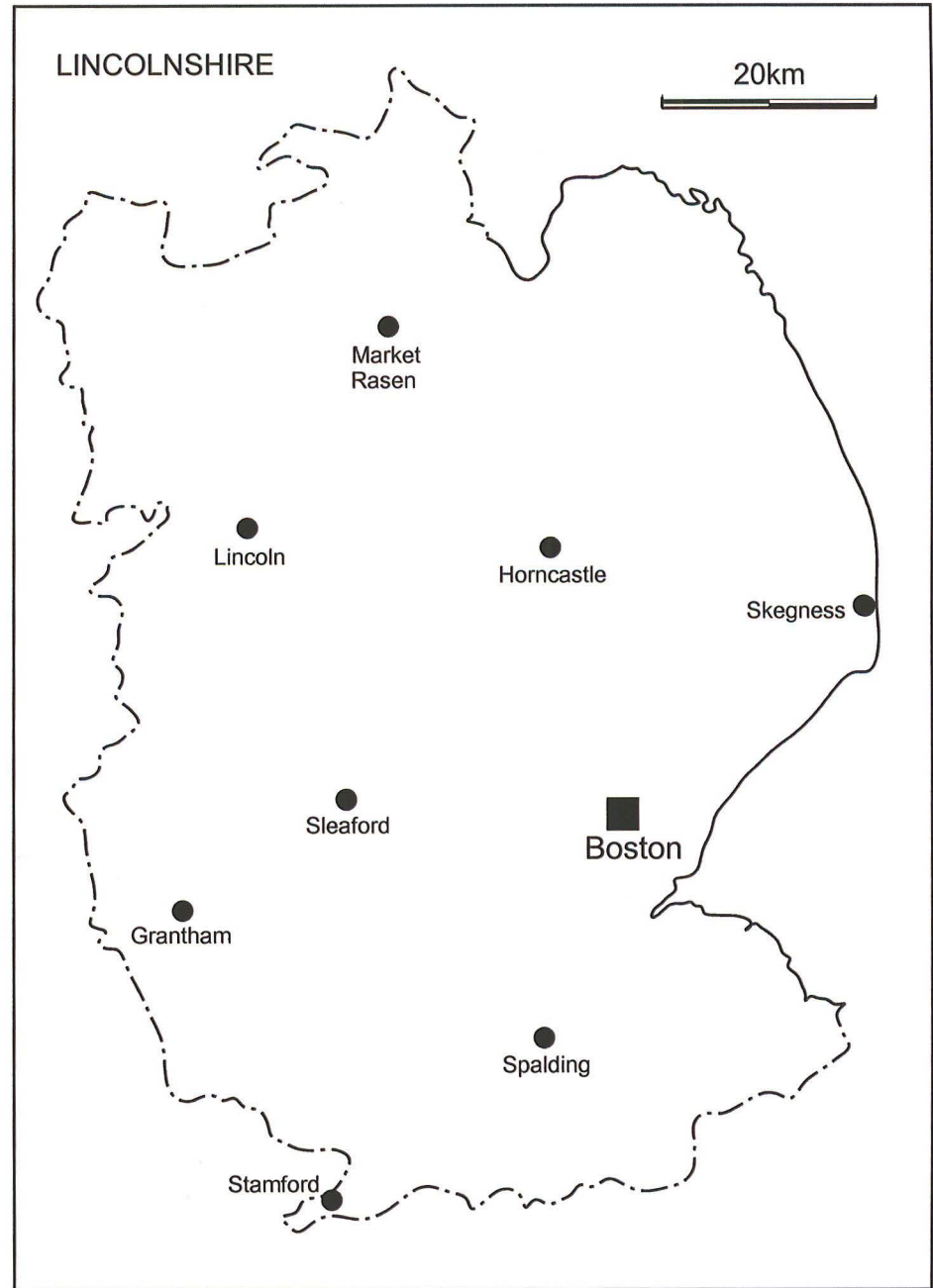
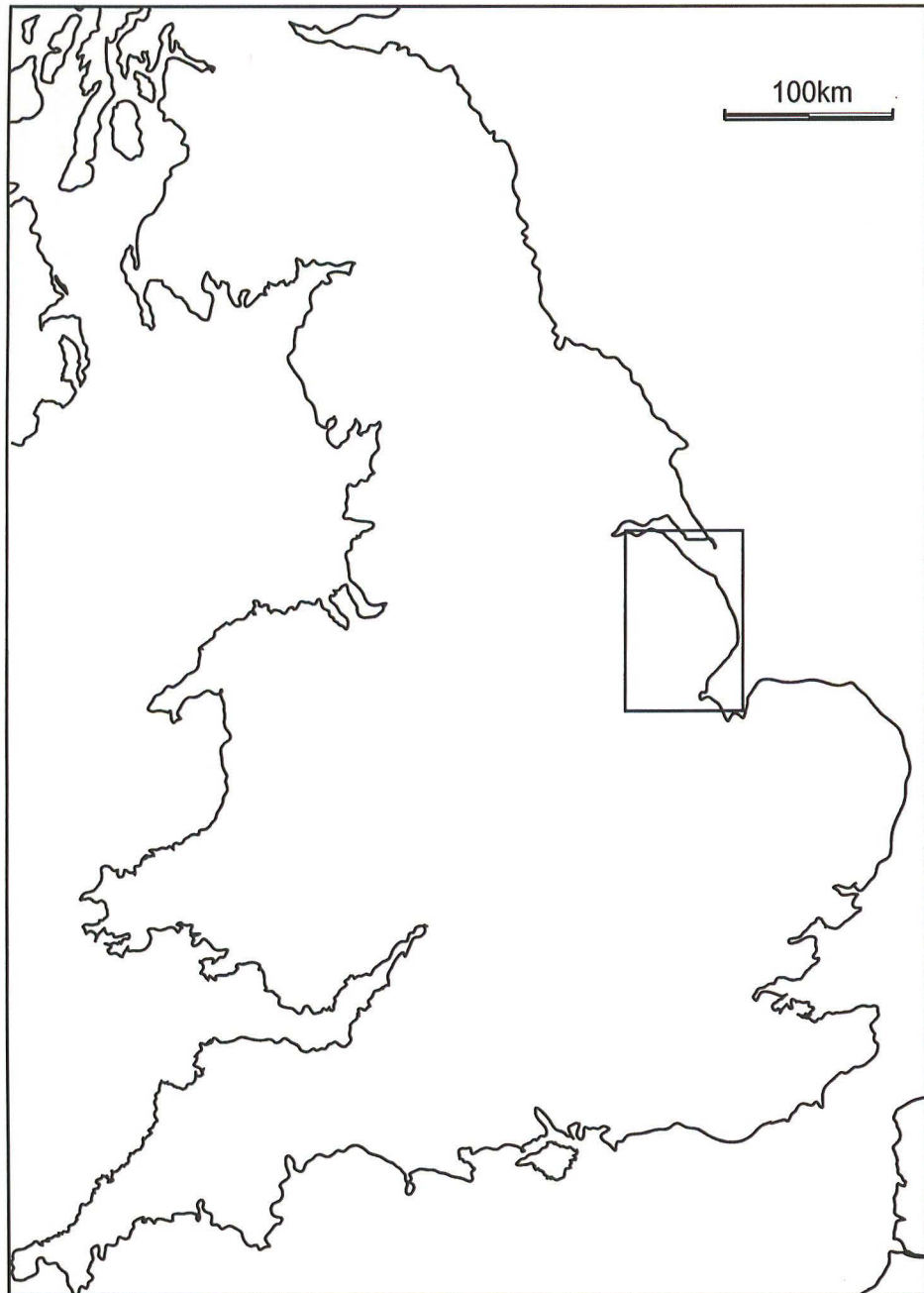


Figure 1: General Location Plan

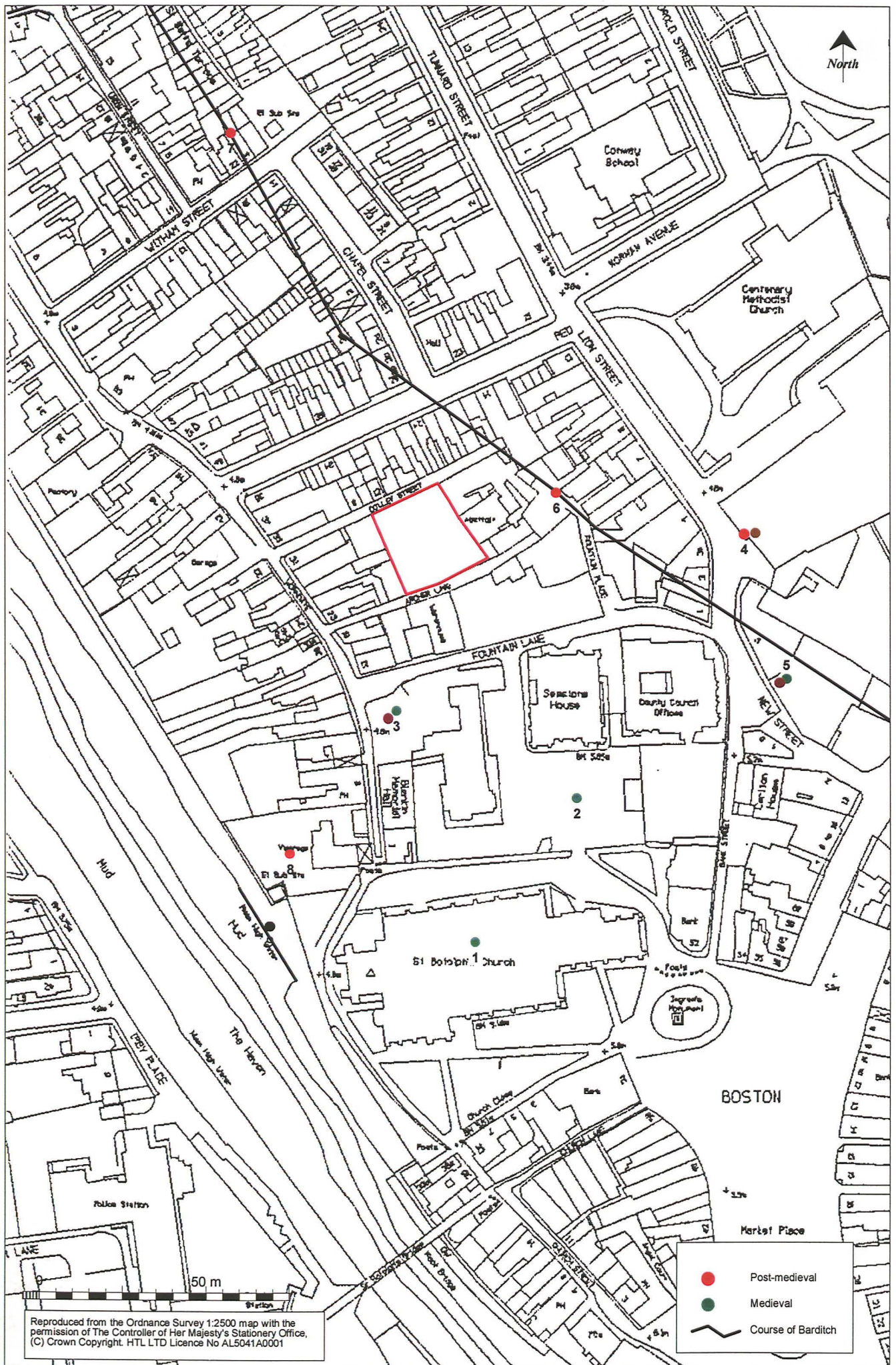


Figure 2 Site location plan showing archaeological finds within c.100m.

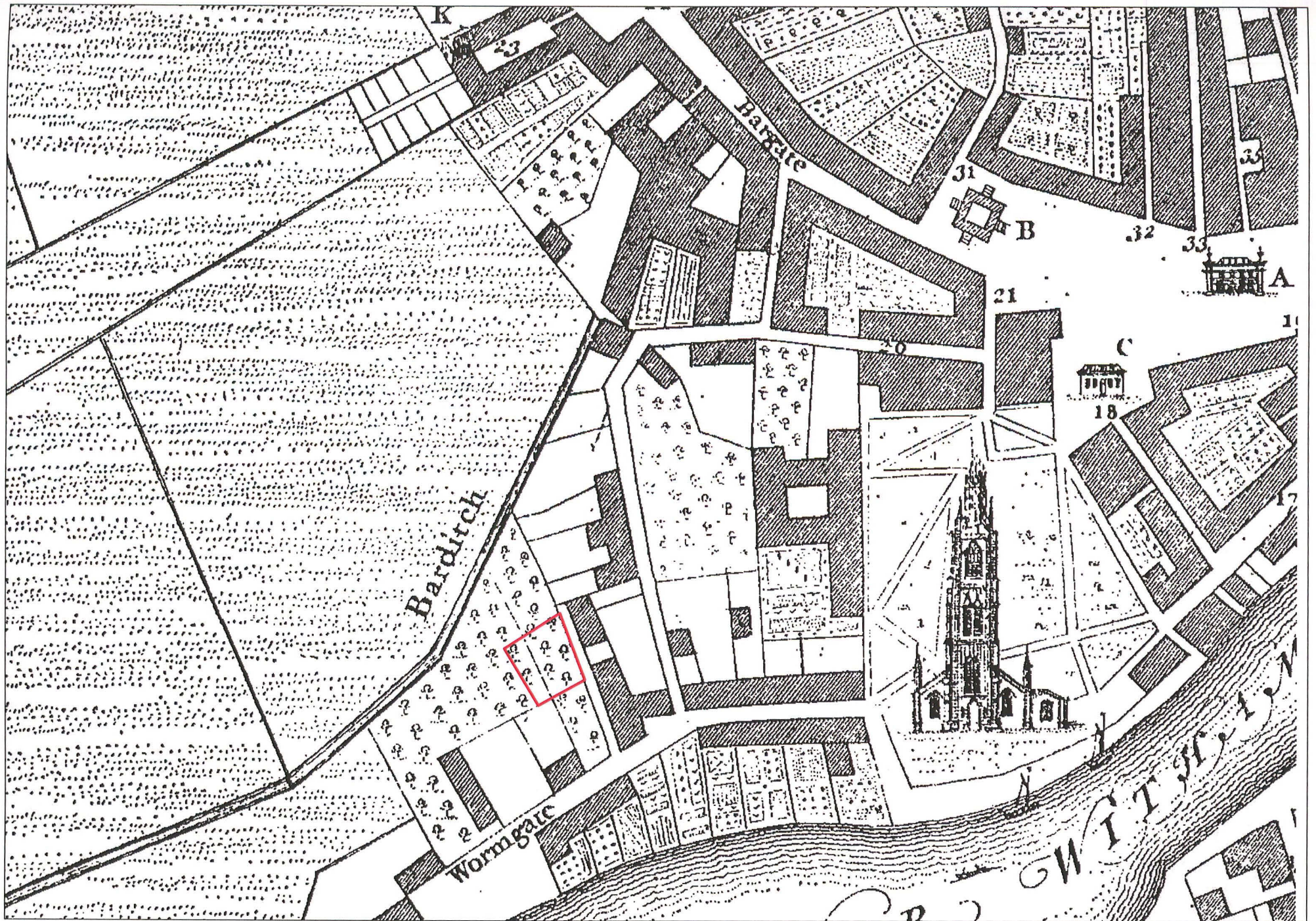


Figure 3 Extract from Hall's 1741 Plan of Boston showing site location.

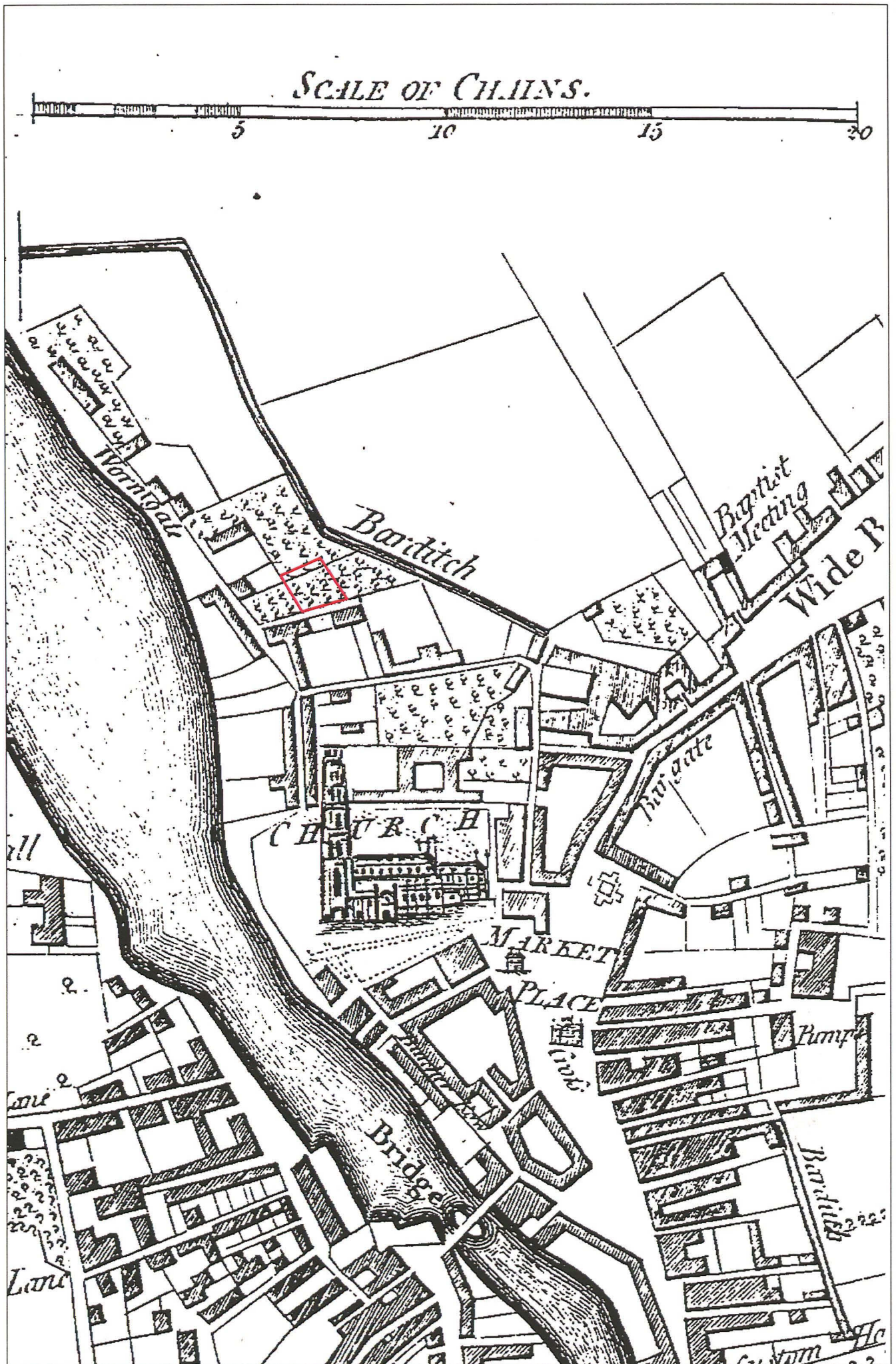


Figure 4 Extract from the plan of Boston on Armstrong's Map of

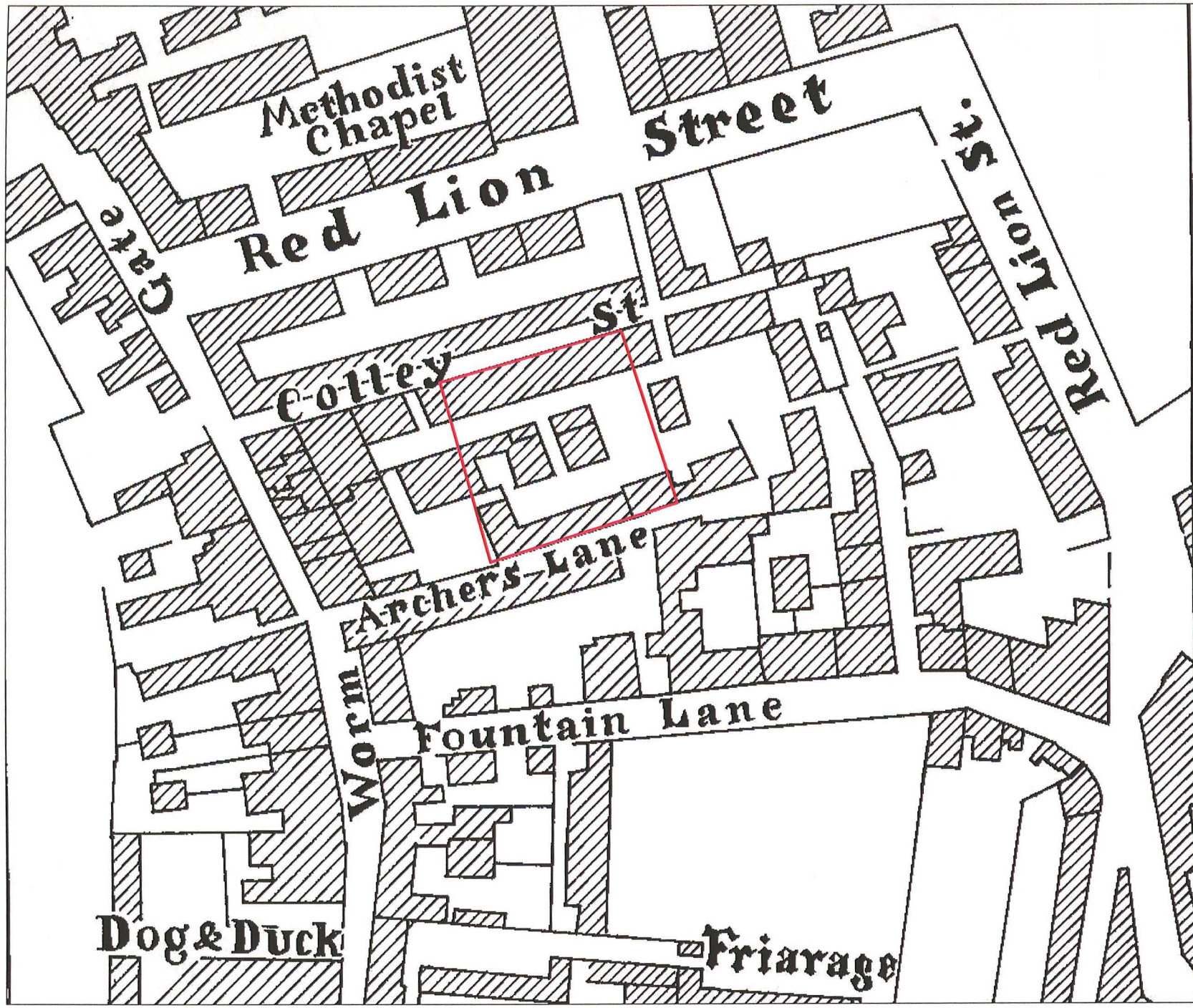


Figure 5 Extract from Wood's 1829 Plan of Boston showing site location.

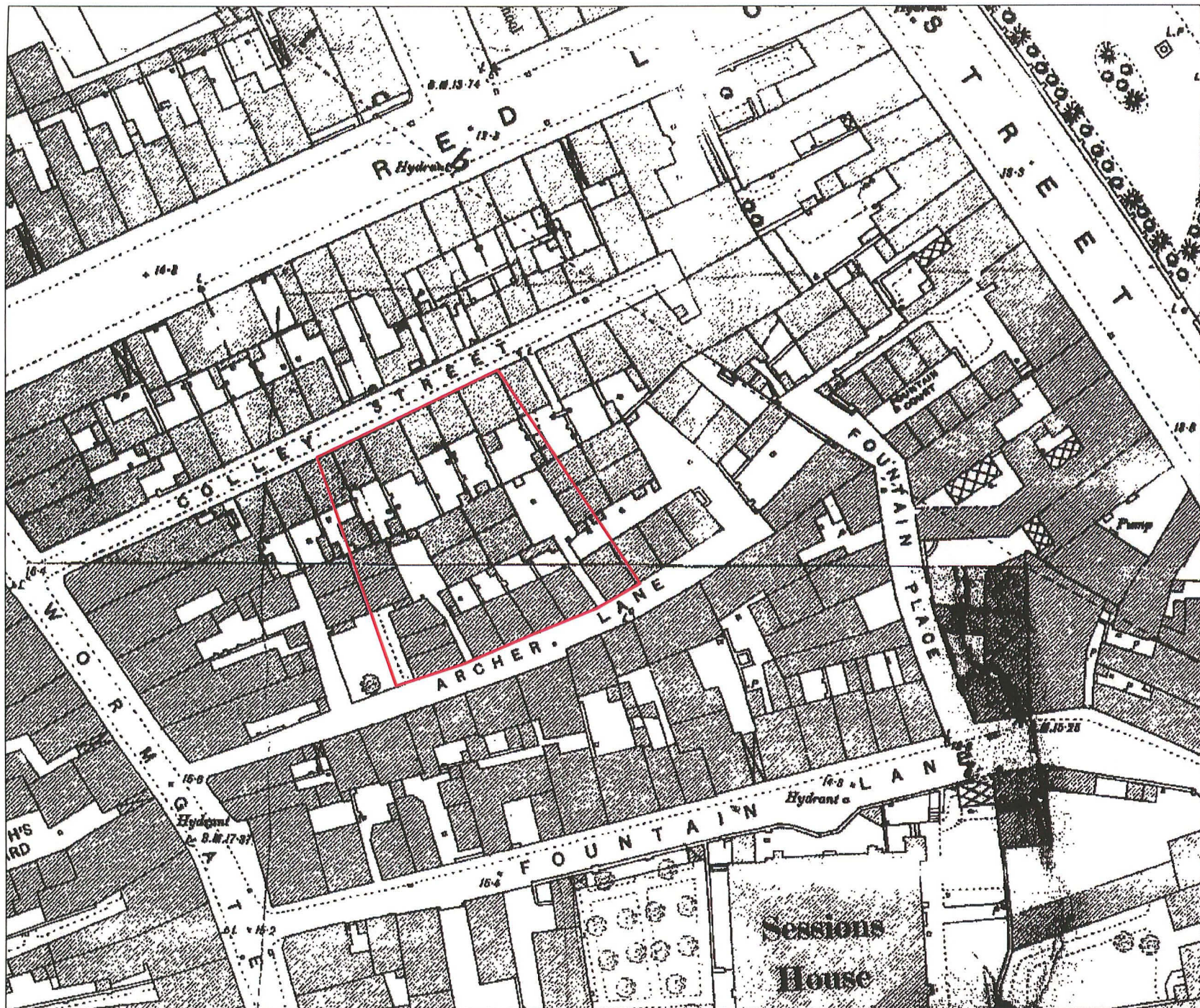


Figure 6 Extract from First Edition 25" Ordnance Survey map (1889) showing site

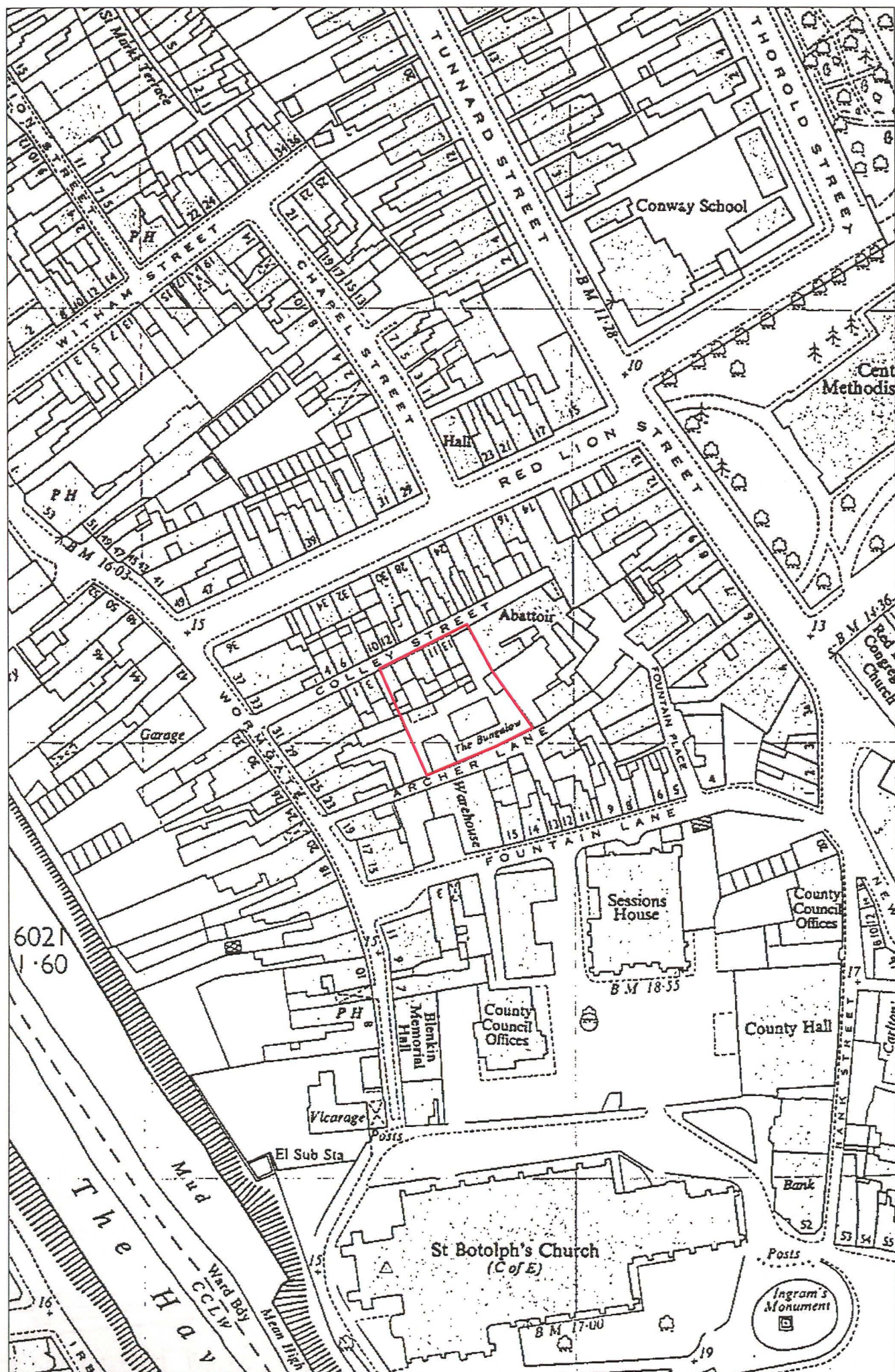


Figure 7 Enlarged extract from 1:2500 Ordnance Survey map (1968) showing site location

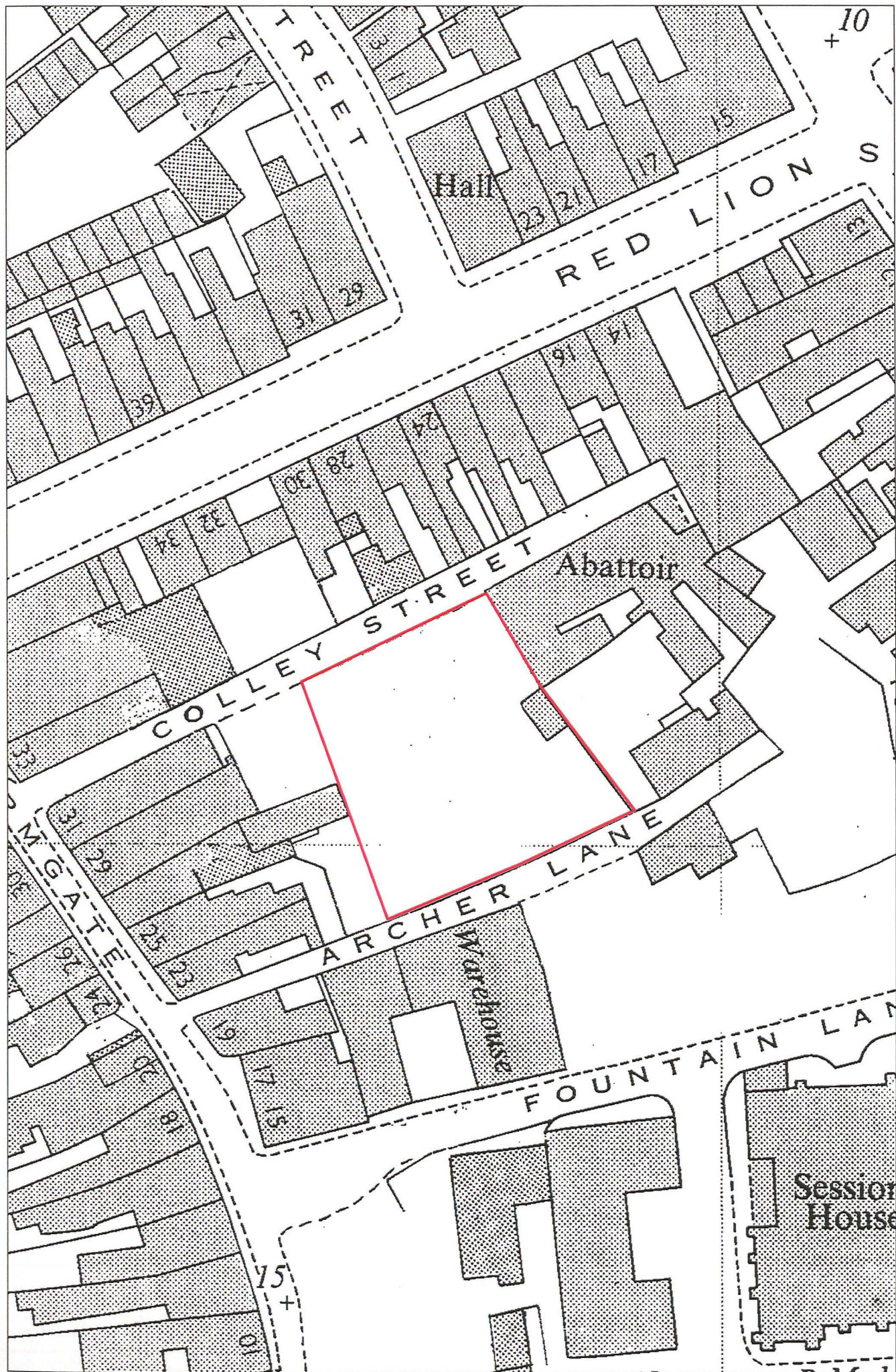


Figure 8 Enlarged extract from 1:2500 Ordnance Survey map (1971) showing site

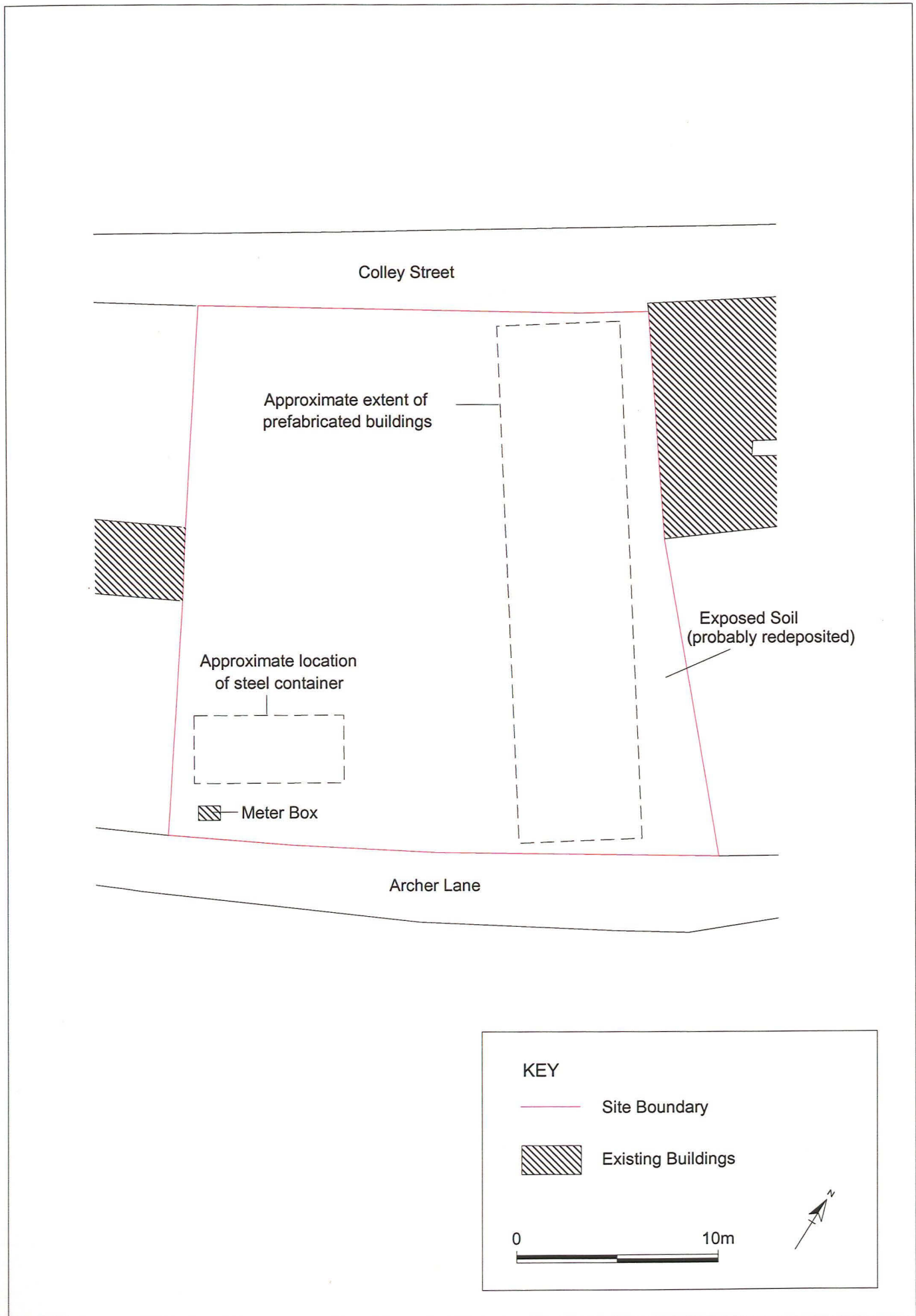
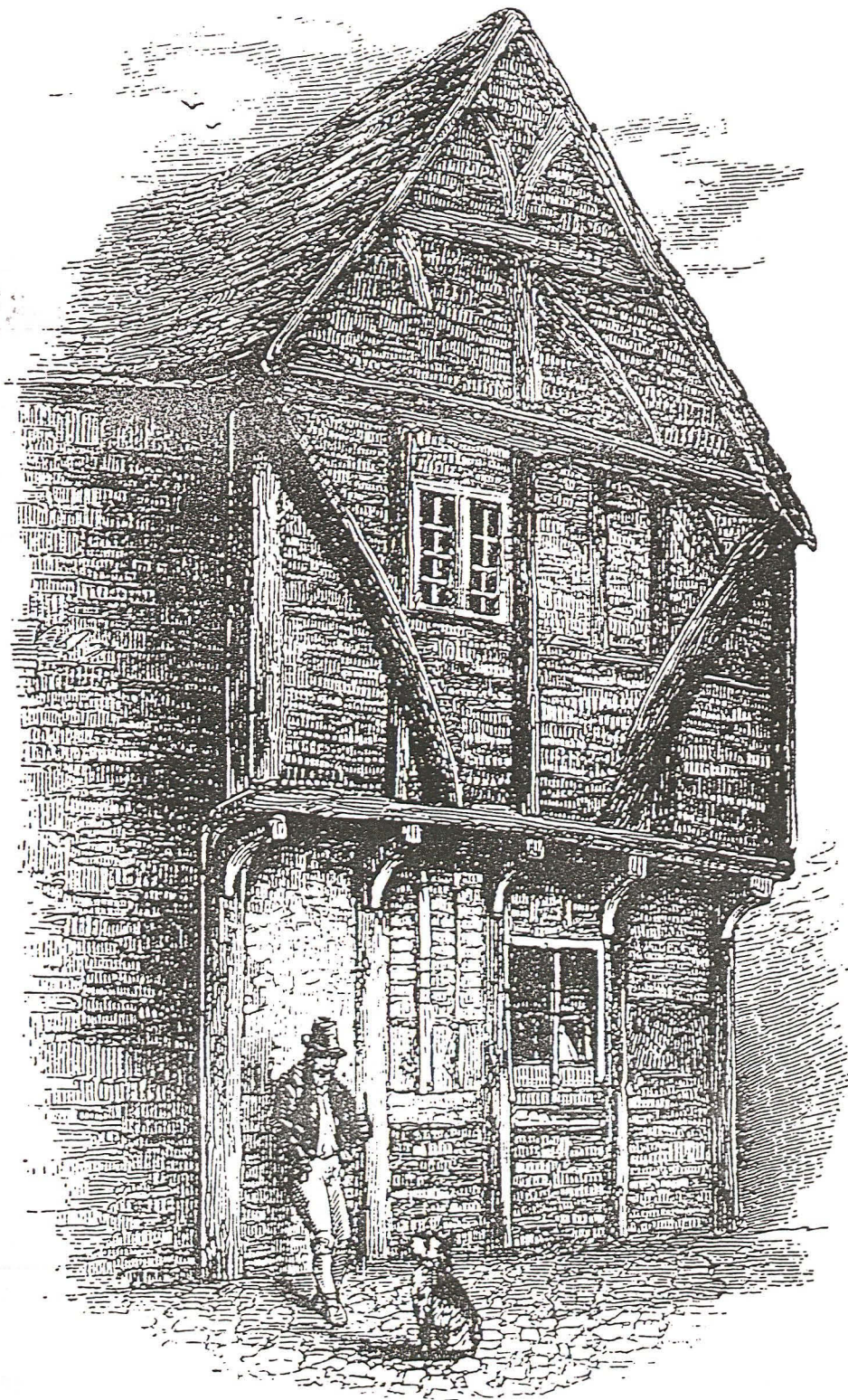


Figure 9 Site plan showing details of the walkover survey



Old Building in Archer Lane.



Plate 1 View of the proposed development site from Colley Street, looking southeast with the County Council Offices in the distance.



Plate 2 View of the site from Archer Lane looking northwest, with the back of properties on Wormgate (left) and Red Lion Street (middle) in the distance.



Plate.3 Aerial view of Boston looking northeast, showing site area (HTL 5009)

Appendix 1

BRIEF FOR ARCHAEOLOGICAL DESK-BASED ASSESSMENT AS PART OF AN
EVALUATION AT

Land off Archer Lane/Colley Street, Boston

Site Address: Land off Archer Lane/Colley Street, Boston, Lincolnshire

NGR: TF 3267 4432
Agent: James Eley & Son
26 Wide Bargate
Boston
Lincolnshire PE21 6RX

Site Location and Description:

The site is situated in a parcel of land between Colley Street and Archer Lane off Wormgate, Boston, in the south Lincolnshire fens. The site is roughly rectangular in shape with an approximate area of 600 square metres.

Planning Background:

This brief has been produced at the request of the agent for the site, James Eley & Son, in order that a pre-determination archaeological evaluation of the site may be carried out.

Archaeological Background:

The development site is situated in an area of high archaeological potential. Boston was an important port and commercial centre in the medieval period, second only to London. The site lies within the medieval town boundary, the Barditch. An archaeological evaluation has been undertaken at the corner of Fountain Lane and Wormgate in 1989. This evaluation recorded a considerable depth of archaeological deposits which represented four phases of occupation from 12th to the 17th centuries. At the lowest level of the excavations a timber structure was recorded, which had wattle and daub walls. This structure may date from the twelfth century. Archaeological deposits in Boston are exceptionally well preserved due to their waterlogged nature. Remains found elsewhere in the town have been compared in quality to those found in York. It can be anticipated, therefore, that the potential for recovering organic remains is extremely high.

Reason for Archaeological Evaluation

The archaeological evaluation is required before the determination of planning permission in order that an informed and reasonable decision can be made.

Signed.....

Susan Smith
Boston Community Archaeologist

Date: 25.1.91

Brief is valid for 1 year from this date. Please contact the Community Archaeologist after this time.

For the Particular Attention of the Client

1. Introduction

- 1.1. This brief should be sent to archaeological contractors, together with all relevant site plans of the proposed development, as the basis for the preparation of a detailed archaeological project specification. In response to this brief contractors will include the anticipated working methods, timescales and staffing levels. (The Boston Community Archaeologist does not maintain a list of archaeological contractors but names of local units can be found in the Yellow Pages or from the Institute of Field Archaeologists, Tel: 0118 931 6446).
- 1.2. The client will submit these detailed specifications for approval by the Boston Community Archaeologist. Failure to seek approval at an early stage may result in delay later on. To avoid any such delay archaeological contractors are strongly advised to seek approval of the detailed specification as soon as possible. The client may choose between those specifications that are considered by the Boston Community Archaeologist to adequately satisfy the brief.
- 1.3. All contractors supplying specifications should refer to SCAUM Principles of Competitive Tendering (SCAUM Guidelines and Notes on Competitive Tendering for Archaeological Services 1996).

For the Particular Attention of the Archaeological Contractor

2. Requirement for Work

- 2.1. The evaluation will be of two phases and consist of:
 - 2.1.1 A Desk-based Assessment;
 - 2.1.2 Intrusive fieldwork, the nature of which will be determined by the outcome of the Desk-based Assessment.
- 2.2. The purpose of the archaeological DTA should be 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. The DTA, therefore, should also assess the suitability of the site for the follow on evaluation methods
- 2.3. Any adjustments to the brief for the Desk-based Assessment should only be made after discussion with the Community Archaeologist for Boston Borough Council.
- 2.4. The contractor's specification should be prepared according to the requirements of this brief and the Lincolnshire Archaeological Handbook's section 'Standard Briefs for Archaeological Projects in Lincolnshire' (August 1997). The Standard and Guidance for Archaeological Desk-Based Assessments should also be consulted (IFA guidelines).

2.5 The specification produced by the contractor will be expected to contain a projected timetable and the staff structure and numbers.

3. Stages of Work and Techniques

3.1 In order to ensure that all possible archaeological constraints are evaluated all secondary sources must be consulted as part of the DTA. Sources to be consulted should include:

3.1.1 Lincolnshire Sites and Monuments Record;

3.1.2 All Ordnance Survey maps;

3.1.3 Tithe, Enclosure Award and Parish Maps (where appropriate);

3.1.4 Historical documents, particularly those held in Lincolnshire Archives Office;

3.1.5 Archaeological books and journals;

3.1.6 Unpublished reports and archives (where appropriate), particularly those of the Boston Borough Community Archaeologist;

3.1.7 Listed building lists;

3.1.8 Boston Local Studies library;

3.1.9 Geotechnical Information, for example client geosurvey records, borehole and test pit logs, British Geological Survey.

3.1.10 Trust for Lincolnshire Archaeology report (1989) **Excavations on Wormgate Street, Boston** Unpublished (a copy is kept in the Community Archaeologists files);

3.1.11 Any other sources deemed appropriate.

3.2 A visit should be made to verify site conditions and potential constraints, and to check for any previously unknown archaeological sites.

4. Reporting Requirements.

4.1 The DTA report should contain the following:

4.1.1 a non-technical summary;

4.1.2 objectives;

4.1.3 methodology;

4.1.4 summary of geology and topography;

- 4.1.5 summary of archaeological and historical results ;
 - 4.1.6 at least one site photograph;
 - 4.1.7 the likely impact of the development on the potential archaeological resource;
 - 4.1.8 a discussion and conclusions; this should include a section which interprets the results and puts them into a local, regional and national context. Any research priorities, which could be addressed, should be identified. Any limitations to the DTA should also be discussed, and a critical review of the effectiveness of the methodology offered. The report should also outline all possible options for future fieldwork and any possible constraints. In particular, full appraisal of all the appropriate fieldwork techniques, both non-intrusive and intrusive, should be included within the report. The report should not, however, include a specific planning recommendation (please see paragraph 4.2 below).
 - 4.1.9 Appendices consisting of detail to support the report, including a comprehensive list of all sources consulted and a list of sources not consulted. There should be an explanation if sources detailed in paragraph 3.1 above are not consulted. All sources consulted must be listed even if they are negative.
- 4.2 The requirement for this DTA has arisen from within a planning framework. Any recommendations for further work, therefore, are the responsibility of the Boston Borough Community Archaeologist. The report produced by the contractor should not include a written planning recommendation concerning further works. Should the contractor wish to make recommendations to the Boston Community Archaeologist, this may be done orally or in writing separately from the submitted report (The Standard and Guidance for Archaeological Desk-Based Assessments, IFA Standard and Guidance).
- 4.3 A copy of the DTA report must be deposited with Lincolnshire Sites and Monuments Record, Boston Borough Council, the Boston Borough Community Archaeologist and the client.
5. **Publication and Dissemination**
- 5.1 The deposition of a copy of the report with the Lincolnshire Sites and Monuments Record will be deemed to put all information into the public domain, unless a special request is made for confidentiality. If material is to be held in confidence a timescale must be agreed with the Boston Community Archaeologist but is expected this will not exceed six months. Consideration must be given to a summary of the results being published in Lincolnshire History and Archaeology in due course.
- 5.2 Should remains of regional or national importance be found, the results of the evaluation should be published in an appropriate format. It is expected that nationally significant

Appendix 2

Secretary of State's criteria for scheduling Ancient Monuments - Extract from *Archaeology and Planning* DoE Planning Policy Guidance note 16, November 1990

The following criteria (which are not in any order of ranking), are used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate. The criteria should not however be regarded as definitive; rather they are indicators which contribute to a wider judgement based on the individual circumstances of a case.

i *Period*: all types of monuments that characterise a category or period should be considered for preservation.

ii *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context.

iii *Documentation*: the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records.

iv *Group value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement or cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.

v *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.

vi *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection that scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed buildings.

vii *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.

viii *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.

Appendix 3

List of Consulted Sources

Lincolnshire Archives Office:- cartographic sources; primary historical documentation (limited consultation only); secondary sources (books and journals)

Files of the Boston Borough Community Archaeologist

Boston Local Studies library:- Published sources

Lincoln Central Library:- Published sources

Heritage Trust of Lincolnshire library:- Published and aerial photographic sources

OS Maps: 1889, 1950, 1968, 1971

Sources Not Consulted and Reasons

Aerial Photographs - As the site lay within an urban area it was considered that these would not show significant archaeological information and detailed searches were not carried out.

Geotechnical information - none available for the site.

Appendix 4

GLOSSARY

- Anglo-Saxon** Pertaining to the period when Britain was occupied by peoples from northern Germany, Denmark and adjacent areas. The period dates from approximately AD 450-1066.
- Domesday Survey** A survey of property ownership in England compiled on the instruction of William I for taxation purposes in 1086 AD.
- Geophysical Survey** Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometry and resistivity survey.
- Medieval** The Middle Ages, dating from approximately AD 1066-1500.
- Neolithic** The 'New Stone Age' period, part of the prehistoric era, dating from approximately 4500 - 2250 BC.
- Post-medieval** The period following the Middle Ages, dating from approximately AD 1500-1800.
- Prehistoric** The period of human history prior to the introduction of writing. In Britain the prehistoric period lasts from the first evidence of human occupation about 500,000 BC, until the Roman invasion in the middle of the 1st century AD.
- Romano-British** Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.