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3 New Street, BOSTON _ DTA

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A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

**DESK-TOP ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED CONSTRUCTION AT
NEW STREET,
BOSTON,
LINCOLNSHIRE**

Work Undertaken For
Chaplin and Farrant Ltd

June 1994

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Company No: 2554738 (England). Charity No: 1001463

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1. SUMMARY

A desk-top assessment was undertaken to determine the archaeological implications of proposed development at 3, New Street, Boston, Lincolnshire. Several archaeological sites and findspots are located in the vicinity of New Street. Remains of prehistoric or Romano-British activity in the area are lacking. However, this is probably due to burial of the evidence by alluvium, rather than genuine absence.

New Street is located just inside the confines of the medieval (between 1066 and 1500 AD) town and the line of the Barditch, the boundary to the early settlement, is perpetuated by the northeast perimeter of the present investigation site. Situated near to the main town gate, the proposed development occupies an area of probable medieval and later urban habitation. Markets and major religious establishments also lay close by. Recorded as early as 1611, The Falcon, probably a large inn, was located in the immediate proximity and may have crossed the investigation site.

Previous excavations in the vicinity suggest that medieval deposits occur within 2m of the present ground surface. Additionally, wood, leather and other environmental remains survive due to waterlogging.

Map evidence reveals that New Street was created between 1741 and 1803. Additionally, these maps depict buildings on the site and also indicate that the present yard was open in the eighteenth century.

The general urban remains are assessed as locally important, though the town boundary and waterlogged environmental material, known to survive in the vicinity,

are considered to be regionally significant. A small cellar that will have removed some archaeological deposits is known on the property. However, excavations nearby revealed surviving medieval layers beneath the floor of a 2m deep cellar. Ground conditions are inappropriate for geophysical survey.

2. INTRODUCTION

2.1 Planning Background

Archaeological Project Services were commissioned by Chaplin and Farrant Ltd, Architects, to undertake a desk-top assessment of 3, New Street, Boston, Lincolnshire, in order to determine the archaeological implications of proposed development at the site, as detailed in planning application B05/0037/94. This archaeological assessment was undertaken in accordance with a brief set by the Community Archaeologist for Boston Borough Council.

2.2 Topography and Geology

Boston is situated 45km southeast of Lincoln and approximately 7km from the northwest coast of The Wash, among the fens of south Lincolnshire. Bisected by the River Witham, the town is located in Boston District, Lincolnshire (Fig. 1).

Situated on the east side of the Witham, 3 New Street is located at a height of c. 5m OD, one hundred metres northeast of the town centre defined by St. Botolph's parish church. Centred on National Grid Reference TF32794427, the proposed development site covers approximately 0.8 hectares (Fig. 2).

Local soils are the Tanvats Association typical alluvial gley soils (Hodge *et al.* 1984, 319) and Wisbech Association

calcareous alluvial gley soils developed in marine alluvium (*ibid*, 361). Beneath this marine alluvium is glacial drift that was deposited in a geological basin between the Lincolnshire Wolds and the East Anglian Heights (Harden 1978, 5). These glacial deposits in turn overlie a solid geology of Jurassic clays.

3. AIMS

The aims of the desk-top assessment were to locate and, if present, evaluate any archaeological sites in the vicinity of the proposed development area. Such location and assessment of significance would permit the formulation of an appropriate response to integrate the needs of the archaeology with the proposed development programme.

4. METHODS

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, held in Lincolnshire Archives
- enclosure, tithe, parish and other maps and plans, held in Lincolnshire Archives
- recent and old Ordnance Survey maps
- the County Sites and Monuments Record
- the files of the Boston District Community Archaeologist
- aerial photographs
- archaeological books and journals

Information obtained in the literature and cartographic examination was

supplemented by a site visit that investigated the present land use and condition; the extent of hardstanding and other firm surfaces; and the appropriateness for geophysical survey. Results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical data

Boston is not mentioned in the Domesday Book of 1086. However, the same survey recorded two churches and two fisheries in Skirbeck, which parish lies a little southeast of the present investigation area (Foster and Longley 1976, 69). One of these churches, St Botulph's, from which Boston took its name, was given to St. Mary's Abbey, York, in 1089. In 1130, Boston received its first mention when it was referred to as 'Botulvestan' (Dover 1972, 1).

Scandinavian influence in the area is indicated by the major place-name Skirbeck - 'shining brook', from Old Scandinavian *skiri* and *bekkr* (Ekwall 1974, 425). Boston is a contraction of *Botulvestan* - 'Botulph's stone'. However, Old English *stan* may have meant 'stone house', in which case the place-name probably means 'Botulph's stone church' (*ibid*, 54).

Bargate signifies the location of a gateway to the town and derives from Middle English *gate* - 'a road' (*ibid*, 193) and Old French *barre* - a gateway or barrier, *cf.* the York examples (Hill 1990, 359). Barditch, the medieval boundary to the town, was first recorded in 1160 (Blackmore 1992, 17).

Boston grew in importance during the

medieval period by virtue of the role of the town as a trading centre. The fair, first mentioned in 1125, was one of the most popular in Europe, drawing traders from Scandinavia, the Low Countries and Mediterranean (Heritage Lincolnshire, nd (1994)). By 1205, Boston was the second largest port in Britain after London and in 1259 Henry III granted various privileges to the Hanseatic league (of North German merchants). Soon after this the Hanseatic merchants established a sample warehouse or steel-yard in Boston (Nicholson 1986, 2).

In 1288 a fire destroyed much of the Dominican Friary and large parts of the town (Heritage Lincolnshire, nd (1994)). After the effects of the Black Death of 1349 had been overcome, the growth in population and prosperity stimulated home demand for wool and cloth. As a result Boston began to decline by 1400, if not earlier, a problem probably exacerbated by the deterioration of the Witham and consequent diversion of trade to other ports (Dover 1972, 29-30).

5.2 Cartographic Data

New Street is situated in the centre of Boston town, on the east side of the River Witham. Appropriate maps for the vicinity were examined.

Robert Hall's *Plan of the Borough and Port of Boston*, dating from 1741, provides a large scale record of the area (Fig. 4). The open northern section of the Barditch, the medieval boundary of the town, terminated at the northwest corner of the present investigation site. Building walls then perpetuated the line of the ditch across the area.

Located at the northern limits of the built-up area of Boston, structures, apparently round an enclosed courtyard, occupied the

present investigation site, with fields immediately to the north. However, at that time (1741), New Street, as presently known, did not exist and access between modern Bank Street and Strait Bargate was via an unnamed lane. Further buildings fronted Wide Bargate as that highway stretched away northeastwards from the proposed development site. Some of these structures on Wide Bargate, particularly towards the southwest end of the road, were on narrow, elongated plots.

A *Map of the Town of Boston East in the County of Lincoln*, published in 1803, reveals the general built up nature of the area and records the existence of New Street. Structures were located on the southeast and northeast sides of the proposed development area, while the remainder of the site was depicted as an enclosed yard (Fig. 5).

The first edition of the one-inch Ordnance Survey map, dating from 1824, and Bryant's *Map of the County of Lincoln* (1828) both record buildings in the area of proposed development, but are of insufficiently large scale for accurate portrayal of the site.

John Wood's *Plan of Boston and Environs* (1829) records the buildings shown on earlier maps and also reveals further construction on the New Street frontage at the southwest corner of the investigation site. This arrangement is confirmed by the 1887 Ordnance Survey map. Dating from 1889, the first edition of the 1:500 Ordnance Survey map shows the area in greater detail and records that the Falcon Inn occupied part of the proposed development site. Additionally, this map locates the site of the Bar Gate, a medieval gateway to the town, in Strait Bargate, close to the present investigation area. Later Ordnance Survey plans (1906; 1951 provisional edition; 1983) reveal that the

late nineteenth century pattern of buildings and open spaces had been maintained.

5.3 Aerial Photograph Data

Aerial photographs published or transcribed in secondary sources were examined for evidence of archaeological remains.

Boston town centre, and the surrounding area, is recorded on published aerial photographs (Start 1993, 90, 94). These reveal that the street plan of the conurbation retains much of its medieval pattern. However, the photographs are not appropriate for showing archaeological remains and no features are evident in the vicinity of the present investigation area.

5.4 Archaeological Data

Records of archaeological sites and finds held in the Lincolnshire County Sites and Monuments Record and the files of the Boston District Community Archaeologist were consulted. Other, secondary, sources were also examined. Details of archaeological and historical remains falling within 300m of the proposed development area are collated here and committed to Figs. 2 and 3.

County Sites and Monuments Record	Description	Grid. Ref.	Boston Community Archaeologist's Files
10030	Shodfriars Hall, 15th century timber-framed building	TF32854399	B05/004
12651	Site of Franciscan Friary, pre - 1268 to 1539; pottery medieval-19th century. Pescod Hall, c. 1450, foundations below clay layer	TF32934379; TF328442	B05/009; B05/062
12653	Hoard of silver pennies of Edward II and III (1307-77)	TF328442	
12664	Bronze Age metal work, stray finds of socketed axe and rapier (not shown on Fig. 2)	TF3244 unlocated	B05/023
12673	Medieval and post-medieval pot, layer of rushes at 20cms depth (same as 12676 and U)	TF328442	?B05/027
12676	Medieval and post-medieval pot (same as 12673 and U)	TF328442	?B05/027
12682	Parts of aquamanile of horse and rider and Lincoln type handle (medieval pottery)	TF32734415	

12701	St Botolph's church, commenced 1309 on site of earlier church	TF32704420	B05/002
13287	Well-preserved waterlogged deposits and medieval pot; structural timbers of land reclamation revetment and street frontage; leather shoe, glove, offcuts; as 13288	TF328442	B05/028
13288	Remains of pit, post-medieval; as 13287	TF328442	B05/028
13289	Post-medieval dumped deposits, late 17th century gullies	TF325445	
U	Medieval and post-medieval pot (same as 12673 and 12676)	TF328442	?B05/027
AA	Barditch, massive ashlar lining of sides, supported on piles; leather, medieval and post-medieval pot (beyond limits of Fig. 2)	TF32974382 (not shown on map)	B05/001
AB	Skeletons, lead coffin	TF33194396	?B05/038
AK	Documentary evidence for late 12th century pot kiln (not shown on Fig. 2)	TF34SW unlocated	
AO	Pit with pottery including Delft, slipware, etc. c. 1720-30	TF33004403	
AT	Damp peaty layer, cow horn, leather soles, belt, offcuts, bone, green-glazed pottery. Also metal fragments and old road surface	TF328440	B05/061
	Late Bronze Age looped palstave (beyond limits of Fig. 2)	TF32394439 (not shown on map)	B05/024
	Large ditch; medieval and post-medieval pottery	TF328443	B05/029
	Friary walls c. 1m depth; brick ovens overlying walls and floor layers	TF32904398	B05/031
	Dominican Friary, pre-1288; remains of arcades in cellars; Blackfriars Arts Centre	TF329441	B05/032

	Barditch	TF32734434	B05/044
	Medieval and later pottery	TF328440	B05/060
	Sessions House, 1841-3, Tudor Gothic, Grade II	TF32714426	B05/065
	'The Priory', site of quadrangular building of some antiquity, carved stonework; possibly ecclesiastical	TF32724424	B05/066

Excavations at Silver Street revealed 18th/19th century layers above deposits of late medieval to early post-medieval date. Beneath these, at a depth of *c.* 2.5m below the present ground surface, grey/blue silts containing medieval artefacts were recorded (Symonds nd, 7). These blue-grey silts, encountered at *c.* 2.4m OD, may be alluvial in origin.

Archaeological investigations at Red Lion Street revealed, beneath 19th century deposits, layers containing plentiful pottery and tile of medieval and later date. These layers were interpreted as ground-raising dumped deposits. Grey/black clays persisted to about 2m below the present ground surface (*c.* 1.9m OD) and had sealed a gully and a large ditch, both oriented north-south. Pottery of medieval and early post-medieval date was recovered from the ditch fills and organic matter, including wood and rotten vegetation survived at this depth (Davies and Symonds nd, 2-3).

Excavations close to Pump Square revealed that at this location, post-medieval deposits persist to at least 3.4m OD. However, the trenches did not exceed 1m depth and the presence, or otherwise, of medieval deposits on the site was not established (Heritage Lincolnshire 1992, 10).

A series of evaluation trenches at Strait Bargate identified three phases of

occupation spanning the period from medieval to recent date. Fourteenth century layers, consisting of peats and silts, were encountered at around 4m OD beneath a cellar floor. Considered to represent flooding episodes in a marshy environment, these deposits were waterlogged and contained well-preserved leather and wooden artefacts, together with large quantities of pottery and bone. Between the 14th and 17th centuries fairly ephemeral occupation deposits formed in the area. However, much of this phase was represented by large quantities of dumped material illustrating land reclamation activities. More emphatic occupation remains post-dated *c.* 1700. Pits of eighteenth century date were located to the rear of the property blocks. Subsequently, buildings, some possessed of cellars and outbuildings, were constructed on the street frontage, probably during the Victorian period (Heritage Lincolnshire 1992).

In 1640, reference is made to a piece of waste land, previously the site of a windmill and tenement. This site, Mill Hill in Bargate, mentioned by name in 1676, was, by 1680, occupied by several tenements. Sheep pens were first erected on Wide Bargate in 1623. Silver Street runs south from the west end of Wide Bargate. Formerly called Thieves' Lane, the highway was referred to in 1564, and again in 1640 when "capital messuages" (fine houses) occupied the area (Thompson

1856, 203-6).

A horse pit located in Straight Bargate was noted in 1554 and subsequently. Reference is made in 1564 to a large public house, The Bell, located on the north side of Strait Bargate, close to the junction with Wide Bargate. Also at this junction, but just into Wide Bargate, there was, in the mid-nineteenth century, a yard that until c. 1820 had contained many buildings 'of considerable antiquity' (*ibid*, 206).

Barditch, recorded as the medieval boundary of the town from as early as 1285, was culverted under an arch in the area of Red Lion pastures in 1801. Red Lion Tavern in Bargate was recorded as an inn, 'Hospitium', in 1515 when it belonged to St Mary's Guild. Very near to the Red Lion was The Falcon also, probably, an inn. In 1611 this building, which should not be confused with the nearby Falcon Inn shown on the 1889 Ordnance Survey map, possessed a frontage and gateway on Strait Bargate (*ibid*, 207).

Large foundation stones of ancient buildings have been dug up frequently in Fountain Lane, just northwest of New Street. First mentioned in 1562, the lane took its name from Fountains Abbey, which had property in the area (*ibid*, 216).

Situated near the northwest corner of the Market Place was the Butchery, mentioned from the sixteenth century onwards. Also located in the Market Place was the Market Cross, first referred to in 1639. Taken down in 1730, the Market Cross was replaced by the Butter Cross, which was completed in 1732 (*ibid*, 218; 223).

From 1765, maintenance of the northeastern part of Wide Bargate was the responsibility of a turnpike trust (Wright 1986, 93). A turnpike boundary marker that indicated the limit of the trust's

obligation for repairing the highway still survives in the pavement at Wide Bargate (Wright 1983, 10).

Building of the Centenary Methodist Chapel, located on Red Lion Street, was commenced in 1839 and the chapel opened in 1840. A new chapel was erected on the same location after the original was destroyed by fire in 1909 (Leary 1972, 37).

Until 1895, Central Park, which lies a little to the north of Wide Bargate, was part of a large private deer-park. Known at that time as Oldrid's Park, the land was attached to Tunnard House on Wide Bargate, believed to have been built about 1790 (Wright 1971, 25-6).

During rebuilding of the river defences at the west end of St Botolph's Church (NGR TF32624420), deposits of mainly post-medieval date, including relatively modern burials, were encountered. Medieval and later pottery was also recovered during the work. (uncoded notes in County Sites and Monuments Record).

In the immediate vicinity of the proposed development area are several listed buildings. These include St Botolph's parish church (Grade I), the Sessions House, the Centenary Methodist Chapel and a number of shops and other properties around the Market Place and in Strait Bargate (Grade II).

5.5 Site Visit

In June 1994, a visit was made to the proposed development site at 3, New Street, Boston. The condition of the standing structures, which are located in the northern part of the Boston town Conservation Area, was briefly examined. Most of the buildings appeared vandalised. No cellaring was apparent. However, information subsequently supplied by the

architects established that the building presently occupying the site does possess a small cellar (R Hallett, pers comm).

Hard surfacing, comprising a yard or carpark, was noted immediately north of the vandalised structures. It was considered that ground conditions were inappropriate for magnetometry and resistivity survey.

6. DISCUSSION

Evidence of prehistoric activity in the area is restricted to the discovery of a few (three) Bronze Age metal artefacts from the general vicinity, though only one of these possesses an accurate location.

It has been postulated that a Roman maritime supply route to Lincoln, using the Witham, would have required a military safeguard at the outfall of the river, in the vicinity of Boston. Such a fort has been suggested, though there is no firm evidence for the location of such an establishment (Whitwell 1970, 12-13). Although a Romano-British occupation site has been located approximately 700m to the southwest (Archaeological Project Services 1994, 6), no artefacts of this date have been found within 300m of the proposed development site. However, the apparent paucity of remains for early exploitation may be due to burial of the evidence by alluvium, rather than genuine absence (Tom Lane, pers comm).

Significantly greater evidence of use of the area in the medieval period is provided by sites, findspots and structures of this date. The present investigation area lies within the northern part of the medieval town, defined by the Barditch. Close to the proposed development site is Bargate, the main medieval highway into Boston. A gateway or other form of barrier was located where this thoroughfare met the

settlement boundary. Used to control access to the town, this portal, the Bar Gate, was situated about 25m east of the area of proposed redevelopment.

Bargate probably saw the first extramural expansion of the town. Narrow, elongated property blocks, cartographically recorded on Wide Bargate, are typically medieval in origin.

In this area of Boston, the major religious foundations of medieval date were inside the town limits. This ecclesiastical activity, located less than 100m from New Street, is represented by the parish church of St Botolph and a structure later known as 'The Priory'. Although of obscure origin, it has been suggested that this building may have been a nunnery (Thompson 1856, 216). However, it is unlikely that either of these ecclesiastical establishments ever stretched into the proposed development area.

Major markets and fairs were located in the vicinity of the proposed development site. These two open trading areas were separated by the narrowing of Strait Bargate, adjacent to New Street. To the south, in the Market Place, were butchers and fishmongers. It is probable that this area served as the focus for international commercial activities in the medieval period, drawing traders from all over Europe. A livestock market was located in Wide Bargate, northeast of the proposed redevelopment site. This trading area may have developed as overspill from the Market Place, though it is possible that dealing in animals was always excluded from the town centre.

Boston's mercantile activities brought general prosperity to the area and invited further exploitation of the commercial opportunities. Several large inns are recorded on Strait Bargate from the

sixteenth century. Two of these hostelries were located very close to the proposed development area, perhaps within 50m. One of the establishments, The Falcon, possessed a frontage on Bargate in 1611. However, the survival, or transference, of the name to a public house that occupied 3 New Street in 1889, may imply that the original building stretched back across the present investigation site. Shops were also located in the area and several of 17th century date have been identified on the Bargate frontage, just inside the Barditch (Harden 1978, 21, Fig 10).

Excavations in the immediately vicinity of New Street recorded well-preserved medieval and post-medieval deposits. Layers of 14th century date were encountered at c. 4m OD on Strait Bargate but dipped away to both north and south. These strata were considered to be alluvial in origin and signify late medieval flooding episodes in the area. Possibly as a counter-measure to these floods, late medieval and post-medieval ground-raising activities, represented by extensive dumped deposits, occurred to the north of Strait Bargate. Waterlogged organic remains of medieval and later date survived well in the area.

Cartographic evidence establishes that New Street was created between 1741 and 1803, probably to provide a short cut between Fountain Lane and Strait Bargate. The yard on the west side of the proposed development area appears to have remained open since 1803. It is further possible that this yard formed part of the enclosed court depicted in 1741.

Hardstanding and buildings cover the proposed development area and ground conditions are unsuitable for geophysical survey. The extant structures possess a cellar, believed to be restricted in extent, that will have removed archaeological deposits.

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:

Medieval and post-medieval urban domestic activity is recorded in the vicinity of the proposed development. Such features are amongst the major characterisers of the medieval and later periods in Europe. Urban boundaries, as located at the site, are also typical of higher status medieval settlements.

Rarity:

Remains of medieval urban settlement, as identified in the area of investigation, are fairly common, though they may possess rare or unusual features. Evidence of urban boundaries is not uncommon, though individual elements may be quite rare. Waterlogged environmental remains are scarce in the urban context.

Documentation:

Records of archaeological sites and finds made in the Boston area are kept in the Lincolnshire County Sites and Monuments Record and the files of the Boston Borough Community Archaeologist. Synopses or syntheses of the historical and archaeological evidence have previously been produced.

Group value:

By virtue of their clustering in this general area, the group value of the medieval and post-medieval urban habitation remains is moderately high. Association of habitation remains, urban boundaries, markets, hostelries and ecclesiastical establishments of contemporary date confers moderately high group value to the site.

Survival/Condition:

Limited post-medieval development has occurred on the site, consequently buried deposits are likely to be well preserved. Moreover, cellaring is restricted in extent. No previous archaeological intervention has been made into the site to assess the level of deposit survival, though investigations nearby revealed that medieval deposits in good condition survive within 2m of the present ground surface, and beneath cellar floors.

Palaeoenvironmental material is known to survive at depth in the immediate vicinity.

Fragility/Vulnerability:

As the proposed development will impact the investigation area, possibly into natural strata, any and all archaeological deposits present on the site are extremely vulnerable. Furthermore, any intrusions that affect the ground water regime may compromise the continued survival of any waterlogged environmental remains in the vicinity.

Diversity:

Moderately high period and functional diversity is indicated by the habitation remains of medieval and post-medieval date, urban boundaries, represented by the Barditch, the religious activity of the medieval period, defined by the parish church and 'The Priory', and economic practises, illustrated by the nearby markets.

Potential:

Potential is high that the medieval and post-medieval habitation remains, as previously identified in the immediate vicinity, also occur in the area of proposed development. Very limited potential exists for any of the adjacent medieval religious foundations, or the mercantile activities located to the northeast and south, extending into the investigation area. However, it is virtually certain that the

Barditch, the medieval boundary of the town, survives alongside the northeast perimeter of the site.

Palaeoenvironmental material may survive in the area by virtue of waterlogging.

7.1 Site Importance

In summary, the criteria for assessment have established that the general medieval and later urban habitation remains are locally significant. As such, archaeological deposits present on site can be expected to augment the understanding of the origins and development of Boston.

Use of the assessment criteria also indicates that the Barditch medieval town boundary and the waterlogged environmental remains from the vicinity are regionally significant. This indicates that the features and deposits would enhance not only the archaeological knowledge of Boston but would also make a wider contribution to the study of Lincolnshire and the East Midlands.

8. OPTIONS FOR FURTHER WORK

In consideration of the results of the assessment of significance, several options for further work suggest themselves as most worthy of attention.

8.1 Rescue Priorities

Any proposed development at the site that may require excavations for foundations or services should be preceded by an archaeological evaluation. Such an exercise would establish the location, nature and quality of archaeological deposits.

Consideration should be given to designing a foundation arrangement that preserves all the archaeological deposits intact. If this is

not possible then a mitigation strategy, that reduces the impact of the foundations on the archeological remains, should be devised.

Any and all archaeological deposits that may be destroyed by the proposed development should be preserved by record.

Waterlogged palaeoenvironmental remains are known to survive in the locality. Any action that may affect the ground water regime and, therefore, compromise the continued survival of such deposits should be resisted.

8.2 Research Priorities

Particular attention should be paid to the Barditch, the medieval boundary of Boston. Priorities for archaeological work in Boston, defined in 1978, highlighted the need to excavate a complete cross-section of the boundary, to establish the period of construction and form of the inner bank (Harden 1978, 36).

Sampling of waterlogged deposits, if encountered, should be undertaken. This would allow realisation of the potential of such remains to provide dietary, depositional and other environmental information.

Any very deep excavation should have consideration for the survival of Roman and earlier deposits beneath layers of alluvium.

9. CONCLUSIONS

The concentrations of archaeological finds and observations represent occupation and use of this area of Boston in the past.

Prehistoric activity is scarcely attested and

there is no immediately local evidence for Romano-British settlement. However, this paucity of early exploitation may be apparent, rather than real, due to burial of the evidence by alluvium.

Located just inside the boundary of the medieval town defined by the Barditch, the investigation site is situated in an area of general urban habitation. The line of the Barditch is preserved by the northeast boundary of the proposed development area. It is probable that, through the medieval and post-medieval periods, the property was occupied by houses or shops. Markets and ecclesiastical establishments located in the proximity are unlikely to have impinged upon the proposed development site. Several large inns were situated locally and one of these may have transgressed the investigation area.

Medieval deposits, probably containing waterlogged environmental remains, are likely to occur within 2m of the present ground surface. In this area, these may be sealed by post-medieval make-up deposits that may also exhibit good organic preservation.

Justifying its name, New Street was created during the second half of the eighteenth century. Buildings occupied the site in 1741 and the present public house yard may have been an enclosed courtyard at that time. The modern street pattern was established by 1803 and the investigation site has seen little change since then.

No archaeological remains were recognised on the site visit. Ground conditions are inappropriate for geophysical examination. Damage, due to cellaring, of any archaeological deposits present on site is limited in extent.

10. ACKNOWLEDGEMENTS

Archaeological Project Services would like to thank R Hallett of Chaplin and Farrant Ltd, Architects, who commissioned this assessment. The work was coordinated by Steve Haynes and this report was edited by Dave Start. Paul Cope-Faulkner and Denise Buckley produced the illustrations. Jim Bonnor, the Community Archaeologist for Boston Borough Council permitted examination of the relevant files. Access to the County Sites and Monuments Record was provided by Mark Bennet of the Archaeology Section, Lincolnshire County Council.

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12. ABBREVIATIONS

Numbers prefixed with 'SMR' are the primary reference numbers used by the Lincolnshire Sites and Monuments Record, Archaeology Section, Lincolnshire County Council.

Numbers prefixed by 'B' are the reference codes used by the Community Archaeologist for Boston Borough Council.

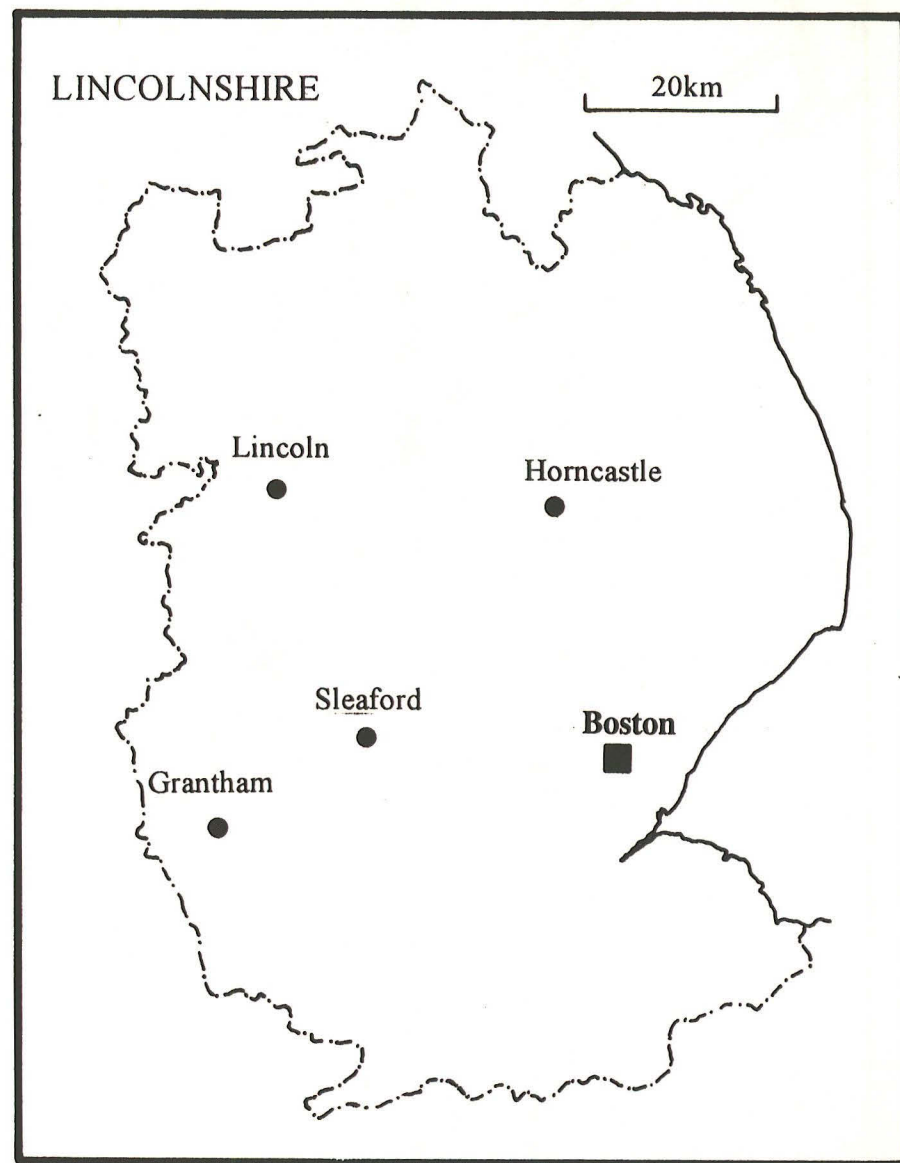
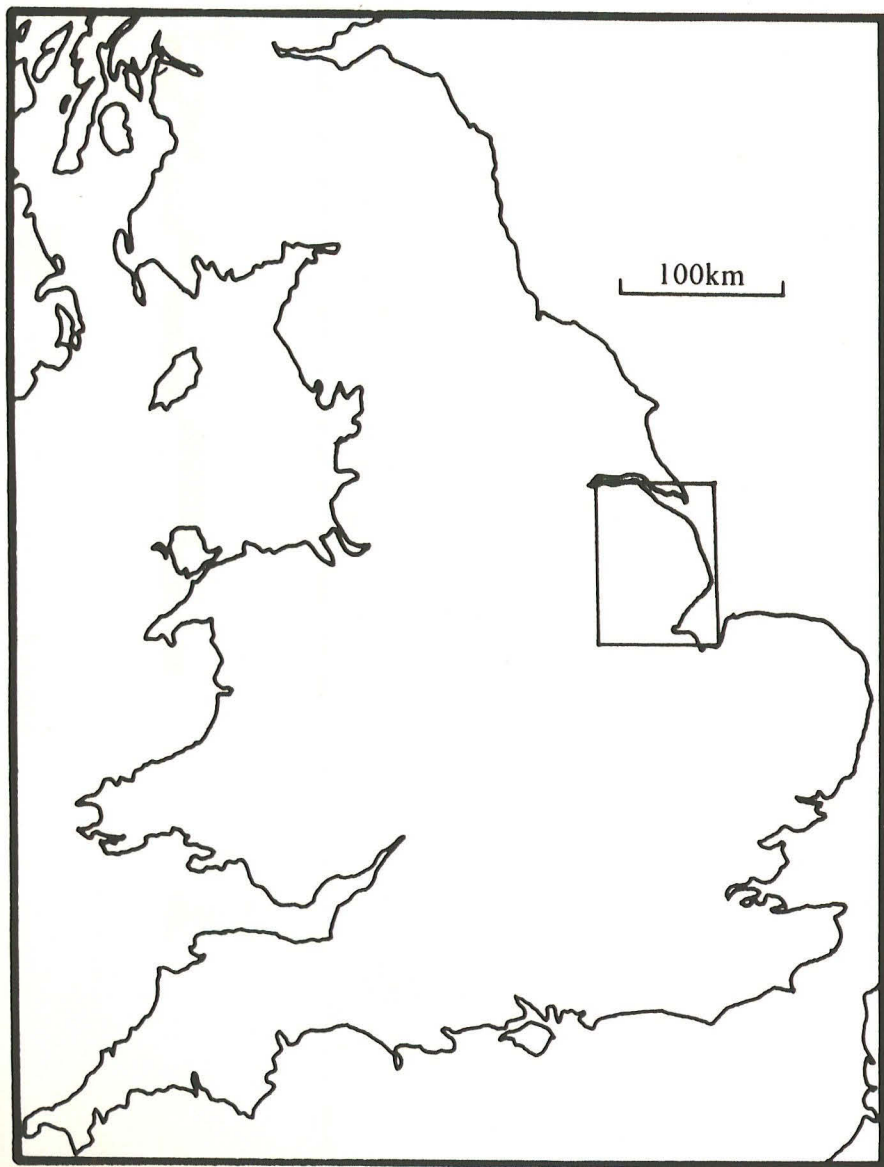


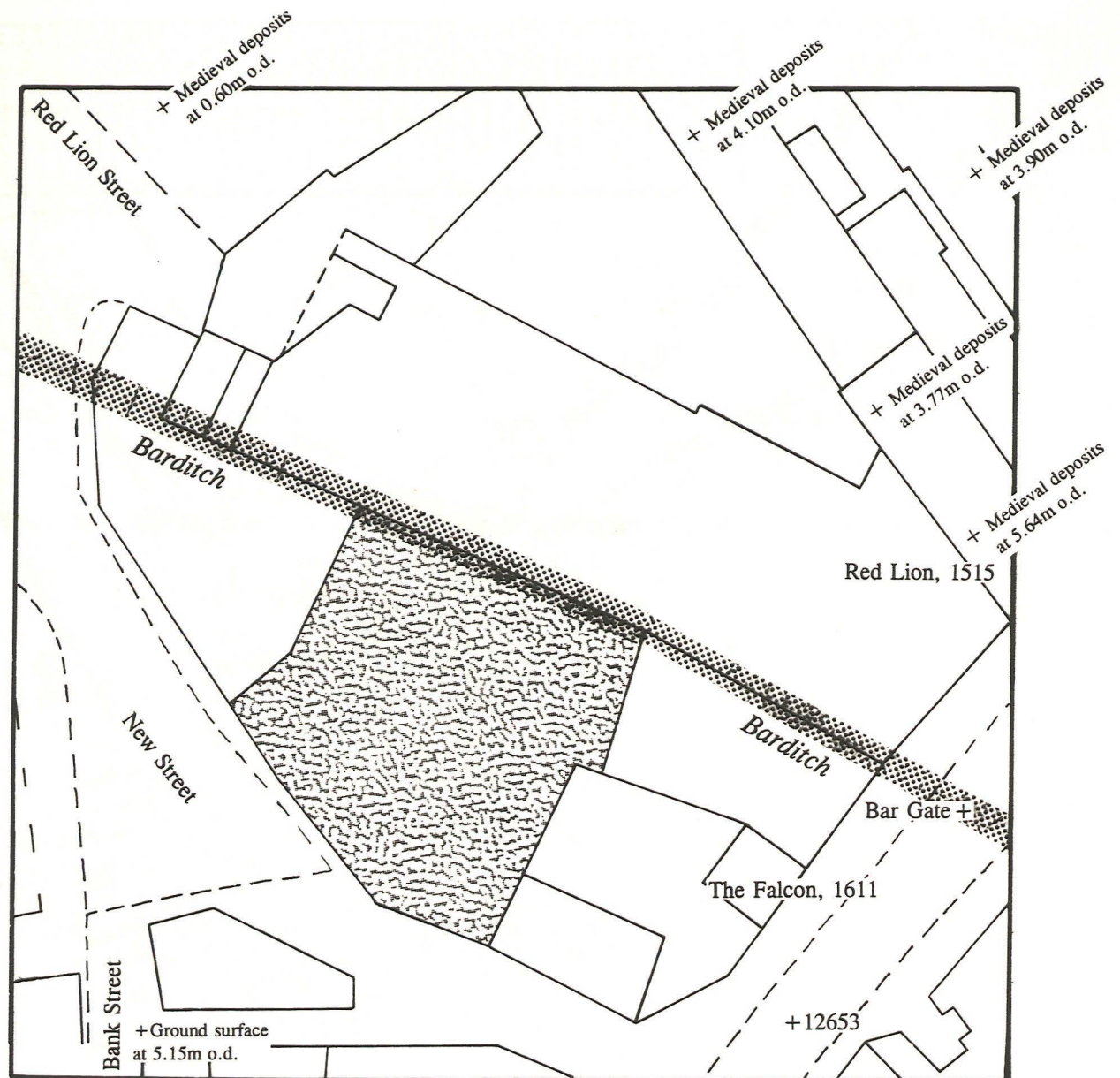
Fig. 1 General Location Plan

This is a detailed street map of a section of Old London, showing the River Witham, various streets, and landmarks. The map includes labels for 'St Botolph's Church' (+12701), 'Sessions House' (+B05/065), 'Centenary Methodist Chapel', 'Oldrid's Park', 'Bardich', 'Wide Bargate', 'Turnpike Marker', 'The Bell, 1564', 'Bar Gate', 'Butchery', 'Market Place', 'Butter Cross', 'Market Cross', 'Town Bridge', and 'River Witham'. Numerous numbered points are marked throughout the area, including +13289, +B05/044, +B05/029, +B05/027, +12673, +12676, +12651, +12682, +10030, +B05/031, +B05/032, and AO+ B05/038+.



Area of Proposed Development

Fig. 3 Immediate Vicinity of Site, with Archaeological Detail

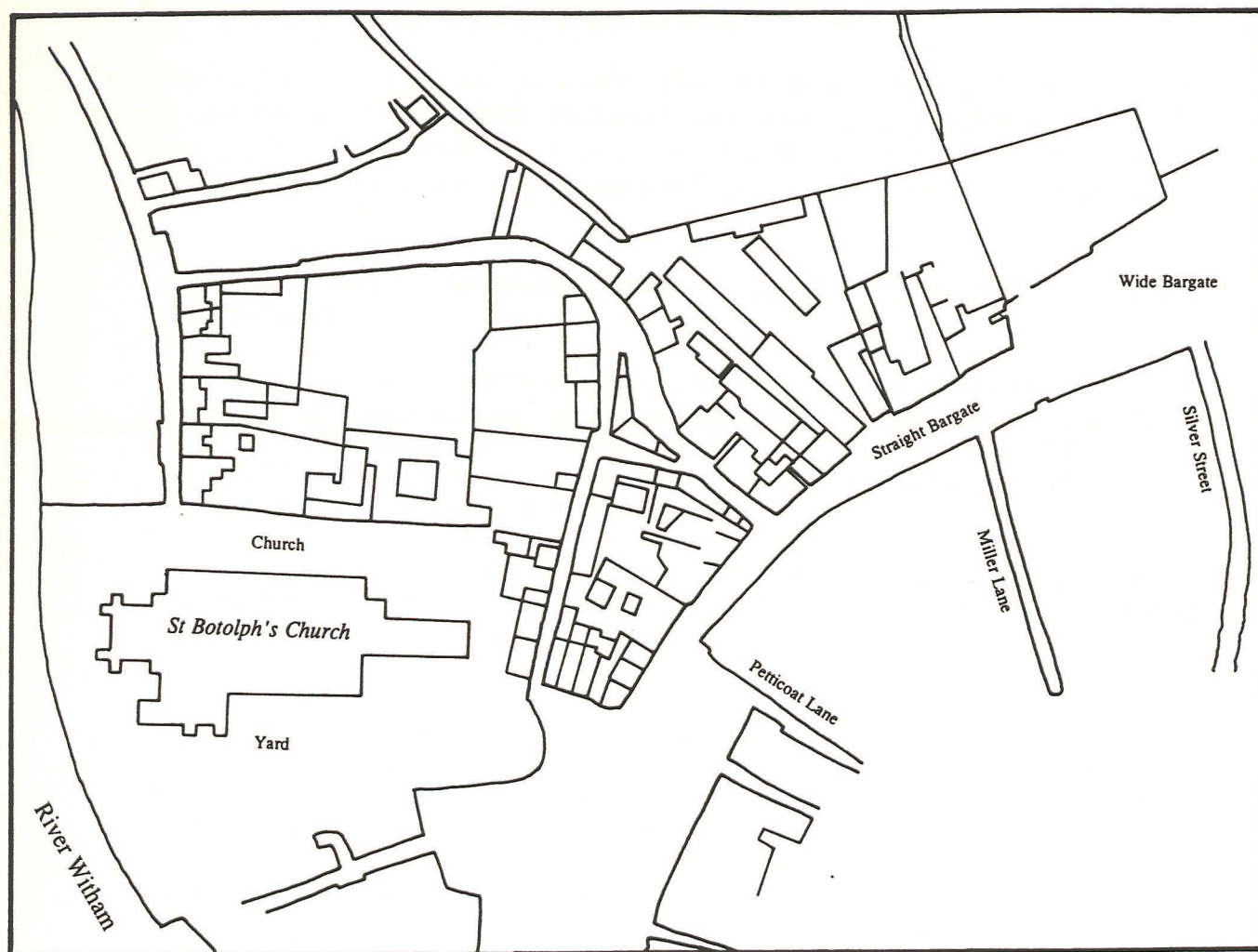


Area of Proposed Development

Fig. 4 Extract of Hall's 1741 Plan of Boston



Fig. 5 Copy of the 1803 Map of the Town of Boston East



Appendix 1

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.