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**DESK-BASED ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT ON LAND
AT 138-142 HIGH STREET,
BOSTON,
LINCOLNSHIRE
(HSB 03)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

EVENT L14234
SOURCE L3764

Quality Control
138-142 High Street, Boston
HSB 03

Project Address: 138-142 High Street, Boston
County: Lincolnshire
Postcode: HSB 03

Project Name: 138-142 High Street, Boston
Client: SMG Development Company Ltd
Project Manager: Paul Cope-Faulkner
Project Engineer: Paul Cope-Faulkner
Project Designer: Paul Cope-Faulkner
Project Checker: Paul Cope-Faulkner
Project Approver: Paul Cope-Faulkner
Project Date: 04/07/2003
Project Status: Final

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Work Undertaken For
Quadrant Surveyors Ltd
on behalf of
SMG Development Company Ltd

Report Compiled by
Paul Cope-Faulkner BA (Hons) AIFA

June 2003

National Grid Reference: TF 3275 4342
Planning Application No: B/03/0358/FULL



A.P.S. Report No: 111/03



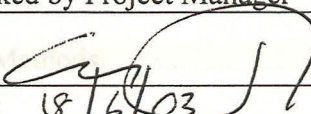
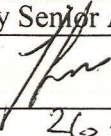
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1. SUMMARY

A desk-based assessment was undertaken to determine the archaeological implications of proposed development of land at 138-142 High Street, Boston, Lincolnshire.

During the medieval period (AD 1066-1540) the focus of settlement lay to the north of the site, within Boston town centre. However, documentary references indicate the existence of a medieval cross, and perhaps a church in the immediate vicinity of the site. Furthermore, archaeological investigations have identified occupation along High Street and London Road during this period.

Evidence for the use of High Street continues into the post-medieval period and several sites of this date are known in the vicinity. Cartographic sources indicate that the site was occupied and at least one building functioned as an Inn, the Plough, which was re-licensed in 1784.

The proposed development site is still occupied by a standing building, although has a large open area suitable for archaeological evaluation. Geophysical survey is considered unsuitable for the site due to the known past disturbance in the area.

2. INTRODUCTION

2.1 Definition of an Archaeological Desk-Based Assessment

An Archaeological Desk-Based Assessment is defined 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).

2.2 Planning Background

Archaeological Project Services was commissioned by Quadrant Surveyors Ltd on behalf of SMG Development Company Ltd to undertake a desk-based assessment of land at 138-142 High Street, Boston, Lincolnshire. This was in order to determine the archaeological implications of proposed residential development, comprising 17 houses, at the site as outlined in planning application B/03/0358/FULL.

2.3 Site Location

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

The proposed development site is located on the south side of the town, 780m south of the town centre as defined by the parish church of St. Botolph (Fig. 2). Centred on National Grid Reference TF 3275 4342, the proposed development site is 2000 square metres in extent.

2.4 Topography and Geology

As an urban area, the soils have not been mapped. However, local soils are likely to be of the Wisbech Series, typically coarse

silty calcareous alluvial gley soils (Robson 1990, 36). The soils overlie drift deposits of older marine alluvium and glacial drift which in turn seals a solid geology of Jurassic Ampthill Clay (BGS 1995).

3. AIMS

The purpose of the desk-based assessment is to obtain information about the known and potential archaeological resource within the vicinity of the proposed development site. In addition to the above, statutory and advisory heritage constraints were identified.

4. METHODS

The research undertaken in the compilation of this archaeological desk-based assessment involved the examination of all available primary and secondary sources relevant to Boston and the immediate surrounding area. These sources consisted of:

- Historical documents held in the Lincolnshire Archives Office
- Enclosure, tithe, parish, and other maps and plans, held in the Lincolnshire Archives Office
- Ordnance Survey maps
- Lincolnshire Sites and Monuments Record
- Parish files held by Heritage Lincolnshire
- Aerial photographs
- Secondary sources, in the form of

periodical articles and books, held by the Lincolnshire Archives Office, Lincolnshire Library and Heritage Lincolnshire

This research was supplemented by a walkover survey of the land, undertaken to assess the current ground conditions, land-use patterns, and to ascertain the presence of any surface finds of an archaeological character, and of features that might indicate the presence of archaeological remains. The results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical Evidence

Boston is not mentioned in the Domesday Survey of c. 1086. However, the survey recorded two churches and two fisheries in Skirbeck, southeast of the current town (Foster and Longley 1976). One of these churches was granted by Count Alan of Brittany 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).

Count Alan's land in Boston was centred on the market place and church east of the river and later became known as the Richmond Fee. To the west of the river, land was held at the time of Domesday by Guy de Craon and Eudo son of Spirewic. Guy's land, known as the Craon Fee was centred near the bridge and the Tattershall Fee (Skirbeck Quarter) lay to the south, possibly incorporating the proposed development site, and represents Eudo's interest in the town (Roffe 2000).

The Richmond Fee was always the social

and economic centre of Boston and there appears to have been little development on the west side of the river. Holland Fair was established opposite the church in the Craon fee and appears to have been an extension to the Boston Fair (Owen 1984, 43).

High Street is first referred to in 1276 when a John Cleimund granted a plot of land butting east on the causeway from the bridge to the gutter (Hammond Beck) to Spalding priory (Owen 1984, 45).

The evidence for a lack of development along High Street is evidenced by the establishment of the Carmelite Friary in the town. Initially the friary appears to have been founded on the eastern side of the river, although by 1307 they occupied a large area along High Street and West Street without any hindrance caused by existing structures (Thompson 1856, 110; Page 1988, 216).

The northern boundary of the site is marked by St. Anne's Lane. It has been suggested that this area is connected with the Guild of St. Anne and reference was made to a cross that '*formerly stood at the foot of St. Anne's Lane*' (Thompson 1856, 155). The cross had been removed and the site paved over in 1728 (*ibid.* 263). Tradition has it that there used to be a church or other religious establishment in this vicinity and houses to the north of the lane were known as the Hospital Houses which may support this notion (*ibid.* 155). There are few references to a guild of St. Anne, although it is possible that it was subsidiary to St. Mary's guild which possessed a reliquary believed to be St. Anne's finger (Camfield 1993, 28).

Part of the site was formerly occupied by the Plough public house. It is not known

when the Plough was established, although it was re-licensed in 1784 (Horton 1988, 10). From 1842 until 1861 the pub was known as the Prince Albert and eventually closed in 1960 (*ibid.* 62). In 1856, this public house was being run by a T. Mariat (White 1856, 311). A photograph of the Plough shows a 19th century structure, indicating that the original building was either elsewhere or had been rebuilt (Horton 1988, 63).

5.2 Cartographic Evidence

The proposed development site is located to the south of the centre of Boston. Appropriate maps of the vicinity were examined.

The earliest available map of Boston dates from 1741 and was surveyed by Robert Hall (Fig. 4) and has been reproduced by Molyneux and Wright (1974). Buildings are depicted fronting High Street and part of St. Anne's Lane with further building to the rear. It is probable that the river was wider at this time. Dating from 1778, Armstrong's '*Map of Boston*' appears to have been copied from Hall's map (Fig. 5).

The following two map extracts are primarily concerned with the Boston Haven. The earliest (Fig. 6), by Murray and dating from 1800, shows a similar arrangement of buildings at the site although the buildings fronting High Street extend into the road (LAO HCC Plans 39). The second map, by the engineer John Rennie, also reproduced by Molyneux and Wright, from eleven years later shows greater detail (Fig. 7). Two warehouses are shown either side of St. Anne's Lane next to the river and an open yard, belonging to or in the occupation of a Mr W. Clarke, lies between them and the buildings fronting High Street.

Wood's '*Plan of Boston and Environs*' of 1829 shows little change to have occurred in the layout of the buildings at the site (Fig. 8). The Plough public house is named for the first time.

Dating from 1889, the Ordnance Survey 1st edition 50" plan of Boston shows the arrangement of buildings in great detail (Fig. 9). The limits of the Plough are clearly visible as are the range of outbuildings. The northern of the two warehouses can be seen jutting out over the river. The second edition Ordnance Survey plan of 1906 shows that the two warehouses have been removed and Oxford Street is depicted for the first time. The arrangement of buildings remains the same in mid 20th century editions (Fig. 10). Maps after 1970 are the first to show a widened High Street and the present arrangement of buildings, although the building that was the Plough remained for a period afterwards.

5.3 Aerial Photographic Evidence

Only one photograph, held by Heritage Lincolnshire, was examined. This is an undated view of the site and shows the arrangement of garage buildings at the eastern boundary of the site. Towards the centre the Plough can still be discerned with a range of outbuildings extending southwards (Plate 1).

5.4 Archaeological Data

Records of archaeological sites and finds are held in the Lincolnshire County Sites and Monuments Record and the parish files of the Boston Community Archaeologist. Other, secondary sources were also examined. Details of archaeological and historical remains falling within c. 250m of the proposed

development site are collated in Table 1 and located on Figure 11.

Map Code	SMR Ref.	Boston Ref.	Description	National Grid Reference
1	12674	B05/025	Neolithic stone axe	TF 3268 4351
2	12661		St. Anne's Cross (site of), medieval	TF 3270 4340
3	12687		St. Anne's Church (possible site of), medieval	TF 3276 4343
4	12691	B05/008	St. John the Baptist Hospital (site of), medieval	TF 3275 4347
5		B05/039	Burial, Liquorpond Street, ?medieval	TF 3270 4360
6	12703		Custom House (site of), post-medieval	TF 3290 4350
7	13438		Pea packing factory, post-medieval	TF 3259 4332
8		B05/015	Timber framed house, 17 th century	TF 3272 4357
9		B05/090	Site of Dissenter's burial ground, post-medieval	TF 3281 4363
10		B05/092	Post-medieval hospital (site of)	TF 3290 4340
11	12668	B05/055	Pottery, leather and wooden pipes, ?post-medieval	TF 3270 4350
12	13424		Pill box, modern	TF 3276 4334
13	13425		Pill box, modern	TF 3295 4356
14	13426		Pill box, modern	TF 3274 4329
15	13319	B05/110	Excavation, medieval and later remains	TF 3290 4340
16	13545	B05/136	Evaluation, medieval and later remains	TF 3260 4340
17	13624		Evaluation. medieval and later remains	TF 3250 4320

Table 1: Known archaeological sites and finds within the vicinity

Prehistoric Archaeology

A single Neolithic stone axe has been found from within the assessment area. However, this is likely to have been recovered from depth, possibly due to dredging of the River Witham, as much of the land in the immediate vicinity of Boston was submerged during the prehistoric period and the area would have remained too wet for settlement until at least the 2nd century BC.

Romano-British Archaeology

Romano-British remains are absent within

the assessment area. However, stratified Romano-British deposits have been found on the opposite side of the river at Boston Grammar School, 400m to the northeast, where occupation remains of the period were recorded 1.4m below the present ground surface (Palmer-Brown 1996, 5).

Saxon Archaeology

No Saxon remains are known from the assessment area.

Medieval Archaeology

The distribution of medieval finds and sites indicate that this area of Boston was inhabited during this period. The proposed development area lays adjacent to the site of St. Anne's cross (Fig. 11, No. 2) and the possible former location of a church (Fig. 11, No. 3).

A possible site for St. John the Baptist's hospital is located north of the proposed development area (Fig. 11, No. 4). However, this is considered to be a spurious claim and the actual site of the hospital probably lies adjacent to the Maud Foster drain, north of the town (Cope-Faulkner 2002, 3).

North of the site a burial found along Liquorpond Street may relate to the Carmelite friary (Fig. 11, No. 5).

Furthermore evaluation of sites along High Street and London Road have found evidence for medieval domestic occupation (Rayner 2000, 1; Snee 2002, 1).

Post-medieval Archaeology

Post-medieval remains continue to reflect the occupation of this part of Boston. A Dissenter's burial ground is located to the north (Fig. 11, No. 9). A 17th century timber framed building (Fig. 11, No. 8) also falls within the assessment area as do a number of listed buildings.

Later post-medieval remains include a single warehouse/factory (Fig. 11, No. 7). Additional industrial sites are also known from the vicinity but are not recorded at the Sites and Monuments Record.

Modern Archaeology

Three Second World War pill boxes are located within the assessment area. These

were located to provide defence to Boston docks in case of invasion (Osborne 1997, 29).

Previous Archaeological Intervention

Two archaeological interventions have taken place along High Street and London Road within the assessment area. An extensive area evaluated along London Road, identified natural deposits at a height of *c.* 2.4m OD. Early medieval activity was identified although there was a paucity of later medieval remains (Rayner 2000, 9).

Located 200m to the southwest, a further evaluation identified medieval agricultural activity and watercourses as well as pits that may indicate habitation (Snee 2002, 18). A post-medieval flood defence was also identified as well as structures of the period.

A third investigation was undertaken on the opposite, east, bank of the river. This identified a range of medieval deposits dating from the 13th to 16th centuries (Dymond 1995, 15).

5.5 Walkover Survey

The site was visited on 10th June 2003 to assess the potential of the site to contain archaeological features and to note any constraints to further work. Access to the interior of buildings at the site was not obtained and observations were made from the street frontage.

The building appears to have been used as a car showroom or garage and comprises a two-storeyed block with an additional offset extension on its southern side. It is set back from the High Street and lies parallel to the River Witham.

The forecourt area is clear with limited evidence for buried services. Services are generally restricted to the northern boundary of the site and along the frontage of the building. The forecourt is generally tarmac.

To the rear of the building are two areas containing fuel tanks. It is uncertain if there is access to moored fishing vessels along the riverside.

Although much of the forecourt area may be suitable for Ground Probing Radar, given the known position of earlier buildings at the site this method is unlikely to be beneficial. Access to the forecourt area is suitable for most forms of mechanical excavator.

6. CONSTRAINTS

6.1 Heritage Constraints

No Scheduled Ancient Monuments protected by the Ancient Monuments and Archaeological Areas Act of 1979 (HMSO 1979) are located within the vicinity of High Street, Boston. All archaeological remains within the assessment area are therefore protected only through the implementation of PPG16 (DoE 1990).

Significant historic buildings within the assessment area are listed and consequently protected by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Several such buildings are located in the vicinity.

The site also lies within the Boston Conservation Area and therefore subject to planning guidance detailed by Boston Borough Council (Edwards 1999, 83).

6.2 Other Constraints

No specific checks were carried out to determine the presence of services (gas, water, electricity, *etc.*) across the site. However, services were noted in the walk-over survey.

If further archaeological intervention is required, the excavation of trenches would entail a certain degree of risk which would be enhanced by the use of a mechanical excavator.

Excavation should not take place in close proximity to standing buildings.

7. ASSESSMENT OF SIGNIFICANCE

The criteria used to assess the significance of the remains present within the assessment area were adopted from the *Secretary of State's criteria for scheduling ancient monuments* (Department of the Environment 1990, Annex 4; see Appendix 1).

Period

Remains dateable from the medieval to the post-medieval periods have been recognised within the assessment area. However, most of the types of remains identified are not period specific.

Rarity

General occupation remains of the medieval and post-medieval periods are not scarce but may have rare or unusual aspects.

Documentation

Records of archaeological sites and finds made in the Boston area are kept in the Lincolnshire Sites and Monuments Record

and within the files of the Boston Borough Community Archaeologist.

There is contemporary documentation for Boston, although little was examined as part of this work. There has been some synthesis of the medieval and post-medieval documentation of the town.

Several archaeological investigations have taken place in proximity of the current site and are the subject of reports. This present report provides the first site-specific consideration of the archaeological and historical aspects of the proposed development area.

Group Value

Medieval and later dated remains recorded within the assessment area include evidence for religion, habitation and industrial functions. These have moderate to high group value.

Survival/Condition

Cartographic sources indicate that the area has been occupied by structures since the 18th century and possibly earlier. As such, early remains may be affected by later development.

The proximity of the river may imply that ancient organic remains could survive at depth due to waterlogging.

Fragility/Vulnerability

All archaeological deposits present on the site would potentially be vulnerable to disturbance from proposed development of the site.

Diversity

Moderate period diversity is represented by archaeological remains of medieval and post-medieval date occurring in close proximity to the proposed development

area.

Moderate functional diversity is provided by sites and remains relating to religion, settlement and industry in the vicinity.

Potential

Medieval and later remains have been identified in the proximity and suggest there is moderate potential for similar deposits to occur at the site.

8. ASSESSMENT OF IMPACT

The proposed development area has had continual occupation from at least 1741, the earliest map of the area. Maps indicate that buildings were subject to a number of changes, which will be reflected in the buried remains.

The nature of the proposed development is believed to comprise a number of dwellings. Foundation designs are not yet known, thus, it is not possible to make a definitive assessment of the likely impact on buried archaeological remains.

9. OVERVIEW

No archaeological sites or findspots are known from within the proposed area of development, with the possible exception of a medieval cross and a church. However, it is possible that medieval deposits do exist in the area. Post-medieval remains comprising an inn, warehouses and other buildings are all documented for the area.

10. CONCLUSIONS

An archaeological desk-based assessment

of land at 138-142 High Street, Boston, Lincolnshire, was undertaken in order to determine the archaeological implications of the proposed development of the site,

The assessment has identified evidence of medieval and later period activity occurring within the assessment area, including the site of a medieval cross and church. As such, it is reasonable to suggest that such deposits may also occur on the site, particularly deposits from the mid 18th century onwards.

11. ACKNOWLEDGEMENTS

Archaeological Project Services would like to thank Mr S. Ball of Quadrant Surveyors Ltd who commissioned this report on behalf of SMG Development Company Ltd. This work was coordinated by Gary Taylor who also edited this report along with Tom Lane. Becky Wilcox, the Boston Borough Community Archaeologist, permitted examination of the parish files maintained by Heritage Lincolnshire. Access to the County Sites and Monuments Record was kindly provided by Mark Bennet, Sarah Grundy and Louise Jennings of the Archaeology Section, Lincolnshire County Council. Thanks are also due to the staff of Lincolnshire Archives Office and Lincoln Central Library.

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13. ABBREVIATIONS

APS	Archaeological Project Services
BGS	British Geological Survey
DoE	Department of the Environment
HMSO	Her Majesty's Stationery Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archives Office
PCA	Pre-Construct Archaeology
SMR	Sites and Monuments Record

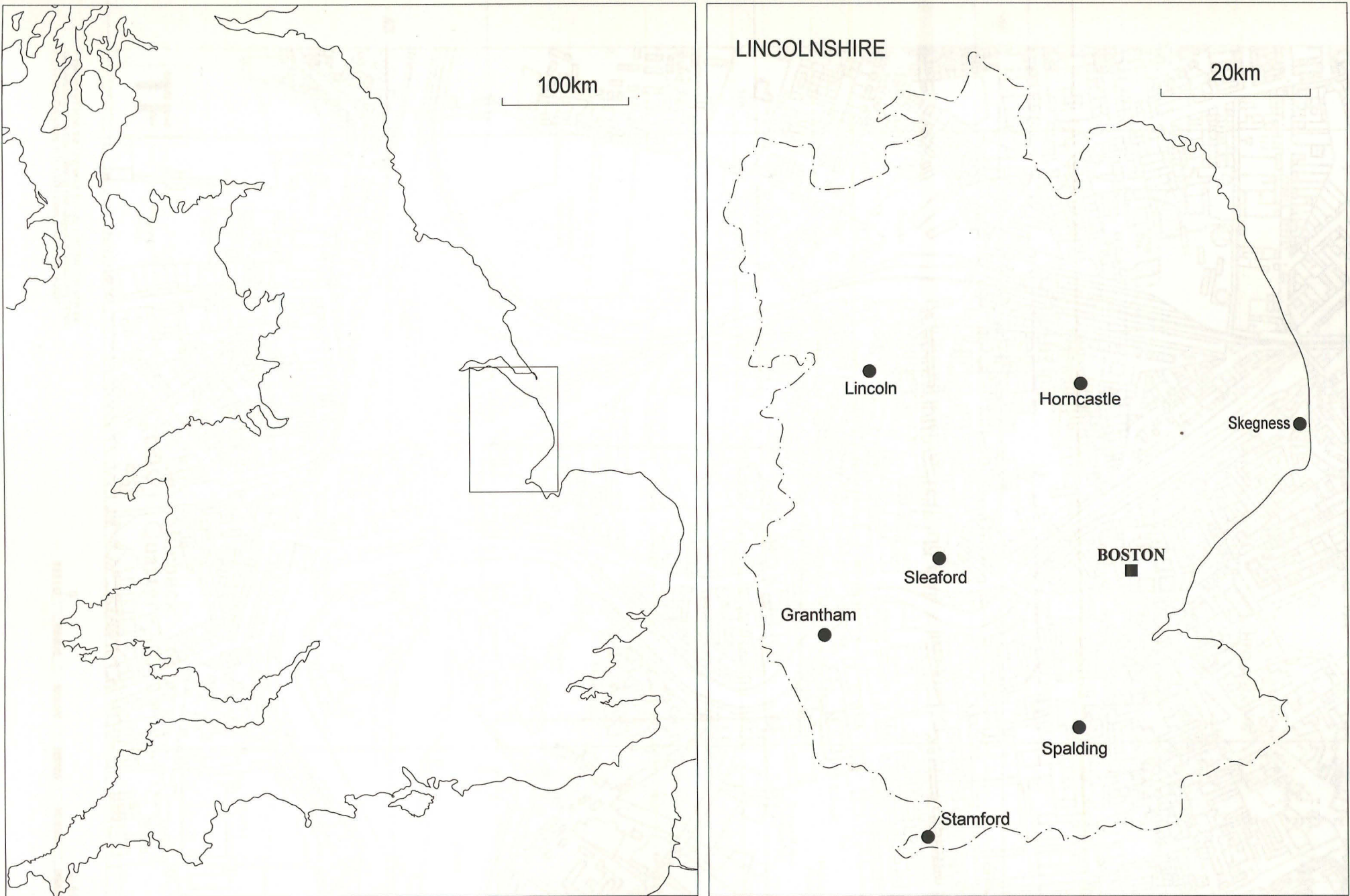
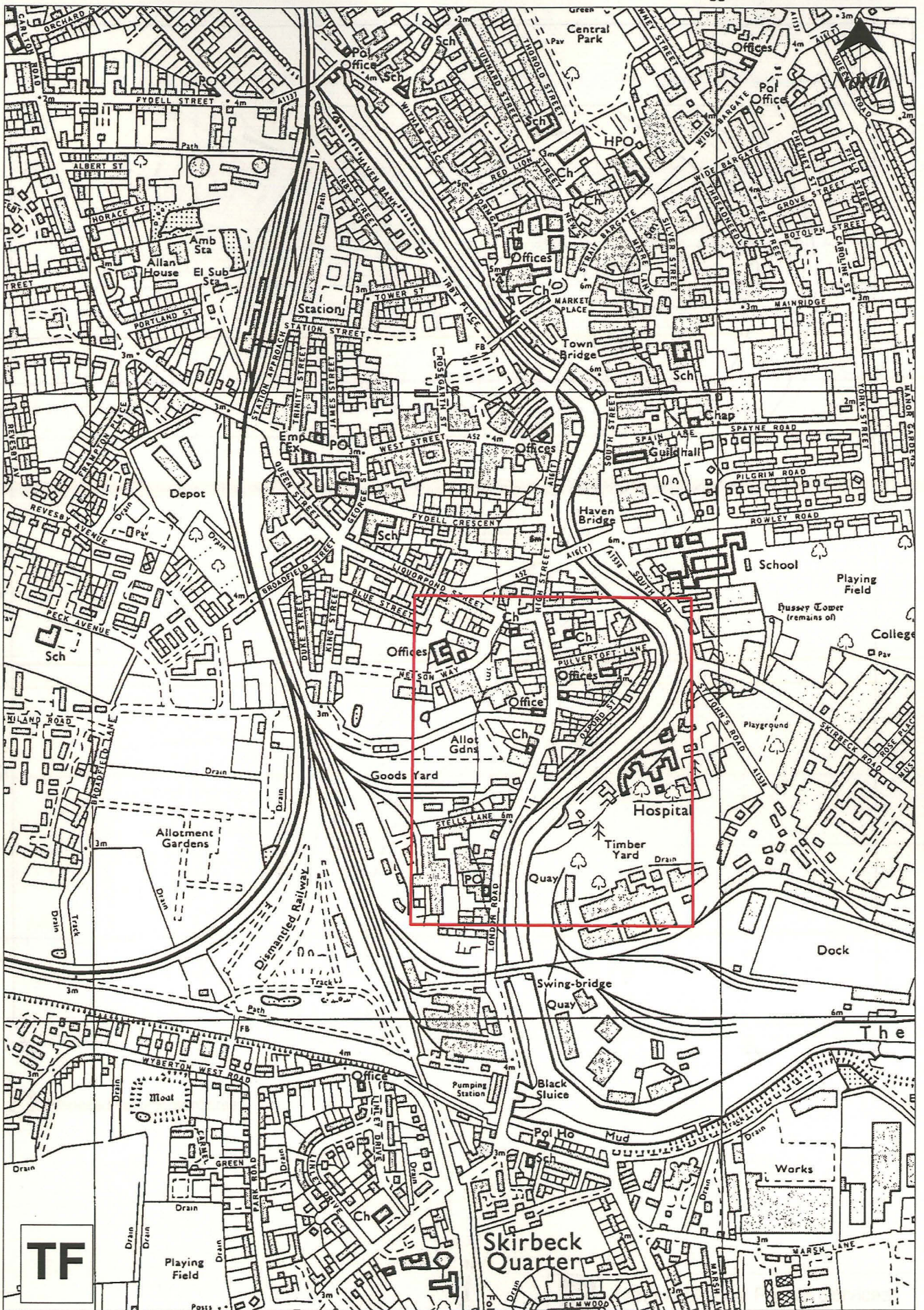


Figure 1 - General Location Plan

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Reproduced from the Ordnance Survey 1:10,000 map with the permission of The Controller of Her Majesty's Stationary Office, (C) Crown Copyright. HTL LTD Licence No AL5041A0001



Figure 2 - Location of the assessment area

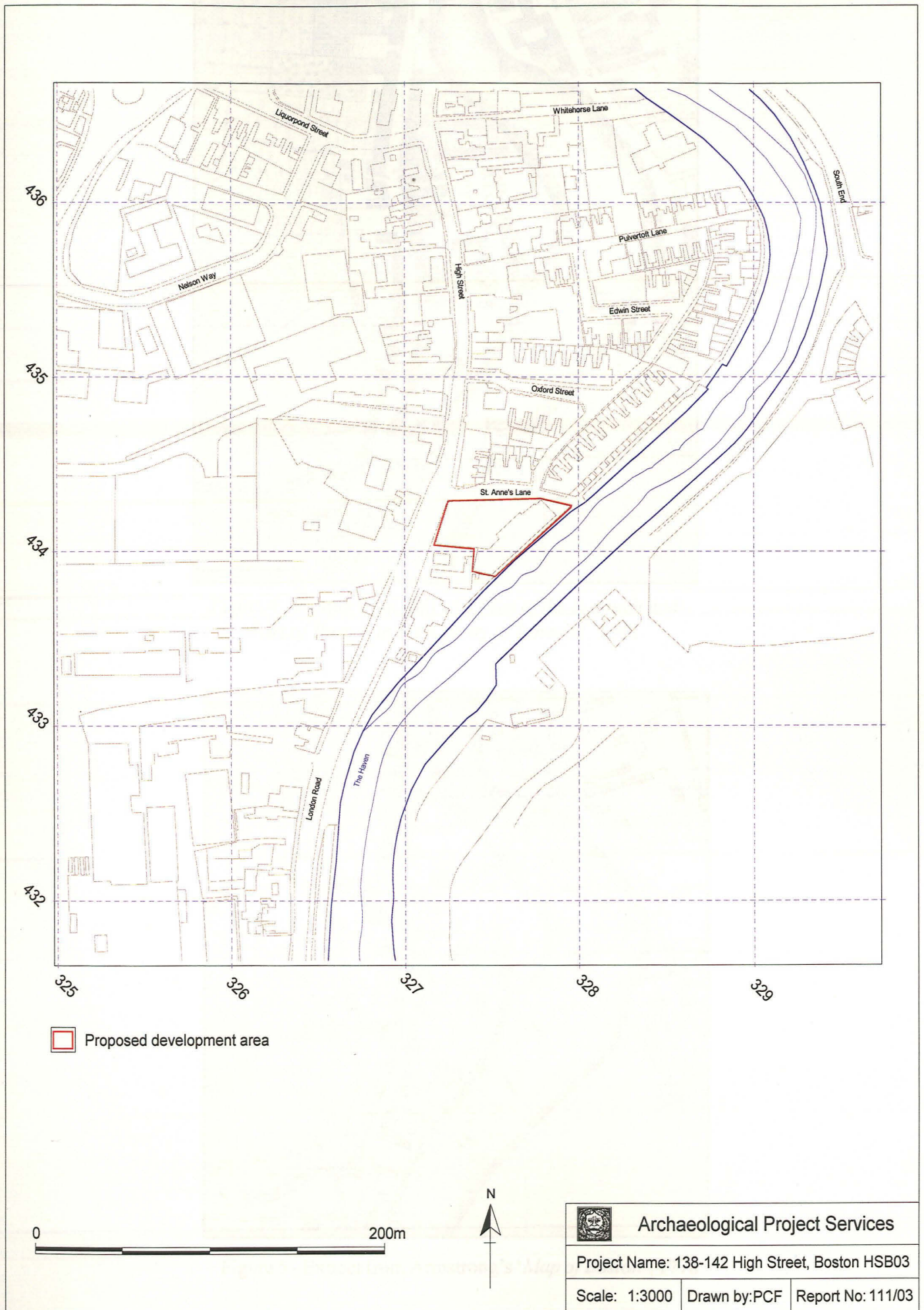


Figure 3 - The assessment area showing the site location

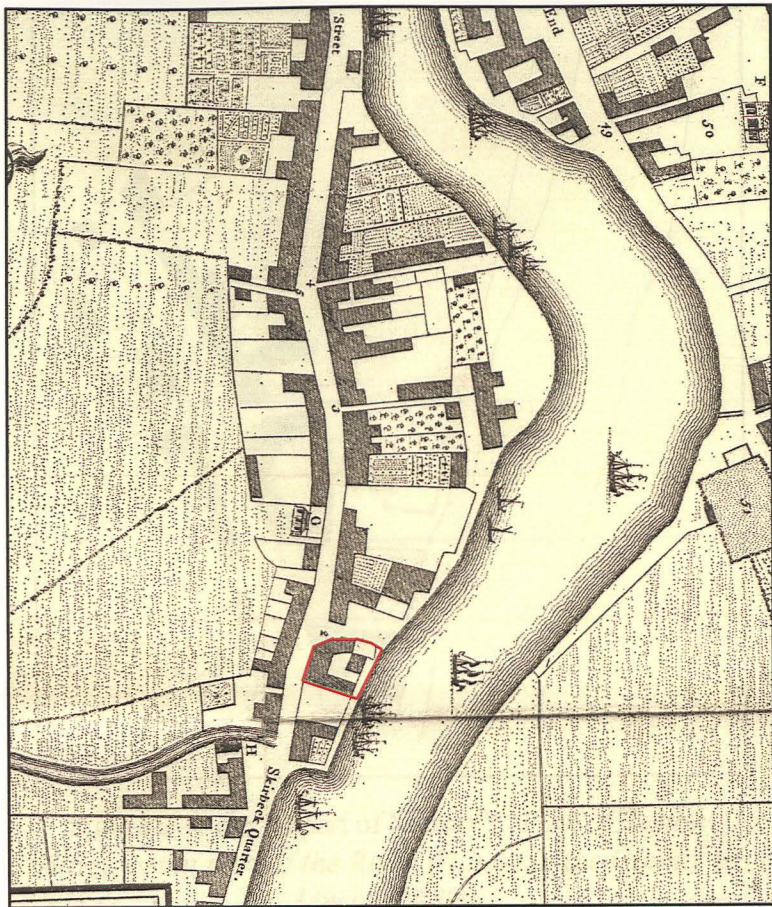


Figure 4 - Extract from Hall's 'A Plan of the Borough and Port of Boston in the County of Lincoln', 1741



Figure 5 - Extract from Armstrong's 'Map of Boston', 1778

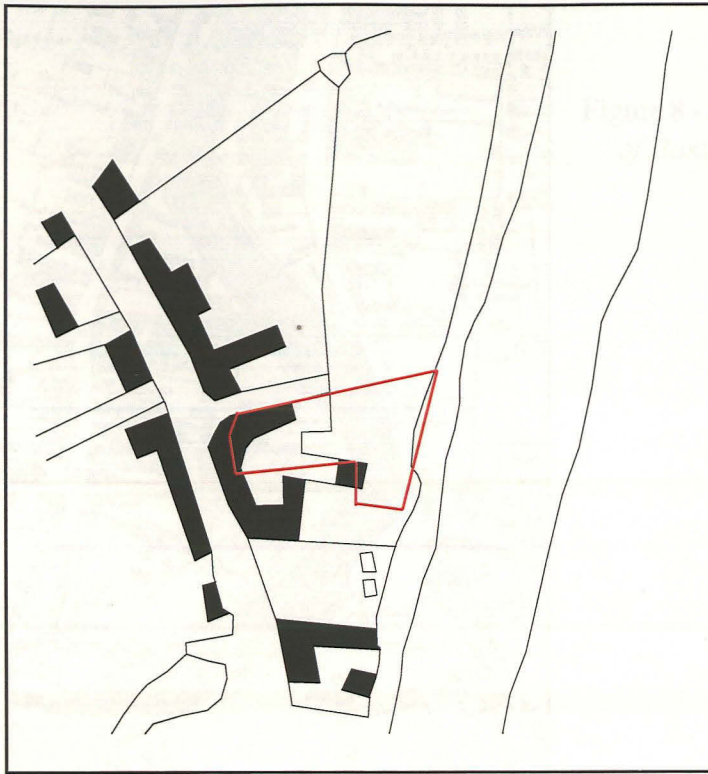


Figure 6 - Copy of part of Murray's '*Plan of Boston Haven being part of the River Witham in the County of Lincoln*', 1800

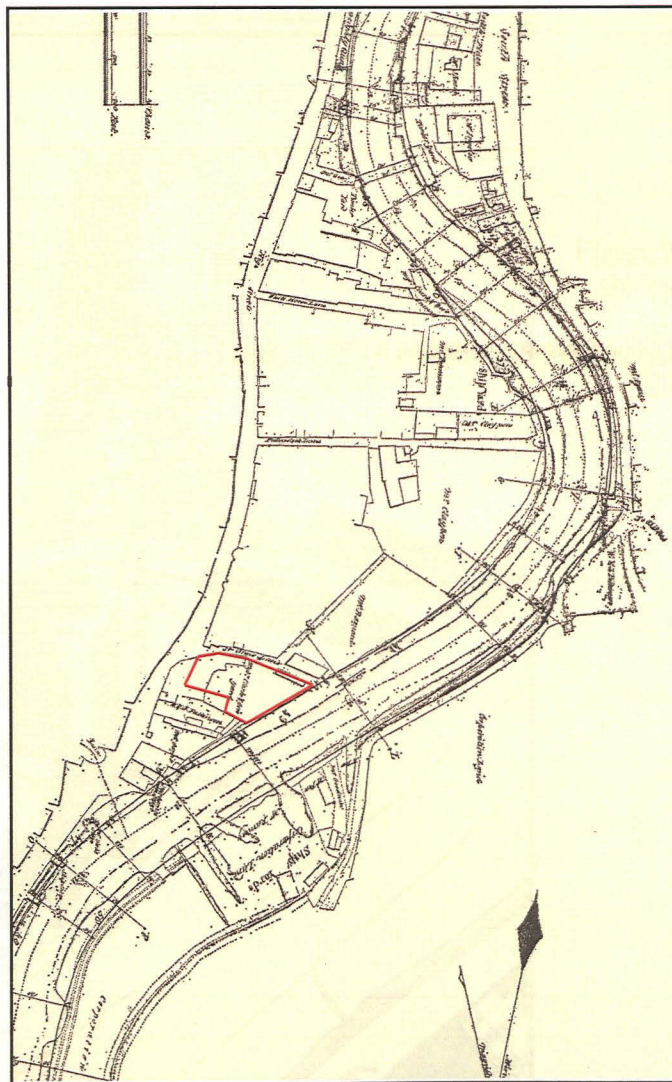


Figure 7 - Extract from Rennie's '*Plan of the Harbour and part of the Town of Boston*', 1811

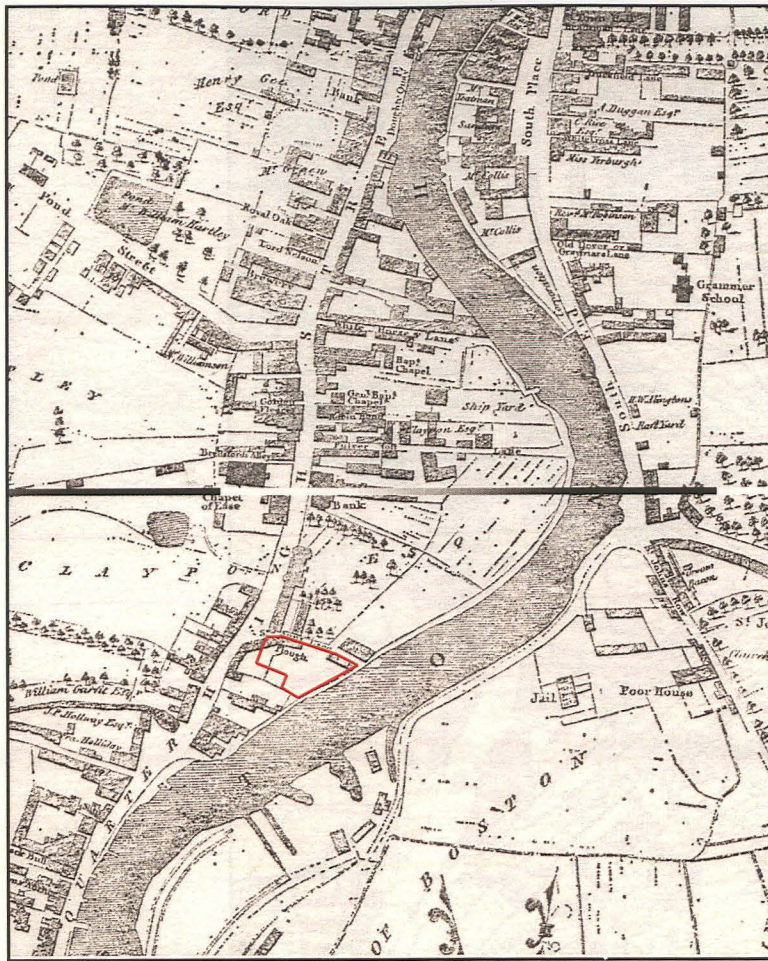


Figure 8 - Extract from Wood's *'Plan of Boston and Environs'*, 1829

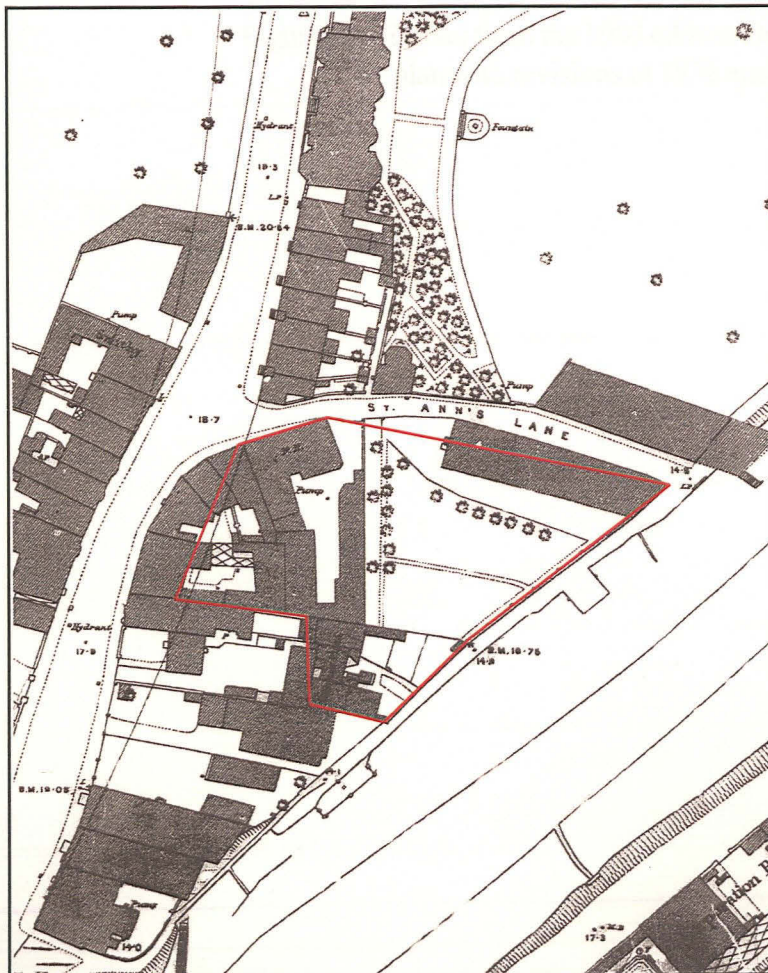


Figure 9 - Extract from the 1st edition 50'' Ordnance Survey plan, 1889

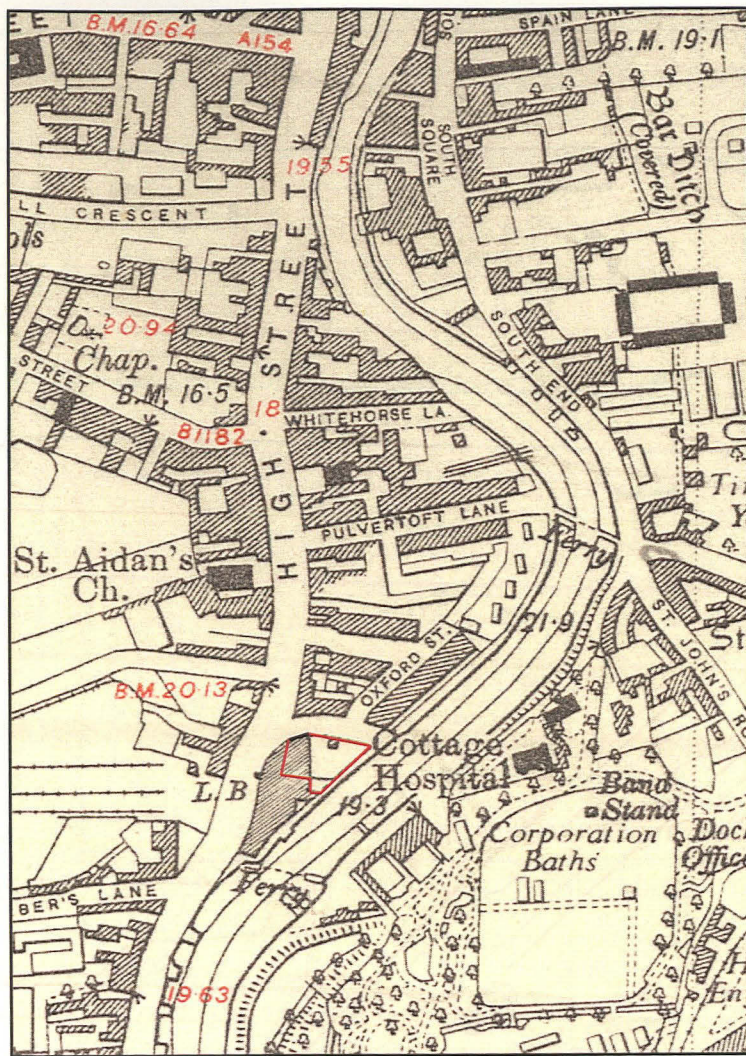


Figure 10 - Extract from the 1903 edition Ordnance Survey 6" plan with revisions of 1938 and 1946

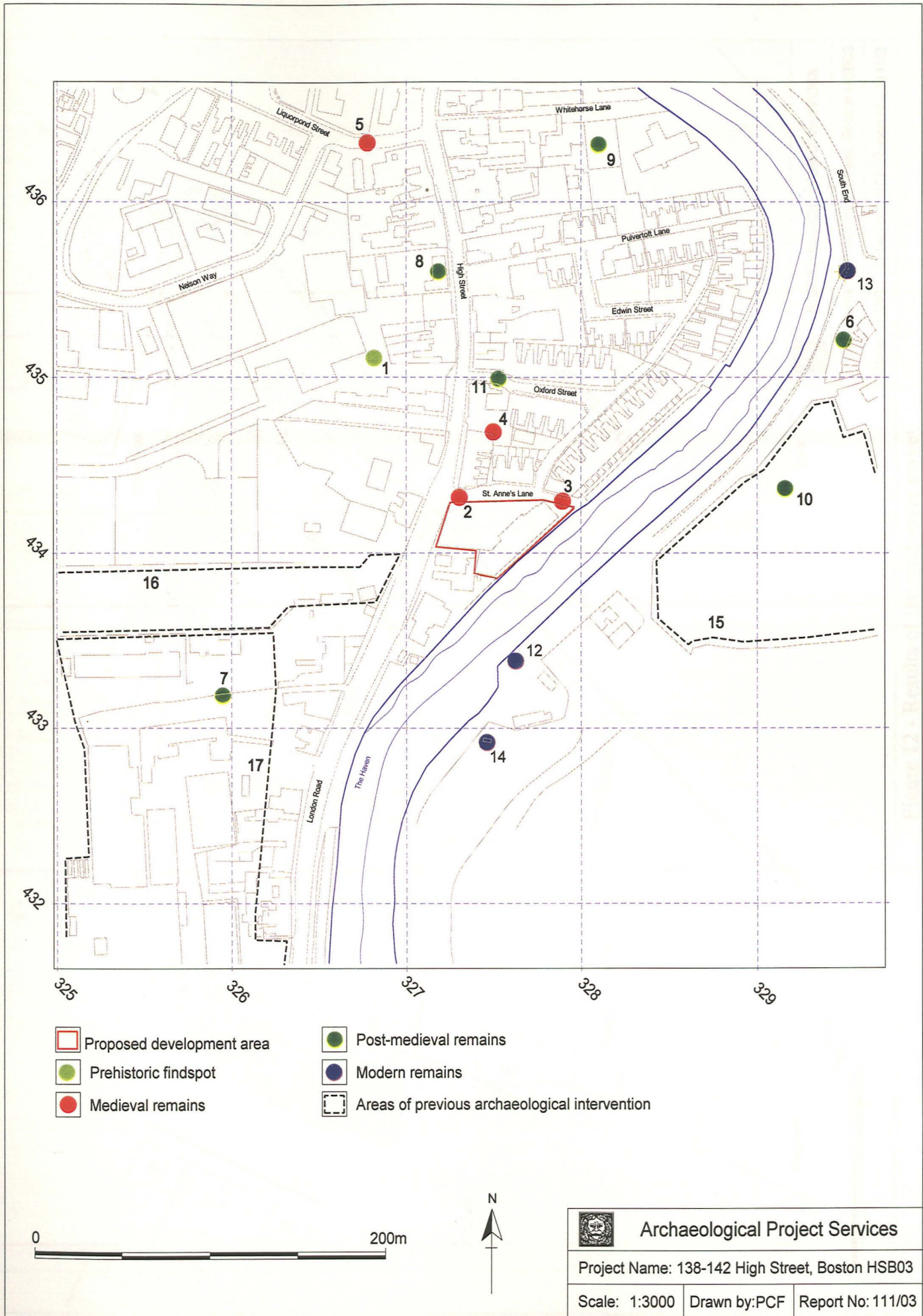


Figure 11 - Sites and findspots from within the assessment area

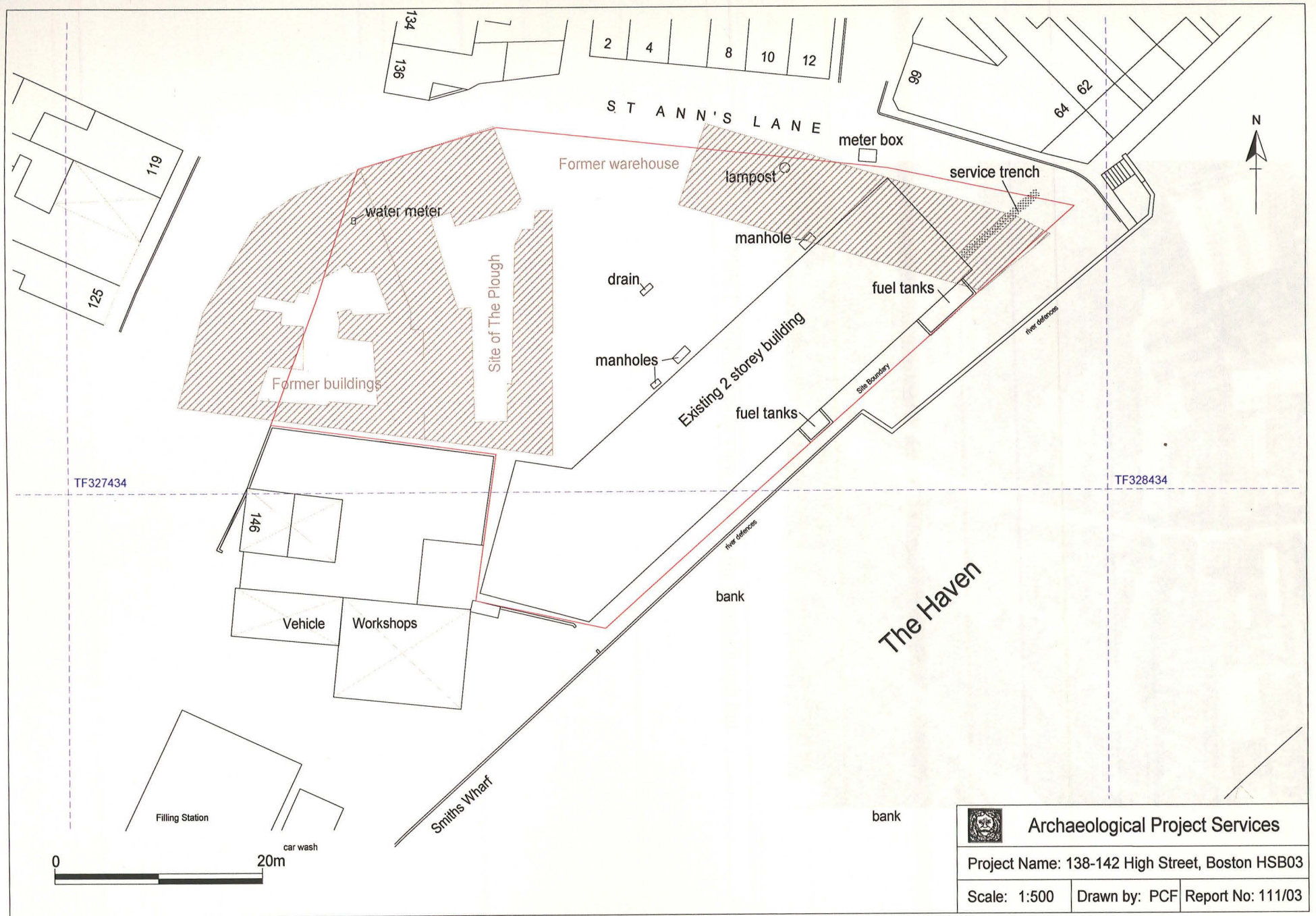



Figure 12 - Results of the walk-over survey

 Archaeological Project Services		
Project Name: 138-142 High Street, Boston HSB03		
Scale: 1:500	Drawn by: PCF	Report No: 111/03

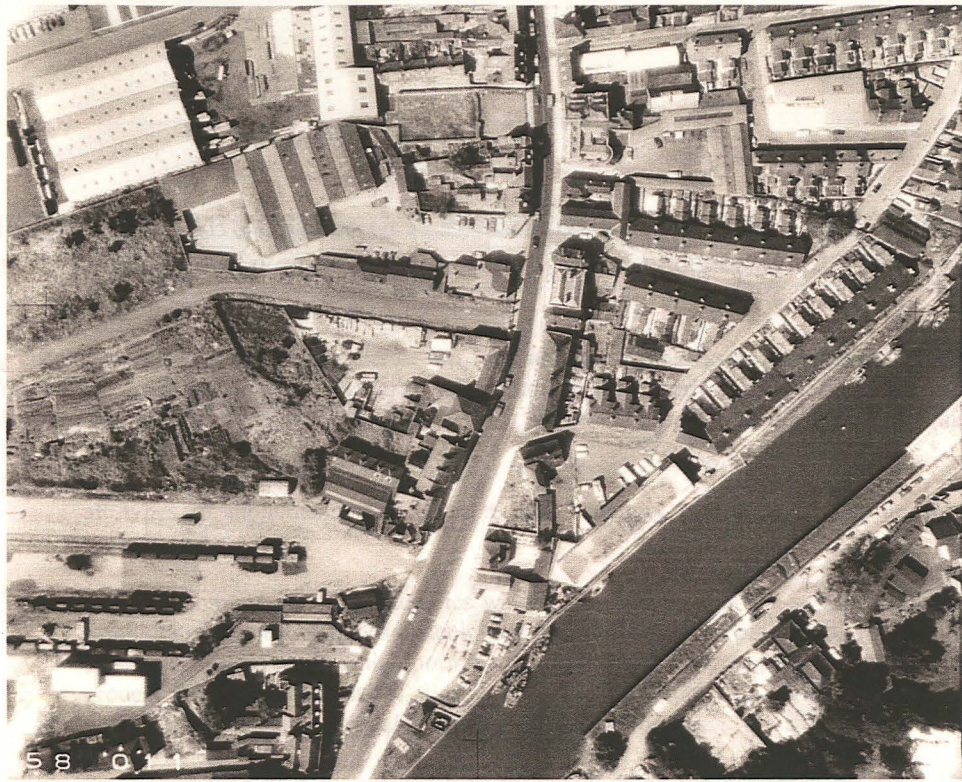


Plate 1 - Undated aerial view showing the extant Plough Inn

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.

Appendix 2

LIST OF GLOSSARY

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.
Layer	A layer is a term to describe an accumulation of soil or other material that is not contained within a cut.
Medieval	The Middle Ages, dating from approximately AD 1066-1500.
Natural	Undisturbed deposit(s) of soil or rock which have accumulated without the influence of human activity.
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 1 st century AD.
Romano-British	Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.
Saxon	Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany.

Appendix 3

LIST OF SOURCES CONSULTED

Lincolnshire County Sites and Monuments Record, parish of Boston

Parish files of the Boston Borough Community Archaeologist

Lincolnshire Archives: Cartographic Sources, Secondary Sources (Books and Journals)

Plans and Maps for the parish of Boston, held at the Lincolnshire Archives

Lincoln Central Reference Library

Heritage Trust of Lincolnshire Library

Ordnance Survey Maps 1889, 1903, 1980

Sources Not Consulted

Cursory examination was made of primary historical documentation held at Lincolnshire Archives—experience has shown that the consultation of primary historical documents is extremely time-consuming, and only fortuitously affords information relevant to archaeological inquiries.

Geotechnical information