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**RSK**

GROUP PLC

**WEST STREET  
REGENERATION,  
BOSTON,  
LINCOLNSHIRE**

**Archaeological Desk-  
Based Assessment**

**GVA Grimley**

**February 2007**

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## RSK GENERAL NOTES

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This work has been undertaken in accordance with the Quality Management System of RSK Environment Ltd.

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## 1 SUMMARY

RSK Environment Ltd was commissioned by GVA Grimley to assist with its application to develop a site in Boston, Lincolnshire known as the West Street Regeneration Site. The proposals include demolition of existing buildings on the site and a redesigned layout, incorporating retail, office, residential and leisure uses with associated infrastructure including a replacement pedestrian bridge.

The regeneration area covers approximately 5.6 hectares within the area defined by the Boston Historic Environment Baseline Information as an area of high archaeological significance, and the eastern area towards the river is also within an area highlighted as having potential for archaeo-environmental remains.

A brief was issued by the Boston Borough Planning Archaeologist for this first stage of archaeological work. A project design was written by RSK in response to the brief outlining the methodology for the proposed desk-based assessment including sources to be consulted, and staffing and timetabling for the work. The brief and project design have been included as appendices to this report (**Appendices D and E**).

There are very few known prehistoric or Romano-British sites within the study area, which is probably due to such sites being buried beneath alluvium. Boreholes excavated across the proposed development site in the 1970s suggest that there may be between 6m and 9m of made ground and underlying alluvium on the site, with the deepest areas of alluvium in the areas closest to the river.

The street layout of medieval Boston is likely to have followed the River Witham, and the earliest medieval settlement on the west side of the river appears to have been located in the vicinity of the present-day Town Bridge. Monastic houses and woolhouses were located along the main thoroughfares in medieval Boston. On the west side of the river, this would have been along High Street (to the south of the proposed development area) and Stanbow Lane (running north-south along the eastern side of the proposed development area against the riverside). This area also saw some of the first secular structures in the town, for instance St George's Guildhall, founded in the 14th century, was located between Pinfold Lane and St Georges Lane.

Evidence from the map regression has shown that by the mid 18th century settlement on the west side of the river had not extended west of Rosegarth Street except for the area on the south side of Lincoln Lane. The eastern side of the proposed development area therefore has much higher potential for medieval archaeology than the west. This eastern part of the site, which fronts onto the river would have been a commercial focus during the medieval period, when Boston was one of the main ports in Britain.

There has been little previous archaeological work within the vicinity of the proposed development area. Much of the site was redeveloped in the 1960s and 1970s with no formal archaeological mitigation. Where there were archaeological investigations during this time, they indicated that archaeological remains may exist under approximately 1m of 19th-century made ground. An evaluation on land at the White Hart Hotel in 2006 was carried out to a depth of approximately 2m beneath the modern ground surface, with three augers continuing down a further 0.75m. The earliest layers uncovered at the site were undated river silts. These were interpreted as post Roman or late medieval flood deposits. The earliest finds were from the 16<sup>th</sup>-17<sup>th</sup> centuries, but the majority (including fairly high status artefacts) were from the 18<sup>th</sup> century.



Evidence from a site on the east side of the river at Petticoat Lane and Mitre Lane also indicated the presence of river deposits suggesting that the Witham flooded in the late medieval period, which would mean that earlier medieval layers are buried beneath alluvium.

Where medieval archaeology has already been found in Boston, it is often well preserved due to water logging. This means that organic remains such as leather and wood often survive.

It is clear from the map regression that by the mid-late 19th century, the proposed development area was fully developed with housing and businesses, and a number of trades were taking place within this area. Known post-medieval sites within the proposed development area include: clay pipe kilns, a cigar factory that later became a laundry, two maltings, a chapel and two breweries. None of these sites is extant above ground, and the survival of these sites beneath the ground is not known.

Any construction work in this area therefore has a high potential for uncovering archaeological remains from the 19<sup>th</sup> century. There is also potential for uncovering remains from the earlier post-medieval and medieval periods, particularly from the eastern side of the site. Due to the depths of alluvium across the site, the methods of construction for the proposed development in particular the depths to which any excavations would be required, would be likely to determine whether early medieval and earlier deposits would be encountered and therefore directly impacted upon. However, it should also be noted that these deposits may be indirectly impacted upon by drainage across the site, as at the moment archaeological remains below 1m are generally found to be waterlogged, which means that organic remains are well preserved and make a significant contribution to the archaeological record of the area.

This report comprises the results of a desk-based assessment undertaken to assess the potential impact of the proposed development on any archaeological remains at the site and therefore to inform any further programme of archaeological work.



## **2 AIMS AND OBJECTIVES**

### **2.1 General Aims**

The general aim of this report is to provide an archaeological assessment in the form of a desk-based assessment of the proposed development at the West Street Regeneration site in Boston, Lincolnshire.

### **2.2 Specific Objectives**

The specific objectives of this report are to:

- Identify and define the extent of known archaeological remains within and immediately outside the site of the proposed development;
- Establish, from existing evidence, the likely archaeological potential of the proposed development site;
- Provide an assessment of the importance of the known archaeological and heritage resources; and
- Assess the overall impact of the proposed development on the known and potential archaeological constraints in order to inform any further archaeological work.

### 3 METHOD OF ASSESSMENT

#### 3.1 Introduction

This archaeological assessment was undertaken in accordance with *Standard and Guidance for Archaeological Desk-Based Assessments*, (Institute of Field Archaeologists, 2001) and the Institute of Field Archaeologists' *Code of Conduct* (2006).

The Study Area consisted of the proposed development site and a 500m area around it (see **Figure 2**).

#### 3.2 Data Sources

Cultural heritage data was collected for the Study Area from the following sources:

- English Heritage, National Monuments Record (NMR) for details of archaeological events, sites and monuments (both scheduled and non-scheduled), Historic Parks and Gardens and Recorded Battlefields;
- The Historic Environment Record maintained by Lincolnshire County Council (LCCHER). The LCCHER contains details of archaeological sites and monuments (both scheduled and non-scheduled), historic parks and gardens, archaeological events and listed buildings. Aerial photographs held at the LCCHER were also be consulted;
- British Geological Survey (BGS). Borehole logs within the study area were obtained from the BGS for information on the underlying archaeological and geological deposits for the site;
- Environment Agency. As the eastern side of the site is located alongside the river, the Environment Agency was contacted for information on any works previously undertaken within the study area (see **Section 11.2**);
- Heritage Trust for Lincolnshire. The Boston Urban Survey, grey literature, secondary sources, early cartographic sources and aerial photographs were examined at the Heritage Trust for Lincolnshire;
- Lincolnshire Archives Office (LAO). Primary sources such as maps and documents were examined at the LAO. Secondary sources such as archaeological books and journals were also consulted there; and
- Landmark ([www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)), which provided the Ordnance Survey mapping.



### 3.3 Gazetteer

A gazetteer has been compiled, using information from the data sources listed above. The gazetteer includes a summary of the known archaeological and cultural heritage resource within the study area. The gazetteer is included as **Appendix A**.

#### 3.3.1 Assessment of Impact

The potential impact of the proposed scheme has been assessed by comparing the land-take needed for the redevelopment against the location and importance of the known archaeological resources.

The grading of importance of a non-scheduled archaeological site is an arbitrary classification, based on the following criteria:

Table 3.1: Criteria for Determining Importance of Sites

	High	Medium	Low	Negligible	Uncertain
<b>Description</b>	Internationally and nationally important resources, legally protected and non-scheduled.	Regionally important resources not legally protected of a well-defined extent, nature and date and significance.	Locally important resources of low or minor importance.	Resources that have little or no archaeological value, or where remains have been previously destroyed.	Resources whose archaeological importance is unknown, sites of uncertain character or date.
<b>Examples</b>	Scheduled Ancient Monuments, Listed Buildings	Burial sites, Deserted Medieval Villages, dense scatters of finds.	Field systems, ridge and furrow.	Modern field boundaries, drains and ponds.	Single find spots, unidentified features on aerial photographs.

##### 3.3.1.1 Impact

The magnitude of any impact has been assessed according to the scale set out below:

Large:	Complete or almost complete destruction of deposits
Medium:	A high proportion of deposits damaged or destroyed
Small:	A small proportion of the surviving deposits damaged or destroyed
Negligible:	Deposits will not be affected, because of distance from the development or method of construction
Uncertain:	The extent or nature of the deposits is unknown, or construction techniques have not yet been determined.

##### 3.3.1.2 Significance

The significance of any impact has been assessed by comparing the importance of the known archaeological resources against the magnitude of the impact upon them. The significance of impact has been quantified according to **Figure 1** below:

Very Significant	Severe to minor impact on sites of High importance
Significant	Severe to minor impact on sites of Medium importance
Moderate	Severe to medium impact on sites of Low importance or small impact on sites of High to Medium importance

Minor	Minor impact on sites of low importance
Negligible	None
Unknown	Significance cannot be determined as impact on the resource or its importance are unknown

Factors affecting the significance of impact include:

- The proportion of the site or feature affected;
- The integrity of the site or feature; impacts may be reduced if there is pre-existing damage or disturbance of a site; and
- The nature, potential and heritage value of a site or feature.

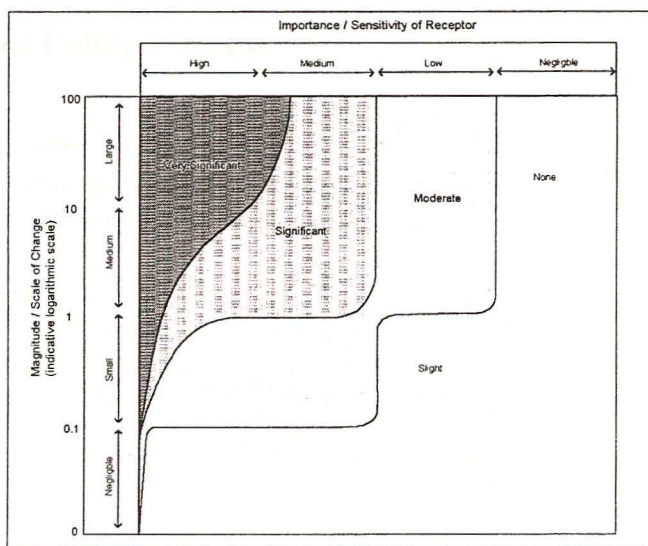


Figure 1: Criteria used to Determine Significance of Impact

### 3.4 Limitations of the Assessment

#### 3.4.1 Data Sources

Generally, information held by public data sources is usually considered to be reliable. Certain limitations, however should be borne in mind:

- The HER can be limited because it depends on random opportunities for research, fieldwork and discovery. There can often be a lack of dating evidence for sites;
- Documentary sources are rare before the medieval period, and many historic documents are inherently biased; and
- Primary sources, especially older records, often fail to accurately locate sites and can be subjective in any interpretation;

#### 3.4.2 Impact Assessment

The limitations of an impact assessment of the proposed scheme include:



- The lack of clarity surrounding the extent of some sites. This makes it difficult to provide a precise assessment of potential impact; and
- The possibility that unknown sites will be encountered during construction.

The development of mitigation strategies should take these points into consideration.

### 3.5 Site Visit

The site of the proposed development was visited as part of this assessment. Observations were made on the condition and use of the site and any potential constraints on further archaeological work.

### 3.6 Legislation and Policy Context

#### 3.6.1 Statutory Legislation

The following table summarises the statutory legislation relating to the historic environment and relevant to this report.

Table 3.2: Statutory Legislation

Legislation	Jurisdiction	Key Issues
Ancient Monuments and Archaeological Areas Act (1979)	English Heritage/ DCMS	It is a criminal offence to carry out any works on or near to a Scheduled Ancient Monument without Scheduled Monument Consent.
Planning Act (1990)	Planning Authority	No works can be carried out in relation to a listed building without consent. Designation of an area as a 'conservation area' introduces general controls over demolition and development. Establishes principles of development control process.
Treasure Act (1996)	DCMS	The 1996 Act defines what constitutes 'Treasure'. Any find of 'Treasure' must be reported to the local Coroner
Burial Act (1857)	Home Office	It is a criminal offence to remove human remains from any place of burial without a Home Office licence.
Hedgerow Regulations (1997)	Planning Authority	A local authority can prohibit the removal of an 'important' hedgerow. Hedgerows can be considered important on grounds of historical or archaeological value or association

#### 3.6.2 Non-statutory Protection

The following table summarises the non-statutory protection relating to the historic environment and relevant to this report.

Table 3.3: Non-statutory Protection

Legislation	Jurisdiction	Key Issues
Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)	Planning Authority	Outlines government policy on the treatment the historic environment (e.g. listed buildings, conservation areas, world heritage sites, historic parks and gardens and battlefields) within the local planning process.
Planning Policy Guidance Note 16: Archaeology and Planning (1991)	Planning Authority	Outlines government policy on the treatment of archaeology within the local plan and development control process.

Register of Parks and Gardens of Special Historic Interest	English Heritage	The Register identifies important historic parks and gardens, which should then be considered by the local planning authority in accordance with PPG15
Register of Historic Battlefields	English Heritage	The Register identifies important battlefield sites, which should then be considered by the local planning authority in accordance with PPG15.

### 3.6.3 *Structure and Local Planning Policy*

The Lincolnshire Structure Plan (2006) contains specific policies (BE3 and BE4), in accordance with PPG15 and PPG16 referred to above, with regard to the protection of archaeological and cultural heritage resources. The Boston Borough Local Plan (adopted in 1999) also outlines policies (C1-6, C11 and C12) concerning cultural heritage. The First Deposit Boston Borough Local Plan (2004) also designates conservation areas and archaeologically sensitive areas.



## 4 BACKGROUND INFORMATION

### 4.1 Location, Topography and Geology

The proposed development area (centred on NGR 532500 344000) covers approximately 5.6 hectares in Boston, on the west side of the River Witham. It is bordered to the east by the River Witham, with this boundary extending from just north of the Police Station to Town Bridge in the south. Its southern boundary runs from Town Bridge, down Emery Lane and westwards along West Street. The western border begins at the junction of James Street with West Street and then heads northwards, cutting in eastwards along St Georges Road and continuing north to the junction of Leicester Square with Lincoln Lane. The northern border runs along Lincoln Lane, and then heads north again to extend around the Police Station on Irby Place.

This brief summary of the geology for Boston is taken from the Boston Historic Environment Baseline Information.

Boston lies on solid geology of Jurassic Ampthill Clays, which were scoured out during a succession of Ice Ages to form the fen basin. Later glacial episodes partially filled the basin with boulder clay, sands and gravels. Marine alluvium from periods of inundation has filled the remainder of the basin. Boston lies on generally level ground at about 2m OD, although higher ground can be found around the River Witham, due to natural levees and the build up of material from the medieval period onwards.

### 4.2 Historic Background

#### 4.2.1 Introduction

The following is a brief historic background of the area, largely compiled from the Boston Historic Environment Baseline Information, designed to put the data in context.

#### 4.2.2 Prehistoric

There are no known prehistoric sites within the study area. However, there are find spots of prehistoric artefacts that testify to activity in the area at the time. The lack of prehistoric archaeology is probably due to sites being buried beneath freshwater and marine alluvium, which in places is known to be 11m in depth.

#### 4.2.3 Romano-British

As with the prehistoric sites, Romano-British sites are also likely to be buried beneath alluvium. Occupation across the fenland at this time has been recognised, particularly on the fen edge and to the north-east of Boston. It is likely that the Boston area also had occupation sites. Find spots and small areas of activity are known in Boston. Romano-British deposits were discovered at an excavation at Boston Grammar School, and ditches and pottery have been found in Skirbeck (to the south-east of the study area on the east side of the river).



#### 4.2.4 *Saxon*

Lincolnshire experienced extensive flooding in the early Saxon period. This deposited marine silts over much of the fen land, and subsequently settlement would have developed on the higher areas of land between the saltwater marsh and the freshwater fen.

Mid Saxon settlement has been recognised in Skirbeck, where 8<sup>th</sup>-century ditches and sunken-floored buildings have been found.

Late Saxon pottery has been found at the Axe and Cleaver on West Street. Settlement at this time probably grew up around churches, and therefore is possibly around the sites of St Nicholas (to the south-east of the study area) and St Botolph's (to the east of the proposed development area, on the east side of the river).

Although little is known of Boston at this time, finds of imported Saxon pottery in Lincoln testify to the River Witham as an important trade route at this time.

#### 4.2.5 *Early Medieval (1086–1250)*

West of Boston lay 'Haute Hundre' – Eight Hundred Acre Fen, which was not drained for agriculture until the 18<sup>th</sup> century. Fens were also present to the north of the town, and to the south and east of Boston were the open fields of Wyberton and Fishtoft. A canalised stream, the Old Hammond Beck, drained the fens to the south-west of the town, and is first mentioned in 1315 (Cameron, 1998).

Boston is first referred to in 1089 when Count Alan of Brittany granted a church to St Mary's Abbey. The largest part of the town was on the east side of the Witham within Richmond Fee. On the west bank, there were two further fees: the Creoun Fee, centred on the bridge (in which the proposed development area is located), and the Tattershall Fee, located along the southern part of the modern High Street.

The town grew up as a market centre: Richmond Fee was the social and economic centre of the town, and two markets and fairs were held here. A fair known as the Holland Fair was also held at Creoun Fee.

The street layout of medieval Boston is likely to have followed the Witham, with streets leading out east and west from there. Although not much of the Medieval street pattern is known, some of the main thoroughfares have been recognised. A road aligned north–south, on the west side of the Witham, ran through Tattershall Fee and crossed over the River at Briggastrathe (approximately the position of the modern Town Bridge). The earliest indication that a bridge existed here is in 1220 when a shop in Briggastrathe is mentioned (LAO MCD 234, Harden, 1978). It is generally believed that there was a small settlement in this area, at the north end of the present day High Street (Harden, 1978). Roads also led westwards off the north–south road in the area approximately opposite the river crossing (modern day Emery Lane and Hatter Lane to the south of the proposed development area). A road named Ston Bow on Boston Historic Environment Baseline Information Map 3 is also shown continuing on the west side of the river and heading northwards (along the eastern edge of the proposed development area). On the east side of the river, leading north from St Botolph's Church was Wormgate. Major religious institutions such as Fountains Abbey and St Mary's Abbey established houses along these routes. Marked on the Historic Environment Baseline mapping within the proposed development area are the approximate locations of the house of Haverholme Priory, the house of Durham



Abbey, the house of Crowland Abbey and the lands of St Bartholomew's Hospital, London. Woolhouses owned by Monastic houses may also have been located along these routes.

#### 4.2.6 Medieval (1250–1400)

The arrival of the friars in this period had a great impact on the development of the town. Within the study area are the sites of the Dominican Friary (RSK Site 354), the Franciscan Friary (RSK Site 363), the Carmelite Friary (RSK Site 383), Whitefriars (RSK Site 433, a possible predecessor of the Carmelite Friary), and the Austin Friary in the south area of the town.

Also important to the town at this time was the arrival of the Hanseatic League of Merchants from the Baltic in around 1259. They established a customs house in the southern area of the town, although the exact location of this structure is not known.

The town itself was probably confined to quite a small area at this time, enclosed on its east side by a boundary known as Barditch. However, there were also suburban areas, along High Street, and further south where the Hammond Beck flows into the Witham. Monastic houses along the thoroughfares appear to increase in number during this time and woolhouses were located in the Lincoln Lane area (the proposed development area). This area also saw some of the first secular structures in the town, Lincoln merchants occupying this area were sent squared stones from the King's quarries at Lincoln in 1267–73 and it is after these merchants that Lincoln Lane may be named (Harden, 1978). The Boston Historic Environment Baseline Information mapping for this period (Map 4) shows the proposed development area as part of the lands of Swineshead Abbey, with a cloth market shown in the Emery Lane and Hatter Lane area.

#### 4.2.7 Late Medieval (1400–1545)

Around 1400, trade in Boston began to decline: the wool, wine and cloth trades were all affected, and the Hanseatic League was dismissed from the town in 1470.

Trade in the town was controlled by the guilds, some with guildhalls. St George's Guildhall (RSK Site 415) was founded in the 14<sup>th</sup> century and was located between Pinfold Lane and St Georges Lane.

The dissolution of the monasteries meant that the friaries were surrendered in 1539 to the Bishop of Dover. The guilds survived the dissolution, but were closed in 1547.

Bricks were introduced into Boston in the 14<sup>th</sup> century, and many of the known secular buildings from this time are constructed of brick with timber frames.

#### 4.2.8 Post-medieval

Information from *The History and Antiquities of Boston* by P Thompson (1856) has added to the early post-medieval history of the proposed development area. This history was compiled by Thompson from the records and journals of the Corporation of Boston from 1545 to 1856.

The manor house of the Roos or Ros family was located somewhere in the Lincoln Lane/West Street area (Thompson, 1856 pg.254). The manor house gave its name to



Rosegarth Street. In 1564, Allyland Place, St Georges Hall and houses called The Brewhouse, The Court-house and The George are all stated as held by the manor. In 1661, Roos Garth is said to contain three acres of pasture, which abutted on to the south side of Further End Lane (now West Street).

At the north end of Stanbow Lane approximately opposite St Botolph's was Irby Hall. This is said to have been a very extensive manor house, and was demolished in the 1770s (Thompson, 1856 pg.255).

According to Thompson, a house called Bell's House is mentioned as located in St Georges Lane in 1645, and in 1647 the corporation sold seven cottages and an old house named Town's Work House, all located on St Georges Lane. Therefore, it appears that, after Stanbow Lane, the area around St Georges Lane was one of the earliest areas on the west side of the river.

Thornholme Priory owned lands in the Emery Lane area and a house near the buttery pit (approximate area of RSK Site 389).

Hall's map of 1741 indicates that the structure of the town at this time had continued on from the medieval period with the highest densities of buildings around Barditch on the east side of the river, and along High Street and north of West Street on the west side of the river (**Section 6.1.2**).

The Grand Sluice was constructed in 1766 as part of the Witham navigation works by the Lincoln Corporation. The construction of the sluice led to an extensive period of building in the town, and it is from this point on that many of the town's now Listed dwellings, religious and public buildings were constructed (See **Appendix B** and **Figure 3**).

Large changes came to Boston again in 1848 with the arrival of the railways and in 1884 with the construction of the docks to the south of the town. The arrival of the railways led to a decline in Boston's prosperity, as goods were now transported by rail rather than by the river.

The trade directories for the 19<sup>th</sup> century were consulted to provide an indication of the range of trades taking place within the study area, and also to check for any industries which may have left archaeological remains.

A large variety of trades were found to be taking place within the proposed development area, indicating that this was a thriving area in the 19<sup>th</sup> century where people both lived and worked. Trades listed in White's directory for 1826 include bakers, brewers (two on West Street), blacksmiths, boot and shoemakers, braziers (brass worker) and tinsplate workers, fishmongers, joiners and builders, pipemakers and timber merchants. Evidence from a pipemakers on Rosegarth St has shown that a kiln had been built at this business (RSK Site 356). At the time of the 1826 directory, the pipemakers are listed as being located on St Georges Lane and West Street. It is not known to what extent other industries, such as blacksmiths, braziers and tin plate workers may have left remains in the archaeological record.

The public houses listed for 1826 are the Axe and Cleaver, the George and Dragon, and the White Horse Inn (RSK Site 24) all on West Street, the King's Head on Emery Lane, The Nag's Head on Stanbow Lane and the Packhorse on Rosegarth Lane. It is possible that these buildings all had cellars, which may have impacted on underlying archaeology.



In White's Directory for 1842, two pipemakers are listed: one on West Street and one on Pinfold Lane.

In White's Directory for 1872, two Maltsters have been added to the list of trades – one operating on Bond Street and one on Stanbow Lane – as well as a brewer on Stanbow Lane.

In Kelly's Directory of 1876, a pipemaker on Rosegarth Street (RSK Site 356) is noted.

## 5 KNOWN ARCHAEOLOGICAL AND HERITAGE RESOURCES

### 5.1 Introduction

The known archaeological and heritage resources of the study area are discussed below and presented in the gazetteer of sites in **Appendix A**.

### 5.2 Conservation Areas

The east side of the development area along the edge of the River Witham is designated as a Conservation Area as shown on **Figure 2**. Any works that affect a conservation area must have Conservation Area consent obtained from the local planning authority.

### 5.3 Scheduled Ancient Monuments

There are two Scheduled Ancient Monuments (SAMs) within the Study Area, RSK Sites 354 and 355.

RSK Site 354 is the Dominican Friary on Spain Lane, and is also a Grade II Listed Building. The site occupied approximately five acres between Shodfriars Lane and Spain Lane, and the remains date to the 13<sup>th</sup> century.

RSK Site 355 is Hussey Tower, which is also a Grade II Listed Building. The site comprises the standing and buried remains of a brick fortified house dating to the mid-late 15<sup>th</sup> century.

Neither of these SAMs would be impacted upon by the proposed development.

### 5.4 Listed Buildings

There are 355 Listed Buildings within the Study Area (RSK Sites 1–355). The Listed Buildings are shown in **Appendix B** and on **Figure 3**. RSK Sites 354 and 355 are also SAMs and are described in **Section 5.3** above.

There are six Grade II Listed Buildings in close proximity to the proposed development area, RSK Sites 20–1, 24 and 30–2.

RSK Sites 20 and 21 are numbers 14 and 30 Church Street, located on the east side of the River Witham. These properties are located just outside the boundaries of the proposed development and will not be impacted upon by it.

RSK Site 24 is the White Hart Hotel, located on the riverfront. RSK Site 30 is a drinking fountain on High Street, located on the riverfront just to the north of Tower Bridge (RSK Site 31). RSK Site 32 is the HSBC bank, located on the corner of Emery



Lane. These three structures are inside the proposed development area boundaries, but will not be impacted on by the proposed works.

RSK Site 31 is Town Bridge. The proposed development area boundary extends as far as the riverfront in this area. Therefore, part of this structure is within the development area, but it will not be impacted on by the proposed works.

## **5.5 Registered Historic Parks & Gardens & Battlefields**

There are no Registered Historic Parks and Gardens or Registered Battlefields within the Study Area.

## **5.6 Protected Wreck Sites**

There are no Protected Wreck Sites within the Study Area.

## **5.7 Non-Scheduled Archaeological Sites & Monuments**

There are 84 records for non-scheduled archaeological sites recorded within the Study Area obtained from the LCCHER, NMR, the Boston Historic Environment Baseline Information and the map regression. The known archaeological resource is discussed by period below.

### **5.7.1 Prehistoric Period**

There are two sites for this period identified within the study area, RSK Sites 371 and 377.

RSK Site 371 is the find spot of Bronze Age artefacts including three barbed and tanged arrowheads, a looped palstave, an axe head and a bronze dagger, and RSK Site 377 refers to a greenstone axe found during development work at High Street.

### **5.7.2 Roman Period**

There are five sites for the Roman Period identified within the study area: RSK Sites 372, 394, 406, 411 and 416.

RSK Site 372 is a stone vault containing a Roman cremation urn found at a school house in the 18<sup>th</sup> century.

A sherd of samian pottery (RSK Site 394) was found on an archaeological evaluation at Corporation Yard/Old Poultry Market; a sherd of pottery (RSK Site 406) was recovered from a watching brief at West Street; two sherds of pottery were recovered during trial trenching at Skirbeck Road (RSK Site 411); and pottery was found on an archaeological evaluation at Boston Grammar School (RSK Site 416).

### 5.7.3 *Saxon Period*

There is one site for this period within the study area, RSK Site 422. This is the find spot of Late Saxon pottery at the Axe and Cleaver on West Street.

### 5.7.4 *Medieval Period*

There are 39 sites for this period within the study area, RSK Sites 360–1, 363–5, 370, 373, 376, 378–9, 381–4, 391, 394–401, 403–410, 415–7, 421–2, 428–9 and 433.

RSK Site 421 is the site of Boston Priory. The church of St Botolph in Boston was granted to St Mary's Abbey, York, shortly after 1089, and a priory of monks was constituted. Foundations of the priory were discovered during restoration work on the north side of the church in 1851–3.

RSK Site 433 is the original site of the Carmelite Friary in Skirbeck, founded in 1293 on the east side of the river. In 1307, the Carmelite Friary moved to a new location on the west side of the river (RSK Site 383), to the south of present-day West Street.

During a watching brief at 35 Paddock Grove (RSK Site 396), a foundation trench, presumed to be for Victorian tenements, was discovered. Medieval ecclesiastical masonry was found in the trench, which is thought to have come from the Carmelite Friary (RSK Site 383).

RSK Site 399 refers to medieval remains recovered from the junction of Wormgate and Fountain Lane. A possible 12<sup>th</sup>-century wattle and daub wall structure and a possible 14<sup>th</sup>-century structure were found at the site along with finds from the 12<sup>th</sup>–14<sup>th</sup> century.

RSK Site 398 refers to a watching brief at no. 3 New Street during which a wall of a high status building was uncovered, along with 12<sup>th</sup>–14<sup>th</sup> century pottery.

RSK Site 407 refers to 12<sup>th</sup>–13<sup>th</sup>-century pottery recovered from a late medieval ground surface during a watching brief at 11 and 11a Union Street.

RSK Site 360 refers to Barditch and Bargate. These are part of the ditches and walls that were constructed on the east side of the river in the 13<sup>th</sup> century. Stretches of wall have been found during various works in the area, along with finds of pottery and leather.

RSK Site 363 is the Greyfriars Franciscan Friary, established in the 13<sup>th</sup> century and surrendered in 1539. The site of the friary extended over the gardens north of Boston Grammar School.

RSK Site 379 is the site of Gysor's Hall, thought to date from the late 13<sup>th</sup>-century.

RSK Site 403 refers to structural evidence dating to the 13<sup>th</sup>–14<sup>th</sup> century, which was uncovered during trial trenching at Petticoat lane and Mitre Lane.

RSK Site 404 refers to medieval occupation evidence gathered from archaeological investigations at 17/19 High Street. Post-medieval cellars were found at the site to depths of approximately 1.8m and, beneath these, organic-rich layers dated by pottery to the 13<sup>th</sup>–14<sup>th</sup> century were found.

RSK Site 405 refers to 13<sup>th</sup>–14<sup>th</sup>-century pottery discovered during an evaluation at 11 Wide Bargate.



RSK Site 416 refers to an archaeological evaluation at Boston Grammar School in which a pit containing waterlogged layers with finds of wood, leather and pottery dating to the 13<sup>th</sup>–14<sup>th</sup> centuries was discovered.

RSK Site 422 refers to an evaluation on land off London Road, which revealed evidence for a possible 13<sup>th</sup>–14<sup>th</sup>-century building and evidence for smithing.

RSK Site 400 refers to a medieval wall and associated deposits found during trial trenching and excavations at 71 High Street. The walls were found to have 13<sup>th</sup>–14<sup>th</sup>-century layers abutting them, indicating that they were the remains of an early medieval building.

RSK Site 365 is the location of a hoard of silver pennies of Edward II found at Strait-Bargate.

RSK Site 382 refers to a watching brief carried out at 61 High Street, a Grade II Listed Building (RSK Site 328). Remains from the 13<sup>th</sup>–15<sup>th</sup> centuries including well-preserved organic remains were found at the site. The lowest deposits uncovered were clays and silts associated with flooding, which may suggest that earlier layers are sealed beneath them.

RSK Site 394 refers to an archaeological evaluation at Corporation Yard/Old Poultry Market in which 13<sup>th</sup>-century finds of animal bones and pottery, a late medieval coin and 15<sup>th</sup>-century pottery were found.

RSK Site 429 refers to an evaluation of the site adjacent to the Haven Cinema on South Square, which revealed 13<sup>th</sup>–16<sup>th</sup>-century finds including two possible 13<sup>th</sup>–14<sup>th</sup>-century buildings and evidence for pottery and tile kilns. At the site of the former Haven cinema (RSK Site 361) occupation debris and deposits spanning the 13<sup>th</sup>–17<sup>th</sup> centuries were recovered during a watching brief.

RSK Site 391 refers to occupation debris from the 14<sup>th</sup> century (pottery, bone leather and wood) found during an evaluation at 24 and 28–30 Bargate. Stakeholes were also found at the site indicating possible medieval timber-framed buildings.

Pits, mortar surfaces and finds including pot and tile from the 14<sup>th</sup> century were found during a watching brief on Spain Lane (RSK Site 397).

RSK Site 364 is Pescod Hall on Mitre Lane. This was a timber-framed hall dating to about 1450, excavated and reconstructed in the 1970s.

RSK Site 401 refers to excavations at Boston Grammar School, which revealed a 15<sup>th</sup>–16<sup>th</sup> century structure beneath Haven House (a Grade II Listed Building, RSK Site 185, **Appendix B**, demolished in 1979). This may have been the Old Custom House. 15<sup>th</sup>–16<sup>th</sup>-century metallised surfaces were also recorded at the site.

RSK Site 370 refers to occupation debris, including pottery, leather and animal bone, all dating to the medieval period, collected from the excavation of a pipe trench at Market Place. RSK Site 373 is the location of medieval–post-medieval finds including pottery, leather and wooden pipes found during the laying of an electricity cable in High Street. RSK Site 376 refers to pottery found during building works on Mitre Lane. Workmen also reported ‘layers of rushes’ at the lowest levels on this site. RSK Site 381 refers to pottery found on several sites being developed in the Lincoln Lane area, including a complete medieval Baluster jug.



RSK Site 384 refers to the site of a medieval cross demolished in 1730 and replaced by the Butter Cross in 1732.

RSK Site 395 refers to a watching brief at the Corn Exchange Club, Craythorne Lane in which two stone walls and a post-medieval demolition layer were identified. Medieval pottery was retrieved from the mortar bonding of the wall.

Medieval finds have also been recovered from archaeological investigations at West Street (RSK Site 406), Red Lion Street (RSK Site 408), Pescod Square (RSK Site 409), between Colley Street and Archer Lane (RSK Site 410), Market Place (RSK Site 378) and during river defence work (RSK Site 428).

RSK Site 417 refers to medieval stonework found at 26 Witham Place. It is thought the stonework may have come to Boston as ballast.

RSK Site 415 is the approximate location of St Georges Guildhall, founded in the 14<sup>th</sup> century, located on Pinfold Lane. In 1545, the corporation of Boston took over the lands and possessions of the local guilds; and following this, the hall was used as a private house until its demolition in 1898 (Wright, 1994).

#### 5.7.5 *Post-Medieval Period*

There are 61 sites for this period within the study area, RSK Sites 356–359, 361–2, 366–9, 373–6, 379–381, 384–395, 398–399, 402–6, 409–10, 412–14, 418–20, 422–32 and 434–9.

RSK Site 361 is the site of the former Haven Cinema, which opened in 1937. Occupation debris and deposits spanning the 13<sup>th</sup>–17<sup>th</sup> centuries were recovered during a watching brief at the site. RSK Site 429 refers to an evaluation of the site adjacent to the Haven Cinema, which revealed 13<sup>th</sup>–16<sup>th</sup>-century finds. Evidence suggests that the site was used as pasture in the 17<sup>th</sup> century.

RSK Site 362 is a 16<sup>th</sup>–17<sup>th</sup> century pottery kiln discovered during the development of a gymnasium at Boston Grammar School.

RSK Site 390 is an archaeological building survey that took place on a wall that was dismantled at Boston Grammar School. The wall was thought to either be associated with the Malt Yard, established in 1590 or with the first school building. Much reused stone was found within the wall, possibly originating from the Hussey Tower (RSK Site 355, **Section 5.3**).

RSK Site 357 is the site of a pound in Pinfold Lane. In 1658, the pound (attached to the Manor of Roos) was relocated to the site of a buttery pit on Furthend Lane, now West Street (RSK Site 389). A 'horse pit' is also noted as being in this vicinity mentioned as early as 1594 and in use intermittently until 1764 when it was filled in, (Thompson, 1856. pg.257). It is unclear exactly what this horse pit was for, but it is likely to have held a wheel, turned by a horse, to provide power.

RSK Site 387 is the site of Bargate Pound, a pound for stray cattle, which stood in Bargate near the north end of the sheep pens.

RSK Site 359 refers to deposits and features found during an evaluation on land at the White Hart Hotel, a Grade II Listed Building (see RSK Site 24, **Appendix B**). The archaeological excavation was carried out to a depth of approximately 2m beneath the modern ground surface, with three augers continuing down a further 0.75m. The



earliest layers uncovered at the site were undated river silts. These were interpreted as post-Roman or late medieval flood deposits. Evidence from a site on the east side of the river at Petticoat Lane and Mitre Lane (RSK Site 403), also indicated the presence river deposits suggesting that the Witham flooded in the late medieval period.

Features from RSK Site 359 included rubbish pits, fire waste, levelling deposits and a buried cobbled yard surface. The levelling deposits indicate that the ground level may have been raised between Stanbow Lane and the river during the 18<sup>th</sup> century – presumably as a flood defence. The earliest finds were from the 16<sup>th</sup>–17<sup>th</sup> century, but the majority (including fairly high status artefacts) were from the 18<sup>th</sup> century.

RSK Site 367 is a pit containing pottery from 1720–30, and RSK Site 368 is a pit containing pottery from the early 18<sup>th</sup> century. Post-medieval finds have also been found during the laying of an electricity cable in High Street (RSK Site 373), during building operations for New Haven Bridge (RSK Site 374) and during building works on Mitre Lane (RSK Site 376).

Post-medieval pottery was also found on several sites being developed in the Lincoln Lane area (RSK Site 381). Natural layers were encountered in this area at approximately 1.8m below the ground surface and were overlain by up to 1.6m of clays and silts with inclusions of brick and tile. These deposits were interpreted as made ground likely to be associated with 19<sup>th</sup> century building in this area. The made ground was overlain by silty clay organic layers, which may have been a former topsoil possibly from rear yards and gardens of the 19<sup>th</sup> century buildings (APS, 1999).

RSK Site 398 refers to a brick vaulted cellar that was recorded at no. 3 New Street prior to redevelopment. The cellar may date from the 16<sup>th</sup> century and had been blocked when New Street was built sometime between 1741 and 1803.

An archaeological evaluation on land at 4–5 Witham Place found evidence for post-medieval occupation (RSK Site 388) and an evaluation at 4–8 Union Place uncovered dumped deposits and early 19<sup>th</sup>-century wall remains (RSK Site 393). RSK Site 394 refers to an evaluation at Corporation Yard/Old Poultry Market in which 18<sup>th</sup>–19<sup>th</sup> century brick structures and pottery were recovered.

An archaeological evaluation on land at West Street/George Street (RSK Site 392) identified post-medieval buildings, a number of undated features and deposits including north–south aligned boundary ditches and refuse pits, and a quarry pit which contained large quantities of ceramic building material indicating a possible brick and tile production centre here in the 17<sup>th</sup>–18<sup>th</sup> centuries. There was also a building survey, which recorded a steam mill at the site dating from 1889.

RSK Site 405 refers to post-medieval remains discovered during an evaluation at 11 Wide Bargate.

RSK Site 399 refers to a 17<sup>th</sup>-century or earlier timber-framed building with an internal well found at the junction of Wormgate and Fountain Lane.

RSK Site 384 refers to the Butter Cross in 1732, which was demolished in 1822.

RSK Site 356 is the site of 19<sup>th</sup>-century clay pipe kilns, excavated in 1967–8 by PK Wells in advance of redevelopment at 28 Rosegarth Street. Wells states that a high proportion of pipe makers worked in the area between Rosegarth Street and the river in the 19<sup>th</sup> century. A street named 'Pipemaker's Lane' in the proposed development area testifies to this long tradition. The site that Wells investigated was at 28 Rosegarth



Street and a kiln was first mentioned at this site in 1856 in White's Directory of Lincolnshire. Owing to redevelopment of the Rosegarth Street area, Wells was able to select this site for his excavation, as the site was documented in the directory. In the 1856 entry, the business was entered under the name of Edward Manning; his father had also been a pipe maker, and his son, Joseph, took over the business until he died in 1919. The site is not thought to have been used after this date.

The kiln that Wells excavated was a rectangular brick structure with a circular firing chamber. Steps led down below floor level to a stoke hole with a brick floor. Two parallel narrow flues indicate a possible drying chamber put in below the floor surface to the south of the kiln.

Laurence Thompson was also a well-known pipe maker in this area; he was working on St Georges Lane and Pinfold Lane between 1826 and 1842. A pipe maker named W H Conner took over his business in 1843 (LCCHER Boston files letter 19/08/77).

RSK Site 375 is Doughty Quay, the main quay on the west bank of the Haven, but now lost behind 1950s piling. RSK Site 424 is Packhouse Quay on South Street, which was built in 1814–17.

RSK Site 379 is the site of Gysor's Hall, thought to date from the late 13<sup>th</sup>-century. In 1810, a granary was built on the site of the hall.

RSK Site 432 is the East Lincolnshire Railway, which was opened in 1848 and closed between 1964 and 1970. RSK Site 369 is the Great Northern Railway passenger station, built in 1850, and RSK Site 414 is the Crossing Keepers Hut on Tattershall Road, a two-storey, red brick building.

RSK Site 358 is the site of the Boston Steam Laundry in Bond Street. This building was originally the Stanwell and Mawson Cigar Factory, but became the steam laundry in 1884 and was demolished in 1970.

RSK Site 385 is the site of three warehouses by the River Witham and RSK Site 386 is The Granary Complex, later known as the Carlton Works, situated in South Square, both sites were demolished in the 1960s.

RSK Site 366 is a deposit of a glass bottle, coins and papers from 1872, found beneath the public school in Shodfriars Lane in 1977.

RSK Site 380 refers to trial trenching on land off Red Lion Street, which revealed the walls and floor surface of the congregational church shown on the 1889 OS mapping.

RSK Site 391 refers to an evaluation at 24 and 28–30 Bargate, in which post-medieval activity was represented at the site by attempts to reclaim the marshy ground to the west.

RSK Site 395 refers to a watching brief at the Corn Exchange Club, Craythorne Lane in which two stone walls and a post-medieval demolition layer were identified.

RSK Site 402 is the former Boston Guardian building on West Street. A construction date of 1877 is marked in bricks on the wall.

RSK Site 403 refers to trial trenching at Petticoat Lane and Mitre Lane in which post-medieval foundations and finds were discovered.



RSK Site 404 refers to archaeological investigations at 17/19 High Street, during which backfilled post-medieval cellars were found.

RSK Site 406 refers to pottery, brick and tile from the medieval–post-medieval periods, which was recovered from a watching brief at West Street. The excavations did not go beyond 1.1m in depth and therefore did not impact on any medieval deposits, the pottery found from this period was therefore residual (LAS, 2002).

Archaeological investigations at Pescod Square (RSK Site 409) have revealed the remains of no. 19 Silver Street, an 18<sup>th</sup>-century cottage demolished in the 1970s.

A sherd of post-medieval pottery (RSK Site 410) was found during a walkover on land between Colley Street and Archer Lane.

RSK Site 412 is the site of Hartley's Tobacco Factory on Silver Street, demolished in the 1980s.

RSK Site 413 is a shop known as Cherry Corner, built in 1866 in an Italian style.

RSK Site 418 refers to the discovery, during work at no. 95 Liquorpond Street, of the edge of a pond depicted on the 1829 map of Boston.

RSK Site 419 is Gaol Granary, built in c. 1800.

RSK Site 420 is Small's Drapers shop, a three-storey building occupying two medieval plots, used by Small's between c.1850–c.1920.

RSK Site 423 is the Granary in Boston Market Place, originally built as a theatre/warehouse in the early 19<sup>th</sup>-century.

RSK Site 425 is Peter Yorkstone's Foundry on Blue Street, it is listed in the directories of 1887–97 as a brass and iron foundry. RSK Site 430 is Proctor's Iron and Brass Foundry on 55 West Street. In 1872 Thomas Proctor is listed among the iron and brass founders. In 1896, these premises were occupied by John Lucas – blacksmith, engineer and wheelwright.

RSK Site 426 is the approximate site of the Bond Street Maltings, built in c.1850 and demolished in 1970.

RSK Site 427 is Phoenix Roller Mills. A five-storey brick and slate building with a pitched roof, built in 1889. Prior to this, a tower mill had stood on this site.

RSK Site 428 refers to post-medieval finds as well as relatively modern burials discovered during river defence work in the 1970s. A later watching brief (Heritage Lincolnshire, 1990) on the eastern river bank between the Grand Sluice and St Botolph's footbridge revealed layers of clays and silts with inclusions of 19<sup>th</sup> and 20<sup>th</sup>-century building debris and pottery. Beneath this were areas of wattle type matting, presumed to have been put down to stabilise the bank. These layers overlay further layers of clays and silts, and were not thought to be older than 19<sup>th</sup> century.

RSK Site 431 refers to 19<sup>th</sup>-century building remains on the street frontage, which were found during a watching brief on Fountain Lane.

RSK Site 434 refers to a watching brief carried out in 1981 on the site of a Kwik Save supermarket, and an area to its north in which post-medieval and modern drains along with brick rubble, cobbles and a layer of silt were observed.

RSK Site 422 refers to alterations to the cellar of The Axe and Cleaver on the south side of West Street (APS, 1996), during which a well or cistern was discovered.

RSK 435 refers to a watching brief carried out at the Swan Building on James Street and Trinity Street (JSAC, 1997), which revealed demolition debris, bricks, mortar fragments, pipes and roof slate. This material was interpreted as demolition of 19<sup>th</sup>-century houses between 18–26 James Street. The foundations of these houses were found along with three brick arched features interpreted as cisterns associated with the terraced houses.

RSK Site 436 refers to an archaeological watching brief at 2–4 High Street (PCA, 1998) which monitored stripping to a depth of 0.95m. The excavated area was found to be entirely within backfilled cellars.

Also added to the gazetteer from the map regression are a brewery (RSK Site 437) shown to the west of Rosegarth Street and a Zion Chapel (RSK Site 438), both of which are marked on John Wood's Plan of Boston, 1829 and the site of a brewery marked to the north of St Georges Lane (RSK Site 439), shown on the 1889 OS mapping.



## 6 MAP REGRESSION

### 6.1 Introduction

For the medieval period and the early post-medieval period, evidence for the growth of Boston and the appearance of various streets comes mainly from documentary evidence.

Stanbow Lane along the west riverfront is the earliest known thoroughfare on this western side of the river, along with High Street previously known as Goat (Gout) Street to the south of the bridge. Stanbow Lane is thought to have been in existence by the 13<sup>th</sup> century as Crowland Abbey had land here (Harden, 1978). St Mary's Guild is also thought to have had a series of properties in the area, as 12 cottages were reportedly built for the guild on Stanbow Lane in the late 1400s (LAO MISC. DON 169. Harden, 1978). Staiths lined the River Witham at the east end of Lincoln Row opposite St Botolph's staith on the east bank (Harden, 1978).

Lincoln Row and Lincoln Lane are mentioned by the Corporation of Boston in 1554 (Thompson, P. 1856).

Documentary evidence from the LAO revealed several early mentions of cottages on the west side of the river, with the earliest evidence found coming from Furthend Lane. A cottage in Furthend Lane was leased in 1633 (LAO CRAGG 5/1/22), and a document from 1638 is the conveyance of a cottage in Furthend Lane (LAO PM 1/7).

Historical mapping was examined for information as to the use and development of the study area during the post-medieval period.

#### 6.1.1 *Ogilby's Itinerary, 1675 (from Molyneux, F.H. & Wright N.R., 1974)*

Little detail is shown for Boston on this mapping. However, a row of houses can be seen from approximately opposite St Botolph's running southwards to the bridge (along Stanbow Lane) and continuing south from here (along High Street). At the bridge, a row of housing can also be seen heading westwards (on the approximate line of West Street).

Harden's Figure 10 'Boston AD1682' (Harden, 1978) indicates that there were cottages towards the north end of Stanbow Lane at this time, on the east side of the lane on the riverfront. Harden also indicates tenements and a house at the south end of Stanbow Lane adjacent to the bridge.

A document from 1731 outlines the lease of a cottage in Lincoln Lane 1731 (LAO MISC DON/185/4/5).

#### 6.1.2 *Hall's Plan of Boston, 1741 (from Molyneux, F.H. & Wright N.R., 1974) (Figure 5)*

This mapping shows streets in Boston as blocks of buildings rather than individual plots. The mapping is quite detailed, however, with the streets numbered up and listed



in the key. Furthend Lane (which later became West Street) is named on the map itself, and further to the west along this road it is marked 'The road to Sleaford and Lincoln'.

Bridge Street, Hatter Lane and Emery Lane are all shown as having buildings along them, although there are some empty plots in the area south-east of Bridge Street where it fronts on to Furthend Lane. Quite a large area of open ground is also shown on the east corner of Lawrence Lane with Furthend Lane. The west corner, however, does have buildings along it, although further west from here along Furthend Lane there is only one more building on the north side of the road (approximately opposite George Street).

Rosegarth Street (not numbered or named in the key) therefore represents the western extent of building at this time. To the west of Rosegarth Street is open ground, and to the east there is only one building fronting it in the area between Furthend Lane and Pinfold Street. Further north along Rosegarth Street there are a few more buildings.

Pipemaker's Lane and St Georges Lane are also shown in the area between Furthend Lane to the south and Lincoln Lane to the north. At the western extent of St Georges Lane, St Georges Hall (RSK Site 415) is numbered and named in the key.

Lincoln Lane extends some distance westwards of its junction with Rosegarth Street, but buildings are only shown on its south side and they have open ground immediately behind them. On the north side of the lane is open ground, shown as an orchard, extending as far as Irby Hall, which is the northernmost building on this side of the river.

At the eastern ends of Lincoln Lane, St Georges Lane, Pinfold Lane, Pipemaker's Lane and Lawrence Lane, is a lane running approximately parallel with the river. It is unclear if this lane is named. Stanbow Lane, which at other times does refer to this north-south thoroughfare, is here named as an east-west aligned lane parallel with and one lane to the north of Emery Lane. It is possible that the no. 9 on the mapping, which refers to Stanbow Lane, applies to both the east-west lane and its continuation to the north.

A long rectangular building is shown on the east side of the north-south continuation of Stanbow Lane approximately opposite its junctions with Pipemaker's Lane and Pinfold Lane. A rectangular area is shown to the east of this fronting the riverside.

In the wider area buildings are shown along High Street which runs southwards out of Boston on the west side of the River. The only river crossing is shown approximately in the area of the present day Town Bridge (RSK Site 31). Building is more extensive on the east side of the river – on the riverfront and further east, and extending to the north along Wormgate and Bargate. St Botolph's Church and several other buildings are shown as small illustrations of the buildings themselves rather than plan views.

Documentary evidence from the LAO also details some of the owners of property in this area. In his will of 1758, John Simpson of Boston left several properties including two cottages in Pipemaker's Lane to various relations (LAO MISC DON 111/3/17). A messuage in Lincoln Lane was left by Elisha Wells of Boston to his son in 1767 (LAO FL MISC/2/42). A document from 1772 was for the conveyance of two cottages in Pipemaker's Lane (MISC DON 111/1/28). A document from 1792 is the conveyance of land in Furthend Lane (MISC DON 111/1/32).



### **6.1.3 *Plan of Boston Haven, 1800 (HCC PLANS 39)***

This mapping is very similar to Hall's map of 1741 and is probably not as accurate as it concentrates only on those roads in the immediate vicinity of the river. Pinfold Lane, Rosegarth Street, St Georges Lane, Lawrence Lane and Lincoln Lane can all be identified. Stanbow Lane has buildings along its eastern side (on the riverfront) including a building in the approximate position of the present day White Hart Hotel (RSK Site 24), and further buildings north of this.

### **6.1.4 *Plan of the Harbour, 1811 (from Molyneux, F.H. & Wright N.R., 1974)***

The White Hart Hotel (RSK Site 24) is marked on this mapping, and Stanbow Lane can be identified, but the mapping does not cover the area to the west of this.

### **6.1.5 *John Wood's Plan of Boston, 1829 (from Molyneux, F.H. & Wright N.R., 1974)***

This mapping replaced Hall's map (Molyneux, F.H. and Wright N.R., 1974). Much more development has now taken place in the area between West Street (no longer named Furthend Lane) and Lincoln Lane.

Stanbow Lane is marked as the north-south lane running approximately parallel with the river, and buildings are now shown all along the east side of this lane, including the White Hart Hotel which is named. The area between Rosegarth Street (now named) and Stanbow Lane has seen more development, particularly along the east side of Rosegarth Street and on the junction between Lawrence Lane and West Street, which was previously shown as open ground. The White Horse is marked in this area.

The west side of Rosegarth Street has also been built along: to the west of this, a brewery (RSK Site 437) is marked. To the south of the brewery as far as West Street, this area is shown as being open ground. There are one or two buildings along this northern part of West Street, including a Zion Chapel (RSK Site 438). Further west again, Pipe Office Lane is shown but not named. Buildings extend both to the east and west of this lane, and to the north of it are two large unnamed blocks of development. West of the buildings along Pipe Office Lane is open ground, with the exception of a few buildings fronting West Street at its junction with Pipe Office Lane, and continuing a little way further westwards along West Street.

Lincoln Lane has now developed westwards of Rosegarth Street, with buildings along the north side of the lane here, including one named Cripple Hall.

The wider area has also seen much development on both sides of the river, and particularly in the area east of St Botolph's.

### **6.1.6 *Moule's Plan of Boston, 1839 (from Molyneux, F.H. & Wright N.R., 1974)***

According to Molyneux and Wright this mapping is quite inaccurate and therefore should not be regarded as a good representation of Boston at this time. It is largely the same as Hall's map of 1741 and doesn't show the extra areas of development that were shown on the mapping from 1829.

In her will of 1846, Mrs Mary Casswell left a cottage in Pipe Office Lane (LAO MISC DON-137/6).



### **6.1.7 Ordnance Survey: 1889 25" to 1 mile. (Figure 6)**

The railway arrived in 1948, which is consequently a major addition to this mapping, and can be seen running north-south to the west of the proposed development area. As a result of the railway, the town extended towards the station to the west of Lincoln Lane. This westernmost extension of Lincoln Lane is called Station Road. Running southward from Station Road and meeting West Street are two new streets, Trinity Street and James Street. James Street appears to be almost entirely residential, with the exception of the area around its junction with West Street, where larger buildings are shown fronting on to West Street. Trinity Street also looks to be residential in its northern half but to the south on the east side there are much larger buildings and to the west there are only a few buildings depicted with open ground behind.

To the east of James Street, Pipe Office Lane is now named and two large square areas to the north of this are named as timber yards. The northernmost timber yard borders an east-west aligned road named Leicester Square, which turns to the north, crosses over Lincoln Lane and extends northwards to Tower Street, also a new street on this mapping.

East of Pipe Office Lane, a new road named Bond Street is shown heading northwards off West Street a little way west of the Zion Chapel (RSK Site 438). Bond Street extends north as far as the westernmost extent of Pinfold Street. This road on the west side of Rosegarth Street, but seemingly an extension of Pinfold Street is not named. North of this road and the north end of Bond Street is a large developed area, which was marked as a brewery on the 1829 mapping (RSK Site 437) but is not named on this mapping.

The area to the east of Bond Street and north of the buildings, which front on to West Street in this area, is shown as an open space. This space, the two timber yards and some large plots behind the houses on the west side of James Street are now the only open spaces in this area which has clearly become a densely inhabited area by this time.

To the west of Rosegarth Street, the street layout remains very much the same as it was depicted on the 1829 mapping. Pipemaker's Lane is not named on this mapping but the lane itself is the same. A brewery is marked to the north of St Georges Lane (RSK Site 439).

The bridge over the Witham is now named as Town Bridge (RSK Site 31); a drinking fountain (RSK Site 30) is marked on the corner of the bridge and approximately opposite a bank (RSK Site 32) shown on the corner of Emery Lane.

To the north of Lincoln Lane is a new street named Irby Row. The continuation of Stanbow Lane, running parallel to the river to the north of Lincoln Lane, is named Irby Place.

### **6.1.8 Ordnance Survey: 1904 1:2,500 & 1906 1:10,560.**

The street layout on this mapping is very similar to that shown on the 1889 mapping. However, more trades and building uses are named on this mapping.

To the north of Station Street is a large open area, which is marked as allotment gardens. At the west end of Station Street is a building named Station Hotel.



At the south end of Trinity Street, a chapel is marked on its eastern corner with West Street. North of this also on the east side of Trinity Street is a large building named Feather Works.

The Zion Chapel (RSK Site 438) on the corner of Bond Street with West Street is now marked Chapel, and to the north of this a large building is marked Malthouses (RSK Site 426). At the northern extent of Bond Street is another large building also named Malthouses. The two timber yards at the north end of Pipe Office Lane are still shown as open spaces, but are not labelled.

To the east of Rosegarth Street, the street layout remains very much the same as it was depicted on the 1889 mapping.

#### **6.1.9 Ordnance Survey: 1938 1:10,560 & 1946 1:10,560.**

This mapping, being at a smaller scale, does not have the same detail as the 1904 mapping but it is evident that the street layout within the proposed development area is very similar. The larger buildings of the two malthouses (RSK Site 426) in the Bond Street area are both still depicted as are the two open spaces to the north of Pipe Office Lane, which were previously shown as timber yards.

A survey of the ground floor layout for the Blue Lion Inn in Stanbow Lane dating to 1950 (LAO HCC PLANS/452/2) shows steps leading down to a cellar. The inn was located on the corner of Stanbow Lane with Lincoln Lane.

#### **6.1.10 Ordnance Survey: 1956 1:10,560.**

This mapping is very similar to the mapping for 1946. One notable exception is the area north of Lincoln Lane and south of Irby Row. This area was previously shown as being built on with houses, but on the 1956 mapping the boundary of this area is demarcated with a dashed line and the area itself appears to be empty with the exception of two buildings or building plots on the south side of Irby Row.

#### **6.1.11 Ordnance Survey: 1967 1:2,500 & 1968 1:10,000. (Figure 7)**

This mapping contains a lot more detail than earlier mapping with businesses and buildings named and house numbers also shown.

This mapping clearly shows that the area north of Lincoln Lane and south of Irby Row has been cleared of buildings, with the exception of three buildings fronting on to Stanbow Lane/Irby Place.

The east side of Stanbow Lane is also now clear of buildings with the exception of the White Hart Hotel (RSK Site 24) near Town Bridge (RSK Site 31).

On the north side of Lincoln Lane, near its corner with Tower Street a builder's yard is marked, and another builder's yard is marked to the north of Irby Row. A factory is marked to the south of Lincoln Lane towards its eastern extent and a public house is marked on the corner of Lincoln Lane with Rosegarth Street. It is possible that both of these buildings had cellars (**Figure 4**). A rectangular building marked 'store' is shown south of Lincoln Lane and north of the houses along Leicester Square.



South of St Georges Lane and north of Pinfold Lane St Georges Hall (RSK Site 415) is marked.

In the area south of Pinfold Lane, three buildings marked 'store' and two buildings marked 'depot' are shown. To the south of these a garage is marked, which fronts on to Rosegarth Street. The central area south of Pinfold Lane and north of Lawrence Lane has been cleared of several buildings and Pipemaker's Lane is no longer depicted.

An electricity sub-station is marked to the south of the east-west part of Lawrence Lane, near its junction with Stanbow Lane, and buildings on the south side of Lawrence Lane have been cleared.

Where the chapel (RSK Site 438) was previously shown on the corner of Bond Street with West Street, a cinema is now marked. This building incorporates a larger area than the chapel. The malthouse (RSK Site 426) to the north of this along Bond Street is now marked as a store, and the area to the north of this that previously contained another malthouse is now empty. Housing on the south side of Lincoln Lane and on the west side of Rosegarth Street has been cleared.

A laundry (RSK Site 358) with a chimney is marked on the west side of Bond Street at its northern extent, and to the west of this is a bus depot. To the south of the laundry are two houses, and to the south of these is a car park with public conveniences towards its eastern side. The car park extends from Bond Street westwards to James Street. The houses on the east side of James Street at its southern end have been cleared, so the car park extends as far as the road.

At the south-east corner of the car park, fronting on to Bond Street is a building marked 'joinery works'. Pipe Office Lane is still depicted, extending northwards from West Street, but only as far as the car park at the back of the buildings which front on to West Street. Two stores are shown on the east side of Pipe Office Lane. In the area to the west of Pipe Office Lane, and to the north of West Street two public houses and a bakery are shown.

#### **6.1.12 Ordnance Survey: 1970 1:2,500 & 1973 1:2,500.**

This mapping only covered the southern half of the proposed development area (1970) and the north-eastern part (1973). Therefore, the north-western area of the proposed development is not described in this section.

Lincoln Lane no longer extends as far eastwards as the river on this mapping: it peters out approximately in the area of the public house on its north side, east of its junction with Tower Street. Towards the eastern end of what was Lincoln Lane, a large rectangular building aligned approximately north-south is shown. Two building plots are also shown to the west of this building.

South of this, the land has been cleared. St Georges Lane is still shown but there are no buildings along it. There are also no buildings along the north side of Pinfold Lane and only one on its south side at the corner with Stanbow Lane. The area of Rosegarth Street extending north of its junction with Pinfold Lane is also clear.

One addition in this area is the footbridge a little way north of St Georges Lane.



To the south of Pinfold Lane and north of Lawrence Lane, two depots and a store are shown. A garage is still shown fronting on to Rosegarth Street, but there are no other buildings north of this along the east side of Rosegarth Street.

The public conveniences that were located at the eastern end of the car park between Bond Street and James Street are no longer depicted, otherwise this area is very similar to the 1967 and 1968 mapping.

#### **6.1.13 Ordnance Survey: 1974 1:10,000.**

On this mapping, the houses and store between Leicester Square and Lincoln Lane (now named Station Street) are no longer shown. Other than this, this mapping is very similar to that for 1970 and 1973, although Rosegarth Street is the only street named in the south-eastern part of the proposed development area. St Georges Lane, Pinfold Lane and Lawrence Lane are still shown as dashed lines but the names of these lanes are not marked on the mapping.

#### **6.1.14 Ordnance Survey: 1981 1:2,500.**

This mapping was only available for the north-western part of the proposed development area.

To the north of Lincoln Lane, towards its junction with Tower Street in the area that was previously a builders yard, a building named 'Chantry House' is now shown. South of Chantry House, to the south of Lincoln Lane a car park is shown which has its west border as the backs of the house plots on the east side of James Street. Public conveniences are shown in the car park.

#### **6.1.15 Ordnance Survey: 1985 1:10,000.**

This mapping shows considerable differences to the 1974 mapping. The north-south aligned rectangular building towards the east end of Lincoln Lane is now an 'L' shaped building and is named as the police station. Two new square buildings have been built to the south and south-west of the police station. A large building has been built to the south of this, just to the north of Lawrence Lane.

Buildings, including the stores and depots, have been demolished in the area to the east of Rosegarth Street. A further building has been demolished on the east side of Rosegarth Street. Buildings, including the laundry (RSK Site 358), have also been demolished in the Bond Street area, at the south end of the car park. A bus depot is now shown to the east of this area and a small circular roundabout is shown within the bus area.

This mapping is very similar to the current mapping, with the notable addition of the Len Medlock Voluntary Centre to the north of Bond Street, which was built in 1999. Also no. 55 West Street, which was set back from the road on earlier mapping, has been extended up to the street frontage on the north side of West Street.



## 7 GEO-TECHNICAL INFORMATION

Borehole logs within the study area were obtained from the BGS (British Geological Survey) for information on the underlying archaeological and geological deposits for the site. Ten of the boreholes were taken in 1970 and one (no. 11) was taken in 1949.

The boreholes were not monitored by an archaeologist and therefore do not give a detailed insight in to what below ground remains there are at the site. For instance, each of the boreholes has varying depths of 'made ground' – this could refer to recent material and building debris, but equally could refer to Roman levels. An added complication are the layers of silts and clays recorded, as beneath and within these, layers described as containing 'organic matter' are sometimes recorded which again could refer to archaeological deposits. Beneath the layers described for each of the boreholes was a layer of grey boulder clay, which continued down for several metres to the limit of the borehole excavation. This is clearly a natural geological layer.

The boreholes provide a guide as to the possible depths of archaeology across the site, and the levels of alluvium. The borehole logs are summarised below, and are shown in full in **Appendix C**.

Borehole 1 had 0.91m of made ground, described as brick, rubble etc., overlying 2.13m of soft grey organic silty clay sand. Beneath this were 4.72m of soft grey/brown silty clay with grey veins and veins of peat and beneath this were 1.37m of brown silty/sandy clay with traces of organic matter.

Borehole 2 had 0.91m of made ground, overlying 5.79m of soft dark grey organic silty clay with pockets of peat. Beneath this were 1.22m of brown silty sand.

Borehole 3 had 1.37m of made ground, described as ash, brick etc., overlying 4.72m of a layer described as soft brown very silty clay with grey veins and pockets of silt in the upper layers, becoming grey, organic and containing veins of peat with depth. Beneath this was 0.91m of brown silty sand with organic pockets.

Borehole 4 had 1.52m of made ground, described as brick, rubble, clay etc., overlying a further 0.91m of made ground described as brick rubble, black silty clay etc. Beneath this were 2.59m of soft grey organic silty clay with traces of peat, overlying 1.37m of brown and grey silty sand.

It should be noted that aside from a greater depth of made ground recorded than most of the other boreholes, borehole 4 does not reflect the fact that it is placed over an area of clay extraction (**Figure 4**). This borehole was located towards the northern extent of the clay extraction area, and therefore we must conclude that the boundary of the clay extraction area was further to the south and that the other boundaries cannot be taken to be accurate.

Borehole 5 had 0.91m of made ground, described as a 0.05m thick layer of tarmac overlying brick, concrete etc. Beneath this were 5.18m of grey and brown silty sand.

Borehole 6 had 1.06m of made ground, described as ash, clay etc. overlying 5.03m of soft grey organic silty clay with traces of peat. Beneath this was 0.31m of a soft brown/light grey mottled silty-sandy clay with stones and traces of peat, and underlying this was 1.06m of silty sand and gravel with some clay.



Borehole 7 had 0.91m of made ground, described as ash, brick, clay etc., overlying 3.96m of grey-brown organic clay-silt with pockets of fine sand. Beneath this were 1.22m of grey silty organic clay with pockets of peat and beneath this were 1.83m of brown and grey silty sand.

Borehole 8 had 1.22m of made ground, described as ash, brick etc. overlying 2.89m of brown sandy silt with occasional pockets of organic material. Beneath this were 2.44m of soft grey organic silty clay with traces of peat. Beneath this was 0.76m of soft grey/brown grey mottled organic silty/sandy clay with stones.

Borehole 9 had 0.91m of made ground, described as ash, brick etc., overlying a further 0.91m of made ground described as grey clay, silt, bricks etc. Beneath this were 4.27m of soft black organic clayey silt, with shells present in the upper levels. Underlying this was 1.83m of black silty sand with traces of organic material, which overlay 0.45m of soft brown silty sandy clay with root fibres. Beneath this was 0.15m of brown silty sand.

Borehole 10 had 3.05m of made ground, described as brown sandy clay, stones etc. overlying a further 2.13m of made ground described as black organic silty clay with bricks, concrete, timber etc. Beneath this were 1.52m of soft black organic clay with traces of peat that overlay 2.13m of brown and grey silty clay with bands of clay.

Borehole 11 had 0.91m of made ground, overlying 0.91m of earth and sand. Beneath this were 0.3m of clayey silt, beneath this 0.61m of blue clay and silt and underlying this 0.46m of blue silt. The final layer described in the borehole was 0.61m of sand/silt/clay.

The borehole results are summarised in table from below. This shows that the levels of made ground across the site vary from 0.91m to 5.18m. Unsurprisingly those boreholes closest to the river contained the greater depths of clay and silty layers, which could also contain archaeological deposits. However, none of the boreholes indicated less than 6m of deposits, which could be archaeological in content.

Table 7.1 Summary of borehole results

Borehole no.	Thickness of made ground	Thickness of layers beneath the made ground which could also be archaeological	Depth from ground surface to natural clay
1	0.91m	8.22m	9.13m
2	0.91m	7.01m	7.92m
3	1.37m	5.63m	7m
4	2.43m	3.96m	6.39m
5	0.91m	5.18m	6.09m
6	1.06m	5.34m	6.4m
7	0.91m	5.18m	6.09m
8	1.22m	6.09m	7.31m

9	1.82m	6.55m	8.37m
10	5.18m	3.65m	8.83m
11	0.91m	2.89m*	-

\*This is the depth to which the borehole was excavated



## 8 AERIAL PHOTOGRAPHS

Aerial photographs from the second half of the 20<sup>th</sup> century were reviewed at Heritage Lincolnshire and at the Historic Environment Record. Some of these photos showed the development area prior to its most recent developments (e.g. Kwik Save and the Police Station). However, in the place of these recent buildings were car park areas and other buildings. There were no greenfield sites to examine for archaeological features. It was felt that the map regression exercise was a better way to build up the development of buildings over the site and that the study of these aerial photographs did not add anything to this assessment.

## 9 SITE VISIT

The site of the proposed development was visited on 5<sup>th</sup> February 2007, in dry and bright conditions. The area was walked over and photographs were taken and notes made on anything of interest to the assessment including current land use.

Some of the immediate area around the police station was not visited as this was fenced off and had security barriers. However, from a distance it could be ascertained that the immediate environs of the Police Station were either car park areas or landscaped grassy areas.

On the east side of St Botolph's Bridge, the small area of proposed development on Church Street was an area of hardstanding used as a car park to the south side of the bridge. Closer to the bridge to both the north and south, the area was laid with recent stone sets. RSK Site 20, no. 14 Church Street, is currently a café and RSK Site 21, no. 30 Church Street, is a gift shop.

Across St Botolph's Bridge was an area of pathways crossing a grassy area between the Police Station and Kwik Save. The area to the east of the Police Station was a grassy area extending to as far as the path that runs along the riverfront. The grassy area in front of the Police Station had clearly been landscaped and banked up to the north and west of a pumping station (south-east of the Police Station). The pumping station was a small purpose-built brick building with an 'Anglian Water' sign on it.

The riverfront comprised a paved walkway separated from the river by a brick wall, which retained a grass bank. A brick wall also ran down the other side of this path effectively cutting it off from the grassy area in front of the Police Station.

To the south-east of Kwik Save across Stanbow Lane from the White Hart Hotel (RSK Site 24) was a level area covered with gravel and being used as a car park. This area extended as far south-east as the back of the King's Head pub, and as far west as the 'goods in' area of Dunelm Mill. A small area of hoarding in the area adjacent to the King's Head possibly indicated that demolition had taken place fairly recently here.

The central part of the proposed development area comprises several car parks, the two largest car parks being to the west of Kwik Save and to the west of the Boston Health Clinic. Electric lights ran through the centre and down the sides of these car parks, indicating that service trenches for electricity cables would be encountered in these areas. In addition public conveniences to the south-west of the Boston Health Clinic building indicate that sewage and water pipes must lie across this car park. Much of the area linking the buildings to the car parks was landscaped with paved walkways and raised flowerbeds enclosed by brick walls. A large circular raised bed, acting as a roundabout associated with the bus station, lay to the north of Rosegarth Street.

The buildings between Bond Street and Rosegarth Street, fronting on to West Street, were partially enclosed by hoarding. No. 49 West Street (shown as a cinema on the 1967 OS mapping, which had replaced an earlier Zion Chapel) has been demolished, and hoarding ran around the front of this plot, down its side (along Bond Street) and behind the plot (along Rosegarth Street). The remainder of these buildings were being used as shops.



The buildings between James Street and Bond Street were shops. To the rear of these buildings were several large yards, which were being used as car parks. This area also backed on to St Georges Road along which the bus station is located.

On the north side of Lincoln Lane was Chantry House, a modern red brick building used by the Inland Revenue. An archway at the east end of this building led through to a car park area that bordered the backs of the houses along the south side of Tower Street. To the east of Chantry House was the Duke of York pub, set back slightly from the road. A gate on the east side of the pub presumably led through to a beer garden and out buildings, but this area could not be seen. To the east of this was the entrance to the Police Station car park, which was not visited.

The buildings along Emery Lane were shops and businesses, including RSK Site 32 on the north-west corner of Emery Lane, a grade II Listed Building occupied by a branch of the HSBC bank. The buildings between Lawrence Lane and Rosegarth Street, fronting on to West Street were also shops and businesses.

## 10 ARCHAEOLOGICAL POTENTIAL

### 10.1 Introduction

The proposed development area lies within Zone 1 as identified by the Boston Historic Environment Baseline Information. This area is thought to have potential for archaeology from the medieval period onwards. The proposed development area, particularly the eastern area towards the river, is also within an area highlighted as having potential for archaeo-environmental remains. This means that sites dating to before the late medieval period could be sealed beneath alluvium in this area. Zone 1 is generally thought to have archaeological deposits up to 3m thick which are likely to be waterlogged from 1m downwards. Water logging increases the survival of many types of artefact, for instance leather and wood.

### 10.2 Prehistoric

There are no known prehistoric sites within the study area, which is probably due to sites being buried beneath alluvium. Boreholes excavated across the proposed development site suggest that there may be between 6m and 9m of made ground and underlying alluvium on the site, with the deepest areas of alluvium in the areas closest to the river. There are find spots of prehistoric artefacts in Boston including two find spots within the study area (although neither is within the proposed development area), which testify to activity in the area at this time.

The potential of the site for prehistoric remains is extremely hard to gauge, particularly as previous archaeological work in the area has not extended to the depths at which prehistoric archaeology may be encountered.

The potential for uncovering prehistoric archaeology depends on the depths to which the proposed development will impact. It should be noted that if the construction methods require deep excavation there is a possibility of encountering prehistoric layers and therefore mitigation, to be discussed with the Boston Borough Planning Archaeologist, should be provided for this.

### 10.3 Roman

As with the prehistoric sites, Romano-British sites in this area are also likely to be buried beneath alluvium. It is likely that the Boston area had Roman occupation sites. Find spots and small areas of activity are known in Boston, which provide evidence for this. There are five find spots within the study area, although none within the proposed development area.

Again, it is hard to gauge the potential for Roman archaeology from the site, and this potential is largely dependent on the depths of excavation required for the proposed development. As there is a possibility of encountering Roman remains from the development area, mitigation methods should be sought from the Boston Borough Planning Archaeologist once construction methods are finalised.



## 10.4 Saxon and Medieval

Little is known of Boston in the Saxon period. However finds of imported Saxon pottery in Lincoln suggest that the River Witham was already an important trade route by this time. Within Boston, evidence for a settlement has been found in Skirbeck, and there is a find spot of Saxon pottery from West Street.

Settlement in Boston probably grew up around the churches, for instance on the sites of St Nicholas and St Botolph's. The street layout of medieval Boston is likely to have followed the Witham. A road (located along the southern part of modern High Street) was aligned south-north, on the west side of the Witham, and crossed over the river approximately at the location of the present day Town Bridge (RSK Site 31). A small medieval settlement is thought to have been located on this west side of the river close to the bridge. The present day Emery Lane and Hatter Lane to the south of the proposed development area are thought to be two of the earliest roads in this area along with Furthend Street (now West Street) and Stanbow Lane, which heads northwards on the west side of the Witham.

Monastic houses and woolhouses were located along these main thoroughfares. The houses of Haverholme Priory, Durham Abbey, Crowland Abbey and the lands of St Bartholomew's Hospital, London and Swineshead Abbey are all thought to have been located in the vicinity of the proposed development area. This area also saw some of the first secular structures in the town, for instance St George's Guildhall (RSK Site 415), founded in the 14<sup>th</sup> century, was located between Pinfold Lane and St Georges Lane.

Boston was an important large medieval town in Lincolnshire and an important port from the medieval period on and became a major trading town. Shipments of wool went through Boston and on to Calais, and the town attracted various foreign merchants (EMARF, 2006).

If medieval remains do survive, they would be of great value in helping to understand the extent of the medieval town. This could provide evidence for the earliest settled areas on this side of the river, the locations and extents of the religious houses and the types of trades and industries being carried out (EMARF, 2006).

Previous archaeological work in the vicinity has indicated that there may have been inundation during the medieval period, which would mean that the Saxon and earlier medieval layers are buried beneath alluvium.

An evaluation on land at the White Hart Hotel in 2006 (RSK Site 359) was carried out to a depth of approximately 2m beneath the modern ground surface, with three augers continuing down a further 0.75m. The earliest layers uncovered at the site were undated river silts. These were interpreted as post-Roman or late medieval flood deposits. Evidence from a site on the east side of the river at Petticoat Lane and Mitre Lane (RSK Site 403), also indicated the presence river deposits suggesting that the Witham flooded in the late medieval period.

As with the prehistoric and Roman archaeology then, the potential for Saxon and early medieval archaeology is very much dependent on the methodology of the proposed construction works.

The evidence for the early street pattern of Boston on this side of the river and Hall's map of 1741 indicate that settlement at this time did not extend west of Rosegarth



Street except for the area on the south side of Lincoln Lane. Therefore only this eastern side of the proposed development area has high potential for medieval archaeology. To the west of Rosegarth Street, fields are shown on Hall's map which may mean that there is some potential in this area for medieval features relating to the agricultural use of the land and for find spots, but these are likely to be of limited significance.

The area along the riverside, on either side of Stanbow Lane has the highest potential for medieval archaeology within the proposed development area as this is one of the earliest thoroughfares on this side of the river, and may have been the location for religious houses, as well as industries and structures associated with the use of the river.

Where medieval archaeology has already been found in Boston, it is often well preserved due to water logging. Three sites from High Street (RSK Sites 373, 382 and 404) record organic finds ranging from the 13<sup>th</sup> to the 15<sup>th</sup> centuries, and other sites on the east side of the river have also produced organic remains (RSK Site 416).

The potential for the discovery of archaeological remains from the medieval period is therefore considered to be moderate to high, particularly within the eastern half of the proposed development area.

## 10.5 Post-medieval

As mentioned above, Hall's map of 1741 indicates that development on the west side of the river had not extended west of Rosegarth Street by the mid 18<sup>th</sup> century aside from in the Lincoln Lane area.

By 1829, development had extended westwards as far as the area around Pipe Office Lane, which is approximately the western extent of the proposed development area.

The proposed development has the potential to uncover remains from post-medieval Boston, which would provide evidence not only for dwellings but also for industries and trades that were taking place in the area. The search of the 19<sup>th</sup>-century trade directories showed that a large number of people were carrying out an extensive range of trades and businesses in this area at that time. Figure 4 demonstrates the large area of medieval and post-medieval buildings that were cleared from this area from the 1960s to 1980s.

Although documentary research and limited archaeological work has provided some evidence for the industries that were being carried out in the proposed development area, there is a need for further information of this kind to build on the archaeological record for Lincolnshire. In addition there is no type series for post-medieval pottery for Lincolnshire. Pottery recovered from stratified sites would therefore be important to the archaeological record for this period (EMARF, 2006).

The potential for post-medieval archaeology is therefore high only for the late 18<sup>th</sup>-century onwards for the area west of Rosegarth Street, but high for the whole post-medieval period for the eastern side of the proposed development area.



## 11 ASSESSMENT OF IMPACT

### 11.1 Characteristics of the Proposed Development

The proposed development comprises the demolition of the existing buildings on the site and a redesigned layout, incorporating, retail, office, residential and leisure uses with associated infrastructure including a replacement pedestrian bridge.

### 11.2 Impacts of Previous Development/Events

The assessment has shown that this area was settled from at least the medieval period onwards, with settlement probably beginning alongside the Witham particularly in the area around Town Bridge, and gradually progressing westwards. By the time of the 1889 OS mapping, the whole of the proposed development area had been developed. (Figure 7). Figure 4 shows the former areas of largely residential development, which were demolished from the 1960s onwards. Figure 4 also summarises the other known previous impacts within the proposed development area. These are two bomb strikes and an area of clay extraction as well as areas of cellars. The exact location and extent of the impact of the bomb strikes and the clay extraction area is not known.

The cellars have come from three sources: the Boston Historic Environment Baseline Information mapping; this assessment, where any previous investigations where cellars have been found have been noted; and also possible though not confirmed, cellars at the sites of factories and public houses for instance.

Due to the proximity of the area to the River Witham, it is unlikely that rows of houses were built with cellars as they would have been liable to flooding. It is more likely that cellars existed where there was a need for them for a particular industry.

The impact of the buildings constructed from the 1970s onwards and standing on the site today is not known. Obviously the footprint of the buildings themselves would have impacted on the underlying deposits, but the depths to which the ground was excavated in advance of these constructions is not known. Also it is not known if any of these structures have basements.

Previous archaeological investigations during the construction of two of these buildings indicate that the ground was not excavated to any great depth. A watching brief across the site of the present Kwik Save indicated that stripping took place to a depth of approximately 1m. At the construction of the Len Medlock Voluntary Centre, which was built in 1999, 19<sup>th</sup>-century deposits were recorded, also to a depth of approximately 1m.

However, it is important to note the potential survival of archaeological deposits across the site. The borehole information has shown that possible archaeological layers survive beneath the ground surface at depths of between 6m and 9m. This means that even if cellars have been constructed within the proposed development area, they will have truncated the surviving archaeology but may not have destroyed it all. This situation has been found on other development sites in Boston where archaeological investigations have taken place. For instance, at 17/19 High Street (RSK Site 404)



post-medieval cellars were found to depths of approximately 1.8m and, beneath these, organic-rich layers dated by pottery to the 13<sup>th</sup>–14<sup>th</sup> century were identified.

The only part of the proposed development area where previous work is likely to have removed all underlying archaeological layers, therefore, is the clay extraction area shown on Figure 4. However, the exact location and extents of this area are not known. This was proved by evidence for organic layers found in borehole 4, which appears to be located over the area of clay extraction.

As the eastern side of the site is located alongside the river, the Environment Agency were contacted on 24<sup>th</sup> January 2007 for information on any works previously undertaken within the study area. However, at the time of writing no response to this query had been made by the Environment Agency. This information is therefore not included in this report. Should a response be received subsequent to the issuing of this report, the information will be forwarded to both the client and the Boston Borough Planning Archaeologist.

### 11.3 Impacts of the Proposed Development

There are no above ground archaeological remains within the study area aside from the Listed Buildings, which will not be impacted upon by the proposed development.

This assessment has shown that the proposed development is located in an area which has been built on from the medieval period onwards and has potential for prehistoric, Romano-British and Saxon sites.

Within the proposed development area, a number of sites have been singled out as having archaeological interest or relate to a particular archaeological investigation.

Archaeological investigations at the White Hart Hotel (RSK Site 359) and along Lincoln Lane (RSK Site 381) have recovered evidence for medieval (in the case of RSK Site 381) and post-medieval archaeology. On the site of the present Kwik Save (RSK Site 434), remains from the 19<sup>th</sup> century were recorded, although no formal archaeological work took place.

The sites that are within the proposed development are: RSK Site 356, the pipe kilns (see also **Figure 2**); RSK Site 357, the site of a pound; RSK Site 358, the site of a cigar factory that later became a laundry; RSK Site 415, the site of St Georges Guildhall; RSK Site 426, the site of the two malhouses on Bond Street; RSK Site 438, the site of a chapel; and RSK Sites 437 and 439, the sites of two breweries. The survival of these sites beneath the ground is not known and therefore the impact by the proposed development is also not known.

However, it is probably more relevant to note that this area has been extensively developed since the medieval period and therefore the proposed development will impact upon archaeological layers relating to earlier phases of use of the area.

It should also be noted that any surviving archaeological deposits in the proposed development area could be indirectly impacted upon by drainage across the site. Archaeological investigations in the wider area generally show that water logging occurs at approximately 1m beneath the ground surface. This means that organic remains are well preserved, and make a significant contribution to the archaeological record of the area. If the drainage of the site was altered significantly deposits beneath



the ground may begin to dry out, which means deterioration of any organic deposits may occur.

## 11.4 Mitigation

Once construction methods have been finalised, consultation will be required with the Boston Borough Planning Archaeologist in order to set up an archaeological programme of works to mitigate the impact of the proposed development on the archaeology.

It is anticipated that the programme of works will be tailored to the development proposals and take account of the footprint and foundation design proposed. It is likely to comprise site evaluation and mitigation through preservation by record, or in situ, or a combination of both.

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PM 1/7 – Conveyance: a cottage in Furthend St. 1638.

MISC DON 111/3/17 – Will of John Simpson of Boston 1758.

CRAGG 5/1/22 – Lease of a cottage in Furthend Lane 1633.

MISC DON 111/1/28 – Conveyance: two cottages in Pipemaker's Lane 1772.

MISC DON 111/1/32 – Conveyance: land in Furthend St. 1792.

MISC DON/185/4/5 – Lease of a cottage in Lincoln Lane 1731.

HCC PLANS/452/2 – Plan for Blue Lion Inn, Stanbow Lane 1950.

MISC DON 137/6 – Will of Mrs Mary Casswell 1846.

HCC PLANS 39 – Plan of Boston Haven, 1800.

HCC PLANS 177– Plan of the town and harbour 1811 (requested but could not be viewed as it was found to be in need of conservation).

White's Directory of Lincolnshire 1826.

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### **Landmark Mapping**

Ordnance Survey: 1889 1:2,500.

Ordnance Survey: 1904 1:2,500.

Ordnance Survey: 1906 1:10,560.

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Ordnance Survey: 1946 1:10,560.

Ordnance Survey: 1956 1:10,560.

Ordnance Survey: 1967 1:2,500.

Ordnance Survey: 1968 1:10,000.

Ordnance Survey: 1970 1:2,500.

Ordnance Survey: 1973 1:2,500.

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Ordnance Survey: 1981 1:2,500.

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[www.fenland.gov.uk/assets/localplan](http://www.fenland.gov.uk/assets/localplan)

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[www.le.ac.uk/archaeology/research/projects/eastmidsw/index.html](http://www.le.ac.uk/archaeology/research/projects/eastmidsw/index.html)



## **FIGURES**

Figure 1: Criteria used to Determine Significance of Impact

Figure 2: Gazetteer of Archaeological Sites

Figure 3: Listed Buildings

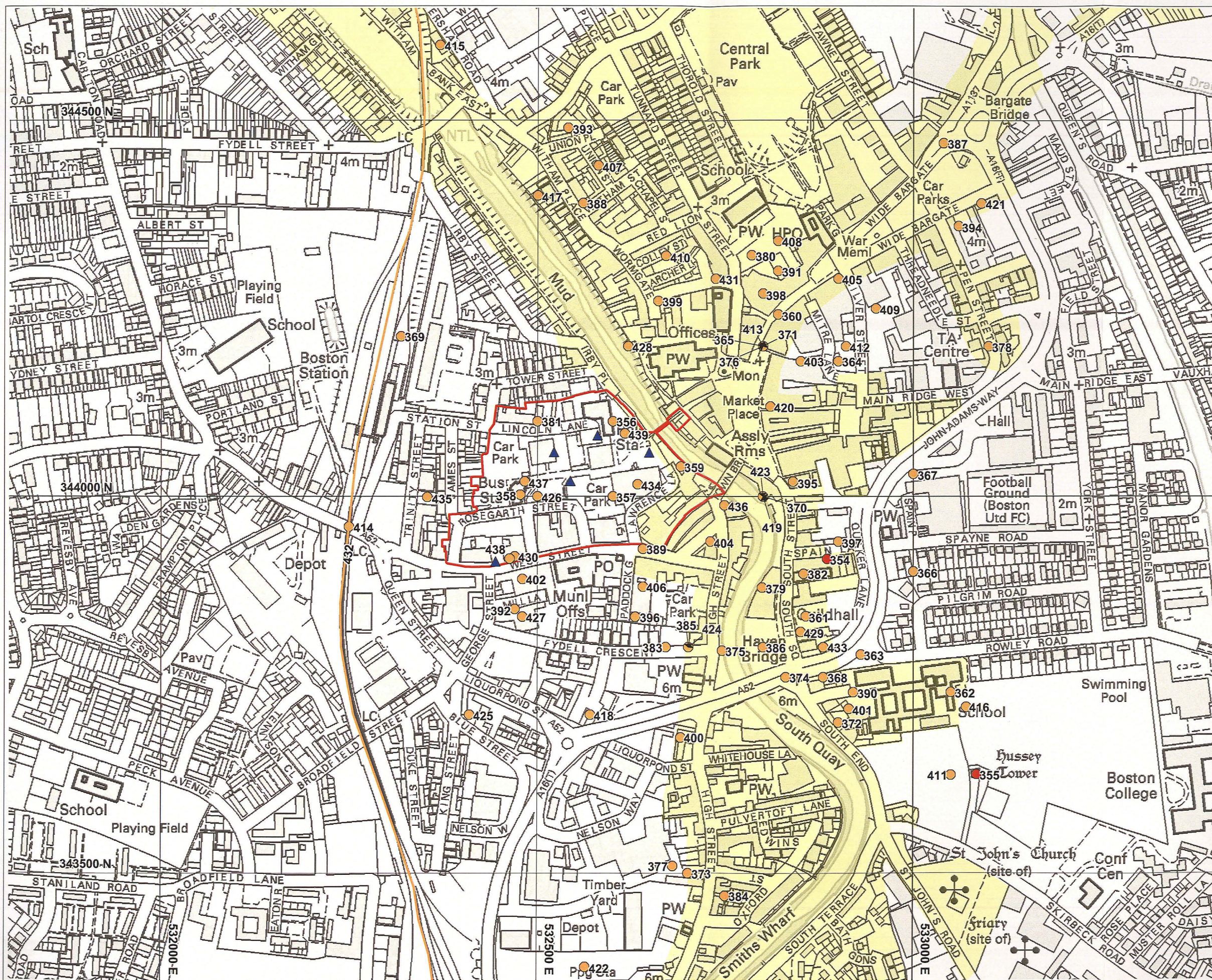
Figure 4: Previous impacts

Figure 5: Extract from Hall's Map of 1741 showing proposed development area

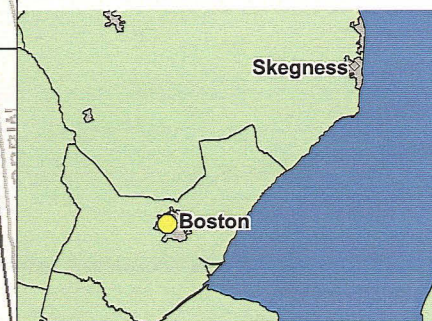
Figure 6: Extract from 1889 25" to 1 mile Ordnance Survey mapping showing proposed development area

Figure 7 (a and b): Extract from 1968 1:10,000 Ordnance Survey mapping showing proposed development area





- Archaeological Site
- Scheduled Monument
- ▲ Pipe Kiln Sites shown on Boston Historic Environment Baseline Information Map 10
- Site Boundary
- Conservation Area



00	15.02.07	Gazetteer Data	DL	KB	HK
Rev	Date	Description	Dm	Chk	App

West Street Regeneration, Boston

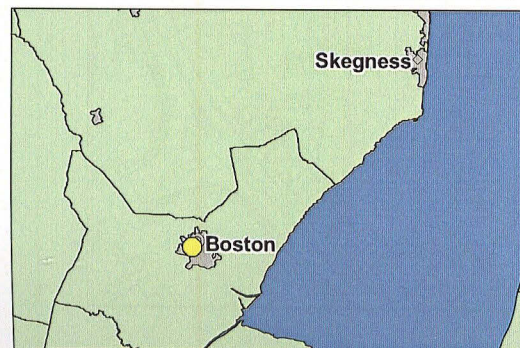


TITLE: Figure 2  
Gazetteer of Archaeological Sites

SCALE: 1:5,000

REV 00





00	16.02.07	Listed Buildings	DL	KB	KB
Rev	Date	Description	Dm	Chk	App

- LEGEND
- Listed Building
  - Site Boundary

West Street Regeneration, Boston

TITLE: Figure 3  
Listed Buildings

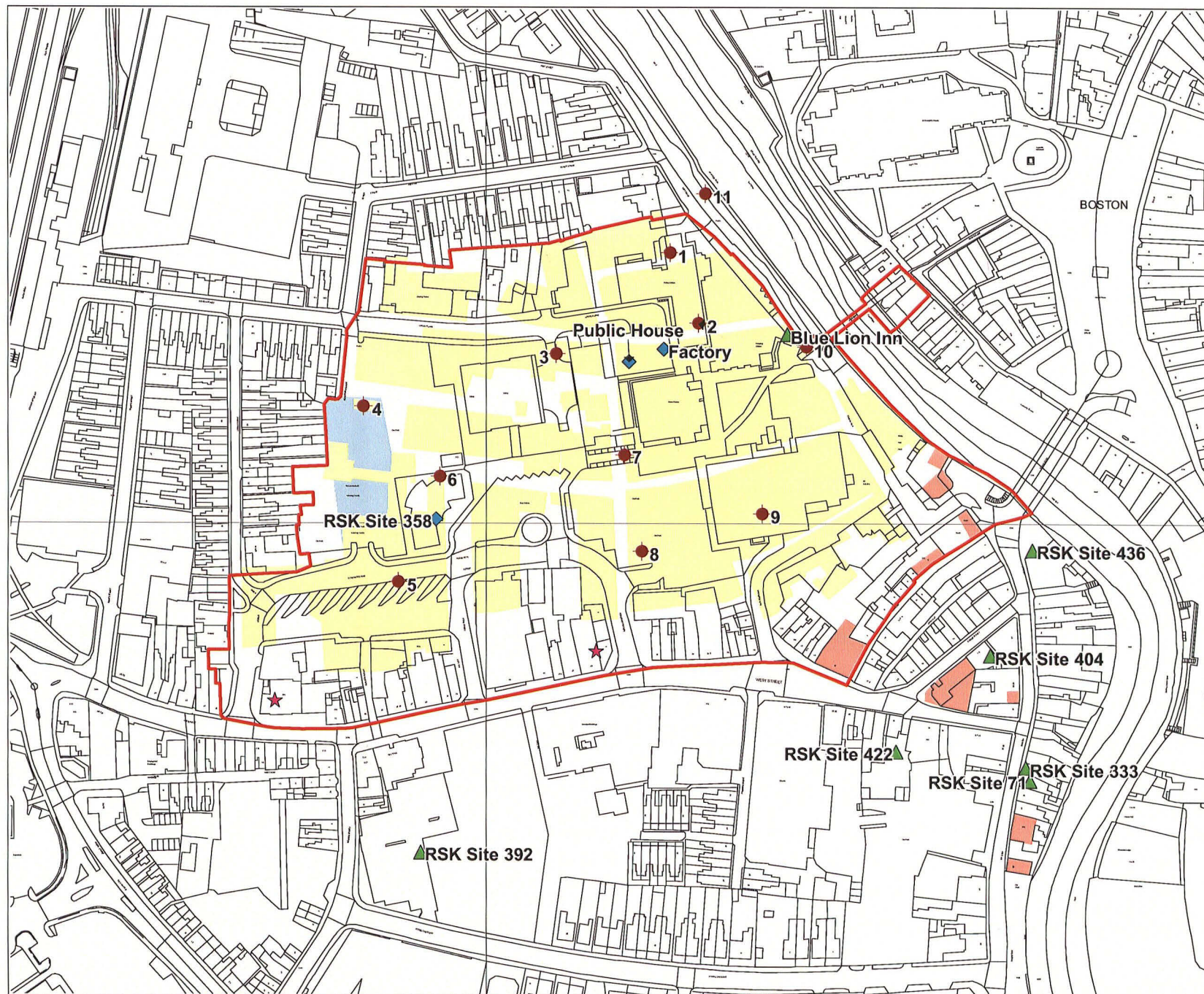


SCALE: 1:4000

Rev: 00

FILE NAME: P40283fig3\_listed buildings.Wor





- Site Boundary
  - ▲ Sites with cellars
  - ◆ Possible buildings with cellars noted from 1967 OS mapping
  - BGS Boreholes
  - Buildings shown on the 1904 OS mapping
  - ★ Bomb Strike
  - Area of clay extraction
  - Identified or suggested presence of cellars
- Data taken from Boston Historic Environmental Baseline Information Map



00	13.02.07	Historic Records	DL	KB	HK
REV	DATE	DESCRIPTION	DRN	CHK	APP

West Street Regeneration, Boston



TITLE: Figure 4  
Previous Impacts

SCALE: 1:2,500

REV 00

FILE NAME: P40250GISFig4\_PrevImpacts\_Wor



Generalised Site Boundary



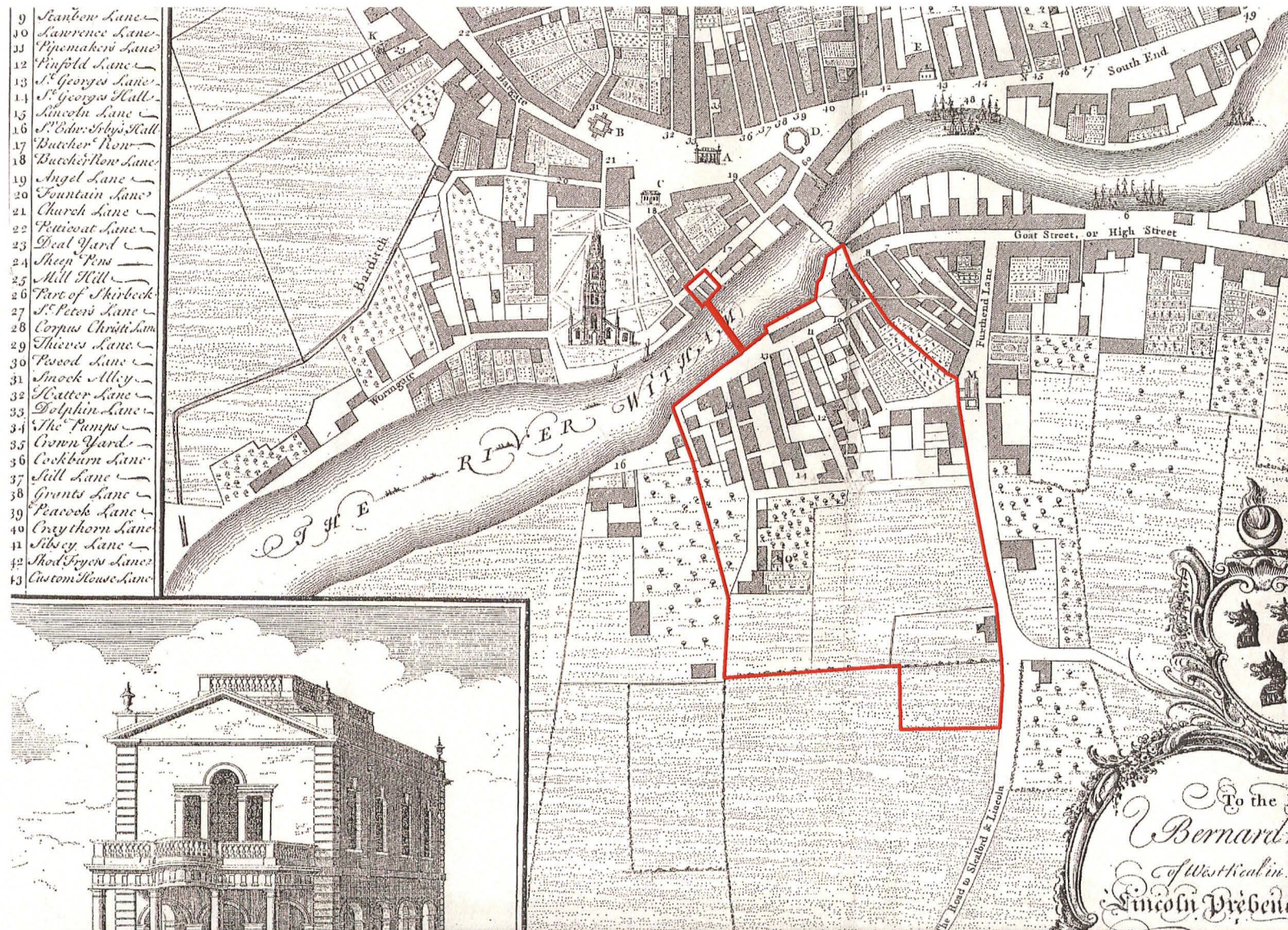
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REV	DATE	DESCRIPTION	DRNCHK APP		

West Street Regeneration, Boston



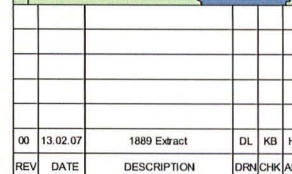
TITLE: Figure 5  
Extract from Hall's Map of 1741  
showing proposed development area

NOT TO SCALE REV 00



FILE NAME: P40283GIS\Figs\_1741.WOR



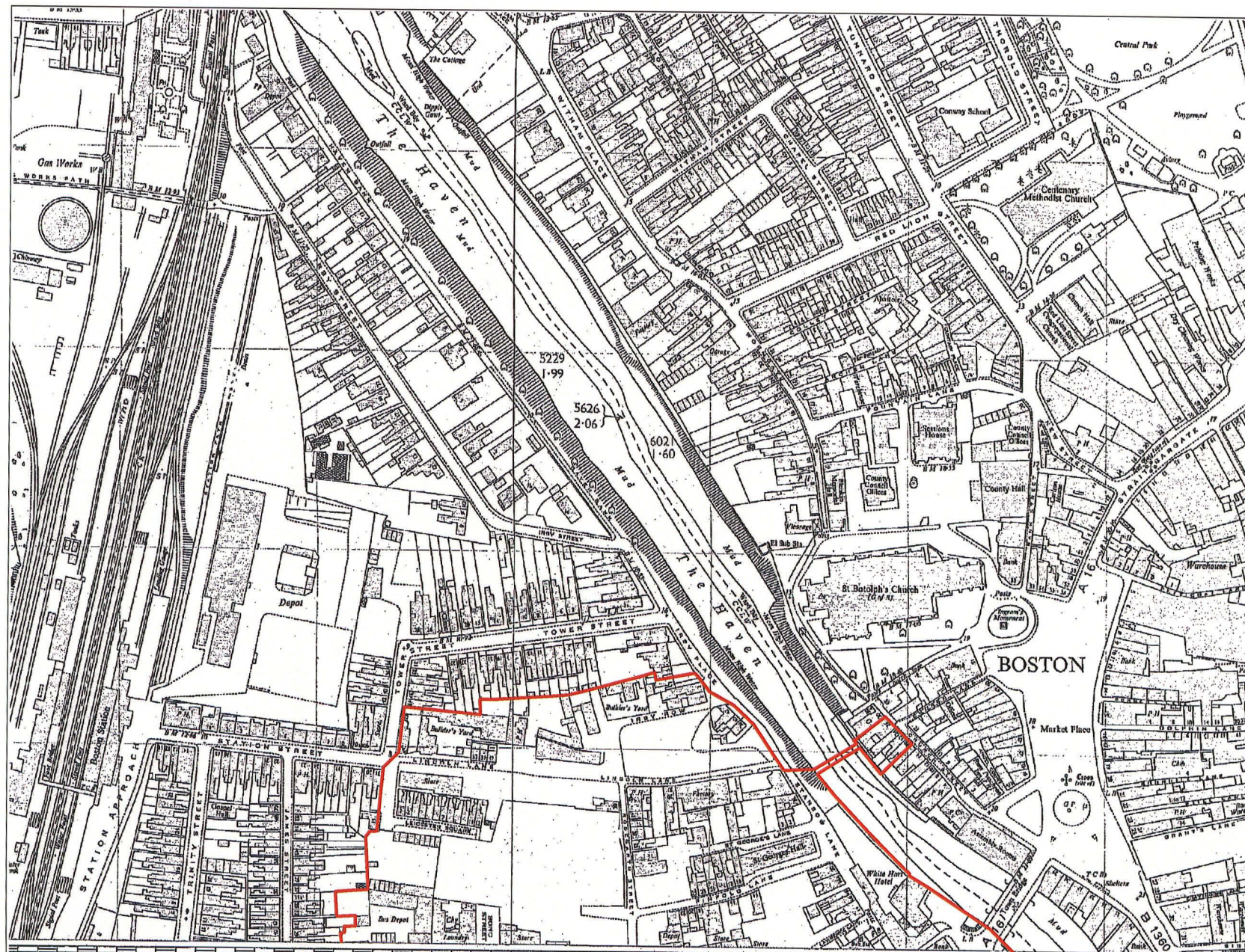


NOT TO SCALE

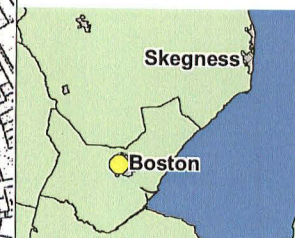
REV 00

[illegible]





Approximate Site Boundary



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REV	DATE	DESCRIPTION	DRN	CHK	APP

West Street Regeneration, Boston



TITLE: Figure 7a  
Extract from 1968 1:10,000 Ordnance  
Survey Mapping showing proposed  
development area

NOT TO SCALE

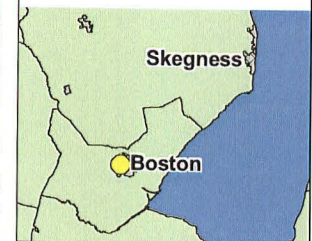
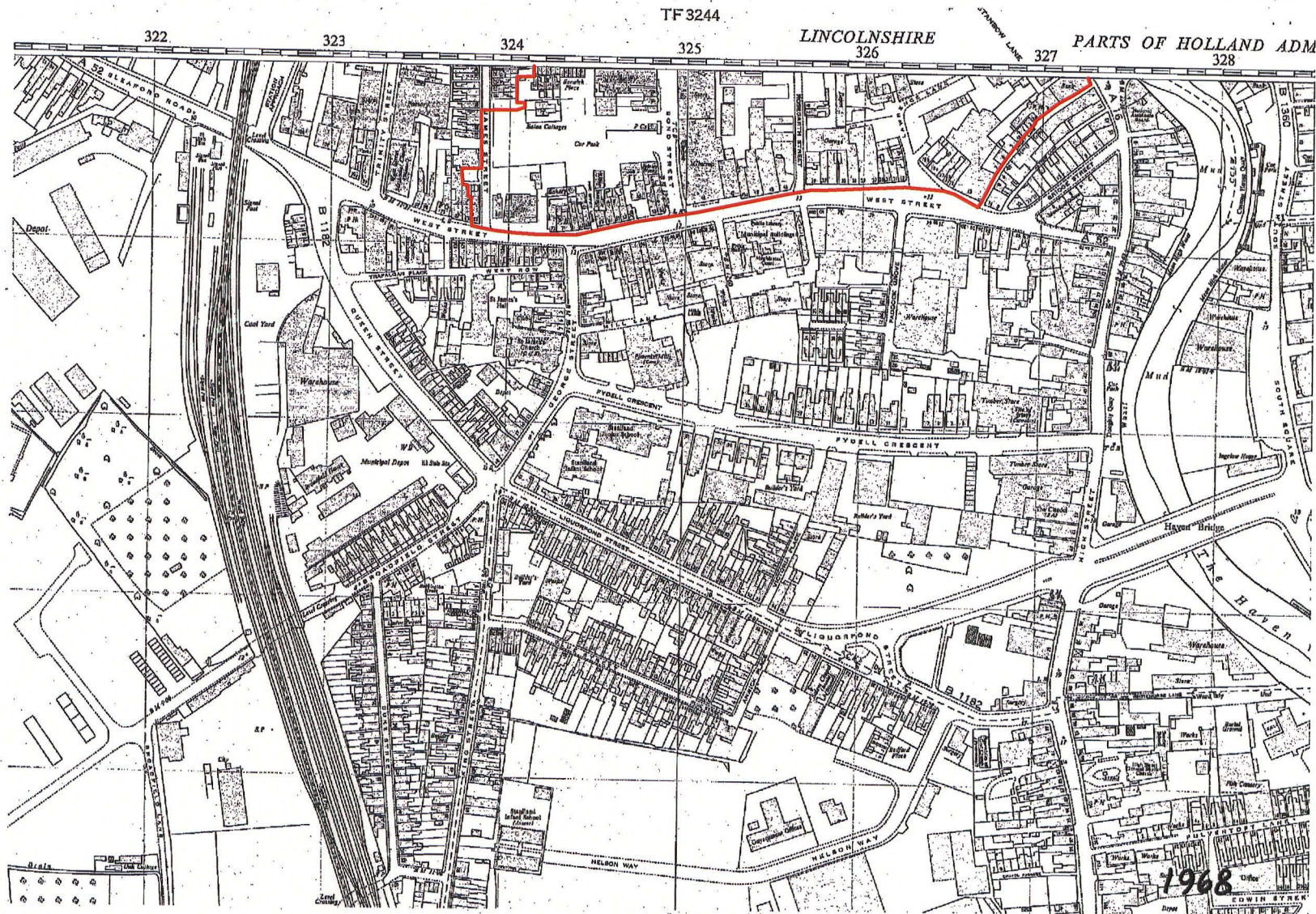
REV 00

FILE NAME: P40283GSI/F7a\_1968.WOR

CENTRAL WARD  
TF 3243

1968



 Approximate Site Boundary

00	13.02.07	1968 Extract	DL	KB	HK
REV	DATE	DESCRIPTION	DRN	CHK	APP

### West Street Regeneration, Boston



TITLE: Figure 7b  
Extract from 1968 1:10,000 Ordnance  
Survey Mapping showing proposed  
development area

NOT TO SCALE

REV 00

FILE NAME: P40283\GIS\Fig7b\_1968.WOR



## **PLATES**

Plate 1: East end of St Botolph's Bridge, looking north-west

Plate 2: West riverfront with police station in background, looking north-west

Plate 3: Footpath along western riverfront, looking north-north-west

Plate 4: Western river front with the White Hart Hotel in the foreground, looking north-west

Plate 5: Bus station to the south of St Georges Road, looking east

Plate 6: Car park area to the north-west of the King's Head, looking south-east

Plate 7: West Street, between Rosegarth Street and Lawrence Lane, looking north-west

Plate 8: Corner of Bond Street with West Street (no. 49 West Street demolished) looking north-east





Plate 1: East end of St Botolph's Bridge, looking north-west



Plate 2: West riverfront with police station in background, looking north-west





Plate 3: Footpath along western riverfront, looking north-north-west



Plate 4: Western river front with the White Hart Hotel in the foreground, looking north-west





Plate 5: Bus station to the south of St Georges Road, looking east



Plate 6: Car park area to the north-west of the King's Head, looking south-east





Plate 7: West Street, between Rosegarth Street and Lawrence Lane, looking north-west

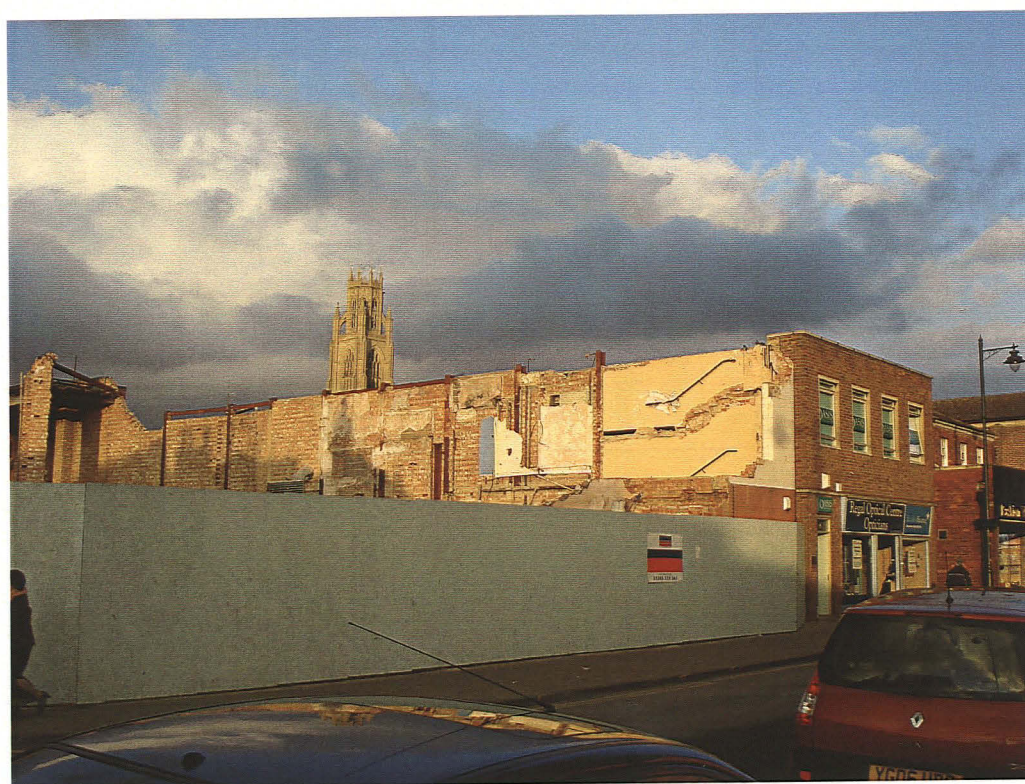


Plate 8: Corner of Bond Street with West Street (no. 49 West Street demolished) looking north-east



**APPENDIX A: GAZETTEER OF KNOWN ARCHAEOLOGICAL SITES**

RSK No.	Reference Number	NGR	Site Name/ Description	Period	Importance	Impact	Significance of Impact
354	<b>SAM 90031</b> SMR 10031 SMR 13286 SMR ELI185 SMR ELI138 NMR 633016 NMR 633018 NMR 658387 NMR 354004	532885 343917	Dominican Friary, Spain Lane. The site occupied approximately five acres between Shodfriars Lane and Spain Lane, and the remains date to the 13 <sup>th</sup> century. The site is also a Grade II Listed Building.  SMR 13286 (ELI138) refers to a wall and ditch possibly related to the Dominican Friary revealed during an archaeological evaluation.	Medieval	High	None	None
355	<b>SAM 31625</b> SMR 13463 SMR 13463 SMR ELI2827 SMR ELI2907 SMR ELI6202	533084 343631	Hussey Tower. The standing and buried remains of a brick fortified house dating to the mid-late 15 <sup>th</sup> -century. A Grade II Listed Building.	Medieval	High	None	None
356	SMR 12677 SMR ELI28	532600 344100	The site of 19 <sup>th</sup> -century clay pipe kilns, excavated in 1967–8 by PK Wells in advance of redevelopment at 28 Rosegarth Street.	Post-medieval	Medium	Uncertain	Uncertain



	NMR 633010 NMR 893198						
357	SMR 13278	532600 344000	The site of a pound in Pinfold Lane. The pound (attached to the Manor of Roos) was relocated to Furthend Lane in 1658.	Post-medieval	Low	Uncertain	Uncertain
358	SMR 13431	532400 344000	Site of the Boston Steam Laundry, Bond Street. Originally the Stanwell and Mawson Cigar Factory, but became the steam laundry in 1884 and was demolished in 1970.	Post-medieval	Low	Uncertain	Uncertain
359	SMR 13869 SMR ELI7281	532690 344040	A range of deposits and features were found during an evaluation on land at the White Hart Hotel, a Grade II Listed Building (see also RSK Site 24). Features included rubbish pits, levelling deposits and a buried cobbled yard surface. The earliest finds were from the 16 <sup>th</sup> –17 <sup>th</sup> centuries, but the majority (including fairly high status artefacts) were from the 18 <sup>th</sup> century.	Post-medieval	Low	Uncertain	Uncertain
360	SMR 12644 SMR 12645 SMR 12659 SMR ELI 6992 NMR 633012 NMR 1011147 NMR 1012596 NMR 353928	532840 344250	Barditch and Bargate. During the 13 <sup>th</sup> century, the town on the east side of the River Witham was ditched and walled. Stretches of brick and stone wall have been found during various works in the area. SMR 12659 refers to redevelopment work on the east side of Market Place (532900 344100), which included the re-piping of Bar Ditch from the ditch itself. Medieval pottery and leather were found.	Medieval– post-medieval	Medium	None	None
361	SMR 13862 SMR ELI6690 NMR 527682	532857 343841	The site of the former Haven cinema, which opened in 1937.  Occupation debris and deposits spanning the 13 <sup>th</sup> –17 <sup>th</sup> centuries were recovered during a watching brief at the former cinema site.	Medieval– post-medieval  Modern	Low	None	None
362	SMR 12649	533050 343740	A 16 <sup>th</sup> –17 <sup>th</sup> -century pottery kiln discovered during the development of a gymnasium at the grammar school.	Post-medieval	Medium	None	None



	SMR ELI271						
363	SMR 12650 SMR 12670 SMR ELI6843 NMR 354010	532930 343790	The Greyfriars Franciscan Friary, Boston. Established in the 13 <sup>th</sup> century and surrendered in 1539. The site of the friary extended over the gardens north of the grammar school. SMR 12670 refers to the remains of several skeletons thought to be connected with Greyfriars found in Rowley Rd during the laying of an electricity cable (533080 343790).	Medieval	Medium	None	None
364	SMR 12651 SMR ELI78 NMR 633023 NMR 1304124	532900 344180	Pescod Hall, Mitre Lane. A timber-framed hall dating to about 1450, and excavated in 1974 by the Boston Archaeological Society. (See also RSK Site 141)	Medieval	Medium	None	None
365	SMR 12653 NMR 353922	532800 344200	Coin hoard. A mass of silver pennies of Edward II found at Strait-Bargate.	Medieval	Low	None	None
366	SMR 12654	533000 343900	A foundation deposit (from 1872) found beneath the public school in Shodfriars Lane in 1977. The deposit comprised a glass bottle, coins and papers.	Post-medieval	Low	None	None
367	SMR 12655	533000 344030	A pit containing pottery from 1720–30.	Post-medieval	Low	None	None
368	SMR 12656	532880 343760	A pit containing pottery from the early 18 <sup>th</sup> century.	Post-medieval	Low	None	None
369	SMR 13857 NMR 506984	532319 344213	The Great Northern Railway passenger station, built in 1850.	Post-medieval	Low	None	None
370	SMR 12660	532800 344000	Occupation debris collected from the excavation of a pipe trench at Market Place. The finds included pottery, leather and animal bone all dating to the medieval period.	Medieval	Low	None	None
371	SMR 12664	532800 344200	Finds including three barbed and tanged arrowheads, a looped palstave, an axehead and a Bronze dagger.	Bronze Age	Low	None	None



372	SMR 12665	532900 343700	A stone vault containing a Roman cremation urn found at a school house in the 18 <sup>th</sup> century.	Roman	Low	None	None
373	SMR 12668	532700 343500	Pottery, leather and wooden pipes found during the laying of an electricity cable in the High Street.	Medieval– post-medieval	Low	None	None
374	SMR 12669	532830 343760	Pottery and clay pipes found during building operations for New Haven Bridge.	Post-medieval	Low	None	None
375	SMR 13854	532746 343795	Doughty Quay, the main quay on the west bank of the Haven, but now lost behind 1950s piling.	Post-medieval	Low	None	None
376	SMR 12673 SMR 12676	532800 344200	Pottery found during building works on Mitre Lane. Workmen also reported 'layers of rushes' at the lowest levels.	Medieval– post-medieval	Low	None	None
377	SMR 12674	532680 343510	A greenstone axe found during development work at High Street.	Bronze Age	Low	None	None
378	NMR 893194	532730 344160	Medieval aquamanile fragments found at the Market Place.	Medieval	Low	None	None
379	SMR 13853	532799 343879	The site of Gysor's Hall, thought to date from the late 13 <sup>th</sup> -century. In 1810 a granary was built on the site of the building.	Medieval– post-medieval	Low	None	None
380	SMR 13846 SMR ELI6669	532785 344321	Trial trenching on land off Red Lion Street revealed the walls and floor surface of the congregational church shown on the 1889 OS mapping.	Post-medieval	Low	None	None
381	SMR 12683 SMR 12684 NMR 1302842	532500 344100	Pottery found on several sites being developed in the Lincoln Lane area. SMR 12684 refers to a complete medieval Baluster jug found in the same area	Medieval– post-medieval	Low	Uncertain	Uncertain
382	SMR EL1920 NMR 1347443	532717 343745	A watching brief carried out at 61 High Street, a Grade II Listed Building (RSK Site 328), revealed 13 <sup>th</sup> –15 <sup>th</sup> century remains including well preserved organic remains.	Medieval	Low	None	None
383	SMR 12688	532670 343800	The site of the Carmelite Friary, founded in 1293 on the east side of the river, and moved to this location in 1307.	Medieval	Low	None	None



	NMR 354007						
384	NMR 354018	532780 344070	The site of a medieval cross demolished in 1730 and replaced by the Butter Cross in 1732, which itself was demolished in 1822.	Medieval– post-medieval	Low	None	None
385	SMR 12699	532700 343800	The site of three warehouses by the River Witham. Demolished in the 1960s, but recorded by the Boston Archaeological Group prior to this.	Post-medieval	Low	None	None
386	SMR 13507	532800 343800	The Granary Complex, later known as the Carlton Works, situated in South Square, and demolished in the 1960s.	Post-medieval	Low	None	None
387	SMR 13277	533040 344470	Site of Bargate Pound. A pound for stray cattle, which stood in Bargate near the north end of the sheep pens.	Post-medieval	Low	None	None
388	SMR 13808 SMR ELI5529	532560 344390	Evidence for post-medieval occupation was found during an archaeological evaluation on land at 4–5 Witham Place.	Post-medieval	Low	None	None
389	SMR 13279	532640 343930	Site of a pound in Furthend Lane. In 1658 the site of the common pound for the west side (RSK Site 357) was removed from Pinfold Lane and set up on the site of a buttery pit in Furthend Lane (now West Street). A horse pit is also noted as being in this vicinity by Thompson (Thompson, 1856. pg.257)	Post-medieval	Low	None	None
390	SMR 13671 SMR ELI4402	532920 343740	An archaeological building survey took place on a wall, which was dismantled at Boston Grammar School. The wall was thought to either be associated with the Malt Yard, established in 1590 or with the first school building. Much reused stone was found within the wall, possibly originating from the Hussey Tower.	Post-medieval	Low	None	None
391	SMR 13287 SMR 13288 SMR ELI139 NMR 1311577	532820 344300	Occupation debris from the 14 <sup>th</sup> century (pottery, bone leather and wood) found during an evaluation at 24 and 28–30 Bargate. Stakeholes were also found at the site indicating possible medieval timber framed buildings. Post-medieval activity is also represented at the site by attempts to reclaim the marshy ground to the west.	Medieval– post-medieval	Low	None	None
392	SMR 13664	532470 343850	An archaeological evaluation (APS 2003b) on land at West Street/George Street identified post-medieval buildings including one	Post-medieval	Medium	None	None



	SMR 13665 SMR 13666 SMR ELI4304 NMR 1395308 SMR ELI4500		<p>with a cellar. A number of undated features and deposits were also found including, north-south aligned boundary ditches, refuse pits and a possible pond. The undated features are likely to be related to agricultural use of the land in the post-medieval period. The level of natural deposits at the centre of the site dipped down to 1.8m OD possibly indicating a palaeochannel at this point.</p> <p>SMR 13666 refers to a quarry pit also found at the site, which contained large quantities of ceramic building material indicating a possible brick and tile production centre here in the 17<sup>th</sup>-18<sup>th</sup> centuries.</p> <p>A building survey recorded a steam mill at the site dating from 1889.</p>				
393	SMR 13289 SMR ELI 6749 NMR 907339	532540 344490	4-8 Union Place. Dump deposits and early 19 <sup>th</sup> -century wall remains revealed during an archaeological evaluation.	Post-medieval	Low	None	None
394	SMR 13290 SMR ELI6870	533060 344360	An archaeological evaluation at Corporation Yard/Old Poultry Market. A sherd of samian pottery, 13 <sup>th</sup> -century finds of animal bones and pottery, a late medieval coin, 15 <sup>th</sup> -century pottery and 18 <sup>th</sup> -19 <sup>th</sup> century brick structures and pottery were recovered from the site.	Roman Medieval Post-medieval	Low	None	None
395	SMR 13310 SMR ELI6886 NMR 975303	532840 344020	Two stone walls and a post-medieval demolition layer were identified during a watching brief at the Corn Exchange Club, Craythorne Lane. Medieval pottery was retrieved from the mortar bonding of the wall.	Medieval-post-medieval	Low	None	None
396	SMR 13313 SMR ELI6887 NMR 975310 NMR 1373283	532630 343840	During a watching brief at 35 Paddock Grove, a foundation trench, presumed to be for Victorian tenements, was discovered. Medieval ecclesiastical masonry was found in the trench and is thought to have come from the Carmelite Friary (RSK Site 383).	Medieval-post-medieval	Low	None	None
397	SMR 13315 SMR ELI6888	532900 343940	Medieval remains from Spain Lane found during a watching brief including pits and mortar surfaces. Finds included pot and tile from	Medieval	Low	None	None



	SMR ELI6889		the 14 <sup>th</sup> century.				
398	SMR 13322 SMR 13360 SMR ELI6993 NMR 978583 NMR 1071157	532800 344270	A brick vaulted cellar was recorded at no. 3 New Street prior to redevelopment. The cellar had been blocked when New Street was built sometime between 1741 and 1803. It may date from the 16 <sup>th</sup> century, and could have belonged to a public house.  SMR 13360 refers to a watching brief at the site in which a wall of a high status building was uncovered along with 12 <sup>th</sup> –14 <sup>th</sup> pottery.	Medieval Post-medieval	Low	None	None
399	SMR 13327 SMR 13328 SMR ELI6869 NMR 907329	532660 344260	Medieval remains from the junction of Wormgate and Fountain Lane. A possible 12 <sup>th</sup> -century wattle and daub wall structure and a possible 14 <sup>th</sup> -century structure were found at the site along with finds from the 12 <sup>th</sup> –14 <sup>th</sup> century. A 17 <sup>th</sup> -century or earlier timber framed building with an internal well was also found at the site.	Medieval– post-medieval	Medium	None	None
400	SMR 13645 SMR 13646 SMR ELI3830 SMR ELI4911 NMR 1401461	532690 343680	A medieval wall and associated deposits along with post-medieval finds and features were found during trial trenching and excavations at 71 High Street. The walls were found to have 13 <sup>th</sup> –14 <sup>th</sup> -century layers abutting them, indicating that they were the remains of an early medieval building.	Medieval– post-medieval	Low	None	None
401	SMR 13633 SMR 13635 SMR ELI3529 SMR ELI3530 SMR ELI3531	532914 343718	Excavations at Boston Grammar School revealed a 15 <sup>th</sup> –16 <sup>th</sup> century structure beneath Haven House (A Grade II Listed Building, RSK Site 185, demolished in 1979). This may have been the Old Custom House. 15 <sup>th</sup> –16 <sup>th</sup> -century metalised surfaces were also recorded at the site.	Medieval– post-medieval	Low	None	None
402	SMR 13632 SMR ELI3506	532480 343890	The former Boston Guardian building on West Street. A brick-built building with a construction date of 1877 marked in bricks on the wall.	Post-medieval	Medium	None	None



403	SMR 13628 SMR ELI3311 SMR ELI3253 NMR 1316777	532850 344180	Structural evidence dating to the 13 <sup>th</sup> –14 <sup>th</sup> centuries was uncovered during trial trenching at Petticoat lane and Mitre Lane. Post-medieval foundations and finds were also discovered at the site.	Medieval– post-medieval	Medium	None	None
404	SMR 13364 SMR ELI7017 NMR 1068773 NMR 1335782 NMR 1437012	532730 343940	Medieval occupation evidence from archaeological investigations at 17/19 High Street. Layers were dated by pottery inclusions to the 13 <sup>th</sup> –14 <sup>th</sup> centuries. The deposits contained much organic material. Post-medieval cellars were also found at the site.	Medieval Post-medieval	Low	None	None
405	SMR 13367 SMR 13368 NMR 1012297	532900 344290	13 <sup>th</sup> –14 <sup>th</sup> -century pottery and post-medieval remains were discovered during an evaluation at 11 Wide Bargate.	Medieval	Low	None	None
406	SMR 13615 SMR 13616 SMR ELI3022 NMR 1437168	532640 343880	A single sherd of Roman pottery as well as pottery, brick and tile from the medieval–post-medieval periods was recovered from a watching brief at West Street.	Roman Medieval– post-medieval	Low	None	None
407	SMR 13390 SMR ELI6953 NMR 10687772	532580 344440	12 <sup>th</sup> –13 <sup>th</sup> -century pottery recovered from a late medieval ground surface during a watching brief at 11 and 11a Union Street	Medieval	Low	None	None
408	SMR 13407 SMR ELI56 NMR 907219	532820 344340	Archaeological investigations at Red Lion Street, which revealed medieval finds and features.	Medieval	Low	None	None



409	SMR 13409 SMR ELI259 NMR 907330 NMR 1323717 NMR 1221389	532950 344250	Archaeological investigations at Pescod Square that revealed medieval finds and features, as well as the remains of no. 19 Silver Street, an 18 <sup>th</sup> -century cottage demolished in the 1970s.	Medieval Post-medieval	Low	None	None
410	SMR 13605 SMR ELI2844 NMR 1409792	532670 344320	Two sherds of pottery, one medieval and one post-medieval were found during a walkover on land between Colley Street and Archer Lane.	Medieval– post-medieval	Low	None	None
411	SMR 13604	533050 343630	Two sherds of Roman pottery were recovered during trial trenching at Skirbeck Road.	Roman	Low	None	None
412	SMR 13432	532910 344200	Hartley's Tobacco Factory, Silver Street. A building purchased by George Hartley in 1834. It was demolished in the 1980s.	Post-medieval	Low	None	None
413	SMR 13435	532800 344200	A shop known as Cherry Corner, built in 1866 in an Italian style.	Post-medieval	Medium	None	None
414	SMR 13439	532250 343960	The Crossing Keepers Hut on Tattershall Road, a two-storey red brick building.	Post-medieval	Medium	None	None
415	Boston Historic Environment Baseline Information	532586 344064	The location of St Georges Guildhall, founded in the 14 <sup>th</sup> century and demolished in 1898.	Medieval– post-medieval	Low	Uncertain	Uncertain
416	SMR 13452 SMR 13453 SMR ELI6844	533070 343720	An archaeological evaluation at Boston Grammar School revealed Roman pottery and a pit containing waterlogged layers with finds of wood, leather and pottery dating to the 13 <sup>th</sup> –14 <sup>th</sup> -centuries.	Roman Medieval	Low	None	None
417	SMR 13547	532500 344400	Medieval stonework found at 26 Witham Place. It is thought the stonework may have come to Boston as ballast.	Medieval	Low	None	None



418	SMR 13457 SMR ELI6902 NMR 1068775	532570 343710	During work at no. 95 Liquorpond Street the edge of a pond depicted on the 1829 map of Boston was identified.	Post-medieval	Low	None	None
419	SMR 13465	532800 344000	Gaol Granary, built in c. 1800. A three-storey building with a slate roof.	Post-medieval	Medium	None	None
420	SMR 13468	532810 344120	Small's Drapers shop. A three-storey building occupying two medieval plots, used by Small's between c. 1850–c. 1920.	Post-medieval	Medium	None	None
421	NMR 354019	532710 344250	Boston Priory. The church of St Botolph in Boston was granted to St Mary's Abbey, York, shortly after 1089, and a priory of monks was constituted, the church serving both parish and priory. Foundations of the priory were discovered during restoration work on the north side of the church in 1851–3.	Medieval	Low	None	None
422	Boston Historic Environment Baseline Information	532687 343896	The find spot of Late Saxon pottery at the Axe and Cleaver on the south side of West Street, as shown on the Boston Historic Environment Baseline Information (Map 1). A well or cistern was also discovered during alterations to the cellar of this building (APS, 1996).	Saxon Post-medieval	Low	None	None
423	SMR 13508	532800 344000	The Granary in Boston Market Place, originally built as a theatre/warehouse in the early 19 <sup>th</sup> -century.	Post-medieval	Medium	None	None
424	SMR 13509	532700 343800	Packhouse Quay on South Street, built in 1814–17	Post-medieval	Medium	None	None
425	SMR 13511	532410 343710	Peter Yorkstone's Foundry, Blue Street. Listed in directories of 1887–97 as a brass and iron foundry. A small red brick single storey building.	Post-medieval	Low	None	None
426	SMR 13518	532500 344000	Approximate site of the Bond Street Maltings, built in c.1850 and demolished in 1970. In the 1960s the last remaining buildings were from a large brewing/malting site and were essentially two brick, three-storey buildings side by side. The exact location of the maltings	Post-medieval	Low	Uncertain	Uncertain



			is not known.				
427	SMR 13519	532480 343840	Phoenix Roller Mills. A five-storey brick and slate building with a pitched roof, built in 1889. Prior to this, a tower mill had stood on this site.	Post-medieval	Medium	None	None
428	SMR 13593 NMR 982328	532620 344200	Medieval and post-medieval finds as well as relatively modern burials were discovered during river defence work in the 1970s. A later watching brief on the eastern river bank between the Grand Sluice and St Botolph's footbridge revealed layers of clays and silts with inclusions of 19 <sup>th</sup> and 20 <sup>th</sup> -century building debris and pottery.	Medieval Post-medieval	Low	None	None
429	SMR 13539 SMR 13540 SMR ELI1162	532850 343820	An evaluation of the site adjacent to the Haven Cinema on south square revealed 13 <sup>th</sup> –16 <sup>th</sup> -century finds including two possible 13 <sup>th</sup> –14 <sup>th</sup> -century buildings and evidence for pottery and tile kilns. Evidence suggests that the site was used as pasture in the 17 <sup>th</sup> century.	Medieval– post-medieval	Medium	None	None
430	SMR 13525	532470 343920	Proctor's Iron and Brass Foundry, 55 West Street. In 1872, Thomas Proctor is listed among the iron and brass founders. In 1896, these premises were occupied by John Lucas – blacksmith, engineer and wheelwright.	Post-medieval	Low	Uncertain	Uncertain
431	SMR 13870 SMR ELI7493 NMR 1450635	532737 344290	19 <sup>th</sup> -century building remains on the street frontage were found during a watching brief on Fountain Lane.	Post-medieval	Low	None	None
432	NMR 1365390	515000 303000	The East Lincolnshire Railway, which was opened in 1848 and closed between 1964 and 1970.	Post-medieval	Low	None	None
433	NMR 1321581	532880 343800	The original Carmelite foundation in Boston on the east side of the River Witham and founded in 1293.  In 1307, the Carmelite Friary moved to a new location on the west side of the river (RSK Site 383).	Medieval	Low	None	None
434	Information held at Heritage	532633 344016	Notes on a watching brief carried out in 1981 on the site of Kwik Save, and further to the north (to as far as almost opposite St	Post-medieval	Low	None	None



	Lincolnshire		Botolph's) recorded that an area of some 600 square metres was excavated to a depth of approximately 1m. Post-medieval and modern drains were found along with brick rubble, cobbles and a layer of silt were recorded.				
435	Information held at Heritage Lincolnshire	532354 343999	A watching brief carried out by John Samuels Archaeological Consultants (JSAC, 1997) at the Swan Building on James Street and Trinity Street revealed demolition debris, bricks, mortar fragments, pipes and roof slate. This material was interpreted as demolition of 19 <sup>th</sup> -century houses between 18–26 James Street. The foundations of these houses were found along with three brick arched features interpreted as cisterns associated with the terraced houses.	Post-medieval	Low	None	None
436	Information held at Heritage Lincolnshire	532749 343988	An archaeological watching brief at 2–4 High Street (PCA, 1998) monitored stripping to a depth of 0.95m. The excavated area was entirely within backfilled cellars.	Post-medieval	Low	None	None
437	John Wood's Plan of Boston, 1829	532483 344020	A brewery shown to the west of Rosegarth Street on John Wood's Plan of Boston, 1829, but not shown on the 1889 OS mapping.	Post-medieval	Low	Uncertain	Uncertain
438	John Wood's Plan of Boston, 1829	532463 343917	The site of a Zion Chapel (RSK Site 438) shown on John Wood's Plan of Boston, 1829 at 49 West Street. By 1967, this building was replaced by a cinema, which has since been demolished.	Post-medieval	Low	Uncertain	Uncertain
439	Ordnance Survey Mapping 1889	532616 344084	The site of a brewery marked to the north of St Georges Lane on the 1889 OS mapping.	Post-medieval	Low	Uncertain	Uncertain

**Period**

Palaeolithic (450,000 – 12,000 BC)

Mesolithic (12,000 – 4000 BC)

Neolithic (4000 – 2000 BC)

Bronze Age (2000 – 600BC)

Iron Age (600 BC – 43 AD)

Roman (43 AD – 410 AD)

Early Medieval (410 AD – 1066 AD)

Medieval (1066 AD – 1485 AD)

Post-medieval (1485 AD – 1900 AD)

Modern (1900 AD – Present)



**APPENDIX B: LISTED BUILDINGS**

RSK no	REF	Site	Grade	Eastings	Northings
1	53.001	NO 7 BRIDGE STREET	2	532720	343954
2	53.002	NO 9 BRIDGE STREET	2	532716	343951
3	53.003	NO 11 BRIDGE STREET	2	532712	343949
4	53.004	NO 13 BRIDGE STREET	2	532707	343947
5	53.005	NO 15 BRIDGE STREET	2	532704	343943
6	53.007	PARISH CHURCH OF ST BOTOLPH	1	532701	344183
7	53.008	THE MAGISTRATES COURT (FORMERLY SESSIONS HOUSE - WALL TO FORECOURT OF SESSIONS HOUSE)	2	532712	344271
8	53.009	NO 3 CHURCH CLOSE	2	532707	344138
9	53.01	NO 5 CHURCH CLOSE	2	532700	344134
10	53.011	NO 7 CHURCH CLOSE	2	532695	344133
11	53.012	NO 3 CHURCH STREET	2	532735	344083
12	53.013	NO 5 CHURCH STREET	DELISTED 15 /11/1999	532729	344088
13	53.014	NO 7 CHURCH STREET	2	532726	344093
14	53.015	NO 9 CHURCH STREET	2	532722	344097
15	53.016	NO 11 CHURCH STREET	2	532719	344102
16	53.017	NO 23 CHURCH STREET	2	532690	344126
17	53.018	THE BRITANNIA PUBLIC HOUSE	2	532712	344087
18	53.019	NO 10 CHURCH STREET	2	532711	344091
19	53.02	NO 12 CHURCH STREET	2	532709	344095
20	53.021	NO 14 CHURCH STREET	2	532704	344101
21	53.022	NO 30 CHURCH STREET	2	532687	344119
22	53.023	NO 30A CHURCH STREET	2	532681	344123
23	53.024	SHIP TAVERN, CUSTOM HOUSE LANE	2	532867	343963
24	53.033	WHITE HART HOTEL	2	532694	344038
25	53.034	SLUICE BRIDGE SIGNALLING CABIN	DELISTED 15 /11/1999	532358	344475
26	53.035	NO 2 GROVE STREET WEST	2	533088	344300
27	53.036	NO 4 GROVE STREET WEST	2	533094	344300
28	53.037	NO 6 GROVE STREET WEST	2	533099	344304
29	53.038	NO 16 PEN STREET	2	533078	344294
30	53.039	DRINKING FOUNTAIN, HIGH STREET	2	532728	344012
31	53.04	TOWN BRIDGE	2	532758	344027
32	53.041	HSBC BANK	2	532719	343999
33	53.042	NO 13 HIGH STREET	2	532733	343977
34	53.043	NO 15 HIGH STREET	2	532733	343970
35	53.044	NO 17 HIGH STREET	DELISTED 15 /11/1999	532739	343953
36	53.045	NO 19 HIGH STREET	2	532739	343945
37	53.046	NO 21 HIGH STREET	2	532738	343939
38	53.047	NO 23 HIGH STREET	2	532738	343932
39	53.048	NO 25 HIGH STREET	2	532738	343924
40	53.049	NO 27 HIGH STREET	2	532738	343917
41	53.05	NO 33 HIGH STREET	2	532731	343891



42	53.051	NO 35 HIGH STREET	2	532730	343885
43	53.052	NO 37 HIGH STREET	DELISTED 15/11/1999	532729	343878
44	53.053	NO 47 HIGH STREET	2	532724	343837
45	53.054	NO 49 HIGH STREET	2	532724	343825
46	53.055	NOS 51 & 51A HIGH STREET	2	532723	343818
47	53.056	NO 75 HIGH STREET	DELISTED BEFORE 15/11/1999	532691	343658
48	53.057	NO 83 HIGH STREET	2	532711	343609
49	53.058	NO 85 HIGH STREET	2	532713	343604
50	53.059	NO 87 HIGH STREET	2	532714	343599
51	53.06	NO 89 HIGH STREET	2	532716	343595
52	53.061	NO 91 HIGH STREET	2	532718	343588
53	53.062	NO 93 HIGH STREET	2	532718	343582
54	53.063	NO 95 HIGH STREET	DELISTED 15 /11/1999	532721	343578
55	53.064	NO 97 HIGH STREET	DELISTED 15 /11/1999	532719	343574
56	53.065	NO 99 HIGH STREET	DELISTED 15 /11/1999	532719	343567
57	53.066	NO 101 HIGH STREET	DELISTED 15 /11/1999	532720	343561
58	53.067	NO 103 HIGH STREET	DELISTED 15 /11/1999	532720	343558
59	53.068	NO 105 HIGH STREET	DELISTED 15/11/1999	532720	343553
60	53.069	NO 107 HIGH STREET	2	532721	343528
61	53.07	NO 109 HIGHSTREET	2	532723	343521
62	53.071	NO 117A HIGH STREET	2	532717	343466
63	53.072	NO 117 HIGH STREET	DELISTED BEFORE 15/11/1999	532716	343466
64	53.078	NO 16A HIGH STREET	2	532755	343948
65	53.079	NO 18 HIGH STREET	2	532755	343942
66	53.08	NO 20 HIGH STREET	2	532755	343929
67	53.081	NO 26 HIGH STREET	2	532754	343912
68	53.082	NO 28 HIGH STREET	2	532752	343909
69	53.083	NO 30 HIGH STREET	2	532751	343905
70	53.084	NO 32 HIGH STREET	2	532750	343900
71	53.085	NO 38 HIGH STREET	2	532748	343883
72	53.086	NO 42 HIGH STREET	2	532747	343876
73	53.087	NO 46 THE GOLDEN LION PUBLIC HOUSE, HIGH STREET	2	532743	343864
74	53.088	NO 50 HIGH STREET	2	532741	343844
75	53.089	NO 76 HIGH STREET	2	532727	343696
76	53.09	NO 80 HIGH STREET	DELISTED BEFORE 15/11/1999	532725	343683
77	53.091	NO 84 HIGH STREET	2	532723	343657
78	53.092	NO 86 HIGH STREET	DELISTED 15/11/1999	532721	343645
79	53.093	NO 88 HIGH STREET	2	532724	343642
80	53.094	NO 90 HIGH STREET	2	532724	343637
81	53.095	BAPTIST CHAPEL AND SCHOOLROOM (FORMERLY GENERAL BAPTIST	2	532741	343609



		CHURCH), HIGH STREET			
82	53.096	NO 104 THE ROBIN HOOD PUBLIC HOUSE	2	532736	343594
83	53.097	NO 112 HIGH STREET	DELISTED 15/11/1999	532737	343558
84	53.098	CARETAKERS HOUSE TO CENTENARY METHODIST CHURCH, RED LION STREET	2	532739	344362
85	53.099	NO 114 HIGH STREET	2	532743	343545
86	53.1	NO 116 - BANK HOUSE - HIGH STREET	2 STAR	532745	343534
87	53.101	NO 118A HIGH STREET	2 STAR	532742	343496
88	53.102	NO 120 HIGH STREET	2 STAR	532740	343489
89	53.103	NO 122 HIGH STREET	2 STAR	532738	343476
90	53.104	NO 124 HIGH STREET	2 STAR	532737	343468
91	53.105	NO 126 HIGH STREET	2 STAR	532737	343463
92	53.116	NO 6 IRBY HOUSE (formerly CHESHIRE), IRBY PLACE	2	532575	344151
93	53.117	LAMP STANDARD, LIQUOR POND STREET	2	532706	343657
94	53.118	NO 32 LIQUOR POND STREET	DELISTED BEFORE 15/11/1999	532545	343674
95	53.13	FREEMASONS HALL	2	532974	344122
96	53.131	NO 2 MAIN RIDGE	2	532939	344132
97	53.132	NO 4 MAIN RIDGE	2	532945	344136
98	53.133	NO 6 MAIN RIDGE	2	532952	344136
99	53.134	NO 12 MAIN RIDGE	2	532970	344135
100	53.135	NO 14 MAIN RIDGE	2	532975	344136
101	53.138	NO 16 MARKET PLACE	2	532803	344111
102	53.139	NO 19 MARKET PLACE	2	532802	344095
103	53.14	NO 20 MARKET PLACE	2	532807	344088
104	53.141	NO 21 MARKET PLACE	DELISTED 15/11/1999	532814	344081
105	53.142	NO 22 MARKET PLACE	2	532815	344076
106	53.143	NO 23 THE STILL PUBLIC HOUSE, MARKET PLACE	2	532818	344068
107	53.144	NO 24 MARKET PLACE	2	532820	344062
108	53.145	NO 25 MARKET PLACE	2	532824	344049
109	53.146	NO 27 MARKET PLACE	2	532828	344037
110	53.147	NO 28 MARKET PLACE	2	532826	344034
111	53.148	NO 29 MARKET PLACE	2	532829	344029
112	53.149	NO 32 MARKET PLACE	2	532822	343998
113	53.15	NO 33 MARKET PLACE	2	532818	344004
114	53.151	NO 34 MARKET PLACE AND WAREHOUSE	2	532812	344012
115	53.152	NO 36 MARKET PLACE	2 STAR	532799	344022
116	53.153	NO 37 MARKET PLACE	2 STAR	532792	344025
117	53.154	NO 38 MARKET PLACE	2 STAR	532779	344033
118	53.155	NO 39 MARKET PLACE	2 STAR	532773	344037
119	53.156	ASSEMBLY ROOMS	2 STAR	532738	344060
120	53.157	MARTHA'S VINYARD (FORMERLY RUM PUNCHEON PUBLIC HOUSE), MARKET PLACE	2	532743	344080
121	53.158	NO 41 MARKET PLACE	2	532755	344089
122	53.159	NO 41B MARKET PLACE	2	532752	344085



123	53.16	NO 41A MARKET PLACE	2	532758	344094
124	53.161	NO 42 MARKET PLACE	2	532753	344102
125	53.162	NO 43 MARKET PLACE	2	532755	344107
126	53.163	NO 44 MARKET PLACE	2	532755	344111
127	53.164	NO 45 MARKET PLACE	2	532754	344116
128	53.165	NO 46 MARKET PLACE	2	532750	344121
129	53.166	NO 47 MARKET PLACE	2	532748	344124
130	53.167	NO 48 MARKET PLACE	2	532747	344128
131	53.168	NO 49 MARKET PLACE	2	532742	344132
132	53.169	NO 50 MARKET PLACE	2	532737	344135
133	53.17	NO 51 LLOYDS BANK	2	532731	344145
134	53.171	STATUE OF HERBERT INGRAM	2	532748	344166
135	53.172	3 STONE PIERS ADJACENT TO STATUE OF HERBERT INGRAM, MARKET PLACE	2	532746	344180
136	53.173	NO 52 BARCLAYS BANK, MARKET PLACE	2	532749	344192
137	53.174	NO 53 MARKET PLACE	2	532762	344186
138	53.175	NO 54 MARKET PLACE	2	532767	344186
139	53.176	NO 60 MARKET PLACE	2	532785	344199
140	53.177	NO 61 MARKET PLACE	2	532785	344206
141	53.179	OLD PESCOD HALL, MITRE LANE	2	532893	344182
142	53.18	NO 1 NORFOLK STREET	2	532480	344498
143	53.181	NO 3 NORFOLK STREET	2	532484	344499
144	53.182	NO 6 PEN STREET	2	533062	344332
145	53.185	NO 42 PEN STREET	2	533108	344214
146	53.186	NO 44 PEN STREET	2	533111	344207
147	53.187	NO 13 PEN STREET	2	533050	344316
148	53.188	NO 15 PEN STREET	2	533054	344305
149	53.189	NO 17 PEN STREET	2	533056	344300
150	53.19	NO 23 PEN STREET	2	533056	344280
151	53.191	NO 25 PEN STREET	2	533062	344278
152	53.192	NO 31 PEN STREET	2	533074	344255
153	53.193	NO 33 PEN STREET	2	533075	344251
154	53.194	NO 35 PEN STREET	2	533076	344246
155	53.195	NO 37 PEN STREET	2	533085	344231
156	53.2	NO 3 PETTICOAT LANE	2	532810	344196
157	53.201	NO 4 PETTICOAT LANE	2	532814	344195
158	53.202	NO 4A PETTICOAT LANE	2	532825	344193
159	53.203	NO 1 PUMP SQUARE	2	532907	344124
160	53.204	NO 2 PUMP SQUARE	2	532914	344123
161	53.205	NO 3 PUMP SQUARE	2	532921	344124
162	53.206	NO 4 PUMP SQUARE	2	532927	344124
163	53.207	NO 5 PUMP SQUARE	2	532936	344113
164	53.208	NO 6 PUMP SQUARE	2	532935	344108
165	53.209	NO 7 PUMP SQUARE	2	532933	344102
166	53.21	NO 8 PUMP SQUARE	2	532933	344096
167	53.211	NO 9 PUMP SQUARE	2	532933	344092
168	53.212	NO 10 PUMP SQUARE	2	532934	344087
169	53.213	NO 7 RED LION STREET	2	532735	344334
170	53.214	NO 15 BELMONT HOUSE	DELISTED 7 APRIL 1983	532700	344378
171	53.215	NO 36 RED LION STREET	2	532624	344322



172	53.216	CENTENARY METHODIST CHURCH AND ATTACHED CHURCH HALL, RED LION STREET	2 STAR	532764	344378
173	53.219	NO 1 SHODFRIARS LANE	2	532848	343984
174	53.22	NO 6 SIBSEY LANE	2	532897	344021
175	53.221	NO 8 SIBSEY LANE	2	532901	344014
176	53.224	WEST STREET JUNCTION SIGNAL BOX, SLEAFORD ROAD	2	532234	343949
177	53.225	GRAND SLUCE RAILWAY BRIDGE, GRAND SLUCE	2	532350	344543
178	53.227	THE GUILDHALL AND ATTACHED GATE, SOUTH STREET	1	532855	343891
179	53.228	NO 2 SOUTH STREET SHODFRIARS HALL, SOUTH STREET	2 STAR	532848	344000
180	53.229	NO 4 SOUTH STREET SHODFRIARS HALL, SOUTH STREET	2 STAR	532848	343994
181	53.236	BOSTON GRAMMAR SCHOOL	2	532948	343693
182	53.237	NO 1 OLD SCHOOL HOUSE	2	532882	343721
183	53.238	NO 2 SOUTH END	DELISTED 15/11/1999	532886	343709
184	53.239	NO 3 SOUTH END	DELISTED 15/11/1999	532895	343707
185	53.24	HAVEN HOUSE	DELISTED 15/11/1999	532895	343698
186	53.241	NO 7 QUAYSIDE	2	532914	343677
187	53.242	NO 4, SOUTH SQUARE	2	532848	343815
188	53.243	NO 5 (FORMERLY LINDUM HOUSE), SOUTH SQUARE	2 STAR	532854	343801
189	53.244	NO 6 GREYFRIARS, SOUTH SQUARE	2	532867	343751
190	53.245	NO 7 SOUTH SQUARE	2	532868	343738
191	53.246	NO 9 MAGNET TAVERN, SOUTH SQUARE HAVEN HOUSE (FORMERLY	2	532821	343881
192	53.247	WAREHOUSE OCCUPIED BY HURST AND SONS), SOUTH SQUARE	2	532806	343863
193	53.248	JOHNSON'S WAREHOUSE (FORMERLY WAREHOUSE OCCUPIED BY AGRICULTURAL SUPPLY CO), SOUTH SQUARE	2	532801	343849
194	53.249	NO 6 SOUTH STREET PILGRIM HOUSE	2	532843	343983
195	53.25	NO 8 SOUTH STREET PILGRIM HOUSE	2	532844	343975
196	53.251	NO 10 (FORMERLY ST BOTOLPHS CLUB), SOUTH STREET	2	532848	343967
197	53.252	NO 12 THE CUSTOMS HOUSE, SOUTH STREET	2	532848	343960
198	53.253	NO 14 SOUTH STREET	2	532848	343948
199	53.254	NO 16 SOUTH STREET	2	532847	343943
200	53.255	NO 18 SOUTH STREET	2	532847	343939
201	53.256	PILGRIM MANSIONS (FORMERLY WAREHOUSE OCCUPIED BY HURST), SOUTH STREET	2	532843	343930
202	53.257	NO 20 SOUTH STREET	2	532836	343913
203	53.258	NO 22 SOUTH STREET	2	532838	343909
204	53.259	NO 22A SOUTH STREET	2	532844	343907
205	53.26	NO 24 SOUTH STREET	2	532842	343904
206	53.261	NOS 24 & 26 SOUTH STREET	2	532840	343896
207	53.262	FYDELL HOUSE, WALL, RAILINGS AND TWO URNS, SOUTH STREET	1	532852	343882
208	53.263	THE SAM NEWSON MUSIC CENTRE	2	532815	343896



(FORMERLY WAREHOUSE OCCUPIED  
BY T H LINCOLN AND SON), SOUTH  
STREET

209	53.273	NO 1 SPAIN COURT	2	532911	343924
210	53.274	NO 2 SPAIN COURT	2	532911	343920
211	53.275	NO 3 SPAIN COURT	2	532911	343915
212	53.276	NO 4 SPAIN COURT	2	532912	343911
213	53.277	NO 5 SPAIN COURT	2	532913	343907
214	53.278	NO 6 SPAIN COURT	2	532913	343902
215	53.279	NO 7 SPAIN COURT	2	532916	343897
216	53.28	NO 8 SPAIN COURT	2	532898	343898
217	53.281	NO 9 SPAIN COURT	2	532897	343902
218	53.282	NO 10 SPAIN COURT	2	532897	343906
219	53.283	NO 11 SPAIN COURT	2	532897	343910
220	53.284	NO 12 SPAIN COURT	2	532896	343916
221	53.285	NO 1 SPAIN LANE	2	532843	343918
222	53.286	NO 3 SPAIN LANE	2 STAR	532852	343916
223	53.287	NO 5 SPAIN LANE	2 STAR	532857	343915
224	53.289	NO 7 SPAIN LANE	2 STAR	532863	343914
225	53.29	NO 9 SPAIN LANE	2 STAR	532870	343918
226	53.291	BLACKFRIARS ARTS CENTRE, SPAIN LANE	2 STAR	532875	343912
227	53.33	UNITARIAN CHAPEL, SPAIN LANE	2	532963	343952
228	53.331	NO 23 STRAIT BARGATE	2	532864	344264
229	53.332	NO 25 STRAIT BARGATE	2	532870	344263
230	53.333	NO 2 STRAIT BARGATE	2	532786	344209
231	53.334	WAREHOUSE, STILL LANE	2	532864	344075
232	53.335	BONDED WAREHOUSE, GRANTS LANE	2	532895	344075
233	53.337	THE BARGE INN, TATTERSHALL ROAD	2	532466	344500
234	53.338	STABLING TO THE BARGE INN [PART OF BARGE INN LISTING], TATTERSHALL ROAD	2	532463	344506
235	53.339	NO 53 THREADNEEDLE STREET	2	533082	344234
236	53.34	FOGARTY FEATHERS, TRINITY STREET	2	532340	343973
237	53.341	NO 18 WEST STREET	2	532686	343906
238	53.342	NO 20 WEST STREET	2	532681	343910
239	53.343	NO 20A WEST STREET	2	532678	343908
240	53.344	NO 22 WEST STREET	2	532674	343908
241	53.345	NO 24 WEST STREET	2	532670	343912
242	53.346	NO 26 WEST STREET	2	532665	343909
243	53.347	NO 28 WEST STREET	2	532661	343911
244	53.348	NO 30 WEST STREET	2	532655	343908
245	53.349	NO 4 WIDE BARGATE	2	532852	344309
246	53.35	NO 8 WIDE BARGATE	2	532857	344315
247	53.351	NO 10 WIDE BARGATE	2	532864	344311
248	53.352	NO 14 WIDE BARGATE	2	532875	344323
249	53.353	NO 20 TRUSTEE SAVINGS BANK, WIDE BARGATE	2	532907	344366
250	53.354	NO 22 WIDE BARGATE	2	532923	344366
251	53.355	NO 24 WIDE BARGATE	2	532933	344373
252	53.356	NO 26 WIDE BARGATE	2	532936	344381
253	53.357	NO 40 WIDE BARGATE	2	533009	344472



254	53.358	NO 42 WIDE BARGATE	2	533010	344468
255	53.359	NO 44 WIDE BARGATE	2	533018	344472
256	53.36	NO 46 WIDE BARGATE	2	533019	344477
257	53.361	NO 48 THE RED COW AND GATE PIERS, WIDE BARGATE	2	533023	344483
258	53.371	REMAINS OF STOCKS	DELISTED 15/11/1999	532986	344353
259	53.372	NO 5 WIDE BARGATE	2	532885	344281
260	53.373	NO 7 WIDE BARGATE	2	532889	344284
261	53.374	NO 9 WIDE BARGATE	2	532893	344287
262	53.375	NO 11 WIDE BARGATE	2	532902	344291
263	53.376	NO 15 WIDE BARGATE	DELISTED BEFORE 15/11/1999	532927	344301
264	53.377	NO 19 WIDE BARGATE	2	532963	344320
265	53.378	NO 21 WIDE BARGATE	2	532970	344326
266	53.379	NO 23 WIDE BARGATE	2	532973	344330
267	53.38	NO 25 WIDE BARGATE	2	532978	344334
268	53.381	NO 27 WIDE BARGATE	2	532988	344339
269	53.382	NO 29 WIDE BARGATE	2	532994	344338
270	53.383	NO 31 WIDE BARGATE	2	532997	344343
271	53.384	NO 33 WIDE BARGATE	2	533007	344348
272	53.385	NO 51 WIDE BARGATE	2	533087	344388
273	53.386	NO 53 WIDE BARGATE	2	533091	344391
274	53.387	NO 55 WIDE BARGATE	2	533097	344390
275	53.396	TELEPHONE KIOSK OUTSIDE POST OFFICE, WIDE BARGATE	2	532889	344331
276	53.397	TELEPHONE KIOSK OUTSIDE POST OFFICE, WIDE BARGATE	2	532894	344336
277	53.398	TELEPHONE KIOSK OUTSIDE POST OFFICE, WIDE BARGATE	2	532896	344341
278	53.415	NO 1 WITHAM PLACE	2	532573	344363
279	53.416	NO 2 WITHAM PLACE	2	532571	344369
280	53.417	NO 3 WITHAM PLACE	2	532569	344375
281	53.418	NO 6 WITHAM PLACE	2	532555	344396
282	53.419	NO 7 WITHAM PLACE	2	532551	344400
283	53.42	NO 8 WITHAM PLACE	2	532548	344404
284	53.421	NO 9 WITHAM PLACE	2	532545	344409
285	53.422	NO 10 WITHAM PLACE	2	532541	344415
286	53.423	NO 11 WITHAM PLACE	2	532537	344419
287	53.424	NO 11A WITHAM PLACE	2	532543	344423
288	53.425	NO 12 WITHAM PLACE	2	532535	344426
289	53.426	NO 13 WITHAM PLACE	2	532529	344433
290	53.427	NO 14 WITHAM PLACE	2	532523	344440
291	53.429	NO 4 UNION PLACE	2	532529	344475
292	53.431	NO 8 WORMGATE GOODBARNES YARD PUBLIC HOUSE (FORMERLY WORMGATE INN)	2	532641	344237
293	53.432	NO 10 WORMGATE	2	532647	344246
294	53.433	NO 12 WORMGATE	2	532645	344253
295	53.434	NO 14 WORMGATE	2	532645	344259
296	53.435	NO 16 WORMGATE	2	532642	344265
297	53.436	NO 18 WORMGATE	2	532637	344269



298	53.437	NO 20 WORMGATE	2	532632	344273
299	53.438	NO 20A WORMGATE	2	532639	344278
300	53.439	NO 14 WITHAM STREET	2	532591	344409
301	53.44	NO 7 WORMGATE	DELISTED BEFORE 15/11/1999	532662	344253
302	53.441	NO 9 WORMGATE	DELISTED BEFORE 15/11/1999	532663	344256
303	53.442	NO 11 WORMGATE	DELISTED BEFORE 15/11/1999	532659	344259
304	53.443	NO 1 WORMGATE CHURCH HOUSE (FORMERLY OLD CHURCH HOUSE)	2	532662	344215
305	53.444	NO 17 WORMGATE	2	532651	344276
306	53.445	NO 19 WORMGATE	2	532650	344279
307	53.446	NO 19A WORMGATE	2	532649	344282
308	53.447	NO 23 WORMGATE	2	532645	344287
309	53.448	NO 25 WORMGATE	2	532641	344291
310	53.449	NO 27 WORMGATE	2	532641	344296
311	53.45	NO 29 WORMGATE	2	532636	344299
312	53.451	NO 31 WORMGATE	2	532634	344303
313	53.452	NO 39 WORMGATE	2	532618	344319
314	53.454	NO 21 BRIDGE STREET	2	532694	343934
315	53.455	NO 23 BRIDGE STREET	2	532690	343932
316	53.463	NO 57 MARKET PLACE	2	532782	344191
317	53.464	NO 58 MARKET PLACE	2	532781	344186
318	53.465	K6 TELEPHONE KIOSK OUTSIDE THE EXCHANGE BUILDING, MARKET STREET	2	532790	344040
319	53.466	K6 TELEPHONE KIOSK OUTSIDE THE EXCHANGE BUILDING, MARKET STREET	2	532791	344039
320	53.467	K6 TELEPHONE KIOSK OUTSIDE THE EXCHANGE BUILDING, MARKET STREET	2	532793	344038
321	53.468	NO 15 WORMGATE	2	532655	344272
322	53.468	5 SLEAFORD ROAD	2	532203	344010
323	53.469	NO 4 SOUTH END	DELISTED 15/11/1999	532897	343706
324	53.469	29 SLEAFORD ROAD	2	532167	344050
325	53.47	NO 5 SOUTH END	DELISTED 15/11/1999	532897	343704
326	53.47	31 SLEAFORD ROAD	2	532112	344054
327	53.471	33 SLEAFORD ROAD	2	532108	344056
328	53.472	61 HIGH STREET	2	532717	343745
329	53.48	NO 19 BRIDGE STREET	2	532697	343937
330	53.481	WALL TO THE FORECOURT OF MAGISTRATES COURT, CHURCH CLOSE	2	532724	344218
331	53.482	30B CHURCH STREET	2	532672	344166
332	53.483	NO 9 DOLPHIN LANE	2	532841	344110
333	53.484	NO 36 HIGH STREET	2	532746	343889
334	53.486	NO 110 HIGH STREET	2	532739	343572
335	53.487	MEMORIAL IN BAPTIST CHAPEL FORECOURT, HIGH STREET	2	532734	343601
336	53.494	NO 15 ONE OF A PAIR OF SHOPS AND OFFICES, MARKET PLACE	2	532805	344126
337	53.495	NO 15 ONE OF A PAIR OF SHOPS AND OFFICES, MARKET PLACE	2	532802	344119



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338	53.496	NO 18 MARKET PLACE	2	532802	344101
339	53.497	NO 35 MARKET PLACE	2	532803	344018
340	53.498	NO 42A MARKET PLACE	2	532753	344097
341	53.196	NO 51 PEN STREET	2	533098	344192
342	53.197	NO 53 PEN STREET	2	533099	344187
343	53.501	NO 47 RED LION STREET	2	532616	344334
344	53.502	NO 49 RED LION STREET	2	532608	344333
345	53.506	NO 26 SOUTH STREET	2	532841	343900
346	53.507	NO 1 TOWER STREET	2	532573	344161
347	53.508	NO 2 UNION PLACE	2	532521	344473
348	53.509	NO 1 WIDE BARGATE	2	532877	344276
349	53.51	NO 18 GENERAL POST OFFICE, WIDE BARGATE	2	532883	344343
350	53.513	WAR MEMORIAL, WIDE BARGATE	2	532952	344346
351	53.525	GRAND SLUICE BRIDGE AND LIGHTS, WITHAM BANK	2	532378	344506
352	53.528	CARPENTERS ARMS PUBLIC HOUSE, WITHAM STREET	2	532597	344419
353	53.529	NO 33 WORMGATE	2	532629	344311



## ***APPENDIX C: BOREHOLE LOGS***



# Cementation Ground Engineering

## soil mechanics department

BOREHOLE No.  
1

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.

REPORT No. 8011/DS

Bored for Messrs. W. V. Zinn and Associates.

Ground Level 15.30 O.D.

Site Address Lincoln Lane, Boston, Lines.

Boring Commenced 2.6.70  
Boring Completed 3.6.70

Type and Dia. of Boring Shell and Auger 8 ins. diameter.

TF 34 SW 43  
32584 44123

Water Strikes

Water Levels Recorded During Boring

1. 25'6"	Hole Depth	32'6"	60'0"						
2.	Casing Depth	32'0"	None						
3.	Water Level	None	40'0"						

Remarks

Description	Scale 1 inch = 5 ft.		Samples & S.P.T.			
	Depth	Legend	Ref. No.	Type	Depth	N blows/ft
Made ground (Brick rubble, etc.)	3'0"		5301	J	2'6"	
			5302	J	3'0"	
Soft grey organic silty clayey sand becoming more clayey with depth.			5303	U	3'6"-5'0"	
			5304	J	6'0"	
	10'0"		5305	U	8'6"-10'0"	
			5307	J	11'0"	
Soft grey-brown silty clay with grey veins and veins of peat.			5308	U	13'6"-15'0"	
			5309	J	16'0"	
			5310	U	18'6"-20'0"	
			5311	J	21'0"	
	25'6"		5312	U	23'6"-25'0"	
Brown silty sand with traces of organic matter, some clay and small stones.			5313	D	26'6"	17
			5314	J	28'6"	
	30'0"		5315	U	30'0"-31'6"	
Stiff becoming hard grey boulder clay with occasional pockets of silty fine sand.			5316	J	32'6"	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample

Note: Unless classification tests have been made and the results are included in this Report, the descriptions of strata given above have been obtained by inspection.



# Cementation Ground Engineering

soil mechanics department

BOREHOLE No

1

Continuation Sheet No 1

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston. REPORT No. 8011/DS

TF 34 SW 43

Description	Scale 1 inch = 5 ft.		Samples & S.P.T.			
	Depth	Legend	Ref.No.	Type	Depth	
Stiff becoming hard grey boulder clay with occasional pockets of silty fine sand. (contd.)			5317	U	35'0"-36'6"	
			5318	J	37'6"	
			5319	U	40'0"-41'6"	
			5320	J	42'6"	
			5321	U	45'0"-46'6"	
			5322	J	47'6"	
			5323	U	50'0"-51'6"	
			5324	J	52'6"	
			5325	U	55'0"-56'6"	
			5326	J	57'6"	
			5327	U	58'0"-59'6"	
	60'0"		5328	W	(25'6")	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample



<b>Cementation Ground Engineering</b>		<b>soil mechanics department</b>		BOREHOLE No. 2		
CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.				REPORT No. 8011/DS		
Bored for Messrs. W. V. Zinn and Associates.				Ground Level 15.26 O.D.		
Site Address Lincoln Lane, Boston, Lincs.				Boring Commenced 3.6.70 Boring Completed 4.6.70		
Type and Dia. of Boring Shell and Auger 8 ins. diameter.				TF 3 4 SW 44 32597 44091		
Water Strikes		Water Levels Recorded During Boring				
1. 22'0"	Hole Depth	27'6"				
2.	Casing Depth	27'0"				
3.	Water Level	None				
Remarks						
Description		Scale 1 inch = 5 ft.		Samples & S.P.T.		
		Depth	Legend	Ref. No.	Type	
<p>Made ground (Brick rubble, sand, clay, etc.)</p> <p>Soft dark grey organic silty clay with pockets of peat becoming brown in colour with depth.</p>		3'0"		5329	J	2'6"
				5330	J	3'0"
				5331	U	3'6"-5'0"
				5332	J	6'0"
				5333	U	8'6"-10'0"
				5334	J	11'0"
				5335	U	13'6"-15'0"
				5336	J	16'0"
				5337	U	18'6"-20'0"
				5338	J	21'0"
<p>Brown silty sand.</p> <p>Firm becoming hard grey boulder clay.</p>		22'0"		5339	U	23'6"-25'0"
				5340	J	26'0"
				5341	U	28'6"-30'0"
				5342	J	31'0"
		26'0"		5343	U	33'6"-35'0"

Code: U—Undisturbed Sample      D—Large Disturbed Sample      J—Jar Sample      W—Water Sample

Note — Unless classification tests have been made and the results are included in this Report, the descriptions of strata given above have been obtained by inspection.



CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston. REPORT No. 8011/DS

TF 34 SC

Description	Scale 1 inch = 5 ft		Samples & SPT		
	Depth	Legend	Ref. No.	Type	Depth
Firm becoming hard grey boulder clay. (contd.)			5344	J	36'0"
			5345	U	38'6"-40'
			5346	J	41'0"
			5347	U	43'6"-45'
			5348	J	46'0"
			5349	U	48'6"-50'
			5350	J	51'0"
			5352	U	53'6"-55'
			5353	J	56'0"
			5354	U	58'6"-60'
	60'0"		5355	W	(22'0")

Code: U—Undisturbed Sample    D—Large Disturbed Sample    J—Jar Sample    W—Watt



# Cementation Ground Engineering

## soil mechanics department

BOREHOLE No.  
3

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.

REPORT No. 8011/DS

Bored for Messrs. W. V. Zinn and Associates.

Ground Level 12.98 O.D.

Site Address Lincoln Lane, Boston, Lincs.

Boring Commenced 4.6.70  
Boring Completed 5.6.70

Type and Dis. of Boring Shell and Auger 8 ins. diameter.

TF 34 SW 45  
32532 44077

Water Strikes

Water Levels Recorded During Boring

1. 20'0"	Hole Depth	24'0"
2.	Casing Depth	23'6"
3.	Water Level	None

Remarks

Description	Scale 1 inch = 5 ft.		Samples & S.P.T.			
	Depth	Legend	Ref. No.	Type	Depth	N blows/ft
Made ground (Brick, ash, etc.).			5400	J	2'6"	
	4'6"		5355	J	4'6"	
			5356	U	5'0"-6'6"	
			5357	J	7'6"	
			5358	U	8'6"-10'0"	
			5359	J	11'0"	
			5360	U	13'6"-15'0"	
			5361	J	16'0"	
			5362	U	18'6"-20'0"	
	20'0"		5363	D	22'0"	18
	23'0"		5364	U	23'6"-25'0"	
			5365	J	26'0"	
			5366	U	28'6"-30'0"	
			5367	J	31'0"	
			5368	U	33'6"-35'0"	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample

Note:—Unless classification tests have been made and the results are included in this Report, the descriptions of strata given above have been obtained by inspection.



# Cementation Ground Engineering

soil mechanics department

BORE

3

Continuation of

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston. REPORT No 8011/DS

TF 34 S

Description	Scale 1 inch = 5 ft.		Samples & S.P.		
	Depth	Legend	Ref.No.	Type	Des
Hard grey boulder clay. (contd.)			5369	J	36'0"
	40'0"		5370	U	38'6"-40'
			5371	W	(20'0")

Code U—Undisturbed Sample D—Large Disturbed Sample J—Jar Sample W—W



# Cementation Ground Engineering

## soil mechanics department

BOREHOLE No.

4

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.

REPORT No. 8011/DS

Bored for Messrs. W. V. Zinn and Associates.

Ground Level 8.85 O.D.

Site Address Lincoln Lane, Boston, Lincs.

Boring Commenced 5.6.70  
Boring Completed 6.6.70

Type and Dia. of Boring Shell and Auger 8 ins. diameter.

TF 34 SW 46  
32444 44053

Water Strikes

Water Levels Recorded During Boring

1. 5'0"

Hole Depth

21'6"

50'0"

2.

Casing Depth

21'0"

None

3.

Water Level

None

3'6"

Remarks

Description	Scale 1 inch = 5 ft		Samples & S.P.T.			
	Depth	Legend	Ref. No.	Type	Depth	N blows/ft
Made ground (Brick rubble, clay, etc.)			5372	J	2'6"	
	5'0"					
Made ground (Brick rubble, black silty clay, etc.)			5373	U	6'6"-8'0"	
	8'0"					
			5374	J	9'0"	
Soft grey organic silty clay with traces of peat.			5375	U	10'0"-11'6"	
			5376	J	12'6"	
	16'6"		5377	U	15'0"-16'6"	
			5378	J	17'6"	
Brown and grey silty sand.			5379	D	19'0"	16
	21'0"		5380	J	21'0"	
Hard grey boulder clay.			5381	U	23'6"-25'0"	
	26'0"		5382	J	26'0"	
			5383	D	28'0"	
Boulders (Large flints).						
	31'0"		5384	J	31'0"	
Hard grey boulder clay.			5385	U	33'6"-35'0"	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample

Note — Unless classification tests have been made and the results are included in this Report, the descriptions of strata given above have been obtained by inspection



# Cementation Ground Engineering

soil mechanics department

BOREHOLE No

4

Continuation Sheet No 1

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.

REPORT No. 8011/DS

TF 34 SW 46

Description	Scale 1 inch = 5 ft.		Samples & SPT			
	Depth	Legend	Ref. No.	Type	Depth	b.c.w.
Hard grey boulder clay. (contd.)			5386	J	36'0"	
			5387	U	38'6"-40'0"	
			5388	J	41'0"	
			5389	U	43'6"-45'0"	
			5390	J	46'0"	
			5391	U	48'6"-50'0"	
	50'0"		5392	W	(5'0")	

Code U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample



# Cementation Ground Engineering

## soil mechanics department

BOREHOLE No.

5

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.

REPORT No. 8011/DS

Bored for Messrs. W. V. Zinn and Associates.

Ground Level 11.82 O.D.

Site Address Lincoln Lane, Boston, Linco.

Boring Commenced 9.6.70  
Boring Completed 9.6.70

Type and Dia. of Boring Shell and Auger 8 ins. diameter.

TF 34 SW 47  
32460 43973

Water Strikes

Water Levels Recorded During Boring

1. 20'0"	Hole Depth	26'0"
2.	Casing Depth	25'0"
3.	Water Level	None

Remarks

Description	Scale 1 inch = 5 ft.		Samples & S.P.T.			
	Depth	Legend	Ref. No.	Type	Depth	N blows/ft
Made ground (Tarmac).	0'2"					
Made ground (Brick, concrete, etc.)	3'0"		5201	J	2'6"	
Soft grey organic silt with lenses of fine sand and some clay and shells, becoming organic silty clay with pockets of silty fine sand.			5202	U	3'6"-5'0"	
			5203	J	6'0"	
			5204	U	8'6"-10'0"	
			5205	J	11'0"	
			5206	U	13'6"-15'0"	
Grey and brown silty sand.	20'0"		5207	J	16'0"	
			5208	U	18'6"-20'0"	
			5209	J	21'0"	15
Stiff becoming hard grey boulder clay with occasional pockets of silt.	23'0"		5210	J	23'0"	
			5211	U	23'6"-25'0"	
			5212	J	26'0"	
			5213	U	28'6"-30'0"	
			5214	J	31'0"	
			5215	U	33'6"-35'0"	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample

Note—Unless classification tests have been made and the results are included in this Report, the descriptions of strata given above have been obtained by inspection.



## Continuation :

REPORT No. 8011/DS

TF 34 SW

Code U—Undisturbed Sample D—Large Disturbed Sample J—Jar Sample W—



# Cementation Ground Engineering

## soil mechanics department

BOREHOLE No.

6

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.

REPORT No. 8011/DS

Bored for Messrs. W. V. Zinn and Associates.

Ground Level 11.31 O.D.

Site Address Lincoln Lane, Boston, Lincs.

Boring Commenced 10.6.70  
Boring Completed 10.6.70

Type and Dia.  
of Boring Shell and Auger 8 ins. diameter.

TF 34 SW 48  
32479 44021















Water Strikes

Water Levels Recorded During Boring

1. 21'0"	Hole Depth	50'0"
2.	Casing Depth	46'0"
3.	Water Level	48'0"

Remarks

Water seeping into borehole throughout drilling operations.

Description	Scale 1 inch = 5 ft		Samples & S.P.T.			
	Depth	Legend	Ref. No.	Type	Depth	N blows/ft
Made ground (Ash, clay, etc.)	3'6"		5219	J	2'6"	
Soft grey organic silty clay with traces of peat and a few small stones.			5220	U	3'6"-5'0"	
			5221	J	6'0"	
			5222	U	8'6"-10'0"	
			5223	J	11'0"	
			5224	U	13'6"-15'0"	
Soft brown/light grey mottled silty sandy clay with stones and traces of peat.			5225	J	16'0"	
	20'0"		5226	U	18'6"-20'0"	
	21'0"		5227	J	20'6"	
Silty sand and gravel with some clay content.			5228	D	23'6"	19
	24'6"		5229	U	25'0"-26'6"	
Stiff becoming hard grey boulder clay.			5230	J	27'6"	
			5231	U	30'0"-31'6"	
			5232	J	32'6"	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample

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# Cementation Ground Engineering

soil mechanics department



BOREHOLE No.

6

Continuation Sheet No. 1

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston. REPORT No. 8011/DS

TF 34 SW 48

Description	Scale 1 inch = 5 ft.		Samples & S.P.T			
	Depth	Legend	Ref.No.	Type	Depth	bio
Stiff becoming hard grey boulder clay. (contd.)			5233	U	35'0"-36'6"	
			5234	J	37'6"	
			5235	U	40'0"-41'6"	
			5236	J	42'6"	
			5237	U	45'0"-46'6"	
			5238	J	47'6"	
			5239	U	48'6"-50'0"	
			5240	W	(21'0")	

Code U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Samp



<b>Cementation</b> Ground Engineering		<b>soil mechanics department</b>		BOREHOLE No. 7	
CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.				REPORT No. 8011/DS	
Bored for Messrs. W. V. Zinn and Associates.				Ground Level 13.74 O.D.	
Site Address Lincoln Lane, Boston, Lincs.				Boring Commenced 11.6.70 Boring Completed 16.6.70	
Type and Dia. of Boring Shell and Auger 8 ins. diameter.				TF 34 SW 49 32563 44031	
Water Strikes		Water Levels Recorded During Boring			
1. 22'0"	Hole Depth	31'0"	61'0"	61'0"	61'0"
2.	Casing Depth	30'0"	56'0"	61'0"	None
3.	Water Level	None	59'0"	48'0"	16'0"
Remarks Seepage occurred after water was sealed off.					
Description		Scale 1 inch = 5 ft		Samples & S.P.T.	
		Depth	Legend	Ref. No.	Type
Made ground (Ash, brick, clay, etc.)		3'0"		5241	J
				2'6"	
Grey-brown organic clayey silt with pockets of fine sand, becoming brown sandy clayey silt with grey veins at lower levels.		16'0"		5242	U
				3'6"-5'0"	
				5243	J
				6'0"	
				8'6"-10'0"	
Grey silty organic clay with pockets of peat.		20'0"		5244	U
				11'0"	
Brown and grey silty sand with small stones.		26'0"		5245	J
				13'6"-15'0"	
				16'0"	
Stiff becoming hard grey boulder clay with pockets of silty sand.		26'0"		5246	U
				18'6"-20'0"	
				5247	J
				21'0"	
				23'0"	
		26'0"		5248	U
				21'0"	
				5249	J
				23'0"	
				26'0"	
		26'0"		5250	J
				23'0"	
				5251	J
				26'0"	
				28'6"-30'0"	
		26'0"		5252	U
				31'0"	
				5253	J
				33'6"	
				34'0"-35'6"	
		26'0"		5254	D
				31'0"	
				5255	U
				34'0"-35'6"	
				34'0"-35'6"	

Code: U—Undisturbed Sample      D—Large Disturbed Sample      J—Jar Sample      W—Water Sample

Note: Unless classification tests have been made and results are included in this Report, the descriptions of strata given above have been obtained by inspection.



# Cementation Ground Engineering

soil mechanics department

BOREHOLE No

7

Continuation Sheet No 1

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston. REPORT No. 8011/DS

TF 34 SW 49

Description	Scale 1 inch = 5 ft.		Samples & S.P.T.			
	Depth	Legend	Ref. No.	Type	Depth	N blows
Stiff becoming hard grey boulder clay with pockets of silty sand. (contd.)			5256	J	37'6"	
			5257	U	38'6"-40'0"	
			5258	J	41'0"	
			5259	U	43'6"-45'0"	
			5260	J	46'0"	
			5261	U	48'6"-50'0"	
			5262	J	51'0"	
			5263	U	53'6"-55'0"	
			5264	J	56'0"	
			5265	U	58'6"-60'0"	
	61'0"		5266	J	61'0"	
			5267	W	(22'0")	


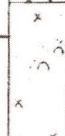
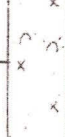
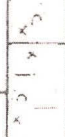

Code U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample



<b>Cementation Ground Engineering</b>		<b>soil mechanics department</b>		BOREHOLE No. 8		
CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.				REPORT No. 8011/DS		
Bored for Messrs. W. V. Zinn and Associates.				Ground Level 13.48 O.D.		
Site Address Lincoln Lane, Boston, Lincs.				Boring Commenced 18.6.70 Boring Completed 19.6.70		
Type and Dia. of Boring Shell and Auger 8 ins. diameter.				TF 34 SW 50 32571 43981		
Water Strikes		Water Levels Recorded During Boring				
1. 6'0"	Hole Depth	24'0"				
2.	Casing Depth	24'0"				
3.	Water Level	9'0"				
Remarks						
Description		Scale 1 inch = 5 ft		Samples & S.P.T.		
		Depth	Legend	Ref. No.	Type	
Made ground (Ash, brick, etc.)		4'0"		5268	J	2'6"
				5269	U	4'0"-5'6"
Brown sandy silt with occasional pockets of organic material.		13'6"		5270	J	6'6"
				5271	U	8'6"-10'0"
				5272	J	11'0"
				5273	U	13'6"-15'0"
Soft grey organic silty clay with traces of peat.		21'6"		5274	J	16'0"
				5275	U	18'6"-20'0"
Soft brown/grey mottled organic silty sandy clay with stones.		24'0"		5276	J	21'0"
				5277	J	23'0"
Firm becoming hard grey boulder clay.				5278	J	25'0"
				5279	U	28'6"-30'0"
				5280	J	31'0"
				5281	U	33'6"-35'0"
						N blows/ft

Code: U—Undisturbed Sample      D—Large Disturbed Sample      J—Jar Sample      W—Water Sample

Note—Unless classification tests have been made and the results are included in this Report, the descriptions given above have been obtained by inspection.



CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston. REPORT No 8011/DS

TF 345450

Description	Scale 1 inch = 5 ft.		Samples & S.P.T			
	Depth	Legend	Ref.No.	Type	Depth	orig
Firm becoming hard grey boulder clay. (contd.)			5282	J	36'0"	
	40'0"		5283	U	38'6"-40'0"	
			5284	W	(6'0")	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample



# Cementation Ground Engineering

## soil mechanics department

BOREHOLE No.  
9

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.

REPORT No. 8011/DS

Bored for Messrs. W. V. Zinn and Associates.

Ground Level 16.47 O.D.

Site Address Lincoln Lane, Boston, Linco.

Boring Commenced 16.6.70  
Boring Completed 17.6.70

Type and Dia. of Boring Shell and Auger 8 ins. diameter.

TF 34 SW 51  
32626 44004

Water Strikes

Water Levels Recorded During Boring

1. 22'0"
- 2.
- 3.

Hole Depth 32'6"  
Casing Depth 32'0"  
Water Level None

Remarks

Description	Scale 1 inch = 5 ft.		Samples & S.P.T.			
	Depth	Legend	Ref. No.	Type	Depth	N blows/ft
Made ground (Bricks, ashes, etc.)	3'0"		5401	J	2'6"	
Made ground (Grey clay, silt, bricks, etc.)	6'0"		5403	U	3'6"-5'0"	
			5404	J	6'0"	
Soft black organic clayey silt with peat content, becoming more clayey and grey-brown in colour with depth. Shells present in upper levels.			5405	U	8'6"-10'0"	
			5406	J	11'0"	
			5407	U	13'6"-15'0"	
			5408	J	16'0"	
			5409	U	18'6"-20'0"	
	20'0"		5410	U	20'0"-21'0"	
			5411	J	23'0"	
Black silty sand with organic traces becoming brown in colour with depth.						
Soft brown silty sandy clay with root fibres and some small stones. Brown silty sand.	26'0"		5412	J	26'0"	
	27'6"		5413	J	27'6"	
	28'0"		5414	J	28'0"	
Stiff grey boulder clay with large boulders.			5415	D	30'0"	
Hard grey boulder clay.	32'0"		5416	U	33'6"-35'0"	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample

Note—Unless classification tests have been made and the results are included in this Report, the descriptions of strata given above have been obtained by inspection.



# Cementation Ground Engineering

soil mechanics department

BOREHOLE No

9

Continuation Sheet No 1

CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.

REPORT No. 8011/DS

TF 34 SW 51

Description	Scale 1 inch = 5 ft.		Samples & S.P.T			
	Depth	Legend	Ref. No.	Type	Depth	N blows
Hard grey boulder clay. (contd.)			5417	J	36'0"	
			5418	U	38'6"-40'0"	
			5419	J	41'0"	
			5420	U	43'6"-45'0"	
			5421	J	46'0"	
			5422	U	48'6"-50'0"	
			5423	J	51'0"	
			5424	U	53'6"-55'0"	
			5425	J	56'0"	
			5426	U	58'6"-60'0"	
			5427	J	61'0"	
			5428	U	63'6"-65'0"	
			5429	J	66'0"	
			5430	U	68'6"-70'0"	
			5431	J	71'0"	
			5432	U	73'6"-75'0"	
			5433	J	76'0"	
	80'0"		5434	U	78'6"-80'0"	
			5435	W	(22'0")	

Code: U—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample



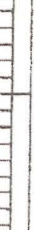


W—Water Sample

Note: Unless classification tests have been made and the

results are reported, the soil is classified as

fine-grained soil.



<b>Cementation</b> Ground Engineering		<b>soil mechanics department</b>		BOREHOLE No. 10	
CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston.				REPORT No. 8011/DS	
Bored for Messrs. W. V. Zinn and Associates.				Ground Level 17.04 O.D.	
Site Address Lincoln Lane, Boston, Lincs.				Boring Commenced 19.6.70 Boring Completed 20.6.70	
Type and Dia. of Boring Shell and Auger 8 ins. diameter.				TF 24 SW 52 32646 44080	
Water Strikes		Water Levels Recorded During Boring			
1. 20'0"	Hole Depth	20'0"			
2.	Casing Depth	20'0"			
3.	Water Level	9'0"			
Remarks					
Description		Scale 1 inch = 5ft.		Samples & S.P.T.	
		Depth	Legend	Ref. No.	Type
Made ground (Brown sandy clay, stones, etc.)				5436	J
				5437	D
		5438		J	
Made ground (Black organic silty clay with bricks, concrete, timber etc.)				5439	D
				5440	U
		5441		J	
Soft black organic clay with traces of peat.				5442	U
				5443	J
		5444		U	
Brown and grey silty sand with bands of clay.				5445	J
				5446	J
		5447		J	
Hard grey boulder clay.				5448	J
				5449	U
		5450		J	
				5451	U

Code: U—Undisturbed Sample      D—Large Disturbed Sample      J—Jar Sample      W—Water Sample

Note — Unless classification tests have been made and the results are included in this Report, the descriptions of strata given above have been obtained by inspection.



CONTRACT C/3900 Lincoln Lane Redevelopment Area, Boston. REPORT No. 8011/DS

TF34 SW 52

Description	Scale 1 inch = 5 ft.		Samples & SPT			
	Depth	Legend	Ref.No.	Type	Depth	N <sub>60</sub> Blows
Hard grey boulder clay. (contd.)			5452	J	36'0"	
			5453	U	38'6"-40'0"	
			5454	J	41'0"	
			5455	U	43'6"-45'0"	
	45'0"		5456	W	(20'0")	

Code U—Undisturbed Sample D—Large Disturbed Sample J—Jar Sample W—Water Sample



## LINCOLNSHIRE RIVER BOARD

TF 348W/5

Borehole at RIVER BANK, IRBY PLACE, BOSTON.

Borehole No. 3

Date 27th Jan. '4

Ground Level 18.00

Job No. 116

Scale 2 1/2 ft. to 1 inch

Dwg. No. B245

Description	Thick	Depth	Bore	R.L.	Remarks
		0		+18.00	
Made up Ground	0.91 3'0"	0.91 3'0"			
		0.91 3'0"		+15.00	
Earth and Sand	0.91 3'0"				
		1.83 6'0"		+12.00	
Clayey Silt	0.30 1'0"	2.13 7'0"		+11.00	
		2.74 9'0"		+ 9.00	
Blue Clay & Silt	0.46 1'6"	3.20 10'6"		+ 7.50	
Blue Silt	0.46 2'0"	3.81 12'6"		+ 5.50	
Sand, Silt, Clay.					
				0.00	C.D.



## **APPENDIX D: PROJECT BRIEF**



## **PROJECT BRIEF FOR 1<sup>ST</sup> PHASE OF ARCHAEOLOGICAL EVALUATION**

### **DESK-TOP ASSESSMENT & 1<sup>ST</sup> STAGE DEPOSIT MODEL FOR WEST STREET REGENERATION, BOSTON**

**For the particular attention of the Applicant**

#### **1. INTRODUCTION**

1.1 This brief should be sent to recognised archaeological contractors as the basis for the preparation of a detailed archaeological project specification. In response to this brief contractors will be expected to provide details of the proposed scheme of work, to include the anticipated timescales, staffing levels and sources of information.

**(The Boston Planning 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 Detailed specifications should be submitted by the client for approval by the Boston Planning Archaeologist. Failure to seek approval at an early stage may result in delay later on; contractors are therefore strongly advised to seek approval of the detailed specification as soon as possible. The applicant will be free to choose between those specifications which are considered to adequately satisfy this brief.

**For the particular attention of the Contractor**

#### **2. ARCHAEOLOGICAL BACKGROUND**

2.1 The regeneration area covers approximately 5 hectares of the western side of medieval Boston. The proposals include demolition of the existing buildings on the site and a redesigned layout, incorporating Boston College as well as social and commercial development.

2.2 The regeneration site lies within the area defined by the Boston Urban Baseline Survey as an area of high archaeological significance (Zone 1). Archaeological work to-date has been piecemeal and minor, and this has resulted in a disjointed archaeological overview of the regeneration area. Work to date has indicated that archaeological remains may exist under 1m of 19<sup>th</sup> century made ground. In other parts of Boston, made ground has been recorded overlying silty flood deposits, which in turn overlie organic peat deposits containing a wealth of preserved medieval leather and wood. In addition, a large part of the site fronts onto the waterfront, which would have been a commercial focus during the medieval period.

2.3 Within the development area, four sites have been recorded and the Baseline survey locates documentary evidence for medieval religious holdings. The site was largely redeveloped in the 1960-70s with no formal archaeological monitoring or investigation. Finds of medieval and post-medieval pottery have been recorded in the Lincoln Lane area during the 1970s redevelopment. The recorded sites are summarised as follows:

2.4 A 19<sup>th</sup> century pipe kiln belonging to Joseph 'Pipey' Manning was excavated by P.K. Wells in the late 1960s at former 28 Rosegarth Street prior to redevelopment of the area.

2.5 In 1981, an extension to Hillards store (now Kwiksave) uncovered post-medieval deposits. Foundation trenches were excavated to a depth of 1m but were concreted before inspection, therefore deeper deposits were not seen.



2.6 A watching brief undertaken in 1999 during the construction of the Len Medlock volunteer centre, recorded 19<sup>th</sup> century deposits to a depth approximately 1m, overlying silts. 19<sup>th</sup> century deposits were recorded to a depth of approximately 1m. Behind the centre (to the immediate west) an area of clay extraction has been recorded.

### **3.REQUIREMENT FOR WORK**

3.1 Historical and archaeological evidence indicates that the proposed regeneration area is of high archaeological significance. Redevelopment of the site in the 1960-70s along with 18<sup>th</sup>-19<sup>th</sup> century development has the potential to have impacted upon archaeological deposits. The extent of this impact is not currently known. The objective of the archaeological desk-top assessment will be to pull together existing information in order to assess the expected depth, extent, survival and quality of archaeological remains.

3.2 The desk based assessment should not simply re-iterate information already gathered by the baseline survey and desk-based assessments for the immediate area. It should focus on collating and interpreting further currently un-assessed information, in particular geotechnical information and evidence for previous ground disturbance across the site, in order to establish the level of impact (if any) across the site. The desk based assessment will inform the next stage of intrusive archaeological fieldwork

3.3 There are currently 11 recorded borehole logs for the site held at the British Geological Survey, Keyworth. These should be obtained and an assessment of the information held should be detailed in the report in order to produce an initial deposit model for the site. The report should identify whether there is a need to obtain further borehole data under archaeological (geoarchaeological) supervision and assessment, in order to ground truth and map the underlying archaeological and geological deposits, so that an intrusive programme of archaeological work can be formulated.

3.4 The assessment should also take into account the post-medieval development of the site and its impact on the medieval street layout. Areas of industrial use, for example the presence of pipemakers and breweries, should also be identified and any areas of expected cellaring.

3.5 As the site takes up a large river frontage, the Environment Agency should be contacted for information on any works previously undertaken within the site boundaries. For example, the presence and depth of stay wires for the river flood defences.

3.7 Any adjustments to the brief for this assessment should only be made after discussion with the Planning Archaeologist of Boston Borough Council.

3.8 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) and should include the following:

3.8.1 a projected timetable of work;

3.8.2 staff structure and numbers.

### **4.METHODS**

4.1 It is expected that the desk-top assessment will include consideration of the geology, soils and drainage of the site. Particular reference should be made to the anticipated preservation conditions at the site, and especially to variables affecting preservation of biological remains and organic artifacts.

4.2 The report should include an assessment of the site within both the local and regional context. It should highlight any particular relevant research priorities which may be addressed



by this project (see Regional Research Frameworks - <http://www.le.ac.uk/archaeology/research/projects/eastmidsfw/index.html>).

4.3 In order to ensure that all possible archaeological constraints are evaluated, all secondary sources must be consulted as part of this assessment.

Sources to be consulted should include:

4.3.1 Lincolnshire Historic Environment Record & the Heritage Trust for Lincolnshire:

- 1) The Boston Urban Survey (not currently published but available on CD from the Planning Archaeologist)
- 2) Desk based assessments and evaluation reports for the White Hart Hotel and the Co-Op/Savoy cinema sites
- 3) Halls plan of 1741

These can be viewed at the offices of the Planning Archaeologist, Heritage Trust for Lincolnshire. Records for all archaeological sites detailed in section 2 above can also be found at the offices of the Heritage Trust of Lincolnshire.

4.3.2 Geotechnical information, e.g. BGS, Environment Agency, client geosurvey records, boreholes and test pits etc.

Most of the following documents have been consulted as part of the Baseline Survey and desk-based assessments mentioned previously.

4.3.3 All Ordnance Survey maps;

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

4.3.5 Archaeological books and journals;

4.3.6 Unpublished reports and archives (where appropriate);

4.3.7 Aerial photographs;

4.3.8 Listed buildings;

4.3.9 Any other sources deemed appropriate.

4.4 A site visit should be made to verify site conditions and locate any potential constraints to further evaluation (buildings, also records for electricity cabling, sewage etc.). It is vital that information regarding previous and current land-use of the site is included in the report. A consideration of the likely site layout should also be taken into account.

## **5. REPORTING REQUIREMENT**

5.1 A full report should be produced and deposited with the Boston Planning Archaeologist, Boston Borough Council Planning Department, the Developer and the County historic Environment Record.

5.2 The final report should be produced to the level outlined in The Management of Archaeological Projects, Appendix 3, English Heritage, 1991 and should include:

- 5.2.1 a location plan of the development, preferably at a minimum scale of 1:10,000;



5.2.2 a summary of all available information;

5.2.3 objectives;

5.2.4 methodology;

5.2.5 summary of geology and topography (including site photographs or aerial photographs, reproduced at high resolution in colour);

5.2.6 BGS borehole logs

5.2.7 a comprehensive list of all sources consulted, regardless of whether they provided material for this assessment;

5.2.8 possible options for further evaluation work, including all constraints.

## **6. PUBLICATION AND DISSEMINATION**

6.1 The deposition of a copy of the report with the Lincolnshire Historic Environment Record and the Boston Borough Planning Archaeologist will be deemed to put all the 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 Planning Archaeologist, but it is expected that this shall not exceed six months.

6.2 Before fieldwork commences an OASIS online record must be initiated <http://ads.ahds.ac.uk/project/oasis>. When the project is completed all parts of the OASIS online form must be completed and submitted to the **Lincolnshire Historic Environment Record**. The OASIS entry is to include an uploaded .pdf version of the entire report.

## **7.FURTHER CONTACT ADDRESSES**

*Boston Borough Planning Archaeologist*  
Heritage Lincolnshire  
The Old School  
Cameron Street  
Heckington  
Lincolnshire  
NG34 9RW  
Tel: 01529 461499

*County Historic Environment Record*  
Highways and Planning Directorate  
Lincolnshire County Council  
City Hall  
Lincoln  
LN1 1DN  
Tel: 01522 554836  
<http://www.lincolnshire.gov.uk>

*Planning Department*  
Boston Borough Council Offices  
Municipal Buildings  
West Street,  
Boston



Tel: 01205 314200

*Museum/Archives*

The Collection

1 Danes Terrace

Lincoln

LN2 1LP

Tel: 01522 550961

<http://www.thecollection.lincoln.museum>

Dr Jim Williams

*East Midlands Regional Science Advisor*

44 Derngate

Northampton

NN1 1UH

Brief set by the Planning Archaeologist, Boston Borough Council. This project brief is valid for a period of one year. After that period consult the Boston Planning Archaeologist.



## ***APPENDIX E: PROJECT DESIGN***



**WEST STREET  
REGENERATION,  
BOSTON**

**Project Design for an  
Archaeological Desk-  
Based Assessment**

**GVA Grimley**

**January 2007**



## RSK GENERAL NOTES

Project No: P40283  
Title: West Street Regeneration, Boston. Project Design for an  
Archaeological Desk-Based Assessment  
Client: GVA Grimley  
Issue Date: 24th January 2007  
Issuing Office: Helsby

Authorised by: \_\_\_\_\_ Project Manager Date: \_\_\_\_\_  
Authorised by: \_\_\_\_\_ Project QA Rep Date: \_\_\_\_\_

RSK Environment Ltd (RSK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and RSK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the Quality Management System of RSK Environment Ltd.



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## 1 INTRODUCTION

RSK Environment Ltd was commissioned by GVA Grimley to assist with its application to develop a site known as the West Street Regeneration Site in Boston, Lincolnshire. The proposals include demolition of the existing buildings on the site and a redesigned layout, incorporating, retail, office, residential and leisure uses with associated infrastructure including a replacement pedestrian bridge.

This Project Design has been written to meet a brief issued by the Boston Borough Planning Archaeologist. It aims to assess the potential for archaeology within the proposed development area.

## 2 RSK – COMPANY OUTLINE

RSK Group Plc is a fully integrated, environmental, health, safety and engineering services company employing over **350** technical staff in offices across the UK, Ireland, Europe, the former Soviet Union and the Middle East. The company has a turnover in excess of **£30 million** and is consistently within the top ten environmental consultancies, as determined by client responses to the ENDS Report.

RSK has extensive experience of providing environmental and archaeological services. RSK's global experience and local network ensures that projects are completed on time, minimising regulatory delays, achieving cost savings, implementing innovative solutions and developing good relations with local stakeholders. We strive to build enduring client relationships, whilst providing an exceptional and professional service, and have a very strong focus on timely delivery, client communication and project quality assurance.

Our archaeologists have worked on numerous urban, rural, brownfield and greenfield site projects. They have extensive experience in the role of archaeology and heritage in the planning process, and the application of UK Planning Policy Guidelines to projects.



### **3 AIMS AND OBJECTIVES**

#### **3.1 General Aims**

The general aims of the desk-based assessment are to:

- Identify and define the extent of known archaeological remains within and immediately outside the site of the proposed development;
- Establish from existing evidence, the likely archaeological potential of the proposed development site;
- Provide an assessment of the importance of the known archaeological and heritage resources; and
- Assess the overall impact of the proposed developments on the known and potential archaeological constraints to inform the next stage of archaeological work.

## 4 BACKGROUND

The regeneration area covers approximately 5.6 hectares of the western side of medieval Boston, within the area defined by the Boston Urban Baseline Survey as an area of high archaeological significance. Much of the site was redeveloped in the 1960s and 1970s with no formal archaeological work having taken place. Any archaeological work has been piecemeal and minor, but has indicated that archaeological remains may exist under approximately 1m of 19<sup>th</sup>-century made ground. In other parts of Boston, made ground has been found to overlie silty flood deposits, which in turn overlie organic peat deposits containing a wealth of preserved medieval leather and wood.

The eastern part of the site fronts onto the river, which would have been a commercial focus during the medieval period.

Known sites within the study area include medieval and post-medieval pottery recorded from the Lincoln Lane area during redevelopment in the 1970s; a 19<sup>th</sup>-century pipe kiln; post-medieval deposits uncovered during a development of the Kwik Save shop in 1981; 19<sup>th</sup>-century deposits recorded during the construction of the Len Medlock Volunteer Centre in 1999; and an area of clay extraction to the west of the Volunteer Centre.



## 5 METHOD OF ASSESSMENT

### 5.1 Introduction

The desk-based assessment will be undertaken in accordance with *Standard and Guidance for Archaeological Desk-Based Assessments*, (Institute of Field Archaeologists, 2001) and the Institute of Field Archaeologists' *Code of Conduct* (2006).

### 5.2 Data Sources

Cultural heritage data will be collected from the following sources:

- The Historic Environment Record maintained by Lincolnshire County Council (LCCHER). The LCCHER contains details of archaeological sites and monuments (both scheduled and non-scheduled), historic parks and gardens, archaeological events and listed buildings. Aerial photographs held at the LCCHER will also be consulted;
- English Heritage, National Monuments Record (NMR) for details of archaeological events, sites and monuments (both scheduled and non-scheduled), Historic Parks and Gardens and Recorded Battlefields;
- British Geological Survey (BGS). Borehole logs within the study area will be obtained from the BGS for information on the underlying archaeological and geological deposits for the site;
- Environment Agency. As the eastern side of the site is located alongside the river. The Environment Agency will be contacted for information on any works previously undertaken within the study area;
- Heritage Trust for Lincolnshire. The Boston Urban Survey, grey literature and early cartographic sources will be examined at the Heritage Trust for Lincolnshire;
- Lincolnshire Archives Office. Ordnance Survey maps and earlier mapping and documents will be examined at the Lincolnshire Archives Office. Secondary sources such as archaeological books and journals will also be consulted there; and
- Landmark ([www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)), which will be consulted for some of the Ordnance Survey mapping.

### 5.3 Site Visit

The site of the proposed development will be visited by RSK. Observations will be made on the condition and use of the site and any potential constraints on further archaeological work.

## 5.4 Report

The report will include:

- A non-technical summary of the results;
- A list of the data sources consulted and the methodology employed for making an assessment of impact;
- A summary of the relevant legislation that applies to the area in which the study area is located;
- Background information including location, topography and geology, and historical information;
- A discussion of the known archaeological and heritage resources;
- A map regression;
- A summary of the geotechnical information obtained;
- A discussion of aerial photographs consulted;
- An assessment of the potential impact of the proposed development area on the known and the potential archaeology;
- A bibliography of sources from which data and information have been gathered;
- A gazetteer summarising the known archaeological and cultural heritage resource within the study area, using information from the data sources;
- A site plan related to the national grid. Copies of historic maps if appropriate and plates if appropriate;
- A copy of this project design; and
- A copy of the project brief.



## 6 REPORT AND ARCHIVE

Two copies of the report will be issued to the client. A copy of the report will also be issued to the Lincolnshire Historic Environment Record and the Boston Borough Planning Archaeologist.

When the project is completed, all parts of the OASIS online form will be completed and submitted to the Lincolnshire Historic Environment Record. The OASIS entry will include an uploaded .pdf version of the entire report.

## **7 HEALTH, SAFETY, ENVIRONMENT AND QUALITY ASSURANCE**

RSK Group was one of the first environmental consultancies in the world to have achieved certification to all three international standards for the management of quality, safety, health and environmental issues. The protection of the safety and health of our employees and of others affected by our operations together with the protection of the environment are integral parts of the Group's business performance and are seen as a management priority.

In December 2003, RSK Group was assessed by Det Norske Veritas (DNV), the independent and accredited certification body. The management of projects in Europe, the Middle East, Russia and the Caspian achieved the requirements of:

**ISO 9001: 2000**                      Quality management

**ISO 14001: 2004**                      Environmental management, and

**OHSAS 18001: 1999** Occupational health and safety management

We are also a member of the Achilles Verify scheme, a standardised safety, health, environment and quality assessment run by Achilles on behalf of subscribing utilities and service providers. The Verify scheme is focused primarily on business critical contracts with a high emphasis on safety, health, environment and quality, and provides an opportunity for utilities to gauge prospective suppliers' capability through a single process.



## 8 INSURANCE

RSK Group hold all the relevant insurances to meet the requirements of legislation, including Professional Indemnity Insurance, Employers Liability and Public Indemnity.

	Public Indemnity	Employers Liability	Professional Indemnity
Insurers Name	Griffiths and Armour	Griffiths and Armour	Griffiths and Armour
Value of Cover	£5 million	£10 million	£1 million
Expiry Date	24th September 2007	24th September 2007	27th September 2007

## 9 PROJECT TEAM AND TIMETABLE

### 9.1 Project Team

#### 9.1.1 *Kathryn Blythe – Archaeological Consultant*

Kathryn is a Consultant Archaeologist at RSK. She has extensive experience of writing and producing desk-based studies and impact assessments, and undertaking field reconnaissance survey. Kathryn will be responsible for the preparation of the desk-based assessment report.

#### 9.1.2 *Helena Kelly – Principal Archaeologist*

Helena is a Principal Archaeological Consultant at RSK. She provides archaeological advice to clients and colleagues for the management and enhancement of archaeology and cultural heritage on stand alone and multi-disciplinary projects. She specialises in the preparation of mitigation strategies for development projects and the specification and management of the work of archaeological contractors. Helena has been a professional archaeologist for over 13 years and has considerable experience of archaeology and heritage in the development process. Her work has also included extensive liaison and consultation with national agency and local government archaeological advisors, other heritage organisations, the general public and clients.

Helena will be supporting Kathryn during the preparation of the desk-based assessment and will technically review the report before it is issued.

#### 9.1.3 *Debra Leeder – GIS*

Debra is a Project Manager within the Geographical Information Systems (GIS) business area. Her responsibility covers both the successful management of GIS projects and delivery of internal mapping and graphics services to RSK companies. She has extensive experience of GIS and data sources, and has applied this knowledge to a wide variety of applications including the oil and gas industry, property, engineering and environmental.

Debra will be producing figures to be included in the desk-based assessment.

### 9.2 Timetable

It is intended to start the project as soon as the Project Design has been approved by both GVA Grimley and the Boston Borough Planning Archaeologist. The report should take 3–4 weeks to prepare. At present, it is intended to issue the report to the client on Friday 23<sup>rd</sup> February.