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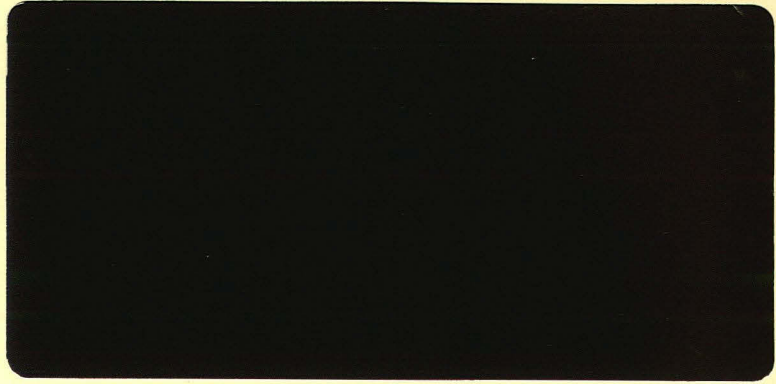
**DESK-TOP ASSESSMENT OF THE  
ARCHAEOLOGICAL IMPLICATIONS OF  
PROPOSED DEVELOPMENT OF  
LAND AT  
32-36 STRAIT BARGATE, 2-4 WIDE BARGATE,  
NEAR CHURCH WALK,  
BOSTON  
LINCOLNSHIRE  
(BCW 98)**



**A P S**  
ARCHAEOLOGICAL  
PROJECT  
SERVICES

Lincolnshire County Council  
Archaeology Section

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(BCW 98)

Work Undertaken For  
Crampin Pring M<sup>c</sup>Artney  
on behalf of  
Piper Land Development (Solihull) Ltd

August 1998

Report Compiled by  
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Planning Application No: B05/0233/98 RP  
National Grid Reference: TF 3280 4435

A.P.S. Report No: **57/98**

*Archaeological Project Services is an IFA Registered  
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## 1. SUMMARY

*A desk-based assessment was undertaken to determine the archaeological implications of development on land at 32-36 Strait Bargate and 2-4 Wide Bargate, adjacent to Church Walk, Boston, Lincolnshire.*

*The site lies just outside the Barditch, the boundary of the town in the medieval period (AD 1066-1485). Previous investigations on, and in close proximity to, the site have revealed remains of medieval and post-medieval date (after AD 1485) to a depth of c. 2m below the present ground surface. These remains have included well-preserved wood and leather that have survived due to waterlogging.*

*This area at the junction of Strait and Wide Bargate was probably one of the first parts of the medieval town to expand beyond the Barditch. An inn, documented in 1564, was located in the proximity, probably on the Bargate frontage of the site itself.*

*Development of the site was largely restricted to the Bargate frontage until the 19th century, though subsequently the land to the rear was progressively built up. Several churches were established in the area in the 19th century as part of this urban expansion. One of these, the Centenary Methodist Chapel built in 1839-40, was surrounded by grounds which were part used as a cemetery until 1856. The proposed development site partially encompass these grounds and it is therefore possible that burials may occur in this area.*

*Several of the buildings erected to the rear of the Bargate frontage in the 19th century have been demolished in recent years and the area is now used for car-parking. Ground conditions at the site are*

*unsuitable for geophysical survey.*

## 2. INTRODUCTION

### 2.1 Planning Background

An application for outline planning permission (Application No. B05/0223/98 RP) for the construction of retail units, kiosks and associated servicing at 32-36 Strait Bargate, 2-4 Wide Bargate and land to the rear, Boston, has been submitted to Boston District Council. The proposed site lies within an area of Known Archaeological Interest (C12) and, as such, the Boston Community Archaeologist advised that an archaeological evaluation, comprising a detailed desk-top assessment and trial trenching, should be carried out to provide information to assist the determination of the planning application.

Archaeological Project Services was commissioned by Mr John Pearson of Crampin Pring M<sup>c</sup>Artney, on behalf of Piper Land Development (Solihull) Ltd, to undertake a desk-based assessment of the site. The purpose of the assessment was to determine the archaeological implications of proposed development at the site. This archaeological assessment was undertaken to the requirements of the project brief set by the Boston Community Archaeologist (Appendix 1) and in accordance with the Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (1997).

### 2.2 Topography, Geology and Soils

Boston is situated 45km southeast of Lincoln and approximately 7km northwest from the coast of The Wash, in the south Lincolnshire fenland. Bisected by the River Witham, the town is located in Boston District, Lincolnshire (Fig.1). Approximately 675m northeast of the

Haven Bridge, the site is located mid-way between the River Witham and the Maud Foster Drain (Fig.2).

Lying at a height of *c.* 4m OD, the investigation area is located 250m northeast of the town centre, as defined by St. Botolph's parish church. Centred on National Grid Reference TF 3280 4435, the proposed development site covers an area of *c.* 6300 square metres.

Because the site lies within an urban area the surface geology has not been mapped. Nevertheless, on the basis of nearby deposits, it is likely that local soils are Tanvats Association typical alluvial gley soils (Hodge *et al.* 1984, 319) and Wisbech Association calcareous alluvial gley soils developed in marine alluvium (*ibid.*, 361). Beneath this marine alluvium is glacial drift that was deposited in a geological basin between the Lincolnshire Wolds and the East Anglian Heights (Harden 1978, 5). These glacial deposits in turn overlie a solid geology of Jurassic clays.

### 3. AIMS

The aims of this desk-based assessment, as defined by the Brief for Evaluation, were to gather information to establish the extent, condition, character, quality and date of all archaeological deposits at the site (Appendix 1). Such location and assessment of significance would permit the formulation of an appropriate response to integrate the needs of the archaeology with the proposed development programme.

### 4. METHODS

All archaeological remains or documented evidence within a 150m radius of the proposed development were considered.

Compilation of the archaeological and historical data relevant to the area of the proposed development site involved examination of all appropriate primary and secondary sources available. These have included:

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

Information obtained in the literature and cartographic examination was supplemented by a visit to the site. This reconnaissance investigated the extent of hardstanding and other firm surfaces; present land use and condition; the presence, or otherwise, of dumped materials; and the appropriateness for geophysical survey. Results of the archival and field examinations were reproduced as plan extracts.

## 5. RESULTS

### 5.1 Historical data

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

1). Later, in AD 1171, the town is recorded as belonging to Conan, Earl of Richmond (Thompson 1856, 36). During this early period, the town had already established itself as a major trading centre, partly due to its situation on the estuary of the River Witham.

The extent and importance of commerce at this period is manifested by the fact that, in the year 1205, a tax was levied on a fifteenth part of the goods of merchants (for the use of the state) at the ports of England; Boston was levied at £780 in comparison to London's £836 (*ibid*, 37). The amount of trade that these two towns were involved in must have been on a similar scale, as there is little difference in the amount of taxation levied. Hanseatic merchants, and others from Flanders, are documented within Boston during this period, reinforcing this conclusion. Merchants from Ypres, Cologne, Caen, Ostend and Arras are recorded occupying houses within Boston at this time (*ibid*, 42).

Information on the development of the town, particularly that relating to the emergence of streets, suggests that the location of the proposed development was on the outside the original town of Boston, just beyond the Barditch (Harden 1978, 19; Fig.2). The Barditch is first referred to in the early 13th century, though may originally have been constructed in the 12th century. It was possibly defensive, or used to channel traders and merchants to aid the collection of dues (Harden 1978, 18). During the early medieval period the town of Boston appears to have been surrounded by a wall, for in 1285, a grant was made by King Edward I to the bailiffs and burgesses for a toll in aid of repair of the town walls (Thompson 1856, 43). It is possible that this wall and the Barditch were complementary features forming a single boundary.

In medieval times the proposed development would have fronted onto the Long Causeway, a street that extended from the end of Bargate to Burton Corner, where it then joined the Hilldyke Causeway. Northdyke Causeway was a continuation of the Hilldyke Causeway. In 1263 the Northdyke Causeway was reported to be in such a bad state of repair that a number of persons were reported to have been drowned whilst travelling upon it each year (Thompson 1856, 40)

Street name evidence suggests that Bargate (literally 'gateway road') and Wide Bargate are likely to have been close to the line of the wall, though Wide Bargate would have been on the outside of the walled town. A bridge is suspected in the vicinity of Bargate, as there are numerous entries within the Corporation records that refer to 'Barbridge' (*ibid*, 207). This feature would have linked the inner town with Wide Bargate, situated on the outside of the Barditch. Wide Bargate is recorded as being the centre of the establishment of several annual fairs and markets, with particular mention of the sale of sheep and cattle. It appears by the Corporation records that sheep pens were first erected here in 1623 (*ibid*, 204). During the 19th century there was enough room for approximately 30,000 sheep though the annual market often brought in excess of 90,000 beasts; not surprisingly, there have been considerable records of the inconvenience caused by such a market (*ibid*).

Historical information suggests the proximity of the sea, and the influences of tides and floods, would have been significant during the occupation of Boston at the medieval and later periods. Indeed, floods are documented for the years of 1236, 1254, 1257 and 1286 (*ibid*, 36). The land north of the proposed development probably incorporated an area of common marsh, at the periphery of the medieval



town (Harden 1978, 19; Fig.9).

The Market Place lies approximately 200m south of the proposed development, and is first mentioned in the late 12th century, though a Charter for a weekly Saturday market was not granted to the Earl of Richmond until 1308. It is not known whether the fair was held in the Market Place or in Bargate, or whether both areas were used, but for the sale of different goods (Harden 1978, 14). The names of certain lanes in the Market Place, such as *Bocher Rowe*, *Barbarowe* and *Fysherowe*, in the 15th and 16th centuries may be indicative of specialised trade and manufacture in proximity to the site (*ibid*).

Medieval religious foundations are believed to have been situated in proximity to the proposed development. The residence of the Pacey family, which stood until the 19th century, possibly originated as nunnery (Fig.2; No. 15). A bust of a man holding his beard is believed to have stood over the entrance to the building, which formed a quadrangle (Thompson 1856, 216). This quadrangle appears on maps of the 18th and 19th centuries, appearing with the nomenclature 'Friarage' on a survey of 1829 (Wood 1829). Fountain Lane, north of the suspected nunnery, is documented in the 19th century as a place where large foundation stones are frequently uncovered (Thompson 1856, 216).

References to Wormgate, a street west of the proposed development site, suggest the possible environment that afflicted medieval and post-medieval Boston. In the *Comptus* of St. Mary's Guild, compiled 1516, Dipple Gate is mentioned; probably the whole of Wormgate was then called Dipple, or *De Pul Gate* (Deep Pool Gate) at this time. The Broad Marsh at Wormgate End is recorded as containing 16 acres in 1583. In 1633 it was called the Great Marsh and was referred to again in

1672 as the Broad Marsh and was still 16 acres in extent (*ibid*, 211-212). Although Wormgate lies outside the investigation area, these historical references suggest that marginal lands lay just outside the main town until most recently.

A horse pit located in Strait Bargate was noted in 1554 and subsequently. Reference was made in 1564 to a large public house, The Bell, located on the north side of Strait Bargate, close to the junction with Wide Bargate. Also at this junction, but just into Wide Bargate there was, in the mid-19th century, a yard that until *c.* 1820 had contained many buildings 'of considerable antiquity' (*ibid*, 206).

A document of 1594 refers to a petition that was presented to Queen Elizabeth I. It states that the town of Boston was impoverished through a decline of trade, and 'great inundations' (flooding) (Wheeler 1896, 344). At a general Court of Sewers, held at Boston in 1734, a petition of landowners and tenants refers to 'Maud Foster's Gowt' (located to the east of the proposed development) as a drain in a bad state of repair. Due to the poor condition of the drain, the document claims that the surrounding lands were 'constantly flooded'. Land adjacent to the River Witham at this time was said to be in a deplorable condition, 'by reason of violent and excessive inundations of fresh waters' (*ibid*, 208). Evidence such as this suggests that the inhabitants of Boston must have perpetually struggled against the effects of the local environment.

The first State approved improvements to the course of the River Witham in Boston are dated to 1762 through an Act of Parliament (Padley 1882). Nonetheless, problems continued with the condition of the River Witham during 1800, when a document states that the navigation of this river course was very much impeded due

to continuous silting (Wheeler 1856, 349).

Sessions House was built in the mid 19th century and opened for public business in 1843, for the administration of Kirton and Skirbeck Hundreds (Fig.2; No. 14). This stands on the site of a possible medieval nunnery, demolished prior to construction of the Sessions House (Fig.2; No. 15).

A theatre was erected at the westernmost limit of the proposed site in 1806, replacing an earlier 18th century structure. The theatre was home to a company of comedians who performed for 6 weeks every year, and had a capacity for over one thousand spectators. Audiences were in decline by 1819 and further reduced until the closure of the building in 1850 (Thompson 1856, 211).

The first stone of the Wesleyan Methodists' Chapel, to the north of the proposed development site, was laid in 1839 and the chapel was opened for service in 1840 (Fig.2; No. 13). A new chapel was erected on the same location after the original was destroyed by fire in 1909 (Leary 1972, 37). A Wesleyan day school, with classrooms and a detached house for the master, was erected in 1849 (Thompson 1856, 208-9). The northwestern portion of the chapel grounds were used as a cemetery until 1856 (*ibid*, 209), when the New General Cemetery was opened (*ibid*, 259). Another late 19th century establishment, situated within the area of the proposed development, was the Congregational Church (Fig.2; No. 22). This was built in 1850 on the site of the former theatre (*ibid*, 209).

Later developments, until the present day, have included the intensification of settlement and growth of commerce in proximity to the proposed site. In particular, many of the 19th or 20th century buildings have been demolished at

the north and centre of the proposed development (Fig.2).

## 5.2 Cartographic Data

The first detailed map depicting the town plan of Boston is that of Robert Hall, dating to 1741 (Fig.3). Although it is not possible to be completely accurate when positioning the proposed development within this map, the general area can be defined through the comparison of roads that are still in use today. Hall's map shows that during the 18th century the site lay between Wide Bargate and a stretch of the Barditch. Buildings are depicted at the southern limit of the proposed development, fronting onto Wide Bargate. The line of the Barditch continues as a boundary to the rear of other properties, immediately west of the site. A small orchard, or area of woodland, lies at the centre of the site, while an organised series of plots to the east seems to be utilised for horticulture. Further north, a northeast-southwest boundary line appears to demarcate between the areas of horticulture and a large open field. A building stands against the boundary with this field, also adjacent to an irregular plot of apparently open ground, immediately west of the building. Cumulatively, the map evidence suggests that, during the 18th century, the southern limit of the proposed development was already developed. To the rear of Wide Bargate, at the centre of the site, were property boundaries and areas of horticultural production. At the northernmost limit of the site was a large open field, possibly utilised for more intensive arable or pastoral production.

*A Map of the Town of Boston East*, published in 1803, is broadly similar to Hall's earlier plan, depicting buildings on the Strait Bargate frontage, with yards to the rear. The northwestern half of the proposed development area remained open

space.

Both the first edition of the one-inch Ordnance Survey map of 1824, and Bryant's county map of 1828 (Fig.4) were produced at much larger scales and, as a consequence, do not depict the area of proposed development in sufficient detail. Nonetheless, it is still possible to recognise the alignment of the Barditch and a large open field, respectively west and north of the proposed site, as shown on the Hall's map.

Wood's plan of 1829, produced with greater detail, shows a substantial amount of growth within the town and around the suburbs of Boston since Hall's 18th century survey (Fig.5). In particular, on the western limit of the site, was a large group of buildings, incorporating a theatre. North of the theatre is a short, though fairly broad, side street leading to Red Lion Street. The centre of the site remained largely undeveloped, although several east-west boundaries had clearly been established. Buildings first shown by Hall's 18th century survey, fronting onto Wide Bargate, remain largely unchanged, beyond minor alterations. At the northernmost limit of the site a large field is depicted, suggesting this area remained undeveloped during this period.

A decade later, in 1839, the area was remapped by Moule (Fig.6). His survey is problematic and contains several omissions and inaccuracies (Molyneux and Wright 1974, 20). Nonetheless, this plan incorporates the first reference to a Baptist Chapel, shown north of the proposed development site. No further assessment of this plan will be made due to the difficulties in establishing the accuracy of the recorded features.

The 1887 Ordnance Survey map largely confirms the development arrangements

shown on Wood's 1829 plan. Dating from 1889, first edition of the 1:500 Ordnance Survey map depicts the investigation area in greater detail and clarity than earlier maps, describing the functions of several properties within the proposed development site (OS 1887; Fig.7). A bowling green lies at the centre of the proposed site, whilst a smithy, brewery and church cover the western portion. The northern limit of the proposed development impinges upon part of a play ground and a disused burial ground, associated with the school and Wesleyan Chapel that stood just outside the site during this period. These represent the first known structures in this particular area. Some water pumps are shown, representing the appearance of a formal services network to support the occupants of these buildings. Trees are depicted, situated within open areas to the rear of properties that front onto Wide Bargate. This open ground may represent yards or gardens. Additionally, this map locates the site of the Bar Gate, a medieval gateway to the town, in Strait Bargate.

Early 20th century maps (OS 1905 and 1906; Figs. 8 and 9) depict little change from the first edition surveys, although one of the rear yards, or gardens, described previously, appears to have been developed into a building. A smithy, and the Congregational Church are still marked on the 1905 survey (Fig.8), although this nomenclature was not used on the smaller scale 1906 map (Fig.9).

More recent maps (OS 1951) show that buildings established by the 20th century remained in existence during this survey. It is worthy of note that the area at the centre of the site (previously marked as a bowling green) continues to remain as open ground. Buildings at the centre of the site continued to stand until 1972 (OS 1972), though this survey does not show them in any great detail. However, the site

reconnaissance (this report, 5.5) established that many of these structures have since been demolished or cleared from the centre of the proposed site, leaving an open area.

### 5.3 Aerial Photograph Data

Aerial photographs held by the Lincolnshire County Council Sites and Monuments Record and in the files of the Boston Community Archaeologist were examined for evidence of archaeological remains. Others published in secondary sources were also examined.

Of the photographs examined, only the most recent related to the location of the proposed development (Start 1993, 90;94). Although these show the modern situation of the proposed site, they do depict the proximity of St. Botolph's and the River Witham. Ground at the centre of the site had obviously been cleared of buildings and resurfaced by this time, leaving a large open space between the Centenary Chapel and buildings fronting onto Wide Bargate. No obvious archaeological remains were evident.

### 5.4 Archaeological Data

Records of archaeological sites and finds held in the Lincolnshire County Sites and Monuments Record and the files of the Boston District Community Archaeologist were consulted. Other, secondary, sources were also examined. Details of relevant archaeological and historical remains falling within 150m of the proposed development area are collated here and committed to Table 1.

**Table 1: Documented Remains Within 150m of the Proposed Development (Fig.2).**

Map code	County Sites and Monuments Record No.	Description	Grid Ref.	Boston District Arch' Files
1-2	13407	Archaeological evaluation records large medieval field boundaries and dumped deposits, sealed by post-medieval remains.	TF32794434 TF32814434	B05/029
3-7	13287 13288	Archaeological evaluation and watching brief records medieval occupation and post-medieval reclamation.	TF32854430	B05/028

Map code	County Sites and Monuments Record No.	Description	Grid Ref.	Boston District Arch' Files
8-9	13409 13410	Archaeological evaluation records medieval cess pit and refuse, overlain by post-medieval refuse pits, surfaces and gardens.	TF329442	B05/027
10	12673 12676	Archaeological watching brief recovers medieval and post-medieval pottery.	TF32864424 TF32844424	B05/106
11-12	13322 13360	Archaeological watching brief, survey and evaluation records medieval pits, post-medieval brick cellars and a large, undated, limestone wall.	TF32794427	B05/083
13	N/A	Centenary Methodist Chapel, built 1910.	TF32774438	B05/091
14	N/A	Boston Sessions House Court Building.	TF32714426	B05/065
15	N/A	Documented site of 'the priory', possible medieval religious foundation.	TF32724424	B05/066
16	12653	Medieval coin hoard found during 19th century excavations.	TF32804420	
17	13465	19th century granary.		
18	N/A	Possible medieval pottery and leather item found during watching brief.	TF32804418	B05/099
19-20	13367 13368	Archaeological evaluation recovers medieval and post-medieval remains.	TF329044290	
21	N/A	Documented collapse of ground surface, possibly over the former Barditch.	TF32734434	B05/044

Previous archaeological evaluation, within the area of proposed development, recorded the presence of medieval, post-medieval

and modern archaeological remains (Fig.2; Nos. 1-2). The trench closest to Red Lion street contained almost 1m of brick rubble

and ash, immediately beneath the hardcore surface of the present car-park (Fig.2; No. 1). Brick foundations of the former Congregational church, built during the 19th century, were also found within this trench. Deeper excavations recovered large quantities of pottery and tile, including 14th and 15th century remains, interpreted as midden deposits (Davies and Symonds 1988, 2). A second trench was opened in an area that lies at the centre of the proposed site, revealing medieval remains at a depth of around 2m below the present ground surface (Fig.2; No. 2). A large ditch and a steep-sided gully were found, containing pottery of 13th and 14th century date. The results of this evaluation suggest that medieval remains may survive, at a depth of around 2m below the present ground surface, in proximity to these trenches.

Archaeological investigations have also been undertaken within properties that front onto Strait Bargate, at the southernmost extent of the proposed development site (Fig.2; Nos. 3-7). The construction of cellars within the westernmost property had destroyed surviving deposits to a depth of 2m, within the entire building (Fig.2; Nos. 3, 5 and 6). Nonetheless, surviving archaeological deposits were exposed beneath cellar floors and walls, revealing medieval, post-medieval and modern remains. Sections recorded during this work suggest intact medieval archaeological deposits survive at depth of around 0.7m below ground surface, in proximity to the excavated trenches (HTL 1992, 7-8 and 13). Finds included 14th century pottery, leather off-cuts and an alignment of timber stakes, suggesting to the excavator that the ground was peripheral to any main settlement during this period, subject to occasional attempts at reclamation (*ibid*, 14). The easternmost trenches, excavated as part of the same investigation, revealed similar

medieval remains, truncated by post-medieval pitting (Fig.2; Nos. 4 and 7).

Land farther east, on the southeast side of Wide Bargate, has also been subject to archaeological evaluation (Fig.2; Nos. 8 and 9). The trench closest to Wide Bargate (Fig.2; No. 8) contained a brick cellar, beneath which lay a 17th century cobbled surface; the latter exposed 1.5m below the present ground surface. Deeper excavations within this trench exposed a possible cess pit, associated with sherds of 13th and 14th century pottery. Records of this trench suggest medieval remains can be expected to occur at a depth of around 2m below present ground surface (Symonds 1988). The second trench was excavated farther south, at the limit of the present investigation area (Fig.2; No. 9). Part of an 18th century wall was the earliest identified feature, exposed at a depth of 0.8m below present ground surface, and interpreted as a possible garden wall (Symonds 1988, 6). Although excavation continued to a depth of almost 3m below the ground surface, no other remains were present.

Observations, conducted during construction work, recorded quantities of medieval and post-medieval pottery west of Mitre Lane (Fig.2; No. 10). As part of the same record, workmen stated that layers of rushes were exposed within the lowest levels excavated (SMR 12673 and 12676).

West of the proposed development and adjacent to New Street a programme of archaeological work, incorporating survey, evaluation and watching brief, has previously been conducted (Fig.2; Nos. 11-12). Archaeological evaluation recorded medieval dumped material and pits at a depth of around 1m below the present ground surface, overlain by post-medieval deposits. Part of a ditch, tentatively interpreted as the Barditch, was also

present (Brown 1994). The watching brief recorded a large limestone wall, against which lay a deposit of organic soil that contained sherds of 12th and 13th century pottery (Palmer-Brown 1995, 11).

During the 19th century, a hoard of silver pennies of Edward II (1307-27) and III (1327-77) was found at Strait Bargate. The exact depth and situation of these coins was not recorded (Fig.2; No. 16).

Pieces of leather and associated medieval pottery were found during the excavation of a modern sewer trench, at the northeast corner of the Market Place (Fig.2; No. 18). However, details of these finds remain unreported.

The most recent archaeological evaluation within the investigation area, conducted on the southeast side of Wide Bargate, recorded primarily 16th and 17th century remains (Fig.2; Nos. 19-20). Notable features were a brick and stone-lined pit, associated with a drainage ditch. Some 13th and 14th century pottery was recovered at depth, though no features of this date were identified (Field and George 1996, 50).

## 5.5 Site Reconnaissance

A site visit was undertaken on 23rd July 1998 to assess the condition of the proposed development site. Visibility was good. The results of the reconnaissance have been committed to Figure 10.

The northern part of the proposed development comprises a large open area, currently in use as a commercial car park. Access routes into the car park are surfaced with tarmac, whilst car spaces are covered in a crushed limestone and brick hardstanding. Concrete bollards mark the westernmost extent of the car-park, fronting onto Red Lion Street, whilst

slatted wooden fencing and brick walling separates the car-park from ground to the north. Remnant brick foundations, orientated northwest-southeast are visible on the site surface within the southeast corner of the car-park. Trees line the northernmost boundary of the proposed site and are also established within the centre of the car-park. The southern part of the proposed development is demarcated by more intensive boundaries, most typically wooden or wire fences, that subdivide yards or car-parks to the rear of properties fronting onto Wide Bargate. A large concrete and brick platform, within the southern central portion of the proposed site, represents the former position of a building.

Eastern and southern boundaries to the proposed development displayed evidence for the former presence of brick structures, typically remains of ruined brick walls, whose alignments must have previously crossed into proposed site. Properties fronting onto Wide Bargate are currently in use as commercial premises and could not, therefore, be subject to a thorough inspection. Nonetheless, the size of these structures suggests they must rest upon substantial foundations.

Services were not readily apparent, though these may remain obscured by the car-park surfaces. A concentration of manhole covers and drains was observed within the southeastern corner of the site, though it is unclear whether these are still functioning.

Conditions across the entire area were inappropriate for magnetometry, resistivity survey, fieldwalking or ground-probing radar due to obscuration by standing structures, tarmac surfaces and overlying debris.

## 6. CONSTRAINTS

### 6.1 Heritage Constraints

#### *Statutory and Advisory Constraints*

The area of investigation does not lie within a Scheduled Ancient Monument protected by the Ancient Monument and Archaeological Areas Act of 1979 (HMSO 1979). In consequence, any and all archaeological remains within the area of the proposed development are protected only through the implementation of PPG 16 (DoE 1990).

The site lies within the Boston Conservation Area, established in 1969 and amended 1984, which incorporates the bulk of the town core (Pearce *et al.* 1990, 23). Development within the Conservation Area is subject to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990

Property number 4, Wide Bargate, lies within the southeastern corner of the proposed development and has Grade II listed status (*ibid*, 67). This status implies that every effort should be made to preserve the building (DoE 1971). Any proposal to demolish a listed building, or alter one in any way that affects its character, must obtain 'listed building consent' from the local planning authority or the Secretary of State. It is an offence to demolish or alter a listed building without listed building consent (DoE 1971).

Cartographic evidence would suggest that the northern portion of the proposed site impinges upon a former 19th century burial ground that served the congregation of the Methodist chapel. Although historical documents state that only the northwestern side of this churchyard was used (Thompson 1856, 259), there is a chance that excavations may disturb human remains. If such remains are encountered

and the development requires their removal, it would be necessary to obtain a Home Office licence. Failure to do so constitutes an offence under Section 25 of the Burial Act 1857.

### 6.2 Other Constraints

#### *Health and Safety Constraints*

The proposed development sites lies east of Red Lion Street and north of Wide Bargate. Details of the proposed development are unknown at present but will presumably involve the excavation of trenches for new foundations and services. The following risks have been identified and plotted onto Figure 10:

- a) Plots of services (electricity and water) in the vicinity of the proposed development were examined. Underground low voltage electric cables cross the site, and are recorded within properties fronting onto Wide Bargate. Water services, as plotted, do not impinge onto the site. However, this does not preclude the presence of other, unrecorded, services on the site. Relevant gas and British Telecom service information, although requested, were not forthcoming at time of writing.
- b) Buildings are shown, within the proposed development site, on maps dating from the 18th to the 20th century. Although some have since been removed, there is still a possibility that former cellars remain below the present ground surface.
- c) Excavations of trenches for archaeological evaluation, foundations and services entails a certain degree of risk which is



enhanced by the use of a mechanical excavator.

- d) Excavation of trenches should not take place in close proximity to standing buildings or to those buildings currently under demolition.

## 7. ASSESSMENT OF SIGNIFICANCE

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

### **Period:**

Peripheral medieval occupation, incorporating land division and reclamation, is characteristic of the period. Post-medieval urban development and improvement, is representative of the period.

### **Rarity:**

Medieval remains, incorporating field boundaries, evidence for reclamation and refuse disposal commonly occur on marginal or peripheral areas, away from developing urban centres.

Post-medieval urban remains, as found within the investigation area, are common within the town of Boston. However, remains of both periods may have rare or unusual aspects.

Preserved organic remains of probable medieval date have previously been found on, and in immediate proximity to, the site. Although such remains are not uncommon in Boston, they are rare nationally.

### **Documentation:**

Records of archaeological sites and finds made in the Boston area are kept in the

Lincolnshire County Sites and Monuments Record and the files of the Boston District Community Archaeologist. Several archaeological investigations on, or in vicinity of the site, have previously been undertaken and reported. Synopses or syntheses of the historical and archaeological evidence have previously been produced. Cartographic and historical documents covering the proposed development site are currently held by the Lincolnshire County Archive.

Documentation of the 19th century theatre and Congregational Church, previously situated within the proposed development site, is enhanced by the survival of contemporary documents and sketches.

The present report provides the first site-specific consideration of the archaeological and historical aspects of the proposed development area.

### **Group value:**

Surviving medieval field boundaries and middens have a moderate group value in association with nearby urban settlement of this period. The group value of buried or standing post-medieval structures is enhanced by the survival of contemporary structures in near proximity. The probable presence of both medieval and post-medieval remains on site enhance the group value further.

### **Survival/Condition:**

All of the proposed site, with the exception of the former bowling green, is known to have been developed from the 18th to 20th centuries. Thus, archaeological deposits in this area can be expected to be damaged to a depth of *c.* 1m below ground surface level. However, previous investigations indicate that well preserved medieval remains occur *c.* 2m below ground level in the area. Consequently, any such remains are likely to survive in good condition.

Boston has high levels of ground water that have resulted in the anaerobic preservation of deposits at a depth of greater than *c.* 1m. As such, medieval deposits are known to contain organic materials (wood, leather, straw *etc*) and environmental evidence (pollen, insects *etc*) in an excellent state of preservation.

**Fragility/Vulnerability:**

As the proposed development will impact the investigation area any and all archaeological deposits present to the depth of the required foundations are extremely vulnerable. Furthermore, any intrusions that affect the ground water regime may compromise the continued survival of any waterlogged environmental and artefactual remains in the near vicinity.

**Diversity:**

Moderate period diversity is represented by the probability of medieval and post-medieval remains in proximity to the proposed development. Functional diversity is also moderate and includes the remains of field boundaries, middens and later urban development, including industrial, mercantile and ecclesiastical activity.

**Potential:**

Potential is high that medieval and post-medieval remains of general urban nature survive on site. Additionally, there is moderate potential that post-medieval funerary remains are located in the northwestern part of the site. There is also moderate-high potential that organic remains of medieval date survive at depth due to waterlogging.

## 8. CONCLUSIONS

There is no known evidence of Romano-British or Saxon occupation on this site. It is possible, however, that deposits of these periods, if not actual archaeological

remains, occur at depth beneath later alluvium.

The site lay just outside the Barditch, the boundary of the medieval town, though it is probable that Strait and Wide Bargate saw the first extramural expansion of the settlement in the medieval period. It is likely that, through the medieval and post-medieval periods, the Bargate frontage of the site was occupied by houses and shops, while the land to the rear remained open. An inn was located in the area in the 16th century, probably on the Bargate frontage of the site itself.

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

Although the southern portion of the site, fronting on to Bargate, was apparently developed from an early date, the northern extent did not acquire an urban character until the 19th century. A theatre, brewery, smithy and several churches were established on, or close to, the site as part of this 19th century expansion. Just to the northwest of the site, the Centenary Methodist Chapel, opened in 1840, is surrounded by grounds which, at least in part, functioned as a cemetery until 1856. The northwestern part of the proposed development area encompasses a section of the chapel grounds and it is therefore possible that burials may occur in this area.

Although buildings still stand on the southern, Bargate, side of the site, many of those which formed part of the 19th century development of the area to the north have been demolished in recent years. This northern part of the site is presently used as an open, car-parking

area, though traces of walls from the removed buildings are evident in the carpark surface. Ground conditions are inappropriate for geophysical survey.

## 9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to thank Mr John Pearson of Crampin Pring M<sup>c</sup>Artney who commissioned the work on behalf of Piper Land Development (Solihull) Ltd. Gary Taylor and Tom Lane edited this report. Gary Taylor co-ordinated the work. Steve Membery, the community archaeologist for Boston District, kindly allowed examination of the relevant parish files. Mark Bennet and Sarah Grundy at the Lincolnshire County Council Archaeology Section kindly provided access and information on sites relevant to the assessment.

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## 11. ABBREVIATIONS

Numbers prefixed by 'B' are the reference

codes used by the Boston Community Archaeologist.

- APS refers to Archaeological Project Services
- AW refers to Anglian Water.
- DoE refers to publications by the Department of the Environment.
- HMSO Her Majesties' Stationary Office.
- HTL refers to Heritage Lincolnshire.
- IFA refers to the Institute of Field Archaeologists.
- OS refers to the Ordnance Survey.
- PCA refers to Pre-Construct Archaeology.
- PPG refers to Planning Policy Guidance.
- TLA refers to the Trust for Lincolnshire Archaeology.

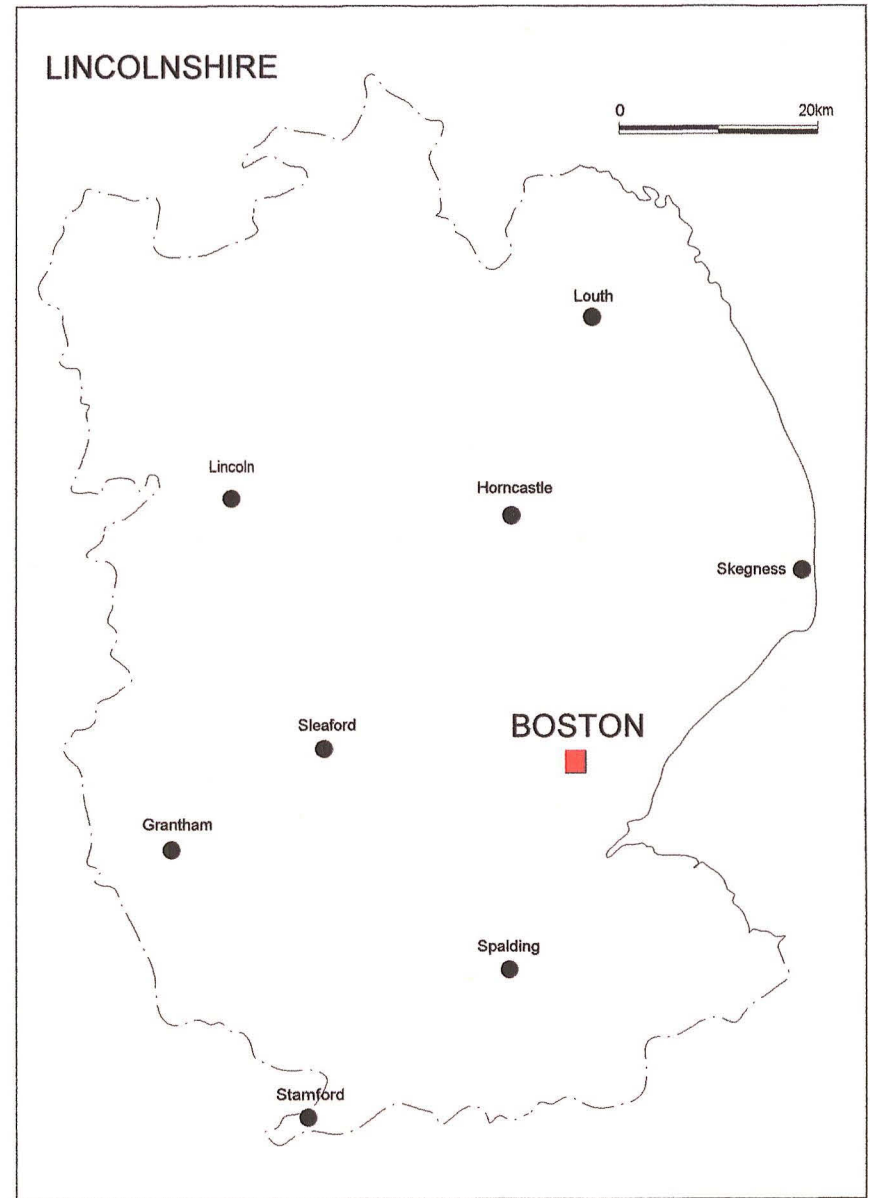
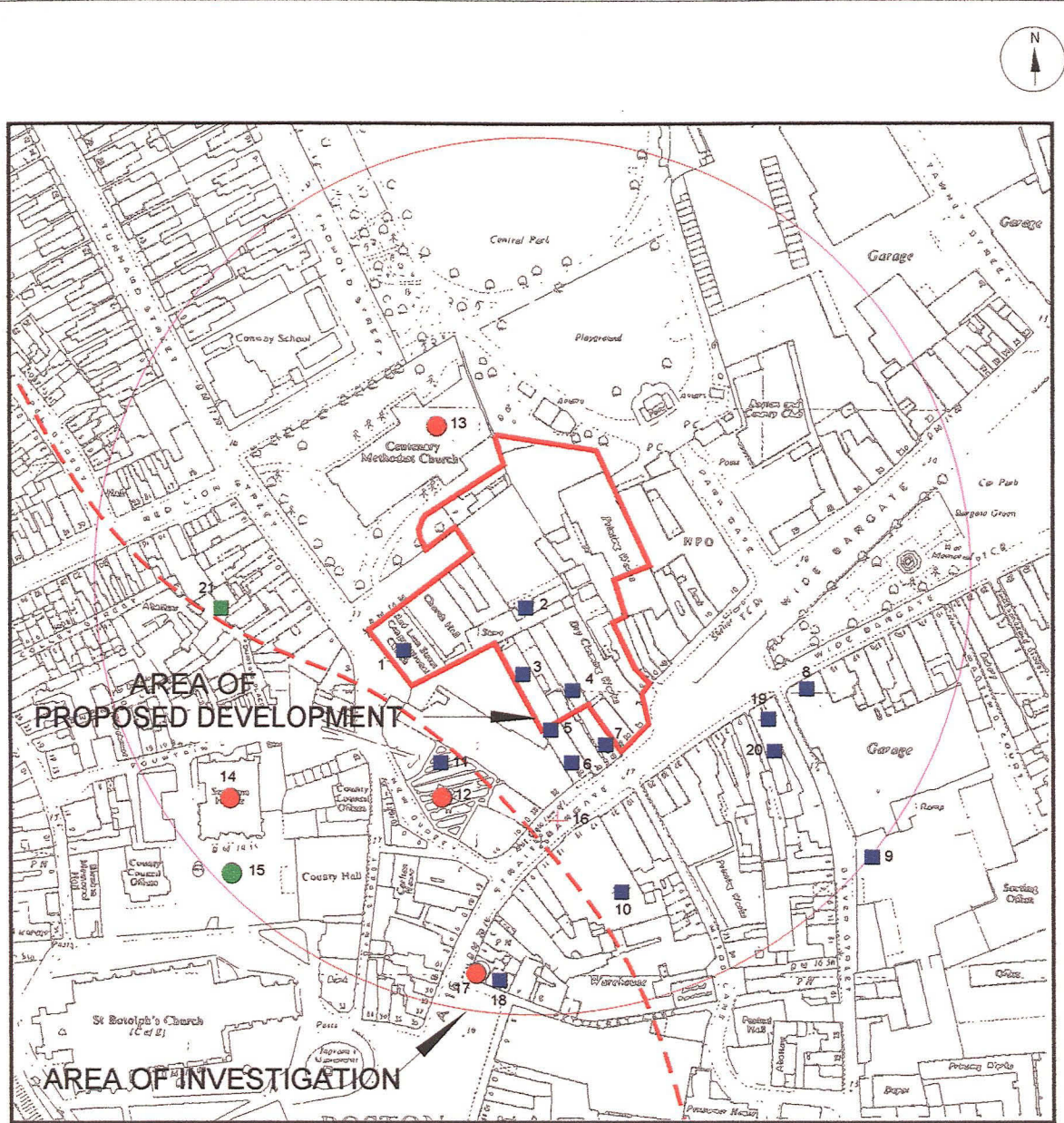


Figure 1: General location map



KEY

- CENTRE OF ARCHAEOLOGICAL INTERVENTION
- STANDING BUILDING
- FORMER SITE OF BUILDING
- FINDSPOT
- APPROXIMATE LINE OF MEDIEVAL BARDITCH
- DOCUMENTARY REFERENCE

0 100M

Figure 2: Area of proposed development and surrounding sites of archaeological interest



Figure 3: Extract from Hall's Plan of Boston (1741)



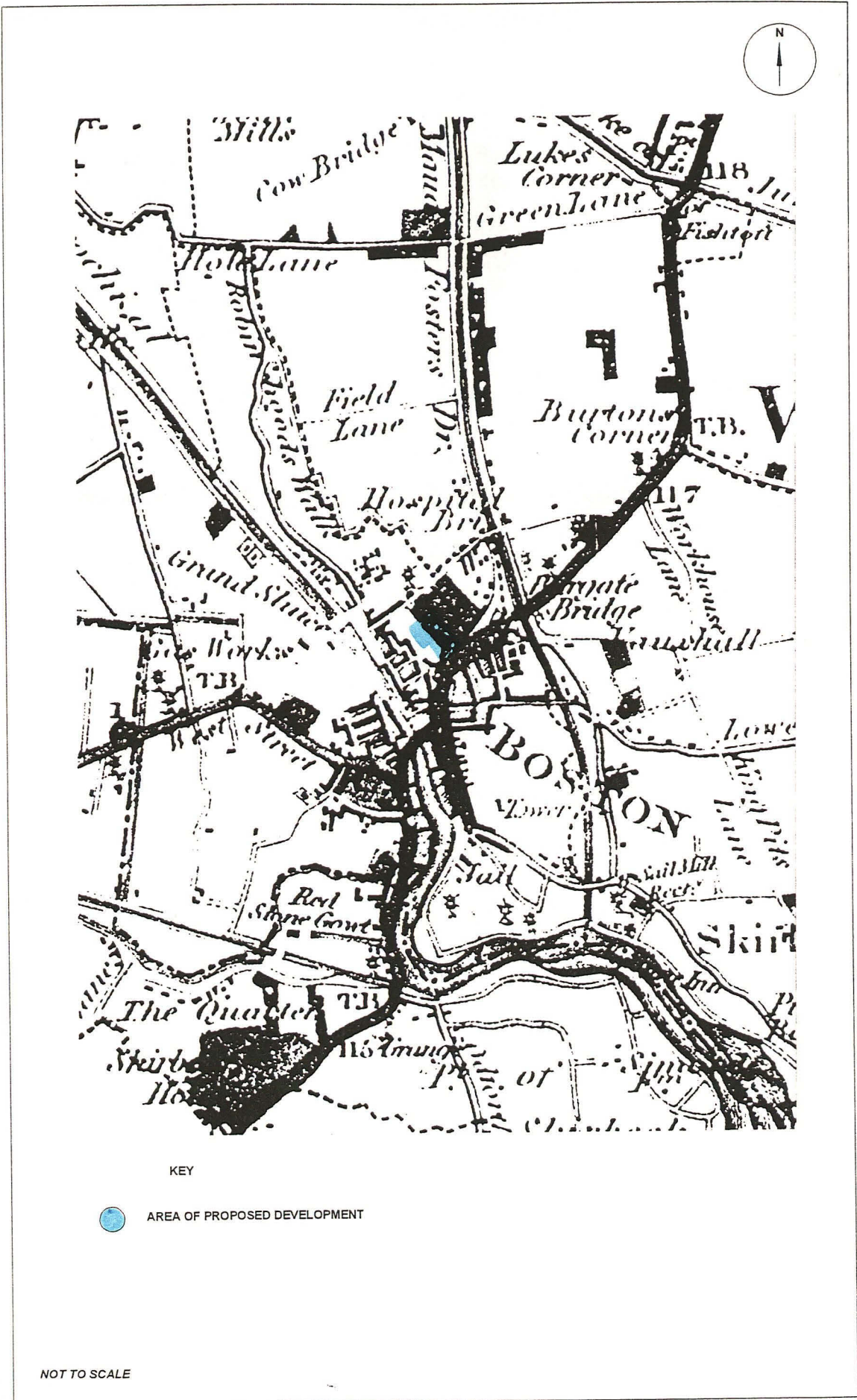


Figure 4: Extract from Bryant's Map of Lincolnshire (1828)

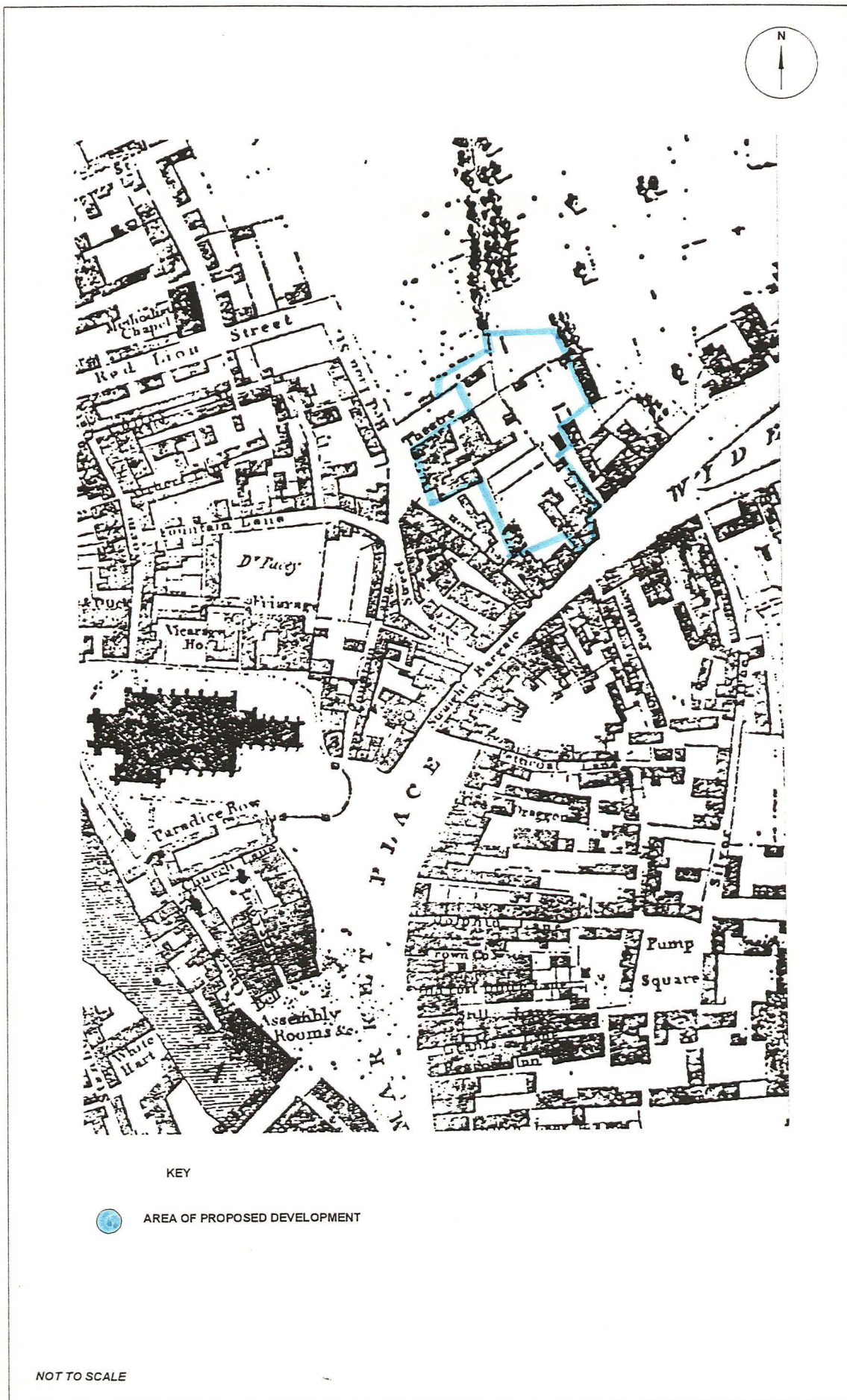


Figure 5: Extract from Wood's Plan of Boston (1829)

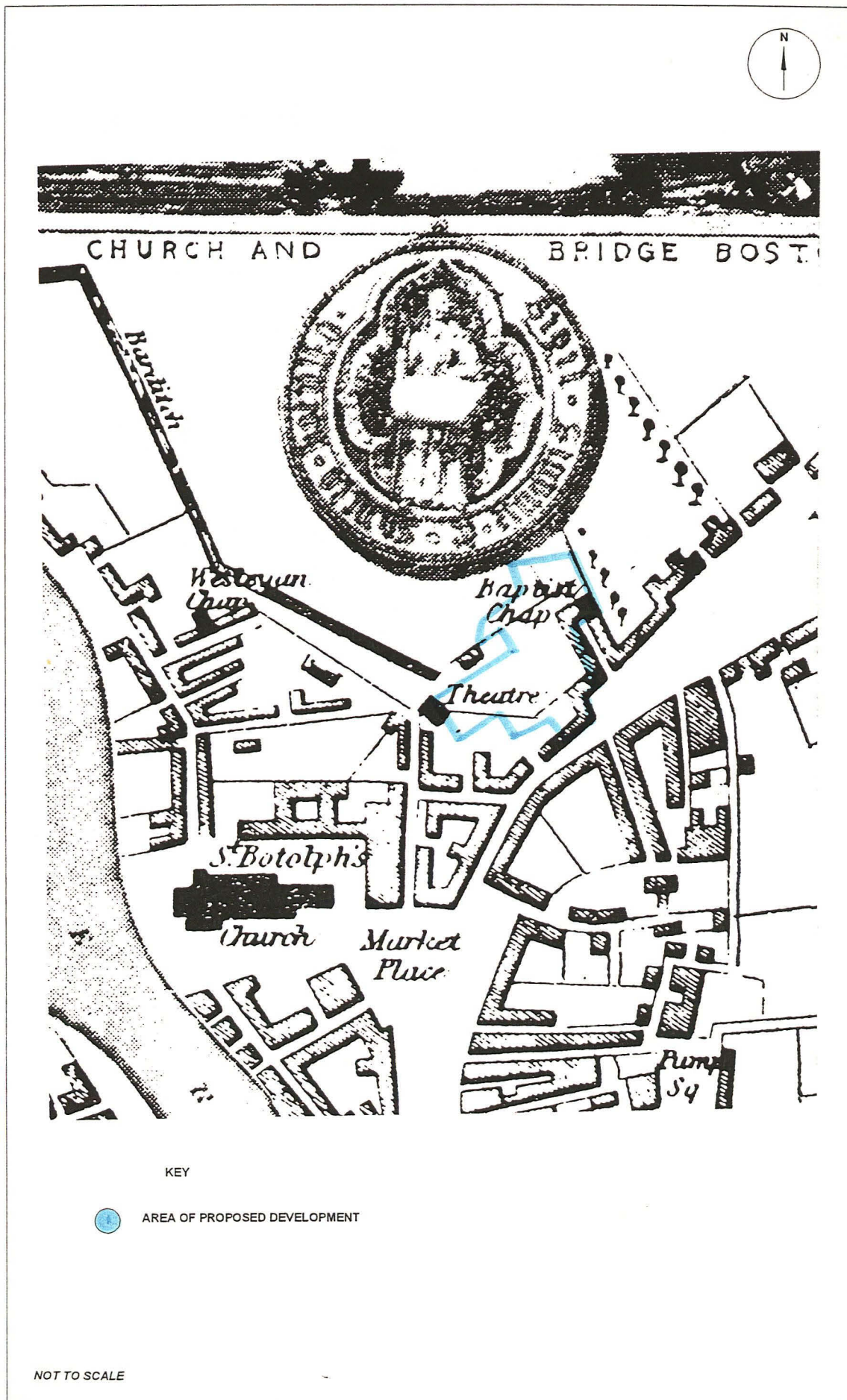


Figure 6: Extract from Moule's Plan of Boston (1839)

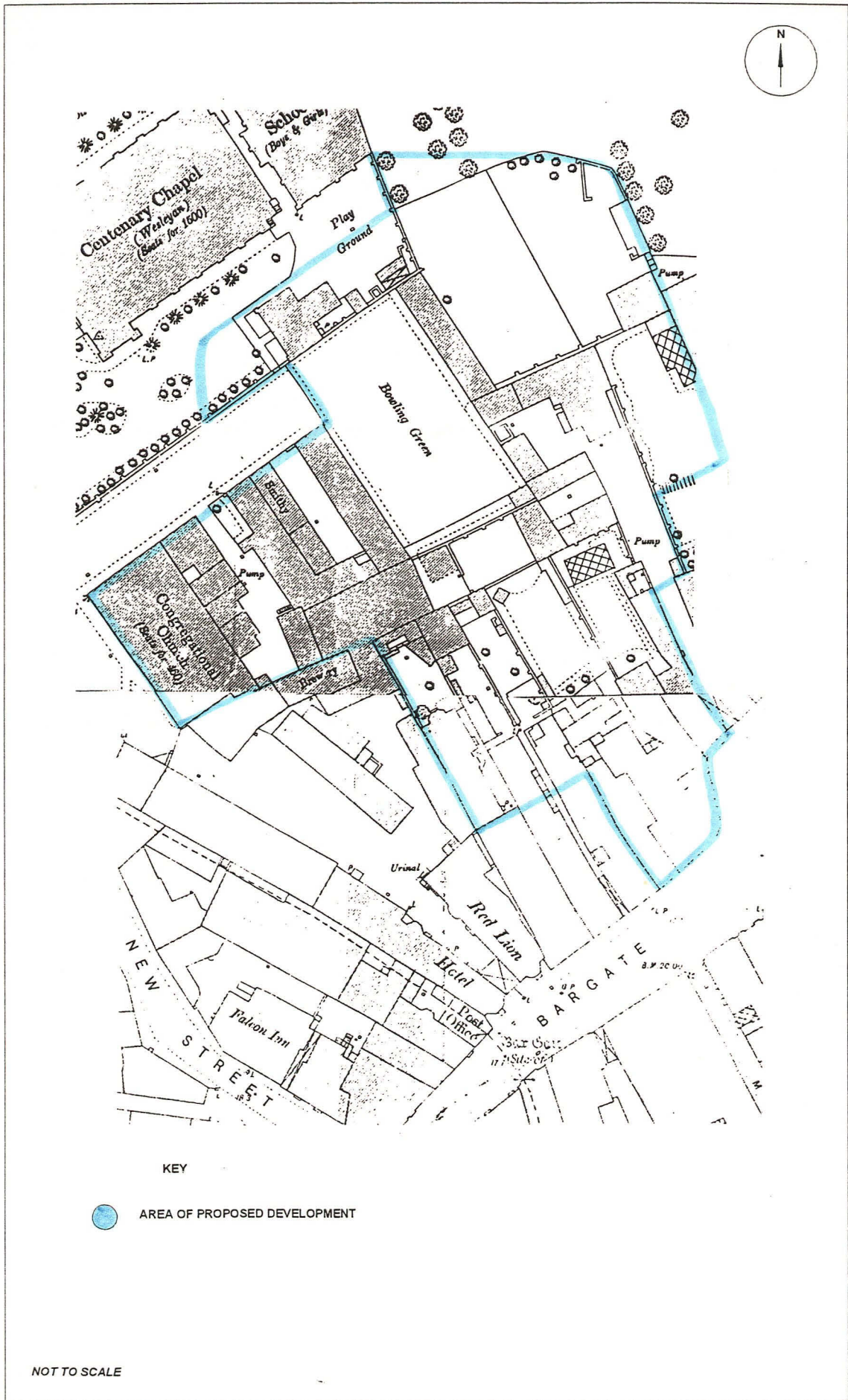


Figure 7: Extract from Ordnance Survey Map of Boston (1889)

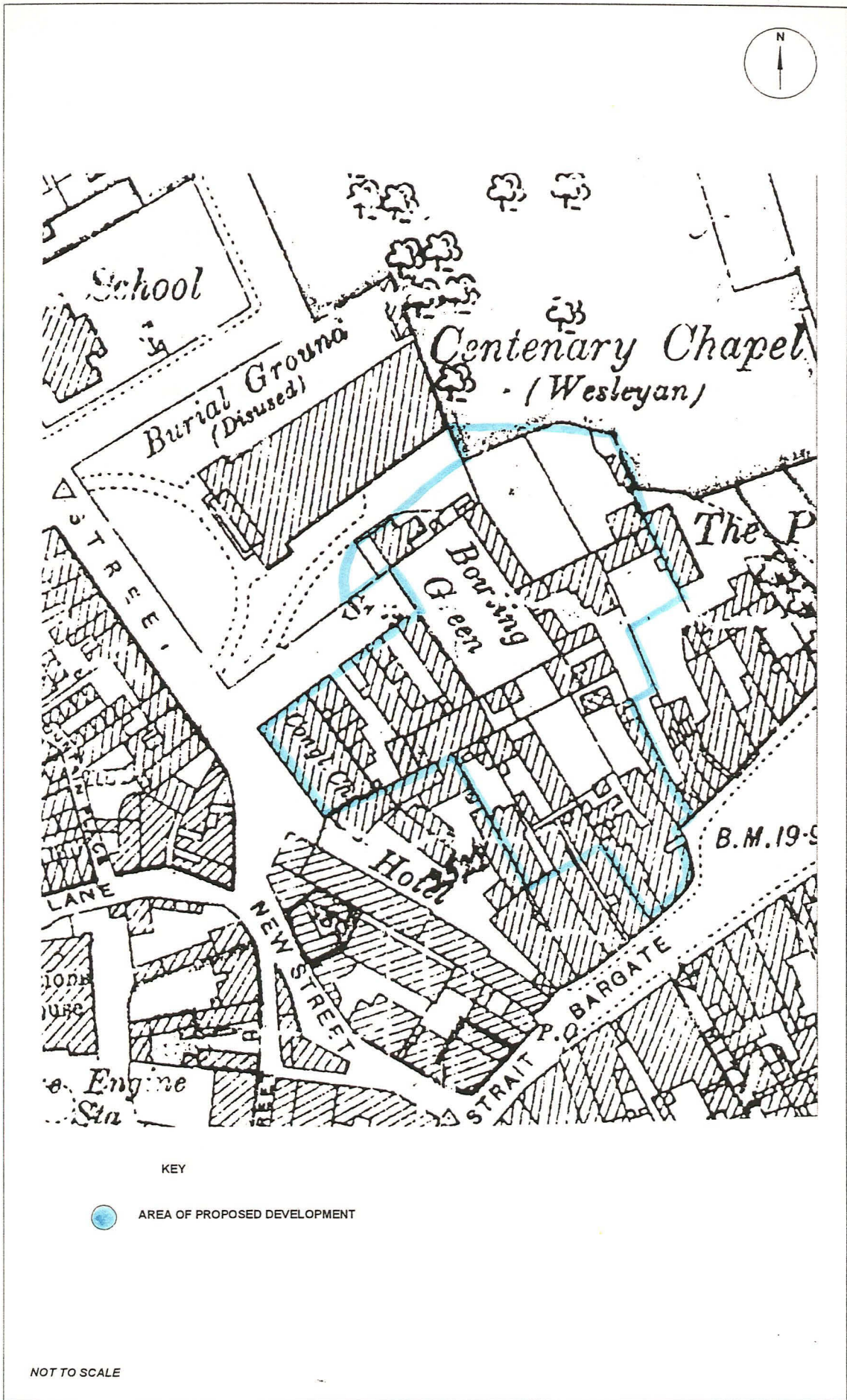


Figure 8: Extract from Ordnance Survey Map of Boston (1905)

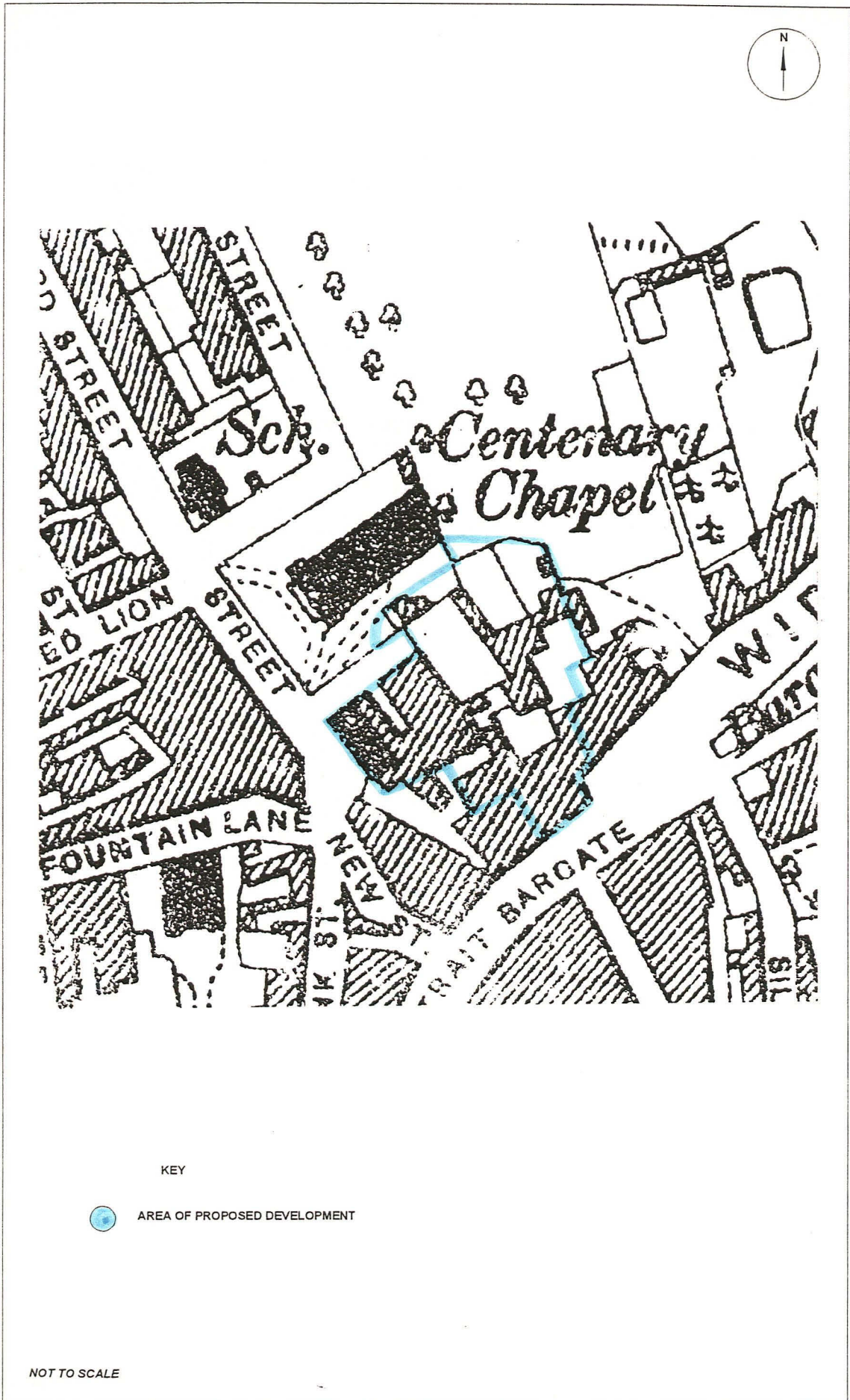


Figure 9: Extract from Ordnance Survey Map of Boston (1906)

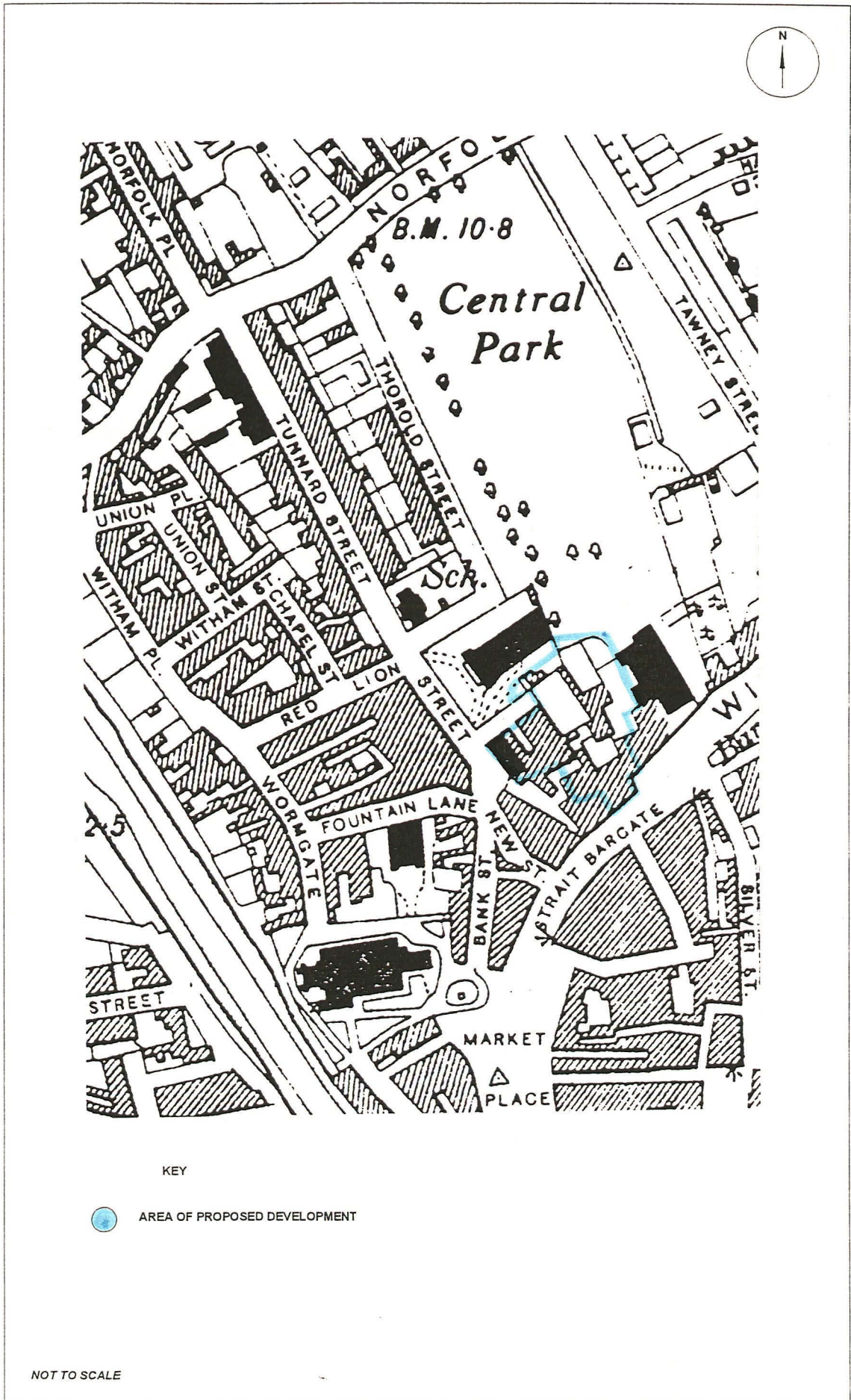
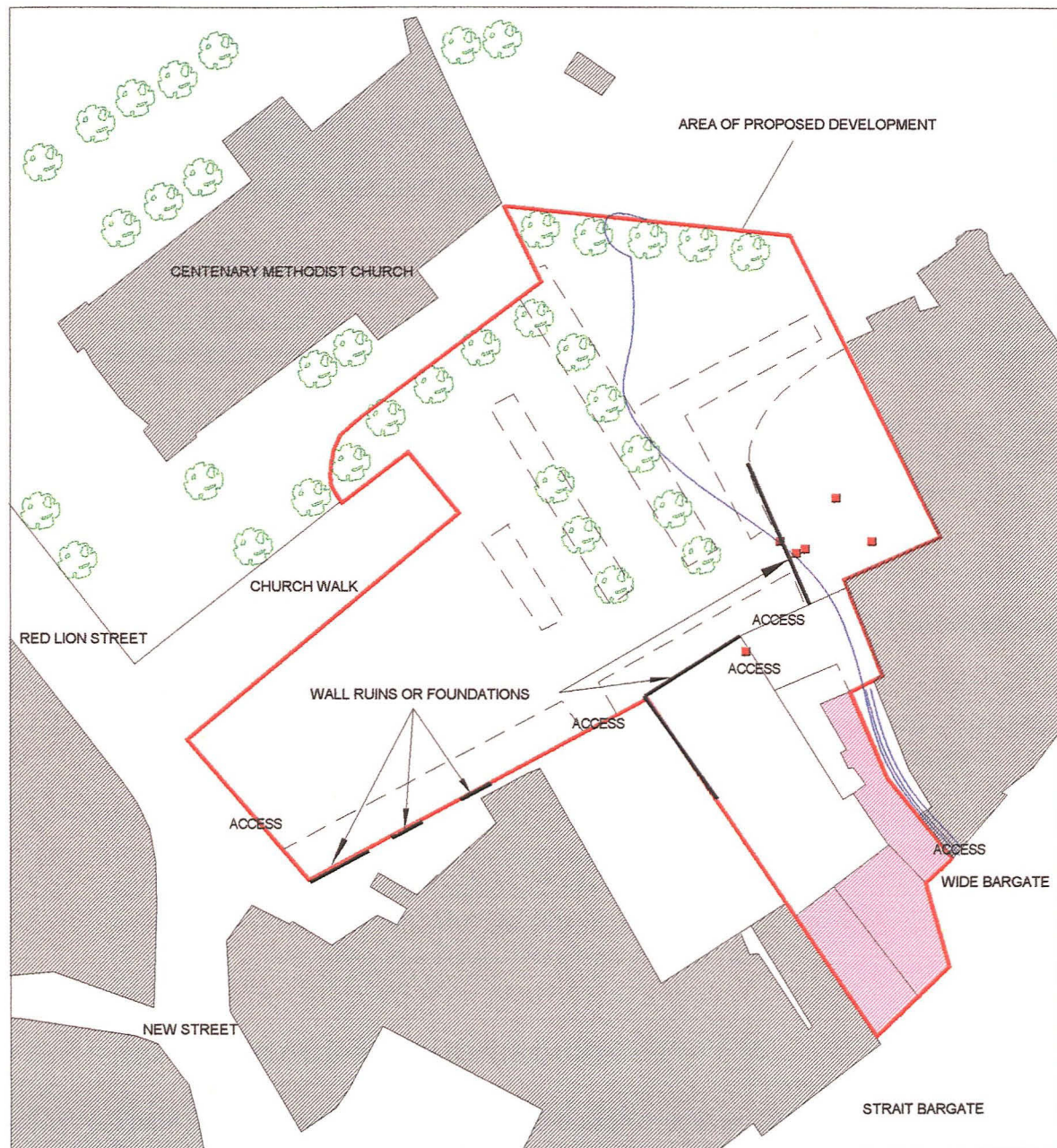
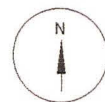


Figure 10: Extract from Ordnance Survey Map of Boston (1951)



KEY




-  STANDING BUILDING WITHIN PROPOSED DEVELOPMENT
-  STANDING BUILDING OUTSIDE PROPOSED DEVELOPMENT
-  SERVICE COVER AND UNDERGROUND ELECTRIC CABLE



Figure 11: Area of proposed development showing existing features and services



**ARCHAEOLOGICAL PROJECT BRIEF**  
**ARCHAEOLOGICAL EVALUATION**  
**32-36 Strait Bargate, 2-4 Wide Bargate and land to rear, Boston**

**1. SUMMARY**

- 1.1 This document is the brief for an archaeological work to be carried out on an area of land at 32-36 Strait Bargate, 2-4 Wide Bargate and land to rear, Boston. It sets out the requirements for a **detailed desk-top assessment and trial trenching** of the area
- 1.2 This brief should be used by 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 working methods, timescales and staffing levels.
- 1.3 All of the detailed specifications will be submitted for approval to the Community Archaeologist of Boston Borough Council. The client will be free to choose between those specifications which are considered to adequately satisfy this brief.

**2. SITE LOCATION AND DESCRIPTION.**

- 2.1 Boston is situated in the south Lincolnshire Fens, approximately 45km southeast of Lincoln and 7km from the northwest coast of the Wash.
- 2.2 The site lies within the town centre (see attached location map) and currently has standing buildings on the street frontage as well as a large area of car park.

**3. PLANNING BACKGROUND.**

- 3.1 Outline application for construction of 14 retail units, 2 kiosks and associated servicing app. No. B05/0233/98 RP. The site lies in an area of Known Archaeological interest (C12) and is demarked as a Retail Development site (RTC 3) as defined in the Boston Local Plan

**4. ARCHAEOLOGICAL BACKGROUND.**

- 4.1 There is no known evidence of prehistoric activity from the surrounding area. Romano-British activity is mainly limited to residual pottery sherds of grey ware and samian from the excavation of principally medieval sites in Wide Bargate and at the former General Hospital site at South End. Excavation at Boston Grammar School revealed in-situ Roman industrial material possibly representing salt manufacturing.
- 4.2 Boston came to prominence in the medieval period when it was one of the largest wool exporting centres in the country. The town was host to a community of foreign merchants and numerous religious orders who kept houses in Boston for the conducting of business. Four mendicant religious orders also had precincts in the town, and settlement grew on both sides of the river. The west side was under the control of the de Croun family and the Earls of Tattershall until 1545 when it passed

into the hands of the newly formed Corporation. From the mid 14th century Boston began to suffer a reversal of fortune and entered a steady decline which persisted until the late 18th century.

- 4.3 This site has been the subject of a trial trenching investigation in 1988 (The Bargate Centre TLA) and an adjacent plot was trenched in 1992 (24 & 28-30 Strait Bargate HTL).

## **5. REQUIREMENT FOR WORK.**

- 5.1 Prior to this scheme of development being undertaken a detailed desk-top assessment and trial trenching investigation should take place and be reported.
- 5.2 The purpose of the archaeological desk-top assessment and trial trenching should be to gather information from all known sources to establish the extent, condition, character, quality and date of all archaeological deposits.
- 5.3 The investigation should be carried out by a recognised archaeological body in accordance with the code of conduct of The Institute of Field Archaeologists.

## **6. METHOD**

- 6.1 The fully detailed desk-top assessment will indicate the presence of any archaeological constraint hitherto unidentified and should include an assessment of the site within both the local and regional context. It should highlight any particularly relevant research priorities which may be addressed by this project.
- 6.2 In order to ensure that all possible archaeological constraints are evaluated all secondary sources must be consulted as part of the desk-top assessment. Sources to be consulted should include:
- 6.2.1 Lincolnshire Sites and Monuments Record;
  - 6.2.2 All Ordnance Survey maps;
  - 6.2.3 Tithe, Enclosure Award and Parish maps (where appropriate);
  - 6.2.4 Historical documents, particularly those held Lincolnshire Archives Office;
  - 6.2.5 Archaeological books and journals;
  - 6.2.6 Unpublished reports and archives (where appropriate particularly those of the Boston Borough Archaeologist;
  - 6.2.7 Aerial photographs;
  - 6.2.8 Any other sources deemed appropriate; Including any documents which show the position of previous ground disturbance.

6.2.9 A visit to verify site conditions.

## 7. METHOD

7.1 In consideration of methodology the following details should be given in the contractor's specification:

7.1.1 A projected timetable must be agreed for the various stages of work.

7.1.2 The staff structure and numbers must be detailed.

7.2 Excavation is a potentially destructive technique and the following factors should be borne in mind:

7.2.1 the use of an appropriate machine with a wide toothless ditching blade;

7.2.2 the supervision of all machine work by an archaeologist;

7.2.3 the machine should be used to remove topsoil down to the first archaeological horizon;

7.2.4 the most recent archaeological deposits are not necessarily the least important and this should be considered when determining the level to which machining will be carried out;

7.2.5 when archaeological features are revealed by machine these will be cleaned by hand;

7.2.6 a representative sample of every archaeological feature must be excavated by hand (although the depth of surviving deposits must be determined, it is not expected that every trench will be excavated to natural);

7.2.7 all excavation must be carried out with a view to avoiding features which may be worthy of preservation in situ;

7.2.8 samples should be taken of deposits deemed to warrant further investigation for ecofacts/ artefacts and/or the identification of processes.

7.2.9 any human remains encountered must be left in situ and only removed if absolutely necessary. The contractor must comply with all statutory consents and licences regarding the exhumation and interment of human remains. It will also be necessary to comply with all reasonable requests of interested parties as to the method of removal, reinterment or disposal of the remains or associated items. Attempts must be made at all times not to cause offence to any interested parties.

7.2.10 it is expected that an approved single context recording system will be used for all on-site and post fieldwork procedures.

7.2.11 all excavated features will be drawn at the appropriate scale

7.2.12 It is expected that all on site work will be carried out in a way that complies with the relevant Health and Safety legislation and that due consideration will be given to site security;

## **8. MONITORING ARRANGEMENTS**

8.1 The Community Archaeologist for Boston Borough Council will monitor the fieldwork to ensure that it meets the specification. To facilitate this he should be contacted at least one week prior to the commencement of fieldwork. The Community Archaeologist should be kept informed of any unexpected discoveries and regularly updated on the project's progress. They should be allowed access to the site at their convenience and will comply with any health and safety requirements associated with the site.

## **8. REPORTING REQUIREMENTS**

8.1 The final Desk Top Assessment/trial trenching report must:

8.1.1 Summarise all available information;

8.1.2 Provide a comprehensive list of all sources consulted along with an explanation if sources detailed in paragraph 6.2 are not consulted;

8.1.3 Outline all possible options for further work, and any possible constraints.

8.1.4 plans of the trench layout and features therein, including relevant trench sections:

8.1.5 tables summarising features and artefacts together with a full description and brief interpretation;

8.1.6 plans of actual and potential deposits;

8.1.7 a consideration of the evidence within the wider landscape setting;

8.1.8 a consideration of the importance of the findings on a local, regional and national basis;

8.1.9 a critical review of the effectiveness of the methodology;

8.2.0 a consideration of the impact of the proposed development upon any archaeological remains.

8.2.1 Copies of the completed report should be deposited with the Boston Community Archaeologist, the Lincolnshire Sites and Monuments Record, Boston Borough Planning Department and the Developer.

## **9. PUBLICATION AND DISSEMINATION**

9.1 An interim report is expected within two weeks which can take the form of consultation with the Community Archaeologist if results of trial trenching are mainly negative. The final report should be a straight-forward account of the fieldwork carried out and should be produced within two months of the completion of the fieldwork phase. If this is not possible then the Boston Community Archaeologist must be consulted at the earliest possible opportunity. The deposition of a copy of the report with the Lincolnshire Sites and Monuments Record and the Boston Community 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 Community Archaeologist, but it is expected that this shall not exceed six months.

## **10. ARCHIVE DEPOSITION**

10.1 Arrangements must be made with the landowner(s) and/or developers and an appropriate museum for the deposition of the object and paper archive. If the receiving museum is to be the City and County Museum, Lincoln then the archive should be produced in the form outlined in that museum's document 'Conditions for the Acceptance of Project Archives', see address below.

## **11. ADDITIONAL INFORMATION.**

11.1 This document attempts to define the best practice expected of an archaeological evaluation, but cannot fully anticipate the conditions that will be encountered as work progresses. However, changes to the approved programme of archaeological work are only to be made with the prior written approval of the Community Archaeologist.

11.2 Further contact addresses:

Steven Membery  
Boston Community Archaeologist  
Heritage Lincolnshire  
The Old School  
Cameron Street  
Heckington  
Sleaford  
Lincolnshire  
NG34 9RW.

Mr S Catney  
Archaeological Officer  
Lincolnshire County Council  
12 Friars Lane  
Lincoln  
LN2 5AL

Mr.T.Page  
City & County Museum  
12 Friars Lane  
Lincoln  
LN2 5AL.

Brief set by Community Archaeologist, Boston Borough Council. May 1998.

## APPENDIX 2

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

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

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

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

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

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

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

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

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

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

## APPENDIX 3

### Glossary

<b>Anaerobic</b>	Conditions of preservation that rely upon a deficit of oxygen and a surplus of water.
<b>Anglo-Saxon</b>	Period dating between AD 450 and AD 1066, characterised by the movement and settlement of Germanic peoples in Britain.
<b>Geophysical Survey</b>	Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometry survey and resistivity survey ( <i>q.v.</i> ).
<b>Magnetometer Survey</b>	A technique of geophysical survey ( <i>q.v.</i> ) that measures and locates areas of enhanced or reduced magnetism in the ground. Such deviations, which are relative to the earth's magnetic field, often indicate the presence of buried archaeological remains.
<b>Medieval</b>	The Middle Ages, dating from approximately AD 1066-1500.
<b>Natural</b>	Undisturbed deposit(s) of soil or rock which have accumulated without the influence of human activity.
<b>Post-medieval</b>	The period following the Middle Ages, dating from approximately AD 1500-1800.
<b>Prehistoric</b>	The period of human history prior to the introduction of writing. In Britain the prehistoric period lasts from the first evidence of human occupation about 500,000 BC, until the Roman invasion in the middle of the 1st century AD.
<b>Resistivity Survey</b>	A technique of geophysical survey ( <i>q.v.</i> ) that measures the electrical resistance of the ground. Deviations of high or low resistance from the normal pattern often indicate the presence of buried archaeological remains.
<b>Romano-British</b>	Pertaining to the period from AD 43 to AD 450, when Britain was gradually occupied as part of the Roman Empire.