

SMR

M3/2

**BUILDING SURVEY OF
FORMER JOHNSONS' SEED WAREHOUSES,
LONDON ROAD,
BOSTON,
LINCOLNSHIRE
(BLR02)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

EUBT 413900

SOURCES 418532 418533

13650 4183936 Modern

Conservation
Services

03 MAR 2003

Highways & Planning
Directorate

**BUILDING SURVEY OF
FORMER JOHNSONS' SEED WAREHOUSES,
LONDON ROAD,
BOSTON,
LINCOLNSHIRE
(BLR02)**

Work Undertaken For
Quadrant Chartered Surveyors

January 2003

Report Compiled by
Rachael Hall (BA Hons PIFA)

TF3256 4323

National Grid Reference: TF 325 432

* Planning Reference: B/01/0193/OUTLINE

LCNCC Acc No: 2002.192

ARCHAEOLOGICAL PROJECT SERVICES



APS Report No. 15/03

Quality Control

Project Coordinator	Gary Taylor
Recording on site	Rachael Hall, Jim Snee and Gary Taylor
Illustration	Rachael Hall
Photographic Reproduction	Sue Unsworth
Post-excavation Analyst	Rachael Hall

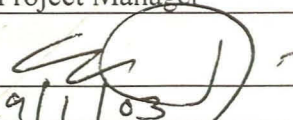
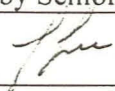
Checked by Project Manager	Approved by Senior Archaeologist
Gary Taylor 	 Tom Lane
Date: 29/1/03	Date: 03-02-03

Table of Contents

1.	SUMMARY	1
2.	INTRODUCTION	1
	2.1 DEFINITION OF ARCHAEOLOGICAL BUILDING RECORDING	1
	2.2 PLANNING BACKGROUND	1
	2.3 TOPOGRAPHY AND GEOLOGY	1
3.	AIMS	2
4.	METHODS	2
5.	RESULTS	2
5.1	WAREHOUSE 1	2
5.2	WAREHOUSE 2	3
6.	DISCUSSION	5
7.	CONCLUSIONS	6
8.	ACKNOWLEDGEMENTS	6
9.	PERSONNEL	6
10.	BIBLIOGRAPHY	6

Appendices

- Appendix 1 Specification for *Building Recording at the Jonhsons' Seed Warehouses, London Road, Boston, Lincolnshire*
- Appendix 2 The Archive

List of Figures

- Figure 1 General Location Plan
- Figure 2 Site Location Map
- Figure 3 Warehouse 1, the external elevations
- Figure 4 Warehouse 1, ground floor and first floor plans
- Figure 5 Warehouse 1, second and third floor plans
- Figure 6 Warehouse 1, the sections
- Figure 7 Warehouse 2/Stells Lane, north and south elevations
- Figure 8 Warehouse 2/Stells Lane, west and east elevations
- Figure 9 Warehouse 2/Stells Lane, basement, ground and first floor plans
- Figure 10 Warehouse 2/Stells Lane, second-fourth floor plans

List of Plates

- Plate 1 North and east elevation of Warehouse 1
- Plate 2 North elevation of Warehouse 1, showing loading access
- Plate 3 East elevation of Warehouse 1, showing electric sub-station, chimney with steel frame
- Plate 4 South elevation of Warehouse 1
- Plate 5 Detailed view of the additional structure and electric sub-station on east elevation of Warehouse 1.

- Plate 6 Detailed view of corrugated steel around base of external staircase, Warehouse 1
- Plate 7 External stairway providing access to Upper floors of Warehouse 1
- Plate 8 Detailed view of concrete frame, brick work, windows and iron drainpipe
- Plate 9 Interior of ground floor, Warehouse 1
- Plate 10 Interior of first floor, showing sack hoist, Warehouse 1
- Plate 11 Interior of third floor, showing sack hoists, Warehouse 1
- Plate 12 Third floor, showing silos and metal roof trusses, Warehouse 1
- Plate 13 South elevation of Warehouse 2/Stells Lane
- Plate 14 Western elevation of Warehouse 2/Stells Lane, showing warehouse sign
- Plate 15 Eastern elevation of Warehouse 2/Stells Lane
- Plate 16 Additional structure at western end of south elevation, Warehouse 2
- Plate 17 Detail of windows and wooden doors in south elevation, Warehouse 2
- Plate 18 Drive thru access in central bay, Warehouse 2
- Plate 19 Brick blocking on third storey and metal railing around roof, Warehouse 2
- Plate 20 Brick architrave, and top of central bay in northern elevation, Warehouse 2
- Plate 21 Flat roof with central wooden structure housing sack hoist, Warehouse 2
- Plate 22 Sack hoist, Warehouse 2
- Plate 23 Metal plate of sack hoist with 'PICKERING LTD GLOBE ELEVATOR WORKS STOCKTON-ON-TEES embossed, Warehouse 2
- Plate 24 General view of second floor, Warehouse 2
- Plate 25 General view of third floor, Warehouse 2

1. SUMMARY

A building survey was undertaken at the Former Johnson Seed Warehouses, Boston Lincolnshire, ahead of their demolition for residential development. The warehouses are locally significant industrial structures of the late 19th-early 20th century date(?)

The two warehouses present on the site were recorded photographically, with annotations being made to recent surveyors' plans and elevations. The warehouses were essentially one-phase buildings, built in the early 20th century(?) with modifications having been undertaken to the structure such as brick blocking and the addition of smaller structures. Very little internal evidence remains of the warehouses' former functions, with only sack hoists and silos present.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as:

'... a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried component, on land or under water. (IFA 1996)

2.2 Planning Background

Archaeological Project Services (APS) was commissioned by Quadrant Chartered Surveyors to undertake building recording of the former Johnson Seed Warehouses, London Road, Boston, Lincolnshire. Planning permission (B/01/0193/OUTL) has been granted for the demolition of the warehouses for residential development, subject to the recording of the buildings. The Building recording was carried out on

13th May, 25th and 27th October 2002 in accordance with a specification designed by APS (Appendix 1) and approved by the Boston Community Archaeologist.

2.3 Topography and Geology

Boston lies 45km southeast of Lincoln and 7km from the northwestern coast of The Wash in the fenland of south Lincolnshire (Fig 1). The site is located at the southern edge of the town core, immediately north of Swing Bridge, on the west bank of the river. London Road forms the eastern boundary of the site, which is located at National Grid Reference TF 325 432 (Fig 2). The two-recorded warehouses are located on the south side of Stells Lane and in the centre of the investigation site, west of London Road. The site lies at c.5m OD on a slope down westward from the river.

The Johnson Seed Warehouses have played an important role in Boston's industrial heritage. The two warehouses on the London Road site were located within the late 19th-mid-20th century industrial core of the town. The warehouses were built next to the Great National Railway goods depot and a rail line ran directly past the site crossing over the Haven at Swing Bridge, allowing direct access to the nearby dockyard.

Johnson's Seeds is a family business founded in 1820. The company grew in dominance at the turn of the 19th/20th century in response to the agricultural depression, with the company becoming the largest independent seed producer in the country. W.W. Johnson's Seeds was one of three major seeds men in Lincolnshire, the others being Sharpe's of Sleaford and Elsons of Spalding. These towns all thrived on the seed industry, employing large numbers of people. However, by the 1970s much of the seed produce was being imported from abroad or other parts of Britain placing less

emphasis on the need for the Boston warehouses (Wright, 1982)

3. AIMS

The aims of the investigations were to provide a record of the standing buildings prior to their demolition. The objectives were to establish the form and date of the building, the chronological development of the structure and the state of preservation.

4. METHODS

Recording to RCHME Level III had been requested. However, upon examination of the buildings, and on the approval of the Boston Community Archaeologist, recording was undertaken to RCHME Level II standard.

A full survey of the building had been carried out by KMB architects. The drawings produced were used in the archaeological recording of the buildings, and have been supplemented and annotated in the following report. General photographic views were taken of the exterior, interior, circulation areas and structural features of historic interest.

Photographic survey was undertaken using a manual 35mm camera fitted with a macro lens. Where appropriate a flashgun was used. An index of photographs was compiled on APS pro forma recording sheets.

5. RESULTS

5.1 Exterior

Warehouse 1

(Figure 3)

The warehouse is a 4-storey brick-built structure in a concrete frame, with a corrugated pitched roof (Plate 1 and 8). It is elongated north-south, 11 window bays long and 4 window bays wide. The

windows have wooden or steel frames with concrete sills, and were generally 3 panes x 3 panes in dimension. Some smaller windows were noted in areas of limited access.

In the descriptions below, the number of any specified bay refers to its position in sequence starting at the left side of any defined exterior elevation.

In the east elevation, the fourth bay has a sequence of doors at each storey (Plate 3 and 7). An external steel staircase provides access to these doors. The base of the staircase is encased in a steel surround (Plate 6). Further access into the lower level of the building is provided through three sliding steel double doors at ground floor level.

Between the 7th and 8th bays is an external chimney encased in a steel frame (Plate 3). At the base of this chimney an additional small brick-built shed provides access to the chimney and further storage. Immediately adjacent to this is an electricity sub-station (Plate 5). Prior to the construction of the former two structures an earlier building abutted bay 8 and 9 of the warehouse, to the level mid-way in the first floor. The purpose of this structure, which is now only represented by a scar on the warehouse wall, is unknown. Three vertical iron drainpipes were noted along the elevation (Plate 8).

The western elevation is very similar to the eastern elevation, with the windows being almost identical with the exception of the 1st bay, which is vacant of any windows. There is also no window in the ground floor of the 2nd bay. A major difference in this elevation is that there are no access points into the warehouse, via doors or external stairways.

A large extractor fan was recorded exiting the 9th bay on the third floor, and again an extractor with steel piping exited the ground floor window of the 11th bay. Two

further pipes were recorded in the adjacent, 10th bay, window.

Three iron pipes were cut into the brickwork of bay 2, between the ground and first floors. Further iron drainpipes run along the elevation.

The northern elevation is divided into four bays. Large wooden sliding doors extend across the central two bays of the ground floor, providing loading access to the interior. The windows contained within the first three bays are identical to those in the other elevations. The fourth bay has its windows offset lower from the rest and laid horizontally. A wooden door with a two-panel window opens from the ground floor of the fourth bay (Plate 2).

The southern elevation differs from the northern in that it is divided into three larger bays (Plate 4). Each has a nine panel window. An additional small wooden door is present in the area beneath the ground floor.

5.2 Interior

(Figures 4, 5 and 6)

The warehouse has four floors. The interiors have been part gutted, removing any evidence of former function. The ground floor is based with concrete; all other storeys are timber floored. The central aisle of each floor has 20 parallel upright I-section RSJ's, supporting the ceiling and the floor above (Plates 9-11).

A sack hoist was centrally located and extends through all the floors. Two further sack hoists were located at the southern end of the building within the central aisle from the first floor upwards. Each sack hoist's set of trap doors was partly enclosed by a case of planking. The sack hoists were operated by a crane mechanism (Plate 10).

Three steel silos are located in the roof space on the third floor. Along with these

are larger steel uprights supporting 12 steel roof trusses (Plate 12).

A concrete stairwell, located in the southeastern corner of the warehouse, provides access to all floors. The ground floor displayed the remains of two recent internal timber partitions, which created an additional two rooms.

Warehouse 2/Stells Lane

Exterior

(Figures 7 and 8)

The second warehouse is a five storey brick built structure in a concrete frame with a basement. The warehouse is elongated east-west where it is divided into 13 bays. The east and west elevations are divided into three bays. Unlike Warehouse 1 the roof is flat with an upstanding architrave along the top of the northern elevation, and metal railings along the top of the other elevations. Located centrally on the flat roof is a wooden shed, that houses the sack hoist mechanism (Plate 21).

The northern elevation is the only elevation with a road approach, from Stells Lane, this is reflected in the more impressive façade with the additional architrave along the top and the imposing central bay (Plate 20). The windows in the ground and first floor are boarded up. However, from internal examination, these windows are of the same character/design as those present on the second-fifth floors. Two boarded doors are also present on the ground floor in the 3rd and 11th bays. Generally the windows are 16 or 18 panes and are a mix of wooden and UPVC frames with the third floor frames being entirely replaced by UPVC. The central bay is more ornate than the rest, with the windows being 24 panes. The fourth bay has a sequence of wooden doors with glass panelling in the top half. There is however no external staircase present providing exterior access to these doors. A large boarded up central door provides drive-in

access to the warehouse. Windows on the first to fourth floors of the 10th bay are set in blocked doorways, to which there is no surviving external stairway.

The southern elevation is in the main a mirror image of the northern (Plate 13), though in general is less impressive without the large windows of the central bays. There are also additional structures at ground floor level.

A three-storey brick structure has been added on to the western end of the building. At the eastern end a single storey building had been added. This building had 3 louvered chimneys, which may indicate the building functioned as a boiler room for the adjacent warehouse.

The central bay had been left open at ground level providing loading access from the warehouse floors and the internal lift, which was immediately adjacent (Plate 18).

The second floor appears to have had considerable external alteration, with several of the bays having had brick blocking and bays 1 and 3 having no windows at all (Plate 19).

The symmetry seen in the northern elevation does not exist in the less impressive southern elevation with the windows of bay eight being completely offset lower and smaller.

Access to the ground floor is through one of three wooden doors set at actual ground level, or through the raised wooden double door at the western end (Plate 17).

Both the west and east gables are divided into three bays. The western gable has a painted sign centrally located at the top of the building displaying the name 'Johnsons Seeds' (Plate 14). Beneath this sign are two parallel sets of windows set within the central bay. The ground floor

has larger windows set within all three bays.

The windows of the eastern gable are all, with the exception of the ground floor, set within the central bay and extend across the full width of the bay. The ground floor window is smaller and offset in the first bay (Plate 15).

Interior

(Figures 9 and 10)

Due to flooding access to the basement was limited. The interior is divided into two wings with all the floors being timber. From the first floor upwards this divide is off centre, with the eastern wing containing the dividing corridor. A lift providing access to all floors is present in the eastern wing adjacent to the drive-thru access. Two concrete internal staircases again providing access to all floors are located on either side of the central bay of the warehouse. The staircase in the western wing terminates at the second floor. A third staircase is present at the west end of the western wing between the first and second floor.

As with Warehouse 1, the interior has been mostly emptied of equipment and furniture.

A square, double-panel trapdoor is present in all the floors, allowing sack hoist access through these floors, and loading in the ground floor loading bay. The sack hoist mechanism is stored in the wooden shed on the roof and displays a metal plate with 'PICKERING LTD GLOBE ELEVATOR WORKS STOCKTON-ON-TEES' (Plates 22 and 23)

The ground and first floors of the warehouse have internal plasterboard divides, creating individual office spaces, with the second-fourth floors remaining open plan. Stanchions, of timber and concrete are present throughout the elongated central aisle of the building

supporting the floors and ceilings (Plates 24 and 25).

6. DISCUSSION

The two warehouses were opened in 1906 and are functionally designed buildings. Warehouse 1, the smaller of the two is elongated north-south. It is essentially a single phase construction and had survived largely unaltered to the time of survey. At some point since the initial construction of the warehouse a small building had been erected against its east side, but subsequently removed. Other evident alterations from the original construction include the blocking of a window, the use of corrugated steel sliding doors and the formation of offices by the use of timber partition wall on the ground floor. The floors are largely open plan providing ample storage space. Packaging and sorting probably also took place on these wide open floors. Within the warehouse several sack hoists and silos are present, allowing the processing and movement of the seeds.

The ground floor of the warehouse allows drive in access for the loading and unloading of goods.

Warehouse 2 on Stells Lane is elongated west-east and has an impressive north-facing elevation, with an imposing central bay. This reflects the position of the building at its time of construction, as the northern elevation was the only one, which would have been seen from any road access. The other access from the site was set back from London Road, where the road was fronted by town houses.

This, too, is also an essentially single-phase construction, though several additional structures were subsequently built against its south side.

Two sets of doorways on the upper floors of both the northern and southern elevations (in the 4th and 10th bays) would

clearly originally have had access to external stairways that have since been removed. Following their disuse as means of external access, the doors in the 10th bay of the northern elevation and both bays in the south face were mostly blocked up and replaced by windows.

Two doors in the north elevation (3rd and 11th bays) gave access to the ground floor of the warehouse but are set well above the exterior ground level. These doors must have been provided with external stairs that have since been removed.

Numerous window spaces in the southern elevation have been partially or completely blocked since original construction (as have those on the upper floors of the western side of the buildings).

The eastern elevation displays a large painted sign with 'Johnsons Seeds'. This would have been a form advertising from the former rail-yard and line which ran to the east of the warehouse.

The warehouse is divided into two wings, with the ground floor wings being entirely separated by loading bay access. Elsewhere the wings were divided by a corridor space offset from the central bay to the east.

A sequence of trapdoors runs centrally through the building in a vertical direction. These allowed the sack hoist mechanism located within a wooden structure built in the centre of the flat roof to provide lifting power between the floors, and loading access at the ground floor.

The two wings could operate separately up until the third floor, as each has its own stair access. Reasons for this divide may be that different stages or type of seed processing were taking part in each of the wings, and this divide would aid in ensuring the seed types did not get mixed up.

The ground and first floors had been compartmentalised, with timber/plasterboard partition walls, to form a series of offices. The extent of this conversion suggests that the primary functions of the warehouse, that is, seed storage, processing and packaging, had either reduced, changed in nature or was relocated to other premises on site or elsewhere. Their place had been taken by functions of an administrative nature.

7. CONCLUSION

Building recording was undertaken at the former Johnsons' Seed Warehouses, London Road, Boston, Lincolnshire as the structures are significant in terms of local industrial archaeology.

The survey has successfully provided a record of the appearance of the buildings prior to their demolition. Fine examples of concrete-framed industrial architecture of the beginning of the 20th century, the buildings were functionally designed to serve as warehouse. Details of structural fixtures, fittings and alterations were recorded. These details indicated that the Stells Lane warehouse had provided the 'public face' of the complex, the second warehouse set back within the compound being more plain and functional in design. Additionally, alterations to the Stells Lane warehouse had reduced and been replaced by administrative functions.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Quadrant Chartered Surveyors who commissioned the work and kindly supplied site drawings provided by KMB architects and arranged permission for their use and replication. Thanks also to the Boston Community Archaeologist who assisted in the undertaking of the work.

9. PERSONNEL

Project Coordinator: Gary Taylor
 On site Recording: Gary Taylor, Jim Snee and Rachael Hall
 Photographic reproduction: Sue Unsworth
 CAD Illustration: Rachael Hall
 Post-fieldwork analysis: Rachael Hall

10. BIBLIOGRAPHY

Curl, J.S., 1999, *A Dictionary of Architecture*

IFA, 1999 *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*

Mills, D.R., 1989, *Twentieth Century Lincolnshire History of Lincolnshire Volume X11*

Pevsner, N. and Harris, J., 1989, *Lincolnshire The Buildings of England* (2nd edition, revised Antram, N.)

Wright, N.R., 1982, *Lincolnshire Towns and Industry 1700-1914 History of Lincolnshire Volume XI*

Royal Commission on the Historic MONUMENT OF England, 1996 *Recording Historic Buildings, A Descriptive Specification* (3rd Ed)

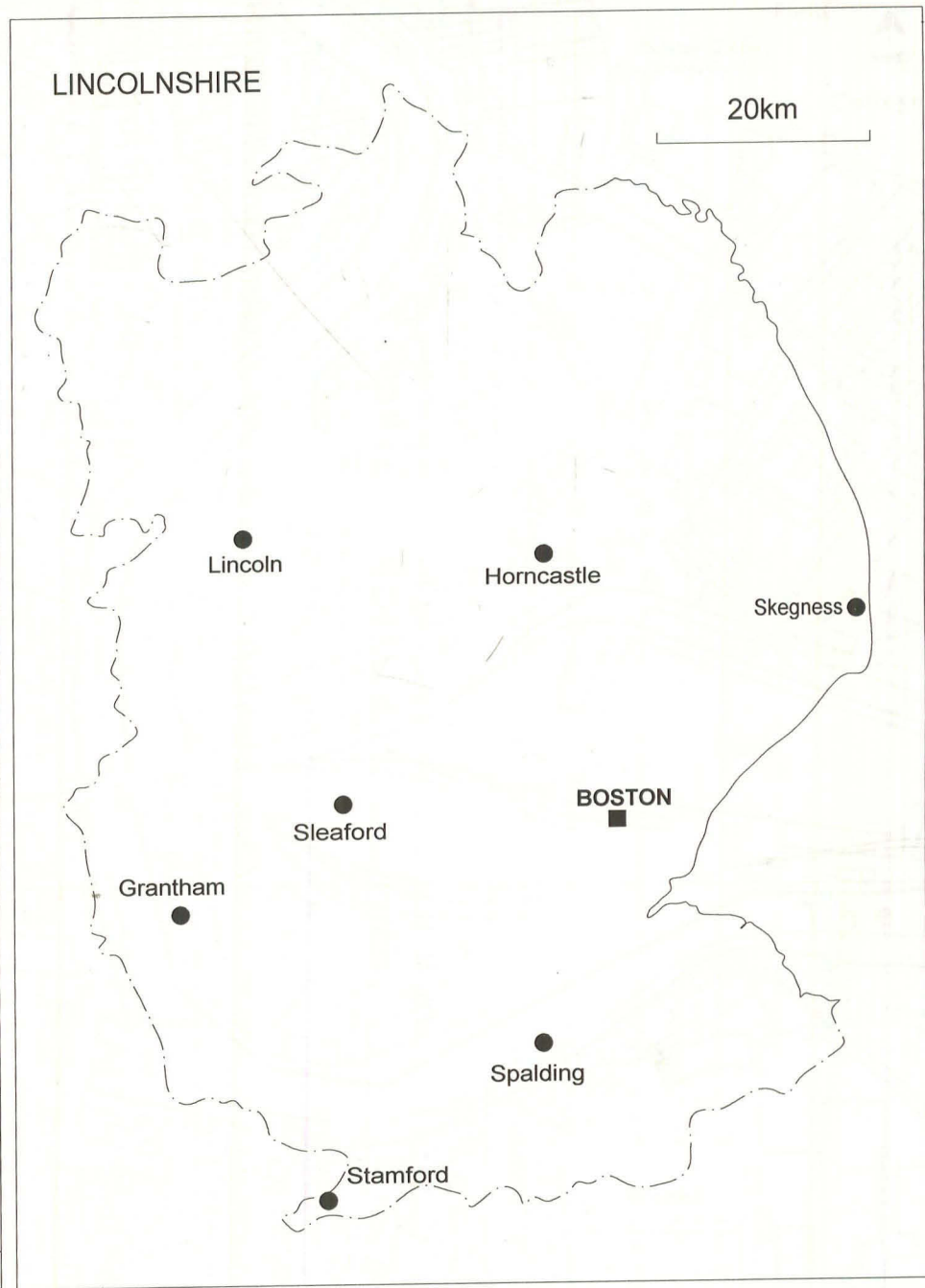
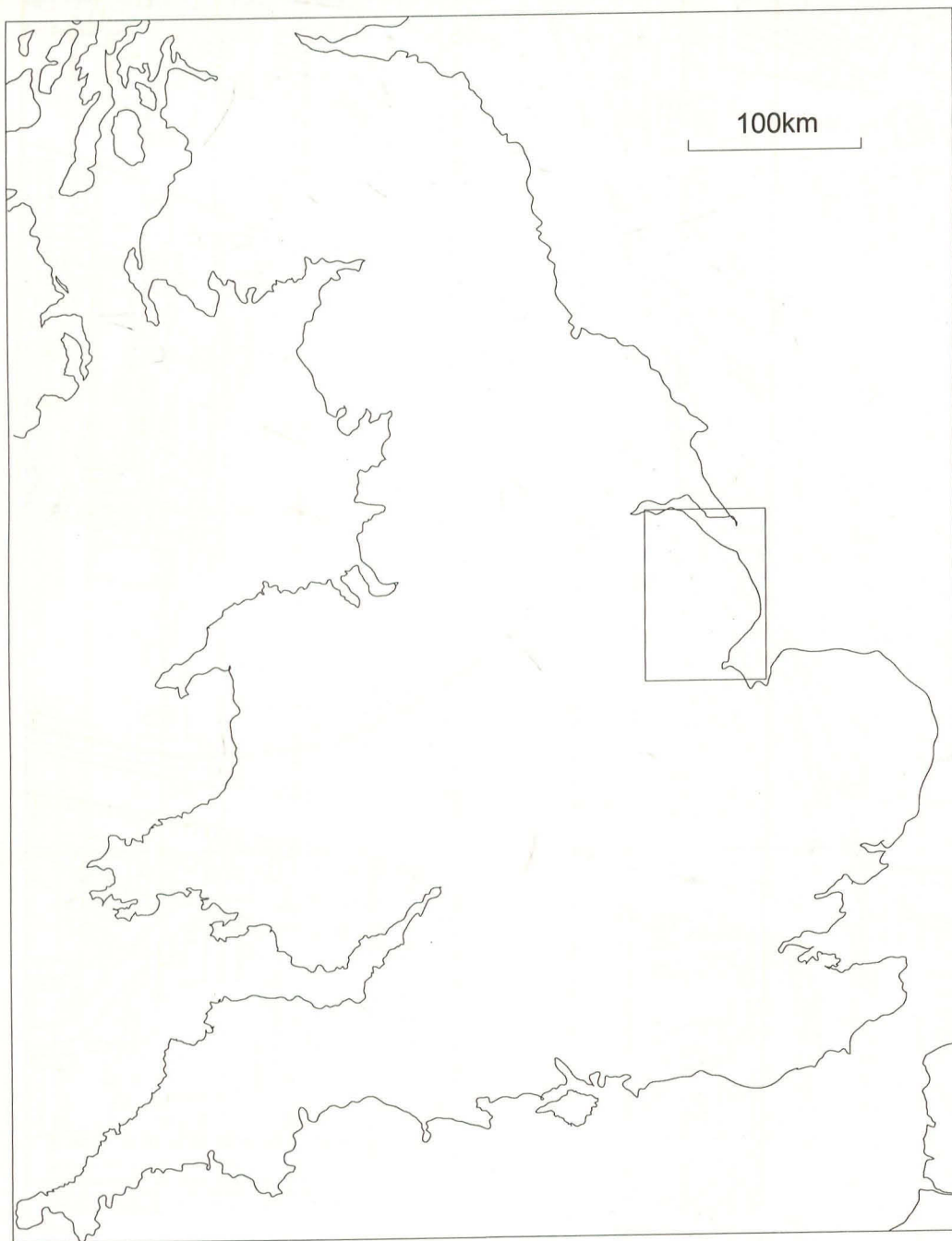
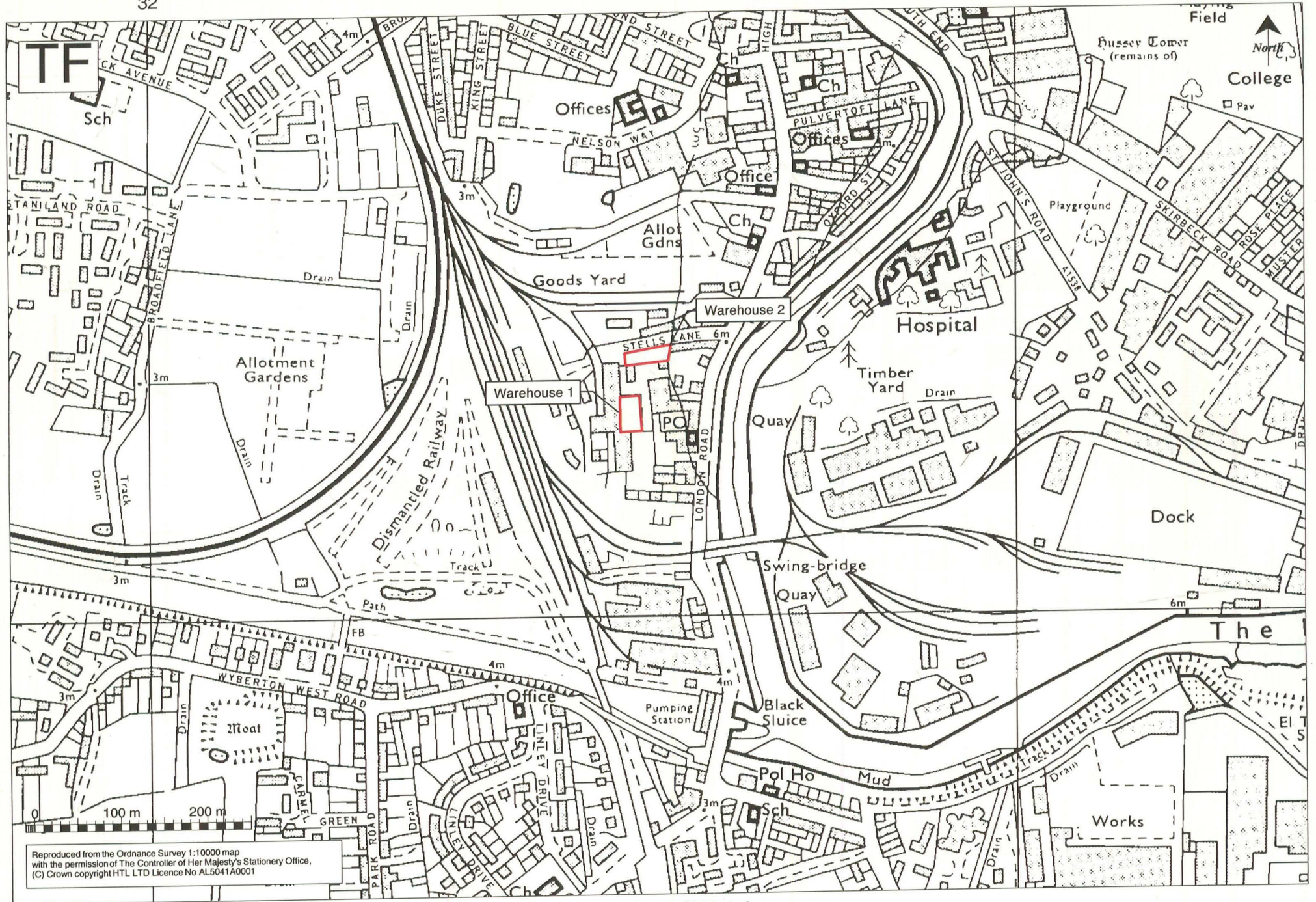
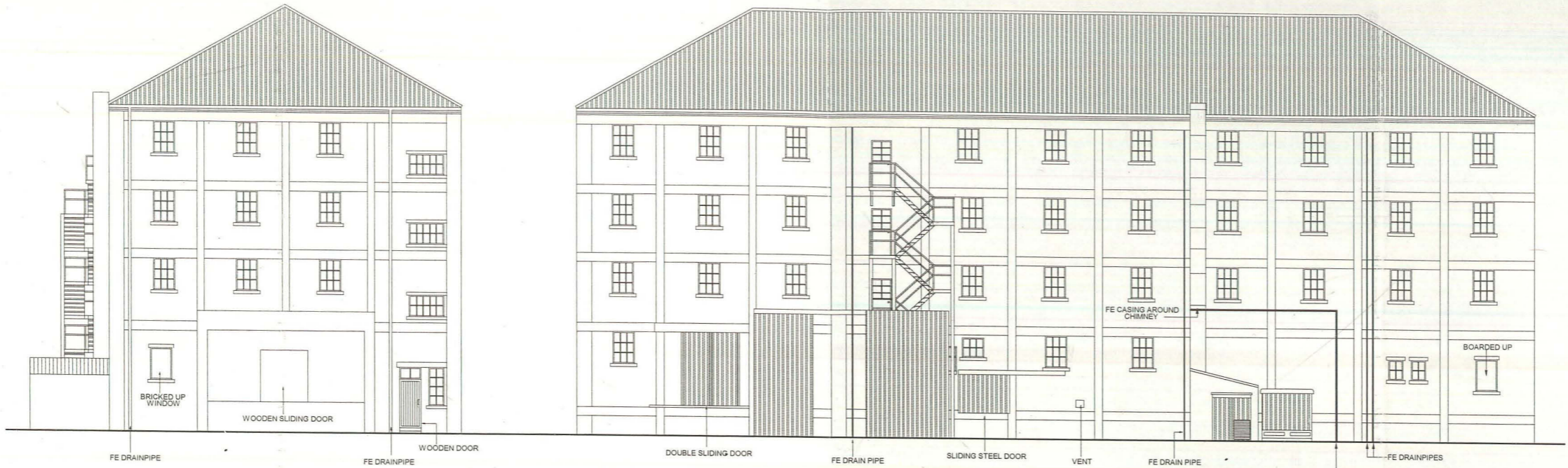


Figure 1 - General Location Plan



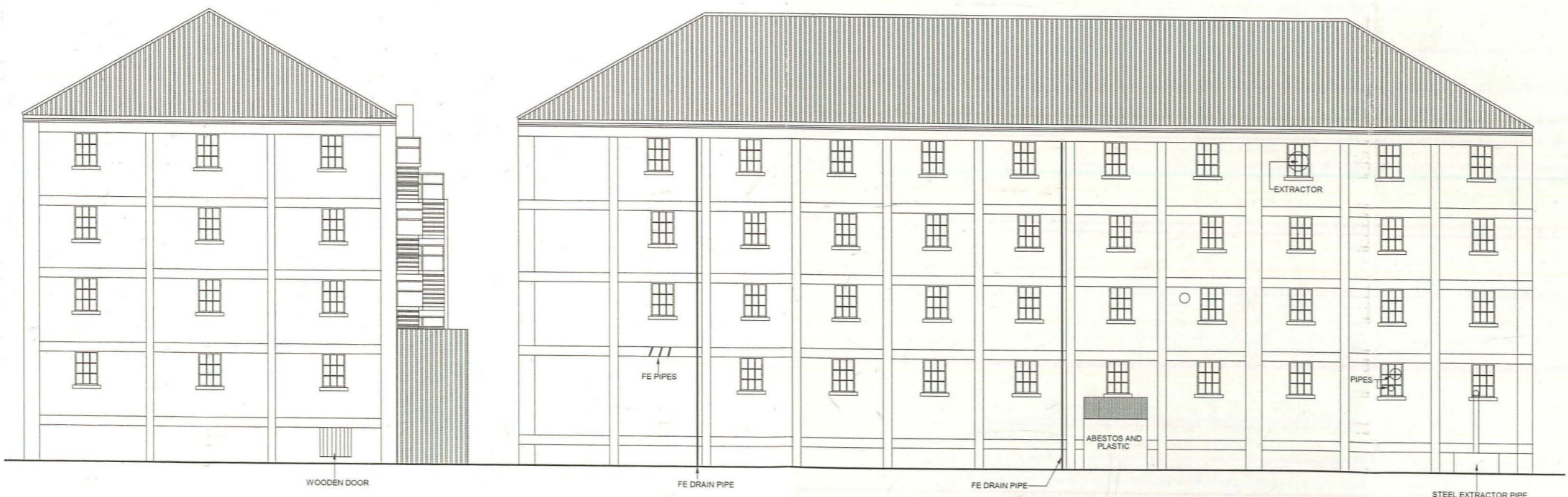
Reproduced from the Ordnance Survey 1:10000 map with the permission of The Controller of Her Majesty's Stationery Office, (C) Crown copyright HTL LTD Licence No AL5041A0001

Figure 2 Location of Warehouses



NORTH ELEVATION

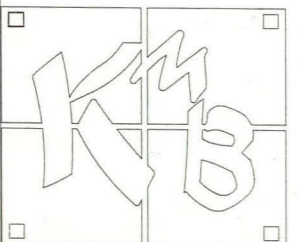
EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

Note: FE=Iron



ARCHITECTS		QUANTITY SURVEYORS	
PLANNING SUPERVISORS		PROJECT MANAGERS	
PROJECT			
BUILDING SURVEY			
JOHNSONS SEEDS WAREHOUSE			
BOSTON			
TITLE			
EXISTING SURVEY BUILDING A			
SCALE		DATE	
DRAWN BY	CHECKED BY	DRAWING NO.	
LH	SC	00 98 240-03	
THE OLD BAKE HOUSE, KIRTON, LINCOLNSHIRE PE20 1EH			
TEL 01205 724016 FAX 01205 723631			




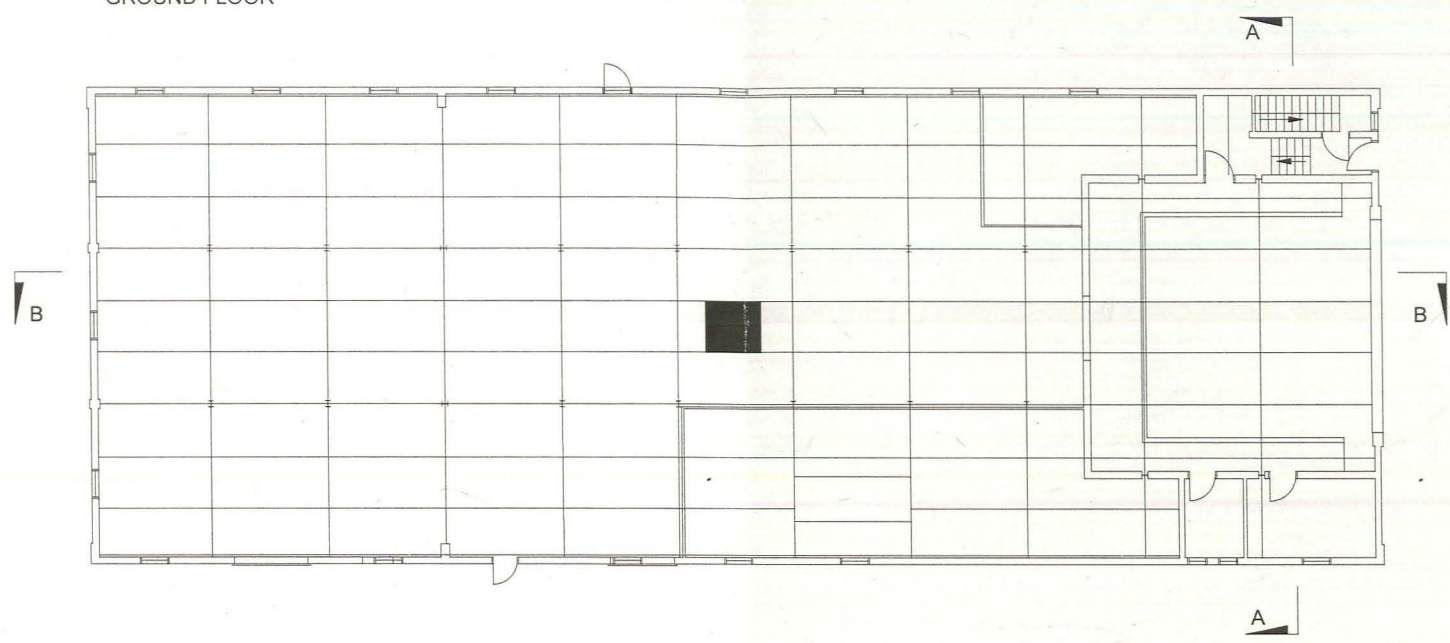
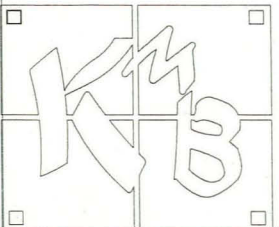
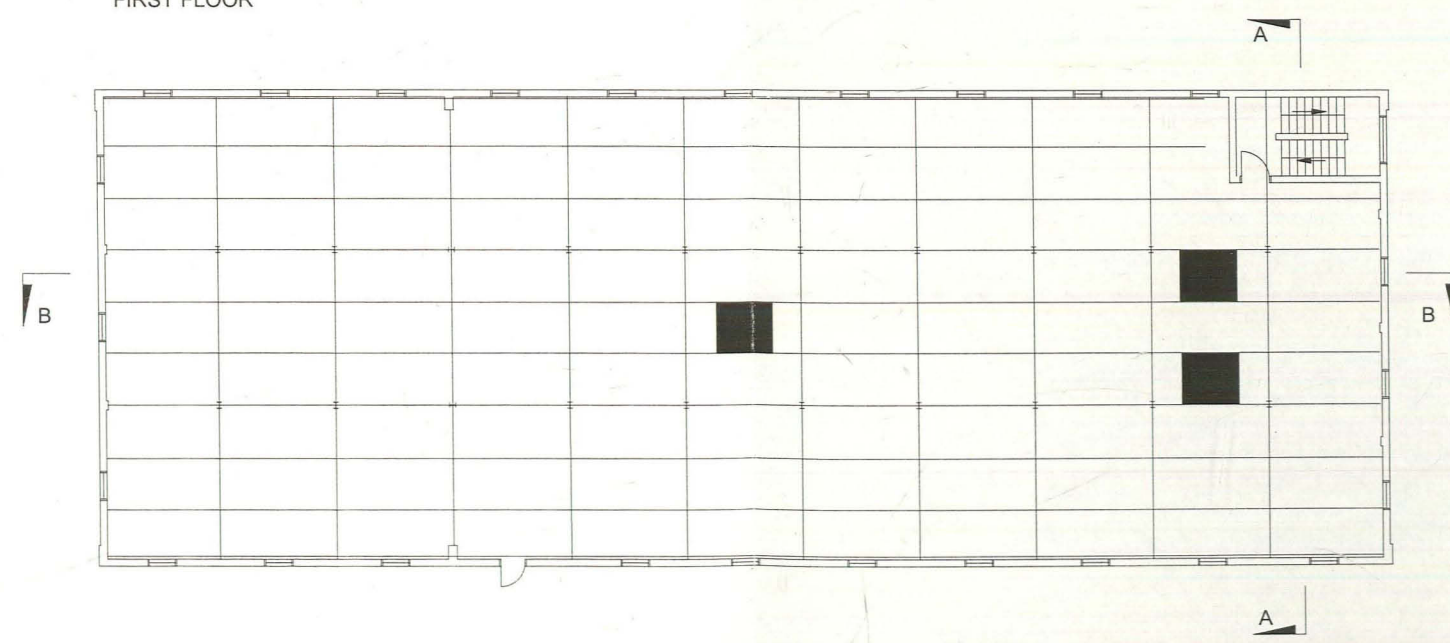
 Archaeological Project Services		
Project Name: Johnsons' Seed Warehouses BLR02		
Scale: 1:250	Annotated by: RVH	Report No: 15/03

Figure 3: Warehouse 1, the external elevations

GROUND FLOOR



FIRST FLOOR



ARCHITECTS QUANTITY SURVEYORS PLANNING SUPERVISORS PROJECT MANAGERS		
PROJECT BUILDING SURVEY JOHNSON'S SEEDS WAREHOUSE BOSTON		
TITLE EXISTING SURVEY BUILDING A		
SCALE 1:100	DATE JULY 2000	
DRAWN BY LH	CHECKED BY SC	DRAWING NO. 00 98 240-01
THE OLD BAKE HOUSE, KIRTON, LINCOLNSHIRE PE20 1EH TEL 01205 724016 FAX 01205 723631		

 SACK HOIST




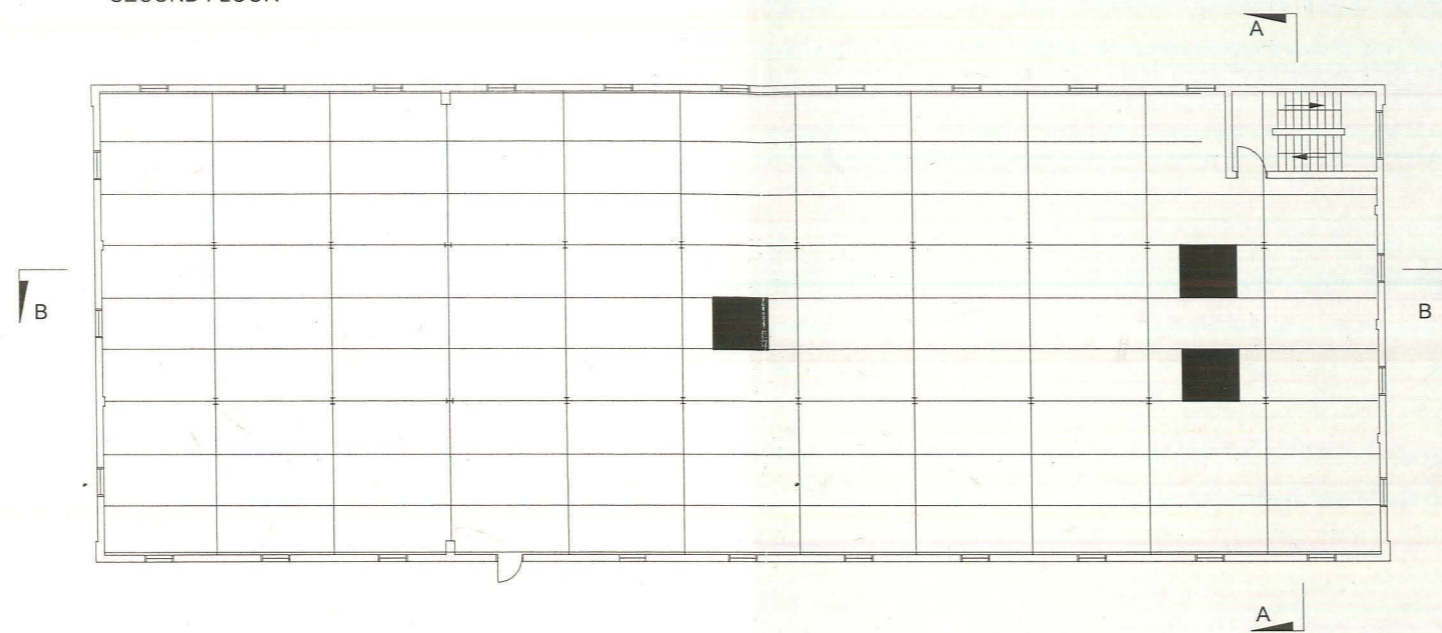
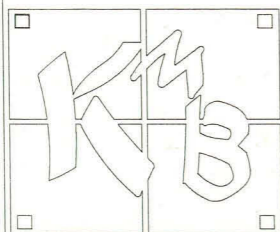
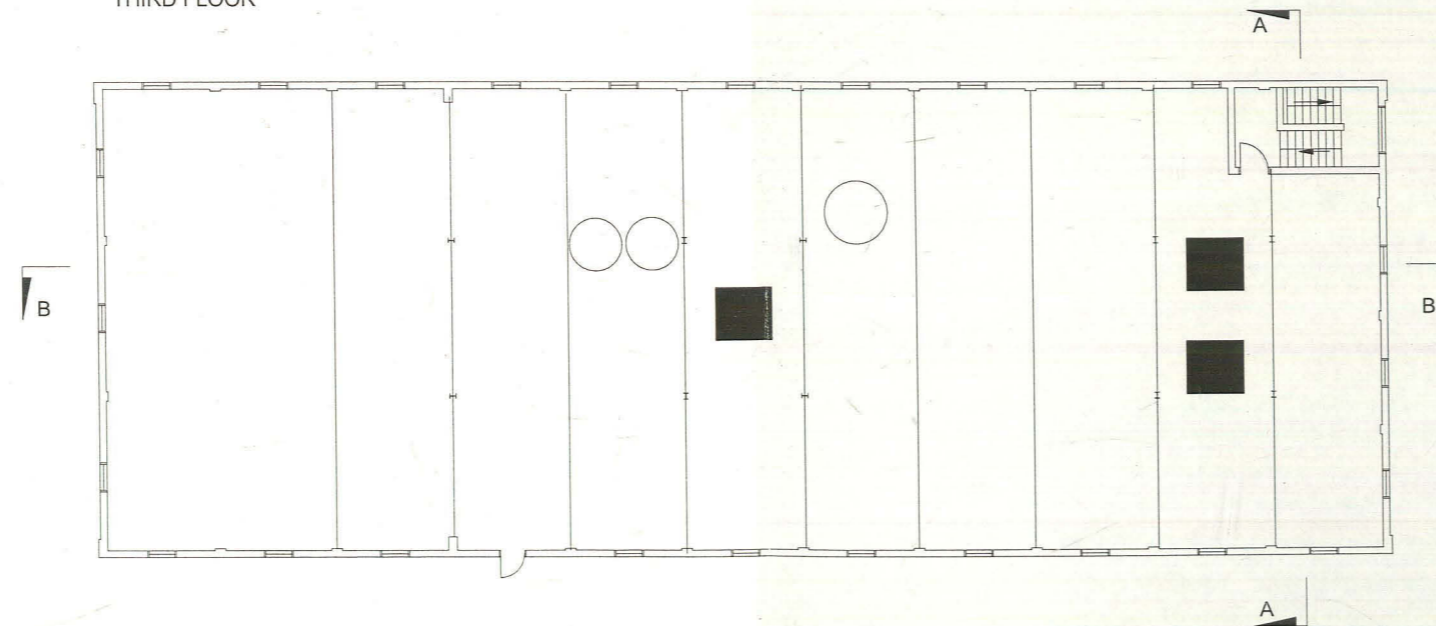
	Archaeological Project Services	
Project Name: Johnsons' Seeds Warehouses		BLR02
Scale: 1:250	Annotated by: RVH	Report No: 15/03

Figure 4: Warehouse 1, ground and first floor plans

SECOND FLOOR



THIRD FLOOR



ARCHITECTS QUANTITY SURVEYORS PLANNING SUPERVISORS PROJECT MANAGERS	
PROJECT BUILDING SURVEY JOHNSON'S SEEDS WAREHOUSE BOSTON	
TITLE EXISTING SURVEY BUILDING A	
SCALE 1:100	DATE JULY 2000
DRAWN BY LH	CHECKED BY SC
DRAWING NO. 00 98 240-02	
THE OLD BAKE HOUSE, KIRTON, LINCOLNSHIRE, PE20 1EH TEL 01205 724016 FAX 01205 723631	

-  HOPPERS/SILOS
-  SACK HOIST




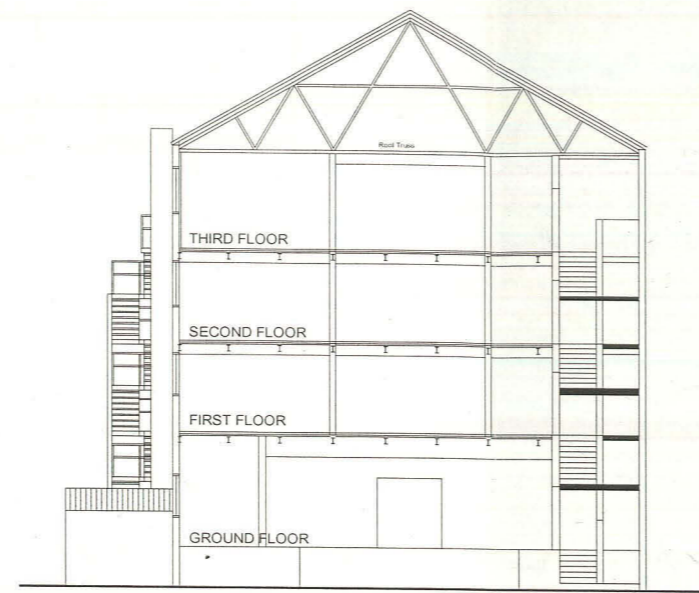
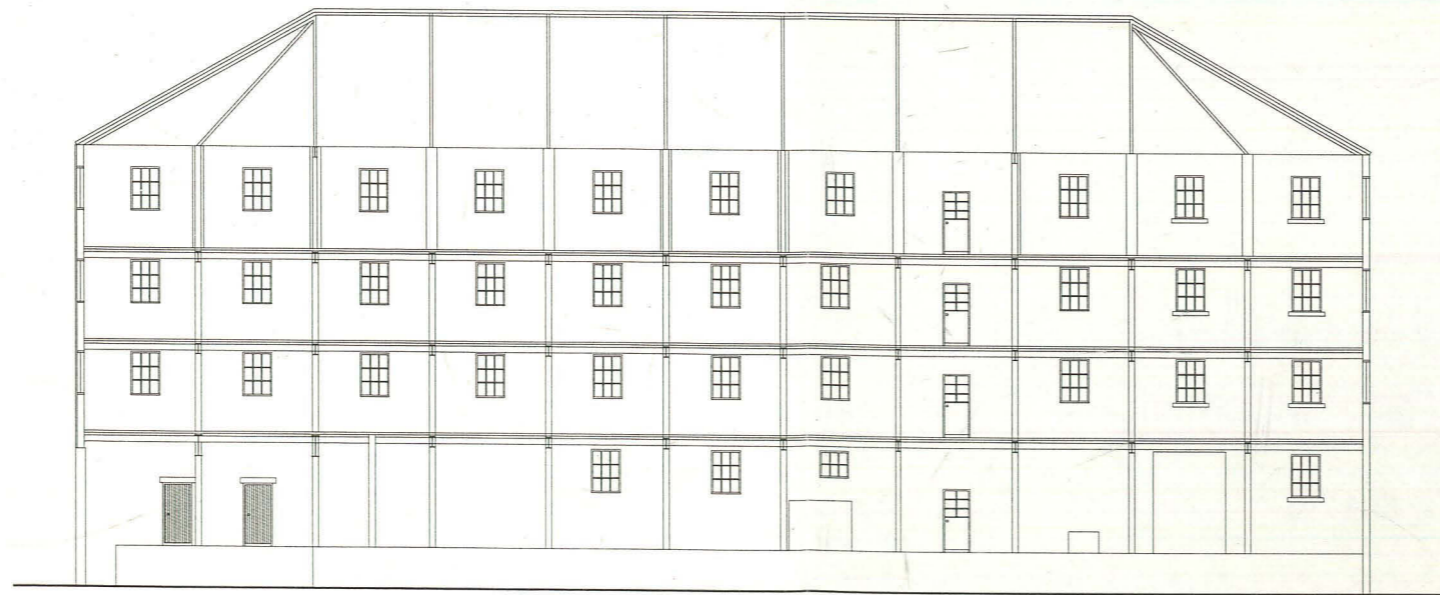
	Archaeological Project Services
Project Name: Johnsons' Seed Warehouses BLR02	
Scale: 1:250	Annotated by: RVH Report No: 15/03

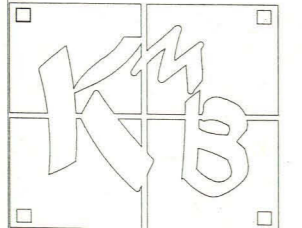
Figure 5: Warehouse 1, second and third floor plans



SECTION A-A



SECTION B-B

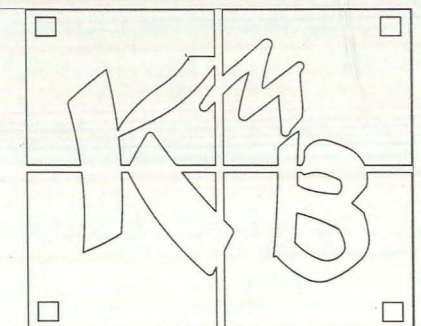


ARCHITECTS		QUANTITY SURVEYORS	
PLANNING SUPERVISORS		PROJECT MANAGERS	
PROJECT			
BUILDING SURVEY			
JOHNSONS SEEDS WAREHOUSE			
BOSTON			
TITLE			
EXISTING SURVEY BUILDING A			
SCALE	1:100	DATE	JULY 2000
DRAWN BY	LH	CHECKED BY	SC
DRAWING NO.	00 98 240-04		
THE OLD BAKE HOUSE, KIRTON, LINCOLNSHIRE, PE20 1EH			
TEL 01205 724016 FAX 01205 726231			



	Archaeological Project Services
Project Name: Johnsons' Seed Warehouses BLR02	
Scale: 1:250	Annotated by:RVH Report No: 15/03

Figure 6: Warehouse 1, Sections



ARCHITECTS		QUANTITY SURVEYORS	
PLANNING SUPERVISORS		PROJECT MANAGERS	
PROJECT			
BOSTON			
TITLE			
SCALE		DATE	
DRAWN BY	CHECKED BY	DRAWING No.	
THE OLD BAKE HOUSE, KIRTON, LINCOLNSHIRE. PE20 1EH			
TEL 01205 724016 FAX 01205 723631			



South Elevation

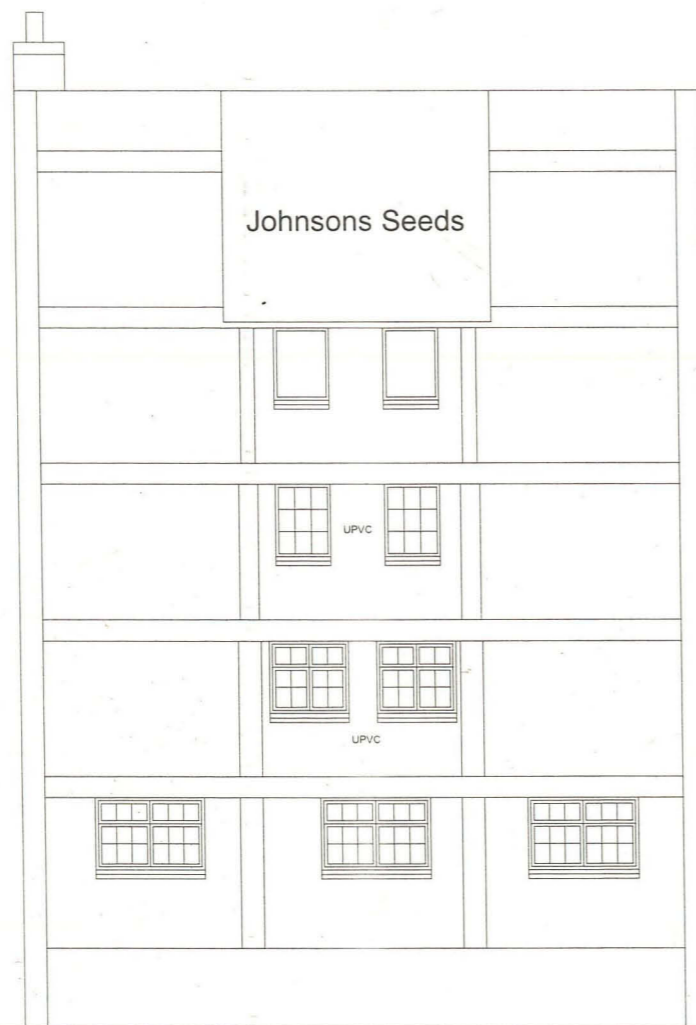


North Elevation



	Archaeological Project Services
Project Name: Johnson's Seed Warehouses BLR02	
Scale: 1:175	Report No: 15/03
Annotated by:RVH	

Figure 7: Warehouse 2/Stells Lane, north and south elevations

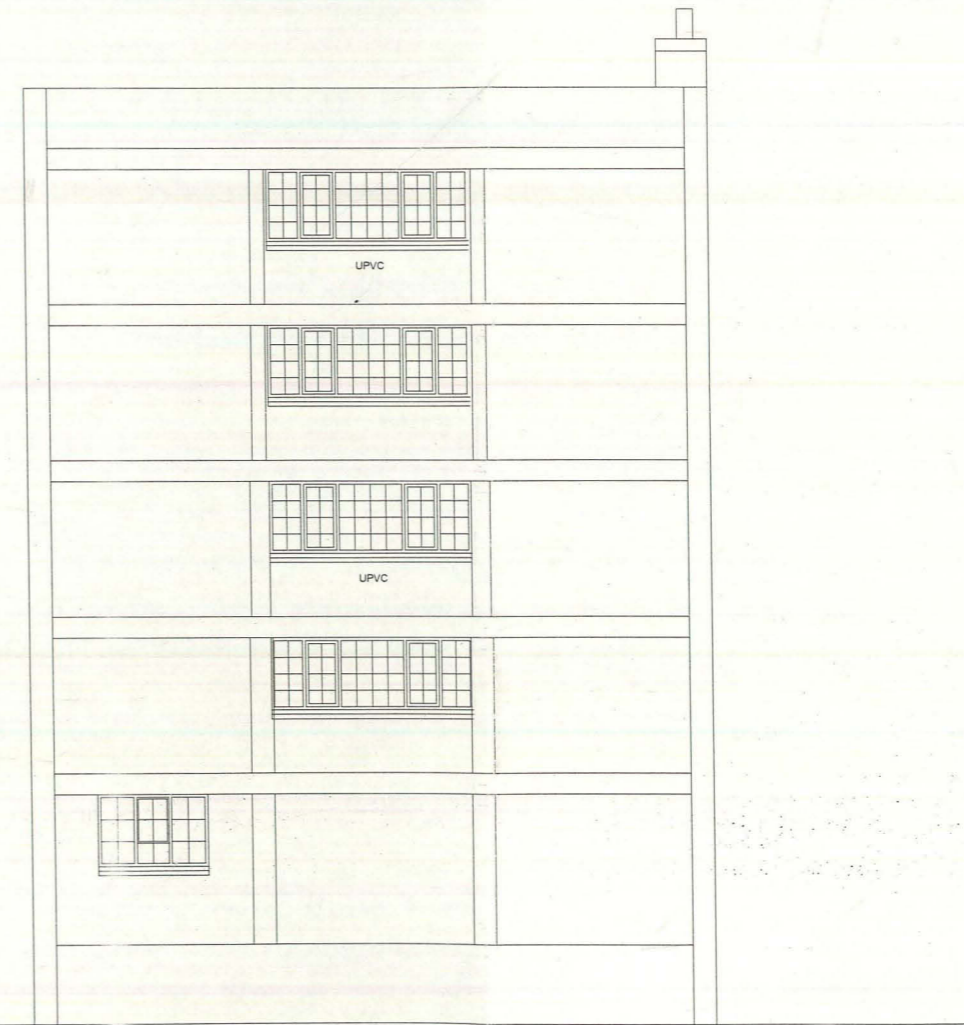


Johnson's Seeds

UPVC

UPVC

WEST ELEVATION



UPVC

UPVC

EAST ELEVATION




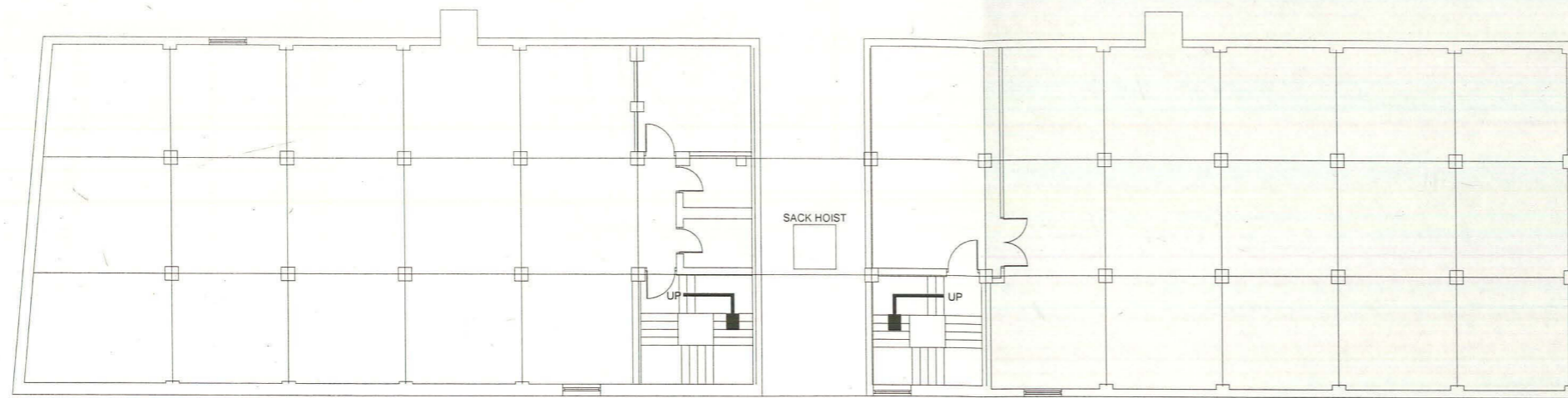
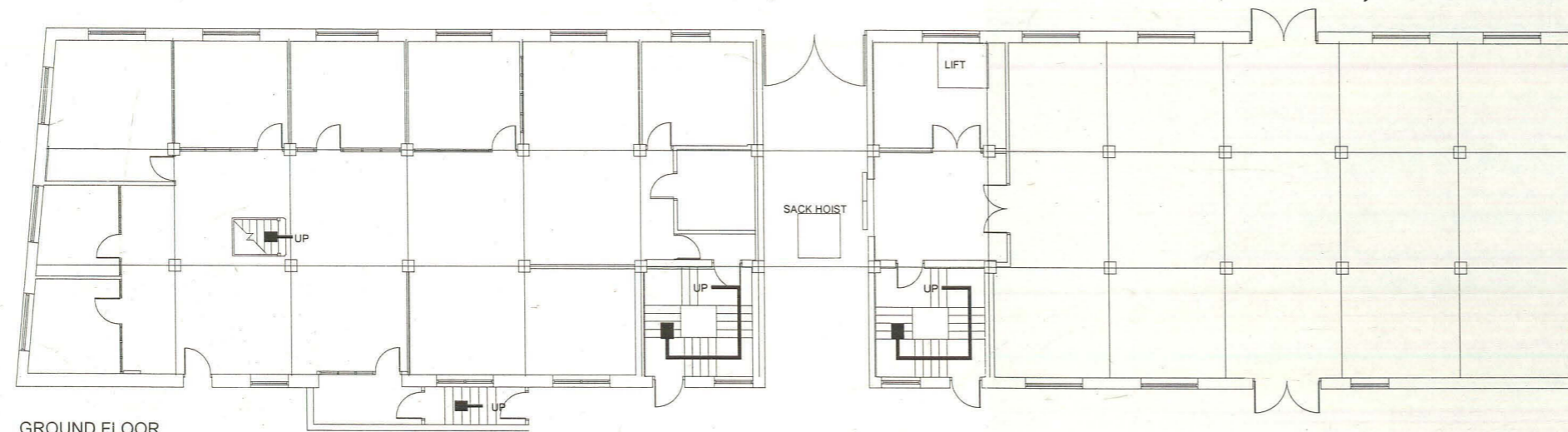
 Archaeological Project Services		
Project Name:	Johnson's Seed Warehouse	BLR02
Scale:	1:125	Annotated by:RVH Report No: 15/03

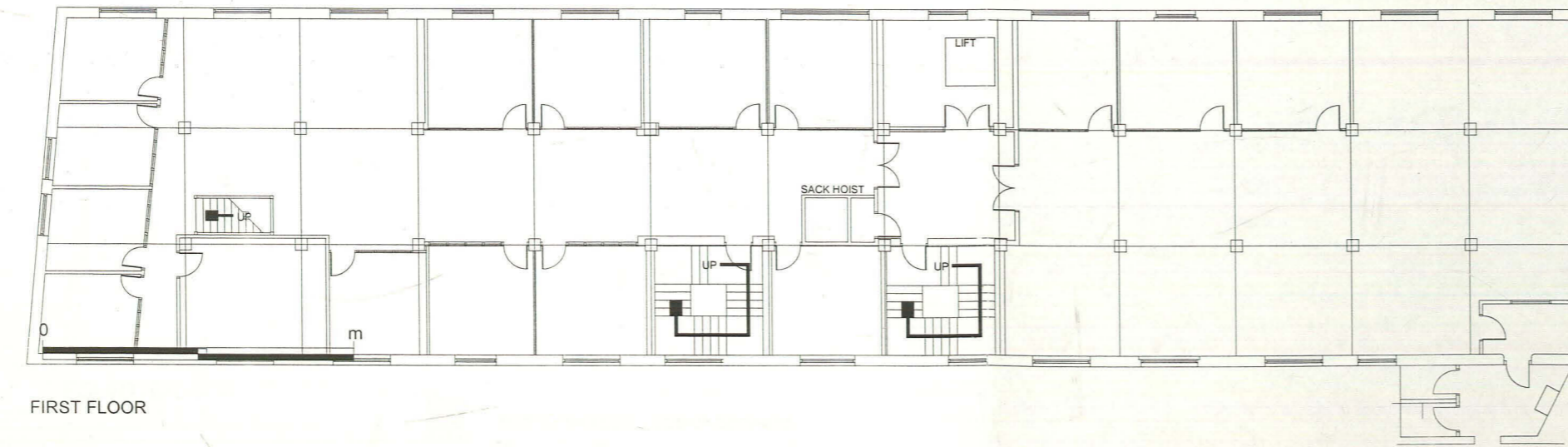
Figure 8: Workhouse 2/Stells Lane, west and east elevations



BASEMENT/FLOODED NO ACCESS



GROUND FLOOR



FIRST FLOOR



COPYRIGHT KMB Ltd

ARCHITECTS QUANTITY SURVEYORS
PLANNING SUPERVISORS PROJECT MANAGERS

PROJECT

BOSTON

SCALE DATE

DRAWN BY CHECKED BY DRAWING NO.

THE OLD BAKE HOUSE, KIRTON, LINCOLNSHIRE, PE20 1EH
TEL 01205 724016 FAX 01205 723631

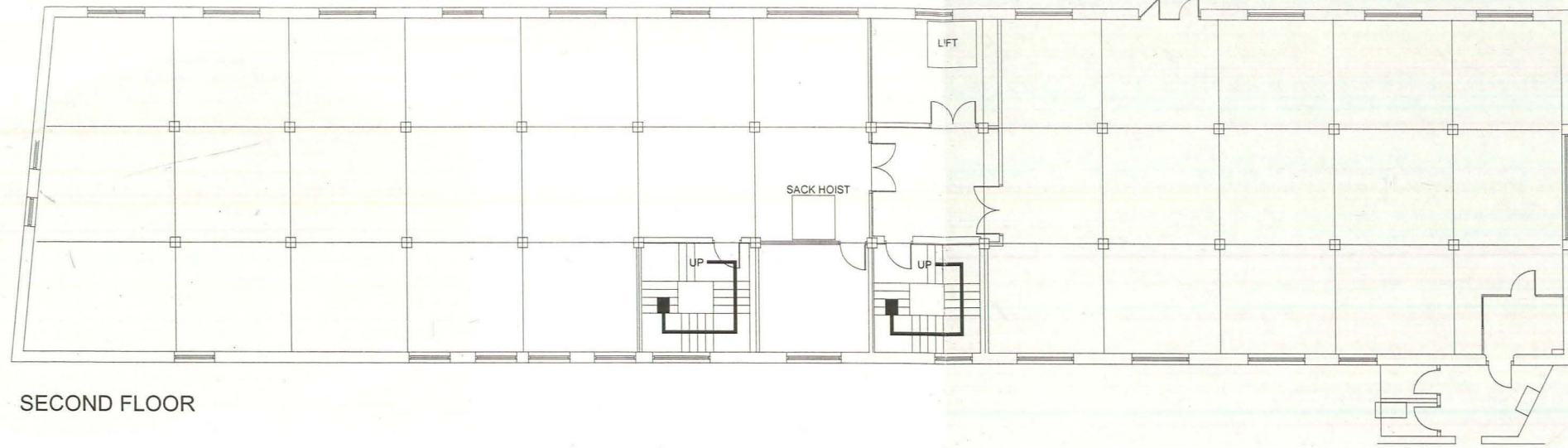


Archaeological Project Services

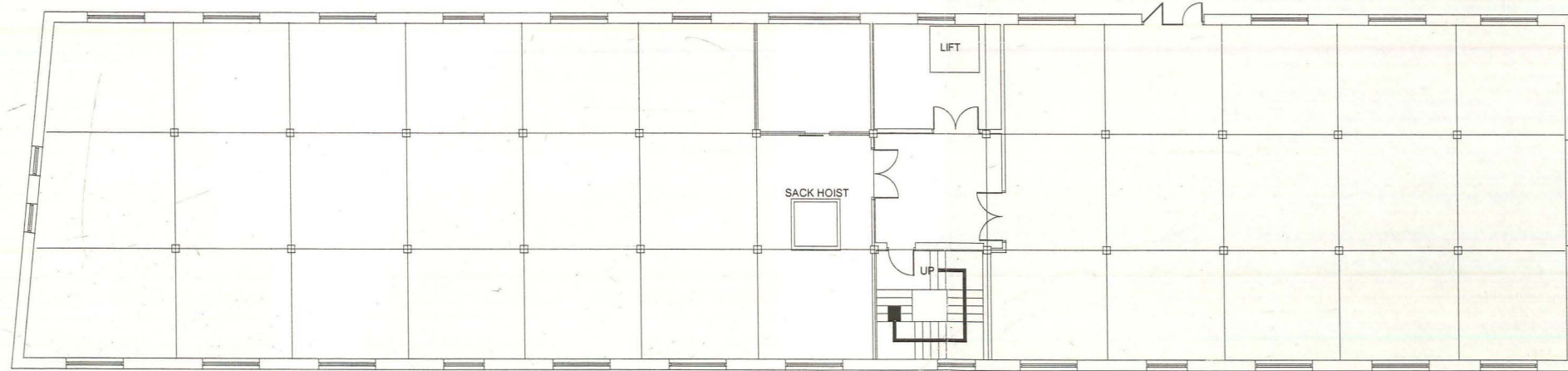
Project Name: Johnson's Seed Warehouses BLR02

Scale: 1:200 Annotated by:RVH Report No: 15/02

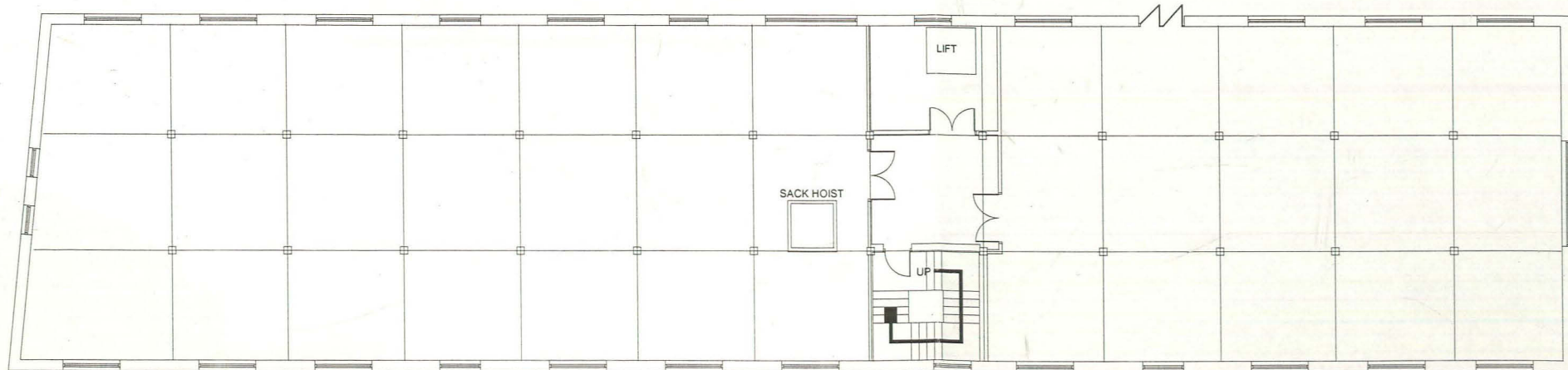
Figure 9: Warehouse 2/Stells Lane, basement, ground floor and first floor plans



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



COPYRIGHT KMB Ltd

ARCHITECTS QUANTITY SURVEYORS
PLANNING SUPERVISORS PROJECT MANAGERS

PROJECT

BOSTON

TITLE

SCALE DATE

DRAWN BY CHECKED BY DRAWING NO.

THE OLD BAKE HOUSE, KIRTON, LINCOLNSHIRE. PE20 1EH
TEL 01205 724016 FAX 01205 723631



Archaeological Project Services

Project Name: Johnson's Seed Warehouses BLR02

Scale: 1:200 Annotated by: RVH Report No: 15/03

Figure 10: Warehouse 2/Stells Lane, second-fourth floor plans

Plate 1 North and east elevation of Warehouse 1



Plate 2 North elevation of Warehouse 1, showing loading access

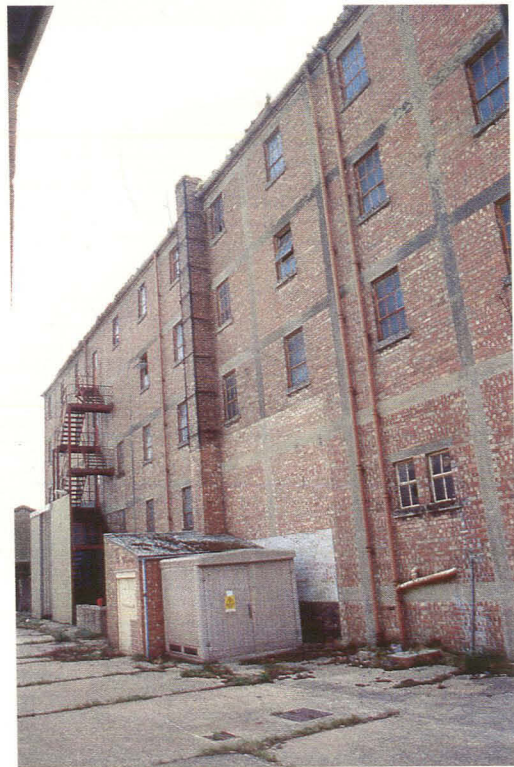


Plate 3 East elevation of Warehouse 1, showing electric sub-station, chimney with steel frame



Plate 4 South elevation of Warehouse 1



Plate 5 Detailed view of the additional structure and electric substation on east elevation of Warehouse 1.



Plate 6 Detailed view of corrugated steel around base of external staircase, Warehouse 1

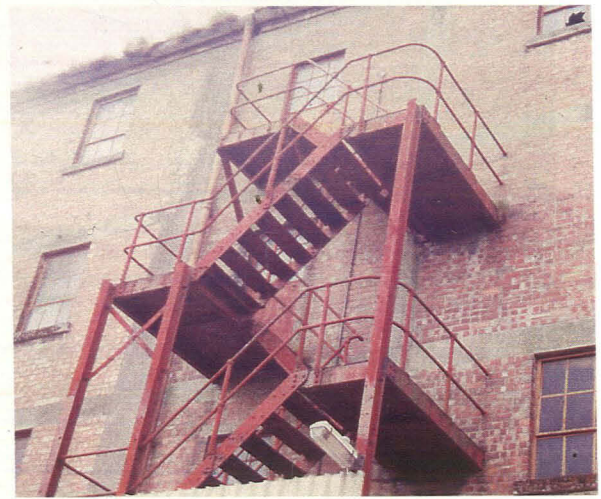


Plate 7 External stairway providing access to Upper floors of Warehouse 1



Plate 8 Detailed view of concrete frame, brick work, windows and iron drainpipe



Plate 9 Interior of
ground floor,
Warehouse 1



Plate 10 Interior of first
floor, showing sack hoist,
Warehouse 1



Plate 11 Interior of third
floor, showing sack hoists,
Warehouse 1



Plate 12 Third floor,
showing silos and
metal roof trusses,
Warehouse 1



Plate 13 South elevation of Warehouse 2/Stells Lane



Plate 14 Western elevation of Warehouse 2/Stells Lane, showing warehouse sign



Plate 15 Eastern elevation of Warehouse 2/Stells Lane



Plate 16 Additional structure at western end of south elevation, Warehouse 2



Plate 17 Detail of windows and wooden doors in south elevation, Warehouse 2



Plate 18 Drive-in access in central bay, Warehouse 2



Plate 19 Brick blocking on third storey and metal railing around roof, Warehouse 2



Plate 20 Brick
architrave, and
top of central
bay in northern
elevation,
Warehouse 2



Plate 21 Flat
roof with central
wooden
structure
housing sack
hoist,
Warehouse 2



Plate 22 Sack hoist
machinery,
Warehouse 2



Plate 23 Metal plate of sack hoist with 'PICKERING LTD GLOBE ELEVATOR WORKS STOCKTON-ON-TEES embossed, Warehouse 2



Plate 24 General view of second floor, Warehouse 2



Plate 25 General view of third floor, Warehouse 2

Appendix 1

Specification for Building Recording former Johnson' Warehouses, London Road, Boston, Lincolnshire

1 SUMMARY

- 1.1 *A programme of building recording is required prior to the demolition of two former seed warehouses at London Road, Boston, Lincolnshire.*
- 1.2 *The buildings are of historic interest and are significant structures in terms of industrial archaeology.*
- 1.3 *The building recording will be undertaken prior to demolition of the structures. The recording will consist of written descriptions of the location, form, function and date of the structures; plans of the layout of the buildings and floor levels of individual structures; elevation drawings and drawings of architectural detail; and photographs of the general appearance of the structure and details of special interest, both internally and externally.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

2 INTRODUCTION

- 2.1 This document comprises a specification for historic building recording prior to demolition of two former warehouses at London Road, Boston, Lincolnshire.
- 2.2 This document contains the following parts:
 - 2.2.1 Overview.
 - 2.2.2 Stages of work and methodologies.
 - 2.2.3 List of specialists.
 - 2.2.4 Programme of works and staffing structure of the project

3 SITE LOCATION

- 3.1 Boston lies 45km southeast of Lincoln and 7km from the northwestern coast of The Wash in the fenland of south Lincolnshire. The site is located at the southern edge of the town core, immediately north of Swing Bridge, on the west bank of the river. London Road forms the eastern boundary of the site, which is located at national grid reference TF 325 432.
- 3.2 The warehouses are of historic interest and significant buildings in terms of industrial archaeology.

4 PLANNING BACKGROUND

- 4.1 A planning application (B/01/0193/OUTL) was submitted to Boston Borough Council for the proposed residential development of the site. Permission has been granted subject to conditions requiring an archaeological scheme of works, to include programmes of building recording and archaeological investigation.
 - 4.2 This document forms a scheme for the building recording. A separate document will provide a scheme for archaeological investigation.
-

5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a record of the standing buildings on the site prior to their demolition.
- 5.2 The objectives will be to establish:
 - 5.2.1 the form of the building;
 - 5.2.2 the date of the building and features of special interest;
 - 5.2.3 the chronological development of the structures;
 - 5.2.4 the state of preservation of the buildings and any features of special interest present.

6 BUILDING RECORDING

- 6.1 Building Investigation will be undertaken prior to the demolition of the existing buildings. A RCHME (1996) Level 3 survey of the standing buildings will be undertaken. Subject to accessibility and Health and Safety considerations, the record will include:
 - 6.2 A photographic survey showing the buildings in its context, details of the exterior, interior views of the principal rooms, circulation areas, details and features (including machinery).
 - 6.3 A measured ground plan at an appropriate scale incorporating details of the form and location of any fixtures, fittings and structural features of historic/industrial interest;
 - 6.4 Elevation drawings and representative cross-sections through the buildings at appropriate scales; supplemented by
 - 6.5 A written record providing an account of the building's plan, form, function and development

7 SITE OPERATIONS

7.1 General considerations

- 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
- 7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists (IFA), under the management of a Member of the institute (MIFA). In particular, the survey will adhere to the IFA standards for investigation and recording of standing buildings or structures (IFA 1996). *Archaeological Project Services* is an IFA Registered Archaeological Organisation (No. 21).
- 7.1.3 The building recording would be undertaken by staff with experience of such examinations up to RCHME Level 3 standard.
- 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

8 REPORTING

- 8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:
-

- 8.1.1 A summary of the survey results.
- 8.1.2 A description of the history and historical setting of the buildings.
- 8.1.3 A text describing the results of the building survey.
- 8.1.4 Location plans of the site and buildings.
- 8.1.5 A ground plan of the buildings and floor plans.
- 8.1.6 Appropriate elevations and representative sections of the buildings.
- 8.1.7 Interpretation of the development and use of the buildings.
- 8.1.8 Appropriate photographs of all elevations, general interior views and specific features.

9 REPORT DEPOSITION

- 9.1 Copies of the report will be sent to the client; the Boston Community Archaeologist; Boston Borough Council Planning Department; and to the County Council Archaeological Sites and Monuments Record.

10 ARCHIVE

- 10.1 The documentation and records generated during the investigation will be sorted and ordered into the format acceptable to the City and County Museum, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

11 PUBLICATION

- 11.1 A report of the findings of the investigation will be presented to the editor of the journal *Lincolnshire History and Archaeology*. If appropriate, notes on the findings will be submitted to the appropriate national journals: *Post-medieval Archaeology* and *Industrial Archaeology*.

12 CURATORIAL RESPONSIBILITY

- 12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Boston Community Archaeologist. They will be given at least 7 days written notice of the commencement of the project.

13 VARIATIONS AND CONTINGENCIES

- 13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.
 - 13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator (*Lincolnshire Archaeological Handbook* 1998, Sections 5.7 and 18).
 - 13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.
 - 13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.
-

14 PROGRAMME OF WORKS AND STAFFING LEVELS

- 14.1 The building recording will be undertaken prior to the demolition and is expected to take about 4 days.
- 14.2 An archaeological supervisor with experience of building recording will undertake the work, with intermittent assistance from an assistant, also with building recording experience. A brief CV of the supervisor is attached.
- 14.3 Analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, with assistance from an illustrator.

15 INSURANCES

- 15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

16 COPYRIGHT

- 16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
- 16.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.
- 16.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.
- 16.4 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

17 BIBLIOGRAPHY

RCHME, 1996 *Recording Historic Buildings, A Descriptive Specification* (3rd ed)

Appendix 2

THE ARCHIVE

The archive consists of:

- 2 Record Sheets
- 6 Annotated drawing sheets
- 2 Photographic record sheet

All primary records and finds are currently kept at:

Archaeological Project Services
The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

The ultimate destination of the project archive is:

Lincolnshire City and County Museum
12 Friars Lane
Lincoln
LN2 1HQ

The archive will be deposited in accordance with the document titled *Conditions for the Acceptance of Project Archives*, produced by the Lincolnshire City and County Museum.

Lincolnshire City and County Museum Accession Number: 2002.192

Archaeological Project Services Site Code: BLR02

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

Archaeological Project Services shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (01529) 461618 • Fax (01529) 469444 • Email. info@apsarchaeology.co.uk

Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).