

FORMER HAVEN CINEMA, QUAKER LANE, BOSTON, LINCOLNSHIRE

MONITORING AND RECORDING REPORT

NGR: TF 3290 4386
PCAS Job No.: 641
Site Code: HCSB 10
LCNCC Accn No.: 2011.35

Report prepared for

Chestnut Homes Ltd.

by

H. Holderness

March 2011



Pre-Construct Archaeological Services Ltd
47, Manor Road,
Saxilby
Lincoln
LN1 2HX
Tel. 01522 703800
Fax: 01522 703656
e-mail: info@pre-construct.co.uk

CONTENTS

NON-TECHNICAL SUMMARY	2
1 INTRODUCTION.....	2
2 LOCATION AND DESCRIPTION.....	2
3 PLANNING BACKGROUND	2
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	2
5 METHODOLOGY	3
6 RESULTS.....	3
7 CONCLUSION	4
8 EFFECTIVENESS OF METHODOLOGY	4
9 ACKNOWLEDGEMENTS	4
10 REFERENCES.....	4
APPENDIX 1 – PLATES	5
APPENDIX 2 – CONTEXT LIST.....	7
APPENDIX 3 – FINDS LIST FROM (101)	8

List of Figures

- Figure 1** Site location map
- Figure 2** Site plan with 1997 evaluation trenches
- Figure 3** North facing section of drainage manhole
- Figure 4** North facing sample section in drainage trench
- Figure 5** South facing section in manhole
- Figure 6** East facing section through layer (101)
- Figure 7** East facing section through wall (102)
- Figure 8** South facing section
- Figure 9** South facing section across footprint of building

List of Plates

- Plate 1** South facing section (fig. 9)
- Plate 2** Southern end of the site after excavation
- Plate 3** Northern part of site after excavation
- Plate 4** East facing section (fig. 6)
- Plate 5** Wall (102) looking west
- Plate 6** Layers (109) and (110) in drainage trench looking north
- Plate 7** North facing section in drainage manhole (fig. 7)

Site Name:	Former Haven Cinema
NGR:	TF 3290 4386
Planning Application No.	B/04/0272
Client	Chestnut Homes Ltd.
Date:	10th March 2011
Archive Repository:	The Collection, Lincoln
LCNCC Accession No.:	2011.35
Site Code:	HCSB10
Archaeological Contractor:	Pre-Construct Archaeological Services Ltd.
PCAS Ref. No.:	641



Figure.1: Site location (based on the 1999 Ordnance Survey 1:25,000 Explorer map, Sheet 261. © Crown copyright. All rights reserved. PCAS Licence No. 100049278).

Non-technical summary

- *Archaeological monitoring and recording was undertaken during groundworks at the former Haven Cinema site, Quaker Lane, Boston, Lincolnshire prior to residential development.*
- *Previous archaeological evaluation in 1997 identified a number of late medieval features at depths approximately 0.7m-1m below current ground level.*
- *The investigation within the footprint of the development identified modern building foundations and make-up layers associated with the former cinema to the maximum dig depth. Monitoring of associated drainage trenches also recorded no significant archaeological features or deposits.*

1 Introduction

Chestnut Homes Ltd. commissioned Pre-Construct Archaeological Services Ltd. (PCAS) to undertake a programme of archaeological monitoring and recording at the former Haven Cinema site, Quaker Lane, Boston during residential development.

The work was carried out to conform to the requirements of:

- *PPS 5 Planning for the Historic Environment* (DCLG, 2010)
- *Lincolnshire Archaeological Handbook* (Lincolnshire County Council, 2010)
- *Standards and Guidance for Archaeological Watching Briefs* (IfA, 2008 revised)

Intermittent fieldwork was undertaken by Julian Sleaf over 7 days, between 30th March 2010 and 1st March 2011.

2 Location and description

The site is located to the south of Boston town centre and to the east of the River Witham. It lies to the east of South Square and to the west of Quaker Lane (NGR: TF 3290 4386 centred) (**fig. 1**).

Immediately prior to redevelopment, the c. 2ha site was predominately level, and had been used as a car park. The elevation is approximately 5.4m OD.

The superficial geology of the area is clay and silt tidal flat deposits overlying Amphthill clay mudstone (<http://maps.bgs.ac.uk/geologyviewer>).

3 Planning background

Full planning permission with conditions was granted for the construction of 26 apartments and 1 town house in July 2004 by Boston Borough Council (Application Reference B/04/0272)

Condition 18 states:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority."

4 Archaeological and historical background

The site is within an area of known archaeological significance, where previous work has identified medieval and later remains.

The town of Boston is recorded as being founded shortly after the Norman Conquest by the Earl of Richmond who established the port and was granted license to hold a number of fairs by AD 1071 (Owen 1984). The early town developed to the east of the river and was extensively engaged in the wool trade. The prosperity that this brought allowed the town to expand to the opposite bank and saw the development of allied trades such as shipbuilding.

The 12th century saw the construction of the Barditch, a defensive earthwork, possibly initiated as a result of the anarchy of Stephen I's reign, which enclosed the town to the east side of the river. The line of the Barditch is approximately 13m to the east of the current redevelopment area.

Excavations in 1997 were conducted to establish the archaeological potential of the site, and these recorded significant medieval deposits and building remains sealed by a series of subsequent make-up horizons (JSAC 2000).

5 Methodology

The footprint of the buildings was cleared using a mechanical excavator fitted with a 2m wide toothless blade, and the drainage trench was excavated with a 0.8m toothless bucket. Deposits were removed in graded spits, and archaeological features or suspected archaeological features were examined with a view to establishing their character and recovering artefactual remains.

Features were photographed (in colour slide and digital formats) (see Appendix 1 for selected plates); after which plans and section drawings were prepared at scales of 1:200 and 1:20 respectively. Context descriptions were recorded on standard context record sheets (Appendix 2). Artefactual remains, where recovered, were stored in labelled finds bags prior to their removal to the offices of PCAS. Bulk soil samples were not recovered.

The project archive, currently in the custody of PCAS, will be deposited at The Collection, Lincoln within three months following project completion (Accession no. LCNCC 2011.35)

6 Results

The earliest deposits encountered were observed in the drainage trench in the north of the site. They appear to have been associated with either flood inundation or were sterile natural soils (110) and (111). Overlying these deposits were a series of made ground layers that contained limestone fragments (109) and (112). No archaeological material was observed and they probably reflect ground raising associated with the construction of the former Haven Cinema. The most recent deposit was 0.6m of relatively modern brick rubble (113) (**fig. 4**).

Within the footprint of the development was a series of layers resulting from episodes of both demolition and consolidation. The earliest was a small area of cobbles that may have been associated with tenements that are known to have occupied the site prior to the construction of the Haven Cinema. These cobbles were overlain by a mixed deposit of demolition rubble (101). A few fragments of late 19th or early 20th century domestic pottery was recovered from this layer.

At the south end of the development, the demolition rubble had been cut by a red brick wall (102) that was part of the cinema complex. This was overlain by further layers of mixed deposits, including context (104), which contained a high percentage of brick rubble; also deriving from the demolition of the cinema (**fig. 9**).

A small drainage chamber was excavated on the western limit of the site to a depth of 1.3m. This encountered the remains of a modern brick wall (108) (**fig. 5**) which was

probably part of the Haven Cinema complex. This had been covered by a mixed deposit of demolition rubble (107). No other deposits were recorded in the trench.

7 Conclusion

There were no archaeological remains encountered during the groundworks. This was in part due to the shallowness of the excavation, the layers of material from the demolished Haven Cinema and the excavation strategy employed by the developers.

The few fragments of pottery that were recovered from the demolition layer were modern and contribute very little to our understanding of the earlier phases of the site.

8 Effectiveness of methodology

The evaluation in 1997 demonstrated that archaeological remains were unlikely to occur within 0.7m of existing ground level and, for this reason, the foundations of the new building were designed to minimise any disturbance to significant archaeology. This approach mitigated the need for deep excavations and, as a consequence, any significant archaeology has been preserved *in situ*.

The monitoring of the groundworks (building footprint and drainage trenches) has confirmed that this procedure was successful, as only layers of either demolition rubble or natural soils were encountered.

9 Acknowledgements

PCAS would like to thank Chestnut Homes Ltd. for this commission.

10 References

JSAC 2000 *Archaeological Field Evaluation Report: The Haven Cinema Site, South Square, Boston, Lincolnshire* (unpublished client report)

Owen, D.M. 1984 'The Beginnings of the Port of Boston' in N. Field and A. White (eds). *A Prospect of Lincolnshire* Lincoln: Field and White

Appendix 1 – Plates



Plate 1 South facing section (fig. 9)

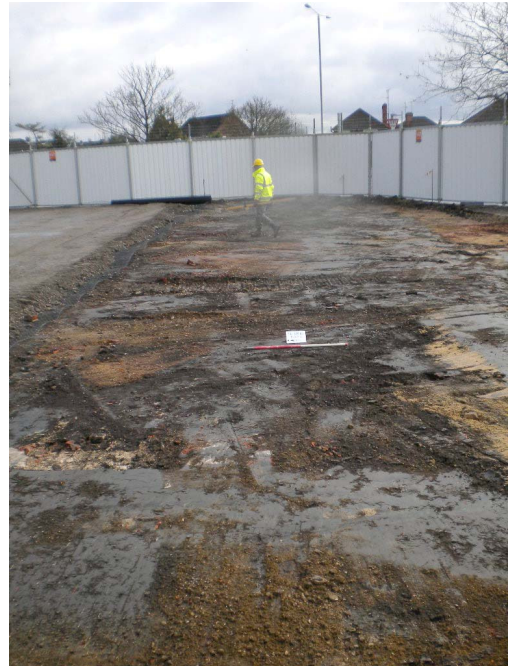


Plate 2 Southern end of site after excavation



Plate 3 Northern end of site after excavation



Plate 4 East facing section (fig. 6)



Plate 5 Wall (102) looking west



Plate 6 Layers (109) and (110) in drainage trench looking north



Plate 7 North facing section in drainage manhole (fig. 7)

Appendix 2 – Context list

Context No	Type	Description
100	Deposit	Modern car park surface and hardcore with sand
101	Deposit	Dark soil with brick rubble and cobble patch
102	Structure	Wall, probably 1950s or 1960s
103	Deposit	Lighter soil deposit - leveling
104	Deposit	Demolition deposit from wall
105	Cut	Modern drain cut (manhole at southern end)
106	Fill	Fill of modern drain cut
107	Deposit	Deposit or fill of construction trench around (108)
108	Structure	Brick wall part of Haven Cinema
109	Layer	Dirty grey brown sand clay under (101)
110	Layer	Leveling of sand or possible natural
111	Layer	Dark grey silty clay, possible natural
112	Layer	Similar to (109)
113	Layer	Demolition deposit possibly related to the 1889 tenements

Appendix 3 – Finds list from (101)

Cream ware jug handle

Clay tobacco pipe stem; 73mm long

Cream ware body sherd

Salt glazed body sherd

Thick glazed rim; possible bowl

Thin glazed rim, possible bowl

Glazed stone ware; body sherd; possible bottle

Blue and white transfer ware; body sherd

Blue painted cream ware; body sherd