

Heritage Assessment

Former New Castle Inn
Fydell Street, Boston



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Appendices

Appendix 1: Inns on the Edge Building Recording

This Heritage Assessment has been prepared by ELG Heritage. ELG Heritage have significant experience working in the historic built environment, both as a Heritage Consultants and local authority Conservation Officers.

We are competent in the assessment of significance and heritage impact and advise on a wide range of schemes including Conservation Areas, Scheduled Monuments, Listed Buildings, historic Parks and Gardens and Non-Designated Heritage Assets.

This assessment follows Historic England's Conservation Principles guidance; Historic Environment Good Practice Advice: 2 Managing Significance in Decision-Taking in the Historic Environment; and 3 The Setting of Heritage Assets; and Historic England Advice Note 12: Statements of Heritage Significance.

Revision Record

Rev	Description	Date	Author	Checked	Approved
0	Final	12/12/22	FB	SE	JG

1. Introduction

- 1.1 This Heritage Assessment has been prepared by ELG Heritage to accompany an application for works that involve demolition of the existing former public house at the site.
- 1.2 ELG Heritage have been commissioned by Mr A Dhedhi to advise on the significance of the existing public house and any other heritage assets affected. This report does not consider below ground heritage assets / archaeology.
- 1.3 The objective of this assessment is to demonstrate a thorough understanding of the heritage assets affected and to explain how the works impact upon their significance and setting.
- 1.4 The aims of this assessment are:
- To identify the assets which could be affected by the proposed development
 - To consider the significance and setting of the identified heritage assets
 - To demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
 - To assess the effects of the proposed development on the significance of the identified heritage assets; and
 - To consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.

- 1.5 The assessment identifies the heritage assets surrounding the application site, including Listed Buildings, Conservation Areas, non-designated heritage assets, Scheduled Monuments, Registered Parks and Gardens, and special landscape areas. The zone of interest has been established based on information gained during the site visit and professional judgement.



Figure 1.1 Site location (source Google Earth)

2. Building Context

- 2.1 The application site is the former New Castle Public House, located on Fydell Road, Boston. The property is currently vacant and has been since 2013, and subject to anti-social behavior and trespass.
- 2.2 The property is a two storey, 4 bayed detached, 19th century public house with later alterations. The building is constructed in red-brown brick with areas of external render and has an off center doorcase with molded cornice to Fydell Road.
- 2.3 The property sits at a junction with Fydell Road and Castle Street.
- 2.4 The building has non original sash windows to the front elevation, in a one over one style, with painted headers and lintels. The side windows have brick headers and a mix of modern casement windows.
- 2.5 The plan form for the building is L-shaped with a rear off shoot and the roof is hipped. The chimney stacks have been reduced and lost in part. The roofing material is concrete tiles.
- 2.6 Internally the building is arranged with principal bar rooms towards Fydell Street, with toilets and storage towards the rear portion.
- 2.7 There is a later rear porch extension constructed to the south east elevation of the rear off shoot, which was granted planning permission in 1985.

- 2.8 There is also a single storey lean-to offshoot which is a later addition and faces into a large open tarmac car park.
- 2.9 At first floor level there is a flat comprising of 3 bedrooms and office, with a large bathroom, living room, dining room and kitchen areas.
- 2.10 There is a detached two storey outbuilding to the eastern boundary. This structure has a hipped roof with a number of openings at first floor level and cart openings at ground floor level. It is constructed in red brick with a red clay tile roof.



Figure 2.1- Aerial view showing site context

- 2.11 The vacant building's condition continues to deteriorate due to unauthorised access and subsequent anti-social behavior. Due to these issues an internal inspection of the building has not been possible.

- 2.12 The building is not a designated heritage asset. In terms of wider site context, the site is not within a Conservation Area however the Boston Conservation Area lies to the north east, although this is centred on the historic core located further to the south east. There are no listed buildings within the proximity of the site
- 2.13 The site is within an area of mixed use and the scale and nature of the buildings within the locality of the site vary considerably.
- 2.14 The building was subject to building recording as part of the recent Inns on the Edge project, which celebrates the heritage of pubs along the Lincolnshire Coast stretching from Boston to Grimsby and covering an extensive area.
- 2.15 This project was funded by Historic England with the aim of helping communities explore and celebrate the heritage of their 'local' by creating new trails, resources, and an exhibition. Making more people, both locals and visitors, aware of what the pubs on the Lincolnshire coast have to offer and their heritage.
- 2.16 All of the pubs recorded as part of the project will be added to the Lincolnshire Historic Environment Record (HER). The HER is the record of Lincolnshire's archaeology and historic buildings used by local authorities, developers, and researchers alike to help manage the county's heritage.
- 2.17 The building was recorded as part of this project and the details are included in Appendix 1.



Figure 2.2 Site context to railway line former gas works and new supermarket

3. History and Context

- 3.1 The existing property is a former public house originally known as the Castle Inn with a subsequent name change to the New Castle Inn. The building appears on the 1887 OS plan of Boston where the property sits in a short terrace, to the west of the former Boston gas works.
- 3.2 The site is identified within Lincolnshire Council's Extensive Urban Survey 'Boston (Urban Survey Report) 2019' as character area HUCA 9, an area that is noted to be characterised by 19th century westward expansion. The area is characterised by a mix of commercial and residential terrace properties all largely Victorian in date.
- 3.3 The specific site and neighbouring properties identified as being an area characterised by 19th century terraces. This report identifies that the growth of this particular area of Boston developed from early development located around Lincoln Lane and the High Street, believed to be medieval. The area was developed closest to the town with agricultural land beyond and then the fen. The fenland was drained in the 18th century, helped by the straightening of the River Witham and the construction of the Grand Sluice, the land then being divided into rectangular fields.
- 3.4 A large amount of development in the area is noted to have occurred in the 19th century, built to meet the line of the railway following its construction in 1848.

- 3.5 The growth of this area following the railway was largely in the form of terraces to house the employees, with later terraced development beyond the railway towards the end of the century. Industrial development also took place around the railway including the construction of the gas works.

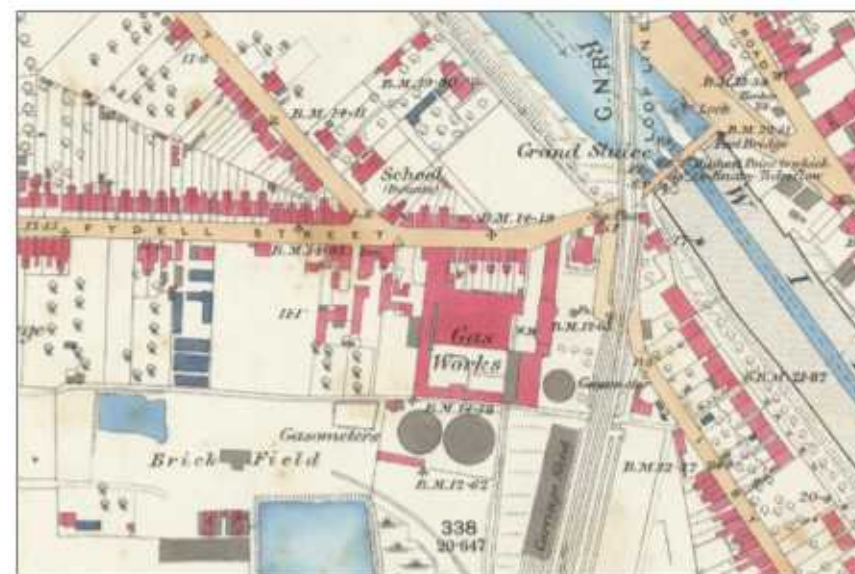


Figure 3.1 1887 OS Plan of Boston

- 3.6 The HER for Lincolnshire notes that 'The Boston Gas, Light and Coke Company was incorporated by an Act of Parliament in May 1825, with the aim of providing gas to users in the town. The company purchased this area of land near the Grand Sluice in June 1825, with construction of the initial necessary buildings and gas holders being completed in early 1826'.

- 3.7 Gas was piped for the first time to streetlamps in the town on the 28th of April of that year (1826). Demand for the gas rose after the works had been established, with two main phases of expansion being recorded at the site in 1852 and 1871. Damage was caused to some of the gas works buildings during the First World War, with the bombing of Boston by German aircraft on the 2nd of September 1916. The works were nationalised in 1949, becoming part of the East Midlands Gas Board. Production at the site is recorded to have stopped at some point in 1969 or 1970.
- 3.8 Whilst many of the former gas works buildings have since been demolished (including all of the gas holders), some buildings are extant, including the former manager's house, a row of former workers cottages, and a range of probable former store buildings and clerk's office.
- 3.9 The construction of the public house appears to coincide with the development of the gas works and the associated growth of residential population at that time. Historic map regression work identifies that the property was the only noted licensed house west of the railway and of the Grand Sluice during the 19th century.
- 3.10 The building is therefore illustrative of the social change and growth of Boston at that time reflective of the coming of the railway and industrial development which brought with it this associated expansion.
- 3.11 The need for social amenities, including Public Houses, to meet the needs of and serve the new residents that came to live and work in the growing industries in the area.



Figure 3.2 Historic Exterior image of the Inn

- 3.12 The 1891 census notes that the inn keeper Mr Samuel Reynolds (age 61) was in residence with his wife Sarah (66), two sons, two daughters, and a servant. His daughter Kate age 16 is noted to be the bar maid.
- 3.13 The building appears to have been in continued use as a Public House since its construction and the British Newspaper archives from the 1940s/50s notes that the building was used as a meeting place for a number of groups including the Royal Naval Old Comrades Association and latterly in the 1960s became the headquarters of the Boston Anglers Association.
- 3.14 The outbuilding is situated to the back of the site and is relatively hidden from view. Historic map regression suggests that this building was potentially not part of the Public House historically but associated with the

gas works, as map work appears to show a vehicle access to the building through the gas works. The outbuilding has a number of openings at first floor level including a loading door and cart arches and a larger opening at ground floor level facing into the proposal site. The outbuilding was probably historically used as a store building associated with industry in the area, before forming part of the Public House curtilage. This building is in extremely poor condition with a collapsed roof, evidence of fire damage large area of brick work missing from the south corner.



Figure 3.4 Current outbuilding condition



Figure 3.3 Historic Photo of the interior of the Inn (date unknown)

4. Current Condition

- 4.1 In its current form the building is in a rather dilapidated condition. Marketing details of the property from 2006 state the property was last noted to have been renovated in 2002.
- 4.2 The building has its main ground floor entrance to Ffyddell Street via a timber panelled door, set in an entablature frame. There are 4 front windows at first floor level with 3 at ground floor, with the doorway off set.
- 4.3 The building has lost any notable chimneys stacks internally and has a double ended pitch roof constructed in red brick with a brown concrete tile roof.
- 4.4 Census records and archive research show the building as being in continuous use as a Public House through the 1930s, 50s and later periods.
- 4.5 It appears on the OS plan of 1887 and is the only Public House west of the Grand Sluice, close to the gas works. The premises follows the established building lines of neighbouring terraces properties and was once adjacent to a butcher's shop.
- 4.6 The context of the site has been much eroded with the building now sitting in an isolated position in a largely cleared, somewhat overgrown site. A large supermarket has been constructed further to the south, along with new highway works.

- 4.7 The building has therefore largely lost its historic context, sited in somewhat isolation from historic development that would have surrounded it but is now lost. Whilst the building fronts the main street its frontage adds little to the context and understanding of the historic plan form of the area due to the loss of surrounding development and context.



Figure 4.1 Front elevation onto Fyddell Street at time of sale circa.2006



Figure 4.2 Rear of the Pub outbuilding shown to the right of image (not representative of current site condition)



Figure 4.3 Existing floor plans and elevation of the New Castle Inn
©Chris Lilley architects (planning application for illustration only)



Figure 4.4 Rear of pub showing 1980's porch extension



Figure 4.6 Rear of pub showing later off shoot and site condition



Figure 4.5 Rear of pub showing window changes and poor condition



Figure 4.7 Arch detail on rear outbuilding

5. Significance and Setting

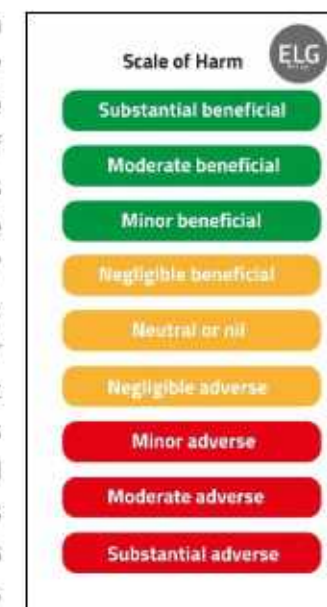
- 5.1 Significance is the concept that underpins current conservation philosophy and the significance of heritage assets is defined in the National Planning Policy Framework as *'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 5.2 **Archaeological interest** derives from the potential of a place to yield evidence about past human activity. The building is a 1874 Public House which has been heavily altered through loss of external features including its original windows, chimneys/stacks and roof coverings and is in a poor condition due to associated antisocial behaviour.
- 5.3 **Architectural and artistic interest** derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design. The property has limited architectural interest, although its primary elevation to Fydell Street in following the established building line and scale of properties general found in the area, is respectful of the historic street pattern. The building is however altered, and the loss of the chimney stacks in particular has diminished the legibility and form of the building. The later extensions are also of no interest.
- 5.4 Historic images also show the building with 6/6 sash windows and therefore the existing windows are not historic and not representative of the historic style or character.

- 5.5 Internally the property has been altered with a large bathroom at first floor level, internal walls removed with stud work partitions at ground floor with a modern public house fit out. The building is therefore considered to have limited architectural interest.
- 5.6 **Historic interest** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative. The building is considered to have limited historic interest as a Public House dating from the mid to late 19th century which has been in continued use as a Public House until its closure. It has historical associations with local groups who historically would have regularly met at the pub and used the premises.

6. Impact of Development

- 6.1 The Historic England Advice Note 12 'Statements of Heritage Significance' (2019) recommends a staged approach to decision making which includes an assessment of impact on significance. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, this assessment considers how adverse impacts have been avoided and / or minimised through their design and mitigation measures proposed where appropriate. The Conservation Principles Consultation Draft (2018) states that *'as well as being potentially harmful, change can be neutral or beneficial in its effect on heritage assets; it is only harmful if (and to the extent that) the asset's significance is reduced.'*
- 6.2 It goes on to state that *'if changes to an asset respect its significance, then in most cases they are likely to serve both the public interest of its conservation and the private interests of those who use it. Owners and managers of heritage assets ought not to be discouraged from adding further layers that are judged to be of a **quality** that could add future interest, provided that the current significance is not **materially** reduced in the process.'* It is also the case that alterations to heritage assets can better reveal or enhance the significance of heritage assets and these beneficial impacts will also be set out in this section.
- 6.3 Historic England define harm as *'change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place'* (Conservation Principles, p71).

- 6.4 Development does not necessarily mean harm. As stated above, it is only development which reduces the significance (special interest / value) of the asset in a material way which is harmful. The scale of harm can be measured using the 'Scale of Harm' table. Harm within the red section; minor adverse; moderate adverse; or substantial adverse may require public benefit to outweigh that harm if it has not been balanced through beneficial effects. If harm is identified then this should be weighed against the benefits of the proposal, including securing its optimum viable use.



- 6.5 Palmer v Herefordshire Council & Anor (Court of Appeal – Civil Division, November 04, 2016,[2016] EWCA Civ 1061 (Case No: C1/2015/3383) found *'that where proposed development would affect a Listed Building or its settings in different ways some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the Listed Building or its setting.'*
- 6.6 The following methodology has been used as a guide to quantify the magnitude of impact, combined with professional assessment (Table 2).

Table 2: Factors in the Assessment of the Magnitude of Impact (Source: Design Manual for Roads and Bridges – Volume 11, Part 2 Cultural Heritage)

Level of Impact	Factors in the Assessment of the Magnitude of Impact
Substantial	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements / setting, such that the resource is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic buildings elements or setting that hardly affect it / not readily evident.
Neutral	No change to fabric or setting

6.7 The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 'Managing Significance in Decision-Taking in the Historic Environment' advises that:

- the significance of the asset is understood;
- the impact of development on significance is understood;
- ways to avoid, minimise and mitigate impact are explored;
- harmful impacts be justified through and balanced; and
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance

- 6.8 The proposed works seek to achieve consent for a new housing scheme at the site. The proposal will result in the loss of the existing building.
- 6.9 The proposed scheme seeks to redevelop the site for Outline application with some matters (Appearance & Landscaping) reserved for later approval for the demolition of existing public house and the erection of 3 apartment blocks with 32 apartments and associated infrastructure including a new vehicle access from Lister Way, car parking and amenity space
- 6.10 The proposal would involve the complete loss of the existing building and the rear outbuilding.
- 6.11 It is noted that the loss of the building has previously been accepted through historic planning applications at the site notably at no point has the building previously been considered as a heritage asset with the Inspectors appeal decision in July 2020, which ultimately refused the proposed scheme for 55 apartments at the site, making no reference to the quality or significance of the existing building through the planning authorities considerations or the inspectors consideration of the subsequent planning appeal.
- 6.12 The building has only recently been identified as a potential Non Designated Heritage Asset by the Local Planning Authority through consideration of the current on going application B/22/0264.
- 6.13 The condition, deteriorated nature, and past alterations of the building means it has limited architectural interest.

6.14 In addition, whilst it portrays the historic social development of the area associated with the gas works, any particular interest is disputed. The building is therefore considered to have very limited interest and significance.

6.15 Should the council consider that the building meets the tests to be considered a Non Designated Heritage Asset (NDHA).

6.16 The NPPF is clear at paragraph **203**;

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

6.17 The tests are therefore the balance of judgment in respect of the loss of harm versus significance, there is not the requirement to consider need for alternative options.

6.18 The Council has suggested in correspondence with the applicant that the former Public House is a NDHA. The Historic England website page 'Locally Listed Heritage Assets' states that;

'There may be many buildings and sites in a local planning authority's area that make a positive contribution to its local character and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection by the local planning authority'.

6.19 The proposed works will result in the loss of the existing building and outbuilding. However, the existing site is considered to have limited interest and significance for the reasons set out above.

6.20 There are a number of public benefits which result from this application, these include but are not limited to;

- Provision of new housing (up to 32 apartments)
- Removal of antisocial behaviour and activity associated with the existing dilapidated site
- Investment into the wider environmental, economic and social regeneration of the wider area

7. Decision Taking

- 7.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a Listed Building, its setting, or any features of special architectural or historic interest which it possesses (Planning (Listed Buildings and Conservation Areas) Act s.66(1)). This assessment has considered the significance and setting of the Listed Building.
- 7.2 The National Planning Policy Framework requires that *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'* (para 189). This Heritage Assessment aims to provide sufficient information for the significance of the heritage asset and the impact of development to be properly considered.
- 7.3 The NPPF states that *'when considering impact upon significance, great weight should be given to the asset's conservation, relative to its significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'* (para 193).
- 7.4 *'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification'* (para 194). Any harm to the architectural or historic interest, or the setting of the

asset will need to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Neutral and minor beneficial effects have been found as a result of these works.

- 7.5 Historic England Conservation Principles (2008) recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the archaeological, historical, architectural and aesthetic interests of the heritage assets affected by such a proposal. This assessment has considered the significance of the heritage asset which lies primarily within its historical and architectural interests.

- 7.6 South East Lincolnshire Plan (2011-2036)

Policy2: development Management,

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: 1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses; 2. quality of design and orientation; 3. maximising the use of sustainable materials and resources; 4. access and vehicle generation levels; 5. the capacity of existing community services and infrastructure; 6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion; 7. sustainable drainage and flood risk; 8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and 9. impact on the potential loss of sand and gravel mineral resources.

- 7.7 support development which preserves and enhances the District's natural and man-made assets, but particularly the conservation of the historic heritage by preserving and enhancing Listed Buildings; and protecting and enhancing Conservation Areas. Development will be permitted where works are consistent with the conservation of the heritage asset.

Policy 29: the Historic Environment

7.8 F. Development Proposals

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

1. identify all heritage assets likely to be affected by the proposal;
2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits;

And

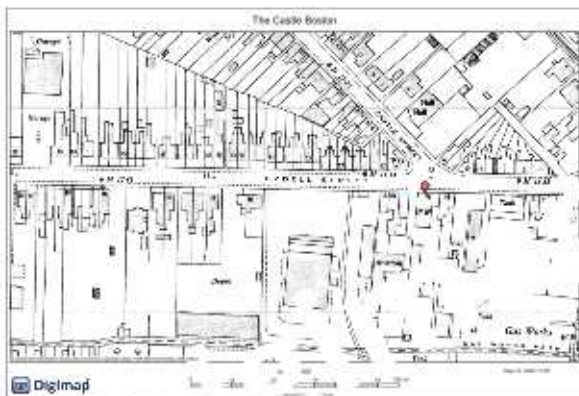
4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset

8. Conclusions

- 8.1 This Heritage Assessment has found that the existing building has limited historic and architectural interest. It has limited interest in its evidential value as an Inn associated with the 19th century industrial growth of the area. However, in its surviving form and condition, any interest is substantial diminished.
- 8.2 The building whilst of 19th origins is questionable as a heritage asset, however it is acknowledged that the Council consider it as such.
- 8.3 In accordance with policy 29 of the Councils Local Plan there are clear public benefits in redeveloping the site for new housing development to meet the needs of the local population, reducing anti-social behaviour associated with the wider site and regeneration of the wider area.
- 8.4 The requirements in policy 29 to justify the loss of a building through structural survey are noted however this is an unreasonable stipulation. It is almost always practical to structurally secure a building. However, it is unviable to do so with no new use for the building or wider site identified.
- 8.5 The proposed loss of the building has been considered against the policy test of the NPPF as set out in paragraph 203. The building could be subject to recording prior to demolition to further enhance the historic environment record which would look to mitigate the loss of the building. Although given the level of antisocial behaviour and vandalism is it considered that there would be very limited value in any recording.

Public House Recording Form 1/2

Name: The New Castle <i>Previous names:</i>	HER: MLI No. N/A	Listed: NHLE No. N/A Grade: N/A	Conservation Area: N/A
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Location: Fydell Street. TF3221944457**Parish:** Boston**Existing HER Description:**
N/A**Plan Form:** British National Grid, 1960, 1:750
Source: Digimap**Image:** The New Castle from Fydell Street, circa 2009. Source: Bostonpast.com**Building Description:**

19th Century public house with later alterations. L-shaped plan, 2-storey, 4-bay front, red-brown brick, hipped pantile roof with reduced gable stack. Ground floor, off-centred entrance with doorcase and moulded cornice, either side plain sash windows with plain sill and splayed heads. First floor, 4 plain sashes with splayed heads. Interior not inspected.

Use (2021):

- | | |
|--|--|
| <input type="checkbox"/> Pub Trading <input type="checkbox"/> Pub Not Trading <input checked="" type="checkbox"/> Vacant (no clear use)
<input type="checkbox"/> Converted to Residential <input type="checkbox"/> Converted to Commercial
<input type="checkbox"/> Demolished <input type="checkbox"/> Other (please specify) | <input type="checkbox"/> For Sale (<input type="checkbox"/> Freehold <input type="checkbox"/> Leasehold)
<input type="checkbox"/> To Let |
|--|--|

Additional Services Provided


- ☐
- Provides Rooms
- ☐
- Provides Meals
- ☐
- Provides Other Services (please specify)

Notes:

OS maps confirm this was the only licensed house west of the railway and of the Grand Sluice during the 19th Century.

Condition Assessment in 2021: Elements

Overall Condition in 2021:	Very Bad	Poor X	Fair	Good

	Very Bad	Poor	Fair	Good	N/A	Notes: The New Castle from Fyde Street, circa 1900s. Source: closedpubs.co.uk 
Roof		X				
Parapets					X	
Chimney Stacks			X			
Rainwater goods		X				
Doors Windows		X				
Walls/Gates/Railings			X			
Completed by: Marc Knighton						Date: 25 November 2021
Historical References: First licensed 1874. 1896 the publican was S. Symons. 1949, sold to Steward & Patteson Brewery, Norwich. 1957, Batemans Brewery. Permanently closed 2011.						
Social History: Several inquests held at the Castle between 1875 and 1895: 1875 death of Luke Garnham, a cabinet maker, found dead on his bedroom floor, verdict 'Found dead' (Stamford Mercury, 12 March 1875). 1880 inquest into the death of Mary Beaver, wife of Samuel Beaver found drowned in a pit of water on Mr Craven's farm, verdict 'Found drowned' (Stamford Mercury, 13 March 1880). 1895 inquest into the death of Maria Ranyell, found at the bottom of a staircase, verdict 'death by effusion' (Boston Guardian, 13 April 1895). During the 1940s and 1950s the Castle Inn held meetings for the Royal Naval Old Comrades Association (Lincolnshire Standard and Boston Guardian, 02 April 1949). In the 1960s, the Castle was the former headquarters of the Boston Angling Association. Anglers from across the country came to view the collection of preserved fish at the pub caught in local waters (Louth Standard, 30 March 1963).						