

LINCOLNSHIRE EXTENSIVE URBAN SURVEY
Market Rasen - 2020



The Project

The primary objective of the Extensive Urban Survey is to create a record of the development and historic character of Lincolnshire's towns. It is anticipated that the survey will be of use and interest within the planning system and to the public, particularly those living within or visiting the towns. It should be noted that although every effort has been made to be thorough, the reports are not completely comprehensive and should not be expected to cover all that is known about a town.

The project consists of a written report, detailing the archaeological and historical background and development of the town. The character of the town will also be discussed within the report within specific Historical Urban Character Area (HUCA) assessments, which indicate the heritage value of each area based upon the four interests identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic and Communal, these are also compared to values seen in the NPPF.

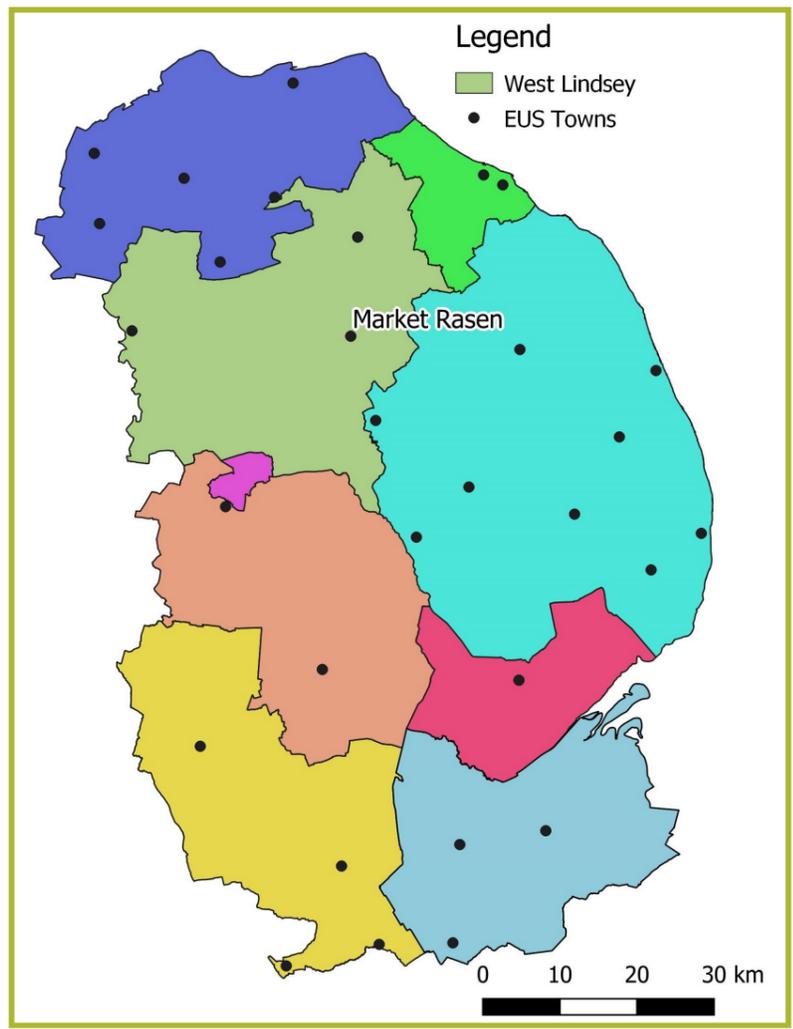
The Extensive Urban Survey provides a 'snap-shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains an up to date record of all historical and archaeological data that is known within the county, and should be consulted as part of planning applications (NPPF18 p189).

An Archaeological Resource map of Market Rasen was produced by WLDC in 1989.

Location

Market Rasen is centrally located in the county, in the West Lindsey district of Lincolnshire, and is 25 kilometres north-east of Lincoln on the western slope of the Wolds. Market Rasen falls within [Natural England's National Area 44](#) 'Central Lincolnshire Vale', the landscape is described thus: *A predominantly broad, low lying very gently undulating arable vale.. crossed by many streams flowing from the Wolds towards the River Ancholme and the River Witham... a regular pattern of medium to large-sized arable fields with hawthorn-dominant hedgerows enclosing most fields and with few hedgerow trees... A landscape rich in medieval sites with remnant ridge and furrow, deserted medieval villages and a cluster of monastic sites close to the River Witham.. traditional building materials predominantly of brick and pantile reflect the availability and suitability of local clay.* The [Historic Landscape Characterisation for Lincolnshire](#) places Market Rasen in the 'Clay Vale' character area, which states that *the earliest recognisable settlements are the early abbeys that were founded along the fen edge... The majority of the settlements are small villages, most of which were founded by the time of the Domesday survey...Ridge and furrow earthworks are visible throughout the area, however, given the heavy clay soils of the character area, and the difficulty in working such soils, it is likely that there was a significant pastoral component to medieval farming. The central part of the area has been subject to extensive consolidation of fields, the resulting pattern is strongly reminiscent of the pre-enclosure landscape... Few hedges or woodland interrupt the line of sight, a situation which strongly recalls the former moorland that made up a large proportion of this area.*

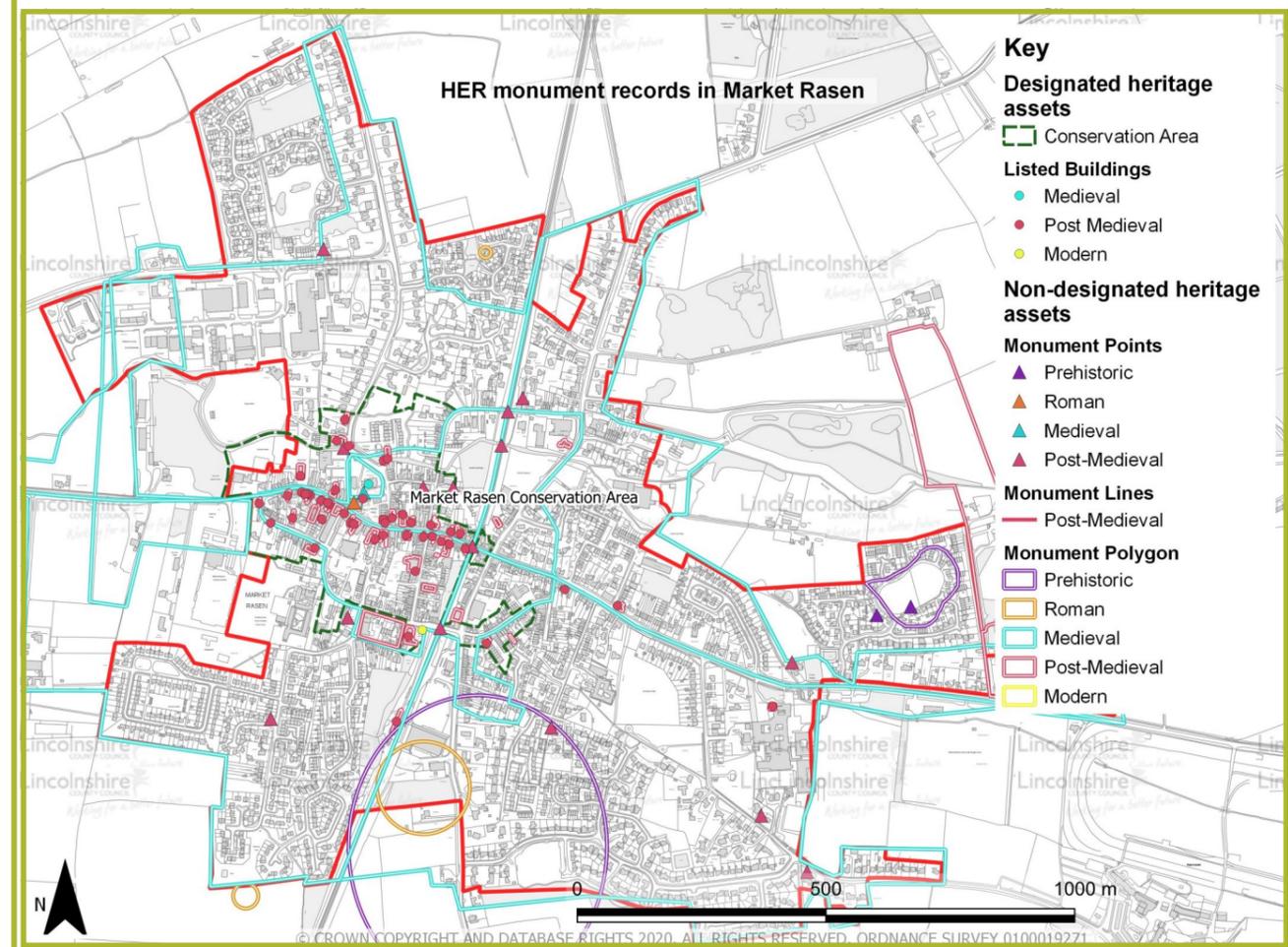
The geology beneath Market Rasen, recorded by the [British Geological Survey](#), is Kimmerage Clay formation overlain by blown sand and alluvium. The boundary utilised for the Market Rasen survey is the 2006 settlement boundary, provided through conversations with West Lindsey District Council, it is no longer recognised as part of the planning process.



Summary

Located on the western edge of the Lincolnshire Wolds, Market Rasen is a quintessential Lincolnshire market town. The town centre is relatively compact with a focus around the market place and along the main east-west road. The morphology of the town centre suggests that it was purposefully designed and formed in the medieval period, including regularly spaced, long thin property boundaries extending from the main roads and around the market place. Centuries of extensions and new buildings have created 'ad-hoc' structures with varying roof heights, which extend back from the street fronts. The buildings, although likely situated on top of the footprints of older structures, date predominantly to the 18th and 19th centuries, when rebuilding in brick was cheap and fashionable. This was clearly done in a piecemeal fashion by individuals or small businesses, demonstrated by the varying heights and styles of the buildings. The combination of Georgian and Victorian building styles has created a pleasant market centre.

The town expanded in the 19th century with the construction of several new streets and residential areas. These areas were less confined by space than the centre and as a result the buildings are less dense in layout, although the styles and materials are similar. Much of this new development was also industrial, civic, and religious in function and origin. Many of these buildings survive, although, some have been repurposed for residential properties, often sympathetically. The town is confined by its parish boundary with Middle Rasen to the west, and the River Rase to the north, consequently the expansion of the town has taken place predominantly on the north, east and south sides. In the mid-20th century ribbon development comprising large detached houses began to expand along the major roads out of the town. In the late 20th and early 21st centuries, developments have occurred behind the historic street fronts in areas of large planned developments. These were not integrated with the settlement, rather they were developed as stand-alone estates on the edge of the town. The architecture of the developments in the 21st century is relatively sympathetic to the town-house/market centre style which is predominant in the centre. Developments of the 20th century, appear to have taken local character on-board to a much lesser degree. Overall, the character of Market Rasen has a pleasant progression from the medieval period through to modern day and continued heritage-led, sympathetic redevelopment and renovation could further this, allowing the town to retain its local distinctiveness.



1. HISTORICAL AND ARCHAEOLOGICAL

BACKGROUND

1.1 PREHISTORIC

Prehistoric occupation and exploitation of the wider region occurred throughout the period. Within 3km of Market Rasen, evidence for prehistoric activity including enclosures, hut circles, and barrows, as well as an extensive Bronze Age site in Osgodby (3km north-west) are recorded. Archaeological remains within the Market Rasen survey boundary also indicate that there was once settlement in the area, at the east-side of Market Rasen, within what is now Kingfisher Close. On this site, the remains of ditches containing Neolithic and Mesolithic flint tools were recorded (HER: MLI84801, MLI83931). On the same site, evidence for Iron Age settlement and iron working is recorded (HER: MLI84800). This indicates that there is good potential for further archaeological discoveries in the area', or 'that there is a strong likelihood that other, prehistoric remains survive in this area. These remains are referenced in the designs and layout of a modern residential development: the below-ground remains are preserved within a central green, around which houses are built. The Portable Antiquities Scheme (PAS) has recorded four finds from the Bronze and Iron Age, including personal effects, such as bracelets and harness fittings, and a gold stater from the Corieltavi tribe 60-20BC.

1.2 ROMAN

Extensive archaeological remains demonstrate a high level of activity in the area in the Roman period. In 1964, a Vickers Valiant B.1 aircraft crashed on land off Linwood Road to the south of the survey area (PRN: 54797). This impact killed the five crew members, who are remembered in a nearby memorial, and it also uncovered an array of Roman pottery and coins (HER: MLI52736, MLI54269). Later excavation recorded the remains of two 2nd-4th century Roman kilns suggest a pottery production site. Thousands of pottery sherds are recorded, including Grey and Parisian ware, and 'wasters' (pottery which is discarded due to damage or poor quality). Hearths containing charred grains, as well as evidence of built structures have also been recorded, indicating that the site may have been used for drying corn. A lack of domestic evidence suggests that this area was purely industrial; it has been suggested a settlement site may exist to the east of the site, although it is not known precisely where this was located. The date of the pottery also suggests that the production site was in operation over a long period. A Romano-British pottery scatter (HER: MLI81854) is recorded to the north of Market Rasen town centre and a single sherd (HER: MLI81733) was also found on King Street. The PAS contains 54 records from the Roman period which have been found within the survey boundary; these mostly relate to coins and personal effects such as brooches, tweezers and rings. Further remains from this period are likely.

1.3 EARLY MEDIEVAL/ANGLO-SAXON

Market Rasen in the early medieval period is not well understood and evidence of the period is particularly scarce within the HER. Market Rasen was located within Walshcroft Wapentake in this period: a wapentake being a form of land division at this time. The Walshcroft Wapentake, in the North Riding of Lindsey, comprised 26 other settlements, including both Middle and Market Rasen. There are three PAS records within the survey boundary for this period. These include two Styca (coins) dating to 834-855AD (PAS: YORYM-099ED1, YORYM-09D227), and one cruciform brooch (PAS: NLM-CDD252), which is of early 5th to late 6th century date. The Archaeological Resource map, produced in 1989 suggests that early deposits, if extant, are likely to be adjacent to the river and around the market place. Subsequent development in the later medieval and post-medieval periods including the construction of cellars, may have removed some of this early evidence. Furthermore, the current nature of the market place restricts the opportunity for further investigation. This is due to the number of listed buildings surrounding the market, which are safe from demolition limiting areas for excavation.

1.3.1 PLACE-NAME EVIDENCE

Market Rasen was originally called East Rasen. 'Ræsn', is thought to refer to a plank bridge across marshy ground in Old English, indicating that a small settlement was established during the early medieval period. The first record of the town 'Aet raesnan' (East Rasen) is recorded in a charter dating to 973, suggesting some form of settlement was extant at this time. The first mention of 'Market' Rasen is recorded in 1358, and it was at this time that the town was emerging as an important part of the local market economy, and by the 16th century it had overtaken Middle and West Rasen in importance.

1.3.2 DOMESDAY SURVEY

In the Domesday survey, Market Rasen is included in an entry with Middle and West Rasen, which are listed as being owned by

Roger of Poitou and Alfred of Lincoln. Alfred of Lincoln owned 4.5 bovates (a bovat is 15 acres) of taxable land, including enough land for 1 plough team, 10 freemen with 10 acres of meadow and one mill. This land was also held in 'soke', which bound them to submit customary payments to a manor in Linwood. Roger of Poitou owned 7 ploughlands (approximately 120 acres), 60 acres of meadow, and a mill. As stated, multiple settlements were also mentioned in this entry and shared the land, and all of the land was held in soke to a manor centre in Tealby.

1.4 MEDIEVAL

Market Rasen is thought to have been part of Middle Rasen parish and was separated into a smaller parish surrounding the town at a later time. In the 13th and 14th centuries, Market Rasen became more established: with a market being founded in the early 13th century. The Church of St Thomas was rebuilt in 1300 and the town became important enough to be given the prefix 'Market' by the mid 14th century. It was also in this time that streets were planned and houses were given plots, predominantly around the market place and on the main street.

1.4.1 OPEN FIELD SYSTEM

The enclosure map of 1779-1781 provides insight into Market Rasen's former agricultural systems. These comprised open fields and many 'closes' - pockets of land which had been enclosed by private agreement prior to parliamentary enclosure. Archaeological evidence of ridge-and-furrow (HER: MLI52044) is recorded by the HER within the survey boundary to the north-west of Market Rasen.

The names of the open arable fields included West Field and East Field: and the pastures included Mid-Summer Leas, Common Pasture, South Ings Pasture, Middle Carrs, Lammas Leas, Witch Spots, and Woodhill Pasture. 'East' and 'West Field' are common names for former open arable fields. 'Leas' is thought to derive from Old English for pasture or grassland, and the inclusion of 'Lammas' in the field name may indicate that the land was used for grazing after the 1st of August - the day when 'loaf mass' was celebrated. 'Ing' is possibly in reference to 'wet meadow or pasture land'. Similarly, Carr could also refer to marshy ground. The name 'Witch Spots' is thought to derive from 'land with frequent wych elms or other soft-wood trees'. The field names imply that much of the land surrounding Market Rasen was marshy or wet. This is likely to be topographically accurate as Market Rasen is located on the western slope of the Wolds between multiple streams (some of which have since disappeared) which flow towards the River Ancholme. As a result, the environment was likely to have been frequently waterlogged.

1.4.2 STREET PLAN AND DEVELOPMENT

Market Rasen in the medieval period comprised a small number of properties clustered around the market place and the church. Evidence of burgage plots (long thin properties with narrow street frontages) are visible extending to the north and south of Queen/King Street. These plots form the early centre of the town, extending north to the River Rase and south to a former stream which has since been culvetted, however, its course is thought to have been along Dear Street. Growth outside of these natural boundaries did not occur to a large extent until as late as the 19th century.

1.4.3 ECONOMY AND INDUSTRY

The medieval economy of Market Rasen was likely focussed on local craft production. The abundance of pasture around the town, and in the wider Lincolnshire Wolds region, suggests that the wool trade would have been common.

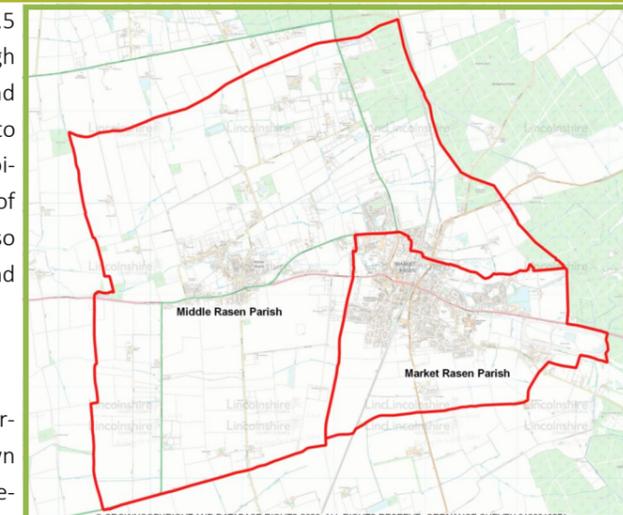
1.4.4 MARKETS AND FAIRS

A market had been established in the town before 1219, this is shown by a mandate issued by King Henry III which changed the established market day from a Sunday to a Tuesday (a Sunday market could also be another indicator of an early settlement date). Brian de Insula was granted a September fair in 1223 in honour of the Exaltation of the Holy Cross. The market originally extended to George Street in the east, which would have been a much more accessible open area for trade.

1.4.5 RELIGION AND EDUCATION

ST THOMAS'S CHURCH (HER: MLI52746, NHLE: 1165917)

Market Rasen has had a church since the 11th century: the archway at St Thomas' Church is Norman, indicating that a church



structure was extant by this time. In *circa* 1150, Thomas of Saleby and his wife Agnes are recorded to have given the church of East Rasen to the nuns of *Sixle priory* (Sixhills Priory). East Rasen is listed in an inventory of the priory taken during the dissolution of the mid 16th century. Much of the church was rebuilt at the beginning of the 14th century, and the tower is thought to date to the early 15th century. A complete renovation of the church took place in 1862; and it was at this point that the roof was changed to a high pitch, and the chancel, south arcade, and the clerestory were rebuilt. Further modifications were made in 1877 when the area in the north-east corner (now the Lady Chapel) was added and the vestry was enlarged.

1.5 POST-MEDIEVAL

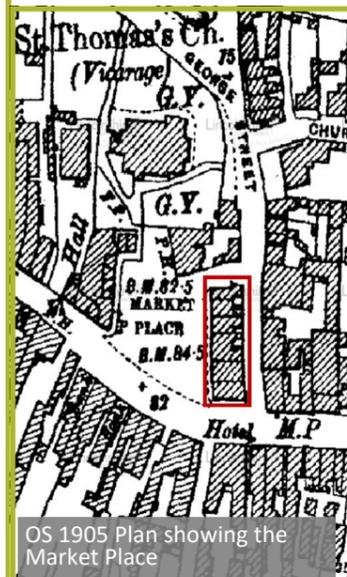
1.5.1 STREET PATTERN AND DEVELOPMENT

In 1563, the population of Market Rasen was approximately 250-320, the focus of the settlement would have been around the town centre. By 1801, the population had grown slightly to 774, and over the century increased by 100-200 on average per decade. Between 1831 and 1841 there was a population 'spike' with the population jumping from 1428 in 1831 to 2022 in 1841.

The population reached 2815 in 1871, at which point it slowly declined and did not begin to rise again until the mid 20th century. The spikes are attributed to a growing national population, as well as people coming from outside the parish in search of employment and housing.

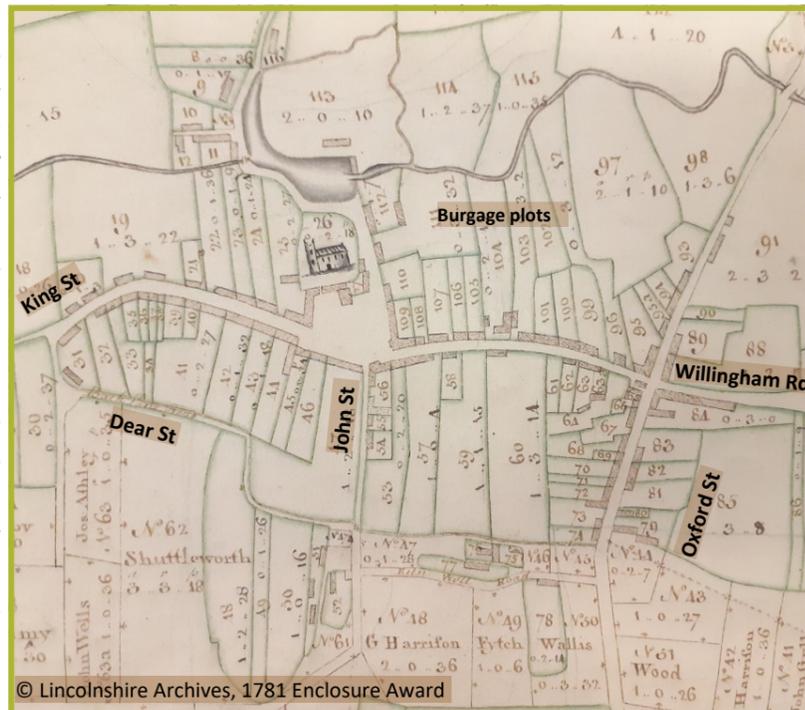
The 1781 Enclosure Award plan provides insight into the original town layout. The town consisted of the main cross-roads of Oxford Street/Jameson Bridge Street aligned north-south, which intersected with the east-west roads Willingham Road/Queen Street/King Street (although at the time of the survey these were called Turnpike Road).

Former medieval burgage plots on the street-front of Queen Street and King Street extended north through to the River Rase. Property boundaries extending to water-courses allowed residents to access water for domestic and industrial purposes. To the south of the road, burgage plots also extended south from the main road to Dear Street (formerly Back Lane Road), and to a small stream which was later culvetted. Small buildings are shown to line the main streets with the plots behind, a pattern which hadn't changed much since the medieval period. The plot to the west of Oxford Street, which originally fronted onto Queen Street, was at some time split into many smaller plots facing east onto Oxford Street, likely designed to maximise commercial potential for the occupants. John Street, to the south of the Market Place, was extant and some properties had already begun to be developed in the back of a former burgage plot, facing west onto it as part of infilling.



OS 1905 Plan showing the Market Place

By the 1887 plan, these new streets were crowded with new terraces and industry.



© Lincolnshire Archives, 1781 Enclosure Award

The town saw many changes in the 19th century. New buildings were inserted between George Street and the market place (see left) in the early part of the century, shrinking the size of the overall market and extending George Street south to meet Queen Street. New roads were built throughout the century: Waterloo Road was built in 1828 (13 years after the battle of Waterloo), creating another connection between Jameson Bridge Street and Queen Street. The road was inserted between property boundaries, crossed the River Rase and cut across properties to the north of the river. Union Street was likely inserted at the same time as Waterloo Road. Church Street connected from Waterloo Road to George Street. Serpentine Street and Chapman Street, (named after Christopher Chapman to whom the land belonged) were built in the mid-late 19th century, this was likely at the same time or just before construction of the vagrant ward. The date stamp on the terraces at the entrance to the street date to 1872.

CAISTOR UNION VAGRANT WARD

A parliamentary report of 1777 recorded that Market Rasen had a parish workhouse with provision for 17 inmates. It is not clear where it was located, however, it has been suggested to have been in John Street. By the 1880s, a 'vagrant ward' had been opened to the south-east of the town on Chapman Street: this was part of the Caistor Poor Law Union. The building was demolished in the mid-20th century and by the time of the 1956 OS map the site had been redeveloped into the Poplars care home.

THE PARISH ENCLOSURE

The act for enclosing the parish was passed in 1779. By its completion in 1781, 730 acres of the parish (which in total is 1220 acres) had been enclosed and new public roads had been established and old lanes consolidated. The open fields were divided into smaller rectangular units, and the land was distributed to 47 people. The largest allotment of 272 acres was allocated to the Lord of the Manor, Albany Wallis. The remaining area belonged to older enclosures (closes) which had likely been arranged by private agreement in the preceding centuries: this land was largely located to the north of the town, however, small closes are seen throughout the parish.

1.5.2 RELIGION AND EDUCATION

As non-conformism grew and was more widely accepted nationally in the 18th and 19th centuries, so too did the number of purpose-built chapels. Several new chapels were constructed in the town in the 19th century, and congregations moved from borrowed premises into permanent sites. In 1800, a Wesleyan Methodist chapel (HER: MLI53635) was constructed. It was taken over by the Primitive Methodists in 1836, the building was given a new façade in 1866, and has since become a Masonic Hall. On Union Road, a Wesleyan Reformers chapel was built, only to be replaced by and a second chapel, also built on Union Road in 1861 (HER: MLI87165). The Holy Rood Roman Catholic Chapel was built on King Street in 1824, replacing an older chapel from 1782 located to the rear of Queen Street. Many of these chapels are still extant, some have been converted.



Former Methodist chapel now Masonic Hall

The National School, the earliest formal school in Market Rasen was founded in 1822. It was initially segregated by gender, the boys school was based on Willingham Road. The De Aston School opened in 1863, with a head-masters house also built on the site (HER: MLI96744, NHLE: 1165972). It was originally a grammar school for boys, which accepted pupils aged 12 and below, the funding for which came from revenue from land which had once been donated to charitable causes by Thomas de Aston, Canon of Lincoln, after whom the school is named. A Catholic and a Wesleyan school were also operating in the 19th century, as well as a boarding school on Jameson Bridge Street.

The grave yard surrounding St Thomas's church was inadequate for the needs of the town, and as a result a new cemetery was established on Legsby Road by the mid 19th century.

1.5.3 RAILWAY AND TRANSPORT



Church Mill, now residential.

The introduction of the turnpike road system and the railway affected the growth of the town, providing stimulus for local businesses. The promise of a canal led to new warehouses being constructed, built in anticipation of the cheaper, effective transport.

The main east-west route through the centre of Market Rasen (now the A631) was made into a Turnpike road in 1765. This connected to Gainsborough in the west and to Hainton in the south-east. The trust undertook many improvements to the roads, including building a new bridge and road at Crane Bridge on Willingham Road. Like much of the network, the roads declined in use in the 19th century, and the construction of the railway was the final blow for many turnpike trusts. The turnpike roads were in use for 91 years before it was decided that the tolls should be removed.

The nearest canal wharf was located in Bishopbridge, which connected to the Humber *via* Brigg. Despite the proximity of Bishopbridge (only 6 miles to the north-west), the cost of travel by road, as well as the two toll bars that separated the settlements, increased the price of trade considerably. Repeated initiatives to connect Market Rasen to the canal network were put forward in the late 18th century and early 19th century. None of these initiatives was acted upon and Market

Rasen was never connected to the canal network. Nevertheless new development in the town was prompted by the promise of the new canal.

The Manchester, Sheffield and Lincolnshire Railway connected Market Rasen to the national network in 1848. The introduction of the railway reduced transport costs and stimulated Market Rasen's economic expansion. This resulted in new buildings and warehouses being constructed to serve new and expanding industries within the town. The building of the railway required a new embankment which cut off the eastern part of the town and necessitated the building of bridges over Chapel Street (HER: MLI54112), Queen Street (HER: MLI53636), and Waterloo Street, as well as one over the river nearby. Queen Street is the main east-west route through the town, which would have been disrupted by the construction of the railway. The railway station (HER: MLI53632, NHLE: 1359780) became an industrial area, with large goods sheds, space for a cattle market and a saw-mill. The site has since been redeveloped as a supermarket and car park complex.

1.5.4 ECONOMY AND INDUSTRY

Market Rasen had clay extraction pits and brickworks from the late 18th/ early 19th century. The production of bricks and drainage tiles was a large industry in the mid 19th century, which was likely further enabled by the introduction of the railway, allowing trade to be carried out across a much larger area. One such brickworks was located to the east of the town on Willingham Road (HER: MLI52747): it had ceased production by the late 20th century and the site has since been converted into an industrial estate.

Milling was a common trade in the town. A number of mills are shown on the OS 1824 map of the town: one located on Lammass Leas Road and one on Victoria Road (then Foundry Road). By the 1888 OS map, there were several mills around the town, including a corn mill on Jameson Bridge Street (HER: MLI52573). A post-mill was erected on Willingham Road in 1855 (HER: MLI92183), however, it was labelled as disused by the 1888 OS map and, by 1897, had been destroyed after being struck by lightning. As stated in paragraph 1.5.3, there were many proposals for a new canal to connect to Market Rasen throughout the 19th century, all of which failed to come to fruition. However, the promise of a new canal was a catalyst for new development within the town in anticipation of the canal being built. Church Mill (HER: MLI53634, NHLE: 1359761) was built as a warehouse on the site of a proposed canal terminal basin, it was converted into a water mill when the plans for the canal failed, and has since been reused as a residential development.

In the 17th century there was at least one maltster in the town and by 1828 there were three recorded in the trade directories. A malthouse existed on Serpentine Street from the early 19th century (HER: MLI53633); it was altered in 1870 and has since been used as a shop and flats. In 1960, the front elevation of the maltings collapsed, spilling 400 tons of barley into Serpentine Street, lighter bricks to the left of the elevation reflect this episode in the building's history. In the late 19th century, there was also a malthouse on Oxford Road. The milling and malting industries led to a number of grain warehouses and storage facilities being built around the town in this period.

The prevalence of malting in the town provided for a brewing industry, which was an important trade in the town between the 18th and 19th centuries was



Maltings, now flats, note the brick colour to the left of the picture.



Queen Street Corn exchange.

an important trade in the town. In the later part of the post-medieval period, many breweries established their own maltings. Several public houses also had breweries attached to them such as the Aston Arms.

In 1843, a tobacco pipe factory was built on Serpentine Street by George Spencer Watkins (HER: MLI81130), who also owned factories in Lincoln, Louth, and Brigg. The production was extensive with over 40 pattern designs. The remains of the factory are believed to be beneath a rear garden on the east side of Serpentine Street. An account and drawings taken of the site in the 19th century give a rare insight into the workings of the industry.

In the mid-19th century, two plans were put forward for a corn exchange in Market Rasen. One suggested location was on Queen Street (where the corn exchange building still stands) and the other on the western corner of the Market Place. After a vote, it was decided that the Queen Street location would be best, how-

ever, some traders still supported the Market Place corn exchange. In 1854, the two corn exchanges were built; the Queen Street exchange was more successful and soon became the sole corn exchange in the town. The Market Place exchange had various uses after this as a market hall and town hall. In 1914, it was converted into the Picturedome (cinema) before being demolished in 1960, a new row of shops were subsequently built on the site. These shops are still extant to the west of the Market Place.

Other industries included a rope walk, located on Mill Lane in the late 19th century and the gas works (HER: MLI92064) which was erected on Chapel Street in 1837, and enlarged in 1856.

1.5.5 RECREATION

Reputed to have been introduced to the town by the White Hart Friendly Society, horse racing has been a pastime in the town since at least 1828. The races were held during Feast Week, as part of the annual festivities. In the early years, the sport was carried out on any available site, often between two public houses (where bets could also be made) or on various fields in the surrounding countryside: sites included Legsby Lane, Mill Lane, Linwood Road and Willingham Road. It was not until 1924, when the land for the current racecourse on Willingham Road was purchased, that a permanent location was found.

In the early 19th century, there were several public houses, predominantly located around the town centre, including the Dolphin, Kings Head Inn and the Swan Inn on Queen Street, the Greyhound, and the White Hart Inn (which was also a posting house) on King Street, the George on George Street, the Plough on Pinfold Street and the Gordon Arms in the Market Place. The public houses were no doubt supplied by the local breweries in the town. Unusually, the vicar received a fee in lieu of tithes from the sale of all ale within the town.

1.5.6 CHARACTERISTIC BUILDINGS

METHODIST CENTENARY CHAPEL (HER: MLI87166, NHLE: 1063444)

The Methodist centenary chapel located on Chapel Street is a Grade II* listed former Wesleyan Methodist chapel. Built in 1863, it replaced an older chapel from 1838. The chapel, which has an ionic portico porch, stands out in the street due to its impressive proportions.



Magistrates Court And Police Station

MAGISTRATES COURT AND POLICE STATION (HER: MLI53613, NHLE: 1063450)

The building, which is Grade II listed, was constructed in 1849 using an English bond (brick work in an alternating pattern). It consisted of the station, court, a lock-up and the superintendent constables' house. The Rase Heritage Society states that court houses and police stations built to a specific home



Market Place 1904 note the exchange to the left of the picture, courtesy of Lincoln Archives.

office design could sometimes receive funding for its construction, therefore the H shape design of the building may reflect this. Prior to its construction, the petty sessions were held in The White Hart. The building was initially all one storey with a second storey appended to the rear of the building to allow for larger accommodation for the superintendent.

1.6 MODERN AND 21st CENTURY

1.6.1 STREET PATTERN AND DEVELOPMENT

The population declined from the beginning of the 20th century with 2188 residents recorded in 1901, and 2048 people lived in the town in 1931. The population began to grow again in the mid-century, with 2132 residents recorded in 1951. At the 2011 census, the population had grown to 3,904.

New development in the town for the first part of the century was relatively slow. In the 1930s and 1940s, ribbon development was built along the major roads including Walesby Road, Caistor Road, and Willingham Road. By 1950, a new planned council estate was built to the south-west of the town centre on Coronation Road and Churchill Avenue. The short terraces, bungalows and semi-detached housing which makes up Gordon Field were developed in the 1970's. The late 20th and early 21st centuries have seen residential developments on larger scales, predominantly in the former open fields to the south of the town centre, west of Caistor Road, and to the north of Willingham Road, in all directions of the town apart from the west which is bounded by Middle Rasen Parish.

1.6.2 TRADE AND INDUSTRY

In the second half of the 20th century new industries were established in old industrial sites such as the new garages and works located in the former brick works on Willingham Road. The first plastic factory was located in Mill Street at the rear of The White Hart Hotel. A new plastic factory, which employed 130-200 local people in 1961, was opened on Caistor Road and Jameson Bridge Street, on a new industrial site. The former maltings, located on Serpentine Street became a shop in the late 20th century, and has since been converted into housing.

1.6.3 RELIGION AND EDUCATION

The post-medieval period saw a frenzy of church building in Market Rasen, as in many other towns. However, only one church has been constructed in the 20th century: the New Life Church, which was built on the site of a former brewery on Serpentine Street.

The 19th century cemetery on Legsby Road was enlarged in 1908 under the control of the Urban Council.

The schools which were founded in the post-medieval period have been expanded throughout the modern period, and no new schools have been established.

Market Rasen in the 19th and much of the 20th century was an important jurisdictional town responsible for many parishes. The 1919 Kelly's Directory, records petty sessions on every 1st Tuesday of the month, held at the police station which was also responsible for the justice throughout the sessional district.

1.6.4 RECREATION

As stated in section 1.5.5, the construction of a permanent racecourse in 1924 consolidated the racing tradition in Market Rasen, which has been a draw for the town for many years. A cinema (formerly the corn exchange) was located in the market place from 1914, however, the building was demolished in 1960 and shops were built on the site.



1960 buildings west of the Market Place, replaced the former corn exchange.

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HISTORIC URBAN CHARACTER ASSESSMENT

Summary

The Historic Urban Character Areas (HUCAs) have been defined based on the Historic Urban Character Types (HUCTs). The HUCT maps are available separately to this document. The HUCTs highlight patterns of development through areas that have originated at a similar time, are comparable in how they have developed or demonstrate a similar character or land use. The identification of HUCTs with these similarities allows groups (HUCAs) to be formed and analysed as a wider area.

The HUCTs are divided into 14 periods (see table opposite); these have been narrowed from the periods in the archaeological and historical background to provide a more detailed picture of the development and character, incorporating the Industrial Revolution and the fast pace of development throughout the 20th century.

The character areas are discussed in terms of heritage value, based upon Historic England’s 2008 Conservation Principles these include: Evidential, Historical, Aesthetic and Communal. ‘*Conservation Principles*’ sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. People value historic places in many different ways; ‘*Conservation Principles*’ Shows how they can be grouped into four categories. A concordance table has been produced to compare the Conservation Principles with the NPPF in terms of significance p13.

The values are as follows:

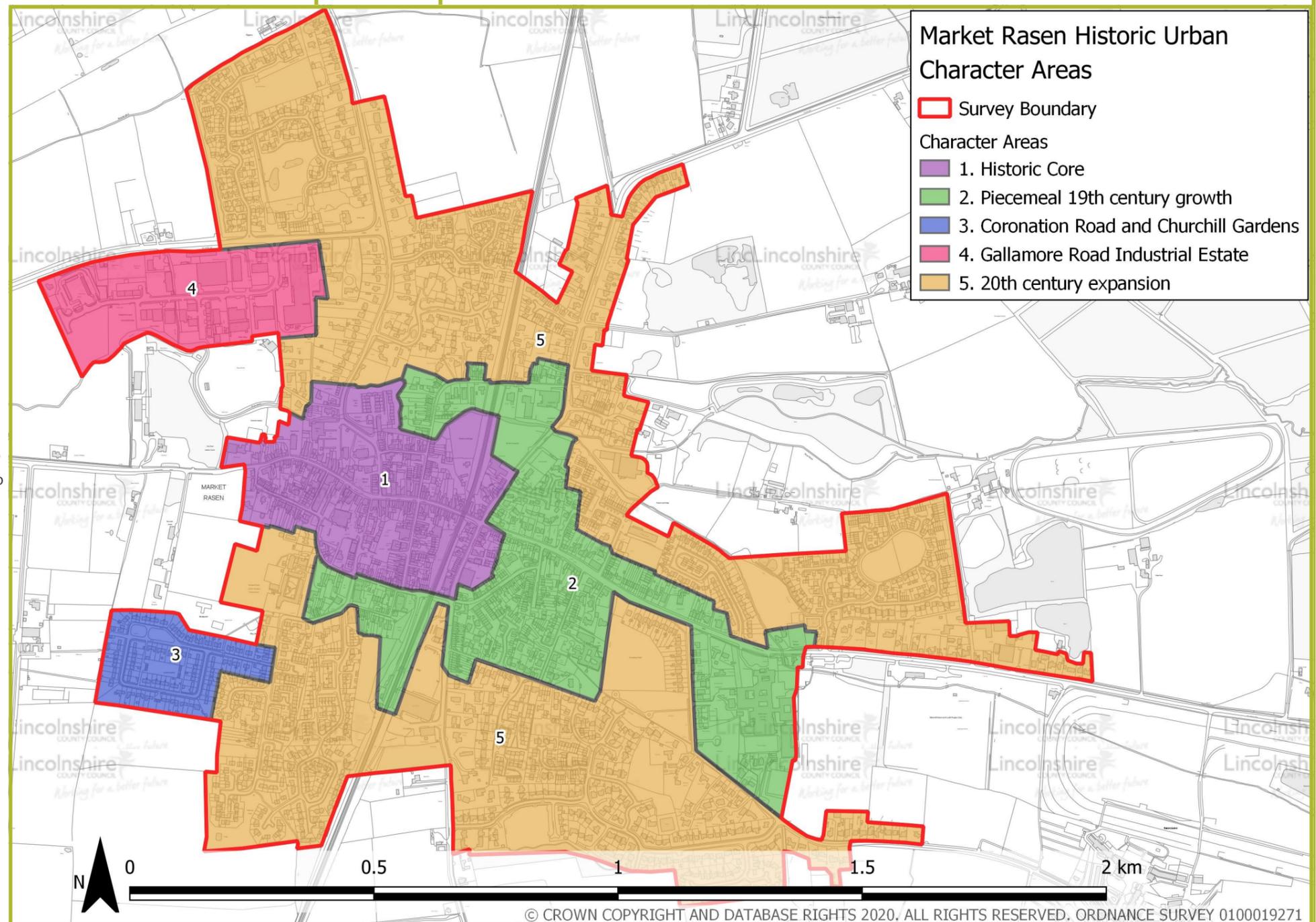
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological deposits may be compromised by later development or buildings may be significantly altered by later, unsympathetic extensions and alterations.

Historical: the potential of the HUCA overall to illustrate the story of the town. In some circumstances the story may be of national importance.

Aesthetic: the way in which people draw sensory and intellectual stimulation from the HUCA, principally its appearance. This may be derived from a designed element like a 20th century council housing estate, or from the way the HUCA has evolved over time. Unattractive elements, such as neglected sites, might reduce the aesthetic value.

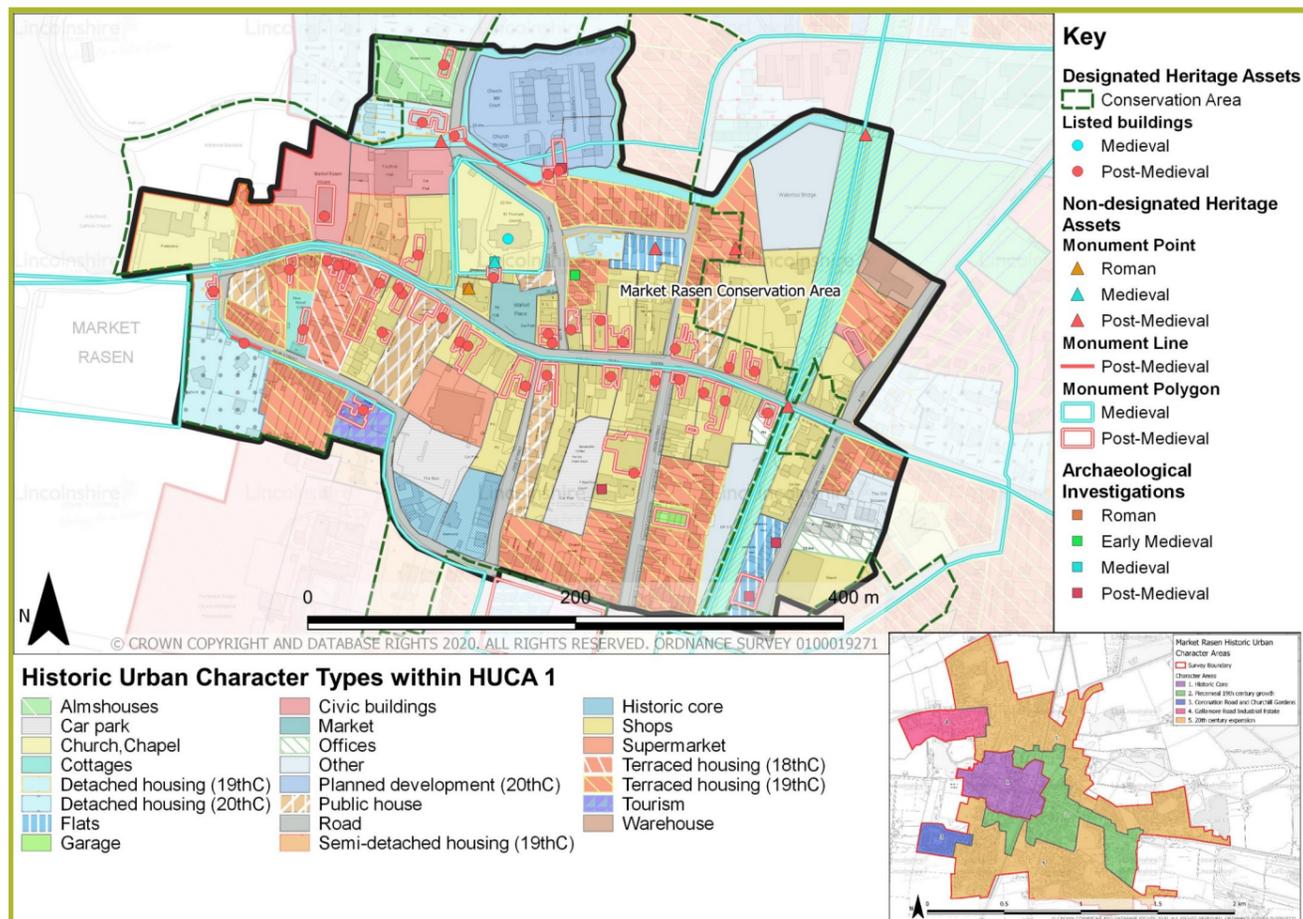
Communal: the values the local community attach to the HUCA - what it means to the local population, including commemorative, symbolic and social values. Also to what extent the HUCA has the potential to increase public sensitivity towards the historic environment.

| | Period | Date Ranges | Abbreviations |
|----|------------------------|--------------|-----------------|
| 1 | Prehistoric | 10000-43 | Pre-H |
| 2 | Roman | 43-409 | Rom |
| 3 | Early Medieval | 410-1065 | E-Med |
| 4 | Medieval | 1066-1539 | Med |
| 5 | Post-Medieval | 1540-1759 | P-Med |
| 6 | Late 18th Century | 1760-1799 | Late 18thC |
| 7 | Early 19th Century | 1800-1832 | Early 19thC |
| 8 | Mid 19th Century | 1833-1865 | Mid 19thC |
| 9 | Late 19th Century | 1866-1899 | Late 19thC |
| 10 | Early 20th Century | 1900-1924 | Early 20thC |
| 11 | Early Mid 20th Century | 1925-1949 | Early-mid 20thC |
| 12 | Late Mid 20th Century | 1950-1974 | Late-mid 20thC |
| 13 | Late 20th Century | 1975-1999 | Late 20thC |
| 14 | 21st Century | 2000-Present | 21stC |



| Evidential value | |
|------------------|---|
| High | There is a high potential for the heritage assets within the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Lincolnshire and more widely. |
| Medium | There is the potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development. |
| Low | There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potential of the individual sites being developed. |
| Historical value | |
| High | The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20th/21st century alterations to the historic character. |
| Medium | Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time. |
| Low | There are no or very few known legible heritage assets; where they exist their associations are not clearly understood. |
| Aesthetic value | |
| High | The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas. |
| Medium | The components of the townscape are legible, but there may have been considerable impact by 20th or 21st century redevelopment of elements of the historic character. It is not possible within this project to discuss whether the modern alterations have positive, neutral or negative impacts upon overall aesthetics. |
| Low | The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape. |
| Communal value | |
| High | Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone. |
| Medium | The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access. |
| Low | There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible. |

| Concordance Table between Historic England Conservation Principles and the NPPF | | | |
|---|-------------------------|--|--|
| NPPF Significance | Conservation Principles | Conservation Principles Scope Note | NPPF Scope Note |
| Archaeological | Evidential | <i>"the potential of a place to yield evidence about past human activity."</i> | <i>"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."</i> |
| Historic | Historical | <i>"the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative."</i> | <i>"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."</i> |
| Architectural/ Aesthetic | Aesthetic | <i>"the ways in which people draw sensory and intellectual stimulation from a place."</i> | <i>"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture."</i> |
| *See Paragraphs 185 (b) and (c), 188, 192 (b) and (c), 199, 200, | Communal | <i>"the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"</i> | <i>N/A see relevant paragraphs</i> |
| EUS in planning | | | |
| <p>It is anticipated that the EUS will be used to support appropriate application of the National Planning Policy Framework (NPPF) in the future development of Lincolnshire's towns. The EUS is directly applicable to the aims set out in the 2018 NPPF, particularly in Chapter 3 'Plan Making', Chapter 12 'Achieving well-designed places' and Chapter 16 'Conserving and enhancing the historic environment'. Chapter 3 states that <i>Strategic policies should... make sufficient provision for: conservation and enhancement of the natural, built and historic environment Plans are 'sound' if they are: Justified... based on proportionate evidence.</i> For both objectives the EUS can provide a thorough evidence base which can assist in the production of plans. Chapter 12 states that <i>Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting.</i></p> <p>The EUS discusses local character, including built character and landscape setting, the evidence provided in the character assessments can be used to aid in the creation of 'well-designed places' through supporting an understanding and appreciation (from a heritage perspective) of the history and character of a town. The EUS contributes to the application of Chapter 16 of the NPPF by providing another evidence source on which to base development applications. The discussion of the character within the town can also be used to assist in the reappraisal and designation of new conservation areas.</p> | | | |



HUCA 1— Historic core

Key characteristics

- ◆ Medieval and post-medieval core of the town. HUCA was likely to have been purposefully planned in the medieval period, and later development has taken place within this layout.
- ◆ Buildings date predominantly from the 19th century, interspersed with some from the 18th and 20th centuries.
- ◆ Each property is built onto the next creating a lines of continuous settlement which stretch through the town.
- ◆ Buildings are of 2-3 storeys, although window height is generally consistent across the street-scape. Architectural style is varied depending on the time of construction.
- ◆ Dominant material is red brick, windows are largely wooden with some modern replacements.
- ◆ Tightly packed streets of buildings, which are set back from the road by 1-2 metres, are varied in height and style, the overall impression is of a traditional 'market town' character.
- ◆ The centre is a combination of commercial, residential and civic with some religious buildings such as the parish church.
- ◆ The market place is sub-square in shape, opening onto King Street, with a narrow entrance to the church at the rear. Its original shape has been obscured by development on its east side.
- ◆ Much of the character area falls within the Market Rasen Conservation Area.
- ◆ The HUCA is also discussed in the Archaeological Resource Map 1989.

Landscape History

The historic core was likely planned in the medieval period. It is suggested, in the Archaeological Resource Map 1989, that the location of the church and the market place together could be an indication of an early medieval settlement: further archaeological investigation would increase our understanding of this. A church was present at the beginning of the medieval period as demonstrated by the surviving Norman architecture, although the Church of St Thomas mainly dates to the 14th century. The town was possibly purposefully planned around the same time as the construction of the church in the 14th century. Since this time, development and redevelopment has taken place within the medieval property boundaries through to the 19th century. Buildings within burgage plots have been extended to the rear, creating long continuous plots and sometimes new streets or passages. The layout and the main streets of the town have remained largely unchanged since its foundation in the medieval period: 19th century alterations to the market place and the insertion of a railway bridge are highly visible exceptions to this.

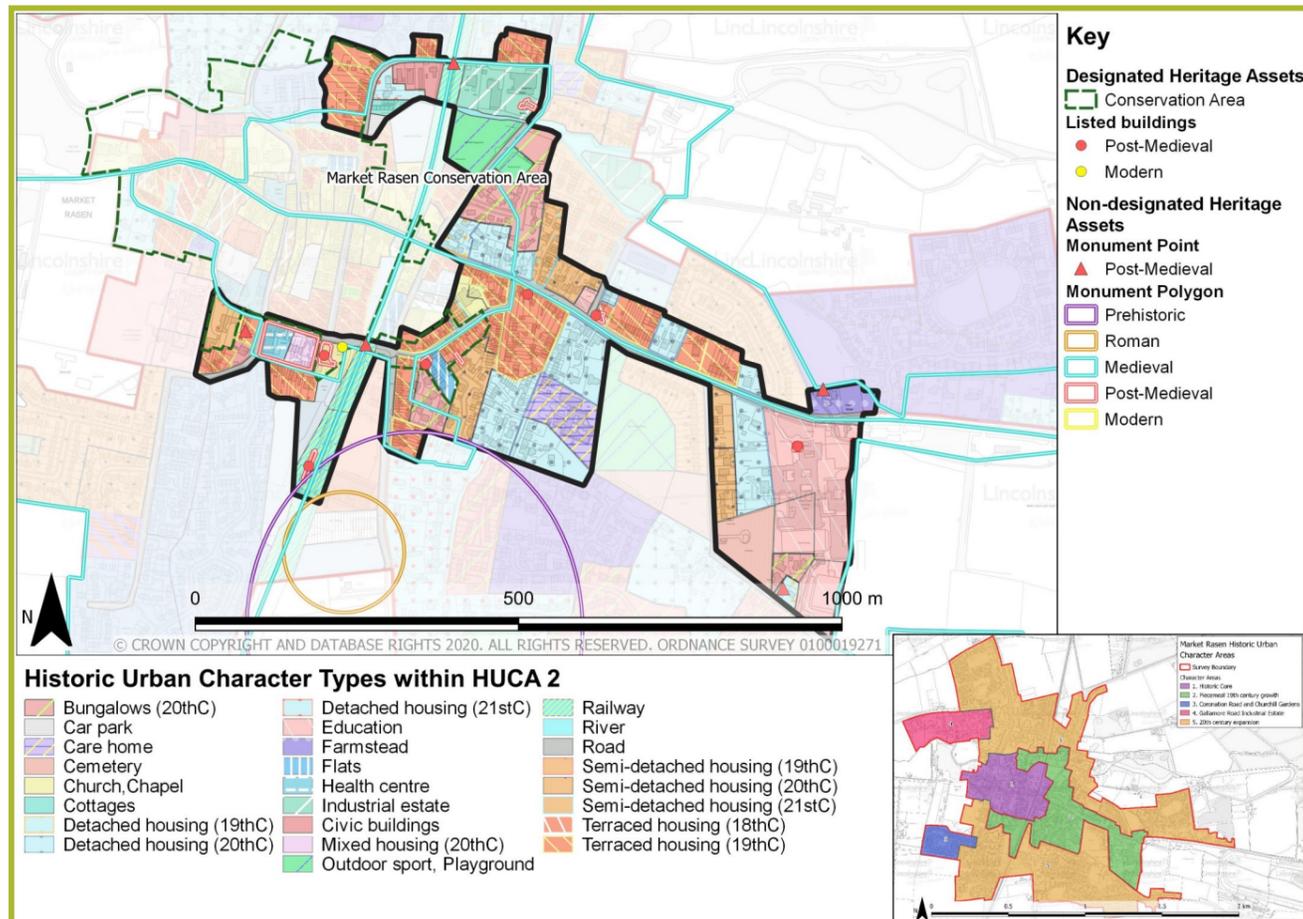


Evidential Value: HUCA 1 contains a lot of evidential value, predominantly from the medieval and post-medieval periods. Roman remains recorded in the centre also highlight the depth of heritage found in Market Rasen. The HUCA also may be the site of an early-medieval settlement, now buried beneath later development, representing an opportunity for further understanding in regards to the foundation of the town. Medieval planning is demonstrated by the property boundaries which are preserved in the HUCA: these are particularly visible behind the street frontages. Almshouses, churches, and mill buildings extant within the character area highlight the various narratives which form the history of the town.

Historical Value: The character area makes the largest contribution to the historic value of Market Rasen: it is within this HUCA that the medieval and post-medieval history of the town is focused. The assets within the HUCA demonstrate the history of the town: remnants of its original planning are visible throughout the centre, as well as its later growth and redevelopment in the post-medieval period. Industrial buildings which were part of day-to-day life in the town have been converted into housing, their preservation demonstrating their former function and importance to the economy of the town.

Aesthetic Value: Much of the HUCA is within the Market Rasen Conservation Area. The 18th-19th century market character is consistent throughout, despite some redevelopment in the 20th century, much of which is sympathetic to the town's character. The town centre provides a sense of place with many interesting buildings such as the police station and the former Methodist church on Union Road. The variety of building heights and styles, as well as the consistent use of red brick, creates a traditional market town feel. Some of the buildings are currently in disrepair, detracting from the overall appearance of the HUCA.

Communal Value: The HUCA is the communal and social centre of the town and makes a strong contribution to the community of Market Rasen. The character area contains numerous assets, buildings, and events which illustrate the history of the town, these could be further promoted to engage the community.



HUCA 2 — Piecemeal 19th century growth

Key characteristics

- ◆ The character area is largely consistent across the HUCA.
- ◆ Predominantly residential there are also religious chapels, and industrial buildings, many of which have been converted to residences as well as civic buildings such as the train station and De Aston School.
- ◆ Most of the HUCA comprises terraced housing, with the majority built in the 19th century, some 20th/21st century infill.
- ◆ Building height is usually 2 storeys.
- ◆ Red brick is the dominant building material, with slate, tile or concrete roofs.
- ◆ Windows sometimes wood, often updated with uPVC.
- ◆ Buildings are situated on the road front, some have small gardens to the front and most have gardens or small yards to the rear.
- ◆ Few houses have driveways as most of the parking is on-street. Some buildings which have been converted into flats have parking arrangements to the rear of the properties, off-street.
- ◆ Very little street furniture.
- ◆ Partially within the Market Rasen Conservation Area.

Landscape History

Prior to the 19th century, the HUCA was on the edge of the medieval settlement and would have been agricultural: possibly pasture, the fields include Lammas Leas, Mid-Summer Leas, and Common Pasture, names commonly associated with grazing. There were also frequent private enclosures, likely to be small fields or copses. The character area was not developed until the town began to grow outside of its medieval core in the 19th century: its growth was residential, interspersed with frequent industrial buildings, such as the maltings, clay-pipe factory, and gas works, non-conformist faith churches (which gained popularity in this period), as well as public buildings such as the De Aston School and the train station. It was not planned as one development or area, rather it was designed and developed piecemeal. Since its development, many of the buildings have been repurposed and some new structures have also been built into openings around the character area.

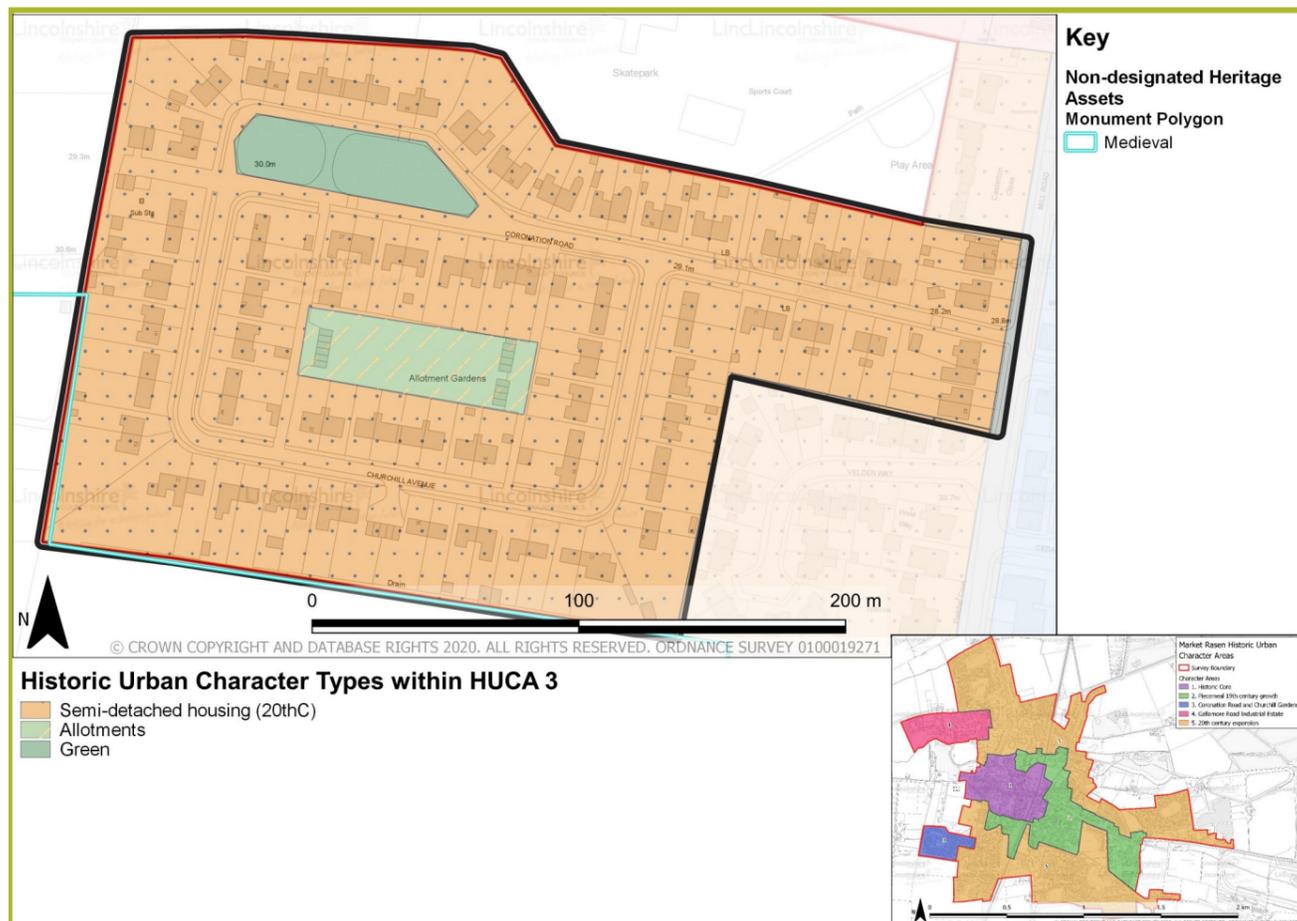


Evidential Value: The former maltings, breweries, gas works, and warehouses which survive in the character area contribute to our understanding of the local industrial heritage of the town in the 19th century. The growth of the town is closely linked with the growth of its local industries, which created job opportunities for locals and for those wishing to settle in the town. Due to the built character of the HUCA, below-ground remains may have been truncated, limiting opportunity for investigation, however, there are known archaeological remains such as the buried buildings relating to the former tobacco pipe works.

Historical Value: Legible heritage assets dominate the character area. The assets highlight the economy of the town and reasons behind its growth, such as the railway, which promoted the trade of Market Rasen to a wider market. The malthouses, warehouses and brewery buildings, although usually repurposed, preserve the history of a once thriving business in the town which is no longer extant.

Aesthetic Value: The heritage of Market Rasen is highly visible within the character area. The building ages, style and character of HUCA 1 and 2 are similar, however, HUCA 2 is less commercial and more residential and industrial, which is the result of its location on the outskirts of the town centre: the buildings reflect the needs of the town at the time. Part of the HUCA falls within the conservation area.

Communal Value: There is a large amount of evidence within the HUCA which could be used to engage the public on the history of Market Rasen, particularly its industrial heritage. There are also several extant buildings which provide spiritual and communal services for the local population. The heritage centre is located in former station buildings which are within the HUCA, this is used to engage the public on the heritage of the town and its people.



HUCA 3— Coronation Road and Churchill Avenue

Key characteristics

- ◆ Highly consistent residential character with a repetition of housing throughout.
- ◆ 1940/1950s council built housing estate, inspired by the garden city movement, houses on the north side are separated by a green.
- ◆ The estate is rectangular with the outside housing facing each other arranged around a rectangular street pattern.
- ◆ Allotments have been planned in the centre, behind the housing. Creating a break in housing, as well as providing a greater degree of privacy and a garden/agricultural area for residents.
- ◆ Building material is red/brown brick, concrete roofs. A large portion of the housing has re-fenestrated uPVC windows, there is a wide array of variation in the street as some houses have opted to enlarge the window area, often amalgamating 2-3 windows into one large one. The original window design appears to be a 'little and often approach' with multiple small windows which possess a vertical emphasis.
- ◆ Windows are largely situated high on the wall, below the eaves.
- ◆ Housing comprises comparatively large semi-detached houses and bungalows.
- ◆ Houses are set back from the road by gardens and small hedges or fences.
- ◆ The pathways include grass verges and trees.

Landscape History

The character area was part of the open field system in the medieval period, located in 'West Field' which was likely arable. It would have been an open landscape farmed in strips. The field pattern changed when it was enclosed as part of the Parliamentary Enclosure Act of 1779-1781, which divided the landscape into small rectangular units. The landscape was divided further, possibly when Mill Lane Farm was constructed in the 19th century (HER: MLI117930), the farm has since been demolished prior to the development of new housing on Velden Way, to the south of the HUCA. The fields used to develop the housing estate in the character area were likely acquired at the same time, as the developments are not defined by the old field boundaries.

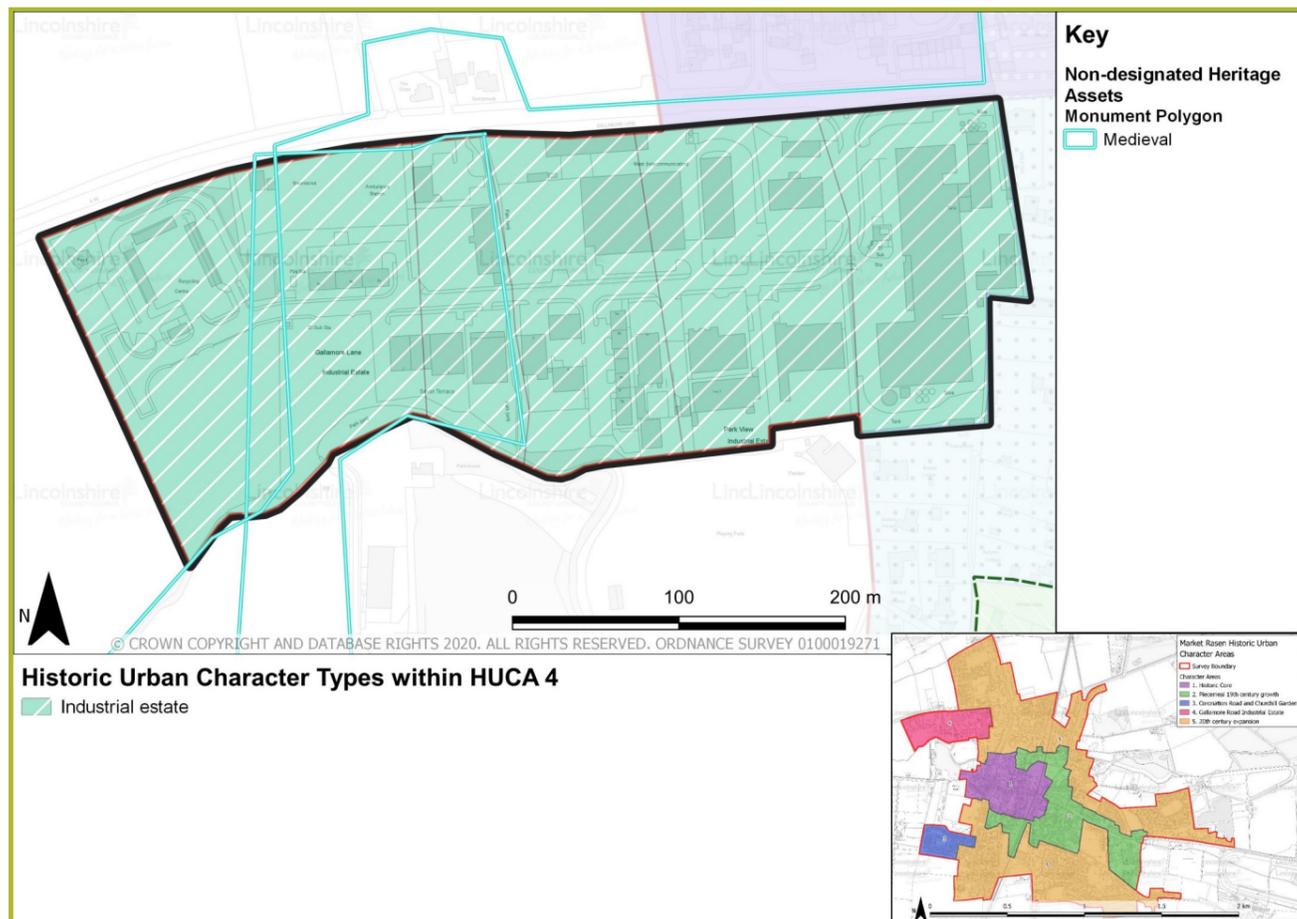


Evidential Value: The character area is acknowledged to be part of the HER monument of the medieval and post-medieval settlement of Market Rasen (HER: MLI52752). The HUCA is located beyond the core of the settlement, in an area which has been agricultural since at least the medieval period. The development demonstrates architectural/ planning ideals of early-mid 20th century, such as the larger properties, and open green spaces which break up the residential units.

Historical Value: The value in HUCA 3 lies in the obvious aspiration behind the design of the 20th century street-scape. The inclusion of the open green spaces, trees on the verges and the allotments behind the central houses demonstrate that the developers and planners involved had inspired ideals for the lifestyle of the residents.

Aesthetic Value: The HUCA comprises mid 20th century residential properties. The consistent character and obvious design of the HUCA provides a sense of place and a continuity throughout. The frequent green spaces also provide a pleasant aesthetic and draw to the area.

Communal Value: The HUCA largely comprises domestic dwellings. The inclusion of the allotments and open green spaces in front of the housing generates communal value through the collective memory of the residents and the social benefits created by such a space.



HUCA 4—Gallamore Lane Industrial Estate

Key characteristics

- ◆ 20th century edge of town industrial estate.
- ◆ Large commercial units, shops, and warehouses.
- ◆ Factories and manufacturing bases.
- ◆ Large storage areas for goods.
- ◆ A large amount of parking in the business areas and on-street.
- ◆ Properties are divided by high metal fencing and vegetation.
- ◆ No street furniture or stopping points, area is predominantly functional.

Landscape History

The 1781 Enclosure Award depicts this area as 'old enclosures'. The character area was enclosed through private agreements sometime before the late 18th century, probably in the medieval period. The names of these closes include Gallamore Lane Close, Brick Kiln Close, and Long Lea Close, which could provide some insight into their former uses. The western extent of the HUCA falls within Middle Rasen Parish in this period which was enclosed by Parliamentary Act in 1772-1774, this area is recorded in the HER as ridge and furrow (HER: MLI52044) it was likely part of an arable open field belonging to Middle Rasen. The boundaries of these closes endured into the 20th century, and one remains today, however, most have been removed by the construction of the industrial estate in the second half of the century.

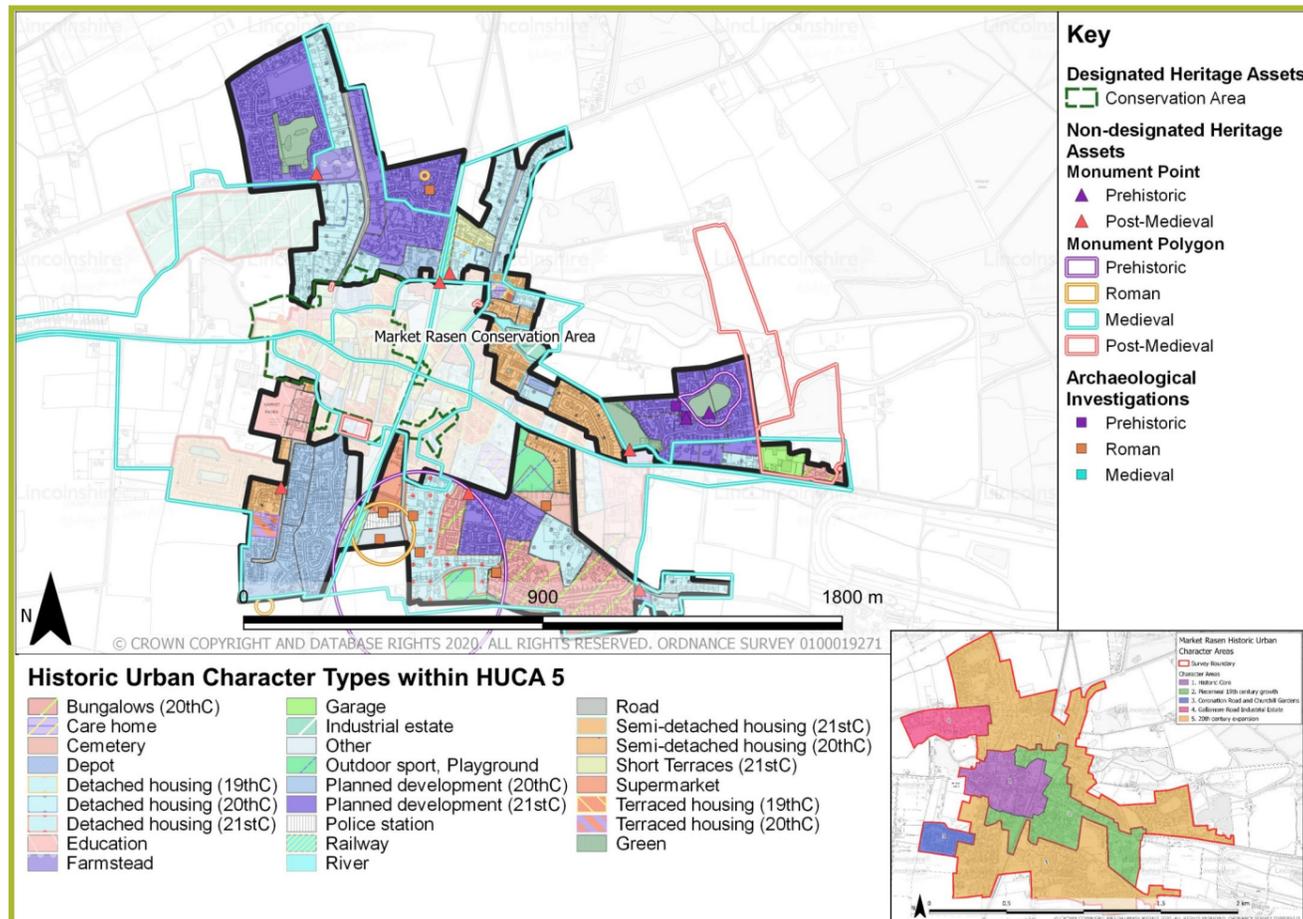


Evidential Value: The HUCA was previously part of the agricultural system of Market Rasen. Evidence of ridge and furrow (HER: MLI52044), which was part of Middle Rasen, demonstrates its agricultural use during the medieval period. The HUCA is within the late medieval and post-medieval settlement of Market Rasen (HER: MLI52752).

Historical Value: The HUCA does not significantly contribute to the wider history of the town, though further research could explore the significance of the closes. This is, however, outside of the scope of the survey.

Aesthetic Value: There is nothing of the former landscape which is recognisable in the present day character area. The present day HUCA is predominantly functional and therefore it does not contribute much to the aesthetic value of Market Rasen.

Communal Value: The HUCA is predominantly an industrial area, and therefore communal, spiritual, social values are limited. There is limited opportunity for engagement with the public about heritage within the HUCA.



HUCA 5—Ribbon development and 20th century developments.

Key characteristics

- ◆ Residential in character - detached ribbon development, late 20th century town-house style mixed developments.
- ◆ Houses are a variety of styles from the late 20th and early 21st centuries, majority are built in red/orange brick. Windows are often high on the wall, below the eaves and are usually uPVC.
- ◆ New roads that have been inserted are often winding and create 'through roads' between extant main routes.
- ◆ 20th century houses are set back from the street by 4-8 meters and many have gardens, grass verges and a driveway/on-street parking.
- ◆ 21st century houses are set closer to the road with smaller front gardens.
- ◆ The newer developments are interspersed with small grassed areas or greens.
- ◆ Building height varies between 1-3 storeys. Developments are a mixture of bungalows, semi-detached, short terraces of 3-7 houses, and detached houses, which creates variety throughout.
- ◆ Development has taken place on a large scale, with many new houses constructed in one project.

Landscape History

The character area contains archaeological remains from the prehistoric to the post-medieval period. To the east of the HUCA are the remains of a prehistoric settlement site with Mesolithic and Neolithic flint tools recorded as well as Iron Age settlement and iron-work (HER: MLI84801, MLI83931, MLI84800). Extensive remains of a 2nd-4th century AD Roman industrial site are recorded on Linwood Road, to the south of the HUCA, a lack of domestic remains suggests that this site was purely industry focussed. In the medieval period, the landscape would have been relatively open as it was largely farmed as open fields. To the north of the character area, there was a higher proportion of private enclosure, and more individuals owned small areas or 'closes'. It is possible the fields in the character area would have been waterlogged at times given the number of place-names which reference damp conditions such as 'carr' and 'ing'. Several streams are also understood to cross the town from the Wolds in the east. In 1779-1781, the landscape was enclosed by a parliamentary act of enclosure, which obscured the former landscape patterns and divided the fields into smaller rectangular plots. The private enclosure was not included in this process so many more of those boundaries were preserved. In the 20th and 21st centuries the character area has been residentially developed. In the mid 20th century, this development took place in the form of ribbon development on Caistor Road, Walesby Road and Willingham Road. After this, new residential areas like 'Gordon Fields', 'the Beechers', and 'The Brambles' have been developed.



Evidential Value: Extensive important prehistoric settlements and Roman industrial sites have been recorded as part of the planning process for new residential developments. There is high potential for further remains to exist within the HUCA. The development on Kingfisher Drive has been purposefully designed to avoid known archaeological remains, preserving archaeology *in-situ* in a green, central to the development. Post-medieval remains include an 18th/19th century brick production site extant to the east of the HUCA which is highly likely to have supplied some of the bricks for new buildings in the town at this time.

Historical Value: The recorded archaeological remains contribute to our understanding of the prehistoric, Roman and post-medieval industrial activities within the area. Pottery from the 2nd-4th century AD, suggests a long-standing Roman presence in the area, which also indicates that local settlement is highly likely. Mesolithic and Neolithic tools as well as Iron Age settlement provide detailed evidence for human activity in this period.

Aesthetic Value: Much of the historic character and archaeological remains are not visible, due to large-scale residential developments which have taken place through the late 20th and early 21st centuries. However, the preservation *in-situ* of archaeological remains within a development does provide a rare opportunity for interpretation and explanation aimed at the public and local residents.

Communal Value: The character area is predominantly private residential with minimal opportunities for communal activities. However, there is a fantastic opportunity within Kingfisher Street (containing preserved prehistoric remains) to really engage local residents about the archaeology within the communal green space in the centre of the street.

DISCUSSION

Historic background

Archaeological remains within Market Rasen from the prehistoric period indicate that there was an extensive activity at this time. To the east of the survey area, flint tools from the Mesolithic and Neolithic periods are recorded suggesting local occupation and activity. On the same site, evidence from the Iron Age includes more industrial activity and evidence of domestic occupation. The settlement was located on a higher section of ground, between two paleochannels. Further industrial remains are recorded to the south of the town where a Roman pottery production site, corn drying area, and clay extraction pits have been identified. This site is recorded to have been in operation from the 2nd-4th centuries AD. A Roman settlement is likely to exist in the vicinity, however, its location is hitherto unknown.

Limited information is available regarding Market Rasen in the early medieval period. The place name 'Rasen' is believed to have originated at this time. The first mention of the town is recorded in a charter dating to the 10th century, however, there are no archaeological sites known from this period and only scattered evidence has been discovered. By the Domesday survey, Market Rasen was mentioned as a small settlement (although the prefix 'market' was a later medieval addition), included in an entry with Middle and West Rasen, at this time it was called East Rasen and was possibly part of Middle Rasen Parish. Middle Rasen and West Rasen declined in importance in the Medieval period with Market Rasen surpassing both as a town of growing importance. Market Rasen had a market by the early 13th century and records indicate that St Thomas' Church dates to the 14th century, although the entrance arch is part of an older Norman church, which preceded the current building. It was in the medieval period, possibly around the time when the market was established, that the town was purposefully planned, with rows of burgage plots extending to the north and south of the main east-west road through the town. These plots were defined, in this period, by the river Rase to the north and a smaller stream to the south, the latter of which is no longer visible. For much of the medieval and post-medieval periods, development took place to a large extent within the medieval boundaries. There were major changes in Market Rasen in the 18th century: the main east-west route through the town was made into a turnpike road, resulting in new bridges and improved (although more expensive) trade links. The surrounding land in the medieval period was part of the open field agricultural system, comprising open arable fields, pasture and meadow. Some of the land was also divided into small private closes in this period, the boundaries of which endured into the 19th and 20th centuries. The open field system was enclosed through a Parliamentary Act of 1779-1780 which transformed the landscape, into rectangular fields, which are readily identifiable today. The town saw many changes in the late post-medieval period, older properties around the market place were replaced with new brick buildings with tile roofs. Furthermore new industries and a growing population in the first half of the 19th century resulted in the need for new streets and amenities, including schools and churches. These were focussed towards the south and west of the town, although Waterloo Street was also built in this period. The 20th century has seen a transformation of Market Rasen with several large housing estates built on the periphery of the town. Some infill and redevelopments have taken place in the 20th and 21st centuries, such as on the west side of the Market Place.

Character summary

The character of Market Rasen is that of a traditional market town. Historic Urban Character Area 1 (HUCA 1) is the medieval core of the town, which is built around the central market place and is predominantly commercial with some residential buildings. St Thomas's Church dates to the medieval period. However, the majority of the local buildings date to the 18th and 19th centuries, which were a period of rebuilding in the town, the bricks for which were locally produced. The buildings are arranged perpendicularly to the main roads in an *ad-hoc* style, which is the result of post-medieval in-filling behind the street front. Chapels and warehouses constructed in the early-mid 19th century in 'greenfield sites', on the periphery of the town centre are common. HUCA 2 was also largely developed in this period and the building style and materials are similar. The materials within these two HUCAs constitute red brick, with tile, slate, or concrete roofs, windows are traditional timber or modern replacements. HUCA 2 is less dense than HUCA 1 as the construction took place on green-field sites. HUCA 2 is predominantly residential, comprising several terraced streets. Post-medieval industrial buildings are also common throughout the HUCA as the industries grew into new areas of the town in search of more space. HUCA 3, Coronation Road and Churchill Avenue, represents the mid 20th century growth within the town. The new housing estate was one of the first to be built in Market Rasen and is very formulaic in style, with two storey semi-detached houses, arranged in a square around a central allotment, which references garden city planning. HUCA 4, Gallamore Industrial Estate, was an edge of town, 20th century industrial area (although it is now more central following subsequent development). The industrial area began in the mid-late 20th century in former fields. The buildings are predominantly large concrete warehouses with goods sheds and taxiing areas close to the road. There is some vegetation around the HUCA, however, overall it is a functional industrial area. The majority of HUCA 5 comprises residential growth that took place in the town in the latter half of the 20th century and the 21st century. Initially, this took place along the main roads as ribbon development. However, more recently new streets and planned stand-alone developments have taken place to the north and south of the town. The building materials and style of more recent 21st century developments are not unsympathetic to the market centre, the buildings are predominantly red brick, with white modern uPVC windows, and are of 2-3 storeys. Resulting in a relatively mild transition from the 18th and 19th century architecture and street layout of the town centre to the modern developments. Some modern infill, 20th century residential architecture, and empty premises do detract from areas within the town.

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Extensive Urban Survey



Market Rasen

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