



Barkham Street



Magdalen College

LINCOLNSHIRE EXTENSIVE URBAN SURVEY  
Wainfleet—2022



Market Place, Wainfleet All Saints

## The Project

The primary objective of the Extensive Urban Survey (EUS) 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 place.

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 values identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic, and Communal; these are also compared to values seen in the National Planning Policy Framework (NPPF).

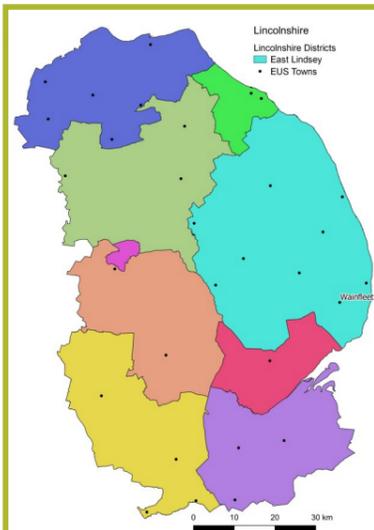
The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey; as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains 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 (NPPF21 para194).

## Location

Wainfleet is located in eastern Lincolnshire, within the district of East Lindsey approximately 5km from the coast. The survey area of Wainfleet has been defined for the EUS and includes the current and pre-existing settlements of both Wainfleet All Saints and Wainfleet St Mary which are divided by the Steeping River. Wainfleet sits between 'The Fens' and 'Lincolnshire Coasts and Marshes' in Natural England's National Character Areas (NCA). The Lincolnshire Coasts and Marshes NCA, which covers the northernmost part of the survey area, is defined as a 'Wide coastal plain...To the west is the Middle Marsh which comprises a softly undulating arable landscape with a greater number of woodlands and hedgerows than other areas. To the east lies the Outmarsh, an open landscape of arable land, mixed with rich pasture divided by narrow dykes...the coast is subject to continuous erosion and accretion. It has extensive stretches of intertidal habitats including salt marsh, coastal dunes and wetlands'. The Fens NCA, which encompasses the majority of the survey area, is described as 'a large, low-lying, flat landscape with many drainage ditches, dykes and rivers that slowly drain towards the Wash, England's largest tidal estuary... The single obvious factor uniting the Fens is the low-lying, level terrain reflecting its geological past...Much of the land is below sea level, relying on pumped drainage and the control of sluices at high and low tides to maintain its agricultural viability'.

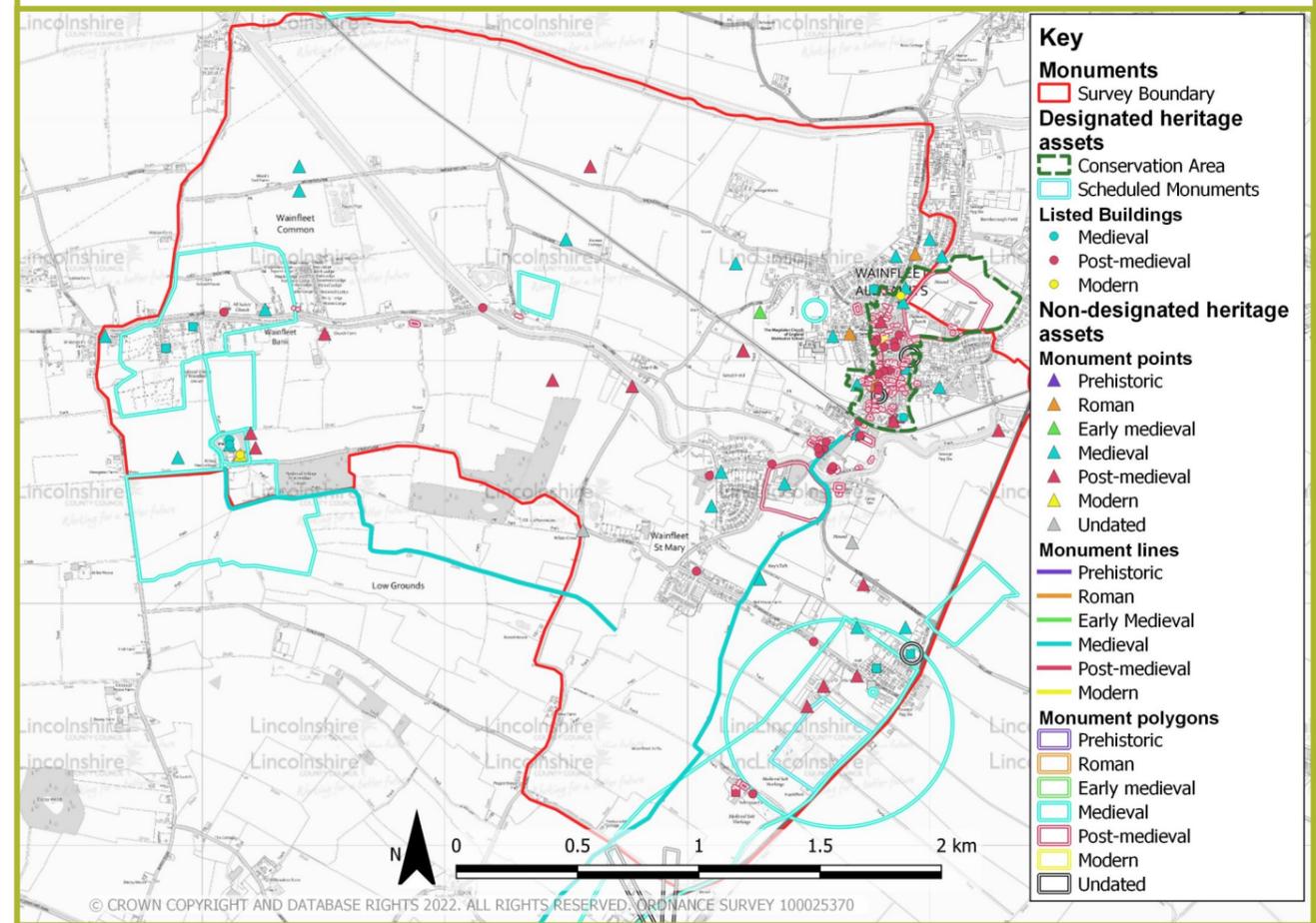
Wainfleet and its parish lie within several Lincolnshire Historic Landscape Character Zones, though the majority of the settlement and survey area lay within the Character Zone WSH6 "Townlands Within the Wash Character Area" which describes the area as "predominantly agricultural, this character zone encompasses most of the nucleated settlements in the wider Wash region...The pattern of settlement in the zone is distinct, with a string of nucleated medieval market towns and villages running roughly parallel to the coastline...The main market towns and villages retain minor roads through their centres, however, peripheral road infrastructure has been upgraded to single carriageway 'A' roads which bypass the settlements... The zone is divided by large straight embanked river channels, mainly canalised during the nineteenth and twentieth centuries. Minor rivers and sewers are more sinuous in character, but nonetheless have been straightened and embanked from at least the sixteenth century... tree cover in this zone is sparse... during the Prehistoric and Roman periods the zone was coastal in character, consisting of areas of intertidal saltmarsh with localised areas of marginally higher ground... falling sea levels from the mid Anglo-Saxon period allowed settlement on drier areas in the form of isolated ranches and salt manufacturing sites... population expansion during the 12<sup>th</sup> and 13<sup>th</sup> centuries occurred at the same time as reclamation of saltmarsh and freshwater fen... villages became more urbanised, developing into towns, many of which had both a market and fair licensed by the Crown...drainage was a preoccupation of all communities... throughout the post-medieval period fields were amalgamated and reenclosed... during the second half of the 20<sup>th</sup> century, the zone has experienced considerable field boundary loss, resulting in an increased enclosure size that has dissipated the earlier field morphologies. Economic trends, climactic changes and ever more ambitious drainage engineering works since the late Anglo-Saxon period are visible within the fabric of the historic landscape."

The British Geological Survey defines the area as overlapping layers of the West Walton Formation, Amptill Clay Formation, Kimmeridge Formation and an overlying layer of alluvium deposits consisting of clay, sand and silt (BGS).



## Summary

Wainfleet is a small town, located to the south-east of the district of East Lindsey. Archaeologically, there is little known about the area during the prehistoric period, although environmentally, this area was part of the fenland landscape within an area of dry bed marine silt and clay. In the Roman period Wainfleet was thought to be the site of the settlement of Vainona. This was based upon the hypothesis of the 18<sup>th</sup> century Lincolnshire antiquarian William Stukeley although no evidence has been found to support his theory. Evidence from the early medieval period is equally limited. However, by the Domesday Survey of 1086 a number of farmsteads or estates are recorded and Wainfleet All Saints and Wainfleet St Mary had both been established, although both were situated to the western extent of the survey area. It is likely the settlements moved to their current locations during the later medieval period and their earlier sites are now recorded in the HER as deserted medieval villages. By the post-medieval period, the town's main economic focus was agriculture with much of the surrounding land being used for arable cultivation or grazing; the salt marsh being particularly suited for livestock husbandry. The focus of the settlements remained largely within the medieval layout of the towns, although many new public buildings, amenities, churches and farmsteads were established during the 18<sup>th</sup> and 19<sup>th</sup> centuries. The modern period has seen the growth of both Wainfleet All Saints and Wainfleet St Mary with a number of small housing developments taking place throughout the settlement area. Agriculture continues to be one of the largest industries in the area. Bateman's Brewery, located on the River Steeping, is also a large employer in the town. The historic character of Wainfleet is largely held within Wainfleet All Saints. Its character is one of small scale, red brick and rendered buildings. Increasing development has taken place in the 20<sup>th</sup> and 21<sup>st</sup> centuries and this has largely been sympathetic to, and in keeping with that which had taken place in earlier periods. On the periphery of the town, modern developments reflect national housing patterns rather than local vernacular with mixed materials, housing types and larger plot sizes. The surrounding area within the survey boundary is largely agricultural land and shows evidence of enclosure which has taken place from the medieval period through to modern day.



## 1. HISTORICAL AND ARCHAEOLOGICAL

### BACKGROUND

#### 1.1 PREHISTORIC

The Historic Environment Record has no record of any prehistoric finds or features within the survey boundary. During the prehistoric era Wainfleet sat on fenland, with this area consisting of a dry bed of marine silt and clay that ran in a broad arc around The Wash. This particular area, known as the East Fen, ran approximately from Stickney in the east to Stickford in the west (May, 1976).

The Lincolnshire coast was known to have been an area of historic salt making, with evidence of activity dating as far back as the Bronze Age. The 1848 meeting of the Archaeological Institute at Lincoln exhibited fired clay 'Hand bricks' or briquetage, evidence of early salt making, from the seashore of Ingoldmells and Wainfleet, indicating the presence of salt making within the wider area (May, 1976). Surface finds of a prehistoric/Roman saltern site were recorded on the bank of the Steeping River, near Wainfleet Bank, and to the north near Croft (Lane, 2018). An undated pit recorded on the High Street of Wainfleet All Saints (HER: MLI181920), containing fired clay in layers of silt, has been suggested to indicate salt making as far back as the Iron Age; although this has not been confirmed. Despite this, there is little evidence for salt production in the settlement of Wainfleet during this period.

#### 1.2 ROMAN

A Roman pitcher (HER: MLI41909), found in the cellar of the Angel Hotel, and the rim of a course shell-gritted ware cooking pot (HER: MLI41929) are recorded by the HER within the survey area. Roman occupation of the wider area is indicated by various pottery finds and artefact scatters.

Wainfleet was long believed to have been the site of a Roman settlement, known as *Vainona* (HER: MLI41912), mentioned by William Stukeley in 1724. Two 'tumuli', or mounds, located within the grounds of Northolme Hall (HER: MLI41713) and at Wainfleet St Mary (HER: MLI41736) have long been speculated to have been used as beacons during the Roman period to guide ships up the river. No surface evidence has been found to support the presence of a settlement, nor is there any documentary evidence to support the presence or name of a Roman settlement here, and thus the theory is largely disregarded today. Salt making was present in the wider area during the Roman period, with evidence for salterns being identified to the north, around Skegness and Ingoldmells. A possible Romano-British saltern was also identified at Croft, just over a mile to the north-east of Wainfleet. There is no current evidence to support any Roman salt making sites within the survey area itself.

#### 1.3 EARLY MEDIEVAL AND ANGLO-SAXON

There is very little archaeological evidence from the early medieval period in Wainfleet, although there undoubtedly was local occupation. Saxo-Norman pottery (HER: MLI41930) has been found to the west of the present day Wainfleet All Saints, as part of a larger assemblage which included later items (HER: MLI41932). The dating of this pottery suggests the possibility that the settlement was founded late in the Anglo-Saxon period (Fenwick, 2007).

##### 1.3.1 PLACE-NAME EVIDENCE

Wainfleet is thought to derive from the Old English *Wægn-flēot*, meaning 'Stream that can be crossed by a wagon', referencing its location on the Steeping River (Ekwall, 1960). 'All Saints' and 'Saint Mary' were added in the medieval period, in reference to the churches, to differentiate the two settlements.

##### 1.3.2 DOMESDAY SURVEY

Wainfleet appears in a total of seven entries under five lords in the Domesday survey. Many of the entries for Wainfleet show that the holdings were berewics and sokelands (outlying dependencies of another manor). The largest of the entries appears under the land of Earl Hugh of Chester as a jurisdiction under the manor of Greetham, held prior to the Conquest by Earl Harold. It comprised 20 carucates (a carucate was a measure of land approximately 120 acres in size) and 2 bovates (a bovat being a measurement relating to 1/8 of a carucate, or approximately 15 acres) of taxable land, with land for as many ploughs, 1000 acres of meadow, 80 acres of underwood and 20 salt houses valued at 10 shillings, with a population of 83 freemen, 33 villagers and 35 smallholders, with 18½ ploughs. This entry lists Wainfleet in a group with the settlements of Haugh, Calceby, Theddlethorpe and Mablethorpe, and thus the exact portion of the recorded land and population within Wainfleet is difficult to determine. Many of the Domesday entries also record a number of salt houses present at Wainfleet, suggesting salt making had become prevalent by the early medieval period.

As seen, the Domesday survey shows Wainfleet was divided into multiple estates; the area remained a complex system of manors and fees throughout the period (Platts, 1985). Wainfleet developed into three separate settlements during the medieval

period; Wainfleet All Saints, Wainfleet St Mary and Wainfleet St Thomas (present day Northolme). The exact reason for the emergence of separate settlements is unclear, though it was possibly the result of rivalry between the monastic heads of each church. Each monastery would have wanted to own land in the port area for their own economic benefit (Pevsner, 1989). Early sources do not appear to differentiate between the three settlements; the first evidence of the settlements being distinct from one another comes from a 13<sup>th</sup> century Deed of Gift to Bardney Abbey, where Wainfleet St Thomas is directly referenced.

#### 1.4 MEDIEVAL

The HER notes several medieval finds within the survey area. Many are in the form of pottery finds and scatters, though other items from this era have also been recovered, such as a possible medieval bone needle (HER: MLI41905) and a 15<sup>th</sup> century silver spoon (HER: MLI41917) recorded in Wainfleet All Saints. Several finds were found in an area known as the 'Great Field', to the west of Wainfleet All Saints (HER: MLI80317), which included spindle whorls, a thimble, a lead weight, two 15<sup>th</sup> century buckles and coins. Several coins have also been recovered from the wider area including a hoard of silver coins from the reigns of Edward I and II (HER: MLI41919) which was found at Northolme. The remains of a 14<sup>th</sup> century stone preaching cross (HER: MLI42948; NHLE: 1015162) still stands within the churchyard of St Mary's Church. Furthermore, a market cross known as the 'Butter Cross' dating to the 15<sup>th</sup> century, is situated on the north side of the marketplace in Wainfleet All Saints (HER: MLI43588; NHLE: 1223766).

##### 1.4.1 STREET PATTERN AND DEVELOPMENT

Both the medieval settlements of Wainfleet All Saints and Wainfleet St Mary have shifted location over time. The sites of the former villages are now recorded in the HER as deserted medieval villages (HER: MLI41761, MLI90648). Both the settlements were originally situated on higher ground further inland from the coast, to the west of their present-day locations, on what would have been the old course of the Steeping River, then known as the Wainfleet Haven. Both sites had, until recently, survived as earthworks, although those of medieval Wainfleet All Saints have now been destroyed by levelling for arable cultivation. Aerial photographs taken by Cambridge University in 1967, shows the former town as a series of crofts and tofts arranged in a grid



Earthworks of medieval dwellings Wainfleet St Mary

layout. Excavation of the site revealed the presence of a man-made pond within the settlement. The HER appears to show the boundary of the settlement extending across both sides of the former Haven. The site of the former medieval All Saints church lay on the north bank of the Haven, close to the eastern boundary of the town. Medieval Wainfleet St Mary also appears to have followed a similar grid layout as seen in aerial photography. The majority of the settlement lay south of the survey area boundary, with a narrow salient extending toward the boundary of Wainfleet All Saints. The church of St Mary lies to the south-west of the survey area.

The medieval settlement of Wainfleet St Thomas (HER: MLI41916) is shown in the HER to be roughly located near to where Wainfleet All Saints is today, close to Northolme Hall and the site of St Thomas' Church. There are no surviving earthworks, therefore the extent or shape of Wainfleet St Thomas remains uncertain.

A number of roads around Wainfleet are known or believed to have existed since medieval times. One of these is a drove road (HER: MLI90647) depicted on the 1902-06 OS maps, connecting the church of St Mary to the present day Wainfleet St Mary. A road running from Wainfleet and Boston (HER: MLI42943) is depicted on the 14<sup>th</sup> century Gough maps. The High Street, also known as Saltergate, constructed along the medieval sea bank, began near Wainfleet and ran along the coast towards Fishtoft (Platts, 1985).

It is likely that the settlements of Wainfleet All Saints and St Mary relocated to their present sites sometime during the later medieval period. The core of Wainfleet shows an irregular sub-rectangular plan reflective of medieval town planning. The High Street and St John Street probably formed the eastern and western sides of a planned block, established during this period with a central market place. Medieval pottery dating to the 14<sup>th</sup> and 15<sup>th</sup> centuries was revealed during archaeological work at 9 High Street, showing that the town had moved by this time (HER: MLI80536). Additionally, the remains of a possible wattle and daub (colloquially known as mud and stud) structure with the remains of a hearth and charred cereal grains are recorded at St Johns Street (HER: MLI80773). This evidence suggests the structure was a domestic dwelling, with pottery from the site indicating that it was occupied during the 14<sup>th</sup> and 15<sup>th</sup> centuries although it may have been occupied as early as the 11<sup>th</sup> century.

### 1.4.2 RELIGION AND EDUCATION

A chapel was known to have existed in Wainfleet St Mary at an area known as Sailholme, within the grounds of present day Wainfleet Hall (HER: MLI41760). The land, which was possibly an island of drier ground in the medieval period, was given to the monks of the abbey of Bury St Edmunds in Suffolk by Matthew de Pareres in *circa* 1165 and the chapel, dedicated to St Edmund, was built by 1184. The monks of the chapel were forbidden to exercise parochial duties in the parish of Wainfleet St Mary, which belonged to Stixwold Priory. By 1256 it appears no monks were resident, and the chapel was adjudged to the mother church of Wainfleet St Mary, whose chaplain kept the key. The chapel had become derelict as early as 1376, though bids were made to restore it after it was reported that the image of St Edmund within the chapel ruins worked miracles between 1374-75. These bids appear to have been successful as the chapel was recorded still in existence in 1527 (Owen 1990).



Site of St Thomas' Church and cemetery

The chapel of St Thomas (HER: MLI41914), located off the High Street, was possibly a manorial chapel belonging to the priory of Kyme. Not much is known of the chapel, but it survived into the 17<sup>th</sup> century (Owen, 1990). The site of the former church now forms part of Wainfleet cemetery.

The medieval All Saints Church (HER: MLI41911) was known to have existed by 1170, located on Wainfleet Bank. Its central spire was originally built of wood but was later replaced by a brick tower around 1718. The church was torn down in 1820 and replaced by All Saints Church on Station Road (Pigott, 1835). The foundations of the former church have been indicated on aerial photos and the graveyard still survives.

### 1.4.3 ECONOMY AND INDUSTRY

Wainfleet was said to have been the safest harbour on the Lincolnshire coast during the medieval period. The natural haven at Wainfleet made it the main outlet for produce from the Wolds before the port of Boston rose to prominence (Platts, 1985). The draining of the fens diverted local watercourses south towards the River Witham and resulted in Wainfleet losing its importance as a port in favour of Boston (Platts, 1985).

In 1332, the taxpayers at Wainfleet were paying on average around 2s ¾d (per annum), showing that the town was relatively poor in the early 14<sup>th</sup> century (Platts, 1985). Nevertheless, Wainfleet in the 14<sup>th</sup> century remained well populated, controlling the movement of people and goods to and from the Wolds along the River Steeping. The 1377 Poll Tax returns recorded a total of 788 taxpayers at Wainfleet, suggesting that the population could have been well over a thousand during this time which demonstrates just what a thriving community Wainfleet was during this period (Platts, 1985). By the 15<sup>th</sup> century, however, the town was in economic decline. The most likely cause for this was the rise of Boston, which had a better connection to Lincoln, as the main port in the area. This was exacerbated by the gradual silting up of the Haven combined with the increasing need to accommodate ships with a greater draught (the depth of water a ship needs to be able to float). The 1457 charter noted that *"Our aforesaid town being already in great ruin, and, as it were, deserted by its inhabitants, seem to be coming to a complete destruction and perpetual desolation"* (Dutton, 1916), and, while this charter was no doubt issued in an attempt to revive the area, the town never fully recovered economically.



Earthworks of salt works

Salt making was the principal industry of medieval Wainfleet. A total of 31 salt houses are recorded in the Wainfleet entries of the Domesday Book, indicating the prevalence of the industry in the area. The importance of salt making can be seen in their inclusion of gifts given during this period. The earliest reference is a gift of Salterns to the abbey of Bury St Edmunds in 1165. A gift of a saltern with a toft was made to Revesby Abbey in the late 12<sup>th</sup> century and another, between 1186-1200 to Bardney Abbey (Lane, 2018).

The salt making earthwork remains at Wainfleet St Mary are considered to be some of the largest surviving in England, and excavations between 1984 and 1994 have revealed remains of a complex system of salt processing (Lane, 2007; Lane & Morris, 2001). The extent of salt making activity can best be seen on Ordnance Survey maps, which reveal remains of saltern waste

mounds running from Goose Lane towards Friskney and Wrangle (HER: MLI82744). Aerial photography also reveals cropmarks of salterns at Sea Lane, Wainfleet St Mary (HER: MLI41731). Salterns were also believed to have been present on the Isle of Sailholme. Earthworks associated with salt making are located on the sea bank of Wainfleet St Mary (HER: MLI43584), dating to the 15<sup>th</sup> or 16<sup>th</sup> centuries. This coincides with the period that saw the demise of the industry in the region (Lane, 2007). Archaeological investigations on a plot of land next to the Methodist Church at St Johns Street identified the remains of a possible salt making site in the form of burnt clay and briquetage (HER: MLI80773).

### Markets and Fairs

The markets at Wainfleet would probably have seen considerable trading in preserved foodstuffs, using salt from the nearby salterns. The people of Wainfleet would also have had access to goods arriving through Boston in later periods (Platts, 1985). The first market charter was granted in 1202, to be held at the manor belonging to the Prior of Kyme. It was originally held on a Sunday but was later moved to a Tuesday, providing it was not detrimental to neighbouring markets (Platts, 1985).

The first fair was held in 1222 on the Invention of the Holy Cross (3rd May), which was granted by Henry III and was to be held at the manor of Ranulph, earl of Chester and Lincoln *"until the king became of age"*.

A market and fair were granted by Edward I in 1282, to be held at the manor of Henry de Lacy, Earl of Lincoln. The market was to be held on a Tuesday, while the fair would run for 8 days between July and August. A second market and fair were also granted in 1305; the market being held on a Saturday, and the fair being in late May/early June, for a duration of 16 days (Platts, 1985).

An additional market and three fairs were granted in the Charter of Incorporation to the "Bailiffs and Commonality" of Wainfleet in 1458, which were to be held in the town. The market was to be held every week on a Saturday, while the fairs were to be held for three days each in June, August and October, on the condition they would not interfere with the business of neighbouring markets or fairs (Platts, 1985; Dutton, 1916).

### 1.4.4 LANDSCAPE

Ridge-and-furrow remains have been identified to the east of Crow's Lane (HER: MLI125705). The land to the north of the Steeping River was predominantly common land that would have been used by the entire populace who held common right such as the right to graze livestock, cut trees and dig for peat; these open fields ran along the river towards the present day Wainfleet All Saints. The Lincolnshire Historic Landscape Characterisation shows that the area to the east and most of the land to the south of the river were enclosed by private agreement during the medieval period, though several parcels of land, especially to the south of the survey area appear to have been open fields.

### 1.4.5 CHARACTERISTIC BUILDINGS

#### Magdalen College (HER: MLI43589, NHLE: 1224243)

Magdalen College is Grade I listed. The College was founded in 1484 by William Waynflete, Bishop of Winchester and later Lord Chancellor, who was born in Wainfleet. It was established with the purpose of supplying scholars to Magdalen College in Oxford, originally being designed to take 7 boys. It is clear from the statutes that William Waynflete intended the college to be on the same footing as Magdalen college in Oxford itself, using parallel phases for one and the other (Page, 1906). The school was modelled on the gatehouse tower, known as the Waynflete Tower, at Waynflete's manor in Esher, Surrey (Page, 1906). The school is an elongated, two storey, red brick building with a lead roof. It has two octagonal towers at the corners at the west end, between which is the entrance doorway ornamented by a large perpendicular window above. The living rooms for the master were located on the ground floor and the school above.

Thomas Cooper, Bishop of Lincoln, visited the college in 1585 and was informed that the college was in a dilapidated state and ordered it to be repaired. The college was again repaired in 1608, 1755, 1856 and during the 20<sup>th</sup> century. In 1755 it had become an elementary school for 30-60 children, by 1877 it had become a grammar school and the school had 13 boys and 5 girls during the early 20<sup>th</sup> Century. In 1933, the school was transferred to Skegness Grammar School, and soon after the building was used by the military during the Second World War. Attempts were made during the 1950s and 60s to use it as a school again, although these were short-lived and the building is now used as a public library and museum, run by volunteers.

#### St Mary's Church (HER: MLI41762, NHLE: 1224403)

St Mary's Church is a Grade II\* listed building dating to the late 12<sup>th</sup> century. The church is now in a relatively isolated location



Magdalen College

2km to the west of the current town. Originally, the church and churchyard (HER: MLI125088) would have served a small community, which moved to a new location in the later medieval period, leaving earthworks as discussed in section 1.4.1. The church has English arcades and a double chamfered arch, it also retains Norman responds on the tower arch. Early 13<sup>th</sup>, early 15<sup>th</sup> century and 18<sup>th</sup> century features are also present in the church.

Dark glazed plain floor tiles of either the 15<sup>th</sup> or 16<sup>th</sup> century were revealed during interior works in 1976. The church was restored in 1875 and 1892. The chancel roof was robbed of its lead sometime in the post-medieval period and then thatched (Brears, 1940), though it is no longer thatched today but is tiled.

## 1.5 POST-MEDIEVAL

Wainfleet had long since declined as a port by the early post-medieval period. Little is known about Wainfleet during this time despite it having received its Charter of Incorporation in the 15<sup>th</sup> century. John Leland described the town during his visit as a “*pratay market, ston-dyng on a creke nere to the se*”. The 1563 diocesan returns put Wainfleet All Saints at a total of 56 households and Wainfleet St Mary at 38 (Hodgett, 1975). Despite declining as a port, the town was one of the ports that Charles I levied ship-money tax upon (White, 1856). Wainfleet saw growth in population during the 19<sup>th</sup> century. The populations of Wainfleet All Saints, St Mary and St Thomas in 1801 stood at 506, 421 and 56 and rose steadily during this century to 1,055, 669 and 178, respectively by 1901 (Page, 1906).

### 1.5.1 STREET PATTERN AND DEVELOPMENT

An early 19<sup>th</sup> century account states that Wainfleet consisted of a single principal street (Chandler, 1811). The 1887 OS map shows Wainfleet All Saints as retaining its irregular rectangular shape at its core, with most houses situated closely around the two main streets, High Street and St John Street. Much of the 18<sup>th</sup> and 19<sup>th</sup> century housing still survives within Wainfleet All Saints. The High Street would have been characterised by a number of large detached houses alongside terraced shops with living space above. The south part of Wainfleet All Saints possesses larger detached housing, while the northern part contains smaller, usually terraced housing. Many of the buildings also have out-buildings to the rear usually for storage or light industrial use. The wider rural landscape in the 19<sup>th</sup> century contained several smaller dwellings and farmsteads connected by a series of single lane trackways. Wainfleet St Thomas merged with Wainfleet All Saints in 1888 (Kelly, 1921). Wainfleet St Mary, to the south is shown on maps as predominantly farmsteads with small households running along St Michael’s Lane.

A moated manor house was built in 1549 at present day Northolme (HER: MLI41712) although it burned down in 1866. This was replaced by the present day Northolme Hall (HER: MLI41711). Wainfleet Hall (HER: MLI41763) was built in the 19<sup>th</sup> century and is located on the site of the chapel of Sailholme. The building is now a school.

A workhouse existed in Wainfleet. A reference was made of it in the Stamford Mercury in 1826. The 1905 OS maps make reference to a place titled “Old Workhouse” at Mill Lane (MLI90649); the building is still standing and is now a dwelling.

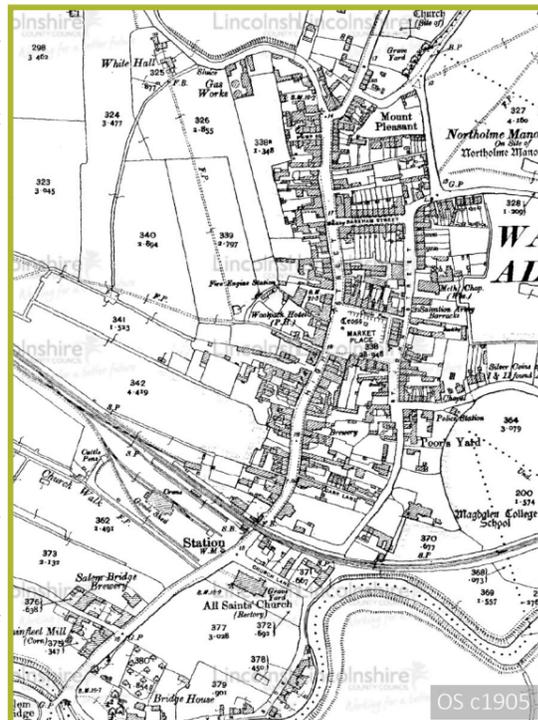
The clock tower (HER: MLI91612, NHLE: 1224236), located on the south-west corner of the present marketplace, was built in 1899, in memory of Mr Walter Martin (Dutton, 1916). He was a well-known agriculturalist in Lincolnshire and a highly influential farmer and member of the local community. It is a square tower made of red brick, burnt brick and ashlar dressings, with a pyramidal lead roof and a weathervane on top and clock faces on three sides. A police station was also built in 1866 on Rumbold Lane and was built in Gothic style (HER: MLI97668); it has been repurposed as a house.

### 1.5.2 LANDSCAPE

The Acts to enclose the open fields of Wainfleet St Mary were passed in 1856 and Wainfleet Common in 1867, however, the enclosure maps show very little areas within the survey area that were enclosed. The Historic Landscape Characterisation clas-



Church of St Mary



OS c1905

ses large sections of the land as being enclosed prior to the enclosure acts, probably over the medieval and early post-medieval periods. OS maps from the late 19<sup>th</sup> century also show the fields divided into small plots, suggesting that there was little change in the field layout following the enclosure. Several small isolated farmsteads also emerged during the 18<sup>th</sup> and 19<sup>th</sup> century.

### 1.5.3 ECONOMY AND INDUSTRY

Several money tokens were found during the construction of the railway (HER: MLI41903) noted to be John Shaw of Burgh 1/4d and Wainfleet 1/2d tokens, dating to c. 1664. This could suggest internal trade was present or an economy based around private businesses, and it is known that tokens were used by the public houses during this period. Kelly’s trade directory notes that the chief crops produced in Wainfleet during the 19<sup>th</sup> century were wheat, beans and potatoes (Kelly, 1868). A gasworks (HER: MLI92066) was built in 1854 to supply the town with gas lighting and by 1856 the whole town was indeed lit by gas. The works were rebuilt in 1876 but were not listed by 1937, indicating that they may no longer have been in use. Two smithies were noted at Wainfleet All Saints on the 1889 OS map; the first at present day 64 High Street (HER: MLI91603), with the house beyond marked as a foundry. The second at a range of one and two storey buildings on the north of 23 John Street (HER: MLI97657).

A windmill, known as “Salem Bridge Mill” (HER: MLI85659) was built in 1820 to the south of present day Wainfleet All Saints, initially with five patent sails driving four pairs of stones. The mill remained in operation until 1920, when it was taken over by Bateman’s brewery. Another windmill, known as either Picker’s Mill or Key’s Toft Mill, was located on St Michael’s Lane (HER: MLI41764). The mill was built in the early 19<sup>th</sup> century, and operated until 1947, when a sail was damaged during a storm, and dismantled in 1949 (Jager, 2007; Dolman, 1986). It is now part of a house.

A brewery was present on land adjacent to the High Street of Wainfleet All Saints (HER: MLI80537). A lead-glazed stoneware bottle bearing the stamp ‘I GUNSON WAINFLEET’ may identify the brewery as the location of the Gunson brewing establishment; Isaac Gunson was a brewer recorded as living in Wainfleet All Saints in the mid-19<sup>th</sup> century. Archaeological investigations at the site noted that the site had been destroyed by bombing during the Second World War.

Bateman’s Brewery was founded in 1874 by George Bateman, a farmer. In 1880, Bateman purchased Salem House (HER: MLI93397) and began to construct a brewery to the rear of it. In 1920 the company purchased the adjacent Salem Bridge Mill.

### 1.5.4 RELIGION AND EDUCATION

In the post-medieval period, several new buildings, including churches, meeting halls and houses were established by religious groups. A meeting house and burial ground of the Society of Friends existed at the Haven Bank of Wainfleet St Mary (HER: MLI90650). It was in use by 1718, when a John Baldock left two rooms in his house and adjoining premises to be converted into a meeting house for the Quakers (Stell, 2002). It was closed in 1775, though the graveyard remained in use until 1949. This meeting house was replaced by the construction of a new meeting house, built by the Society of Friends (HER: MLI125746) in the same year as the demolition of the previous house and standing at the present 45-46 High Street. The site was located behind a row of five cottages, also built by the Friends the previous year. The meeting house was closed in 1838 after which it was used by a number of groups, including the Women’s Institute and the Liberal Party. It was finally sold in 1949 and was converted into a garage and major alterations to its east front were made in 1955 (Stell, 2002).

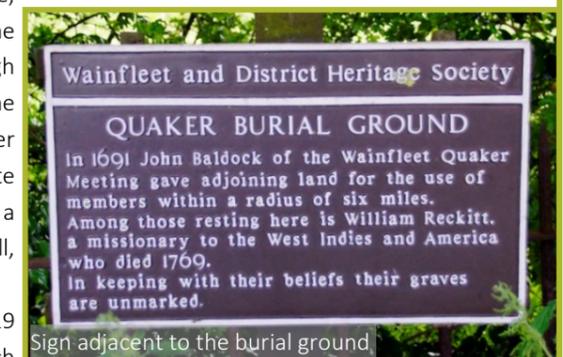
A Wesleyan Methodist chapel with seating for 72 people was built in 1819 on Mill Lane, Wainfleet All Saints (HER: MLI99186). The chapel, which closed in 1907 and was sold in 1910, has since been demolished. A Primitive Methodist chapel was built in 1838, adjacent to the Wesleyan chapel on Mill Lane (HER: MLI93400), to seat 100 people. Although it closed in 2009 the chapel still stands today and forms part of the adjacent house. A second Primitive Methodist chapel was built at Rumbold Lane, Wainfleet All Saints



Plaque on the Red Lion public house



Bateman's Brewery



Sign adjacent to the burial ground

(HER: MLI97667) in 1869. It was converted into a cinema in 1934 and partly demolished in 2008. The remaining section of the building is now a dwelling, known as 'Regent House'. A Wesleyan Methodist chapel exists on St John's Street, Wainfleet All Saints (HER: MLI97662). The first chapel was built in 1804, it is unclear whether this is the same building, though it is said that worship commenced here as early as 1770 (Dutton, 1916). The chapel was enlarged in 1813 and rebuilt in 1820 to accommodate 640 people, and again in 1901 to seat 500. The chapel is still in use and adjacent to it is a former Salvation Army Barracks, erected in 1884 (HER: MLI97661). A school (HER: MLI97663) built in 1820, was also present to the north of the chapel. Most of the school building appears to have been demolished sometime between 2002 and 2005.

All Saints church was built in 1821 on Station Road, replacing the earlier church at Wainfleet Bank, see paragraph 1.4.2 (HER: MLI41910, NHLE: 1224246). The church is a Grade II listed building constructed in 1821 by R H Sharpe and P Atkinson. It is built of brick and also reused masonry fragments from the previous medieval church. Some of the stained glass in the church dates to between the late 16<sup>th</sup>-early 17<sup>th</sup> centuries. The church was altered in 1887 and again in the 20<sup>th</sup> century, when a bell turret was added in 1932.

### 1.5.5 RAILWAY AND TRANSPORT

Meetings were held in 1766 to consider turnpiking the road between Boston and Wainfleet. Money was raised though no act was obtained and therefore the road never became part of the turnpike system (Wright, 1982). The Wainfleet to Firsby railway line was authorised by Act in 1869 and had opened by 1871. A further line connecting Wainfleet to the rising seaside town of Skegness was authorised in 1872 and opened in 1873. The railway no doubt improved Wainfleet's access to the rest of Lincolnshire, as well as allowing passengers and goods to arrive into Wainfleet.

### 1.5.6 CHARACTERISTIC BUILDINGS

#### Barkham Street

Barkham Street, specifically numbers 3 to 12 (HER: MLI91614, NHLE: 1223993) and 14 to 22 (HER: MLI91615; NHLE:1223758), is a Grade II listed row of terraced housing located to the north of Wainfleet All Saints. Number 75 High Street (HER: MLI93392; NHLE: 1227667) is built in a similar style. The houses were built in 1847 to a design by Sydney Smirke by the Bethlem Hospital in London, which owned a large amount of land in the area, and styled on similar tenements for the same body in Southwark, London. The houses are two and a half storeys with a basement, made of red brick and colour-washed with stucco dressing. Each house has a rectangular bay window on the front.



Barkham Street

## 1.6 MODERN AND 21st CENTURY

### 1.6.1 STREET PATTERN AND DEVELOPMENT

The population of Wainfleet All Saints in 1911 was 1,258 (Kelly, 1919). By 1951, Wainfleet All Saints had a population of 1,351 but had decreased to 1,184 by 1961. This had recovered by the end of the century, as the 2001 census recorded 1,534 people. Wainfleet St Mary's population in 1911 was 686 (Kelly, 1919). By 2001, the population was 1,106. This increase in population necessitated the need for growth and expansion of the town. While growth occurred in both Wainfleet All Saints and St Mary, the population remained relatively small. While the latter half of the 20<sup>th</sup> century saw the emergence of suburban neighbourhoods to the north and east of Wainfleet All Saints, as well as in Wainfleet St Mary, growth remained minimal.

OS maps of Wainfleet during the 20<sup>th</sup> century show the surrounding fields retained their enclosed layout of small field plots for the



Open air auction and market, Market Place



All Saints Church

majority of the 20<sup>th</sup> century. The 1970s saw an amalgamation of fields into larger plots, forming the landscape we can see today.

### 1.6.2 TRADE AND INDUSTRY

Wainfleet was once relatively well connected during the medieval period when transport by boat was more common. In the post-medieval period, the town's accessibility was increased through the introduction of the railway, which has remained to the present day. In the modern period of road travel the town has become relatively remote and its population relies upon local services rather than travel to larger settlements some distance away. Wainfleet still has a weekly market which serves the local population. The Thursday market is also an open air auction which attracts many visitors. Wainfleet has a few areas of very small light industry including a builders yard, depot and warehouses, however, these are very small and mainly serve the local population. Agriculture continues to be one of the largest industries in the area.



Bateman's brewery

Bateman's Brewery, located on the River Steeping, is also one of the largest industries in Wainfleet. It hosts a number of summer festivals and also a camping area, and as such provides a tourist draw to the town.

### 1.6.3 RELIGION AND EDUCATION

The Magdalen School to the west of Wainfleet All Saints was opened in the latter half of the 20<sup>th</sup> century. A school was also opened at the site of Wainfleet Hall in Wainfleet St Mary.

### 1.6.4 RAILWAY AND TRANSPORT

The A52 Wainfleet bypass, which forms part of the eastern side of the survey area, was constructed in the 1970s. Sections of the route follow the courses of older roads, although in parts it has truncated field patterns. The construction of the bypass does not appear to have impeded growth in Wainfleet All Saints due to it being far enough away to allow further expansion eastwards.

### 1.6.5 RECREATION

The Magdalen College Museum, situated in the medieval former school building, is a draw for visitors and also engages the public on the history of the town. It is run by members of the local community. Wainfleet's location close to the Lincolnshire coast acts as a draw for holiday makers. Some visitors are also drawn to the events hosted by Bateman's Brewery. There are several surviving public houses in the town centre, including the Angel, the Red Lion and the Woolpack. In recent years a small number of public houses have closed, including the Royal Oak and the Jolly Sailor, both of which have been converted into holiday accommodation.

### 1.6.6 MILITARY

Wainfleet St Mary war memorial (HER: MLI125089; NHLE: 1450436) is a Grade II listed 4.3m high stone calvary cross in the churchyard of St Mary's Church. The cross was erected in February 1920 and built by Mr Henry Charles Wood, a stonemason from Wainfleet, at a cost of £160 which was raised by public subscription. The memorial features four tablets which records the 21 members of the local area killed in the First World War, with an additional inscription to add the seven members killed during the Second World War.

War Memorial Cemetery Gateway (HER: MLI91594; NHLE: 1266923) is a Grade II war memorial and western entranceway to the cemetery on Spilsby Road in Wainfleet All Saints, constructed in 1920. It is a 4m high semi-circular triumphal arch which bears the names of the fallen of both the First and Second World Wars.

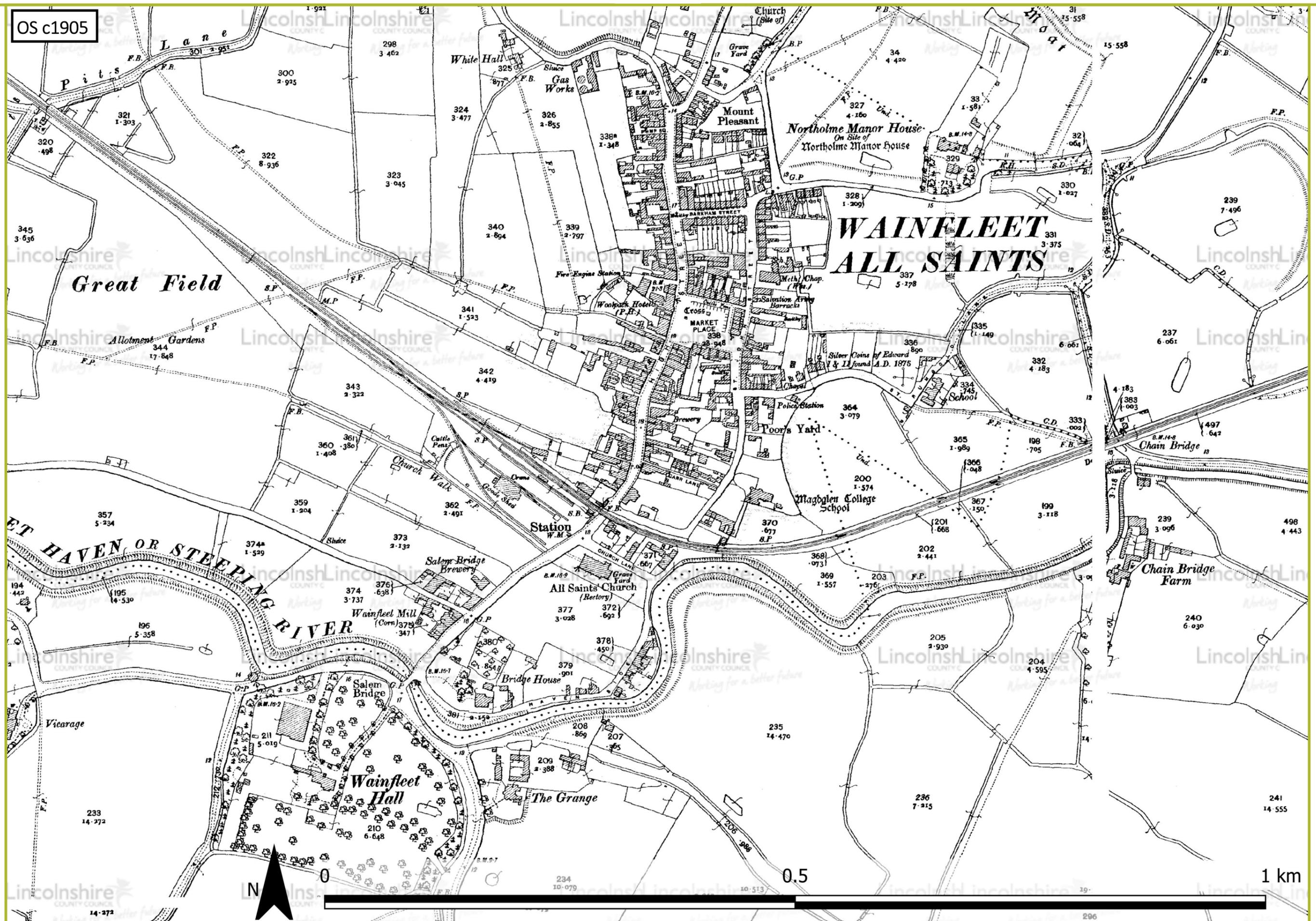


War memorial gateway

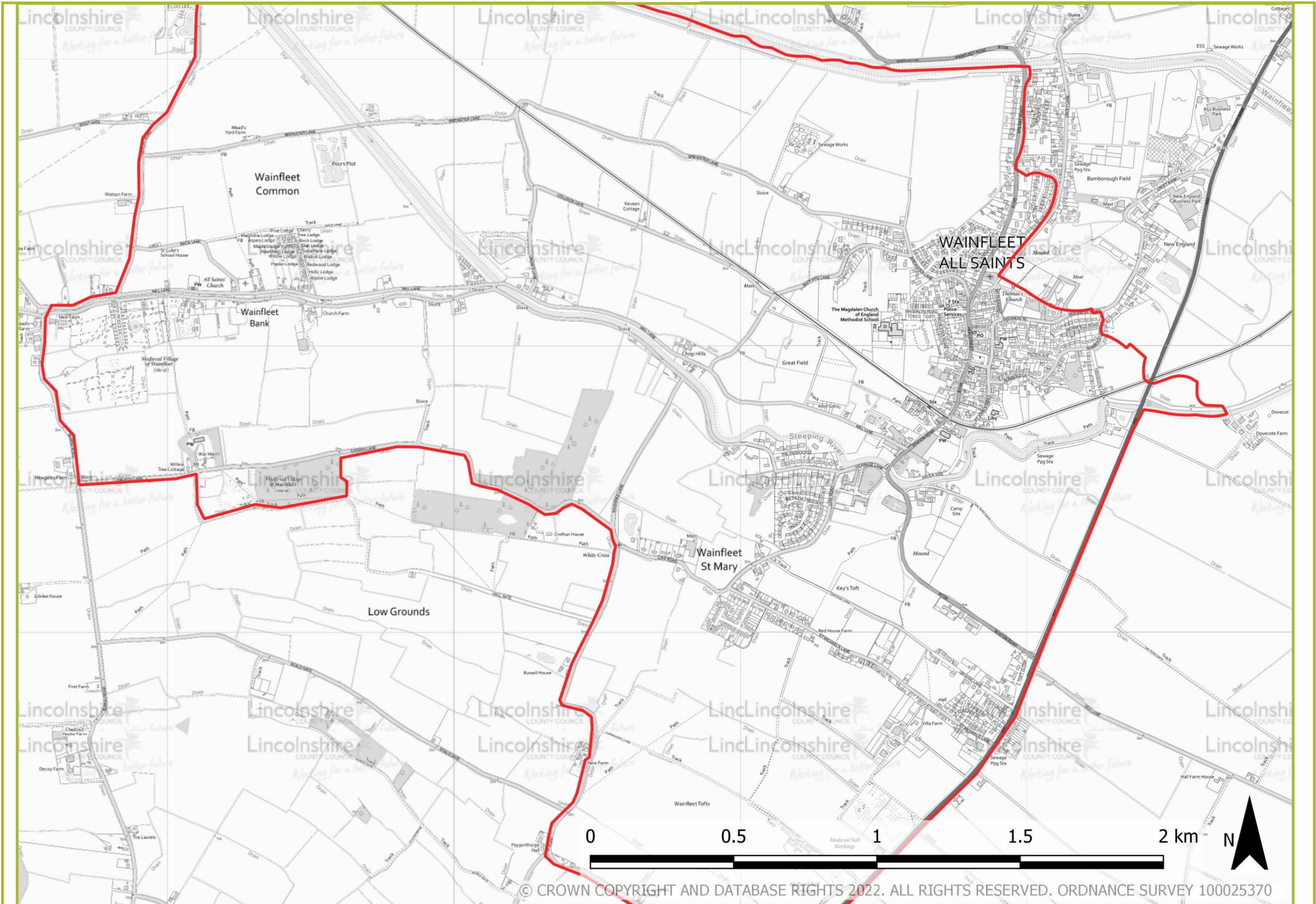


Royal Oak holiday cottages

OS c1905



1 km



## HISTORIC URBAN CHARACTER ASSESSMENT

### Summary

The Historic Urban Character Areas (HUCAs) have been based on the Historic Urban Character Types (HUCTs). The HUCT maps are available separately to this document and can be acquired from the Lincolnshire HER. The HUCTs highlight patterns of development through areas which 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 of a place, incorporating the Industrial Revolution and the fast pace of development throughout the 20<sup>th</sup> 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 attributed 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 values taken from the ‘Conservation Principles’ with the NPPF21, in terms of significance.

The values are as follows:

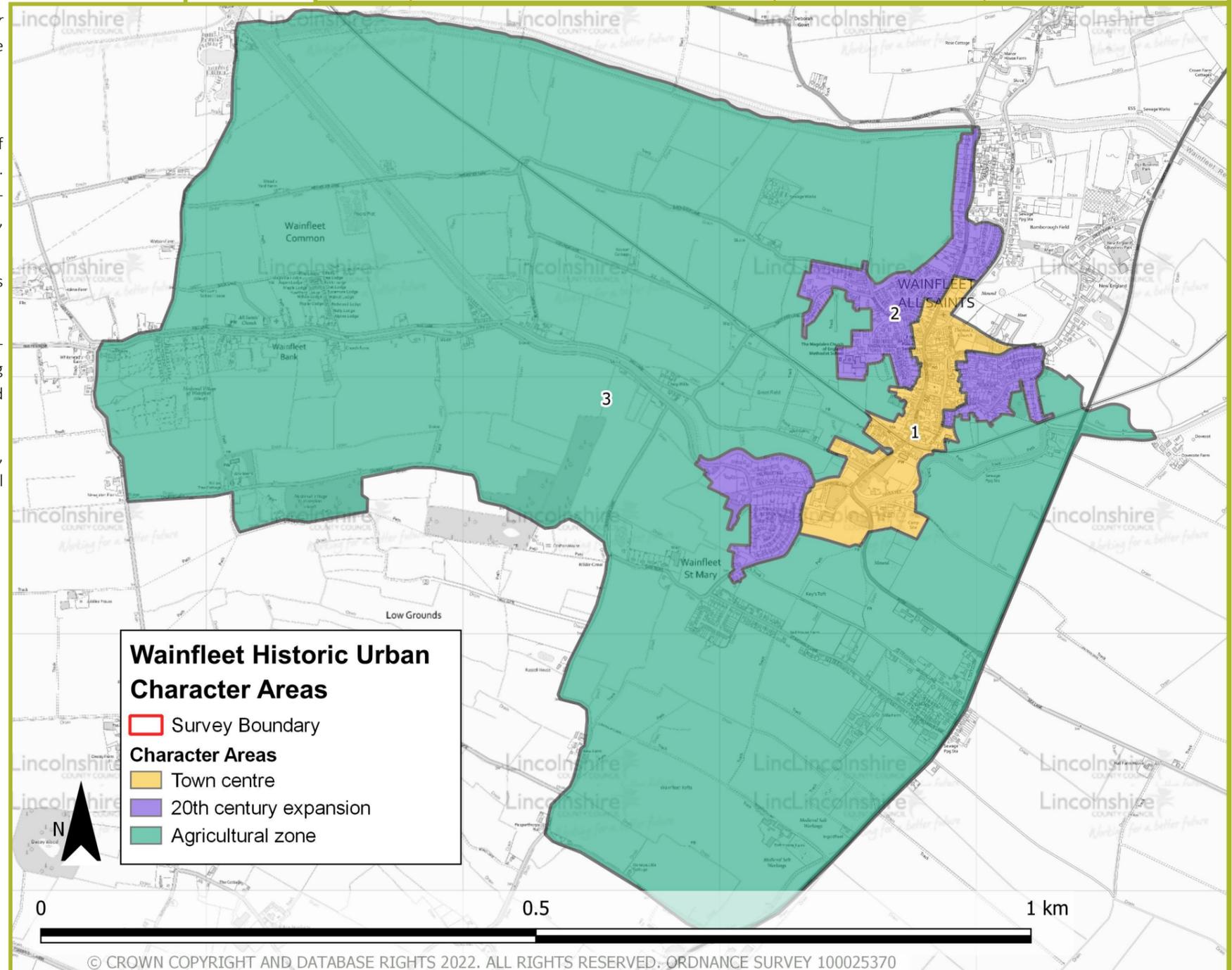
**Evidential:** the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological 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 20<sup>th</sup> 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



## The Conservation Principles values

This can be used to understand how value has been assigned in the value tables which can be found in the Historic Urban Characterisation Area Assessments (HUCAs).

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 re-development 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

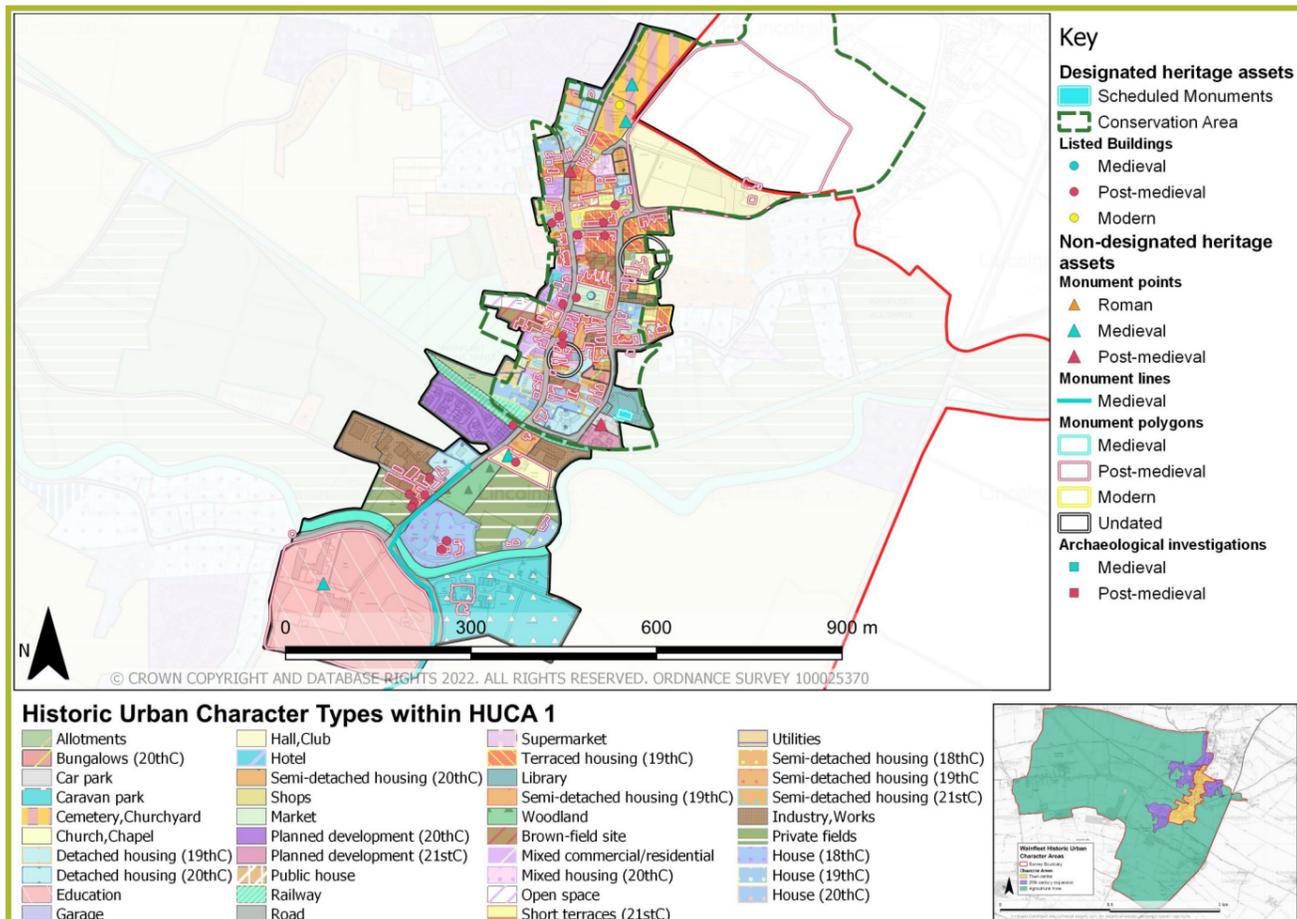
NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>“the potential of a place to yield evidence about past human activity.”</i>	<i>“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence 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 190 (b) and (c), 193, 197 (b) and (c), 205, 206.	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

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 2021 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 *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.* For both objectives the EUS can provide a thorough evidence base which can assist in the production of plans. Chapter 12 states that Planning policies and decisions *should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting... establish or maintain a strong sense of place using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*

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.

Recent design-related guidance, including the National Design Guide and the National Model Design Code, explicitly reference the significance and value of understanding the historic character of a place. Well-designed places are: based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and responsive to local history, culture and heritage. In all cases the EUS programme, and its products, are directly aligned with the aspirations in these key planning guidance advice notes and emerging legislation.



## HUCA 1— Town Centre

### Key characteristics

- ◆ Very strong market town character,
- ◆ Irregular medieval street layout and property boundaries cut across by passages,
- ◆ Central planned square market place,
- ◆ Mixture of terraced shops and houses,
- ◆ Red brick, some are white rendered,
- ◆ Pantile roofs, occasional use of slate,
- ◆ Traditional windows, some modern replacements,
- ◆ 2 storeys, small scale, excluding Barkham Street,
- ◆ Modern street lighting,
- ◆ Concrete and brick road surface.

### Landscape History

The earliest remains recorded within the character area are Roman, although these are limited to a Roman pitcher which was recorded from the cellar of the Angel Hotel (HER: MLI41909). The town centre originated in the medieval period and was probably planned, with properties to the north and south of a square market place. The market cross, which dates to the 15<sup>th</sup> century, appears to have been erected after the formal granting of a market. The area remained relatively small with only minor development occurring within the established town boundaries. In the 18<sup>th</sup> and 19<sup>th</sup> centuries Wainfleet retained its sub-rectangular shape around the two main streets, High Street and St John Street, and market place. As a predominantly agricultural town, the centre had many farmsteads, the buildings of several survive today. In 1847, Barkham Street was constructed. This street, much of which is now Grade II listed, is located to the north of Wainfleet All Saints. The houses were designed by Sydney Smirke and styled on similar tenements for the same client, Bethlem Hospital in Southwark, London. In the modern period, the area has retained a good level of its historic character with only minor construction taking place, much of which has been sympathetic to the design of the town. Modern road materials have replaced traditional ones and the use of some buildings has changed with many shops and public houses now being used for housing, despite retaining their shop windows.

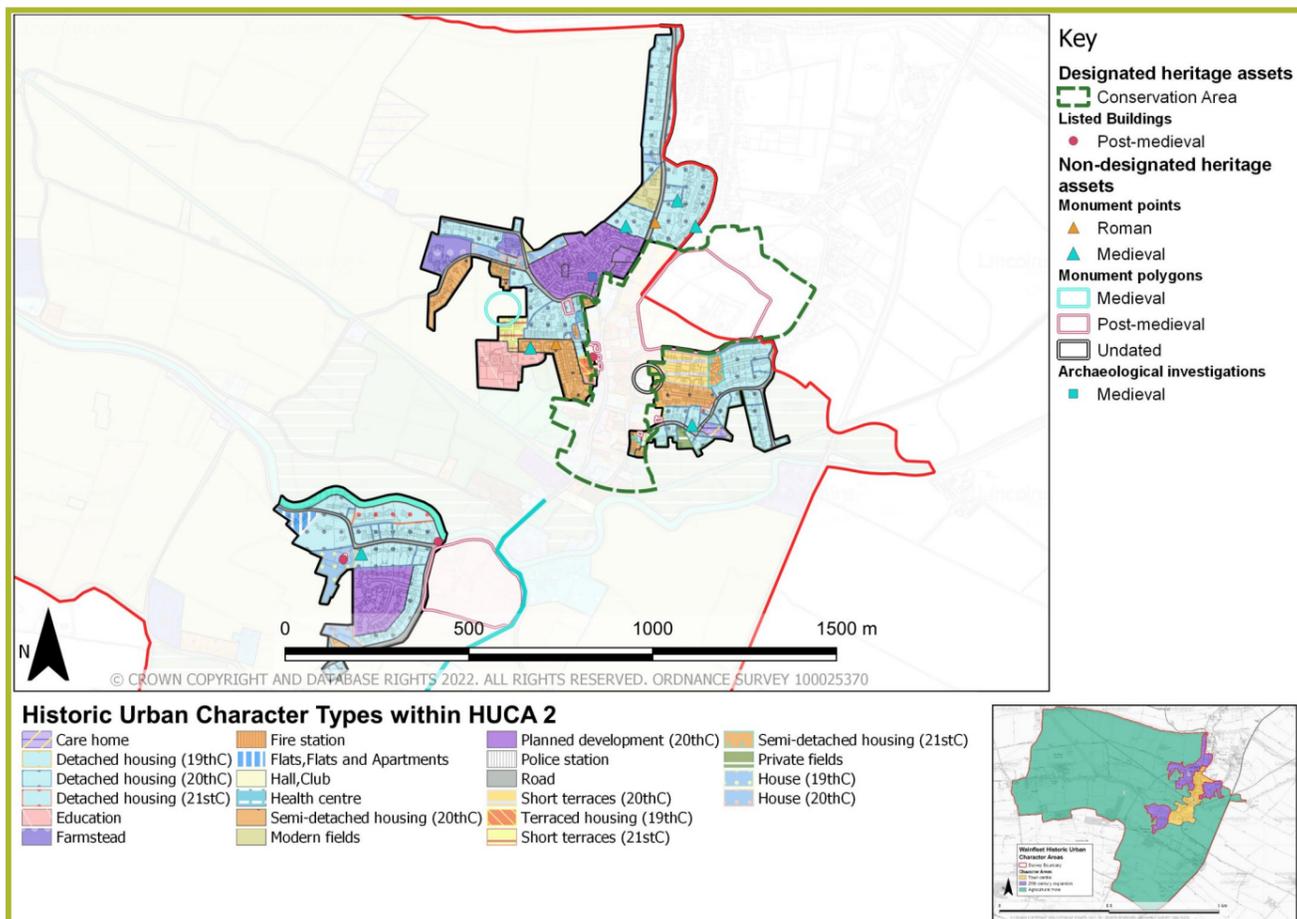


**Evidential Value:** There are many assets within the character area which contribute to the historic narrative of the town. Its shift in location from the west of the survey area to its present site can provide a lot of context on medieval town organisation, and Magdalen College also contributes to the town's educational history. The agricultural history of the town, which became its main focus during the post-medieval period, can be seen in the farmsteads which are located around the town, many of which have now become residential properties.

**Historical Value:** Aspects of the town's tangible heritage assets provide important details and insight into its history, particularly its connection with its immediate hinterland. Magdalen College contributes to the history of the town and its connection to Oxford, which is an intriguing and unique aspect of the town's history. The design of Barkham Street, which is out of keeping with Lincolnshire vernacular architecture, is also of particular interest to the town's development.

**Aesthetic Value:** The town displays many elements its history through its plan form including an irregular medieval layout, medieval heritage assets such as the Magdalen College and Market Cross, and the site of St Thomas' Church. Furthermore the market and agricultural focus of the town during the post-medieval period is also visible throughout the character area, contributing to a sense of history and place within the town.

**Communal Value:** There are several plaques and information boards located around the town centre, which provide the public with an easily accessible engagement into this history of the town centre. Furthermore the museum, located in the Magdalen College building also contributes to local understanding of the town's history.



## HUCA 2— 20th century expansion

### Key characteristics

- ◆ Characterised by modern residential development,
- ◆ Purpose planned and built residential development,
- ◆ Houses dating to the 20<sup>th</sup> and 21<sup>st</sup> centuries, some older farmsteads,
- ◆ Mixture of detached, semi-detached, short terraces and bungalows,
- ◆ Red, orange, buff and brown brick,
- ◆ Modern uPVC windows,
- ◆ Tile roofing, concrete and clay,
- ◆ Houses are set within their own plots with gardens to the front and rear which provide greenery in the area
- ◆ Driveways are common
- ◆ Mixture of public and private sector housing stock

### Landscape History

The earliest archaeological evidence recorded in the character area dates to the Roman period and relates to William Stukeley's theory that this location was the site of the Roman town of Vainona. The main evidence for this is its location on one of the highest points in the village and no surface evidence is recorded from the site to indicate the remains of any former settlement (HER: MLI41912). A piece of Roman pottery has been recorded to the south of this which may indicate activity nearby (HER: MLI41929). From the medieval period the landscape would have been used agriculturally and field patterns directly adjacent to the town centre contain signs of early enclosure. Scattered finds from the medieval period indicate the presence of activity nearby, which is known from at least the later medieval period with the establishment of the new towns of Wainfleet All Saints and Wainfleet St Mary. Further enclosure took place in the 19<sup>th</sup> century. New civic buildings were also established in the character area including the gasworks (HER: MLI92066), a national school and the police station (HER: MLI97668). In the modern period, the character area has seen additional residential development with the establishment of new housing estates along and behind pre-existing lanes. The houses constructed vary in style but generally adhere to modern national architectural trends rather than reflecting the local vernacular. New schools, such as the Magdalen School have been constructed as part of the developments, to accommodate the growing population.

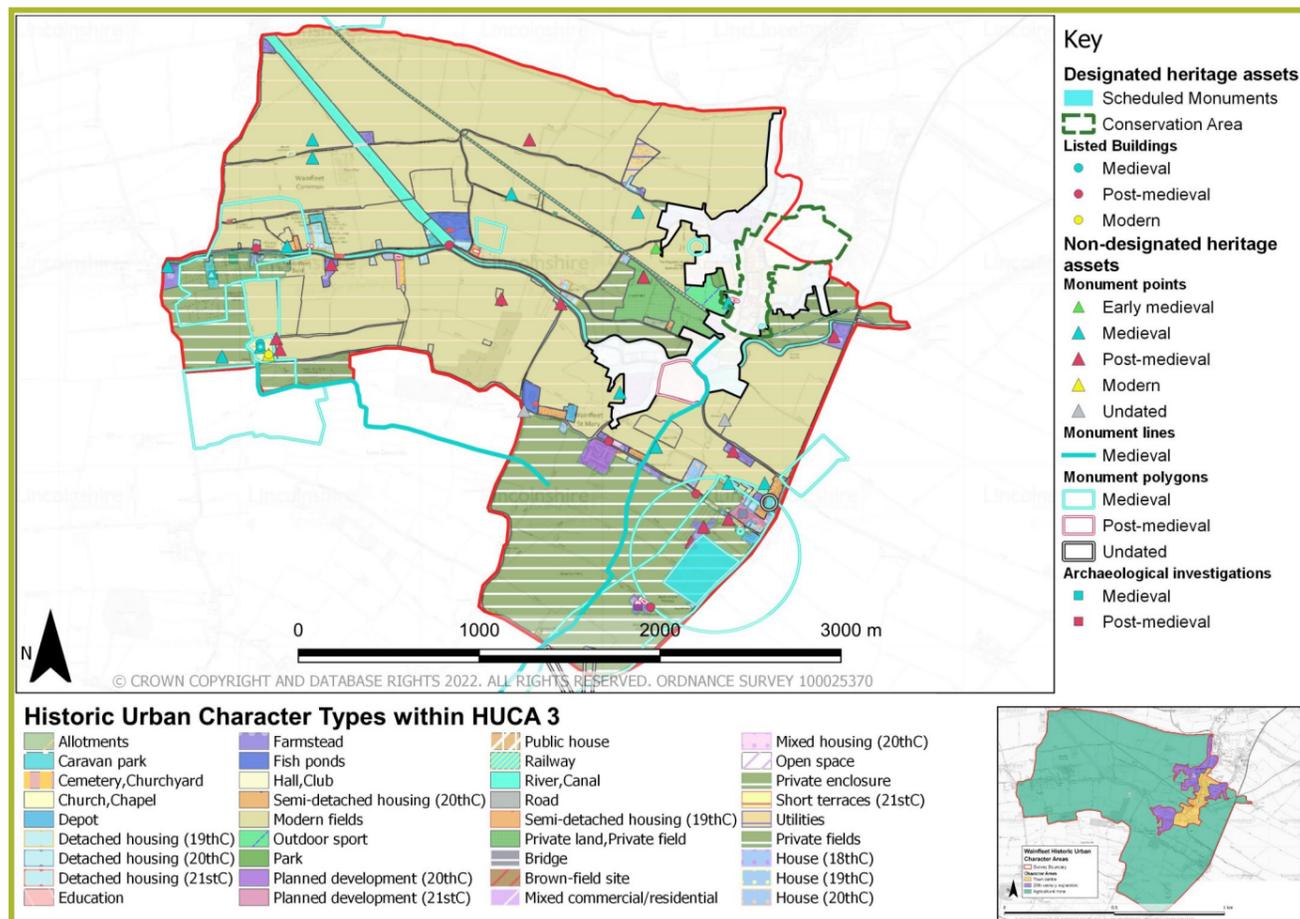


**Evidential Value:** The character area contains heritage assets which contribute to the narrative of the town during the Roman, medieval, post-medieval and modern periods. In the modern period the residential growth of the town is displayed throughout, as seen in the modern residential developments and new areas of housing.

**Historical Value:** Evidence from the Roman and medieval periods contributes to the narrative of the history of the settlement of the town from its earliest times, and during the later periods it gives an insight into how the town functioned as a predominantly agricultural settlement. The growth of public amenities in the 19<sup>th</sup> century is also shown in the establishment of new buildings throughout the town and in the HUCA, on land outside of the older town centre.

**Aesthetic Value:** Much of the historic character prior to the 19<sup>th</sup> century has been removed following the modern development of the character area. Modern housing styles are displayed throughout which demonstrate the modern growth of the town over the 20<sup>th</sup> and 21<sup>st</sup> centuries.

**Communal Value:** The character area is predominantly private residential, consequently there are few opportunities to engage the public on the history of the town.



## HUCA 3—Agricultural zone

### Key characteristics

- ◆ Agricultural land,
- ◆ Pasture and arable,
- ◆ Topographically, mostly flat with some subtle hills,
- ◆ Boundaries include ditches, hedges and some field trees, although it is a relatively open landscape,
- ◆ Divided by the River Steeping,
- ◆ Scattered historic sites including former settlements and evidence of agricultural systems.

### Landscape History

The Domesday survey records that a number of estates existed in the area. The character area is crossed by the River Steeping which probably acted as a catalyst for early settlement. Considerable evidence survives of medieval activity and settlement in the character area. To the south of the survey area evidence of salt production is recorded along the former sea bank which extends from the survey area south-west to Wrangle. This area is thought to contain some of the most extensive evidence of medieval salterns in England. During the medieval period Wainfleet All Saints was located to the west of the current town further up the River Steeping (HER: MLI41761). This settlement was deserted by the later medieval period with the town moving to its present location. The medieval village of Wainfleet St Mary (HER: MLI90648) was located to the south of this, around the church of St Mary (HER: MLI41762), and may also have been deserted by the later medieval period. These settlement sites are now used for arable farming and open pasture. Consequently the earthworks, particularly of Wainfleet All Saints, have lost much of their definition. The remaining area has largely been agricultural for much of its history with the area to the north of these settlements being known as Wainfleet Common. During the medieval period maps indicate that it was relatively open land, although throughout the medieval and post-medieval periods it has been enclosed through private and parliamentary processes. Farmsteads were established in the 18<sup>th</sup> and 19<sup>th</sup> centuries throughout the character area, particularly during the parliamentary enclosure. Furthermore, several small religious buildings were also constructed close to small population clusters. A meeting house and burial ground of the Society of Friends existed by 1718, at the Haven Bank of Wainfleet St Mary (HER: MLI90650), when John Baldock left two rooms in his house and adjoining premises to the Quakers. It was closed in 1775, although the graveyard remained in use until 1949. Methodist chapels were also constructed on Wainfleet Bank, although these have since been converted for residential use. In recent years there has been some amalgamation of the fields, creating large modern enclosures more suited to current technology.



**Evidential Value:** There are many heritage assets within the character area which contribute to our understanding of the early towns of Wainfleet All Saints and Wainfleet St Mary. Medieval village earthworks and the associated churches provide an uncommon insight into deserted medieval villages. Archaeological investigation would help us understand these sites and further remains are likely to survive despite later plough damage. The salterns remains in the character area contribute to our understanding of the salt making history which is recorded along much of the coast of Lincolnshire.

**Historical Value:** The legible heritage assets, particularly the deserted medieval villages, church and burial ground significantly contribute to the historic character of the HUCA. Additionally, there are strong associations between the heritage assets (both tangible and intangible) within the HUCA that make an important contribution to the history of the wider area. This is particularly prevalent to the religious, residential and agricultural history of the town.

**Aesthetic Value:** The history and development of the HUCA is recognisable across the character area, seen in the earthworks to the south and west of the survey area, as well as the religious structures which survive.

**Communal Value:** There is a great amount of tangible and intangible history throughout the character area which can be used to engage the public. Information boards already extant contribute to this engagement, although further interpretations could be made clear.

## DISCUSSION

### Historic background

The Historic Environment Record does not document any prehistoric finds or features within the survey boundary. During this period, the area in which Wainfleet would later be established was within an area of dry bed marine silt and clay fenland. Wainfleet was long believed to have been the site of a Roman settlement, known as Vainona. This was based upon the hypothesis of the 18<sup>th</sup> century antiquarian William Stukeley although no finds have been made to support this theory. As a result the theory is now largely discounted. Salt making was present in the wider area during the Roman period, although there is only limited evidence of any Roman activity within the survey area itself to indicate the presence of settlement. Evidence from the early medieval period is equally as limited. By the Domesday survey there is clear evidence of numerous farmsteads or estates. By the medieval period the settlements of Wainfleet All Saints and Wainfleet St Mary had been established, although both were situated to the western extent of the survey area, higher up the Steeping River. Both of the settlements moved, possibly during the 14<sup>th</sup> or 15<sup>th</sup> century, and the sites of the former villages are now recorded in the HER as deserted medieval villages. The layout of Wainfleet All Saints appears to have been planned around the central market at this time. Salt making was the principal industry of medieval Wainfleet and the remains of the process are seen to the south of the survey area. Wainfleet was also a prominent port during the medieval period, the Steeping River being considered a safe harbour. Its success began to wane during the 15<sup>th</sup> century, due to silting of the Steeping and Boston increasing in importance. As a result, the town began to decline economically. Despite this, Magdalen College was founded in the town in the later 15<sup>th</sup> century, with the aim that scholars would be trained here for enrolment at Oxford University. This building remained in use as a school for the following centuries, although it is now in use as a library and museum. By the post-medieval period, the town's main focus had become agriculture, and much of the surrounding land was used for arable or grazing, the salt marsh being particularly suited for livestock. In 1563 Wainfleet All Saints had approximately 56 households and Wainfleet St Mary had 38. By 1801, the population of Wainfleet All Saints, St Mary and St Thomas stood at 983 and rose steadily during this century to 1902, as recorded in 1901. The focus of the settlements remained largely within the layout which had been established in the preceding centuries, although during the 18<sup>th</sup> and 19<sup>th</sup> centuries, new public buildings, amenities, churches and farmsteads were also established. Wainfleet was also connected to the railway network during the 19<sup>th</sup> century and the Wainfleet to Firsby railway line opened by 1871. A further line was opened in 1873 connecting Wainfleet to the rising seaside town of Skegness. The modern period has seen the growth of both Wainfleet All Saints and Wainfleet St Mary. Housing developments have taken place on most sides of the settlement, although most of these remain small. Bateman's Brewery, located on the River Steeping, is one of the largest industries in Wainfleet, although agriculture continues to be a significant source of employment in the surrounding area.

### Character summary

The historic character of Wainfleet is largely held within Wainfleet All Saints. Its character, which is recorded in HUCA 1 is one of small scale, red brick and render buildings. The street layout is a remnant of the town's development during the medieval period with a planned central market place surrounded by medieval property boundaries. Today the buildings in this area range from the medieval to the modern period, although the development which has taken place in the 20<sup>th</sup> and 21<sup>st</sup> centuries has largely been sympathetic to that which had taken place in the medieval and post-medieval periods. The types of buildings, demonstrate the urban growth of the town, with farmsteads and public houses more common during the post-medieval period and housing seen in increasing numbers in the modern period. The character area is tightly packed with terraced buildings common in the town centre and infilling in areas behind the street frontage. Residential growth also occurred outside of the medieval core in the modern period with the development of new housing estates. These are captured in HUCA 2, the character of this HUCA reflects national residential patterns rather than local vernacular. Development is medium to low density with houses often in single plots with driveways and gardens. The housing seen in this HUCA is mixed, and comprised of detached, semi-detached, short terraces and bungalows and uses modern materials including concrete tile roofs and uPVC windows. The remaining land within the character area, recorded in HUCA 3, is agricultural with small areas of development or farmsteads. The former settlements of Wainfleet All Saints and Wainfleet Saint Mary are recorded within the area as well as other medieval remains of salt production. The field pattern within the character area shows evidence of enclosure which has taken place from the medieval period through to modern day.

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# Extensive Urban Survey



Market Place, Wainfleet All Saint

## Wainfleet 2022

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