



Historic England

Extensive Urban Survey

Holbeach



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Holbeach

Report No.1

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Executive Summary

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 as an evidence base within the planning system and of interest 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 of the entire history of the towns.

The project consists of a written report for each town detailing the archaeological and historical background and the development of the settlement as well as its present day character. This will show how the historic development of the settlement can be read in today's townscape. The reports will indicate what is distinctive and special about each place. The overall character of each town will be discussed by breaking the settlement down into individual historic urban character area (HUCA) assessments. For each area the report will indicate the heritage significance based upon the four values defined in the Conservation Principles.

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

A summary of the history of Holbeach

The prehistoric period is not well understood in South Holland and Holbeach. The environment in the region around the Wash was frequently subjected to marine transgressions, making anything more than seasonable habitation very difficult throughout the past. Furthermore, any archaeological remains which may be present are likely buried beneath deep silt deposits which are the result of the frequent marine flood events.

There is evidence to suggest South Holland was occupied throughout the Roman period however this evidence is scarce suggesting the area was unlikely to have been occupied intensively. Scattered finds such as pottery and a cremation urn do indicate some level of activity locally, however not enough is known about Holbeach during the Roman period to confirm settlement in the area of the town itself.

The archaeological evidence for early medieval settlement in the area of Holbeach is scarce. It is widely accepted that many of the settlements in the Holland Fen were established in the early medieval period. The names of several of the towns suggest early medieval origins. Holbeach possibly derives from Old English for 'deep brook' or 'hollow' and 'back' meaning a concave ridge. At the time of the Domesday survey, land in Holbeach was owned by several manors, not all of which were in the town itself.

The medieval period saw Holbeach begin to become the town it is today, some of the streets and plots in the centre of the town likely owe their origin to this period of expansion. All Saints Church was built in c1340, although it is likely that it was built on

the site of an older church as evidence for earlier masonry has been recorded in the grounds. The road layout in the centre of Holbeach likely also originated in the medieval period.

The right to hold a market was granted to the town in 1252, it is possible that this market was located at the meeting of Holbeach River and the east to west road which passes through the town, it is possible that this market extended into what is now Back Lane and was much larger than was previously thought. There is also the likelihood of another market having been sited along the east-west road at the junction of High Street, St Johns Street and Chapel Street. The economy of medieval Holbeach was built upon local trades such as salt production. Salt was produced extensively locally and in the surrounding area, much of which would have passed through Holbeach to be processed, traded and taxed. Other trades which are known to have occurred in Holbeach are tilers, plasterers and shepherds, although these are likely just a few of the trades which actually took place.

In the post-medieval period Holbeach continued as a small settlement. A workhouse was established some time before 1777 with records suggesting it may have existed as early as 1661. Records from 1777 suggest that the workhouse at that time accommodated 35 people from Holbeach and the surrounding towns, highlighting Holbeach as an important town to the region. A new workhouse was constructed on Fleet Road in 1836, costing £4,830 and accommodating 386 people.

Holbeach expanded rapidly in the 19th century as the population of the county surged and nationally populations transitioned from the countryside to more urban centres. The population of Holbeach in 1801 was 2,683 and by 1881 had grown to 5,357. Many new houses and streets were constructed to accommodate this burgeoning population including Albert Street, Edinburgh Walk and Park Street. It is likely that this rapid change in Holbeach led to some of the welfare issues which were present within the town by the mid 19th century. Holbeach River, All Saints Church cemetery, over crowded accommodation and overall poor sanitation were among the main issues within the town which were highlighted as being the main causes of the higher than average mortality rates among its inhabitants. In recognising these issues several aspects of the town were changed; Holbeach river was culverted and the streets paved over, Holbeach Cemetery on Park Road was constructed and new streets were built, transforming Holbeach into the town it is today.

In 1858 Holbeach was connected to the railway network which also led to a modification of the townscape as a large portion of agricultural land to the south of the town, became railway sidings and goods sheds. The land between the town centre and the railway was also further in-filled in the 19th century.

In the 20th and 21st centuries Holbeach has become a predominantly residential town, the changes in the style of houses and street plans is visible in the plan of the town. The centre of the town has seen a relatively small amount of change in recent decades.

Characterisation Summary

Holbeach has been divided into 22 character areas within this report, the character areas are based upon areas of similar age, development, visual appearance, design or land use. All of the character areas make a contribution to Holbeach as a wider town and all the character areas are important for providing a 'sense of place' to the town. The values

are assigned based upon the Conservation Principles produced by Historic England, these principles identify four values: Evidential, Historical, Aesthetic and Communal.

The character areas in Holbeach that hold the highest heritage value are focused around the centre of the town in particular **HUCA 1, HUCA 2, HUCA 3, HUCA 11, HUCA 21** and **HUCA 22**.

The Holbeach Conservation Area covers a large amount of **HUCA 1** and **HUCA 22**. **HUCA 2, HUCA 21** and **HUCA 13** are partly covered by the Conservation Area, and **HUCA 16, HUCA 3** and **HUCA 11** and **HUCA 17** have small areas which fall within Holbeach Conservation Area. There are listed buildings within **HUCA 1, HUCA 2, HUCA 3, HUCA 5, HUCA 15, HUCA 16, HUCA 18** and **HUCA 21**.

HUCA 1 The medieval core represents the oldest character area within Holbeach, it retains the only medieval building within the town; All Saints Church. It also has acted as the focal point for the town since the medieval period as the site for markets and public houses as well as a hospital from the 14th -16th century (which is no longer extant). The HUCA possesses a high heritage value for all four interests.

HUCA 2 Albert Street was developed as part of the 19th century expansion of Holbeach at a time of great population growth. Residential properties dominate the HUCA and the streets were purposefully designed to have the larger and more ornate houses on the higher status plots towards the centre of the town and the smaller more simply designed units further away from the main thoroughfare. The plan form of the streets is also a grid plan which has not seen a large amount of change since it was constructed. The HUCA has a mixture of high and medium heritage values.

HUCA 3 High Street ribbon development and 'Old Brick Pits' is a transitional character area which consists of a mixture of development and character from the 19th, 20th and 21st centuries. It is made up of a combination of residential, commercial and recreational character types which have developed in a piecemeal fashion. The HUCA is of medium value from a heritage perspective.

HUCA 4 Farrow Avenue, Fishpond Lane, Dam Gate and Alison Avenue is largely dominated by 20th and 21st century developments. Some 20th century developments were public housing, built as part of the effort to address the housing shortage. The former railway traversed the lower half of the HUCA when the landscape was dominated by agriculture. The heritage values of the HUCA are medium and low.

HUCA 5 East Holbeach planned developments developed throughout the 19th, 20th and 21st centuries in a piecemeal way. The character area was developed mostly in the 20th century when the majority of the residential developments were constructed with small scale developments having been added in the 21st century. The earliest surviving building within the HUCA is the former workhouse (c1836), which is an imposing building on the north side of Fleet Street. The HUCA is mostly of medium heritage value with a low value in one interest.

HUCA 6 Branches Lane and Fleet Road ribbon development is dominated by residential developments which were developed in the first half of the 20th century. The HUCA has been assigned a low heritage value from a heritage perspective.

HUCA 7 Market Rasen Way, Marshlands Drive and Kings Road late 20th century development is very characteristic of late 20th century planned development, it is

reasonably consistent throughout the HUCA. The houses are a mixture of bungalows, semi-detached and detached. Small grassed areas create expanses of openness and the road layout is typical of the 20th century; winding and sinuous. There is scope within the HUCA to inform a wider audience of 20th century military history within Holbeach. The heritage values of the HUCA are low to medium.

HUCA 8 Primrose Holt is agricultural in character, it has likely been used for agriculture since the medieval period as the former field pattern suggests the presence of a strip field system. Further investigation within the HUCA could improve our understanding of Holbeach's early history. The heritage value of Primrose Holt is medium to low.

HUCA 9 King George V Avenue and Battlefields Lane South demonstrates a strong consistent character of mid 20th century semi-detached residential streets. The heritage value of the HUCA is low to medium.

HUCA 10 Edinburgh Walk demonstrates the 19th century expansion of Holbeach. It is residential in character, many of the houses were constructed during the 19th century and were originally in large individual plots, these plots were filled in with further housing in the form of bungalows or detached housing in the 20th century. The streets were possibly developed when Holbeach Cemetery was constructed. The heritage value of the HUCA is low to medium.

HUCA 11 Carter's Park and Holbeach Cemetery together create a pleasant continuous green space within the centre of the town. Holbeach Cemetery was founded in the mid 19th century, its use and designed path through the centre of the grounds is used in the same way today as it was in the mid 19th century. Carter's Park is also used as it was originally intended. This HUCA has high heritage value.

HUCA 12 University of Lincoln Holbeach campus is exclusively used for educational purposes and is characterised by large school buildings, green recreational spaces and large car parks. The HUCA before it was educational was agricultural, this land use is no longer legible. The heritage value of the HUCA is low.

HUCA 13 20th century town centre growth is a transitional area, which is surrounded by very clear character areas. On Boston Road the HUCA is made up of large commercial units which were built in the late 20th and early 21st century. Park Road has remained mostly residential with some buildings which are reserved for civic use.

HUCA 14 Chestnut Avenue is predominantly 20th century planned residential developments. The HUCA comprises purpose built residential streets with cul-de-sacs extending from the main through-roads. The heritage value of the HUCA is low.

HUCA 15 North-west Holbeach agricultural land possesses an agricultural, open character. It has likely remained agricultural land since the medieval period, the fields retain some evidence of their former pattern as strip fields. The heritage value of the HUCA is medium and low.

HUCA 16 Spalding Road ribbon development comprises a mixture of housing on a predominantly residential street. The earliest buildings in the HUCA date to the 18th century, however most of the buildings are early 20th century in build. The housing style is a mixture of semi-detached, terraced and detached properties, most of which are set into individual or group plots which are slightly set back from the road. The value of

Spalding Road from a heritage perspective is low to medium.

HUCA 17 Wignals Gate, Cranmore and Hardwood Drive largely comprises 20th century residential developments. Developments have taken place piecemeal throughout the 20th century which were mostly detached houses, interspersed with semi-detached properties and bungalows. The heritage value is low to medium.

HUCA 18 Agricultural fields and buildings to the south of Holbeach is largely agricultural in character. The fields were formerly smaller strip fields, which were amalgamated into larger modern fields in the 19th and 20th centuries after being divided by the construction of the railway in the mid 19th century. Its value from a heritage perspective is low.

HUCA 19 Fen Road ribbon development is characterised by 19th and 20th century residential developments. In the 19th century cottages and houses set within large plots were built at generous intervals along Fen Road, the plots and intervals have been filled in with houses in the 20th century, creating a long continuous line of properties within the HUCA. The heritage value of the HUCA is low.

HUCA 20 Holbeach railway developments is dominated by 20th century developments, most of which date to the latter half of the 20th century. Prior to it being developed for housing the land was mainly used for railway sidings followed by industrial and building yards. The HUCA has a medium to low heritage value, its recent history makes a contribution to the entire history of Holbeach.

HUCA 21 Church Street, Station Road character area comprises residential and commercial character. To the north of the HUCA, close to the town the buildings are mostly of 19th century build and are used for small shops and businesses. The earliest buildings in the character area are to the east of Church Street and date to the 18th century. Towards the south of the HUCA the houses have been built in small scale developments throughout the 20th century. The heritage value is medium to high.

HUCA 22 William Stukeley School and Rectory Park character area possesses two character types. One relates to William Stukeley School which is a large school building dating to the late 20th century which is set into grounds which formerly were landscaped as the grounds of the Stukeley Hall. The other character type is a private detached residence, set into walled gardens. The heritage value is medium to high.

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1 Introduction

1.1 Background to the project

1.1.1 The Extensive Urban Survey project was launched by Historic England (formerly English Heritage), in 1992 as part of a national programme surveying the towns county by county across the country. The survey assesses historic buildings, topography, archaeological records, town plan form and written sources to establish a comprehensive history and characterisation of each town.

1.2 Project outcomes and aims

This report has been produced by Lincolnshire County Council, funded by Historic England, as the pilot study to a programme of analysis covering 30 historic towns in Lincolnshire. The settlements are all considered to be towns and are treated as such by the local planning authority. The primary objective of the Lincolnshire EUS is to understand the reasons behind the development and character of the present town as well as to collate what is known about the archaeological and historical background of the settlement. It is intended that this report is used as part of the evidence base within planning applications, and for the management of change, including urban regeneration, as well as providing local communities with an understanding of the history of their towns and how they have come to look the way they do in the 21st century.

1.3 Relevant guidance

- Chartered Institute for Archaeologists. Standard and Guidance for Stewardship for the Historic Environment. 2014

East Midlands Research Framework: <https://archaeologydataservice.ac.uk/researchframeworks/eastmidlands/wiki/>

- English Heritage. The Historic Character of the County of Lincolnshire. 2011
- Historic England. Conservation Principles. Policies and Guidance. 2008
- Historic England. Understanding Place: Historic Area Assessments in a planning and development context. 2017
- Thomas, R. Mapping the Towns: English Heritage's Urban Survey and Characterisation Programme. 2006
- South Holland District Council. Local Heritage Interest Buildings in South Holland.

1.4 The EUS and the NPPF

- 1.4.1 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 historic towns.
- 1.4.2 The EUS is directly applicable to the aims set out in the 2018 NPPF, particularly in *Chapter 12 Achieving well-designed places* and *Chapter 16 Conserving and enhancing the historic environment*. 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*.
- 1.4.3 Chapter 3 of the EUS reports synthesises the known historical and archaeological background of the towns within the survey. This can be directly applied to Chapter 12 of the

NPPF in providing a better understanding of the local histories of the towns.

- 1.4.4 Chapter 4 of the EUS discusses local character, including built character and landscape setting. The EUS 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.

- 1.4.5 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.

2 Location and Setting

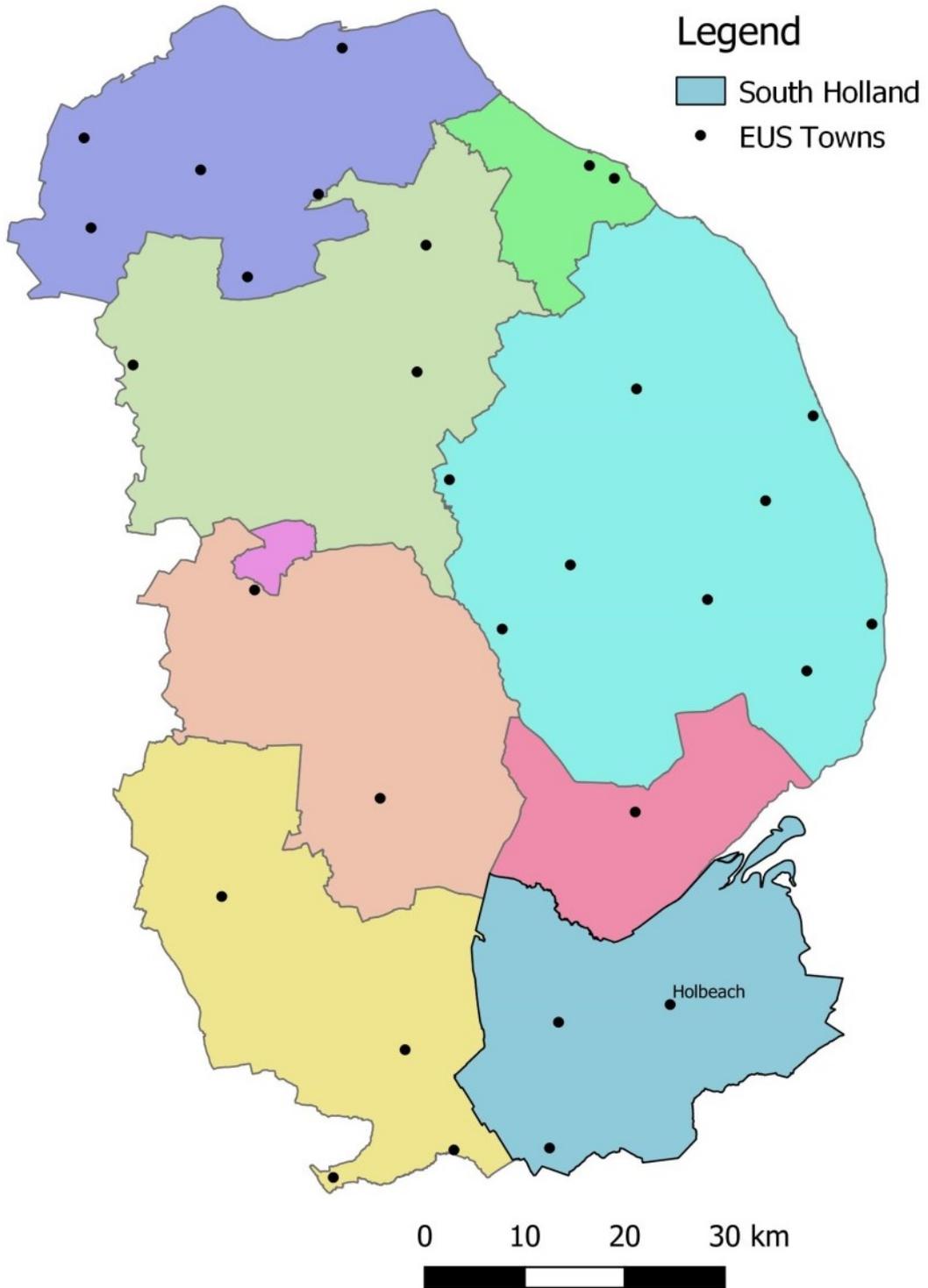


Figure 1. Map showing the location of Holbeach and the other EUS towns

2.1 Location

2.1.1 Holbeach is located in the south of Lincolnshire, within the local authority area of South Holland and the parish of Holbeach. The National Grid Reference for the centre of the town is TF 3524 8484.

2.1.2 The survey area of Holbeach is based upon the 2017 local plan, and covers an area of 396 Hectares bounded to the north by the A17 and by the A151 to the west.

2.1.3 Holbeach is a central town within the fens, a landscape form that is characterised as flat and open with highly fertile soils which is also prone to flooding. This landscape has a close relationship with the rivers, embankments, roddons and dykes which have dictated life here for as long as people have inhabited it.

2.2 Geology and Topography

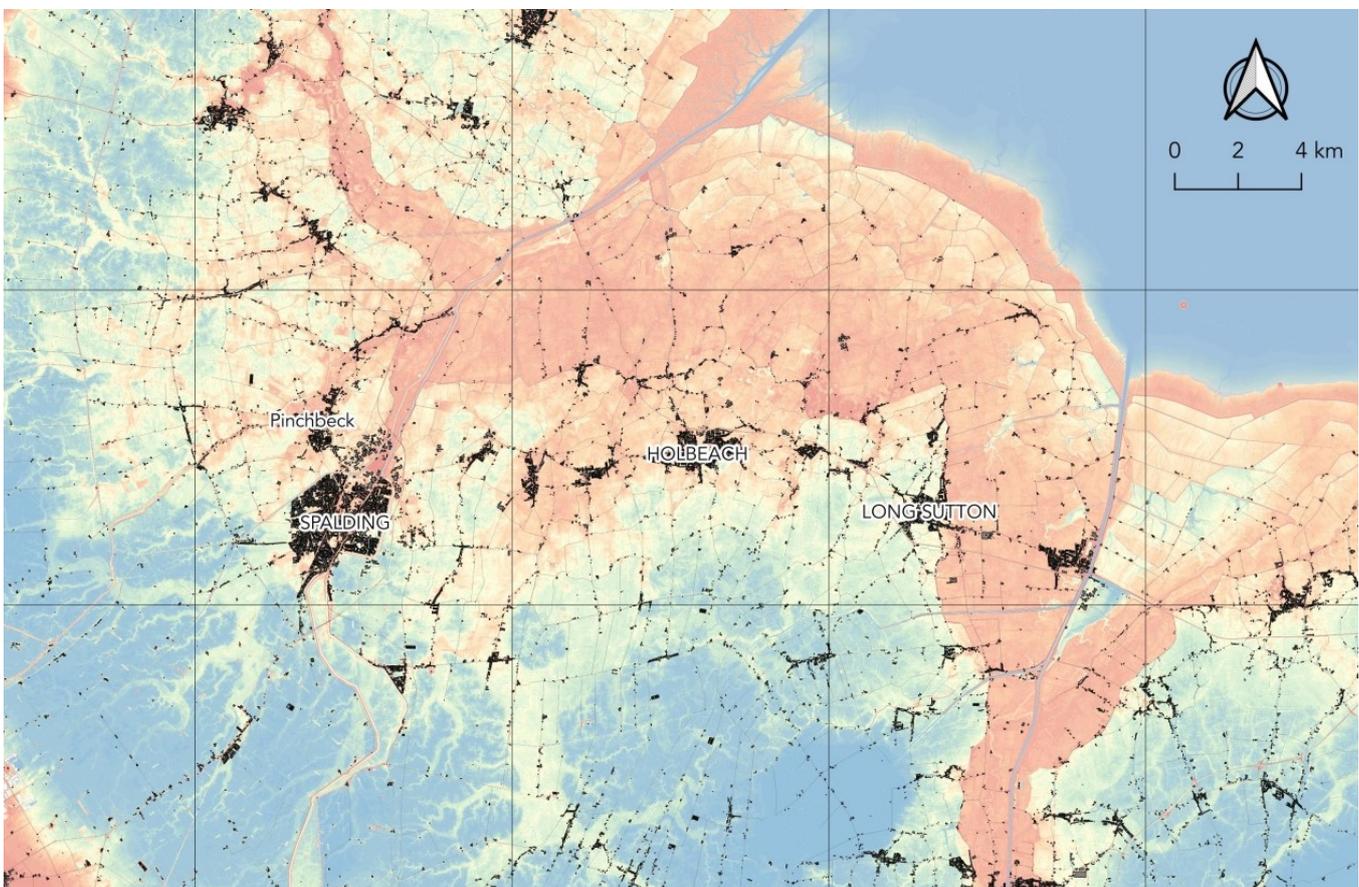


Figure 2. Topographic map of Holbeach and surrounding area

2.2.1 The bedrock geology of Holbeach is West Walton Formation, mudstone and siltstone. The superficial, overlying deposits are tidal flat

deposits comprising clay and silt¹. Holbeach is situated on an island of high ground, surrounded by low flat lands, which were once frequently

¹Mapapps.bgs.ac.uk. (2019).

subject to marine inundations. The east-west road which traverses Holbeach runs on a higher ridge of ground which is possibly a Roman land bank created in an attempt to keep the sea out or potentially a silt ridge, formed through the past environmental changes in the area.

- 2.2.2 A large amount of the reclamation was instigated by James I, who took an interest in creating new lands. Villagers from the region were given the opportunity to buy areas of reclaimed marsh, with the condition that they embanked and drained the land. Large scale draining and reclamation projects carried on until the 19th century. The 20th century saw the amalgamation of field-scapes into large industrial agricultural complexes which has provided the area around the Wash its 'big sky' character

2.3 Landscape Character

- 2.3.1 Within the Historic Landscape Character project² (HLC) of Lincolnshire, Holbeach is defined as being within Character Zone WSH4 – Reclaimed Wash Farmlands. The land use throughout the area is mainly agricultural with some small areas of industry. The region underwent reclamation throughout the medieval and post-medieval periods from the salt marsh. The predominant land use changed from pasture and common waste to agricultural arable cultivation.

² Lord, J & MacIntosh, A. (2011).

3 Historical and Archaeological Background

3.1 Historical Development

3.1.1 In this section the historical background and development of Holbeach will be discussed. It is not designed to be a definitive history of the town, rather it is a quick overview and synthesis of the available sources, including those listed below. There is also an element of interpretation within the background based upon the evidence and the GIS data set which has been created as part of the project.

3.2 Sources Assessed and Date Ranges used

3.2.1 List of sources:

- Lincolnshire Historic Environment Record
- Lincoln Archives
- Published books on the town and area (see References)
- Plan form analysis
- Websites

3.2.2 Date ranges used:

- Palaeolithic 500,000 – 10,000 BC
- Mesolithic 10,000 – 4,000 BC
- Neolithic 4,000– 2,200 BC
- Bronze Age 2,200 – 800 BC
- Iron Age 800 BC – 43 AD
- Roman 43 - 410 AD
- Early Medieval and Anglo-Saxon 410 – 1066 AD
- Medieval 1066 – 1540 AD
- Post Medieval 1540 – 1900 AD
- Modern 20th Century 1900 – 2000 AD
- 21st Century 2000 – 2019 AD

Historical

3.2.3 The history of Holbeach has not been subject to a large amount of

written publications, and the Victoria County History for Lincolnshire does not cover this part of the county. The information has therefore been gleaned from various sources from the 19th to the 21st century which cover different aspects of the history of the area.

Cartographic

3.2.4 Holbeach features in maps from the early 17th century. These depict Holbeach as a single church within apparently open countryside, with no other details such as roads or woodland. The earliest map showing the roads and features of Holbeach dates to 1778 (Figure 3), however, this map is not an accurate representation of the plan and layout of Holbeach.



Figure 3. c1778 Map of Lincolnshire in eight parts surveyed by Captain Andrew Armstrong. Engraved by Steven Pyle. Lincolnshire Archives LCM/13/4

The street plan of Holbeach is first shown in detail in 1812 in Yeakell's map (Figure 4).



Figure 4. c1812. T, Yeakell British Library Board Ordnance Survey Drawings Holbeach, Lincolnshire OSD 271-1.

- 3.2.5 Byrant's map of Holbeach produced in 1828 (Figure 5) has a high level of detail, recording the location of mills, breweries, public houses and the major and most minor roads. The 1839 tithe map is the first to show detailed field boundaries (Figure 8).

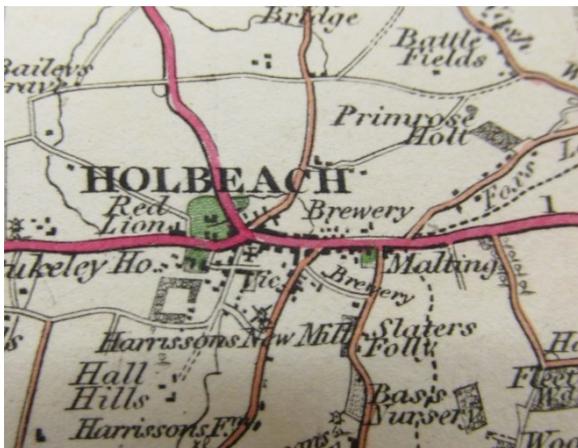


Figure 5. Byrant's Map of Lincolnshire c1828. Lincolnshire Archives FL/MAPS/8.

- 3.2.6 In 1853 Holbeach was surveyed for the General Board of Health which produced a highly detailed map of the centre of Holbeach including the elevation of the roads, sites used for pig pens and for playing skittles (Figure 6).



Figure 6. c1853 Map produced for the General Board of Health. Courtesy of Spalding Gentleman's Society.

- 3.2.7 The Ordnance Survey produced detailed maps of Holbeach from 1867 through to 1992 in paper form and continue to produce digital mapping.

Archaeological

- 3.2.8 The Lincolnshire Historic Environment Record (HER) has recorded 49 archaeological interventions within the Holbeach study area; consisting of 21 watching briefs, 18 evaluations, four desk-based assessments, three building surveys, one conservation area appraisal, one episode of field walking and one archaeological report.

- 3.2.9 The urban centre of the town has seen more small scale watching briefs and evaluations, as well as the conservation area appraisal³. Larger evaluations have taken place on the outskirts of Holbeach as larger housing developments have taken place. This evidence is set out in Appendix 1.

³ Anderson & Glenn (2009).

3.3 Prehistoric

Settlement

- 3.3.1 There is very little evidence within the Holbeach study area for prehistoric activity. A Palaeolithic axe is recorded to the south of the town (HER: MLI102780), however its provenance is questionable. Furthermore a possible Bronze Age barrow is recorded, 2.5km to the north of Holbeach (Pastscape no: 1572345).
- 3.3.2 Multiple explanations can be given for the apparent lack of activity around the district; one being that the area continued to be frequently inundated by the sea until the medieval period, making the area difficult to settle. It is also suggested that these inundations have led to any prehistoric remains being buried many metres below the ground; deeper than most standard excavations would reach.

3.4 Roman

- 3.4.1 The Romans are known to have settled in the Wash area; excavation, aerial photography and sporadic isolated finds all suggest permanent Roman settlement and activity in the region⁴. Many of the banks which have been so important for land reclamation are also believed to have origins in the Roman period.
- 3.4.2 There is extensive evidence for Roman settlement within Holbeach parish, find scatters and evidence for Roman field systems have been recorded 3.5km to the south of Holbeach at Holbeach Fen⁵. Additionally, Roman coin hoards have been recorded in Fleet and

Whaplode, both dating to the 3rd century⁶ (monument no. 353771 and 353799 respectively). It is suggested in some sources that the east-west road (West-End, Spalding Road, High Street and Fleet Street) is built upon a possible Roman bank⁷.

- 3.4.3 There are records of a salt evaporating site, active during the Romano-British period in Holbeach St Marks. It is thought to have been in use as a domestic production site, active throughout the 2nd, 3rd and 4th centuries⁸.
- 3.4.4 Within the Holbeach study area itself there are three separate Romano-British find spots (HER: MLI22231), (HER: MLI89925) and (Pastscape no. 353756)⁹. These finds suggest Roman activity in Holbeach, although there is not enough evidence to confirm settlement within Holbeach at this time. It is thought that a short break in the occupation of the area occurred in the course of the 4th or 5th centuries, which goes some way to explaining the lack of evidence recorded for the Roman period. Where evidence has been recorded it is often buried beneath deep marine silt deposits¹⁰.

3.5 Anglo-Saxon and Early Medieval

- 3.5.1 It has been suggested that the Anglo-Saxon villages present around the Wash date back to the 7th century, located upon regions of mineral alluvium¹¹. The names of the villages surrounding Holbeach reflect a variety of tribal and

6 Lincolnshire Historic Environment Record

7 Hallam, S. (1970).

8 Hallam, S.J, (1960).

9 Lincolnshire Historic Environment Record

10 Hallam, H. (1954).

11 Hallam, H. (1954).

4 Phillips, C, W. (1970).

5 Lincolnshire Historic Environment Record

topographical associations and indicate a strong Anglo-Saxon presence¹². Local settlement names such as Gedney (Gydda's Island), Lutton (pool town), Spalding (referring to the Spaldas tribe) and Whaplode (eel-pout stream)¹³ likely derive from the early medieval period. Early medieval finds have also been recorded around the region from Gosberton to the county border with Norfolk¹⁴.

Settlement

- 3.5.2 It is thought that the name 'Holbeach' derives from the early medieval period; 'Hol' meaning 'a concave ridge' and bæc meaning 'a back'¹⁵ (possibly the end of a topographical feature). Other suggestions include that it could mean a hollow or deep brook¹⁶ which has the potential to relate to Holbeach River. Holbeach is located on a higher ridge of land on a river and a former coast line; subsequently it is likely that 'Holbeach' is the result of a description of the topography. Holbeach is mentioned several times throughout the centuries with a variety of spellings:

1086: Holbech

1133-1139: Holbecha

1160-1170: Holebec

1170: Beche

1195: Holebech¹⁷.

- 3.5.3 *'Most of the South Holland villages are of Anglo-Saxon origin,*

12 Crowson, A, Lane, T, Penn, K, Trimble, D. (2005).

13 Hallam, H. (1954).

14 Crowson, A, Lane, T, Penn, K, Trimble, D. (2005).

15 Cameron, K. (1998).

16 Ekwall, E. (1960).

17 Cameron, K. (1998).

*established after a period of flooding from the sea and upland rivers which obliterated any earlier attempts at embanking and draining.*¹⁸. South Holland along with most of Lincolnshire was divided into smaller land divisions (hundreds) called 'Wapentake', which derives from Scandinavian words 'vápn' and 'taka' meaning weapon-take¹⁹. Holbeach also shares a pre-conquest bank with the villages of Fleet and Whaplode²⁰.

- 3.5.4 Holbeach was first mentioned in 810AD in a charter in which the lands of Holbeach were granted to Siward of Crowland Abbey²¹. It is mentioned again in a second charter dating to 833AD at which time Wiglaf of Mercia gave Siward, abbot of Crowland a grant of land at Holbeach as well as several other grants of land in the vicinity. Re-confirmation of land rights continued throughout the following centuries; in 868AD the lands were confirmed by King Burgred and in 949AD by King Eadred²².

- 3.5.5 Evidence within Holbeach includes one find spot and some remains of possible Anglo-Saxon activity. A possible late Saxon/medieval ditch is also recorded to the north of the Chequers Inn, this is included in the table of archaeological evidence from the medieval period (Appendix 1).

Economy and Industry

- 3.5.6 Little is known about the economy of early medieval Holbeach, however it is thought that salt production was common throughout the wider fenland region. Within Elloe

18 Davis, S. (1994).

19 Davis, S. (1994).

20 Hallam, H. (1965).

21 Sawyer, P. (1998).

22 Sawyer, P. (1998).

wapentake by the time of the Domesday survey there were 4 recorded salt pans, however the only salt pans that were recorded were those belonging to manors²³, it does not appear that salt production sites belonging to free men or soke men were recorded, leaving a gap in our knowledge of the salt production industry of South Holland.

²³ Crowson, A, Lane, T, Penn, K, Trimble, D. (2005).

3.6 Medieval

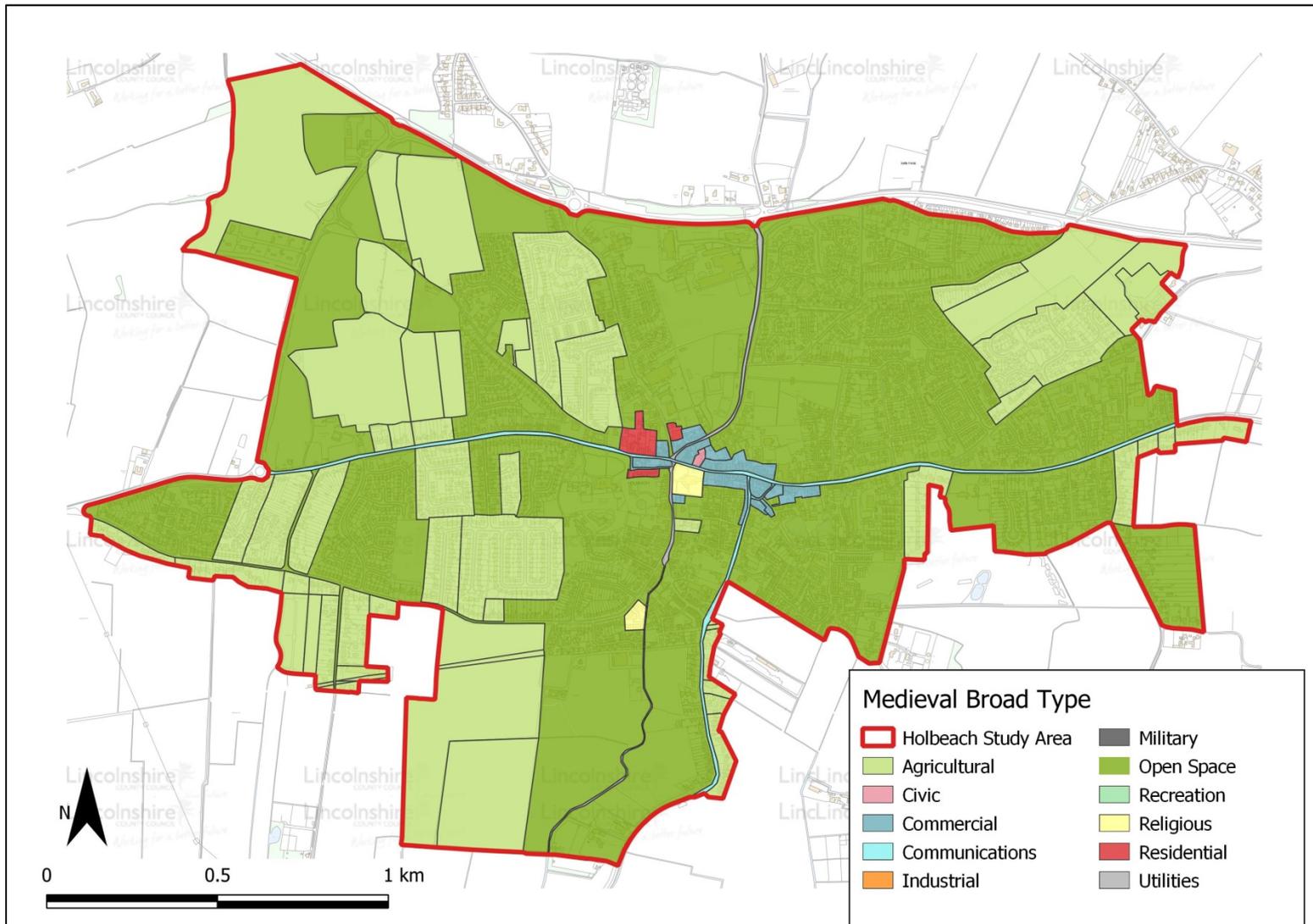


Figure 7. Medieval broad type of Holbeach.

Settlement

Domesday Survey

3.6.1 Holbeach in the Domesday survey, is listed five times, representing a mixture of manors within Holbeach and land holdings within the area held by external manors. It is possible that there are two manorial centres located within the area of today's town, however further work could be done to elucidate this. The other three entries represent land held by external manors as part of their properties (these properties are often

not in the same location as the manor). Holbeach is the largest settlement in the hundred (wapentake) of Elloe, which included other settlements like Spalding Whaplode and Crowland. The tax paid by this manor amounted to 20.3 geld units (gelds were assessed by the number of hides; hides are an Anglo-Saxon land measurement similar to 30 modern acres²⁴). Land use in Holbeach is largely a varied mix of

²⁴ Nationalarchives.gov.uk. (2019).

plough land and meadow; however realistically it would have supported many more uses which are not noted in the Domesday survey.

Land Reclamation

- 3.6.2 An extensive programme of drainage took place around Holbeach in the centuries following the conquest. Saturday Dike was constructed c1160-70, Hassock/Lords Dyke was built between 1170 and 1230, Asgardyke was constructed in 1205-6 and the Common Dyke was finished in 1241²⁵. These dykes resulted in many hectares of new land in the parish of Holbeach. This new land was used for a variety of purposes, primarily for grazing livestock and arable farming and was owned by whoever had drained the lands or paid for the drainage work to be done²⁶.
- 3.6.3 These dykes highlight the large amount of cooperation that must have taken place between the villages of Whaplode, Holbeach, Fleet, Gedney, Lutton, Sutton and Tydd among others. It is estimated that 50 square miles of land were drained between 1170 and 1241²⁷ and such lands were divided into common grazing areas throughout much of the 12th and 13th centuries. Despite this apparent cooperation, there were also frequent disputes over land division, grazing rights and land for salt production²⁸. In 1189 a dispute between Crowland Abbey and the surrounding villages broke out under the impetus of Nicolas Prior of Spalding, who formed an opposition to Crowland to seize some of the fenland for grazing cattle; Nicolas and his group are said to have met in

Holbeach church to discuss the issue²⁹.

- 3.6.4 As well as communal enclosure, private enclosure also occurred during the 12th and 13th centuries; Conan son of Ellis, is reputed to have reclaimed a substantial amount of land from the salt marshes within Holbeach parish³⁰. Much of the land (called Conayneulandia), was donated to Crowland Abbey upon his death in 1218, including Erlesneuland, Sciwardesneuland and Utbrokene and *"all the land between the River (ripa) of Holbeach and the donation included the homage of three men (salters) who lived there"*³¹.
- 3.6.5 The draining of the land created many new opportunities, including new lands for commons which provided grazing land for the villages. Salt mining also continued to expand, becoming a substantial industry in the medieval period as a result of the land reclamations. This brought economic growth to towns like Holbeach thanks to the tolls and taxes placed on salt as it passed through the town or was processed locally.
- 3.6.6 The field patterns within Holbeach suggest medieval division of open fields into strip fields. The field boundaries and shapes seen in the Tithe Map of Holbeach (c1839) suggest a much earlier origin and demonstrate that farming was taking place in Holbeach early in the medieval period.

25 Davis, S. (1994).

26 Davis, S. (1994).

27 Hallam, H. (1954).

28 Owen, D. (1971).

29 Macdonald, G. (1890).

30 Hallam, H. (1954).

31 Hallam, H. (1954).

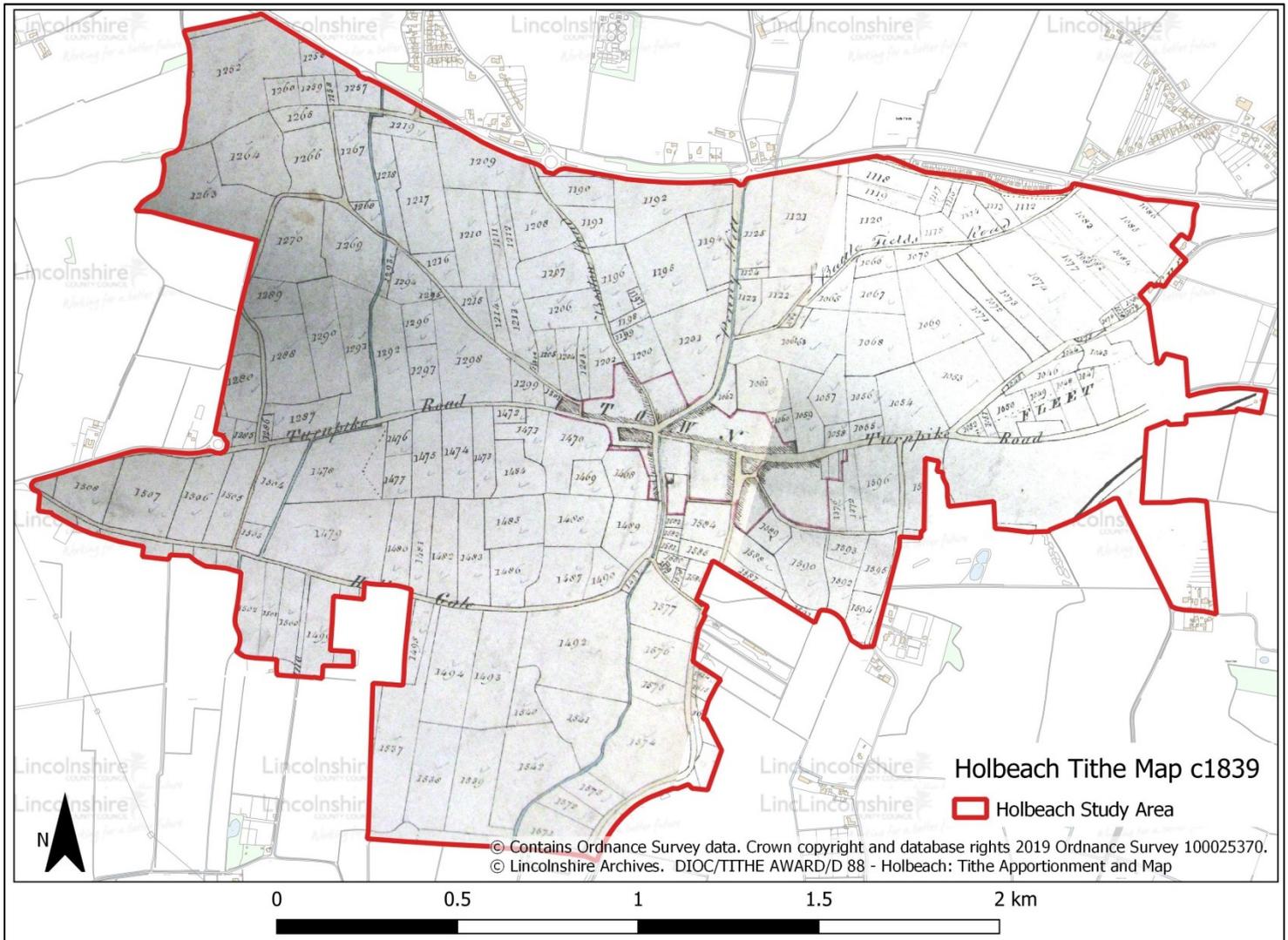


Figure 8. Tithe map c1839 showing evidence of medieval field systems. Lincoln Archives DIOC/TITHE AWARD/D 88

Street pattern and development

3.6.7 There is little certain evidence for street development during the medieval period. The plan form of Holbeach which can still be seen today is likely to have begun where the Holbeach River and the east-west road meet as this is where the church is located.

3.6.8 It is recorded that a market was held in the centre of Holbeach (where there is still a road called Market Hill in 2019) at the current position of the

five-way cross roads³² (it is a common feature of medieval towns for cross roads to become a market place). At this time, the Holbeach River flowed through the town rather than beneath the roads Church Street and Park Street (it would be converted to a road in the 19th century). Where the river and the east-west road, which connected Holbeach to Spalding and the eastern villages, met provided the perfect location for trade and markets, with

32 Lincolnshire Historic Environment Record

goods being transported both on the river and by road.

- 3.6.9 The plan form south west of the central cross roads between West End and Back Lane could suggest that the central market was held in this rectangle of land, or that it had expanded here over time as the market grew. Permanent stalls and structures may have then in-filled the market over time, creating the street pattern that we see today.

The property plots on the north side of West End are tenement plots, possibly laid out to face the market in the medieval period. These likely grew as the town grew and became a commercial centre for the surrounding area. Tenement plots are also visible along the north side of High Street and on the south to the east of the church, which could provide an indication of the spread of the settlement from east to west.

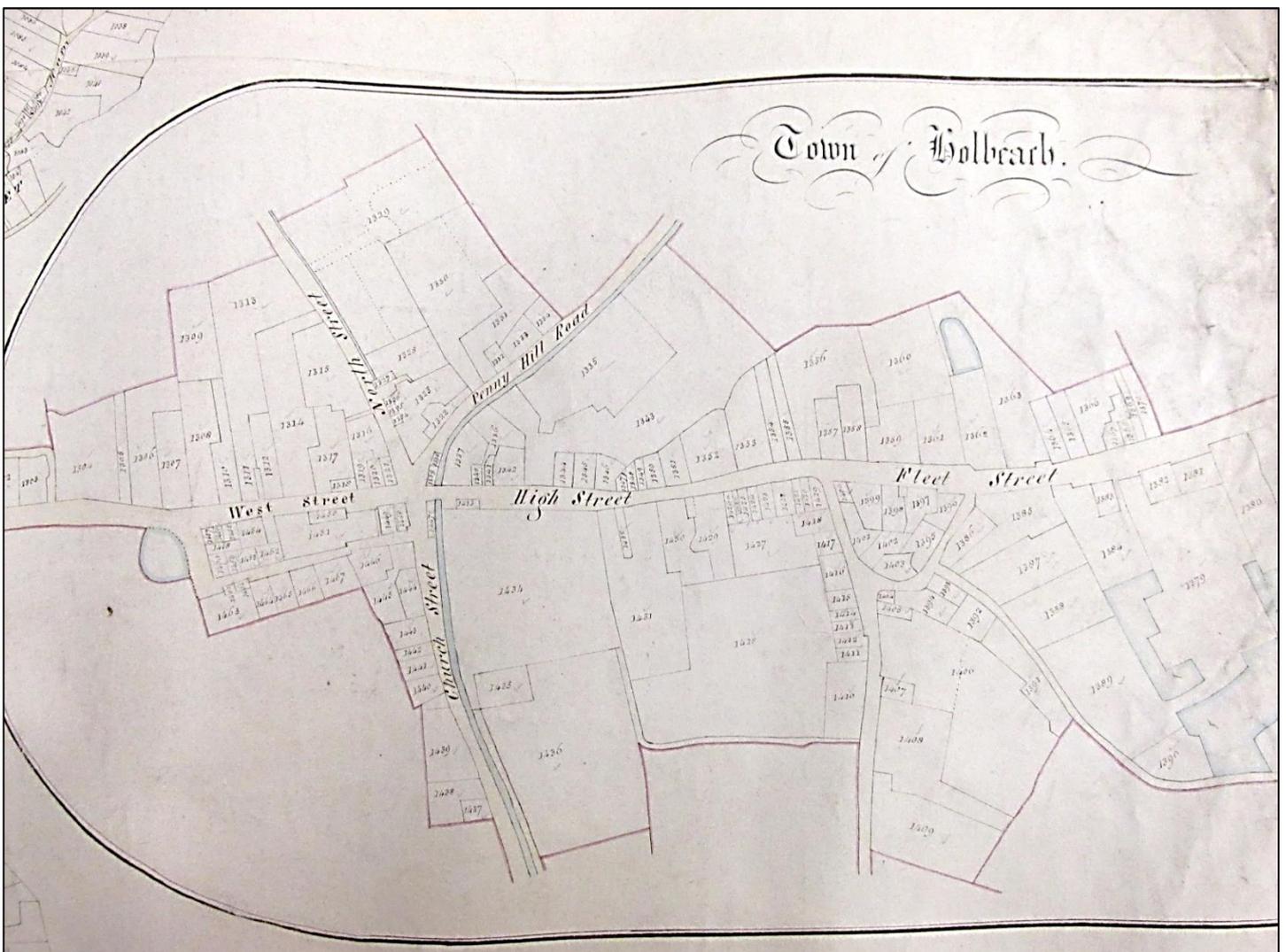


Figure 9. Tithe map c1839 Holbeach town centre inset, showing street pattern and land plots Lincoln Archives

3.6.10 The street plan of St Johns Street, High Street and Chapel Street could also be the result of a second in-filled market. The meeting of the three roads providing another ideal place for trade; the High Street is also much wider at this point providing room for horses and livestock. Horse trades are known to have been held here in later periods outside of 'The Horse and Groom', where the horses were paraded back and forth along Chapel Street for prospective buyers.

Religion and Education

Religion

3.6.11 There has been a church in Holbeach since at least 1177³³, at this point it belonged to the priory of Spalding. Further mention of a church in Holbeach is made in 1189 when a band under the direction of Prior Nicholas of Spalding consisting of discontented locals met to discuss seizing some of Crowland Abbey's land to graze their cattle³⁴. All Saints Church was originally built in 1332 following the Bishop of Lincoln acquiring an advowson for Holbeach³⁵.

3.6.12 Another church was present in Holbeach, dedicated to St Peter (HER: MLI22218). This is thought to have been located on the corner of Hall Gate Road, where 'The Sidings' street and houses are located. 'Cross' is labelled on the c1888 OS map, which could be connected to the chapel. Stukeley references the church in his account of an event which took place in 1719 during construction work which uncovered a number of skeletons thought to have belonged to the church³⁶.

33 Macdonald, G. (1890).

34 Page, W. (1906).

35 Pevsner, N. Harris, J. (2002).

36 Macdonald, G. (1877).

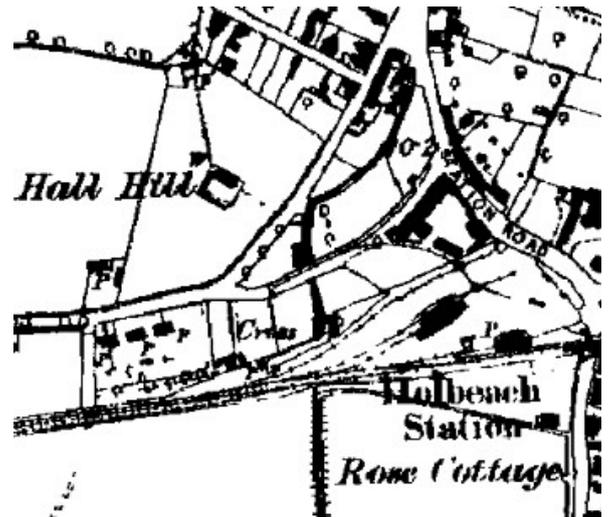


Figure 10. Ordnance Survey map, c1888. 'Cross' possible site for St Peter's Church.

Education

3.6.13 King Edward III granted a licence for a grammar school in Holbeach³⁷ during his reign (1327-1377), it is suspected that the western portion of the church served as the school room, however there is little documentation to support this.

Economy and Industry

Industry

3.6.14 Holbeach's growth during the medieval period is partially the result of its continued connection to the salt industry. There are several monuments that demonstrate evidence for salt processing 2-3km to the north of Holbeach and many mounds, known as salterns, can still be seen in the surrounding region which are the remains of salt production.

3.6.15 Holbeach parish produced a large amount of salt between the 12th and 15th centuries³⁸. Conan, son of Ellis gave several salterns to local monasteries; in 1190 he gave the

37 Allen, T. (1830).

38 Hallam, H. (1965).

rights to take sufficient turf for one saltern at Holbeach, outside of the sea dyke. After 1217, Thomas de Multon gave Crowland Abbey two 'middles' (a unit of measurement) of salt for rent. Salt was also finished in Holbeach. Laurence de Holbeach had one saltern and 'one hill and yard' where it would be processed; this site was also rented at a rate of 12 quarters of salt which gives an indication of how important the industry was to the town.

3.6.16 In 1458 the manor belonging to Thomas Dacre included seven 'salt houses' 56 acres of 'salt area' and 56 of pasture. He also paid a rent in salt, and expected rent to be paid in salt by his tenants, who would pay at the feast of St Boltoph and Michealmas³⁹. Salt production declined and eventually ceased in the 17th century due to the importation of more desirable, cleaner salt⁴⁰.

3.6.17 Despite the importance of salt, the economy of South Holland was incredibly varied in the 12th and 13th centuries. Holbeach is particularly noted for sheep and pasture⁴¹. However, pastoral farming decreased towards the end of the 13th century in favour of arable due to the availability of fertile newly reclaimed land. It is thought that 60-70% of the land was devoted to arable farming⁴², the remaining land was utilised for pasture and meadow⁴³.

Markets and Fairs

3.6.18 Markets grew throughout South Holland, reflecting the expansion of new markets around the country, to provide a designated (and taxable)

space in which to sell goods⁴⁴. In 1252 Thomas de Multon was granted the rights from King Henry III to hold a market⁴⁵. Peter of Goxhill was also granted the rights to hold a fair in the summer of 1284, which is reputed to have been held in conjunction with Fleet. In 1423 the town had also received permission to hold a Sunday market⁴⁶.



Figure 11. Henry Peet's illustration of Holbeach High Cross. SouthHollandHeritage

39 Hallam, S.J. (1960).

40 Bennet, S, Bennet, N. (2001).

41 Hallam, H. (1965).

42 Bennet, S, Bennet, N. (2001).

43 Faulkner, P, Healy, H. Lane, T. (2010).

44 Hallam, H. (1965).

45 Lettters, S. (2004).

46 Owen, D. (1971).

High Cross/Market Cross/High Bridge Cross

- 3.6.19 There is evidence for a cross being located on the present day Market Hill in Holbeach from the 13th century. It is mentioned in tax documents from c1273 as the defined point up to which the prior of Spalding could levy a tax on his fishery⁴⁷, suggesting that it may have already been a well-established landmark in the town. This cross was replaced in the early 15th century⁴⁸; the style of the cross as shown by Stukeley's drawing c1722 reflects the style which was popular at that time⁴⁹.
- 3.6.20 The cross is referred to as High Bridge Cross in some documents from the medieval period, which suggests that it was possibly located on the bridge on the corner of Church Street and West Street/End⁵⁰. Throughout the medieval and post medieval period it would have been on the opposite side of the river to the church.

Guilds and Fraternities

- 3.6.21 In 1389 King Richard II issued a proclamation for all guilds and fraternities to make returns enclosing the details of their foundation rules, manner of life and possessions⁵¹. From Holbeach several guilds made returns, suggesting that there was a strong trading community and a good economy within the town. Records document the Guild of Corpus Christi (which was connected to the tiling trade), The Guild of Saint Thomas the Martyr, The Fraternity of the Assumption of the Blessed Mary (which was connected to the plastering trade of Holbeach, its

meeting room was probably to the south of All Saints Church⁵²), the Fraternity of the Holy Trinity and the Fraternity of the Shepherds of Holbeach.

Important Buildings

All Saints Church

- 3.6.22 All Saints Church (NHLE: 1064486) is the only building dating to the medieval period still standing within Holbeach. The present church was constructed in the 14th century following the Bishop of Lincoln acquiring the right to a church benefice and proposing to pay for a replacement chancel⁵³. It is suggested that the two round towers located to the north of the church were a 16th century addition and are remnants of Moulton Castle⁵⁴. However, there are alternative suggestions for the origins of the towers, including one theory that they were added at the same time as the building of the church⁵⁵, and another theory that the stone came from the demolition of All Saints Hospital in the late 17th century.

47 Peet, H. 1894.

48 Lincolnshire Historic Environment Record

49 Peet, H. 1894.

50 Peet, H. 1894.

51 Macdonald, G. (1890).

52 Satherley, J. (2004).

53 Pevsner, N. Harris, J. (2002).

54 Pevsner, N. Harris, J. (2002).

55 Satherley, J. (2004).



Figure 12. View of the front porch and spire of All Saints Church

All Saints Hospital

3.6.23 All Saints Hospital was founded in Holbeach in 1351 after a request for a licence was made by Sir John de Kirton, knight, to King Edward III for permission to construct a hospital. The hospital and associated housing for 1 warden and 15 residents were built on a 4 acre plot of land owned by Crowland Abbey⁵⁶ on the High Street in Holbeach. A ditch which may have been within the former presumed boundary of the All Saints Hospital is recorded north of Chequers Inn. Environmental sampling taken from the ditch indicated that it had been in use in a rural, rather than an urban landscape, and therefore it is unclear whether it would have been open at the same time as the hospital⁵⁷.

3.6.24 The hospital had ceased to function by 1545, no mention of it is made in the reformation records. The structure itself is recorded as having been demolished by William Stukeley's father in 1683, who then built Chequers Inn on the site where it once stood. Prior to demolition William Stukeley made some notes on the form of the building and described it as possessing carved stonework

⁵⁶ Macdonald, G. (1890).

⁵⁷ Lincolnshire Historic Environment Record

and arched windows with mullions⁵⁸. It is suggested by some that the stone used for the north porch of All Saints Church derived from the demolition of the hospital⁵⁹.

3.6.25 All Saints Hospital occupied a large site in the centre of the town, it was donated a large portion of land and it is likely that this land became used for pasture belonging to the Chequers Inn in the 18th and 19th centuries.

⁵⁸ Satherley, J. (2004).

⁵⁹ Cope-Faulkner, P. (1997).

3.7 Post-Medieval.

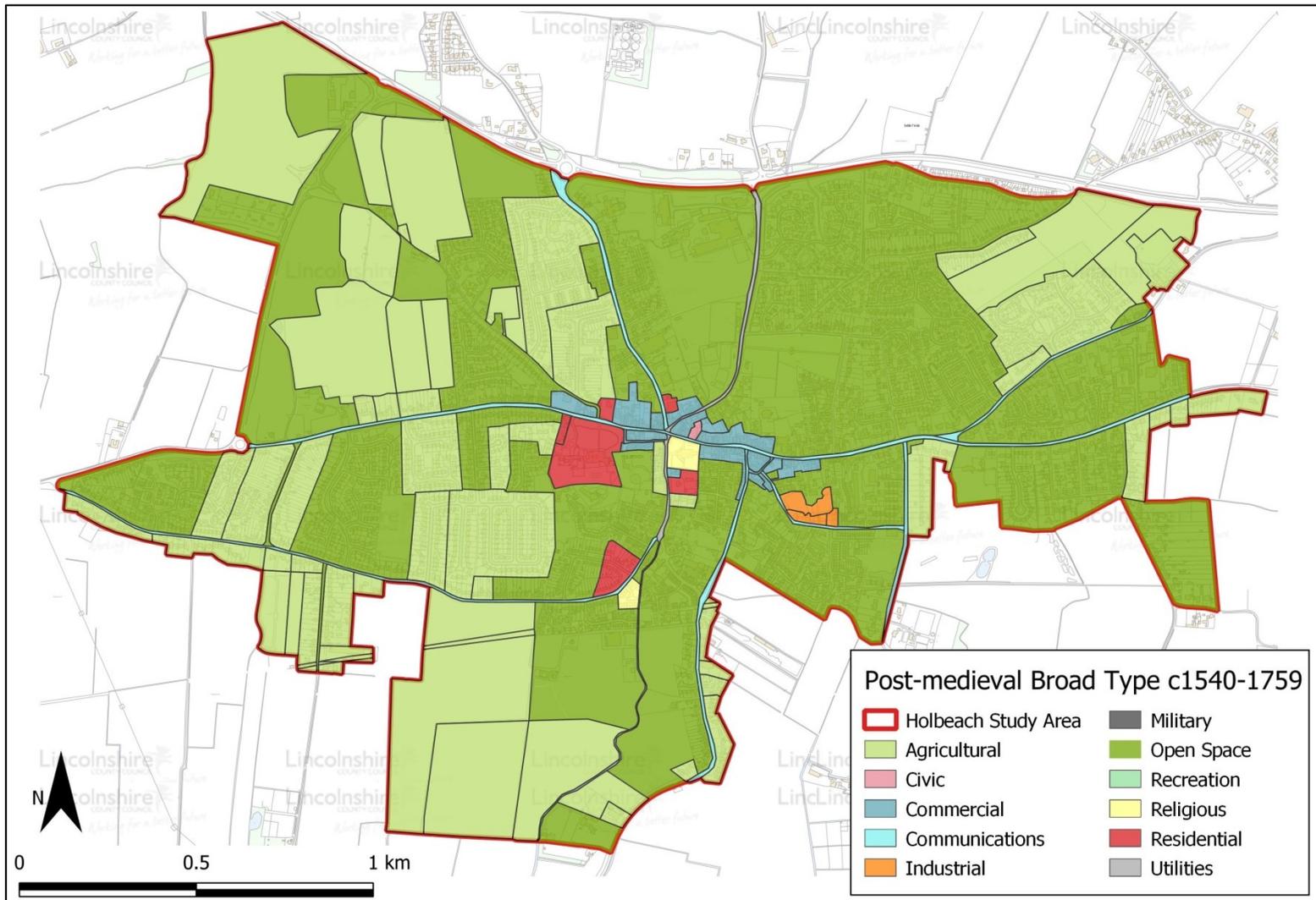


Figure 13. Broad Type from the beginning of the post-medieval period.

3.7.1 The draining of the fens has been a constant theme in the narrative of Holbeach and the South Holland region. In the 14th and early 15th centuries, some of the drainage improvement works which had been completed during the previous centuries began to deteriorate. This was the result of a combination of multiple factors including the Black Death, civil war, increased flooding and decreased maintenance due to shared ownership and responsibility of the dykes. This resulted in frequent flooding events which quickly began to weaken the extant flooding

defences; Holbeach and South Holland were heavily flooded in 1571 and 1611 with a large number of livestock being drowned, and a ship reportedly being wrecked upon a house⁶⁰. This and other events around the country resulted in the forming of the 'Commissioners of the Sewers', an organisation set up to report on and conduct improvements to water courses.

3.7.2 From the late 15th century interest in the drainage of England's marshes

⁶⁰ Wheeler, H. (1868).

increased, it is said that Henry IV "dreamed of nothing more than draining all the marshes in the kingdom"⁶¹. Further formal and organised drainage took place in the fens throughout the 16th and 17th centuries, in organised ventures which were promoted during the reigns of Elizabeth I and James VI⁶². Looking to the Netherlands for inspiration resulted in Cornelius Vermuyden being commissioned to embark on a programme of embanking, excavation of dykes and the cutting new straight rivers to replace winding ones which were considered easily silted. Vermuyden wrote a conclusion to the work in 1642 in *'Discourse touching the draining of the Great Fennes of 1642'*⁶³. Further work was undertaken by the adventurers in 1660⁶⁴.

Settlement

- 3.7.3 Holbeach grew as a settlement in the 17th and 18th centuries with several new large houses and manors being constructed. It continued to expand in the 19th century which saw large numbers of people moving from the countryside to more urban centres.
- 3.7.4 The population of Holbeach and of South Holland increased rapidly during the 19th century. However, the majority of the housing present within Holbeach was deemed to be so poor that it contributed to the high mortality rates for the parish. The housing was mostly single storey with a loft space in which several people would sleep. Holbeach is reputed to have had a mortality rate of 25/1000 per annum, while the national average was 20/1000⁶⁵.

61 Darby, H, C. (1968).

62 Harris, L, (1953).

63 Harris, L, (1953).

64 Darby, H, C. (1968).

65 Lee, W. (1849).

Date	Population	Date	Population
1563	147 (households)	1871	5520
1723	269	1881	5357
1801	2683	1901	4909
1811	2962	1911	5259
1821	3621	2011	7346
1831	3890		
1841	4637		
1851	5191		
1861	5096		

Table 1. Population of Holbeach through the post-medieval and modern periods.

Street Pattern and Development

- 3.7.5 Holbeach River was a catalyst for development within Holbeach and dictated further change within the town. In 1853 Holbeach River was covered over and became one single street. The tithe map of c1839, shows the river being flanked by two streets which met at the bridge before this point. In a report funded by the General Board of Health, the river was highlighted as a source of disease within the town, due to the way it was used by the residents and local farmers.

3.7.6 New street patterns were laid out in the 19th century, to accommodate the surge in population. In Holbeach parish the population increased by 66-100%⁶⁶ across the century. One of the new streets in the 19th century was Albert Street and the smaller roads extending from it (see HUCA 2). These roads are set out in a linear grid form, with the houses lining each of the streets predominantly dating to the 19th century with a few dating to the beginning of the 20th. This development in filled the land between the church and Barrington Gate.

3.7.7 Edinburgh Walk and North Parade (see HUCA 10) were also constructed in the 19th century. This development connected the cemetery on Park Road (founded in 1855) and the High Street, developing land which, in the mid-19th century, had been on the very edge of Holbeach.

Turnpike Road

3.7.8 Improvements were made to the roads within Holbeach when the east-west road through the town was turnpiked in 1764⁶⁷. It is not clear what effect the turnpike road had on the development of Holbeach. By the second half of the 19th century turnpikes were being phased out in favour of the railway. The Local Government Act, 1888 effectively made the highway network a public asset and passed responsibility for its maintenance to the newly formed county councils.

Holbeach Cemetery

3.7.9 Holbeach Cemetery was founded in 1855, it was the product of a local petition in 1849 condemning the overcrowded condition in the original church burial ground. Superintending

Inspector William Lee Esq provided a report to the General Board of Health, on 'the sewerage, drainage and supply of water, and the sanitary condition of the inhabitants.' In this report Lee stated that '*the parish burial ground is inadequate to contain the bodies of the dead, without injury to the health of the living; that it ought to be closed without delay and a cemetery provided at a convenient distance from the town*'. This led to the establishment of the new



Figure 14. Chapels in Holbeach cemetery

cemetery, at the time of founding the cemetery was on the outskirts of the town.

The Railway comes to Holbeach

3.7.10 The railway connecting Spalding to Holbeach was opened in 1858, and the extension to Sutton Bridge was completed four years later, opening on the 1st July 1862⁶⁸. The construction of the railway allowed for larger amounts of goods and agricultural produce to be transported through Holbeach. Prior to the railway being constructed the land was used for pasture and a single dwelling. The

66 Bennet, S, Bennet, N. (2001).

67 Bennet, S, Bennet, N. (2001).

68 Lincolnshire Historic Environment Record: MLI20232

introduction of the railway to Holbeach led to the land between the station and the centre of Holbeach being in-filled in the late 19th century.

- 3.7.11 It has been suggested that railway rolling stock was constructed in Holbeach, at the site of the current garage on Boston Road, however, this is not confirmed.

Religion and Education

- 3.7.12 In 1705, a survey was undertaken of the families in Holbeach, of which there were 400; within this number there were 10 Quakers, 20 Presbyterians and 1 family which associated with the Anabaptists⁶⁹.

19th Century Churches

- 3.7.13 Holbeach Baptist Chapel, a Methodist Church and a Sunday school located on Barrington Gate, were founded in the mid-19th century within the new Albert Street development, the Baptist Chapel is listed (NHLE: 1308789). A Congregationalists Church was also constructed on Park Road in 1870.

Cemetery chapels

- 3.7.14 The cemetery chapels (NHLE: 1253325) located within Holbeach cemetery are grade II listed, and were constructed in c1854-1855, in a decorated gothic style, designed by James Pritchett Jnr⁷⁰ (see Figure 14).



Figure 15. Aerial photograph of Holbeach c1930 showing the railway and goods yard to the south. © Heritage South Holland.

69 Major, K. (1939).

70 Holbeach Cemetery Chapels. (2016).

The chapels were built to serve the Church of England and Non-conformists within the community, and were essential to accommodate the expanding population of Holbeach.

Education

3.7.15 In 1551 a school was founded by John Harrox. In 1669, George Farmer 'of St Andrews in the County of Middlesex' gave seventeen acres of land to six local men of Holbeach, *'so that they may appoint a master of bachelor of arts to teach and instruct the children of Holbeach without expecting any salary or recompense from the family or friends of the children'*⁷¹. Other donations were given for the education of the children of Holbeach throughout the centuries. Several donations were made for the upkeep of Holbeach School, especially in wills. In 1719, James Thompson bequeathed £5 to be paid yearly as an additional salary to teach and instruct twelve poor children of the inhabitants of Holbeach⁷².

3.7.16 At the end of the 17th century, Holbeach children were taught in the chancel of the church. A room over the north porch of the church provided the teaching space for the 18th century, in the early 19th century a school was built on Church Street due to the north porch becoming crowded. Holbeach Grammar School was constructed behind 71-77 High Street (NHLE: 1064489) in 1877, which was the masters lodge in Holbeach. The master's house served as a dormitory for boys who boarded at the school as well as lodgings for the master⁷³.

71 Macdonald, G. (1890).

72 Satherley, J. (2004).

73 Satherley, J. (2004).



Figure 16. 'The Masters House' leading through to the former grammar school

Economy and Industry

3.7.17 In the post medieval period, South Holland and Holbeach continued to be famous for the quality of its agriculture. Daniel Defoe, travelling through Lincolnshire in 1724 commented that *'it is so vast that a quantity of sheep are fed, as makes this county and that of Leicester an exhaustible fountain of wool for all the manufacturing counties of England'*⁷⁴.

Important Buildings

3.7.18 The majority of the listed buildings within Holbeach date to the post medieval period, with the exception of All Saints Church and a 20th century telephone box, please see Appendix 1.

Holbeach Workhouses

3.7.19 In 1661, Richard Davie gave three acres in Holbeach *for the poor of Holbeach forever*, and this may have been the first grant for the construction of a workhouse in Holbeach⁷⁵. The workhouse is directly mentioned in a Parliamentary report

74 Darby, H, C. (1968).

75 Satherley, J. (2004).

as already being in operation in 1777, located on the corner of Penny Hill Road and what is now Park Lane. Housing 35 people, it was in use until 1836⁷⁶. The workhouse building was labelled as the 'Old Workhouse' until the c1956 OS map, at which point it appears to have been used for housing and the land behind became allotments. In the late 20th century the entire plot was developed into residential housing.

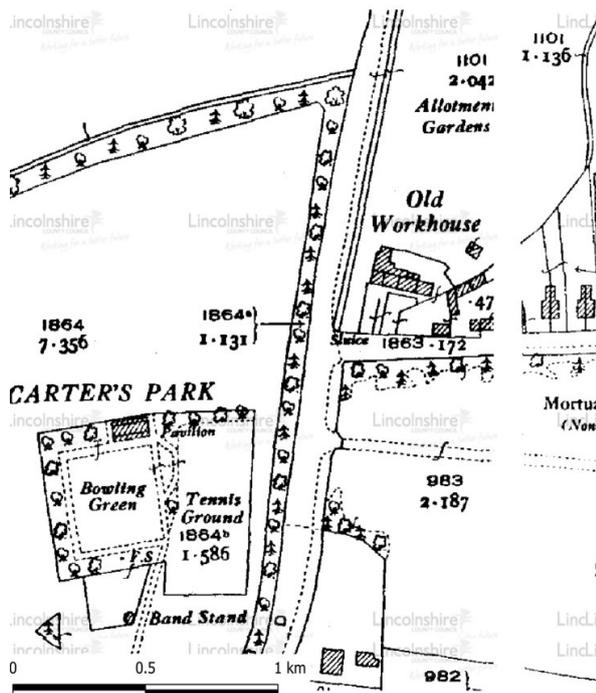


Figure 17. Ordnance Survey map, c1888 The 'Old Workhouse' located on Park Road.

3.7.20 Holbeach was one of the towns which in 1835 established a Poor Law Union to oversee the care of workhouses and the poor of the parish; this led to the designing and construction of the new Holbeach Workhouse on the north side of Fleet Road (NHLE: 1253325). The architect Robert Ellis Jnr, based the construction on the hexagon plan of the Poor Law Commission, designed by Sampson Kempthorne. The Holbeach workhouse is unusual in the fact that

76 Workhouses.org.uk. (2019).

Ellis did little to change the design from the original⁷⁷. When it was finished it could house 386 people and in total cost £4,830 for its construction⁷⁸. The workhouse was in operation until 1930, at which point it became the Holbeach Public Assistance Institution, and then in 1948 as part of the advent of the National Health Service it became Fleet Hospital. In the 21st century the building has been used as a nursing home, and is at the time of writing being renovated to make new residences.

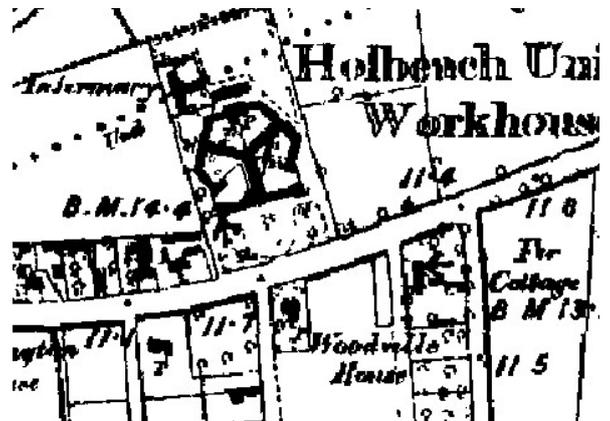


Figure 18. Ordnance Survey map, c1905 showing Holbeach Union Workhouse

Chequers Inn

3.7.21 Chequers Inn is thought to have been constructed on the site of the former All Saints Hospital (see para 3.6.24). The original inn was constructed in the early 18th century, however it is thought that it underwent a small number of renovations, firstly in 1785, then again in 1831⁷⁹. The banqueting hall to the rear was constructed in the late 19th century for public gatherings and its design as a first floor room balancing on pillars was purposefully planned to allow for a new carriage access route for the inn.

77 Morrison, K. (1999).

78 Workhouses.org.uk. (2019).

79 Tann, G. (2019).

3.7.22 The land to the north of the inn which is recorded as Chequers Green in the c1839 tithe is suggested to have been used for drovers who would stop at the inn on route to sell animals, it is also likely that it was used for horses as in the late 19th century, the inn is reported to have enough yard and stable room to keep 70 horses⁸⁰.



Figure 19. Chequers Hotel.

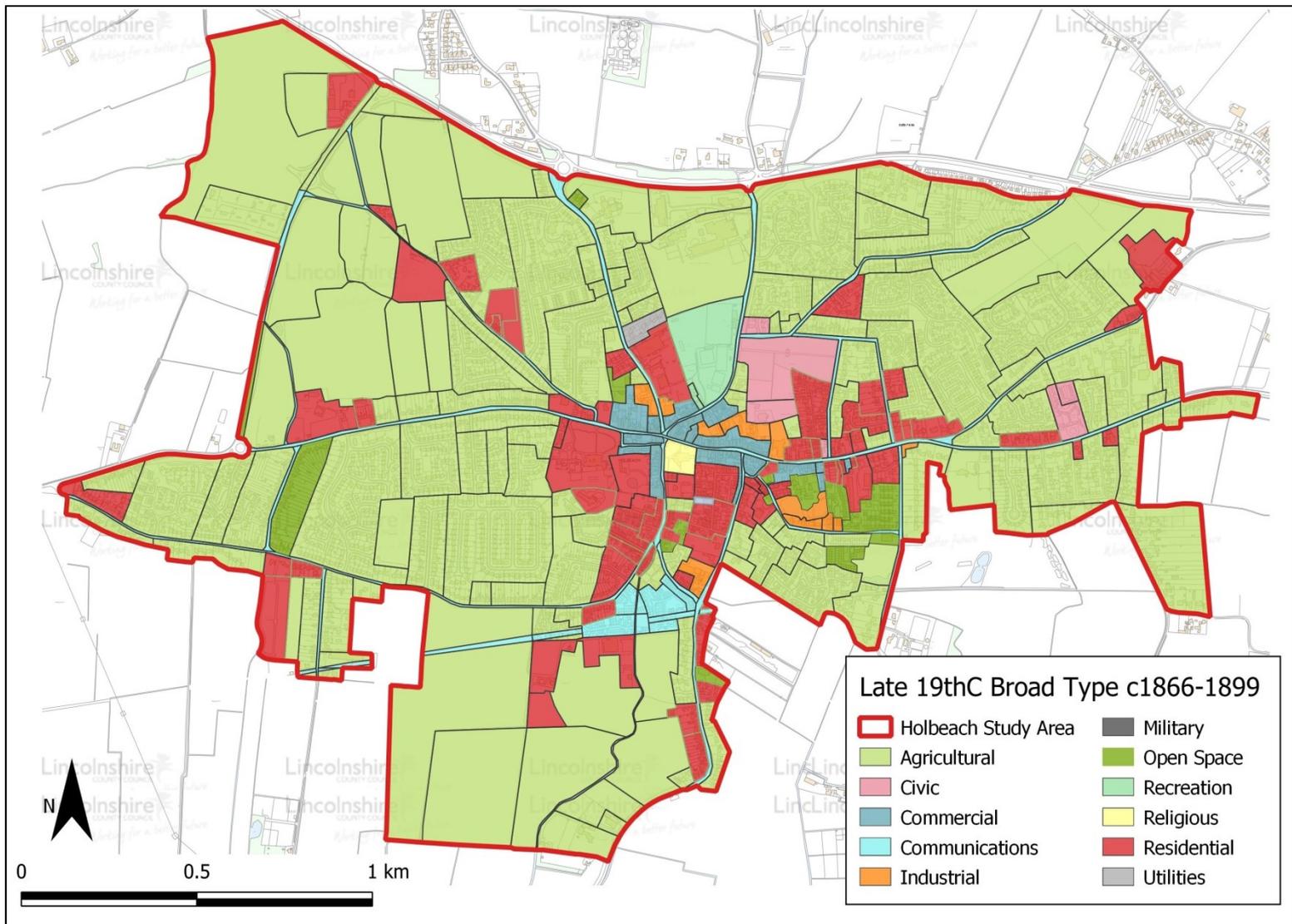


Figure 20. Late 19th Century Broad Type

⁸⁰ Tann, G. (2019).

3.8 Modern (20th Century) and 21st century

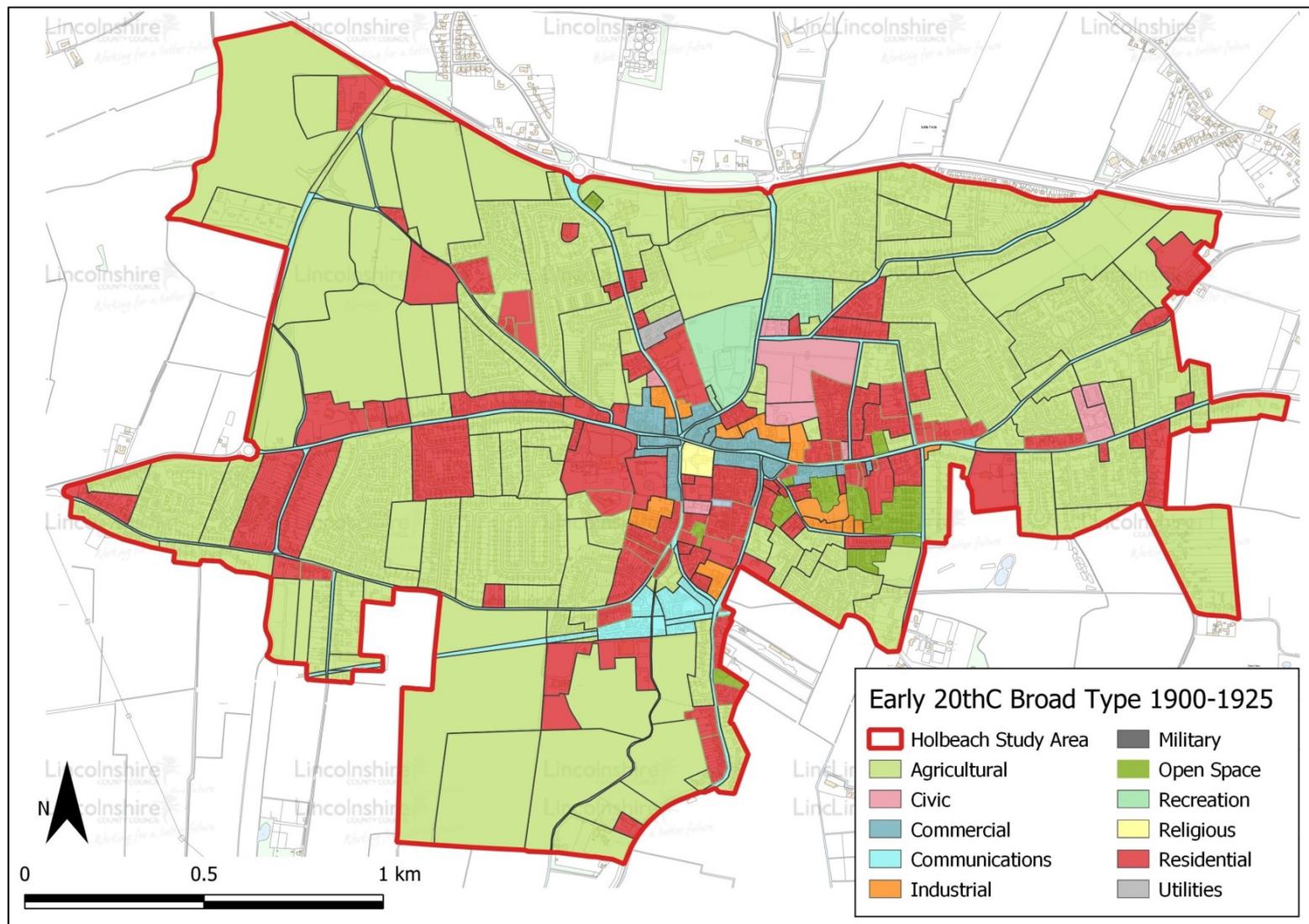


Figure 21. Early 20th Century Broad Type

Settlement

- 3.8.1 Holbeach continued to grow throughout the 20th century; it is during this period that the suburbs surrounding the centre of the town have been developed. The developments which have been built have generally been within groups, defined by the star shaped road plan of Holbeach.
- 3.8.2 The suburbs of Holbeach expanded in the 20th century; the land between

Spalding Road, Wignals Gate and Hall Gate as well as much of the former agricultural land to the north east between Fleet Road, Battlefields Lane and Penny Hill Road, has gradually developed into mostly residential housing. The housing developments which have taken place in Holbeach are relatively evenly spread. Bungalows appear to have been (and often still are) the preferred building style adopted in the town.

Street Pattern and Development

- 3.8.3 Holbeach responded to the need for new housing in the interwar period just like many of the other settlements in the district. New council houses in Fishponds Lane, East Elloe Avenue and Alison Avenue were rapidly constructed to help with the housing crisis.
- 3.8.4 The pattern of Holbeach roads have changed over time; the latter half of the 20th century saw roads moving from grid pattern to long sinuous developments with cul-de-sacs. This street pattern can be seen in the developments between Spalding Road, Wignals Gate and Hall Gate as well as in much of the former agricultural land to the north east between Fleet Street, Battlefields Lane and Penny Hill Road.

Carter's Park

- 3.8.5 Carter's Park was donated to the people of Holbeach in 1929 by Herbert Carter, a local farmer⁸¹. Prior to this the park was in use as a large cricket ground (see HUCA 11). The park in conjunction with Holbeach Cemetery creates a large central open space within Holbeach (which is discussed in HUCA 11), which has been and continues to be used for town markets, fairs and recreation.

Religion and Education

The Church of the Holy Trinity

- 3.8.6 The Church of the Holy Trinity, located on the corner of Fleet Road and Foxes Low Road was dedicated in October 1966. It is the latest church to have been consecrated within Holbeach.

81 Satherley, J. (2004).

William Stukeley School

- 3.8.7 The George Farmer Secondary Modern School was built in 1958, with accommodation space for 600 pupils.
- 3.8.8 William Stukeley School was founded in 1993 following the demolition of the former Stukeley house which had, at this point become a care home.

Economy and Industry

- 3.8.9 In the early 20th century South Holland and Holbeach became the tulip and daffodil growing capital of England. The tulip is represented on one of the town signs of Holbeach.

Important Buildings

Holbeach war memorial

- 3.8.10 Holbeach war memorial was initially designed by Henry Gilbert Gamble in 1920 constructed in 1921 to commemorate the 85 men of Holbeach who had died in the First World War. The unveiling including a well-attended church service, choir and dedication given by the vicar⁸².

Holbeach Conservation Area

- 3.8.11 Holbeach Conservation Area was designated in 1970 as one of a number around South Holland⁸³. In 1997 a report was produced on the archaeological implications of the conservation area, and in 2009 and 2010 a conservation area appraisal took place followed by a conservation management plan⁸⁴.

82 Credland, M. (2014).

83 Anderson & Glenn (2009).

84 Anderson & Glenn (2010).

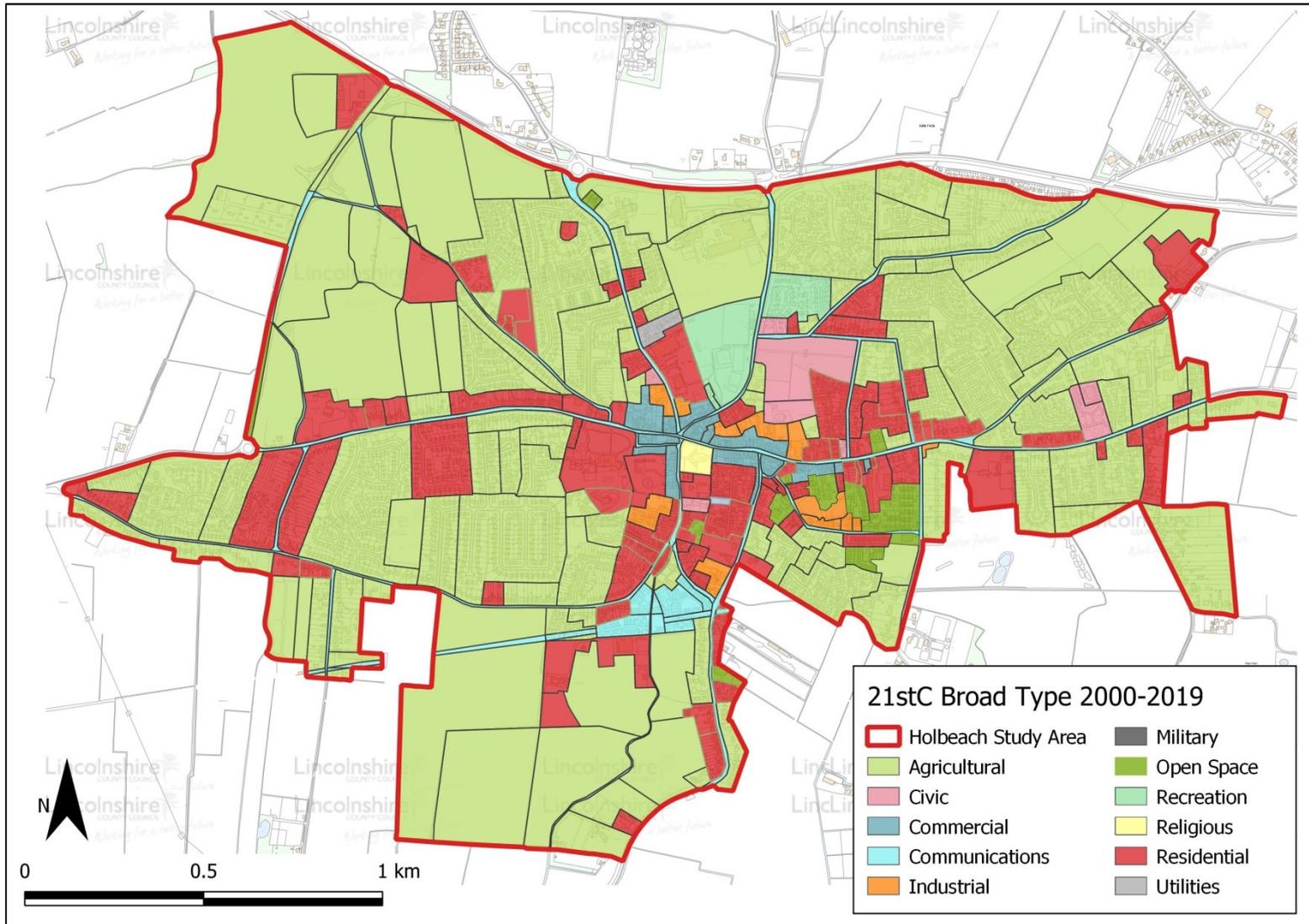


Figure 22. 21st century Broad Type

4 Historic Urban Character Assessment

4.1 Summary

4.1.1 The Historic Urban Character Areas (HUCAs) have been defined based on the Historic Urban Character Types (HUCTs). 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.

4.1.2 The HUCTs are divided into 14 periods; the span of each period has been narrowed from the periods in the archaeological and historical background (para 3.2.2) to provide a more detailed picture of the development over time, incorporating the fast pace of change post-industrialisation and the 20th century. The periods are detailed in the table opposite.

Heritage Values

4.1.3 The character areas have been based upon the Staffordshire and Devon Extensive Urban Surveys, which are founded upon the guidelines produced by English Heritage (Historic England) *Conservation Principles, policies and guidance for the sustainable management of the historic environment 2008*. It is intended that these values will aid planners and developers, who do not necessarily have a background in heritage or archaeology, to understand the towns in a light which reflects its value based upon heritage principles.

4.1.4 The *Conservation Principles* outline four values which can be used to derive the significance of a heritage asset or place. The values are: evidential, historical, communal and aesthetic. All areas will have some form of interest in each of these categories on a spectrum, ranging from low to high; no area can have a null value. It should be noted that the exercise will not take into account other, non-heritage, values that areas may possess.

	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

Heritage Values.

Evidential value	The extent to which each HUCA can contribute to an understanding of past activities and how that can contribute to the town's wider history. This can be either legible or intangible within the townscape and as such covers the spectrum of heritage assets from historic buildings or structures to the potential for below ground archaeological deposits. The extent to which the impacts of the removal or replacement of the heritage assets within each character area will be considered in terms of the effects on an ability for future generations to understand and interpret the evidence.
Historical value	The extent to which the heritage assets are legible within the townscape and how they interact – this can include townscapes/street patterns and individual buildings. Historical associations with events or persons can also add value to the ability of the public and community to engage with the heritage. The extent to which the legibility of the heritage assets has been concealed or altered will also be considered. The opportunities for the use and appropriate management of the heritage assets and their contribution to heritage-led regeneration will also be considered.
Aesthetic value	Addresses the ability to identify how a place has come to look the way it does be it through design or the 'fortuitous outcome of evolution and use'. It assesses the integrity and aesthetics of the place through the historic components of the townscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be amenable to restoration or enhancement to form part of a heritage-led regeneration of the town.
Communal value	Communal values can be commemorative/symbolic, social or spiritual. These values are not easily quantifiable within the scope of this project being subjective to groups and individuals. Consequently in the context of this project the value merely seeks to address the potential for the heritage assets to be used to engage the community/public with the heritage, not only of each HUCA, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered.

The heritage value will be assessed and assigned to each HUCA using the following:

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 are valued by the community or could be used to engage the community, for example, 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.

* The potential for below ground archaeological remains to survive will not be comprehensively addressed within the EUS project. Due to the nature of the project and its time constraints it will not be possible to model archaeological deposits based upon probability and impacts of current development therefore this project must be seen as a guide to potential but that ultimately the decision as to whether archaeological mitigation is an appropriate measure will be decided as part of the planning process.

4.2 The HUCA of Holbeach

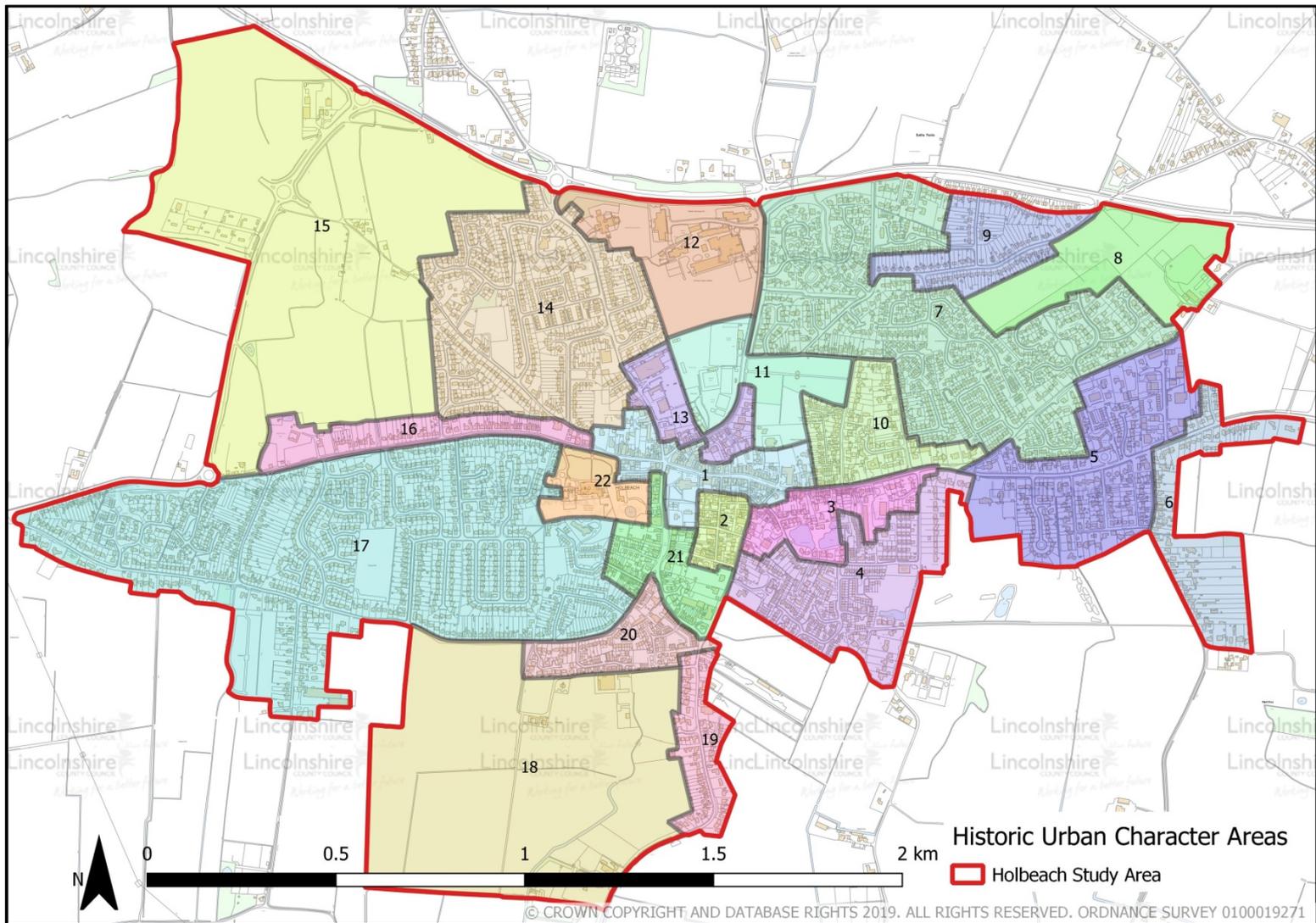


Figure 23. Showing the HUCAs of Holbeach

4.3 HUCA 1 Medieval Core

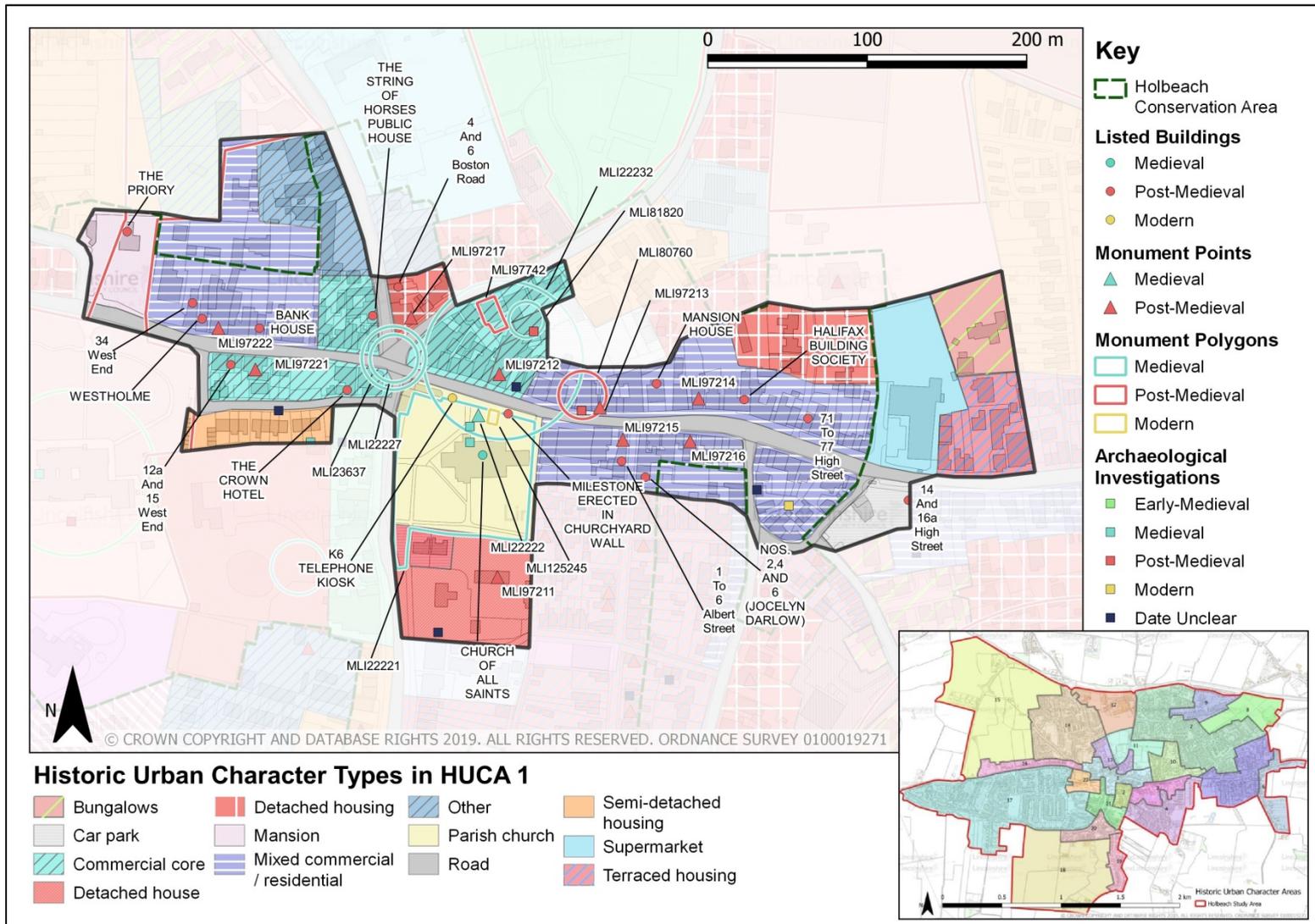


Figure 24. Figure showing the HUCTs and Monument data within HUCA 1.

Description

- 4.3.1 HUCA 1 is the medieval core of Holbeach, and is likely to have been the first to have developed in Holbeach with a central focus on the church. Since the medieval period it has been redeveloped however it is possible that medieval remains survive beneath the later buildings.
- 4.3.2 In the town centre, many of the buildings are used commercially, and are generally of two to three storeys, with shop frontages on the

ground floor with residences above. The street layout in the medieval core appears to have been an organic development with the main routes north-south following the course of the River Holbeach, and the east-west road running on a ridge of higher ground. The latter links Holbeach to the villages to its east and west. Several buildings in the HUCA date to the 18th and 19th centuries; the highest concentration of listed buildings are within HUCA 1.

4.3.3 There are 17 listed buildings within the medieval core. The majority of these buildings are post-medieval, with the exception of one which is medieval (All Saints Church) and another which is modern (the K6 telephone kiosk).

4.3.4 All Saints Church (NHLE: 1064486) was constructed in the 14th century developed on the site of an older church which was first mentioned in the 12th century. The building's tower dominates the skyline within Holbeach and the surrounding fenland landscape. Church views are a common feature in most rural landscapes, however All Saints Church is particularly imposing due to the subtle topography in the wider area. The open space surrounding the church creates a feeling of openness in an otherwise tightly packed urban centre. The church is constructed using stone which was transported via Holbeach River to the site.



Figure 25. All Saints Church and the Milestone

4.3.5 Embedded in the boundary wall of All Saints is a late 19th century milestone (NHLE: 1359264). This milestone makes a slight contribution to the historic character of the character area.

4.3.6 All Saints Hospital known to have been built in 1351 by John Kirton⁸⁵, is likely to have been constructed out of a similar limestone to the church. In William Stukeley's memoirs, he mentions his father pulling down the old hospital building, he notes that the building possessed carved stone and ornate mullioned windows. It is suggested by some, that this material was used to build the turrets that provide the church with its distinctive north porch.

4.3.7 It is likely that the church and the hospital were among the few buildings in the town to be constructed out of stone. It is more probable that the majority of the buildings in Holbeach were made out of more degradable, organic material, such as timber and mud and stud.

4.3.8 It is recorded that the medieval market was held in the centre of Holbeach at the five-road cross roads. The cross roads in the medieval period began as the meeting of Holbeach river and the east to west road (West End and High Street). A market or preaching cross was also located next to the bridge⁸⁶, indicating the location of the market place and was a defining point in the town; records tell us that taxes were charged to and from the market cross.

4.3.9 It is possible that this market was more than just within the central road junction. To the west of the HUCA the land between Back Street, Church Street and West End form a rectangle. The shape and location of this street plan suggest that Back Street and the houses which are

⁸⁵ Lincolnshire Historic Environment Record

⁸⁶ Lincolnshire Historic Environment Record MLI22227

located between it and West End are the result of a former rectangular, possibly medieval market which has been in-filled with permanent structures over time.



Figure 26. Rectangular Street pattern; possibly the result of a large market. C1839 Tithe map

4.3.10 The area between St John's Street, Chapel Street and High Street could also be the result of an in-filled market. There are a few indicators which support this theory; the shape of the road is suggestive of a 'funnel market', this market is often the result of three roads meeting and creating a 'funnel shape' which is the product of visitors walking around the outside of the market place, over time the centre of the street may have been in-filled as shops and structures became a permanent fixture. Furthermore High Street also widens at this point, which would have been essential for showing and selling livestock.

4.3.11 The river was culverted in the mid-19th century due to the belief that the lack of movement within the river was the cause of several health complaints and poor welfare⁸⁷.

4.3.12 A large proportion of the buildings date to the 17th and 18th centuries, although many are later or are alterations of earlier structures. The buildings have mostly been

constructed in piecemeal ribbon developments lining the roads over time and are a variety of detached and terraced properties built in varying styles and heights reflecting the varying fashions throughout the centuries. Many were extensions of buildings already extant, creating a feeling of varied continuation along the street. Currently many 20th and 21st century signs impose obtrusively onto the earlier frontages.



Figure 27. High Street shops, looking west.

4.3.13 The Guildhall of Our Lady is recorded to have been present within Holbeach in the medieval period. Its location is possibly to the south of the church where two bungalows now stand.

4.3.14 There has been little archaeological investigation within the medieval core due to the built up nature of the centre, where investigation has taken place it has been relatively small scale work. The results of these investigations have yielded medieval or post medieval finds.

⁸⁷ Lee, W. (1849).

Heritage Value

<p>Evidential Value: There have been a small number of archaeological investigations within the HUCA. However, there is a high potential for archaeological remains to be extant below ground dating to at least the medieval period. It is also highly likely that many of the buildings also have earlier fabric, which could inform our understanding of the form and function of the buildings and town centre.</p>	High
<p>Historical Value: The heritage assets are highly legible within the townscape, many of the buildings display a large amount of historic character, and there is also potential for heritage regeneration schemes and sensitive development to improve on the historic character of the town. The plan form which can be seen in the town centre is also key in demonstrating the history of the development of the town.</p>	High
<p>Aesthetic Value: The historic character of the HUCA is mostly intact and demonstrates a constant evolution of development within the centre. There is also a large potential for regeneration to further enhance the historic character of the HUCA.</p>	High
<p>Communal Value: The HUCA has a many assets which could be utilised to engage the public. The church is a central point which is seen from the entire town and much of the surrounding area. This view has not changed since the construction of the church, which creates a commemorative link between the current and former occupants of the town. The HUCA has also hosted the market within the town since the medieval period (although the placement of this is currently undecided). Equally the day that the market is held on has not changed, creating a social link between Holbeach and its past.</p>	High

4.4 HUCA 2 Albert Street

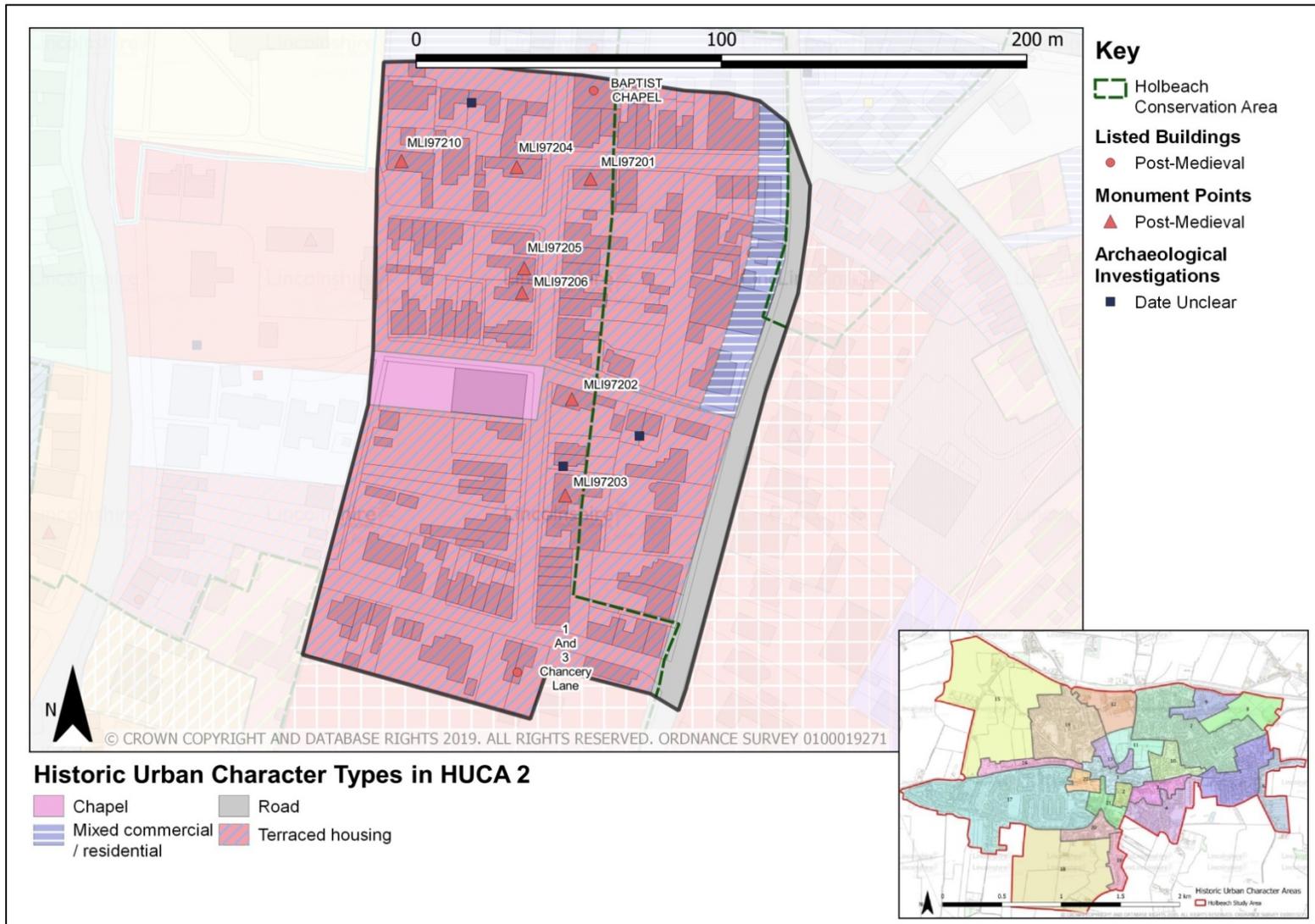


Figure 28. Figure showing HUCTs and Monument data within HUCA 2.

Description

4.4.1 The character of the Albert Street Character Area is predominantly mid to late 19th century residences interspersed with small simple churches, mostly located on the street corners and a Sunday school which is located on Barrington Gate. The streets are purposefully laid out within a large sub-rectangular development which extends south from the High Street, after the plots facing onto the High Street. This development exemplifies the 19th

century urban expansion of Holbeach. The housing and plan form has remained unchanged since its construction in the 19th century.

4.4.2 The properties are a mix of large terraced houses as well as semi-detached and detached with some small terraced houses with yards to the south along Chancery Lane. The building material is predominantly brick, built in a Flemish bond, but a small number of houses have also been clad in stone or rendered.

4.4.3 During the 19th century, brick production peaked in Lincolnshire, in response to the sharp growth in population and need for new houses, especially in south Lincolnshire where the population increased over 66%⁸⁸ between 1801 and 1851; this is demonstrated clearly in its predominant use here. There were also brick production sites locally available to Holbeach.



Figure 29. Facing north on Albert Street.

4.4.4 Within the Albert Street Character Area, there are two listed buildings, these include the Baptist Chapel (NHLE: 1308789) on Albert Street which was constructed in c1845 using red brick and render. The second listed building is 1 and 3 Chancery Lane (NHLE: 1146883) built in redbrick in c1854 it has a front view extending down Albert Street. There are seven non-designated heritage assets comprising entirely locally listed buildings (see South Holland local heritage interest in buildings in Appendix 3).



Figure 30. Facing south on Albert Street towards 1 & 3 Chancery Lane.

4.4.5 The houses gradually change in style and size, as the roads get further away from the High Street. The houses closest to the main road are larger at 3 stories high with more architectural details, such as fan lights, decorative door surrounds and painted lintels, whereas towards the south of the character area the housing is terraced with more of a simple building style. This layout was intentionally designed; positioning the larger detached residences to the north and nearer the High Street, which is more visible and the smaller terraced houses further away from the main thoroughfare which would be less obvious to visitors.

4.4.6 There has been a limited amount of archaeological excavation within the Albert Street Character Area. The results of these excavations revealed 19th/20th century truncation which is consistent with the construction of the housing, the majority of which took place from c1840 onwards, prior to the land being developed, it was recorded as being used for pasture.

88 Bennet, S, Bennet, N. (2001).

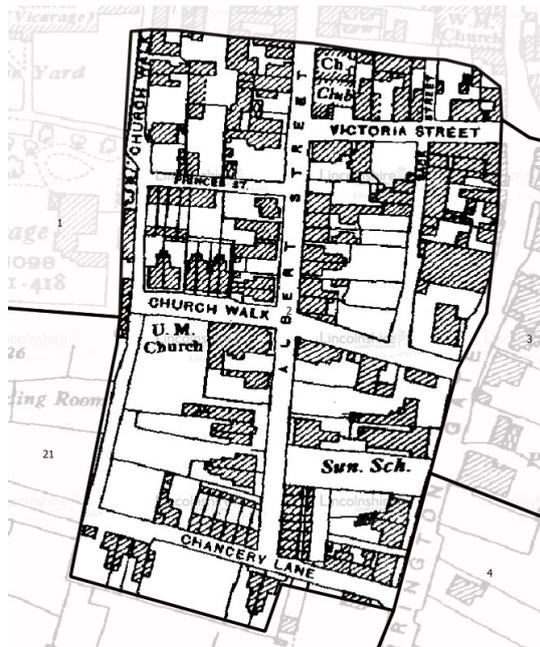


Figure 31. Ordnance Survey map, c1905 showing layout of Albert Street

Heritage values

<p>Evidential Value: The HUCA makes a minor contribution to an understanding of past activities. There has been no change to the plan form and many of the private houses retain historic character. Socially, it represents the expansion of Holbeach at a time when new housing was required for the growing town. The construction of the housing may have impacted below ground archaeology, however earlier remains below the silt level may remain due to the land being preserved through its use as pasture.</p>	Medium
<p>Historical Value: Within the HUCA there are seven non-designated heritage assets and two listed buildings. Most of the assets are houses which date to the 19th/20th century, many of which retain their original features and aspects of their character such as boot scrapers, decorative lintels, original windows or sympathetic replacements. The assets and historical buildings demonstrate the developmental growth and wider history of the town.</p>	High
<p>Aesthetic Value: The character of the HUCA is primarily 19th century suburban development. The historic character of the houses has remained mostly unchanged and is highly legible, which has led to a number of houses on Albert Street and Church Walk being locally listed as category a) buildings in the Schedule (see appendix 3). There is opportunity for restoration to enhance the historic fabric of the HUCA. The integrity of the original street layout and level of the original structures which have been retained gives the HUCA a high aesthetic value.</p>	High
<p>Communal Value: The main use of the streets and buildings is residential. The churches within the housing provide a slightly higher communal value as they create focal points as public meeting places. They could also provide an insight into religious practices and events in the area from the mid-19th century.</p>	Medium

4.5 HUCA 3 High Street ribbon development and 'Old Brick Pits'

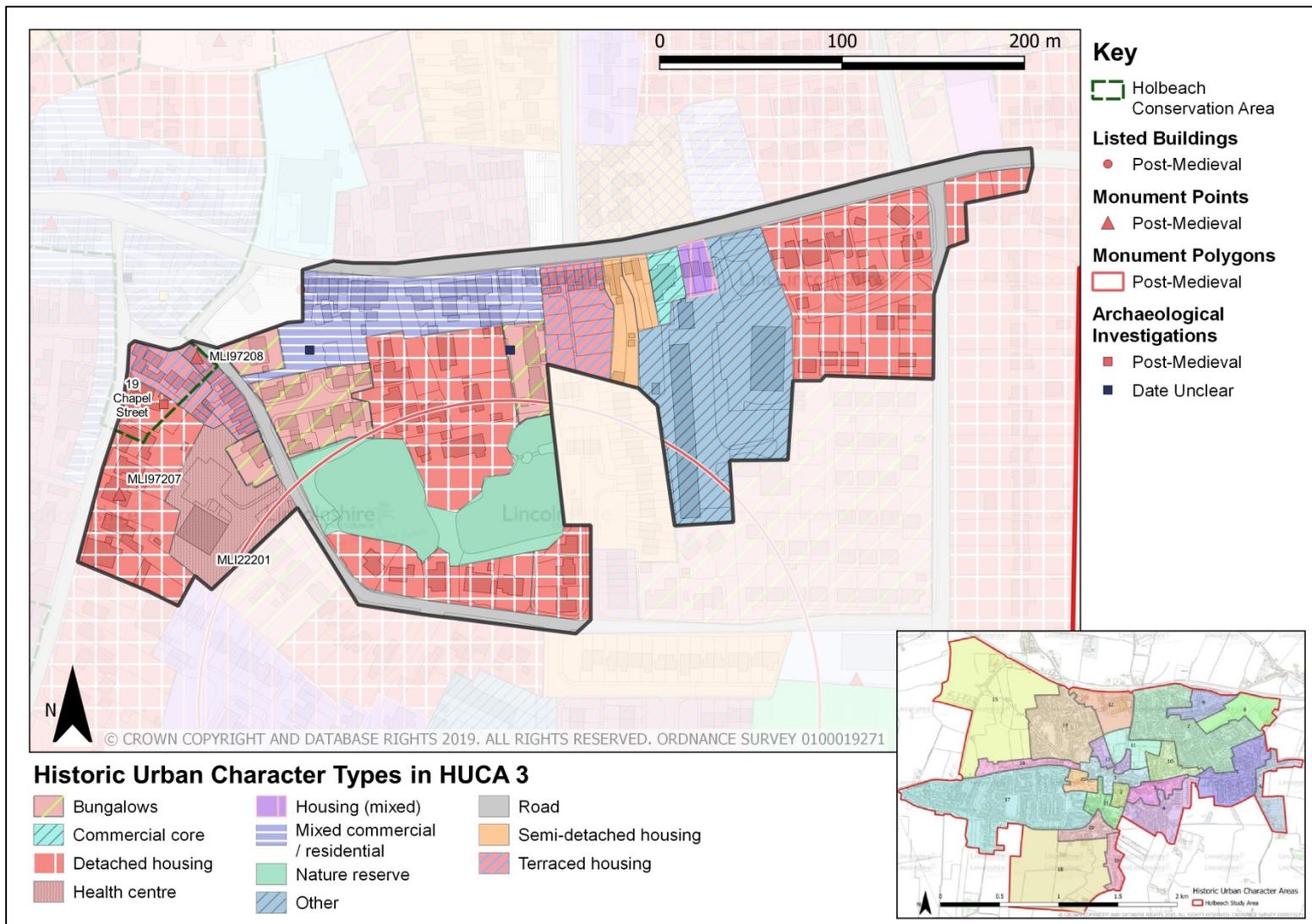


Figure 32. Map showing HUCTs and Monument data within HUCA 3.

Description

4.5.1 The character of the High Street ribbon development and 'Old Brick Pits' character area is made up of residential and commercial units which have developed during the 19th, 20th and 21st centuries. The commercial units are located on the High Street, the residential units are predominantly located on Fishponds Lane and Barrington Gate and to the east of the High Street outside of the commercial core. Ribbon development is typical of this

character area, allowing the town to expand east and south on the High Street and Barrington Gate.

4.5.2 The dominant housing style in character area, is detached housing set in small individual plots. The oldest plots are located on High Street and Barrington Gate. The houses on Barrington Gate are larger, more ornate buildings with architectural details such as decorative window lintels, these houses would have appealed to the wealthier occupants of 19th century

Holbeach. These houses reflect the 19th century expansion of the town and a clear demand for houses.

4.5.3 The High Street was likely the first street to be developed in the character area; the plots of land are relatively long and thin and are reminiscent of tenement plots. The High Street has a mixture of 19th century residential and commercial buildings, the commercial units are closer to the town and many of these appear to have been former houses which have been converted into shops and businesses.

4.5.4 There were further residential developments in the late 20th century to the east of the character area, further away from the town centre on High Street and Dam Gate. These residences are in the former grounds of Mattimore House, which had also been used for offices in the mid-20th century after it fell out of use as a residence.

4.5.5 The former Black Bull public house, which probably dates back to the early 19th century, is a prominent building to the east of the High Street, with a decorative half-timbered and brick frontage and large, Tudor-esque chimneys. New signs cover some of the front of the building and street sign however its former status is still evident.



Figure 33. The former Black Bull public house © Google Streetview

4.5.6 Fishponds Lane has seen the most development in the 20th and 21st centuries. Most of the new properties which have been constructed are either detached houses or bungalows. The bungalows are built into purpose built cul-de-sacs, whereas the detached housing line Fishponds Lane.

4.5.7 Some of these properties have been built onto former industrial sites including a former brickworks. It is likely that the brick production took place in the 17th and 18th centuries⁸⁹, the tithe apportionment records the site as being waterlogged, implying that the site had already been left fallow for some time before the survey. The c1888 map also records the site as being 'old brick pits'. In the late 20th century, some of the site has also been formally recognised as Holbeach Nature Reserve which breaks up the urban developments within the HUCA.

89 Lincolnshire Historic Environment Record MLI22201



Figure 34. Ordnance Survey map, c1888 showing the 'Old Brick Pits'

- 4.5.8 There is one grade II listed building within the High Street ribbon development and 'Old Brick Pits' Character Area, which is 19 Chapel Street (NHLE: 1064529). This is two houses dating to the early 19th century (altered in 1834) and constructed in red brick with painted stucco dressings.
- 4.5.9 There has been very little archaeological investigation within the HUCA, and it is likely that any remains have been truncated by 20th and 21st century development

Heritage Value

<p>Evidential Value: There are very few heritage assets within the HUCA, which can contribute to the understanding of the wider history of the town. However contributions to the history of the town can still be gleaned from the former brickworks, Mattimore House and the Black Bull Inn, with further investigation. It is unlikely that below ground archaeological investigation would further our understanding of the HUCA due to a high level of truncation from 20th/21st century developments.</p>	Medium
<p>Historical Value: The historic character of the HUCA is varied. Barrington Gate and High Street still possess a large amount of 19th century buildings which contribute to the historical value of the HUCA. Much of the historic character however has been lost to late 20th and 21st century developments.</p>	Medium
<p>Aesthetic Value: The HUCA has a large amount of late 20th and 21st century residential developments, which have obscured a large amount of the historic character. However there is also highly visible 19th century expansion which increases the aesthetic value. Holbeach Nature Reserve also provides an area of openness in an otherwise well-developed area.</p>	Medium
<p>Communal Value: The HUCA makes a limited contribution to the communal value of Holbeach, due to the high density of residential development. The Holbeach Nature Reserve does make a contribution to the communal value due to its origins and longevity within Holbeach as a recreational space. It has the potential to engage the public further however with further interpretation.</p>	Medium

4.6 HUCA 4 Farrow Avenue, Fishpond Lane, Dam Gate and Alison Avenue.

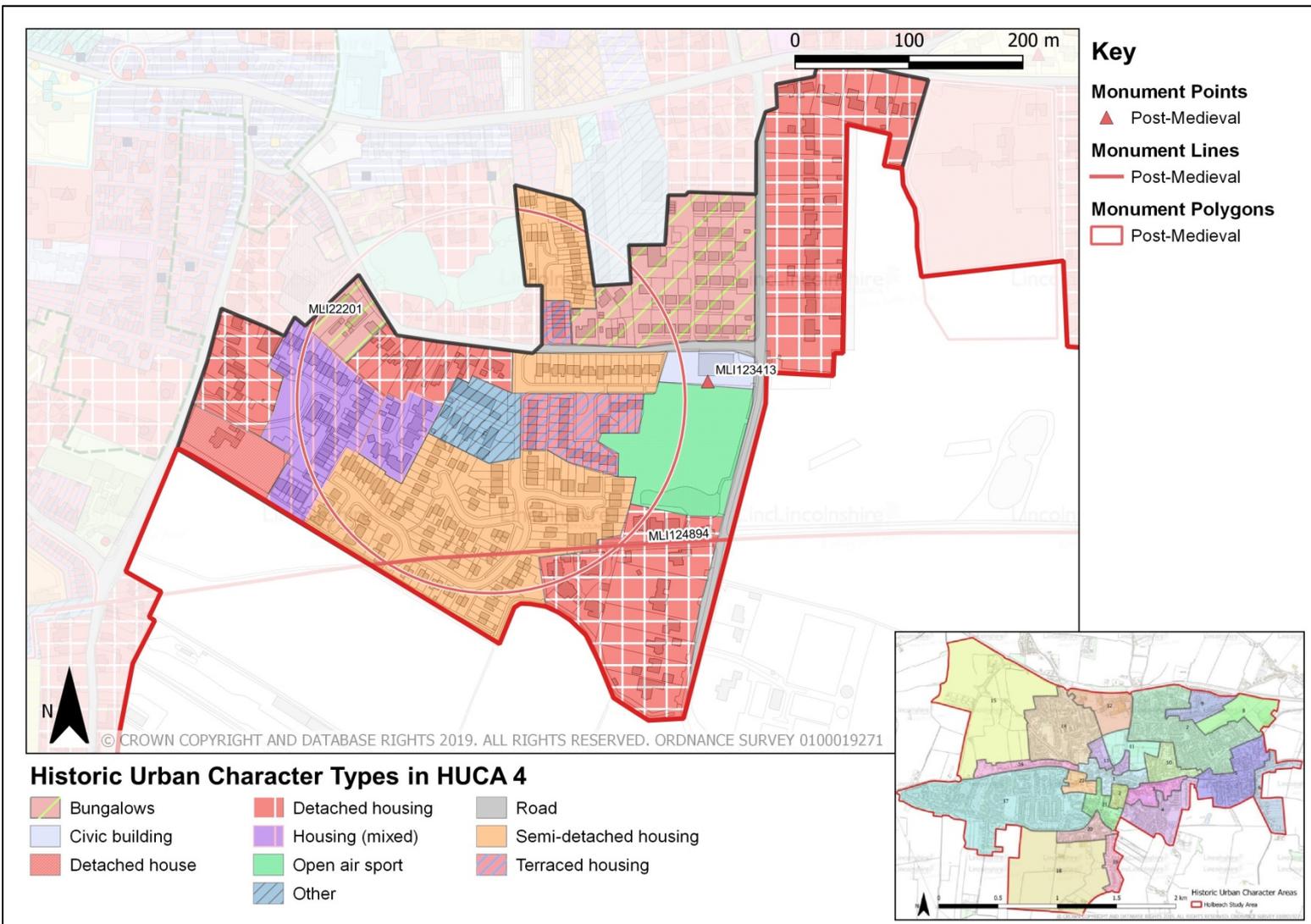


Figure 35. Map showing HUCTs and Monument data within HUCA 4.

Description

4.6.1 The character of Farrow Avenue, Fishpond Lane, Dam Gate and Alison Avenue Character Area is defined by predominantly 20th and 21st century developments. Prior to the residential developments the land was used for agriculture. The tithe map c1839 records that the land was used agriculturally, as a mixture of pasture, arable and meadow. There is also a farmstead recorded within the character area, however,

this farmstead no longer survives. The development progression of the character area is a combination of piecemeal ribbon development and planned housing developments.

4.6.2 The south of the HUCA is characterised by sinuous late 20th and 21st century developments, which are a mixture of semi-detached and detached houses. To

the east of the HUCA there is a large open space used for recreation.

4.6.3 Barrington Gate was subject to piecemeal ribbon developments in the mid-late 19th century and hosts mostly large detached houses set in individual plots with front and rear gardens, each of the houses are of differing styles due to the developments taking place at varying stages. The plots between the 19th century housing were in-filled with further residences in the early-mid 20th century.

4.6.4 Some of the oldest buildings within the character area are the semi-detached houses built by the council, on the south of Fishponds Lane in the early 20th century. Built in response to the housing shortage prior to the outbreak of the First World War, the houses are in symmetrical pairs, the style alternates with each set of houses with either arched designs above the windows or brick work details. The pairs are in individual plots slightly set back from the road.



Figure 37. Early 20th century semi-detached housing. © Google Streetview

4.6.5 The Alison Avenue developments were prefabricated bungalows constructed shortly after the Second World War. Initially, they were a temporary fix to the shortage of housing, however with renovations and updates, they have continued to be used. They have been constructed all in the same style in brick, in rows of three or four, within small individual plots with gardens to the rear.

4.6.6 There are no records of archaeological investigation within the Farrow Avenue, Fishpond Lane, Dam Gate and Alison Avenue Character Area. It is also likely that any archaeological remains which might have been present have been truncated by 20th and 21st century development.



Figure 36. Alison Avenue prefabricated housing © Google Streetview

Heritage Value

<p>Evidential Value: The HUCA lies beyond the historic centre of Holbeach and has seen much development in the 20th and 21st centuries. The street pattern and housing on Alison Avenue demonstrates the early-mid 20th century requirement for affordable houses for the local population.</p>	<p>Low</p>
<p>Historical Value: There are very few heritage assets within the HUCA which make a contribution to the history of the wider area. However, the development of the HUCA does partially demonstrate the social history</p>	<p>Medium</p>

of Holbeach through the council built houses on Fishponds Lane, this history could be improved upon and made clearer to the public.	
Aesthetic Value: Some components of the late 19 th century and early-mid 20 th century housing still legible and contribute to the history of the HUCA. However, here has been a large amount of late 20 th /21 st century redevelopment in the HUCA.	Medium
Communal Value: The HUCA is largely residential, therefore the communal value for the HUCA is low.	Low

4.7 HUCA 5 East Holbeach planned developments

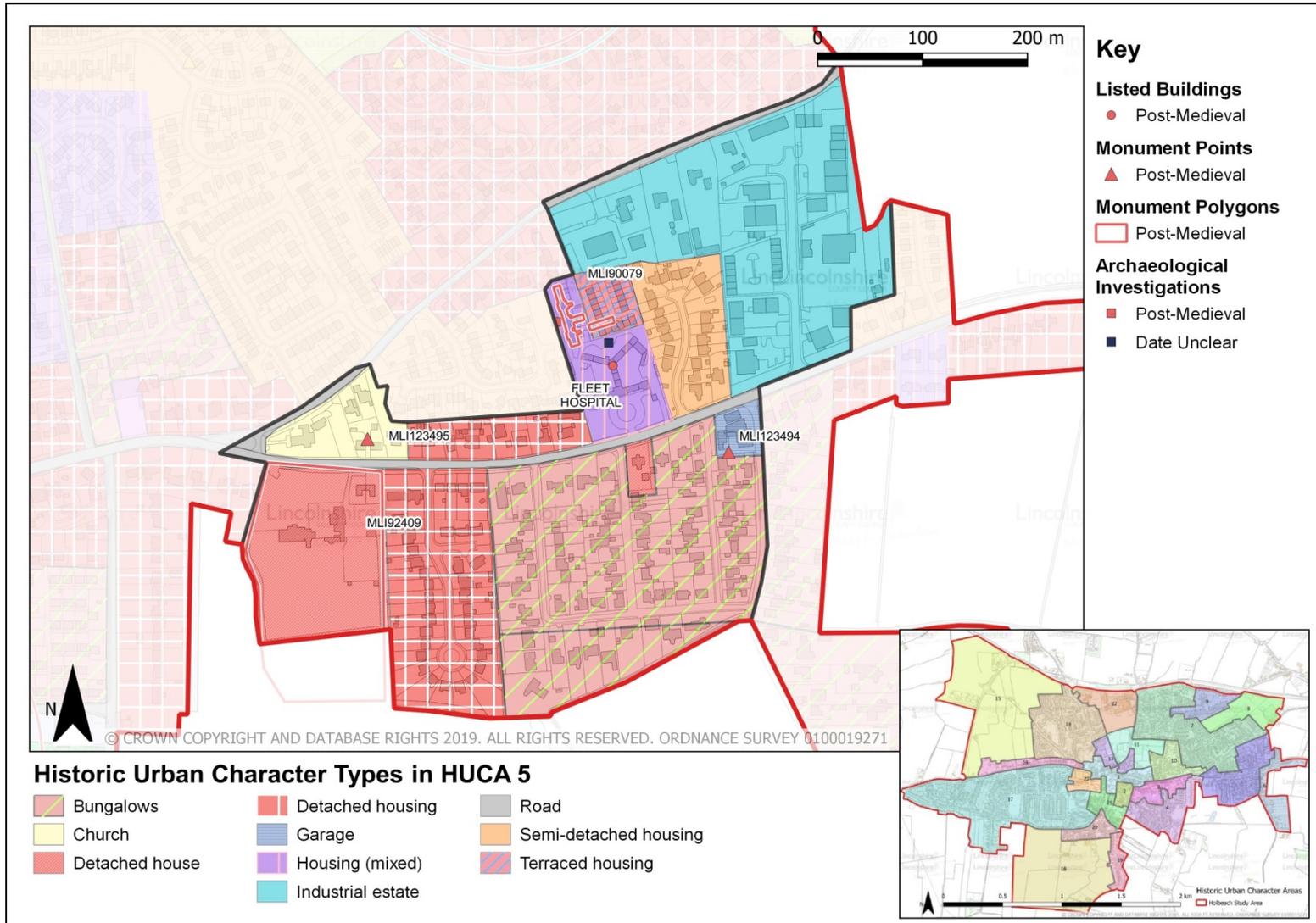


Figure 38. Map showing HUCTs and Monument data for HUCA 5.

Description

4.7.1 The East Holbeach planned developments Character Area, is defined by Foxes Low Road to the north and the edge of Holbeach's urban development to the south, is principally suburban expansion. It is largely residential, with one character type which is industrial in character and another which is commercial. The residential growth within the character area is mostly planned developments, constructed in groups throughout the 20th

century. Prior to these developments the HUCA was predominantly agricultural.

4.7.2 The earliest public building in the East Holbeach planned developments Character Area is the Union Workhouse (NHLE: 1253325), which is a large, imposing, brick building, constructed in 1837 to serve the poor of the district. This listed building was constructed in a 'Y plan design' (see figure 39), which was a common construction

style for the time⁹⁰. The building to the north-west of the main building was built at a later date as an infirmary. The entire workhouse site has (until recently) been a public space, as a poor law institution, health centre, hospital and nursing home. In the 21st century, its use has changed from a public building to private residences; new apartments have been constructed in the grounds to the north of the main building, and the infirmary has also been converted into housing. The main building is (at the time of writing) undergoing a transformation to new high-end houses and apartments. The new constructions have been designed to match the original workhouse style, and the grounds have maintained the original landscaping design; with mature trees positioned along the front of the boundary wall and in the driveway.

4.7.3 The earliest private buildings were constructed in the 19th century, infilling the road from the town up to Holbeach workhouse, which are mostly large detached houses in individual plots. Red Roofs is another large detached property slightly set back on Fleet Street in the early 20th century, built by Herbert Carter (of Carter's Park) for his daughter Dorothy⁹¹, and it is screened from the road by trees and shrubs.

4.7.4 The housing throughout the character area is diverse, with detached houses and bungalows built together. Large detached properties are most common along Fleet Street, and the developments behind the main road are predominantly bungalows. The

streets throughout the character area are designed in a linear plan, extending north and south from Fleet Street; they have taken place in multiple phases and have remained broadly true to the original field boundaries. The roads to the south of Fleet Street were constructed in the latter half of the 19th century in a grid pattern. The streets had already been set out in the 19th century, however only a few cottages were extant by the early 20th century; most of the houses were not built until the second half of the 20th century. The land was being used for small fields or paddocks until this time.

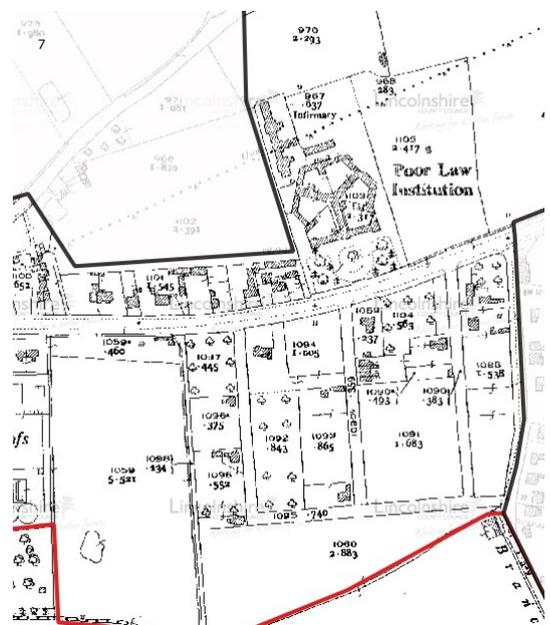


Figure 39. Ordnance Survey map, c1905 showing the grid plan of the streets to the south of Fleet Street and the former Holbeach Workhouse.

4.7.5 The industrial site to the east of the HUCA is a late 20th century addition, built on former pasture land. The warehouses are large modern single storey buildings within single lots.

90 Morrison, K. (1999).

91 Satherley, J. (2004).

Heritage Value

<p>Evidential Value: The majority of the HUCA does not contribute a large amount to the history of Holbeach; most of the developments which dominate the HUCA are mid-late 20th to the 21st century suburban expansion. Holbeach Union Workhouse contributes to the understanding of the social history of Holbeach and how the requirements of social care have changed throughout the 20th century.</p>	Medium
<p>Historical Value: The most prominent heritage asset within the HUCA is the Holbeach Union Workhouse; it provides a strong historic character and intrigue within the area. There are three other heritage assets within the HUCA, including two farmsteads, one of which is no longer extant. Red Roofs is another heritage asset which is still extant, although it is unknown whether it has undergone any modifications and how much of the original character is left.</p>	Medium
<p>Aesthetic Value: The field pattern is still slightly discernible in the development pattern within the HUCA, however it is not overly legible from the ground level. The character of the HUCA is principally 20th century, although some of the buildings remain from the 19th century and the workhouse is also of this period, however these are the only aspects of historic character within a predominantly mid-late 20th century space.</p>	Low
<p>Communal Value: Holbeach Union Workhouse contributes to the communal value of the HUCA due to its long standing public use. It also has the potential to inform the public on the wider social history of Holbeach. The rest of the HUCA does not add to the communal value of Holbeach as it is mostly private residential developments.</p>	Medium

4.9 HUCA 6 Branches Lane and Fleet Road ribbon development

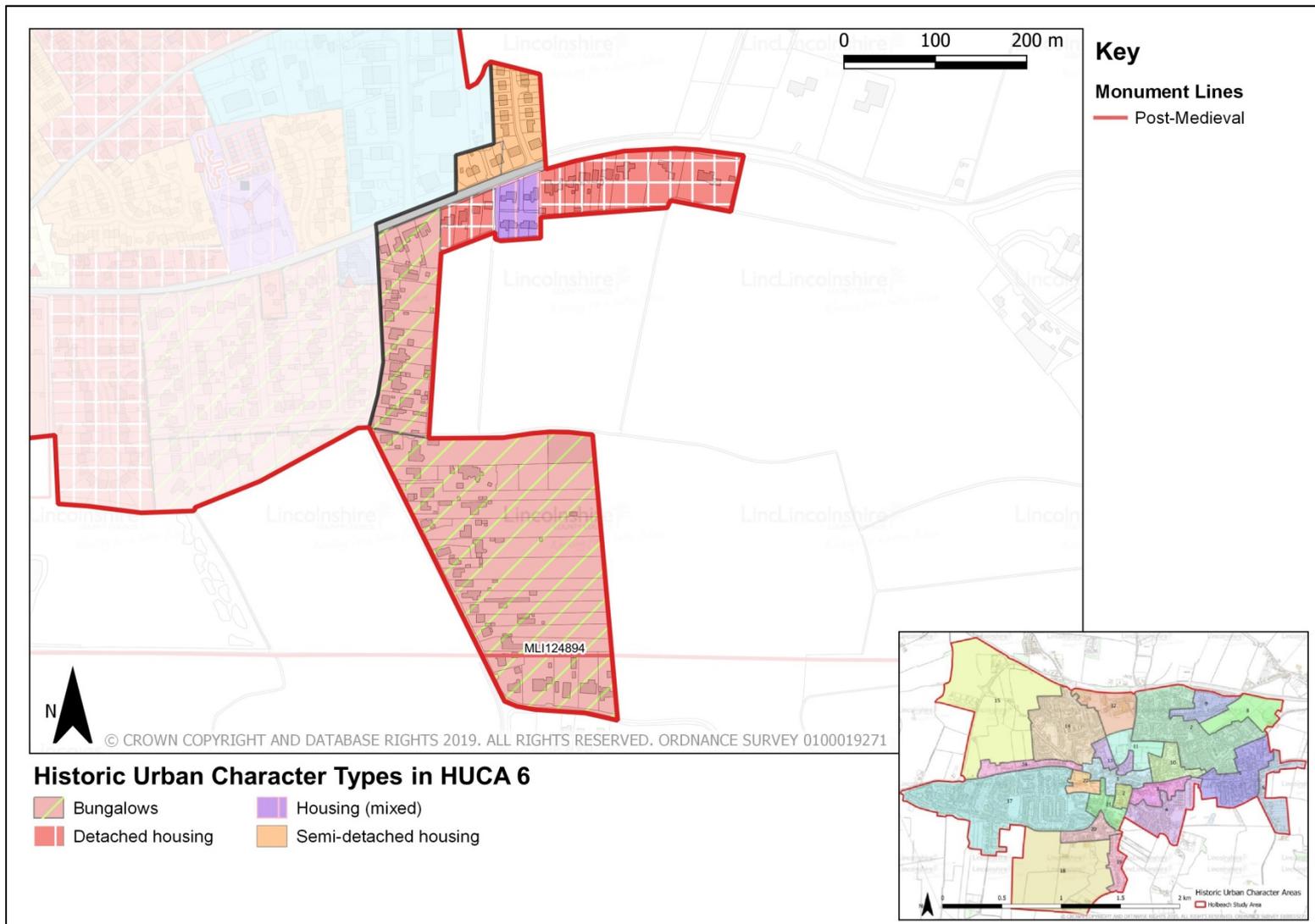


Figure 40. Map showing HUCTs and monument data for HUCA 6.

Description

4.9.1 The character of Branches Lane and Fleet Road ribbon development Character Area is wholly residential, most of which dates to the first half of the 20th century. The houses on Branches Lane (to the south of the HUCA) are red-brick early-mid 20th century bungalow developments that have been constructed around older cottages which can be seen on the c1905 OS map. All of the residences are set in long thin plots

(this is particularly prevalent on the south of Branches Lane), which is typical of the period of construction. The houses to the south of Branches Lane face open countryside to the west, creating an 'edge of town' feel. Further north the bungalows are opposite other residential developments which are set within the gridded streets of HUCA 5. Holbeach railway, prior to it being dismantled in the mid-20th century, ran through the southern portion of Branches Lane, which has defined

the development of the housing in that part of the street.

- 4.9.2 The character of Fleet Street is 20th century residential. The built character of the residential buildings, rather than being predominantly bungalows is predominantly large detached two storey houses set within individual plots with large green gardens which are set away from the road.
- 4.9.3 The Branches Lane and Fleet Road ribbon development Character Area, before it was residential, was

agricultural land which was slightly beyond the edge of the town. There has been no excavation within the HUCA and there are no recorded heritage assets. The field boundaries are suggestive of strip fields and possibly parliamentary enclosure originating in the medieval and post-medieval periods. The patterns of the fields have defined some of the 20th century developments and as such remain moderately legible in the current plan of the Branches Lane and Fleet Road ribbon development Character Area.

Heritage Value

Evidential Value: This HUCA is on the very edge of Holbeach and was agricultural before becoming residential in character. There are no heritage assets which contribute to the history of the town.	Low
Historical Value: There is one heritage asset within the HUCA; the 19 th century railway. This is no longer visible as houses now occupy the area where it was once in operation. Its former course is slightly legible in the change of housing style and direction of construction, however, it is not an obvious change.	Low
Aesthetic Value: The HUCA is dominated by 20 th century residential developments.	Low
Communal Value: Based on the heritage values in 4.1.4, the HUCA has a low communal value.	Low

4.10 HUCA 7 Market Rasen Way, Marshlands Drive and Kings Road late 20th century development

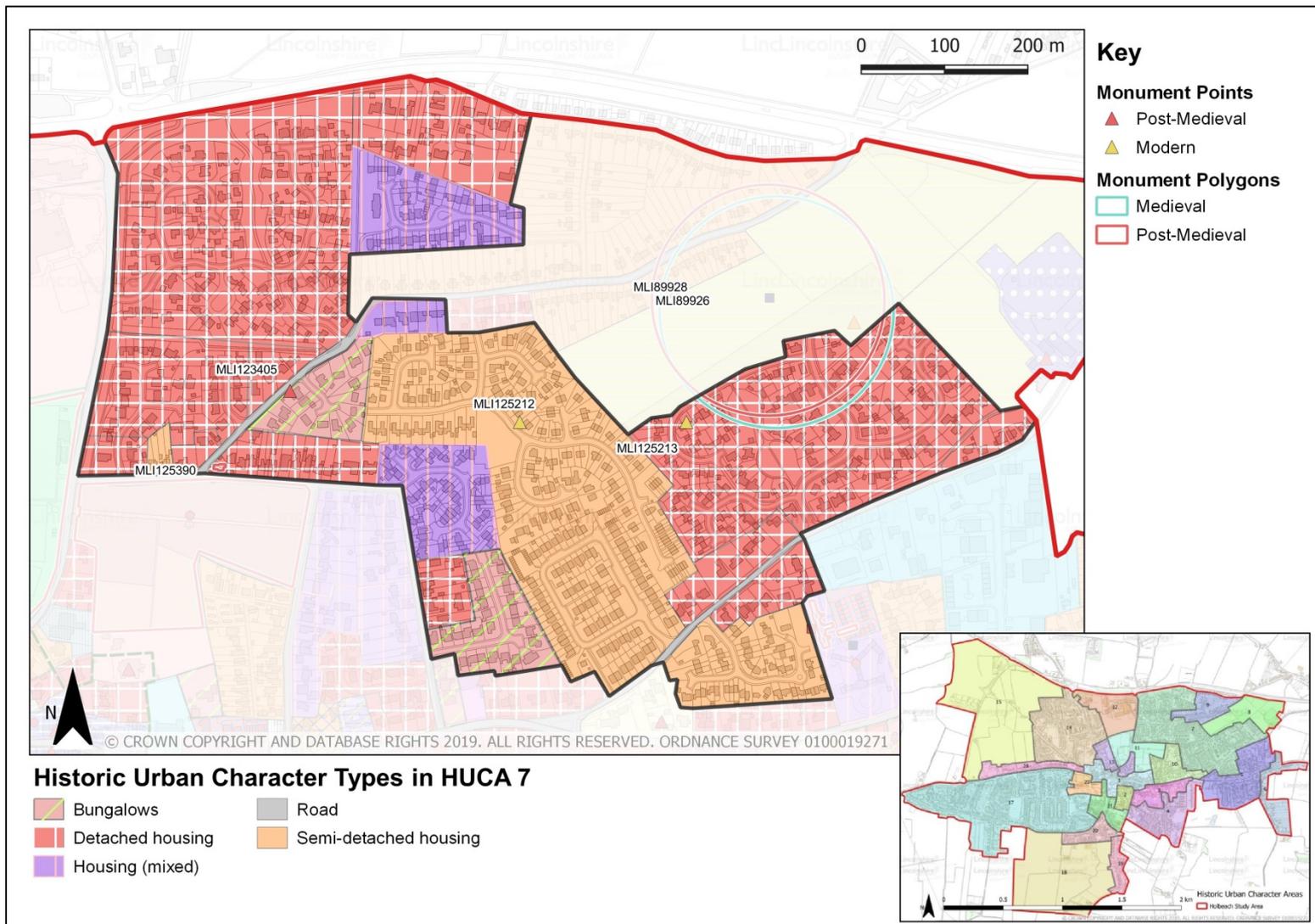


Figure 41. Map showing HUCTs and monument data for HUCA 7.

Description

4.10.1 The character of Market Rasen Way, Marshlands Drive and Kings Road late 20th century development Character Area, is dominated by late 20th century planned residential developments. The layout comprises long sinuous roads and cul-de-sacs with detached, semi-detached and bungalow properties set back from the road in individual or group plots. The diversity of housing types constructed together gives the

character area a varied character and skyline. There are grass verges and open spaces dispersed throughout the HUCA, giving the development a more open quality.

4.10.2 The character area was largely agricultural in the centuries preceding the residential developments; they were constructed in a piecemeal fashion with the option for connection, to new developments as new fields were allocated for houses. The field

shape seen in the tithe apportionment (c1839) is an open field system, which had at some point been divided into strip fields, likely in the medieval period, parliamentary enclosure can also be seen to the west of the character area. The pattern of the fields is no longer legible following the late 20th century housing developments.

4.10.3 The first Holbeach workhouse was located within the south-west corner of the HUCA on the junction of Park Lane and Park Road. It is possible that there was a structure here from the 17th century, however the first official mention of the workhouse was in parliamentary records of 1777. The workhouse was in use until the construction of a new workhouse on Fleet Street in the 19th century. The building was possibly re-used for housing in the mid-20th century, until the entire plot of land in which it was located was redeveloped for modern housing in the late 20th century.

4.10.4 There are three non-designated heritage assets within the HUCA. Two are resistance hides dating from the Second World War; (HER: MLI125213) and (HER: MLI125212). The third non-designated heritage asset relates to Battlefield Farm, which was a 19th century farmstead. All of these assets have been demolished and redeveloped⁹²; therefore there are no heritage assets visible in the Market Rasen Way, Marshlands Drive and Kings Road late 20th century development Character Area.

Heritage values

Evidential Value: The heritage assets present within HUCA 7 are no longer legible, however, there is potential for the assets to contribute to an understanding of the wider history of Holbeach and land use within the town during the Second World War. At present the HUCAs contribution to the understanding of the wider history of Holbeach especially Holbeach's role in the war is not clear.	Medium
Historical Value: The assets within the HUCA are no longer extant, their contribution to the history of Holbeach could be improved. There are no other assets which are legible within the HUCA, which make a contribution to the history of Holbeach.	Low
Aesthetic Value: The aesthetic value of the HUCA has been completely transformed by the construction of 20 th and 21 st century housing. As a result the historic character of the HUCA is no longer clear.	Low
Communal Value: There are few heritage assets within the HUCA. The heritage assets that are known could contribute to the wider history of the town, however at present they do not make a contribution.	Low

92 Archaeology Data Service. (2006).

4.11 HUCA 8 Primrose Holt

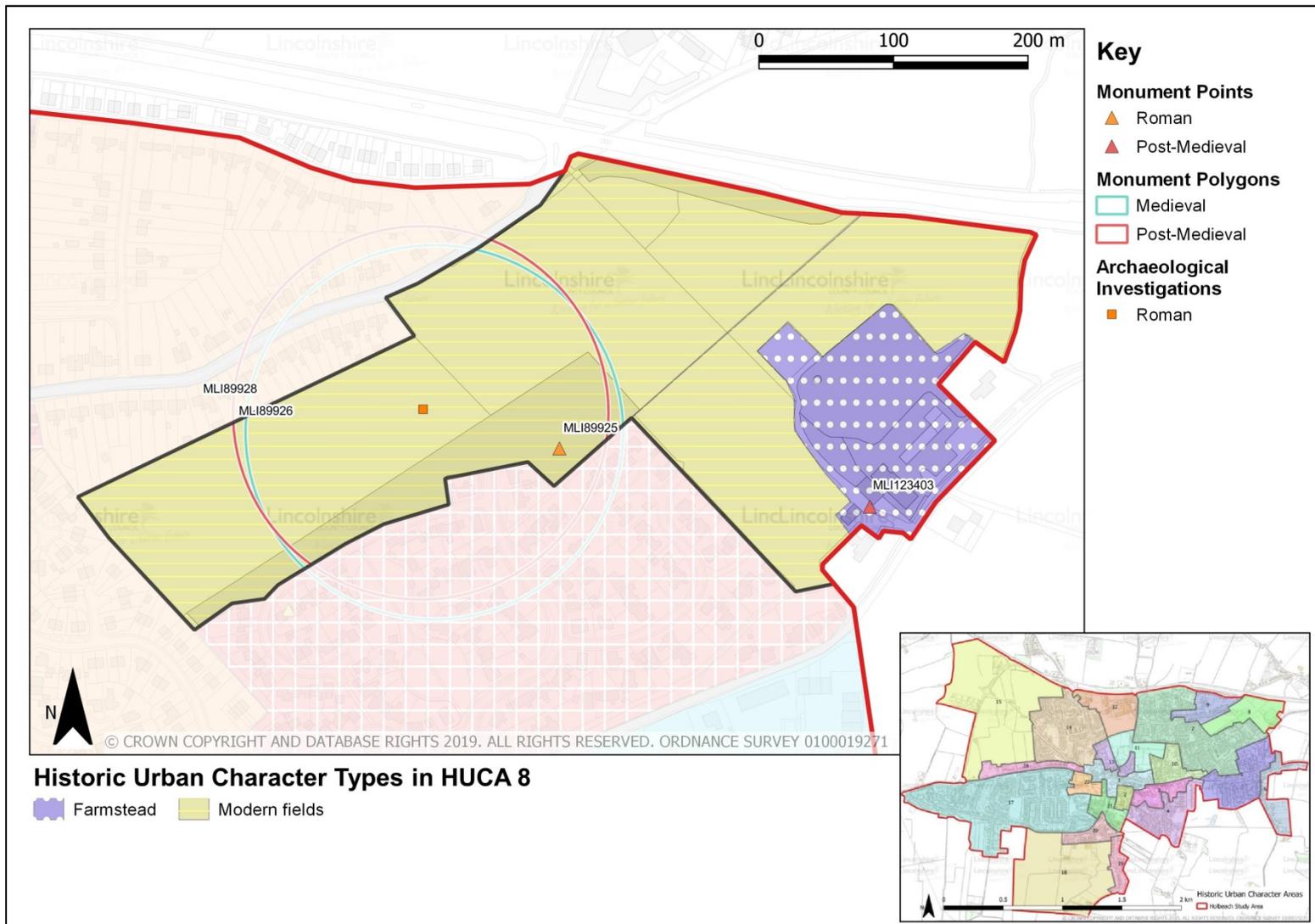


Figure 42. Map showing the HUCTs and monument data for HUCA 8.

Description

4.11.1 HUCA 8 is agricultural in character; Primrose Holt is a 19th century farmhouse (HER: MLI123403), and the land within Primrose Holt is associated with this farmstead. The character area is surrounded to the west and south by HUCA 7 and 9, which are largely 20th/21st century housing developments, the Primrose Holt farmyard itself is in the eastern section of Primrose Holt after which is open fields and the A17. Primrose Holt

Farm has been modernised with the addition of large sheds⁹³, although it has maintained its agricultural character.

4.11.2 The land was formerly agricultural; the field patterns seen in the tithe map and OS maps indicate that the land was being utilised for agriculture by at least the medieval period, if not before. This field pattern has largely been removed through the

⁹³ Lincolnshire Historic Environment Record

modernisation of the fields in the 20th century, from smaller strip fields to large amalgamated field systems, in response to increased mechanisation of farming.



Figure 43. Tithe map, c1839 demonstrating the strip field pattern of the fields in HUCA 8. Lincoln Archives DIOC/TITHE AWARD/D 88

character area. The field walking recorded Roman, medieval and post medieval pottery (HER: MLI89925), indicating possible Roman activity around this part of Holbeach. The medieval and post-medieval pottery could potentially be the result of spreading manure or nearby occupation.

4.11.4 Primrose Holt is allocated within the local plan for future housing.

4.11.3 Field walking and geophysical survey have been carried out within the

Heritage Value

Evidential Value: The heritage assets within the HUCA contribute to our understanding of the early history of Holbeach. The lack of assets from the Roman period within Holbeach could be remedied by further investigating this period within the HUCA.	Medium
Historical Value: The heritage assets that are present within the HUCA, contribute to the wider history of Holbeach. Further research could clarify the relevance of the finds within the wider historical narrative of the town.	Medium
Aesthetic Value: The former medieval field patterns have been significantly impacted in favour of large modern fields, as a result the historical character is no longer legible.	Low
Communal Value: The HUCA is principally private agricultural land and as a result the communal value from a heritage perspective is low.	Low

4.12 HUCA 9 King George V Avenue and Battlefields Lane South

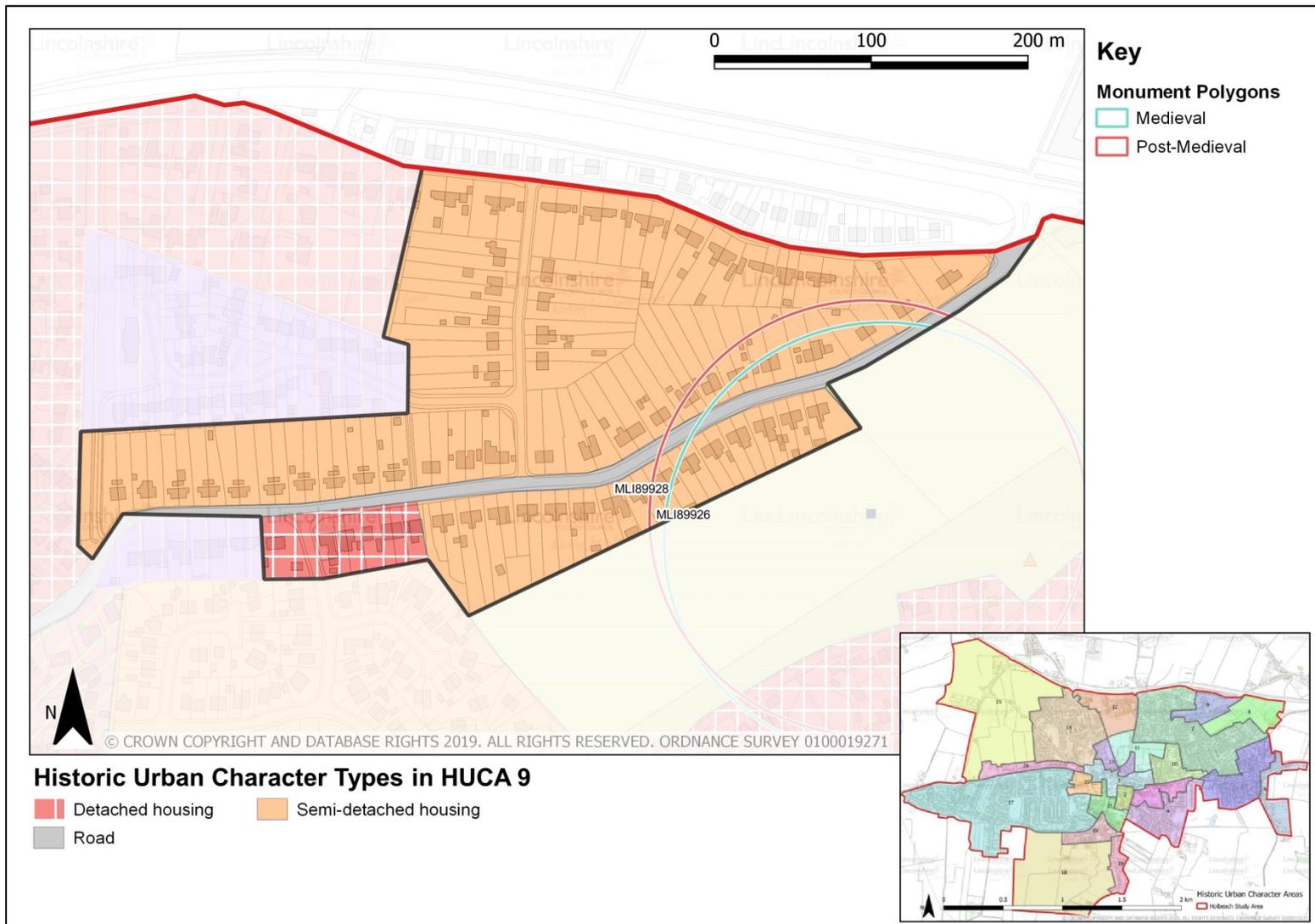


Figure 44. Map showing HUCTs and monument data for HUCA 9.

Description

4.12.1 HUCA 9 is formed wholly by residential detached and semi-detached properties. The topography is flat and the character area is bounded to the north by 21st century residences and the A17, to the west and south-west by late 20th century housing developments and to the east by fields which are allocated for future residential development (Holbeach Local Plan Map 2017).



Figure 45. Semi-detached on Battlefields Lane South.

4.12.2 The houses were constructed in the 1950s using red brick. In semi-detached and detached plots facing the major roads, they were constructed in one episode of development with large front and rear gardens. The houses are set in individual plots or in group plots, which gives the HUCA a spacious feel.

4.12.3 Before the 20th century development, the land was used for agriculture, the fields had been amalgamated into larger modern fields by c1905, prior to this the fields were a mixture of strip fields and irregular ancient enclosure, which are recorded as being used for arable in the mid-19th century in the tithe apportionment for Holbeach. The field pattern is no longer legible at all within the character area.

4.12.4 The character area also includes Battlefields Lane South, the lane is first recorded cartographically in 1828 on Byrant's 'Map of Lincolnshire'. It is highly likely that this road was extant long before this map was produced. It is thought that Battlefields Lane is either a corruption of 'Baddle fields' after a family who lived locally in the 16th century⁹⁴, or as a reference to a

local skirmish which is alleged to have taken place to the north east of the town.

4.12.5 There are two non-designated heritage assets which fall partially within HUCA 9; both are pottery scatters dating to the medieval and post-medieval period, found during field walking. It is possible evidence of manure spreading, which indicates that the land was probably used for agricultural purposes from at least this point.



Figure 46. Battlefields Lane South, facing south-west.

Heritage Value

Evidential Value: The HUCA contributes to the agricultural history of the town. However the former field boundaries are no longer legible within the HUCA, and there are few recorded heritage assets which could make a contribution to the wider history of Holbeach.	Low
Historical Value: There are few heritage assets within the HUCA, their contribution to the understanding of the history of Holbeach is limited.	Low
Aesthetic Value: The former agricultural character of the HUCA is no longer legible due to the construction of residences in the 1950's. The 1950's development does possess a strong recurrent character and provides the public with a strong representation of the housing style at the time of construction demonstrating the development progression within the town.	Medium
Communal Value: The land use within the HUCA is residential, as such there is limited communal heritage value.	Low

94 Satherley, J. (2004).

4.13 HUCA 10 Edinburgh Walk

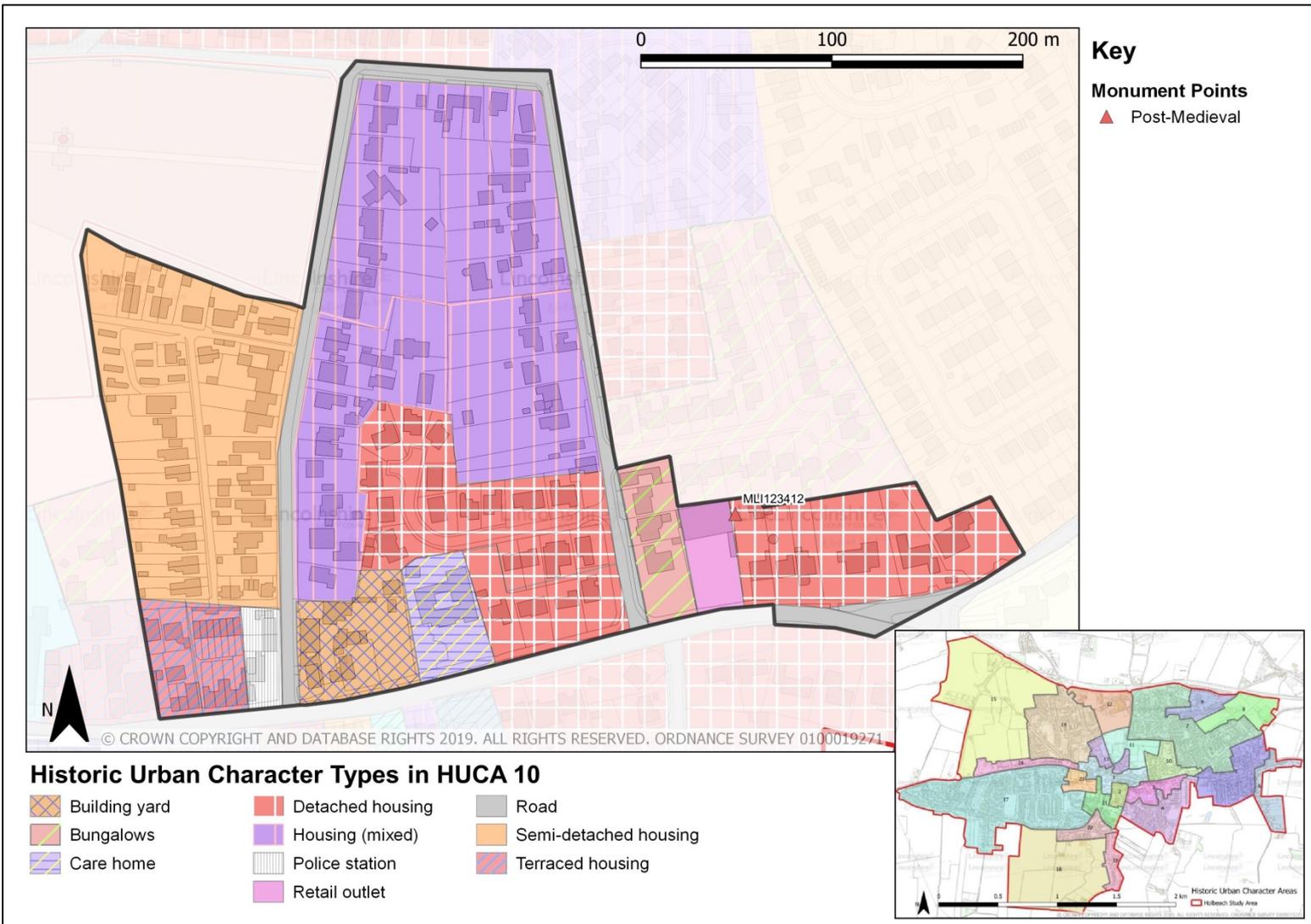


Figure 47. Map showing HUCTs and monument data for HUCA 10.

Description

4.13.1 Edinburgh Walk represents the 19th century expansion of Holbeach. The developments were in-filling of land defined by Fleet Street to the south, and Holbeach Cemetery to the north-west, while North Parade further defined how later developments occurred within the character area. The predominant housing style is typical of the 19th century, however there has also been a lot of development in the 20th century into small plots between the older housing. The houses are set

relatively close to the road within garden plots. The roads with long straight streets are representative of the development style in the 19th century.



Figure 48. Edinburgh Walk facing north

4.13.2 Edinburgh Walk was potentially constructed in conjunction with the founding of Holbeach Cemetery in 1855. It could also potentially have been founded slightly after this to coincide with Queen Victoria's revival of the title 'Duke of Edinburgh' for her son Prince Alfred. It is likely that North Parade was constructed around the same time; all of the roads were extant by the OS c1888 map. The developments appear to be the result of in-filling of the land between the town and the cemetery.

4.13.3 The HUCA is formed of several phases of development throughout the 19th century; detached houses set into individual plots were constructed on the west of Edinburgh Walk with smaller semi-detached houses built behind on Tenters Road. Semi-detached housing was also constructed on the west of North Parade, and on the opposite side detached houses with small fields were built. The houses on

Fleet Street were built towards the edge of town and were larger, detached houses within individual plots with gardens, whereas the terraced houses were built closer to the centre of the town. The 19th century plots were spaciouly set out, and these pockets of land between the housing have been used in the 20th century for smaller residential units, mainly bungalows. A late 20th century cul-de-sac was also added on the east of North Parade into former garden plots.

4.13.4 Holbeach police station was extant by the c1888 map on the corner of Fleet Street and Edinburgh Walk, although this has been demolished and replaced by the 20th century police station.

4.13.5 'The Tenters' street name could provide an insight into the former use of the area. 'Tenters' meaning the large frames, located on the outskirts of towns, which were used during the medieval and post-medieval periods to hang skins and fabric on as part of a dyeing or stretching process. We know that South Holland and Holbeach had a large wool and sheep orientated industry, so it is possible that the Tenters refers to a lost industry located here at one time.

4.13.6 There is one non-designated heritage asset within Edinburgh walk, which is a 19th century farmstead; the asset is no longer extant.

Heritage Value

Evidential Value: The HUCA contributes to our understanding of the 19 th century urban expansion of Holbeach. It has the potential to make a larger contribution through further investigation, though currently the impact made by the HUCA on the history of Holbeach is limited.	Low
Historical Value: The 19 th century housing, although interspersed with 20 th century residences are still very visible within the HUCA. Many of the older houses maintain their historic character and demonstrate the development of the character of the area.	Medium
Aesthetic Value: The historic character of the HUCA has been impacted	Medium

by 20 th century in-filling within the former plots of the older houses. However the 19 th century expansion within the HUCA is legible and much of the historic character has been retained.	
Communal Value: There is limited communal value within the HUCA due to it primarily private residential.	Low

4.14 HUCA 11 Carter's Park and Holbeach Cemetery

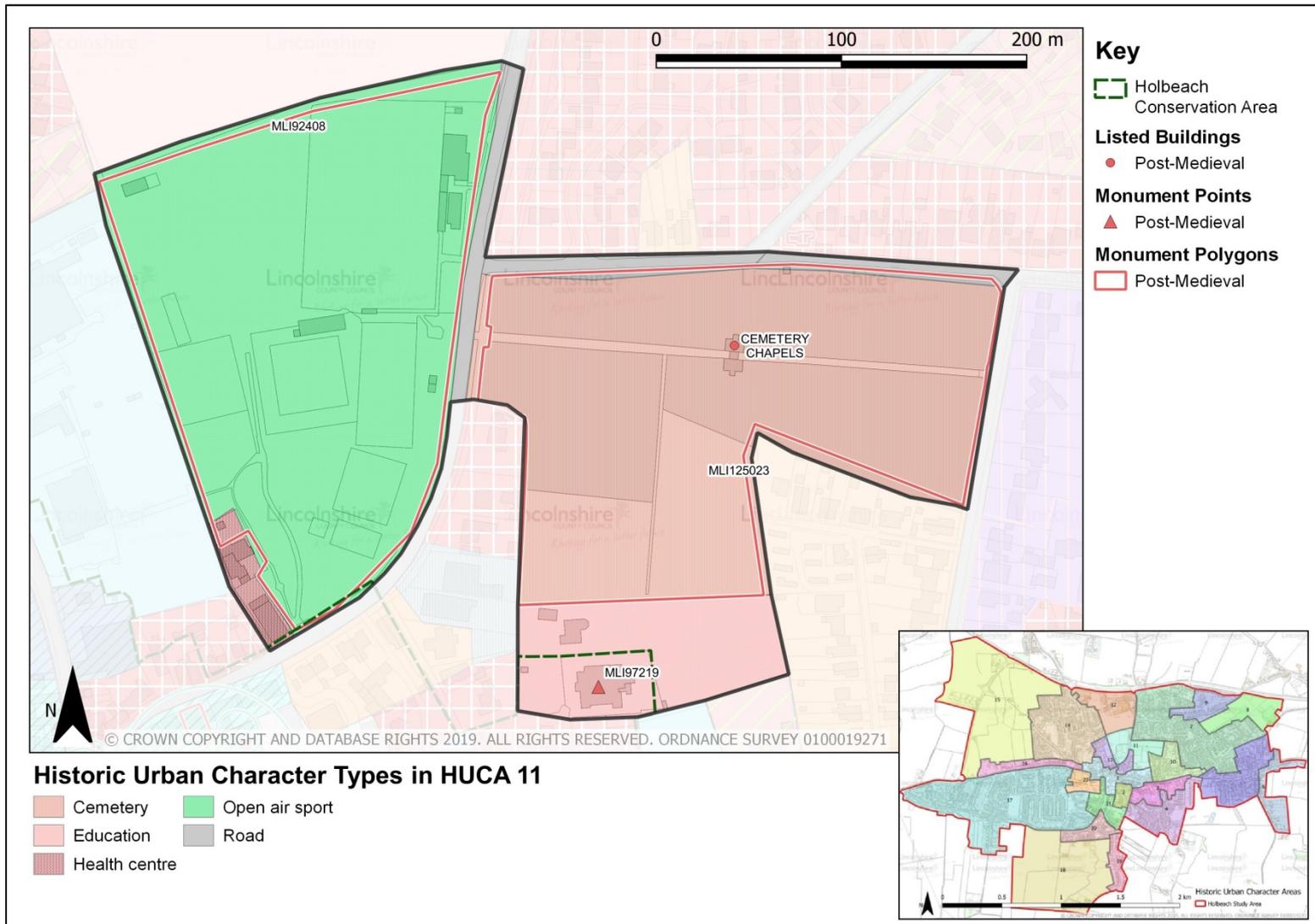


Figure 49. Map showing HUCTs and monument data for HUCA 11.

Description

4.14.1 Carter's Park (HER: MLI92408) and Holbeach Cemetery (HER: MLI125023), form the largest continuous green space within the town. The two sites are separated by Park Road; however, both of the sites and Park Road possess many well established, mature trees which provide continuity to the HUCA. Park Road follows the original course of Holbeach River, and the out flow from the river culvert it still present

on the corner of Park Road and Park Lane.



Figure 50. Facing south on Park Road

4.14.2 Holbeach Cemetery was founded in 1855 after a report was published by the General Board of Health on the state of welfare in Holbeach. In this report the overcrowded conditions of the parish church cemetery was one of the issues within the town which were condemned, resulting in several improvements including the foundation of a new cemetery on the then edge of the town.

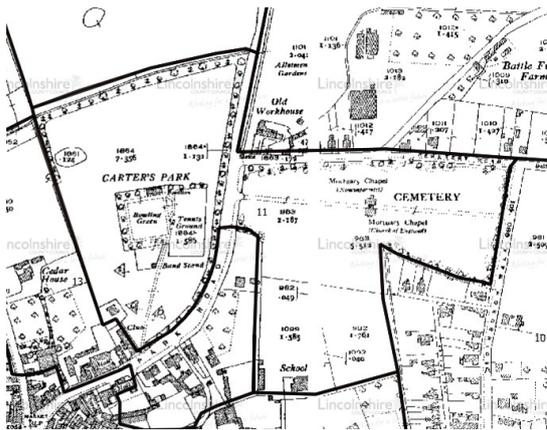


Figure 51. Ordnance Survey map, c1905 showing the path through Holbeach Cemetery which is still in use today.

4.14.3 The landscaped park, which is strongly influenced by the work of John Claudius Loudon, has a central footpath which directs visitors in a straight line to the two cemetery chapels (although these chapels are connected by a central arch and spire, they are still counted as two). Half of the cemetery and one of the chapels was consecrated by the Bishop of Lincoln in 1855, while the other part of the cemetery and the second chapel were reserved for use by nonconformists⁹⁵. The chapels, which are grade II listed (NHLE: 1064493), were designed by James Pritchett Junior,⁹⁶ and are located in the centre of the cemetery, they create a draw within the cemetery

95 Lincolnshire Historic Environment Record

96 Holbeach Cemetery Chapels. (2016).

and the imposing spire provides the HUCA with historic character.

4.14.4 The title apportionment records that in 1839 prior to the founding of the cemetery, the land was two separate fields which were used for pasture (see figure 52) one of the fields at this time was owned by the School Trustees.

4.14.5 Carter's Park was founded in 1929 by Herbert Carter⁹⁷ and in the same year donated to the town. The park currently serves the town as a multi-sports centre with pitches, sports huts and open grassed areas interspersed with mature trees and landscaped borders. It is also sometimes used for the Thursday market. In the 20th century the park was used for many fetes and festivals, and the park gates also commemorate the coronation of Queen Elizabeth II in 1953.

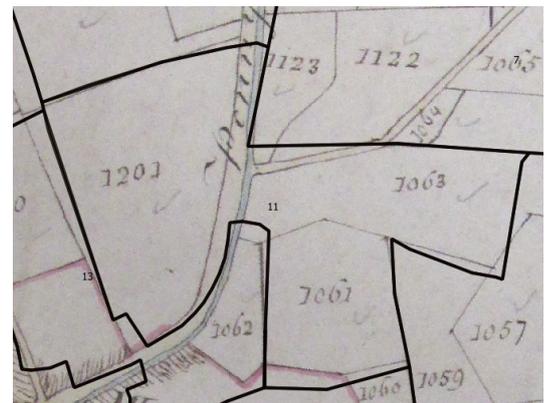


Figure 52. c1839 tithe map demonstrating the field pattern prior to Holbeach Cemetery and Carter's Park being founded

97 Satherley, J. (2004).

4.14.6 The park is defined to the north by a long avenue of mature Cypress trees.

4.14.7 The c1888 OS map records the site as a cricket ground, and during the war it was also used for growing flax⁹⁸. Prior to this it was pasture (tithe map c1839).

The south of the character area includes a private residence and an infant's school, accessible through an archway on the High Street. The infants school was constructed in 1888 to move the main school in the area from Church Street to the new premises on the High Street. The building is locally listed (HER: MLI97219) and is recognised as being a good example of this style of building with few changes to the original construction.

Heritage Value

Evidential Value: The HUCA contributes to the understanding of the history of 19 th and 20 th Holbeach, particularly the social history and welfare pressures of the 19 th century. Work has already been completed and displayed within the cemetery to highlight the history of the site.	High
Historical Value: The heritage assets dominate HUCA 11 and provide clear evidence of the history and development of the town. It is not clear whether the park was located next to the cemetery as a design feature or whether it occurred as a fortuitous outcome, however, each of the assets combined contribute to the significance of the other.	High
Aesthetic Value: The park and cemetery have retained much of their historic fabric, both were intentionally designed public spaces and this has remained broadly intact. The landscaping within Holbeach Cemetery also contributes to the historic aesthetic character of the space. The path leading to the cemetery chapels is still used as a central focus for the space in present day as it was intended to be used in 1855.	High
Communal Value: The Holbeach cemetery and park are an important public resource in Holbeach. The HUCA retains a large amount of historical fabric, it is being already used to engage the public on the history of Holbeach, it also has potential to further educate a wide audience as to the development of the town.	High

98 Satherley, J. (2004).

4.15 HUCA 12 University of Lincoln Holbeach campus

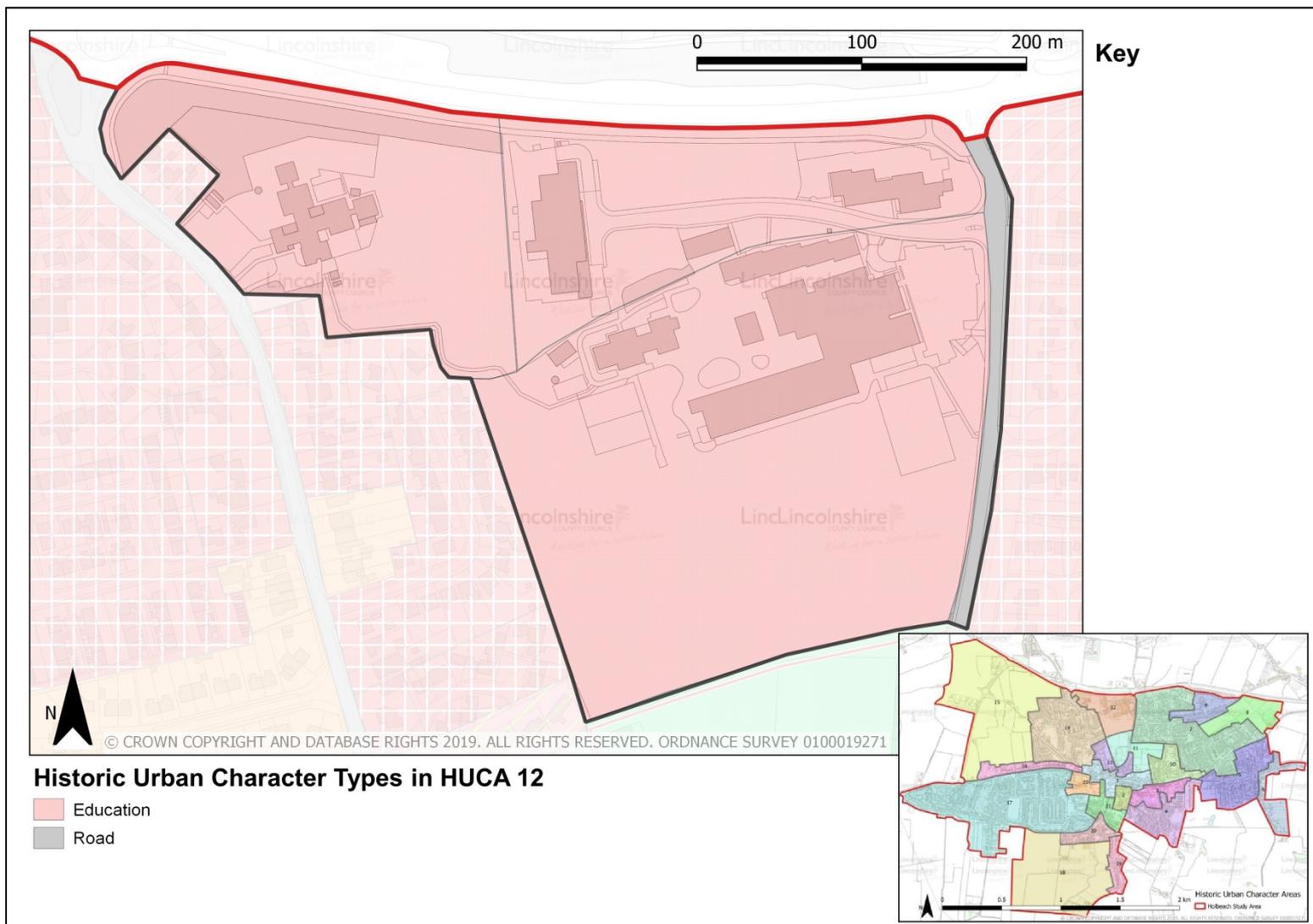


Figure 53. Map showing HUCTs and monument data for HUCA 12.

Description

4.15.1 HUCA 12 is dominated by large modern geometric school buildings and offices. The HUCA also has associated car parks and landscaped open green spaces which are used as open air sports as part of the college/ university campus. The topography of the HUCA is flat, and the site is surrounded by trees and shrubs.

4.15.2 The buildings are located to the north of the HUCA and the sports

pitches are located to the south. The open space to the south is adjacent to Carter's Park, creating a continuous green space through HUCA 12 to HUCA 11.

4.15.3 The buildings have been constructed throughout the latter half of the 20th century and the 21st century. Prior to the site being developed the land was used agriculturally. The tithe apportionment records the land being used for arable and meadow. The fields were amalgamated in the

early 20th century into larger modern fields.

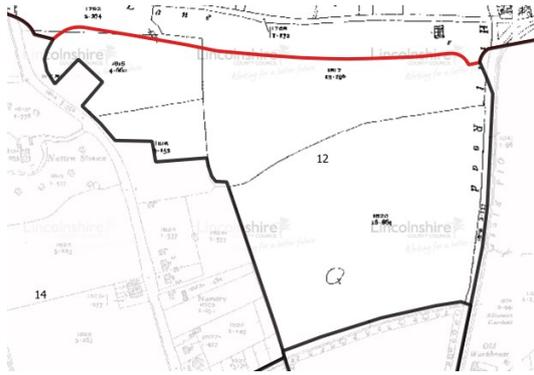


Figure 54. c1905 OS plan showing the field layout of HUCA 12

4.15.4 There are no known heritage assets within the HUCA. There are no archaeological investigations recorded within the HUCA.



Figure 55. A view towards the campus from Park Road

Heritage Value

Evidential Value: The HUCA does not have any recorded archaeological remains or any buildings which are known to have been extant before the construction of the school, there are also no known heritage assets within the HUCA. Therefore the evidential value from a heritage perspective for the HUCA is low.	Low
Historical Value: There are no known heritage assets within the HUCA, as a result the historical value is low.	Low
Aesthetic Value: The HUCA has been impacted by late 20 th and 21 st century large scale developments. Prior to this the historic character was agricultural.	Low
Communal Value: There is limited communal value from a heritage perspective within the HUCA.	Low

4.16 HUCA 13 20th century town centre growth

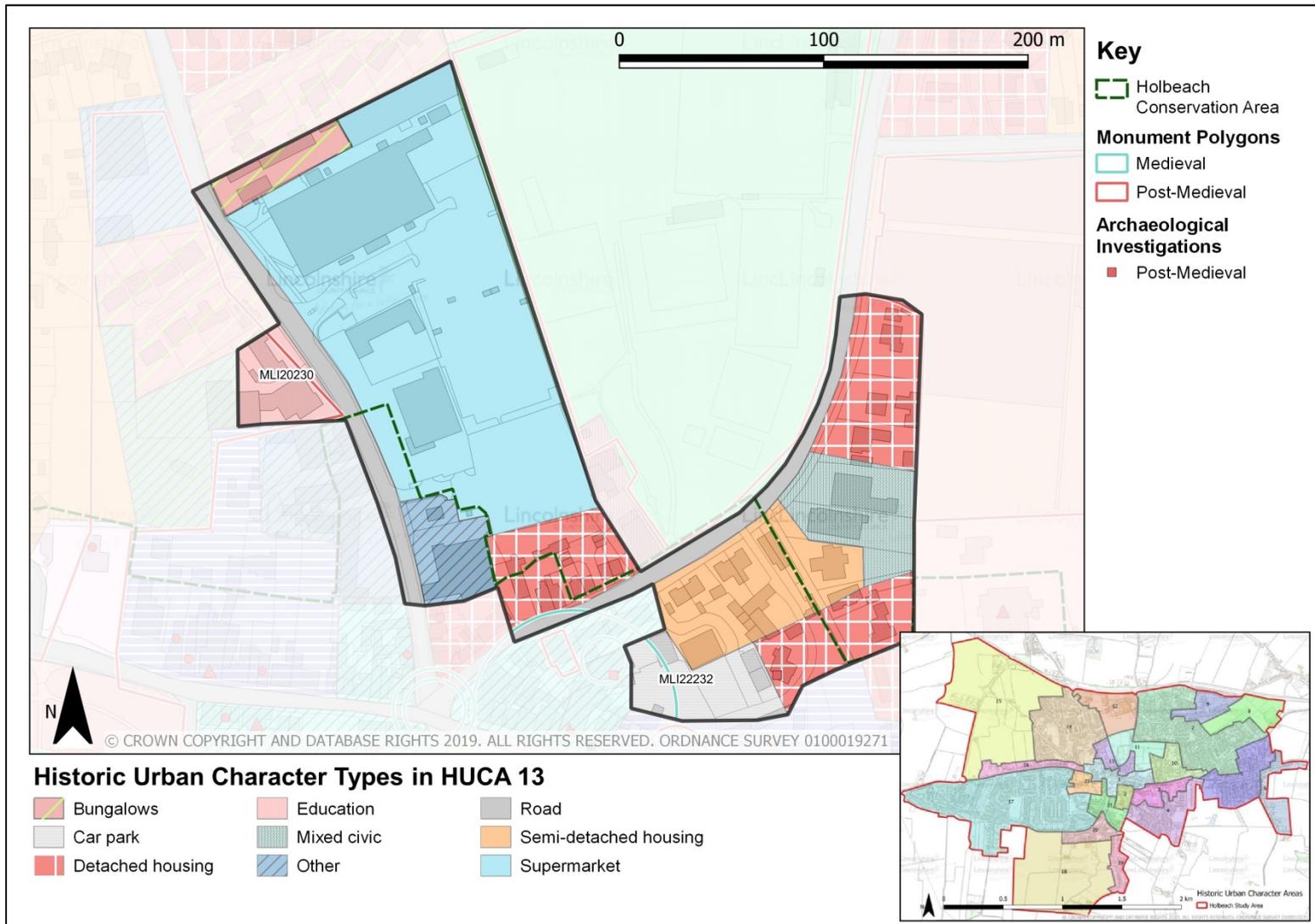


Figure 56. Map showing HUCTs and monument data for HUCA 13.

Description

- 4.16.1 The HUCA is located on the south corner of Park Road and to the east of Boston Road. These are both areas which have been subject to much redevelopment throughout the 20th and 21st centuries. The character area is partially within Holbeach Conservation Area.
- 4.16.2 The character dominating the east of Boston Road is the large commercial buildings, which were constructed in the late 20th century. Boston Road saw the most redevelopment in the

late 20th and 21st centuries through the construction of the large supermarket and car park on a former industrial site. Mature trees separate one of the buildings from the road, softening the appearance of the large commercial units within the town centre. A garage which is slightly separate from the industrial complex is an early-mid 20th century extension onto a late 19th century smithy (it also may be been used to build trains at one point), constructed with a distinctive barrel shaped roof. Altogether the large

commercial buildings and garage from the mid-late 20th century combine to create a commercial/industrial complex on Boston Road within the character area.



Figure 57. The large commercial units located on Boston Road. © Google Streetview

4.16.3 Park Road is primarily residential with two civic buildings also present. The residential buildings on Park Road are mostly 20th century with one which is 19th century. Facing Carter's Park are three semi-detached properties which have construction dates of 1902, 1906 and 1909, a Women's Institute dating to 1936 followed by large mid-late 20th century detached housing. This clearly shows the progression of development extending from the centre of Holbeach, in filling the land between the town core and the cemetery.



Figure 58. The Women's Institute, dated c1936

4.16.4 Before the development in the 20th century, the character area made up

the central town commercial sprawl. Cedar House was a large early 18th century detached house located on Boston Road. It possessed a distinctive shell canopy above the front door which was fashionable in the late 17th/ early 18th centuries. A row of late 20th century terraces on Victoria Street appear to have copied this hooded shell style of Cedar House, possibly as a remembrance to the demolished building.

4.16.5 Most of the HUCA was also used for agriculture and orchards. The land behind the housing on the south side of Park Road appears to have always been changing but was predominantly used as a 'hodgepodge' storage yard. Holbeach River was formerly flowing openly on Park Road until it was culverted in the mid-19th century, which would have drastically changed the character of the street.

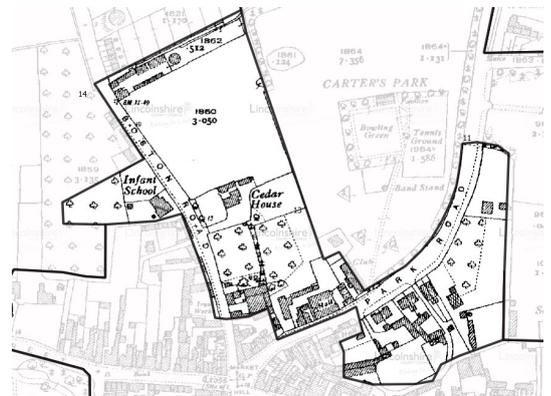


Figure 59. Ordnance Survey map, c1905 of HUCA 13

4.16.6 There are no known heritage assets within the HUCA. There has been one archaeological investigation to the south of the HUCA which recorded post-medieval archaeological remains.

Heritage Value

<p>Evidential Value: There are no heritage assets within the HUCA and much of the historical character has been lost to 20th century redevelopment. Further investigation would improve our understanding of this area of Holbeach.</p>	Low
<p>Historical Value: The historic character of the HUCA has been affected by 20th century developments. However the character area does clearly demonstrate some of the continuing development from the centre of the town, particularly on Park Road.</p>	Medium
<p>Aesthetic Value: There is limited aesthetic value from a heritage perspective on Boston Road due to the large impact made by the late 20th century commercial units. However Park Road clearly demonstrates steady development radiating from the town centre.</p>	Medium
<p>Communal Value: The Women's Institute provides an insight into some of the 20th century social history of the town. However most of the HUCA is limited to what it contributes to the communal value of the town. Further interpretation could increase the communal value of the HUCA.</p>	Medium

4.17 HUCA 14 Chestnut Avenue

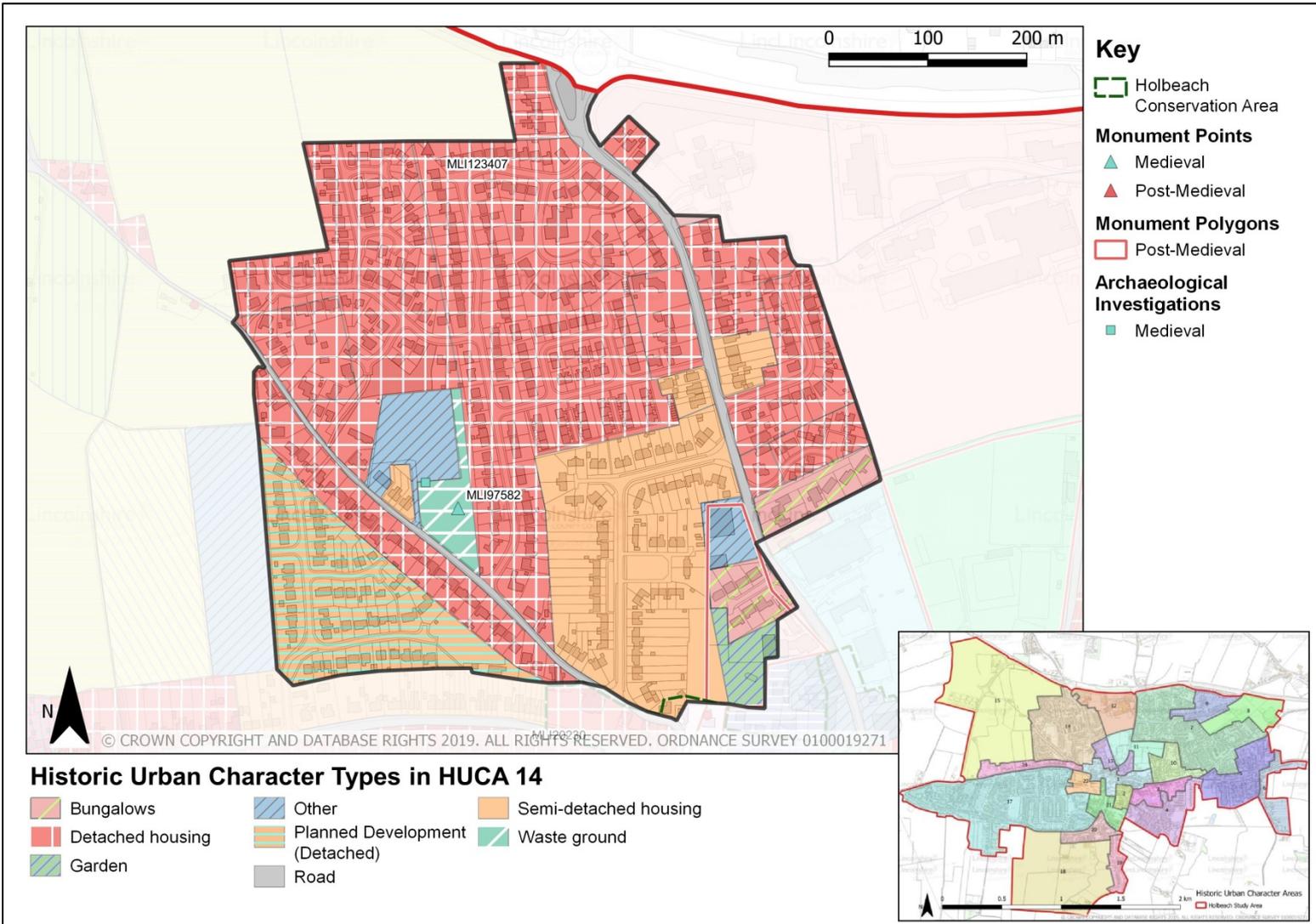


Figure 60. Map showing HUCTs and monument data for HUCA 14.

Description

4.17.1 The Chestnut Avenue Character Area is principally characterised by large 20th century residential developments. The houses are built along sweeping purpose built residential streets and cul-de-sacs extending from Boston Road, Chestnut Avenue and Northons Lane. Ribbon development was also constructed on Northons Lane in the mid-late 20th century. The predominant building style is detached housing within individual

plots, intermingled with bungalows and semi-detached developments.

4.17.2 The earliest house within the character area was recorded in the 1839 tithe apportionment as 'a house and orchard'. This building is no longer extant and bungalows have been redeveloped in the plot. There are two extant houses which date to the late 19th century both are located on Northons Lane, these are the only examples of buildings built before the 20th century within the HUCA.

4.17.3 The Chestnut Avenue Character Area was largely agricultural before it was developed for housing; the tithe apportionments record the land as grass and arable. There is no legibility of these former field patterns within the character area now, due to the housing developments which have taken place. The developments are the product of private housing ventures and council led development; East Elloe Avenue was one of many council efforts to construct more homes for local people.

4.17.4 Boston Road and Northons Lane were among the first major routes

within Holbeach, the first evidence for the current road layout was in Yeakell's 1812 map, however it is likely that they were extant long before this time. Excavation has suggested the possible presence of medieval agriculture (HER 4363) and medieval pottery sherds on Northons Lane (HER: MLI97582). The field pattern seen on the tithe map further suggests that the land was being utilised for agriculture by at least the medieval period. If this is the case then Northons Lane could have potentially been a route in use as early as this.

Heritage Value

Evidential Value: There are a few heritage assets within the Chestnut Avenue Character Area, these assets, where present are not legible.	Low
Historical Value: The HUCA has very few assets, where they are present their associations do not contribute substantially to the wider history of Holbeach. The history of the council house initiatives within the HUCA do contribute to the wider history of the town.	Medium
Aesthetic Value: From a heritage perspective the aesthetic value of the HUCA is low due to the redevelopment throughout the 20 th and 21 st centuries.	Low
Communal Value: The character area is predominantly private residential dwelling. However, the council housing which has been built could illuminate some details on the social history of Holbeach.	Medium

4.18 HUCA 15 North-west Holbeach agricultural land

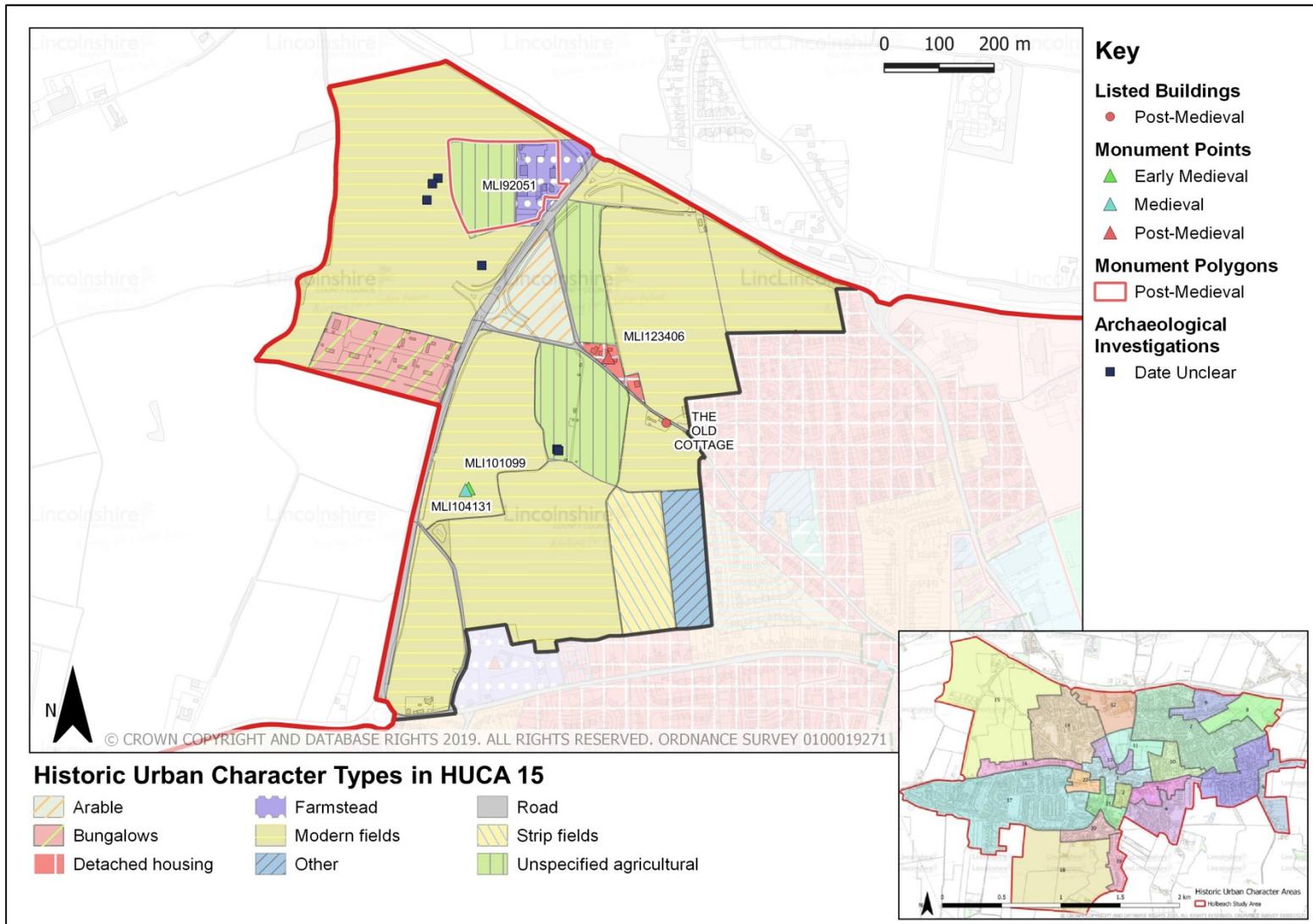


Figure 61. Map showing HUCTs and monument data for HUCA 15.

Description

4.18.1 HUCA 15 North-west Holbeach agricultural land Character Area is agricultural in character; the fields are used for arable with the exception of one small field which is used for allotments. The landscape within and surrounding the character area is flat and without hedgerows, providing a good example of South Holland's 'big sky character'. There are a few residential dwellings within the HUCA dating from the early 19th

century up to the modern period. The A151 crosses north-south on the west side of the character area, connecting with the centre of the Holbeach via Northons Lane. The field pattern is mostly large modern amalgamated field systems. Some of the fields are former strip fields; the field shape at present is the result of these strip fields being combined in the early 20th century.

4.18.2 Evidence derived from excavation (HER report 5753) within the character area suggests that the

land was being used for grazing in the medieval period. Plant remains recovered from the investigation also show that barley, beans, rye and wheat were being cultivated and processed, within a possible medieval dwelling on the west of the HUCA. The field pattern shown on the tithe map indicates that the fields were being used agriculturally in the medieval period. Some of the strip field pattern seen in the tithe map is still extant today and is legible in the field boundaries.

4.18.3 The excavation recorded the presence of 12th century palaeochannels cut into episodes of silting and inundation; some of these palaeochannels also suggest human management (HER report 5753).

4.18.4 Northons Lane was extant in the early 19th century, and it is likely that it was in use before this time, with the earliest evidence seen in Yeakell's 1812 map (see figure 6). The two roads extending northwest of Northons Lane were also present in the early 19th century, and the tithe map shows the roads meandering to the north and south. The A151, constructed in the late 20th century, used parts of these old paths and cut across some fields to create a straighter by-pass of Holbeach.

4.18.5 The Old Cottage (a grade II listed building, NHLE: 1064492) is the earliest building within the character area dating to 1768. It is constructed in red brick with a

pantile and slate roof. Its plot boundary is defined by Northons Lane suggesting that the road was extant by this time. Threeways Cottage (HER: MLI123406), named after its location at the corner of Northons Lane and the two roads extending north and southwest, is a farmstead dating to at least the 19th century. Further houses were built within the plot of Threeways in the 21st century, these houses are all two storey detached properties within individual plots surrounded by high hedges.

4.18.6 At the western extent of the character area is Distillery Farm (HER: MLI92051), which is also a 19th century farmstead. It became a herb distillery in 1926 (HER: MLI92051), after which Peppermint Junction is named. The site now is a few large, modern farm buildings surrounding the 19th century farmhouse. In the 21st century, the south of the farm was also developed into 'Rose View Drive', which extends west from the A151. These are 'holiday style' bungalows lining both sides of the road, inside large individual garden plots.

4.18.7 The character area is allocated for housing developments and a mixed use site in the Local Plan.

4.18.8 There are five archaeological investigations which have taken place within the HUCA. These have increased our knowledge of the management of the landscape within Holbeach.

Heritage Value

<p>Evidential Value: The character area has the potential to contribute to the agricultural history of the town. The possibility for below ground archaeological remains is high due to the medieval agricultural activity within the HUCA. The palaeochannels recorded within the character area also demonstrate that the land within and around Holbeach was</p>	<p>Medium</p>
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frequently inundated by the sea until relatively recently. Archaeological investigation has also revealed that the water ways were being managed throughout Holbeach in the medieval period.	
Historical Value: There are very few heritage assets within the character area. However, excavation evidence demonstrates that the land use of the HUCA has been in agricultural use since the medieval period, and as a result demonstrates the formation of the character of the North-west Holbeach agricultural land Character Area. Additionally, field patterns which possibly originated in the medieval period are still legible in some of the boundaries today.	Medium
Aesthetic Value: The HUCA does not make a large contribution to the aesthetic value of Holbeach from a heritage perspective. Some of the medieval field boundaries are visible however these are difficult to discern from the ground, and many of the fields have been altered in the 20 th century, through removal of a large percentage of the hedgerows to create larger modern fields.	Low
Communal Value: The legibility of the heritage assets is limited therefore the communal value of the character area is low.	Low

4.19 HUCA 16 Spalding Road ribbon development

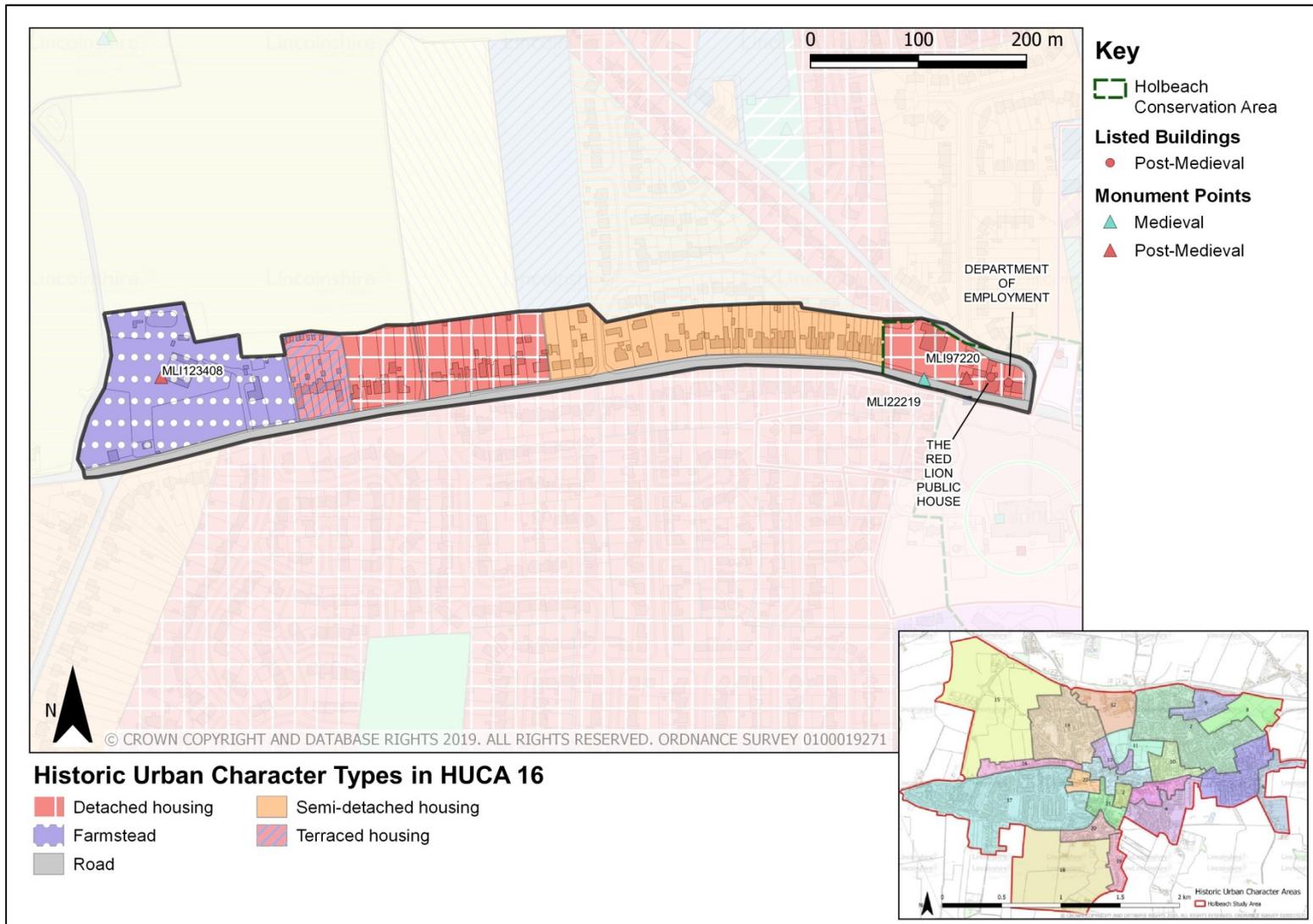


Figure 62. Figure showing HUCTs and monument data for HUCA 16.

Description

4.19.1 The Spalding Road ribbon development Character Area is largely dominated by mixed housing, including detached, semi-detached and terraces, most of which were constructed at the beginning of the 20th century. The houses were built piecemeal using brick, and are slightly set back from the road in individual or group plots facing onto Spalding Road. Later developments were constructed next to earlier buildings. Subsequently,

the development of the street was gradual from either end of the road, with the last properties built in the centre of the street by the c1956-1959 OS map.

4.19.2 The earliest of the buildings within the character area are towards the east, closest to the centre of the town, two of these are listed and one is locally listed. The earliest of the listed buildings, The Red Lion Pub (NHLE: 1147031) dates to the mid-18th century, the Department of

- 4.19.3 Employment (NHLE: 1064494) dates to the early
- 4.19.4 There is one locally listed building within the character area; 8 Spalding Road, which was listed as a partially extant 19th century farmstead (HER: MLI123408) which is also listed in the tithe apportionment as being the location for a windmill. This mill is 19th century recorded in Byrant's 1828 map (see figure 63).

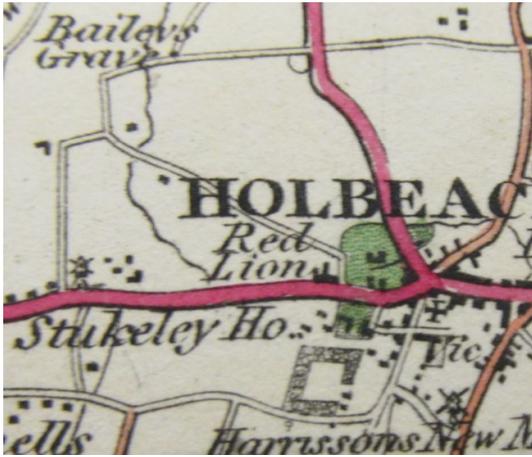


Figure 63. Byrant's 1828 map showing a windmill on Spalding Road and The Red Lion pub

- 4.19.5 Croft Crescent towards the west of the HUCA is a purpose built housing complex built by Charles Richard Thompson for his employees. Arranged around a landscaped garden these houses were built in 1913 as a single development. The construction style seen in the multi-level gabled roof reflects Thompson's house which was located at 56 Spalding Road⁹⁹.
- 4.19.6 The houses, which were constructed in the early 20th century, would have had a desirable view north and south across the countryside. This view has been altered in the later

decades of the 20th century by further developments within the Spalding Road ribbon development Character Area.

- 4.19.7 Prior to the residences being built, the land was used agriculturally for arable, grass and meadow. The field boundaries suggest the land within the character area was in agricultural use since at least the medieval period, using an open/strip field system.



Figure 64. Croft Crescent houses © Google Streetview

⁹⁹ Satherly, J. (2004).

Heritage Value

Evidential Value: There are very few heritage assets within the HUCA which contribute to the wider history of Holbeach.	Low
Historical Value: There are very few assets within the HUCA which contribute to the wider history of Holbeach. Croft Crescent demonstrates an element of local social history, and the architectural similarities to the original house of the employer create an interesting historical connection.	Medium
Aesthetic Value: The evolution of the development in the HUCA is quite legible. The progression of piecemeal ribbon developments creates a visible narrative within the HUCA.	Medium
Communal Value: The HUCA is dominated by private residential development, as a result the communal value is low.	Low

4.20 HUCA 17 Wignals Gate, Cranmore and Harwood Drive

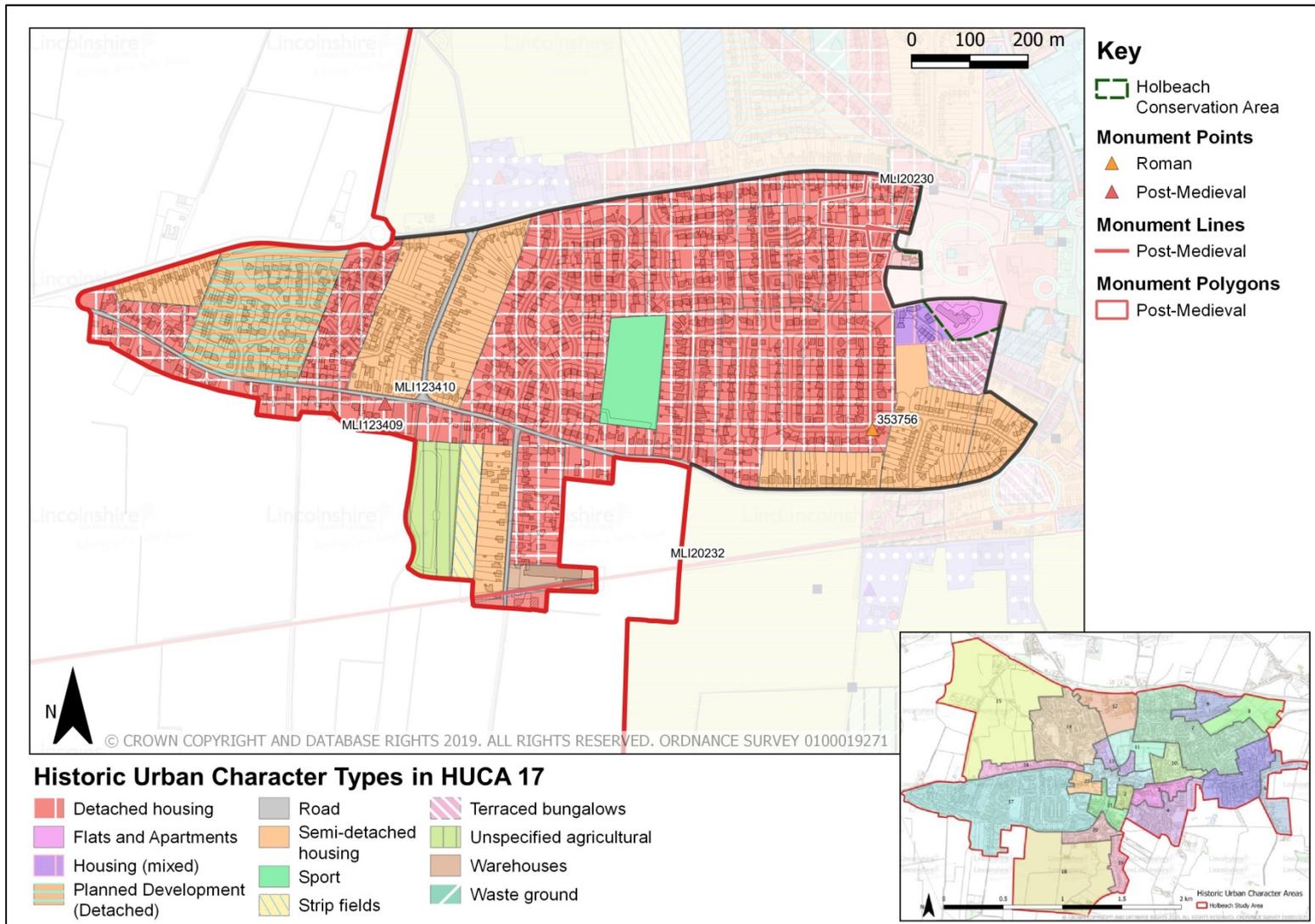


Figure 65. Map showing HUCTs within HUCA 17

Description

4.20.1 Wignals Gate, Cranmore and Harwood Drive Character Area, is defined by Spalding Road to the north and the edge of urban development and Hall Gate to the south. It is principally characterised by 20th century residential developments, built upon former agricultural land. The housing style is a mixture of brick built detached and semi-detached houses and bungalows, each within singular or shared plots.

4.20.2 There are some early 19th century farmsteads within the character area. However these buildings are not easily legible within the later redevelopment of the town.

4.20.3 Residential growth has taken place in separate piecemeal developments within the HUCA over the course of the 20th century. In the early 20th century, Wignals Gate (north-south road between Wignals Gate and Spalding Road) had been developed with large semi-detached properties with large gardens to the rear. The

development is within two former strip fields and the shape of the gardens is defined by the boundary of the field pattern; the gardens are long and thin, stretching to the boundaries of the former fields, which is a feature of the time of development. Later developments like those seen to the east and west of Wignal's Gate utilise more of the space for housing with smaller gardens and winding roads.

- 4.20.4 Semi-detached properties were developed on Hall Gate in the early-mid 20th century, facing out towards the countryside to the south of Holbeach. These properties are within large plots with driveways and gardens extending to the rear. In the mid-late 20th century various plots within the HUCA began to be in-filled with housing developments. These developments appear to have been constructed in a similar style to those earlier in the century with straight roads and long gardens which filled up the available space. These developments took place as various fields appear to have been sold, which has resulted in the piecemeal manner in which they were developed.



Figure 66. Mid-late 20th century houses on Hall Gate

- 4.20.5 Later developments such as those extending from Netherfield Road and

Maple Grove are more characteristic of the housing developments in the late 20th and early 21st centuries, with winding roads, smaller plots of land and cul-de-sacs.

- 4.20.6 The field pattern first seen in the tithe map shows that the character area was almost entirely made up of strip fields, suggesting that the land was being cultivated for agriculture in the medieval period.
- 4.20.7 Finds within the Wignals Gate, Cranmore and Harwood Drive Character Area include a Roman Urn (Pastscape: 353756), recorded towards the east of the character area. This is one of only a few finds from the Roman period, its presence does not confirm Roman occupation within Holbeach, however it does suggest that there is potentially more activity than we are currently aware of.
- 4.20.8 To the east of the HUCA Hall Gate sweeps around the south of the town to meet Church Street. It is possible that the road shape of Hall Gate is the result of bordering a former park or large formal site. Records suggest that 'Holbeach Hall' was formerly present within this area of the character area; on the corner of Hall Gate. A hall can be seen on a c1600 map of South Holland and Byrant's 1828 map, and a small hall can be seen in the c1888 OS plan. It is possible that a hall has been here since the Domesday survey as there are multiple manorial sites which are recorded within Holbeach at this point. 'Hall Gate' and 'Hall Hill Road' are also undoubtedly named after the hall. The field pattern seen in the tithe map also indicates that the land was possibly enclosed by a private agreement.



Figure 67. Map showing Holbech Hall, c1600

- 4.20.9 William Stukeley mentions the hall in his writing about St Peters Chapel,

which is believed to be beneath modern housing developments on the south of the corner of Hall Gate beneath 'The Sidings' road. No evidence of this hall remains within the HUCA apart from the names which have been given to the streets surrounding its former location. Any potential remaining archaeology has possibly been truncated by the later housing developments.

- 4.20.10 Stukeley Hall is to the north of the potential hall site, which could indicate a possible connection between the two halls or a reuse of a former manorial site for another grand house.

Heritage Value

Evidential Value: Prior to the HUCA being developed for housing the land was primarily used for agriculture, and as a result, the HUCA does not make a large contribution to the wider history of Holbeach.	Low
Historical Value: There are legible heritage assets within the HUCA. They are not prominent and have undergone redevelopment. Further investigation would improve our understanding of the role of a potential hall site within Holbeach and its role in the development of the town, and the history of the wider area.	Medium
Aesthetic Value: The HUCA is dominated by episodes of 20 th century residential development; some of the developments have remained true to the medieval field pattern. The differences in development throughout the century are visible within the HUCA. However the overall contribution in terms of aesthetic value from a heritage perspective is low.	Low
Communal Value: The HUCA is dominated by private residential developments. Therefore the communal value is limited.	Low

4.21 HUCA 18 Agricultural fields and buildings to the south of Holbeach

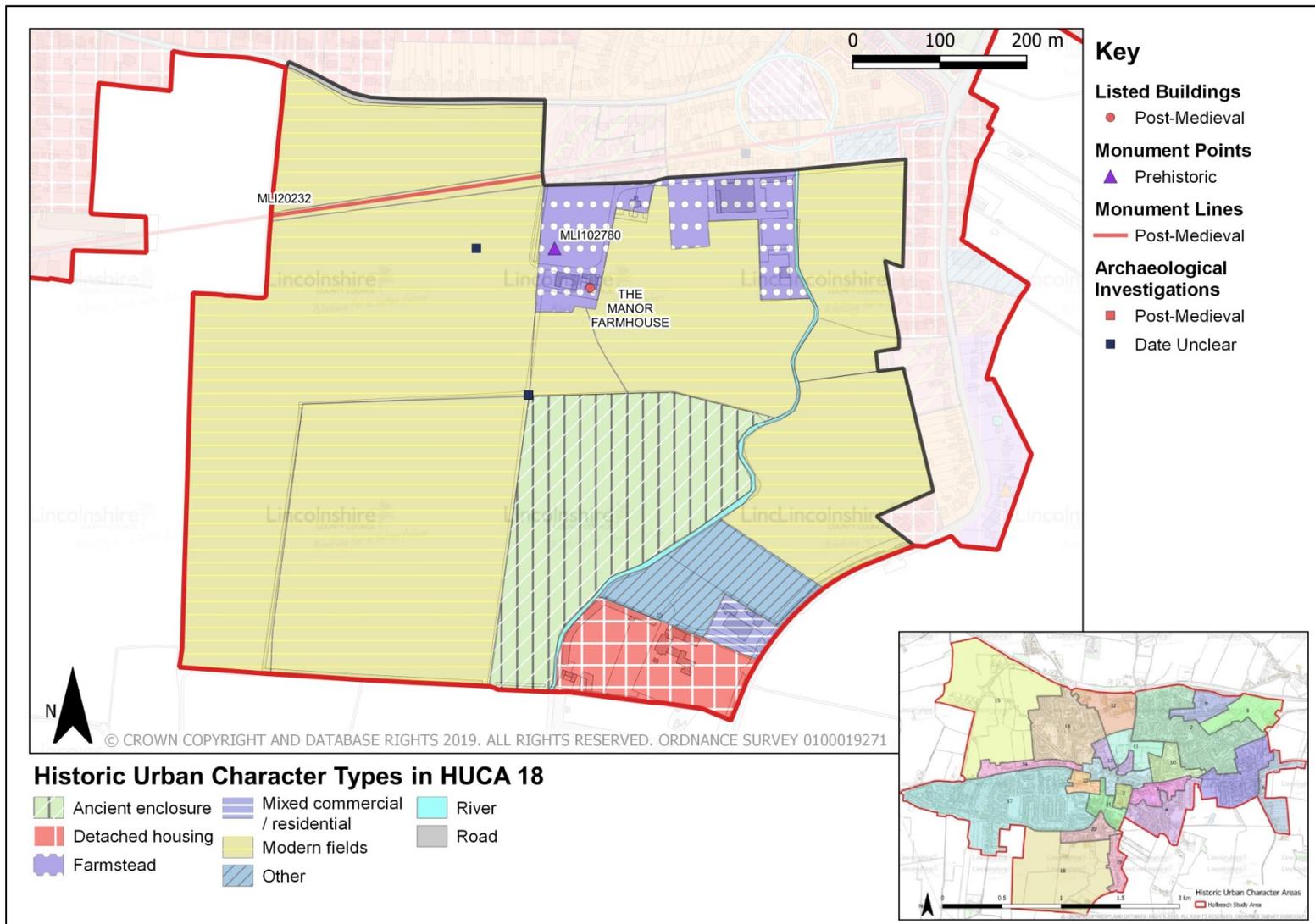


Figure 68. Map showing HUCTs and monument data for HUCA 18.

Description

4.21.1 HUCA 18 is agricultural in character. It is defined to the north by Hall Gate, to the east by the properties on Fen Road, and the south and west boundaries are the extent of the Holbeach Local Plan. HUCA 18 is similar to HUCA 15 in its demonstration of South Holland's 'big sky character'; there are few hedges and trees to break up the arable landscape and the flat topography stretches out to the horizon. Holbeach River runs

through the character area towards the centre of the town, which has dictated the field pattern. The former line of Holbeach railway is also present to the north of the HUCA.



Figure 69. 'Big Sky' agricultural land in HUCA 18. © Google Street view

4.21.2 The field pattern is large modern amalgamated fields, whereas the former pattern was medieval strip fields and irregular fields which were merged in the 19th and 20th centuries. Holbeach railway (HER: MLI20232) divided the fields when it was in operation changing the pattern, but since being dismantled in the 1950s the land has been re-merged into one large field.

4.21.3 The Manor Farmhouse (NHLE: 1359262) is the only designated heritage asset within the HUCA, it is grade II listed and its construction dates to circa 1800. It is possible that the Manor Farmhouse was the site of a former manorial complex in the early medieval period, however further research should be done to elucidate this.

4.21.4 There is one other asset within the character area which is an upper Palaeolithic axe; although as previously mentioned the provenance of this axe is questionable. Excavation has taken place within the HUCA and this documented Saxo-Norman and medieval pottery which was characteristic of domestic assemblages. Evidence of crop processing and salt production was also identified.

Heritage Value

Evidential Value: The HUCA has the potential to contribute to the town's wider activities particularly salt production. However, the current understanding of the historical land use and activity is limited.	Low
Historical Value: There are very few heritage assets within the HUCA that contribute to the historical character of Holbeach.	Low
Aesthetic Value: There is one designated heritage asset dating to the early 19 th century within the HUCA. However from a heritage perspective, the aesthetic values of the HUCA are low.	Low
Communal Value: The HUCA comprises private agricultural land and a few private dwellings. In terms of heritage value, the communal value is low.	Low

4.22 HUCA 19 Fen Road ribbon development

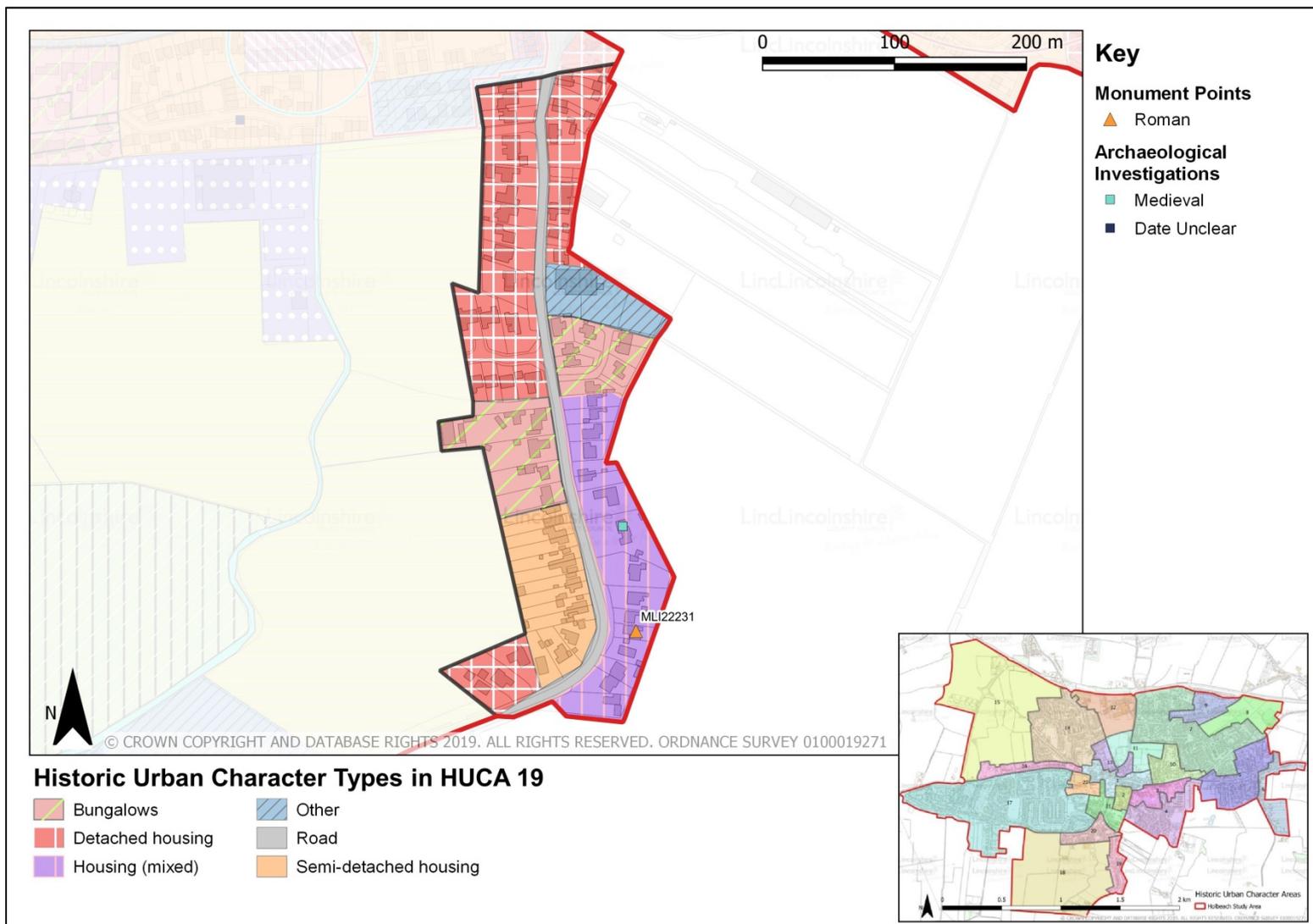


Figure 70. Map showing HUCTs and monument data for HUCA 19.

Description

4.22.1 HUCA 19 is characterised by 19th and 20th century residential ribbon development. The Fen Road ribbon development Character Area was partially developed in the mid-late 19th century; there are also several residences which are mentioned in the tithe apportionment. The 19th century houses, when built, were separated by small tracts of land spread along Fen Road. Following the initial development, the land has been filled in with housing creating

one long settlement throughout the 20th century.

4.22.2 The houses within the Fen Road ribbon development Character Area are a mixture of detached and semi-detached houses and bungalows built with red brick. The semi-detached houses tend to be the older properties within the HUCA, and the bungalows and detached properties were built later into the openings between the older developments. The houses are set into individual plots set back from

the road, some are demarcated by hedges or fences but many of the properties are open to the road giving the impression of a large open street plan.

4.22.3 Fen Road is first seen in Yeakell's map of c1812, its route follows that of the dyke which runs to the south. However it is highly likely that it was extant long before this due to its connection to the town and the possible market place within St John's Street in HUCA 1.

4.22.4 The housing developments took place within former strip fields, there is no evidence of the former field pattern within the HUCA now, although outside of the Fen Road ribbon development Character Area many of the fields still retain their shape.

4.22.5 There is one find spot within the HUCA which is Roman (HER: MLI22231).

Heritage value

Evidential Value: Little is known about the history of the HUCA, therefore it is limited in what it can contribute to the wider history of Holbeach, and further investigation would be advantageous to increase understanding of the area.	Low
Historical Value: The sherd of Roman pottery is the only heritage asset within the HUCA. Therefore the contribution to the wider history of Holbeach is small.	Low
Aesthetic Value: From a heritage perspective there is little of value.	Low
Communal Value: The HUCA is dominated by private residences; therefore the communal value is limited.	Low

4.23 HUCA 20 Holbeach railway developments

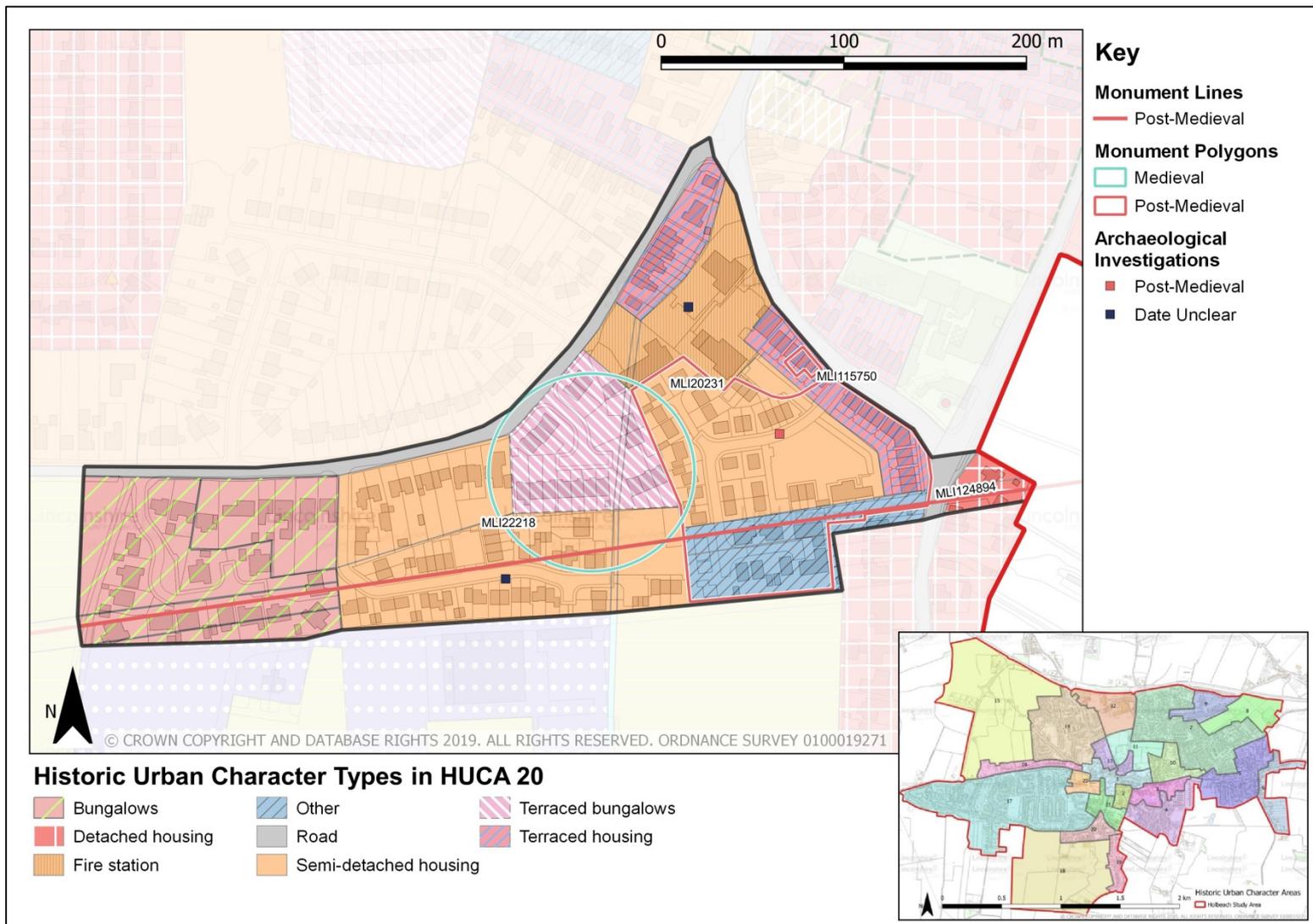


Figure 71. Map showing HUCTs and monument data for HUCA 20.

Description

4.23.1 HUCA 20 is characterised by 20th century redevelopment of former station buildings and yards. Most of the houses within the HUCA date to the latter half of the 20th century, constructed after The Midland and Great Northern Joint Railway was dismantled in 1965. Prior to being dismantled, the railway had served Holbeach since 1858.

4.23.2 The Holbeach railway developments Character Area is comprised of an assortment of housing styles,

including 19th century semi-detached and terraced housing, late 20th century detached and terraced bungalows (in small groups), and 21st century developments made up of detached, semi-detached and small groups of terraces (in groups of three or four). There are also HUCTs within the HUCA which are industrial and one which is civic which relates to Holbeach community fire station on the corner of Hall Gate and Station Road.



Figure 72. 21st century housing development on Station Road

4.23.3 The late 20th century housing is predominated by bungalows; these were developed as former railway land became available, and 'The Sidings' cul-de-sac is a reference to the former use of the land. The 21st century residential developments are focused to the south and west of the HUCA, these houses are 2-3 stories high, and are set into small plots often with driveways, within residentially planned streets.

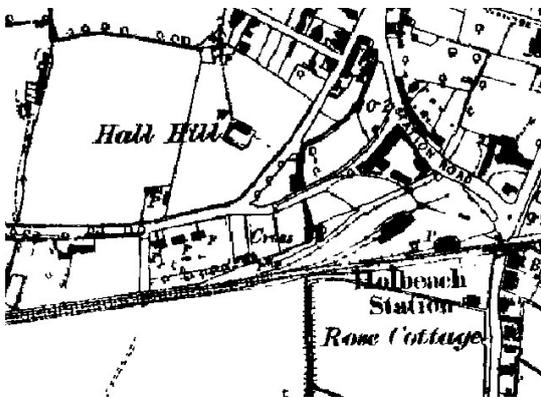


Figure 73. Ordnance Survey map, c1888 showing Holbeach Station and sidings.

4.23.4 The railway was extended to Holbeach from Spalding in 1858 and was expanded eastward to Sutton Bridge in 1862. The land to the north of the line was used for the railway siding, goods sheds and for a station hotel. Passenger transport was discontinued in 1959 and goods

services ended in 1965. The developments which have taken place on the former railway site are located on land which had become industrial yards and waste ground after the removal of the railway. There is one industrial area still within the HUCA, which is located on the former railway.

4.23.5 Prior to the railways being constructed the land was mostly used for pasture. There is one dwelling with a garden which was also recorded in the tithe map, although this is no longer extant and later 19th century terraced housing is located where it once stood. Holbeach River also flowed through the centre of the character area towards Holbeach centre, this is visible in the tithe map but by the c1888 OS plan the river had been partially built over by the railway.

4.23.6 The site of St Peters chapel is thought to be located within the Holbeach railway developments Character Area, and the c1888 map depicts the plot where present day 'The Sidings' is, as the site for a burial ground and a cross. The bodies from the site were excavated and reinterred in 1868¹⁰⁰. William Stukeley speaks about the early chapel's location in his description of several uncovered skeletons in the 18th century, which were thought to have been buried in the former church grounds. A coin of Edward I or II found among the individuals provides the burials a date of 1239 and 1327. In 1970, masonry is reported to have also been discovered as part of sewerage works in the area.

100 Macdonald, G. (1877).

Heritage value

<p>Evidential Value: The HUCA makes a contribution to the wider history of Holbeach, particularly for the medieval period due to the location of the potential site for St Peters Chapel. The HUCA also contributes to the 19th century history of Holbeach due to the presence of the railway. Further research would enhance our understanding of these two periods within the HUCA and would increase its evidential contribution to the history of Holbeach.</p>	Medium
<p>Historical Value: The heritage assets are no longer visible within the HUCA. However, further work could highlight the connection of the HUCA and the assets within it to the broader history of Holbeach.</p>	Medium
<p>Aesthetic Value: The aesthetics of the historic character have been considerably altered by 20th/21st century developments.</p>	Low
<p>Communal Value: Although the assets within the HUCA do contribute to an understanding of the wider history of Holbeach, without any further demonstration of this history, the contribution of the communal value made by the HUCA to the history of Holbeach is small.</p>	Low

4.24 HUCA 21 Church Street, Station Road

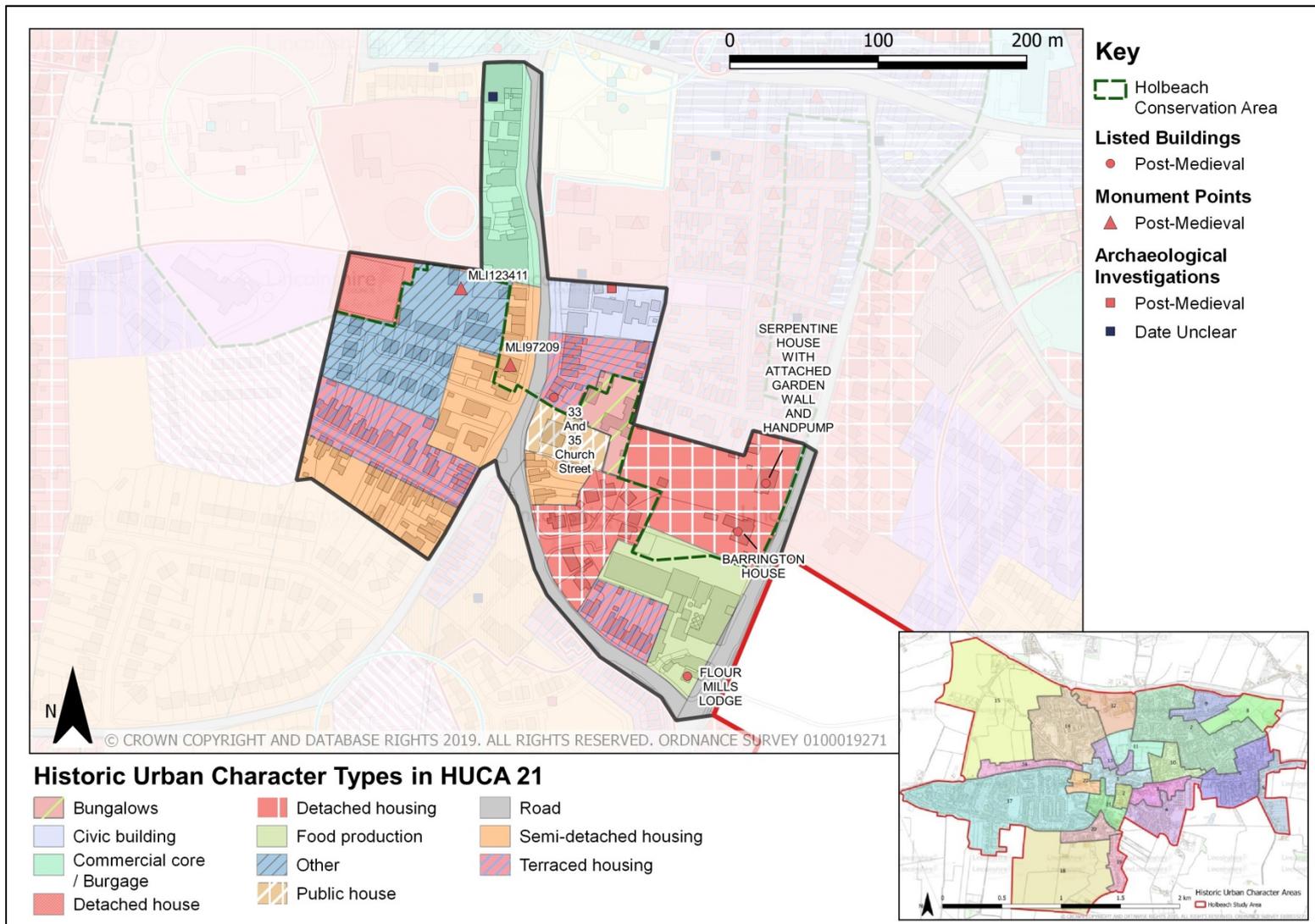


Figure 74. Map showing HUCTs and monument data for HUCA 21.

Description

4.24.1 HUCA 21 is characterised by 19th century expansion and 20th century redevelopment. Church Street is the dominant road within the HUCA, it is built over the course of Holbeach River, which runs north-south through the HUCA. A portion of the HUCA is within the Holbeach Conservation Area.

4.24.2 The buildings lining the east and west side of Church Street are among the earliest within the

Church Street, Station Road Character Area mostly originating in the 19th century, these buildings demonstrate a century of extensions built upon extensions, which reflects many market towns around the country. The buildings are predominantly constructed in red brick, some are buff brick and a few of the buildings are rendered.

4.24.3 On the west of the street there are mostly 19th century commercial shop fronts, there are a small number of 20th century built shops and shop

front designs, the latter which obstruct the view of some of the earlier buildings. However it should be noted that many of the 19th century buildings retain a large amount of their original features and historical character. The buildings are mostly 2-3 story, some of the earlier buildings were raised at a later date. Stukeley's c1722 *Ecclesiam de Holbeach in Agro Linc*, shows the west side of Church Street as an open rural area with two possible mud and stud farm buildings in front of a wooded area. This image demonstrates that before the 19th century buildings were constructed the land was mostly rural.



Figure 75. Shops to the west of Church Street. © Google Streetview.

4.24.4 These buildings are currently used commercially as shops towards the north of the street before becoming more residential towards the south away from the centre of the town. The houses on Stukeley Road are brick built late 19th to early 20th century terraced housing, further down the road the houses become largely mid-late 20th century terraced bungalows.

4.24.5 On the east of Church Street the buildings are mostly 19th century, like the west side there are some

20th century insertions such as the former Holbeach Library building, the character of which is in stark contrast to the older properties. There is one building within the HUCA which dates to the mid-18th century which is 33-35 Church Street (NHLE: 1064487). The Reading Room is a building which stands out within Church Street, built in brick with gothic architectural details. It was designed as a school in 1870 and given to the town in 1902.



Figure 76. Reading Room to the left of the picture and 33-35 Church Street to the right.

4.24.6 The houses on the north side of Station Road are mostly early 20th century development. On the junction of Hall Gate and Station Road are semi-detached houses with small gardens to the front and the majority of the land to the rear. Late 20th century detached properties within individual plots of land were built next to these properties after the early 20th century terraced housing was demolished. Early 20th century terraces are also extant further south within the character area.

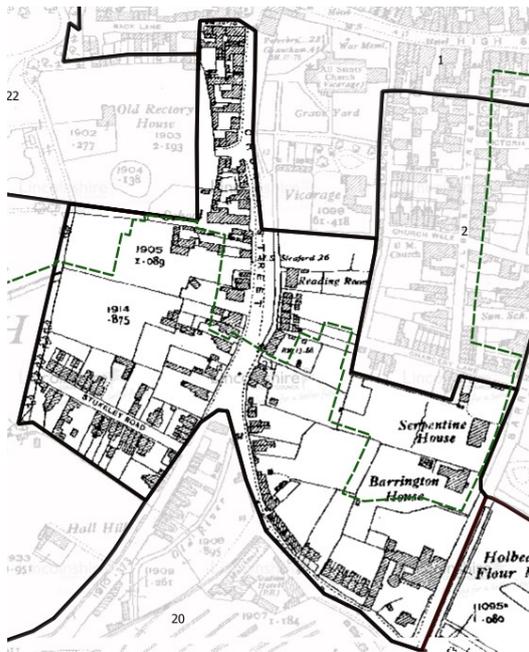


Figure 77. Ordnance Survey map, c1905 of HUCA 21

4.24.7 Barrington Gate has two large detached Georgian properties: Barrington House (NHLE: 1146845) and Serpentine House (NHLE: 1064528). The houses are red brick built in 1829 and 1830 respectively; they reflect 19th century expansion of Holbeach. When they were constructed they would have been detached from the town, however shortly after their construction the houses on Albert Street in HUCA 2 were constructed, connecting the two houses to the urban sprawl of the town. Set into large grounds the

houses are set back from the road with large frontages, including expansive driveways and landscaped borders, the properties have retained a large amount of their original architectural details. These houses are located next to

4.24.8 Barrington Gate Mill, which has been in operation since at least the early 19th century, is located on the corner of Station Road and Barrington Gate. The original building has been demolished and replaced by larger more industrial units. Flour Mills Lodge (NHLE: 1359241) dates to the 19th century and is located next to the mill complex, it was likely the mill owners residence at one time, although it is not clear if this is still the case.



Figure 78. Barrington Gate Mill.

Heritage Value

<p>Evidential Value: There is a high potential for the heritage assets within the HUCA to contribute to the understanding of the history of the town. There is also potential to recognise the value of more of the built heritage within the HUCA. Removal of the earlier building examples, including buildings which are not currently recognised, would make an impact on future generation's ability to appreciate and understand the development of the town. There is also a large potential for education in regards to the origins of the town around the former course of Holbeach River.</p>	<p>High</p>
<p>Historical Value: The heritage assets dominate the character of the HUCA despite 20th century construction taking place throughout the area. There are strong links between the 18th and 19th century buildings which together contribute to the wider development history of Holbeach.</p>	<p>High</p>

<p>Aesthetic Value: The historic townscape is visible within the HUCA especially within the Conservation Area, which make a large contribution to the historic setting of the town.</p>	High
<p>Communal Value: The HUCA contains buildings which could be (and are) used to engage the public, such as The Reading Room. Historic buildings and the presence of Holbeach River could provide for future interpretation. However there is still a large proportion of the HUCA which is private residences which do not contribute to the communal value of the HUCA.</p>	Medium

4.25 HUCA 22 William Stukeley School and Rectory Park

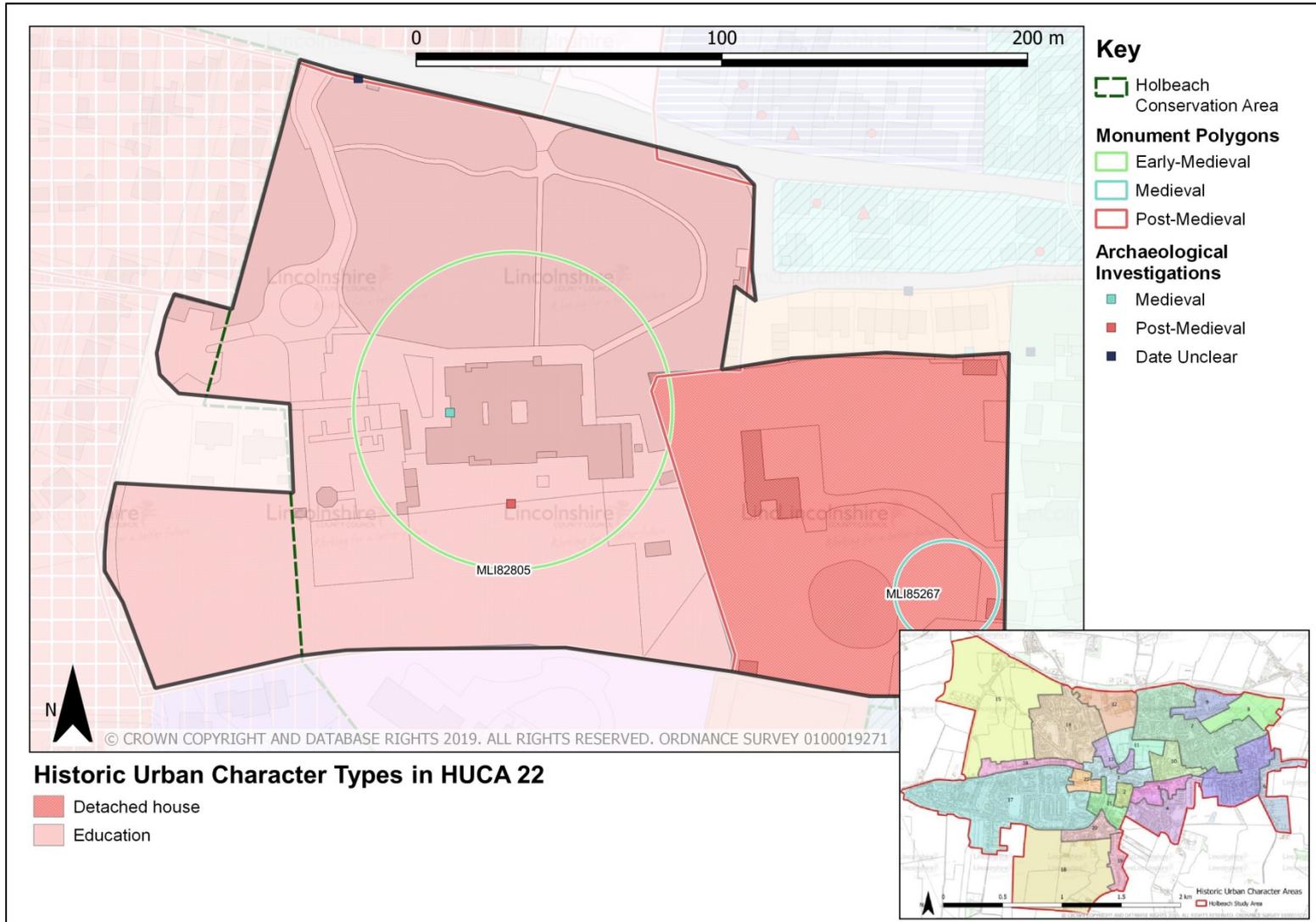


Figure 79. Map showing HUCTs and monument data for HUCA 22.

Description

4.25.1 HUCA 22 is characterised by modern school buildings and a private residence. The school building was constructed in 1993 after the demolition of the 1922 mansion which had replaced an even earlier hall. It is the location of the traditional home of the Stukeley's who had a house in Holbeach from the 17th century. It is also likely that the site was a manorial complex or hall long before it came into the ownership of the Stukeley's. The site is within a close proximity to the

medieval market, town centre and church.

4.25.2 The school and private residence are both set into well-tended large landscaped gardens surrounded by mature trees and brick walls. The views into the sites are only afforded through the entrances on Spalding Road and Church Street. However the wooded character of the character area is clearly visible externally and creates a small green space within the south-west of the town centre. The Stukeley family made many alterations to the town

through the demolition and construction of several buildings. The Crown, Chequer Inn, and vicarage were all either wholly built or improved by William Stukeley's father, John Stukeley. John, who was also an avid horticulturalist made several changes to the hall grounds, including through planting several avenues of trees and creating a walled garden.

4.25.3 The HUCA is mostly within Holbeach Conservation Area and was assessed as part of the Conservation Appraisal in 2009¹⁰¹ and the Conservation Management Plan of 2010¹⁰².

4.25.4 There have been two archaeological investigations within HUCA 22; including a watching brief and an appraisal undertaken prior to the demolition of the 1922 house. Most of the HUCA is covered by (HER: MLI20230), which is the 'Site of Stukeley Hall and gardens'.

Heritage Value

Evidential Value: The HUCA is the former site of Stukeley Hall and gardens, as a result the HUCA holds a high level of evidential value for its contribution to the wider history of Holbeach and connection to the contribution made by the Stukeley family to the development of Holbeach.	High
Historical Value: The predominant heritage asset within the HUCA has undergone a high level of alteration, the hall has been completely removed and the gardens have also suffered through modification or neglect. However there are strong associations to the Stukeley family within the HUCA. There are opportunities through appropriate heritage led regeneration to enhance the HUCA's contribution to the historical value of the HUCA.	High
Aesthetic Value: The components of the former Stukeley Hall and garden have been obscured, however there is still a connection which could be made between the current site and its former status as the landscaped gardens of a hall, this is also highlighted in the Conservation Management Plan.	Medium
Communal Value: Contains 1 heritage asset which could be used to engage the public. Stukeley Hall and gardens clearly forms part of the wider history of the town and the semi-public space could be interpreted further to increase public understanding of the space.	High

101 Anderson & Glenn. (2009).

102 Anderson & Glenn. (2010).

5 Discussion

5.1 Summary of the pilot study

- 5.1.1 Holbeach was surveyed in 2019 as part of the Extensive Urban Survey project, which is funded by Historic England and conducted by Lincolnshire County Council. Holbeach was the pilot study, and the first of 30 towns within Lincolnshire to be surveyed. It is anticipated that Holbeach will be revisited and reassessed at the end of the project.
- 5.1.2 The Extensive Urban Survey is designed to give a broad overview of the development of the town, it is not exhaustive and as new information is brought to light will become a 'snap shot' of the town at the point of survey.
- 5.1.3 The Extensive Urban Survey compliments the Historic Environment Record as a resource, but it should not replace the resource in planning research or be used as a sole reference. For planning applications the Historic Environment Record should always be consulted, this is consistent with NPPF 2018 paragraph 189; *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting... As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary'*. For further guidance please speak to the local planning authority.

5.2 Summary of the development of Holbeach

- 5.2.1 There is very little recorded evidence for the prehistoric period within Holbeach and the surrounding area. It is likely that this is due to the deep nature of remains of this period because of the frequent inundations from the sea which occurred here right through to the post medieval period.
- 5.2.2 There are clues to Roman settlement around Holbeach, however the few finds which have been recovered do not confirm the presence of permanent occupation. Like the prehistoric period, it is likely that potential archaeological remains are buried beneath many feet of silt. Further investigation would improve our understanding of Roman Holbeach.
- 5.2.3 It is widely thought that many of the towns around South Holland, including Holbeach, began as small areas of settlement or manorial complexes in the early medieval period; it is likely that Holbeach began in this way as a small number of manorial complexes at this time. The salt industry in the surrounding area also started to create a strong economy during the early medieval period.
- 5.2.4 In the medieval period, Holbeach began to grow into the town which is recognisable today, potentially beginning from the meeting of the east-west road (Spalding Road, High Street) and the river Holbeach. The major road structure is likely to have originated at this time as small foot paths extending star shaped from the centre of Holbeach.

- 5.2.5 The Domesday survey records Holbeach to have a number of land holdings, these represent a mixture of manorial centres within the town and land held by other manors which are external to the town. Further work could increase our knowledge of the structure of Holbeach at this time.
- 5.2.6 All Saints Parish Church was constructed in the 14th century on a site which had previously been used for a religious purposes, there are records for a church in Holbeach from 1189 and it is possible that the church was located in the same area. All Saints is the only medieval building which is still extant in Holbeach. There is evidence of a second medieval church; St Peter's, in Holbeach. Although its exact site is not known it may have been located to the south of Holbeach on Hall Gate.
- 5.2.7 All Saints Hospital was another well-known medieval building within Holbeach, built in the 14th century, however it was not in use as a hospital by the time of the dissolution of the monasteries in the 16th century.
- 5.2.8 There are two potential medieval markets within the centre of Holbeach, one is already known of on Market Hill, although it is possible that this market was actually much bigger than has been previously thought, and extended into the space between Back Lane and West End. A second possible 'funnel' market is located in the land between Chapel Street, High Street and St John's Street. These markets created a strong economy for the town.
- 5.2.9 Tenement plots make up a large portion of the plots in the centre of Holbeach, extending from West End and High Street. The boundaries have remained largely the same since the medieval period for several of the plots. These divisions were possibly designed in the medieval period following the establishment of the market.
- 5.2.10 Holbeach continued to be a small settlement throughout the 16th-18th centuries with a small amount of development. The first workhouse was extant in Holbeach possibly by the 17th century, and definitely by the 18th. It was located on Penny Hill Road (now Park Road), it was in use until the second workhouse was built in the 19th century on Fleet Road.
- 5.2.11 In the 19th century, Holbeach expanded rapidly to accommodate a surge in the population which was especially felt within South Holland. Several new streets were founded in this century and dozens of new buildings and houses were also built. Albert Street, Edinburgh Walk and the connecting roads were all constructed during this time. Holbeach Cemetery and Railway were also constructed in the 19th century, stimulating growth in the areas between the high street and these sites. Several new places of worship were also constructed in the at this time century as part of the new developments.
- 5.2.12 Holbeach expanded significantly in the 20th and 21st centuries. The majority of this expansion was residential, with very little change within the centre. The change in housing fashion throughout the 20th century is highly legible in the plan of Holbeach.

Glossary and Abbreviations

ADS	Archaeology Data Service (a website which provides storage and access to unpublished grey literature reports)
Berewic	Derived from the Old English word for corn farm, berewic in Domesday refers to an outlying holding within a manor, separate but taxed as a part of that manor.
Bovate	8 bovates make a carucate.
Carucate	A unit of land area, the amount of land that could be kept in cultivation by a single plow, = 8 bovates.
EUS	Extensive Urban Survey
GIS	Geographical Information Systems
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
HUCA	Historic Urban Character Area
HUCT	Historic Urban Character Type
MLI	Prefix of numbers identifying monument records in the Lincolnshire HER
NHLE	National Heritage List Entry (listed building identifying number)
NGR	National Grid Reference
OS	Ordnance Survey

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Appendix 1. Archaeological evidence within Holbeach

Designated Heritage Assets

HER/Mon ID	Name	Period	Monument Type	Grade
DLI6026	Fleet Hospital	Post Medieval	Listed building (NHLE: 1253325)	II
DLI6398	33 and 35 Church Street	Post Medieval	Listed building (NHLE: 1064487)	II
DLI6399	Mansion House	Post Medieval	Listed building (NHLE: 1064488)	II
DLI6400	71 to 77 High Street	Post Medieval	Listed building (NHLE: 1064489)	II
DLI6401	14 and 16a High Street	Post Medieval	Listed building (NHLE: 1064490)	II
DLI6403	The Old Cottage	Post Medieval	Listed building (NHLE: 1064492)	II
DLI6404	Cemetery Chapels	Post Medieval	Listed building (NHLE: 1253325)	II
DLI6405	Department of Employment	Post Medieval	Listed building (NHLE: 1064494)	II
DLI6410	The Crown Hotel	Post Medieval	Listed building (NHLE: 1064499)	II
DLI6411	34 West End	Post Medieval	Listed building (NHLE: 1064500)	II
DLI6437	1,3,5 Albert Street.	Post Medieval	Listed building (NHLE: 1064526)	II
DLI6438	Nos. 2,4 and 6 (Jocelyn Darlow)	Post Medieval	Listed building (NHLE: 1064527)	II
DLI6439	Serpentine House with attached garden wall and handpump	Post Medieval	Listed building (NHLE: 1064528)	II
DLI6440	19 Chapel Street	Post Medieval	Listed building (NHLE: 1064529)	II
DLI6487	Barrington House	Post Medieval	Listed building (NHLE: 1146845)	II
DLI6490	1 and 3 Chancery Lane	Post Medieval	Listed building (NHLE: 1146883)	II
DLI6497	The Red Lion Public House	Post Medieval	Listed building (NHLE: 1147031)	II
DLI6504	12a and 15 West End	Post Medieval	Listed building (NHLE: 1147154)	II
DLI6505	Westholme	Post Medieval	Listed building (NHLE: 1147174)	II
DLI6506	The Priory	Post Medieval	Listed building (NHLE: 1147188)	II
DLI6583	Baptist Chapel	Post Medieval	Listed building (NHLE: 1308789)	II

DLI6581	The String of Horse Public House	Post Medieval	Listed building (NHLE: 1308768)	II
DLI6616	Flour Mills Lodge	Post Medieval	Listed building (NHLE: 1359241)	II
DLI6617	4 and 6 Boston Road	Post Medieval	Listed building (NHLE: 1359242)	II
DLI6632	The Manor Farmhouse	Post Medieval	Listed building (NHLE: 1359262)	II
DLI6633	Halifax	Post Medieval	Listed building (NHLE: 1359263)	II
DLI6634	Milestone erected in Churchyard wall	Post Medieval	Listed building (NHLE: 1359264)	II
DLI6636	Bank House	Post Medieval	Listed building (NHLE: 1359266)	II

Non-designated Heritage Assets

Archaeological evidence from the prehistoric period

HER ID	Name and Description	Period	Type
MLI102780	Palaeolithic hand axe from a mottled mid-brown flint. Evidence for the provenance of this axe is not conclusive; it may have been brought in from outside of Holbeach.	Palaeolithic	Find Spot

Archaeological Evidence from the Roman period

HER ID	Name and Description	Period	Type
MLI22231	Romano-British pottery found. Samian sherds found in 1945, 3ft below the present surface, by Mr Mossop's gardener, when digging a compost pit at Holbeach.	Roman	Find spot
MLI89925	Two sherds of Romano-British pottery found on land off Battlefields Lane. Two sherds of Romano-British pottery were found during field walking. This pottery may indicate nearby or buried Romano-British remains.	Roman	Find spot
353756 (Past scape)	A 3rd to 4th century Roman urn was found at Holbeach in 1913	Roman	Find spot

Archaeological evidence from the early medieval / Anglo Saxon period

HER ID	Name and Description	Period	Type
MLI82805	Possible Anglo-Saxon industrial activity. Burnt deposits and a single fragment of iron slag were recorded. The slag is of a distinctive type and will have been part of a slag block that formed within a slag pit below a bloomery furnace.	Early Medieval	Industry

MLI101099	Anglo-Saxon to Medieval find(s) from Holbeach. Cast copper alloy openwork strap end in Winchester style. The strap end is tongue shaped and has a split rectangular terminal with two rivet holes in it to secure it to the strap.	Early Medieval	Find Spot
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Archaeological evidence from the medieval period

HER ID	Name and Description	Period	Type
MLI104131	Medieval Vesica shaped lead seal matrix.	Medieval	Find Spot
MLI22218	Burial Ground, St Peter's Chapel, Holbeach. Excavated 1867. Nearer the centre were human bones, not laid in order, and about the centre, pottery (apparently medieval), charcoal, sand, and burnt bones were seen. Near the surface on the Wignals Gate side were other complete skeletons and a spur. The then vicar of Holbeach, the Rev Arthur Brook, bought the land, re-interred the bones, remade the mound, and placed a cross on top. Stukeley describes the site of the former St Peters Chapel as 'in Wignals Gate near Holbeach Hall by the riverside' about 1719 he saw a number of corpses dug up in the chapel yard. These were probably the skulls found in the mound in 1867, and the chapel perhaps stood a little nearer the old river. St Peter's Chapel, Holbeach was in existence before 1190.	Medieval	Burial site
MLI22219	Iron Spur. Found during sewerage works, medieval iron spur with silver in-lay decoration.	Medieval	Find Spot
MLI22222	Coin of Richard II found near the church.	Medieval	Find spot
MLI22227	Site of a preaching cross. The probably early c15 preaching cross at Holbeach was pulled down in 1683. The site was probably that of an earlier cross; Thomas de Multon, Lord Egremont, obtained a fair and market for Holbeach in 1253, and a cross is mentioned here in 1273. The published site falls on a road junction. No remains are known by the town authorities.	Medieval	Religious Monument
MLI23637	Excavations in 1968 on the old town tunnel at Holbeach market hill exposed the remains of a medieval bridge.	Medieval	Bridge

MLI81820	A late Saxon/medieval ditch, 4 Park Road. The feature was dated by a single sherd of 10th-12th century Stamford ware, but as the feature had been greatly disturbed, this dating is not secure. The nature of the plant and mollusc remains in the fill of the ditch suggest the site had a rural rather than urban character, and the site may represent a farmstead. Alternatively, the site may lie within the boundaries of the medieval hospital of All Saints.	Medieval	Ditch
MLI85267	Medieval drainage channel, the Old Rectory, Holbeach, dated to the 11th century. The presence of drainage systems in the area is not surprising as the Saxon coastline is thought to have been present to the immediate north of the site. By the 1300's, land reclamation was occurring to the north with the construction of the Roman Bank around Moulton Seas End, Saracens Head and Holbeach Clough.	Medieval	Drainage
MLI89926	Scatter of medieval pottery on land off Battlefields Lane. A general background scatter of medieval pottery was observed during field-walking. However, two alignments of pottery were seen which may indicate the presence of field boundaries.	Medieval	Find spot
MLI97377	Medieval activity, Former Railway Station, Holbeach. A large ditch running parallel with Station Road on the north-eastern side of the site. Two sherds of early medieval pottery were recovered from fills contained in the feature. An undated ditch, running parallel and immediately to the southwest, displayed a similar profile and had similar fills, suggesting that it probably belonged to the same phase of activity. Medieval pottery was recovered from alluvial silts on the northern side of the site, and as un-stratified from a trench on the eastern boundary.	Medieval	Find spot
MLI97582	Medieval pottery sherds and a cockle shell, land adjacent to 46 Northons Lane, Holbeach.	Medieval	Find spot

Archaeological evidence from the post-medieval period

HER ID	Name and Description	Period	Type
MLI115750	Station Hotel, Station Road, Holbeach. Railway hotel, thought to have been built in the mid-19th century, after the opening of Holbeach Station in 1858. It was known as The Station Inn at that time, but appeared to have been derelict for a while.	Post Medieval	Railway Station
MLI123403	Primrose Holt, Holbeach. Primrose Holt, Holbeach. Redeveloped 19th century farmstead.	Post Medieval	Farmstead
MLI123405	(Battle Fields Farm), Holbeach. Site of (Battle Fields Farm), Holbeach. Demolished 19th century farmstead. Row with additional detached elements. The farmhouse	Post Medieval	Farmstead

	was detached from the main working complex. Isolated location.		
MLI123406	Threeways, Holbeach. Redeveloped 19th century farmstead. Regular courtyard of L plan. The farmhouse was attached to a range of working buildings. Isolated location. Large modern sheds are located on the site.	Post Medieval	Farmstead
MLI123407	Unnamed farmstead, Holbeach. Site of a farmstead, Holbeach. Demolished 19th century farmstead.	Post Medieval	Farmstead
MLI123408	Hargate House Farm, Holbeach. Partially extant 19th century farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is detached from the main working complex.	Post Medieval	Farmstead
MLI123409	Unnamed farmstead, Holbeach. Site of a farmstead, Holbeach. Demolished 19th century farmstead.	Post Medieval	Farmstead
MLI123410	Unnamed farmstead, Holbeach. Site of a farmstead, Holbeach. Demolished 19th century farmstead.	Post Medieval	Farmstead
MLI123411	Unnamed farmstead, Holbeach. Site of a farmstead, Holbeach. Demolished 19th century farmstead.	Post Medieval	Farmstead
MLI123412	Carlton House, Holbeach. Holbeach. 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex.	Post Medieval	Farmstead
MLI123413	Unnamed farmstead, Holbeach. Site of a farmstead, Holbeach. Demolished 19th century farmstead.	Post Medieval	Farmstead
MLI123494	(Fir Cottage), Fleet. 19th century farmstead. Parallel. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure.	Post Medieval	Farmstead
MLI123495	Unnamed farmstead, Fleet. 19th century demolished.	Post Medieval	Farmstead
MLI124894	Holbeach to Sutton Bridge Railway. Former railway line running between Holbeach and Sutton Bridge. The station was initially proposed in 1853 as part of the Norwich and Spalding Railway, but was not actually constructed until 1862, after the Great Northern Railway took control of the route. The line was single track and was opened on the 1st August 1866. It notably formed part of the larger Midland and Great Northern Joint Railway line between Spalding and King's Lynn, after its formation in 1893. This part of the route was closed for passengers on the 28th February 1959, and to goods on the 2nd April 1965. The track was dismantled soon after, although much of its former course can still be discerned as an earthwork.	Post Medieval	Railway
MLI125023	Holbeach Cemetery. Holbeach Cemetery was established in 1855 by the town's Burial Board at a cost of £5000. It originally consisted of about 6 acres, tastefully laid out and has two neat chapels with a tower and spire in the centre (see PRN 25207). One of the chapels and half the ground was consecrated by the Bishop of Lincoln on 10 November 1855, with the other part of the cemetery and the second chapel being for the use of nonconformists. The chapels, one Church of England and the other nonconformist, are surrounded by a six acre cemetery	Post Medieval	Cemetery

	that would have been strongly influenced in layout and planting by the influential landscape designer James Claudius Loudon. There are some fine examples of elaborate funerary monuments which commemorate some of the area's leading later 19th and 20th century families and figures. The original area of the cemetery (6 acres) was expanded southwards during the 20th century, as is visible on later Ordnance Survey mapping. Overcrowded conditions at the original church burial ground within Holbeach prompted increasing calls for a new burial ground to be established within the town. A petition was organised in 1849 by a number of local townspeople, and resulted in an official visit by William Lee, a civil engineer and 'superintending inspector' to report on the situation. Lee's recommendation was that a new site should be purchased and established, with work commencing in 1854 and the burial ground fully opening in 1855.		
MLI125390	Keeper's House, Holbeach Cemetery. Keeper's house at Holbeach Cemetery, it likely dates to 1854, when Holbeach Cemetery began to be established.	Post Medieval	Cemetery House
MLI20230	Site of Stukeley Hall and Gardens, Holbeach. Stukeley Hall was built in 1922 by W.E Norman Webster, in a muddled magpie style. There is a stable block. The house stands on the site of the one of the artisan mannerist family of William Stukeley, the antiquarian. The garden is in typical corporation style. The grounds of the Hall have evolved over a period of time and it is estimated that some of the oak trees could be 200 years old. It is thought that the walled garden is of 18th century origin. Much of the gardened area to the east of the Hall and fringing the walls to the north are relatively new. Between these two periods various ornamental plantings have been undertaken and several structures constructed.	Post Medieval/ Modern	Hall
MLI20231	Holbeach Station. Holbeach Station was a component of the Norwich and Spalding Railway. The railway reached Holbeach from Spalding in 1858 and was extended eastward to Sutton Bridge in 1862. The station house would appear to have been built in accordance with a design used with minor adaptations at other stations on the line - in particular, Long Sutton and Moulton. Passenger transport was discontinued in 1959 and goods services were ended in 1965.	Post Medieval	Railway
MLI20232	Spalding to Holbeach Railway.	Post Medieval	Railway
MLI22201	Claypits, Fishpond Lane (Formerly Drakes Lane). 'Old Fishponds'. Set of eight possible ponds, four rectangular ponds in diagonal line and one upside down L-shape. three others to the south. Built over. There is little doubt that these are old clay pits. Reference to the sale of the brickworks are at the archives office in 1828. Since the pits are pretty extensive even then the suggestion is that	Post Medieval	Industry

	they go back to the late c18 at least, when there must have been a big boom in brick building everywhere locally.		
MLI80760	Post-medieval remains, High Street. A brick structure, thought to be a cellar, was represented by walls at the rear of the property. A doorway through one of these walls had been blocked-up with bricks before the room began to be in-filled, which probably began in the seventeenth to eighteenth century. This action may have been taken to raise the ground surface to counteract the threat of flooding. The room was periodically re-floored, indicated by bedding layers which were cut by linear gullies running along one of the standing walls, interpreted as robber trenches to extract joists or other floor supports. Coal dust in an eighteenth to nineteenth century make-up layer suggests that the cellar was used as a coal cellar at that time. An eighteenth century rubbish pit was identified beneath the cellar floor, and a probably post medieval posthole indicates possible structural timberwork.	Post Medieval	Building
MLI89928	Scatter of post medieval material on land off Battlefields Lane. A general scatter of post medieval material including pottery, clay pipe fragments, tile and several coins.	Post Medieval	Find Spot
MLI92051	Distillery Farm, Holbeach, Farmstead of probable 19th century date, to the north-west of Holbeach. Converted to a herb distillery in 1926, after which the farm was named Distillery Farm.	Post Medieval	Farm
MLI92408	Carter's Park, Holbeach. A park recorded on the first edition c.1880 and c.1905 Ordnance Survey maps at Carter's Park, Holbeach.	Post Medieval	Park
MLI92409	Redroofs Park, Fleet. A park recorded on the c.1905 Ordnance Survey map at Redroofs, Fleet. It is not on the first edition c.1880 map.	Post Medieval/ Modern	Park
MLI97201	7 Albert Street, Holbeach. A good example of this style of building of this period but has, in the past, been altered and has lost many of its original features and its historic character.	Post Medieval	Locally Listed Building
MLI97202	23 Albert Street, Holbeach. A good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97203	25 Albert Street, Holbeach. A good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97204	14 Albert Street, Holbeach. A good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97205	18 Albert Street, Holbeach. A good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97206	20 Albert Street, Holbeach. A good example of this style of building of this period and survives with only a few	Post Medieval	Locally Listed Building

	changes to its original construction.		
MLI97207	25 Barrington Gate, Holbeach. A good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97208	Church Hall, 17 Barrington Gate, Holbeach. A good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97209	68 Church Street, Holbeach. A good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97210	5 Church Walk, Holbeach It is a good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97211	The Vicarage, Church Walk, Holbeach. A good example of this style of building of this period and survives with only a few changes to its original construction.	Post Medieval	Locally Listed Building
MLI97212	Chequers Hall, High Street, Holbeach	Post Medieval	Locally Listed Building
MLI97213	31 and 33 High Street, Holbeach	Post Medieval	Locally Listed Building
MLI97214	51 and 53 High Street, Holbeach	Post Medieval	Locally Listed Building
MLI97215	20 High Street, Holbeach	Post Medieval	Locally Listed Building
MLI97216	32 High Street, Holbeach	Post Medieval	Locally Listed Building
MLI97217	1 and 3 Park Lane, Holbeach	Post Medieval	Locally Listed Building
MLI97219	Former Infant School, The Chase, Holbeach	Post Medieval	Locally Listed Building
MLI97220	8 Spalding Road, Holbeach	Post Medieval	Locally Listed Building
MLI97221	11 West End, Holbeach	Post Medieval	Locally Listed Building
MLI97222	30 West End, Holbeach	Post Medieval	Locally Listed Building
MLI97742	Holbeach Warehouse, Park Road, Holbeach. A church is indicated on the 1931 OS County Series Map. The building survives and is now in use as a furniture warehouse. Its denomination is unclear but it may represent the Congregational church, which had 52 members, which was built in Holbeach in 1870. It is constructed in Neo-Romanesque style of red brick with stone and gault brick dressings.	Post Medieval	Church

Appendix 2. Domesday entries for Holbeach

In text number	Head of Manor	Resources	Value	Households	Lord in 1066	1086	Tenant in-Chief
<i>Reference number in Phillimore version of the Domesday survey</i>	<i>Economic, political and judicial unit. (which manor the holding belongs to)</i>	<i>Mills, carucates and bovates (plough land) , woodlands, meadow and other resources.</i>	<i>Amount the lord received in rents from the tenants</i>	<i>Households not individual villagers, the actual number of people will be much higher.</i>	<i>Owner before the conquest</i>	<i>Owner after the conquest</i>	<i>Person who held the lands as a tenant of the King.</i>
1,32-33	Gedney (M)	8 carucates 6 bovates, 80 acres of meadow	£17	26 freemen, 5 smallholders 11 ploughs	Earl Algar	King William	King William
11, 1 (M)	Holbeach and Whaplode	1 carucate, 12 acres of meadow. ½ a plough. Land for 6 oxen, 1 lords plough team	1066 £1 1086 £1	3 villagers	St Guthlac, Crowland Abbey	St Guthlac, Crowland Abbey	St Guthlac, Crowland Abbey
12, 83 (B) -84 (S)	—	1 carucate, land for 6 oxen, 3 villagers with 3 oxen for a plough		3 villagers	Earl Algar	King William	Count Alan
	—	13 carucates 6 bovates, land for 9 ploughs & 2 oxen, 80 acres of meadow 2 lords plough teams 5 mens plough teams 80 acres of Meadow	£8	29 villagers	Earl Algar	King William	Landric
57, 50 (M)	Holbeach and Whaplode	2 carucates, 2 bovates, land for 12 oxen, 1 plough, 10 acres of meadow	1066 £5 1086 £8	4 villagers, 1 small holder with 1 plough,	Aethelstan	Guy de Craon	Guy de Craon

(M) Manor (B) Berewic (S) Soke

Table 2: Various entries of Holbeach in the Domesday Book

Appendix 3. Local Heritage Interest Buildings in South Holland.

Buildings of Local Heritage Interest

The buildings and structures included on the local list are those considered worthy of preservation through their historic or architectural interest. They are not protected by Statute against change to their appearances or demolition in the same manner enjoyed by buildings on the Secretary of State for Culture Media and Sport Statutory List. However, if:

- a. Any lie within a Conservation Area consent is required before demolition,
- b. Subject to an article 4 direction being made removing specified permitted development rights for residences, changes cannot occur without planning permission,
- c. In use other than a residence, planning permission is required for changes

The council continues to trust, however, that care will be taken by all interested parties to protect and preserve the buildings included on this Local list since they do form a unique and valuable part of the local heritage.

How buildings are chosen

The selection of these buildings of architectural quality and character or historical significance are based upon their ability to satisfy one or more of the following criteria:-

1. Historical Interest

An association with well known local personalities or events

2. Architectural Interest

Was built before 1840 and survives in anything like its original condition; or if later, has an architectural style or technological application that, of its type:-

- a. Is the earliest or sole surviving example
- b. Is substantially intact or evocative example
- c. Is a unique or trend setting example

3. Environmental Interest

Makes a contribution to the environment of a street or locality by:-

- a. Being a characterful, time honoured or locally valued feature
- b. Being a part of a planned layout that has remained substantially intact (for example a terrace, square, crescent, estate, etc);
- c. Having group value, substantiating local environmental "grain" (amalgam or scale, density, vertically, materials, colours, textures etc. that is probably peculiar to the area and may include informal groups of varied and often very modest buildings).

Council Policy

The Council has adopted the following guidelines in the respect of the buildings registered as being of local architectural or historic interest:-

1. *The council accepts the buildings included on the approved Local List as being of local architectural or historic significance sufficient to merit retention as part of the local heritage.*
2. *Buildings on the Councils List are not protected as are buildings on the Secretary of State for Culture Media or Sport Statutory List of buildings of architectural or historic interest, but the Council will endeavour to encourage their retention and preservation through planning controls, advice and negotiation. These policies will be implemented by:-*
 - *Owners/ occupiers being advised that any proposed changes should first be discussed with Council officers.*
 - *The Council considering suitable schemes submitted by owners/occupiers of buildings on the Local List for restoration/replacement of architectural features and/or major repair works, and for grant aid within the limits of the provisions made in the Grant Aid Scheme.*
 - *The Council considering applications for development in Conservation Areas involving demolition or alteration to the character of buildings on the Council's Local List on their merits, but the presumption will be in favour of retention and restoration. Any applicant who wishes to demolish or alter the character of a building on the Local List must show that he or she has taken all reasonable steps to retain, adapt convert, or otherwise use the building satisfactorily. Applications for demolition of buildings on the Local List within the conservation areas may be refused, unless the applicant provides information which shows that there is no alternative course of action possible and new proposals, contribute to the character of the conservation area.*

Schedule – Contribution to Heritage

- a. *Illustrates good example of its main architectural style period- little change*
 - *Possesses strong historic interest*
- b. *Illustrates good example of its main architectural style / period but has been eroded with unsuitable changes*
 - *Possesses historic connection*
- c. *Has limited architectural / historic value with others provide area value.*
 - *Group value*