



19th century houses



Horse sculpture, Jubilee Way

# LINCOLNSHIRE EXTENSIVE URBAN SURVEY

## Horncastle—2021



St Mary's Church

**The Project**

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

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

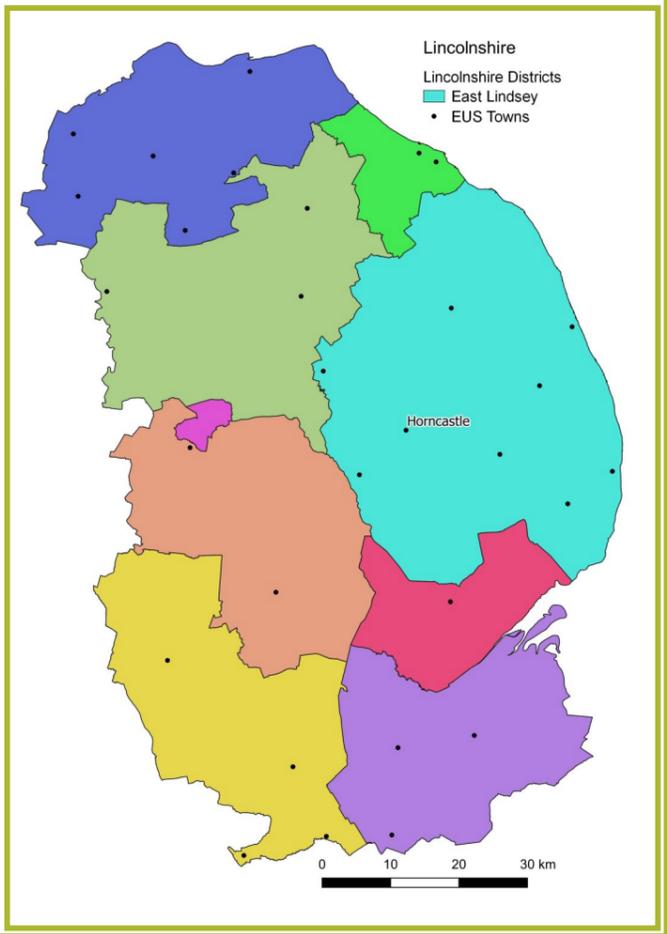
The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains an up to date record of all historical and archaeological data that is known within the county, and should be consulted as part of planning applications (NPPF21 para194).

**Location**

Horncastle is located in the district of East Lindsey, at the confluence of the Rivers Bain and Waring. In Natural England's Character Areas the survey area falls within two profiles; Area 43—The Wolds and Area 44—The Central Lincolnshire Vale. Area 43 is described as an *agricultural landscape of predominant arable, with rolling chalk hills in rectilinear patterns and hawthorn hedgerows and some pasture. Woodland is limited, with occasional shelterbelts. The broader south-west valleys of the rivers Lymn and Bain have tree-lined watercourses. Building materials predominantly of brick and pantile, stone is used in high-status buildings.* Area 44 is described as being *crossed by many streams which empty into the Ancholme River at the northern end of the character area and into the River Witham to the south. The fields are largely rectangular in pattern and are enclosed by hawthorn dominant hedgerows. Some ancient woodlands remain as well as lowland heath and acid grassland. Traditional building material is brick and pantile, which reflect the availability of local clay. Stone is also used, however, it is often preserved for high status buildings including churches.* In the Lincolnshire Historic Landscape Characterisation, Horncastle is within Regional Character Area 4—The Wolds. Its landscape history is described as being *primarily the result of the enclosure of a largely typical open field farming regime, and the subsequent changes to the associated nucleated settlement pattern. The earliest enclosures are to be found in close proximity to historic settlements, whether deserted or surviving. This represents an historic trend from arable farming to livestock rearing. In the later medieval period, and in the post medieval period, wealthy Wold's farmers would rent grazing land on the marshes in order to fatten their stock on the rich grasslands close to the sea. The many east-west aligned roads and tracks, perhaps initially intended to provide access to the coastal salt industry, would have served as drove roads taking livestock between the two areas.*

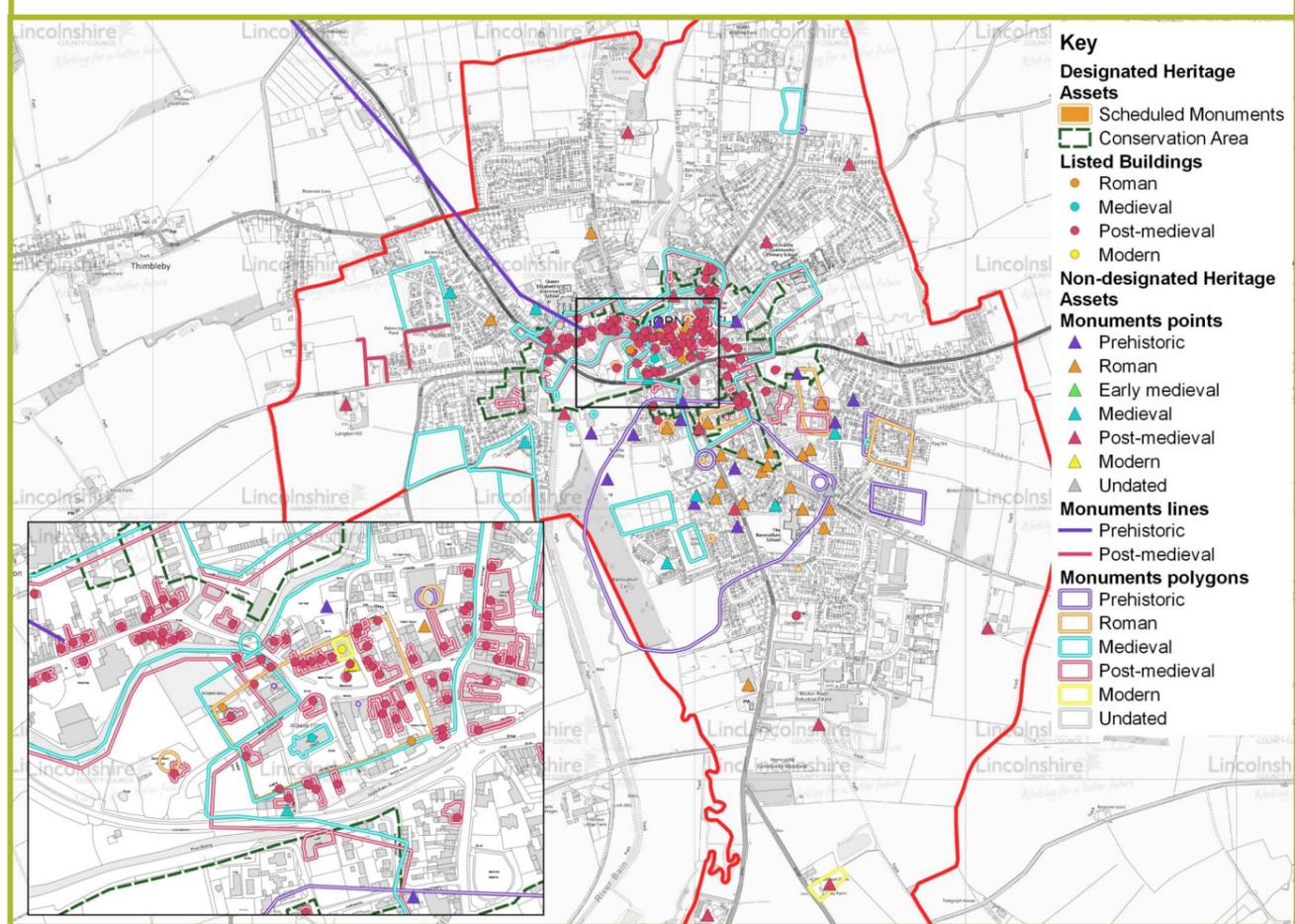
Horncastle is located on a bedrock of Kimmeridge Clay Formation, comprising mudstone. This is overlain by superficial geology originating from river deposits including clay, sand, silt and gravel alluvium. A second superficial layer is Diamicton Till, formed through glacial forces. Topographically, Horncastle is located in a north-east to south-west valley through which runs the River Bain and the River Waring. The east of the valley rises upwards to the crest of the Wolds, and to the west the land rises 30m to a smaller crest which is a spit of land cut off from the Wolds by the Bain Valley before descending into the Witham Valley.

The survey boundary is the parish boundary of Horncastle.



**Summary**

The earliest evidence of occupation within the town dates to the Iron Age, although there is known activity recorded from as early as the Mesolithic. The initial settlement was located to the south of the modern town centre. This area appears to have been first occupied in the late Iron Age, with settlement continuing into the Roman period and enduring for much of the remaining period. From the 3<sup>rd</sup> century, a walled enclosure was constructed to the north of the original settlement within a projection of land created by the confluence of the rivers Bain and Waring. Its use is unknown, although the site became the dominant settlement site in the following centuries and forms the town centre in the present day. Sections of Roman wall from this enclosure are still visible across the town centre, some of which have been reused in later constructions. Little is known of Horncastle during the early medieval period although recovered artefacts from the period confirm that settlement continued after the end of the Roman administration. By the time of the Domesday Survey in 1086, Horncastle was a large settlement with agricultural organisation, mills and a royal manor. Agriculture was a major driver of the town's economy throughout the medieval period, and this focus on agriculture continued during the post-medieval and much of the modern period. Horncastle also became internationally renowned for horse trading, encouraging secondary trades and services in the town centre, such as tanning, which was concentrated on West Street. Many public houses were also established across the town to accommodate large numbers of visitors attending fairs and markets, particularly associated with horse trading, which proliferated from the 13<sup>th</sup>-20<sup>th</sup> century. In the 19<sup>th</sup> century, the town expanded, stimulated by the introduction of the canal and later the railway. Fresh opportunities for development were further increased by the passing of a Parliamentary Act which enclosed the agricultural land surrounding the town. This expansion is apparent, particularly to the east and south of the town centre as Foundry Street and Queen Street were constructed, lined by terraced housing, a church and industries for the growing population. After the town's rapid increase in population during this period it subsequently went into a decline in the late 19<sup>th</sup> century, with the population not matching its peak again until the late 20<sup>th</sup> century. Despite this stagnation, Horncastle has expanded residentially, with large developments on all sides of the town as residential areas have moved out of the centre. The 20<sup>th</sup> century developments have reflected national architectural trends, although recent design has been more sympathetic to the brick-built market character of the town centre, which has largely retained its historic character.



## HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

### 1.1 PREHISTORIC

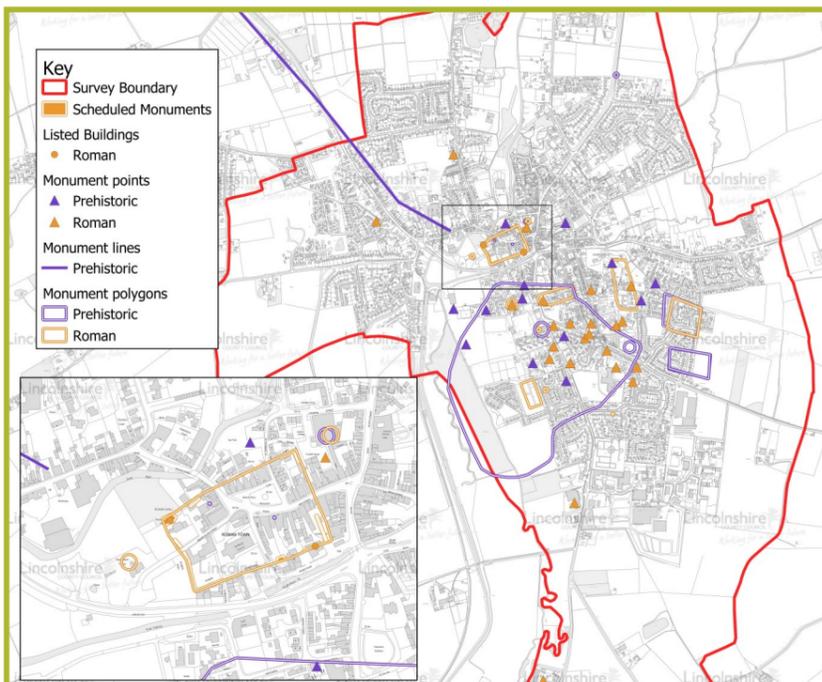
During the prehistoric period, Horncastle and the surrounding region would have been a desirable location for settlement. The shelter provided by the river valley, combined with access to water, provided the area with a wealth of natural resources. The Historic Environment Record (HER) contains numerous records of finds which provide evidence of activity within the survey area during the prehistoric period including multiple areas of settlement and a routeway. The routeway known as Caistor High Street (HER: MLI99396), is thought to finish in Horncastle, starting to the north in South Ferriby, which is located on the Humber Estuary. Its course can be followed across the western side of the Wolds and forms the boundary of many parishes along its route, which were established in a later period.

Artefacts dating from the Mesolithic period through to the Bronze Age have been found across the survey area including multiple assemblages of flint tools (HER: MLI91378, MLI41885, MLI80546, MLI82118, MLI88441, MLI99375, MLI43733, MLI42217, MLI43091, MLI43416). A small number of which have been recorded in the present day town centre, however there is not sufficient evidence to indicate that settlement took place here prior to the Roman period. A Mesolithic notched blade and Bronze Age scraper (a tool for removing animal skins), found on a playing field in Horncastle, provides an indication of possible activities taking place locally (HER: MLI91378). Another assemblage, recorded on the High Street, included a total of 42 flints, many of which were from the Mesolithic period (HER: MLI42691). Neolithic flints were also recovered from archaeological features recorded on Bridge Street (HER: MLI42711), and a hammerstone was recovered from a Roman deposit on Mareham Road (HER: MLI43678). The number of flints recorded across the area are broad in both age and type, which is indicative of varied local activity during this period. Remains of actual settlement prior to the Iron Age are not recorded, however, it is possible that at least seasonal occupation was taking place locally.

By the Iron Age archaeological evidence indicates more settled occupation may have been taking place. Extensive settlement remains are recorded to the south of the survey area which shows continuous occupation from the late Iron Age into the Roman period (HER: MLI80545). This area extends from Mareham Road in the east, Thornton Crescent in the south and the parish boundary in the west. Its presence indicates that, during the late Iron Age, settlement was focussed here prior to the walled enclosure being established in the town centre. An Iron Age coin mould recovered from within this area on Foundry Street further indicates the likelihood of a notable local settlement. There are several ditches which have been recorded beneath the car park of the Black Swan public house which suggest a field boundary or enclosure. Refuse pits and fragments of building material discovered on this site further indicate the likely presence of a domestic dwelling. Remains of a triple ditch boundary on The Wong appear to represent the edge of the former settlement. Pottery retrieved from this ditch show low status wares which were probably used for domestic purposes. Waste pottery noted in the record suggests that it was also potentially being produced locally, indicating that the site also had an industrial function.

Aerial photography has revealed further probable late Iron Age/ early Roman remains to the west of this site, to the north of Mareham Road (HER: MLI41865). These are believed to be the remains of a farmstead or animal enclosure, although further archaeological investigation is required to ascertain their true nature and extent. Furthermore, a second pre-Roman rectangular ditched enclosure was also recorded to the north of the site; the presence of a natural pool may indicate that the ditches served to form a water channel which fed the pool (HER: MLI43167).

Pottery from the Iron Age has been recovered adjacent to West Ashby at the northern extent of the survey boundary. The finds are



in such quantities that it implies the probability of a settlement in the vicinity (HER: MLI85791).

### 1.2 ROMAN

Horncastle is sometimes associated with the documented Roman settlement of Bannovallum; and place name evidence also supports this theory, although it is also possible that it relates to Caistor rather than Horncastle.

The late Iron Age settlement described above (HER: MLI80545) which extends from Mareham Road in the east, Thornton Crescent in the south and the parish boundary in the west, contains evidence from the 1<sup>st</sup> to the 4<sup>th</sup> centuries. Consequently it was occupied from the late Iron Age into the Roman period and covers the period of transition to Roman rule. The settlement contains extensive remains including enclosure ditches, many of which were reused from the Iron Age. Refuse pits containing animal bone and pottery from the late Iron Age to the Roman period and further archaeological features indicating domestic settlement are also recorded. It appears that this area was the earliest focus for established settlement in the parish and probably the only settlement until the 3<sup>rd</sup> or 4<sup>th</sup> century, from which time a walled enclosure was established on the site of the later town centre (HER: MLI43583). Although the full nature of this site is as yet uncertain, the walled enclosure is thought to have been a defended area rather than a residential settlement. It covered much of what became the later town centre. Settlement remained in the earlier undefended site to the south forming a polyfocal settlement with concentrations in the present day town centre and to the south. It is likely that the settlement within the walled enclosure became the dominant settlement area; this is supported by the place-name of the site of the early settlement in the south, which was and is known as 'Cagthorpe' which may imply that it became the secondary settlement during the late Roman early medieval period.



Confluence of the rivers Bain and Waring

The walled town was roughly rectangular in shape, with bastions constructed at the corners. Sections of the enclosure wall in the town centre are still visible above ground today in several locations across the town, much of which is now designated either as a scheduled monument or Grade I listed building (NHLE: 1005034, 1262720, 1262504). The longer wall to the north and south, were constructed parallel with the River Waring; the enclosure's layout being dictated by the angle or 'horn' created by the confluence between the rivers Bain and Waring (Whitwell, 1992). The east and west walls overlapped, and it is within the overlap that the gates are thought to have been positioned, adding to the defence of the inner enclosure. To the east, town morphology and excavations along the wall suggest that the eastern entrance would have been beneath the present day High Street. This is supported by the later importance of High Street as a route through the town and the location of the main crossing over the River Waring, which is located to the south-east of the town on South Street. As such, it is possible that the plan form of the High Street and Manor House Road are Roman in origin, although the straight line of this road has been obscured by post-medieval development. It is suggested (Hurst and Field, 1983) that there were three gates



Section of Roman wall

into the town, which gate was the main entrance is unclear. Some suggestions indicate that the smaller gates were to the east and west and the main gate to the north, another suggests that the east gate was the main entrance; defending the side which was not already protected by rivers. The line of the wall dictated the boundary of later development, which can be seen in multiple places across the town centre. It is known that much of the wall was still standing by the early 18<sup>th</sup> century, as it is recorded by Stukeley as being 3-4 yards thick and entirely visible (LCC HER Parish-file, 2022). Subsequent development in the medieval and post-medieval periods respected the line of the wall and, as such, consistent boundaries based on the original wall are seen

across the town. Additionally, some later buildings used the Roman wall as part of their foundation. The materials used for its construction include a rubble core and an ashlar facing in Spilsby Sandstone, which was probably collected from a quarry to the north-east of Horncastle (Hurst and Field, 1983). The wall has received much restoration work in 2020-2021.

The HER also records two areas which are thought to have been Roman cemeteries, one on Byrant Close and the other in the area of Albert Street (HER: MLI41856, MLI41870). The remains of many burials have been recorded near to Queen Street, South Street and Croft Street in an area covering almost 200m<sup>2</sup>. The orientation of the graves varies from north-south to east-west which suggests that they were interred over a period of a few centuries and followed different burial practices. Roman urns have been also recorded to the south-east of the town centre, in an area covering 250m<sup>2</sup> from the Old Vicarage to Jessop Close (HER: MLI41870). Iron Age urns have been recorded in the same area (HER: MLI42200). Additional sporadic burials have been recorded across the parish, indicating that further remains are likely (HER: MLI42760, MLI42734). Furthermore, the full nature of the archaeological remains, including how the burials were organised is not fully understood, although it is likely that they represent the periphery of the settlements.

Many finds of coins and pottery from the 1<sup>st</sup>-4<sup>th</sup> century are recorded from across the parish. Scattered finds like this are to be expected within an intensively occupied landscape like Horncastle. It is highly likely that further remains survive within the survey area, which would increase our understanding of the town during the Roman period, including the extent and nature of the remains within the walled area as well as the type of occupation outside of the walled enclosure.

### 1.3 EARLY MEDIEVAL AND ANGLO-SAXON

Archaeologically, little is known about Horncastle during the early medieval period, although it is highly likely there was a locally significant settlement here during the period. In 975 coins of Edward I are recorded to have been struck in Horncastle, which suggest that it was an important enough town to possess a mint (Sawyer, 1998). Furthermore, it is possible that Horncastle was an important enough settlement before the conquest to be a religious centre or possess a minster, although no archaeological evidence for this has been discovered in the town (Owen, 1971). It is likely that remains from this period are preserved *in situ* beneath the later town although they may have been disturbed or truncated by medieval, post-medieval and modern developments. One piece of Anglo-Saxon pottery is recorded in the HER, within the survey boundary (HER: MLI86129), recovered from the grounds of Banovallum School on Boston Road.

The name of the Wapentake (subdivision of a shire), in which Horncastle was located, was named after the town. This implies that it was also the location of the meeting place for the Wapentake, and its probable administrative centre. From the 10<sup>th</sup> century, Horncastle was also the commercial and administrative centre of the royal soke of Horncastle, with administrative influence over much of the surrounding area, which extended along the Bain Valley from the edge of the Wolds in the north and into the Fens to the south (Letters, 2004). This meant Horncastle had rights over the Wildmore Fen commons before they were drained and enclosed.

Some 200m directly south of St Mary's Church is an area known as Cagthorpe. This is now the name of a street, however, historically, the name referred to the wider area. As stated above, this was located in an area which had been part of the Roman settlement outside of the walled area. It is possible that occupation here came to be known by the name Cagthorpe in the later early medieval period (Marshman pers comm, 2022). A settlement in Cagthorpe is not mentioned in the Domesday Survey of 1086, which could indicate that settlement here had ceased before this time, or that its assets were included as being part of Horncastle, which is also possible due to its proximity. Place-name evidence supports this theory; as 'thorpe' means a secondary or outlying settlement or farmstead in Old Norse, which was introduced into the country as a language from the 9<sup>th</sup> century by Scandinavian settlers. It should be noted, this has not been confirmed and is largely supposition, further archaeological investigation would be beneficial to ascertaining further evidence of the true nature of occupation in this part of the town.

#### 1.3.1 PLACE-NAME EVIDENCE

Although Horncastle began as a settlement in the Iron Age its name dates to the early medieval period. The name is made up of two elements 'horn' and 'castle', both of which are Old English; spoken between the 5<sup>th</sup> and 12<sup>th</sup> century. 'Horn' is thought to refer to something which resembled a horn shape, like a piece of land or river bend, which, in reference to Horncastle, is topographically accurate. 'Castle' or 'ceastre' refers to a city or old Roman fortification (from the Latin *castrum*). As mentioned in paragraph 1.2, Horncastle is often associated with the Roman settlement of Banovallum. The name derives from the Celtic (also known as Primitive Welsh) meaning 'strong spur of land'. It is possible that the name Horncastle was given by people who had knowledge of both languages (Cameron, Field, Insley, 1998). It is suggested that this connection makes Horncastle the more likely candidate as the documented settlement of Banovallum.

#### 1.3.2 DOMESDAY SURVEY

Horncastle is recorded in the Domesday Survey as being one estate, it doubled in value following the conquest from £20 to £44. Before the conquest it belonged to Queen Edith, wife of Edward the Confessor, who owned many estates across the country, and after the Norman conquest it came into the direct ownership of King William I. The estate is recorded as having a manor, controlling a large area of sokeland which included many of the surrounding settlements. Land resources included enough ploughland for 4 teams, which were worked by 2 lord's plough teams and 3 men's plough teams (Foster and Longley, 1921). There are 100 acres of meadow also listed and 2 mills, which were presumably water-powered and located adjacent to the rivers. The town had 29 villagers (representing heads of households) and 12 smallholders, which puts Horncastle into the largest 20% of settlements nationwide in this period (Powell-Smith, 2021).

### 1.4 MEDIEVAL

#### 1.4.1 STREET PATTERN AND DEVELOPMENT

Although Horncastle was a well established settlement in the Roman period and elements of its plan derive from this time, its layout today is largely medieval. The medieval core of Horncastle is compact, approximately encompassing the manor and St Mary's Church to the west, North Street in the east, and being bounded by the River Bain to the north and the River Waring in the south (HER: MLI81042). The town has a planned appearance with a central market place, dominant church in the south and mixed use commercial and residential properties adjacent to the main roads. There are burgage plots (long thin properties with a shop to the road front) to the north and south of the Market Place and High Street, and facing onto North Street. These plots, intercut by alley ways, were established in the medieval period as the town grew as a commercial centre for its wider hinterland. In the modern period, the outline of these burgage plots continues to be visible in the plan form of the town.

The town remained a royal manor throughout the medieval period and was gifted to the Bishop of Carlisle royal treasurer in the early 13<sup>th</sup> century by Henry III. It remained in the ownership of the See of Carlisle until the 19<sup>th</sup> century, being sold briefly in the 16<sup>th</sup> century before returning to the church (Walter, 1908). The Bishop had re-



Alley way within town



Stukeley map of Horncastle 1722, Reproduced with kind permission of Horncastle History and Heritage Society

sponsibilities and rights over the soke including the right to hang criminals. The present day name 'Hangman's Corner' known to the south of the town is in reference to the gallows which are thought to have been erected nearby, on the junction of Boston Road and Mareham Road. In 1389 Richard II granted a charter to pave the streets, giving the bailiffs and 'proven men' the right to levy customs for 3 years on items brought into the town to sell (Robinson, 1983).

#### 1.4.2 RELIGION AND EDUCATION

It is probable that Horncastle was the site of a church prior to the Norman Conquest, due to its status as a royal manor and head of a sokeland, although no remains of an earlier structure have so far been identified. The present day St Mary's Church in Horncastle was constructed in early 13<sup>th</sup> century (HER: MLI42209, NHLE: 1168259). The town's first Grammar School is mentioned in 1329, although it is possible that a school had been founded in the preceding century (HER: MLI92104, NHLE: 1262703),(Orme, 2006). It was in operation until at least the 16<sup>th</sup> century, by which time it is not certain whether the school closed or was shrunk as a petition was put forward for a new school in 1571 (Clarke, 1976).

In 1536, the Lincolnshire Rising, a rebellion to the religious reforms of Henry VIII, was initiated in Louth. It quickly spread to the surrounding towns, including residents of Horncastle, and grew into a large movement with rebels from other counties. The movement was quickly suppressed, and many of its members were executed for treason, 6 Horncastle members among them. Local legend has it that their scythes were hung in the church following the suppression of the Lincolnshire Rising.

#### 1.4.3 ECONOMY AND INDUSTRY

Horncastle was an early economic centre and likely served the surrounding area as a market town. The first market in Horncastle was granted in 1231 by Henry III to the Bishop of Carlisle, lord of the manor (Letters, 2004). It is likely that there was a market earlier than 1231, and that this permission only formalised the event allowing it to be taxed. This market was to be held on land belonging to the manor (which may or not have been the manor itself). The site of the early manor was likely located on the west side of the current market place (HER: MLI42710), on the site of the present-day manor house. The current manor house was constructed in the 18<sup>th</sup> century on the site, following the demolition of the medieval building (HER: MLI92133, NHLE: 1262687). It is unclear when the market began to be held in the present day Market Place, although the establishment of burgage plots facing into the market would imply that it was during the medieval period.

Formal permission for a fair was granted in 1230, to be held in honour of St Lawrence annually in August. Medieval records attest to a Chapel of St Lawrence at Horncastle, the site of which remains unknown.

Another fair was granted its charter in the same year in honour of Barnabas the Apostle to be held in June (Letters, 2004). By the early 14<sup>th</sup> century, Horncastle was a leading horse breeding district within the county with many local farmers breeding horses to sell at the August fair (Horncastle History and Heritage Society, 2021). This fair lasted for several days bringing considerable prosperity into the town and creating opportunities for subsidiary trades like tanning which became one of the largest industries in the town resulting in many further trades such as ironmongery and saddle production. The land between West Street (formerly known as Tan Street) and the River Bain was largely occupied by tanners who needed access to a plentiful water supply for the processing of hides.

#### 1.4.4 LANDSCAPE

The landscape surrounding Horncastle was part of an open-field system with some areas of privately enclosed land and meadow. The private enclosure (also known as ancient enclosure) was located to the north and east of the town, along the River Waring to the east, and to the south, in an area now used by the Horncastle & District Tennis and Cricket Club. Areas close to the rivers would have had seasonally wet conditions, making them more suitable for meadow. In the wider parish, the remaining land was predominantly open-fields, the remains of this agricultural system, which comprised large communally farmed areas, is preserved in the present day as ridge-and-furrow earthworks (HER: MLI43248, MLI82109, MLI98881, MLI116243, MLI125740, MLI125822, MLI125833).



St Mary's Church

#### 1.4.5 CHARACTERISTIC BUILDINGS

**St Mary's Church (HER: MLI42221, NHLE: 1168259)**

Grade II\* listed St Mary's Church is the only medieval structure remaining in Horncastle, and was constructed in the late 12<sup>th</sup>

and early 13<sup>th</sup> centuries. The church, which is constructed in Spilsby Sandstone, demonstrates a variety of architectural styles including Early English, Decorated, Perpendicular and Victorian, reflecting additions, alterations as well as restoration work which has been undertaken on the structure over the centuries. The church was heavily restored in 1859-61 by Ewan Christian.

## 1.5 POST-MEDIEVAL

### 1.5.1 STREET PATTERN AND DEVELOPMENT

Between the 16<sup>th</sup> and 18<sup>th</sup> centuries Horncastle grew at the expense of the surrounding villages. By the mid 16<sup>th</sup> century, Horncastle had a population of approximately 570, which increased to 1000 by 1723 (Robinson, 1983). This growth is attributed to the increase of private enclosure for sheep rearing, forcing greater numbers of people towards towns (Beastall, 1978). At the beginning of the 19<sup>th</sup> century the town continued to grow rapidly and, in 1821, there were 3058 people in 627 houses. The rate of growth increased still further following the opening of the canal and the enclosure which allowed new areas of land to come under development. Foundry Street was established in the 1830s to house employees of increasing numbers of emerging local industries. These houses were generally small terraced properties. Queen Street was constructed at the same time, designed to accommodate managers of the same industries; these were slightly larger with more room for trees. The population of the town in the 19<sup>th</sup> century peaked in 1851 at 5017, before declining for the rest of the century; and is recorded at 4038 in 1901. This is attributed to an emigration of residents from the town in 1851, which was escalated by the agricultural depression during the last two decades of the century, which encouraged many to seek employment away from agriculture in industrialising towns and cities (Olney, 1979).

The manor and soke area remained in the ownership of the Bishop of Carlisle until 1856. It was at this point that it was transferred to the patronage of the Bishop of Lincoln and was leased to the Banks and Banks-Stanhope family (Walter, 1908).

### 1.5.2 LANDSCAPE

A Parliamentary Enclosure Act was passed for Horncastle in 1804. This process changed the landscape from one of open fields without dividing hedges or boundaries to a landscape of smaller regular fields. During this process new roads and drains were also established. The process took a long time to complete and the fees were recalculated in 1821 due to mistakes and the deaths of several of the individuals involved, and the final completion was not until 1851.

### 1.5.3 ECONOMY AND INDUSTRY

In the post-medieval period, new industries were established in the town and on new land on its periphery. The construction of the canal created new opportunities for growth and businesses established themselves in a close proximity to its route. One growing trade in the town following the canal's introduction was coal supply, 9 new coal merchants established themselves in the town between the 1790s and the 1820s, 5 of which were on the canal-side (Clarke, 1990). The increase in canal transported coal halved the price of the commodity within a short time and made it possible for a gas works to be established in 1833 (HER: MLI86371). The structures related to the works survived into the 1970s, since this point, the site of the former gas works has been partially redeveloped as a fire station; although much of it remains a brownfield site and storage yard.

Foundry Street was newly developed in 1833 with a mixture of industries including the gas works, foundry, wheelwright, carpenter and blacksmiths (HER: MLI98683, NHLE:1410080). Housing was developed on Foundry Street to accommodate the employees of the works.

The introduction of the canal in the early 19<sup>th</sup> century also enabled farmers from the surrounding area greater access to the town to sell products. It also created new opportunities for the town by connecting it to the nationwide network of canals and rivers (Beastall, 1978). The horse fair continued to be of great importance to the economy of Horncastle throughout the post-medieval period. By the 1830s it had become the largest horse fair in the country, with visitors from across Europe and the United States (Beastall, 1978); its influence prompting dozens of public houses to be established across the town. By the last decades of the century Horncastle's horse fair was no longer attracting the crowds it had done previously, and was shrunk from 3 weeks to 3 days (Olney, 1979), (Wright, 1982). In the post-medieval period, animal markets were moved to The Wong adjacent to South Street, the pens for which survive into the modern day.



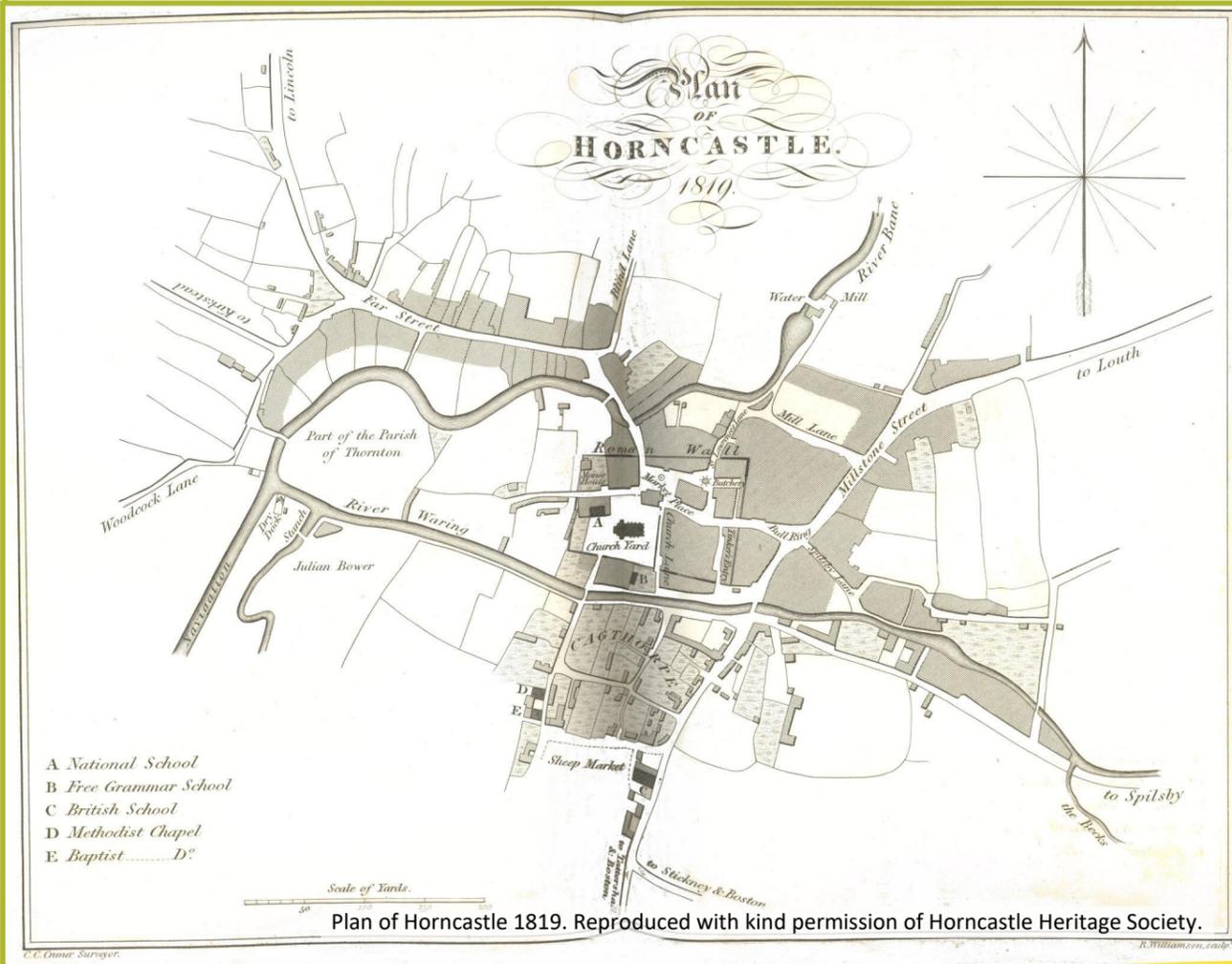
Wheelwright Foundry Street, and designated tyre oven

Tanning also continued to be a major industry in the town as a result of the amount of livestock being bought and sold in the town. Many of these tanneries were located on the northern side of the River Bain between it and West Street, and proximity to water was important, which likely encouraged the establishment of the industry here. By the early 19<sup>th</sup> century the trade was in a decline, with only 2 tanners remaining in the town by 1826 (Wright, 1982).

An increasing number of buildings were required across the town in the 19<sup>th</sup> century, fuelling a rise in the need for building materials. Brick became the most common building material during the post-medieval period and at the beginning of the 19<sup>th</sup> century there was one brickyard to the north of the town near the River Bain. Following enclosure, this brickworks expanded to cope with increasing demand and a second brickworks opened on Elmhurst Lane.

#### 1.5.4 RELIGION AND EDUCATION

Non-conformism grew in the district during the post-medieval period, and Horncastle became part of a large 'Methodist circuit' by the mid 18<sup>th</sup> century. By 1789, Horncastle had established its own circuit, as Methodism became more prominent in the town. The first Methodist centres were often the private homes (Clarke, Anderson, 1981), although a purpose built chapel appears to have been constructed in the town from the 1760. Several Methodist chapels were constructed in the early 19<sup>th</sup> century although the buildings were often replaced in the latter part of the century as congregations grew. A Baptist chapel was built on Cagthorpe in 1767 although it was rebuilt in 1843. This structure survives and has since been converted into office accommodation (HER: MLI93415, NHLE: 1252003). A Methodist chapel is shown adjacent to the earlier chapel in the 1819 plan of Horncastle. This chapel is thought to have been located on the site of a private dwelling which was used as a meeting house and was itself replaced by the chapel in 1806 (Clarke, Anderson, 1981). A Primitive Methodist Chapel is recorded on Watermill Road to the north of the town in 1821, it was replaced by a second chapel on Mill Lane in 1835 (HER: MLI99229) which has since too been lost. A Methodist chapel was also constructed on Queen Street in 1837, as part of new development of the street. This building soon proved too small and it was replaced by a new structure in 1869, which could accommodate 1000 people, (HER: MLI99196). In 1965 the chapel was again demolished and replaced with a new structure. In 1847, the Anglican Church of the Holy Trinity was constructed on a large area of land on East Street (HER: MLI92109, NHLE: 1262706). It was built



as a chapel of ease to St Mary's Church, and became the town's cemetery between 1847 and 1888 until the construction of a new cemetery, to the south of the town. In the present day the church is used as an antique centre, although its grounds have retained several mature trees and an open green aspect.

Education facilities also increased throughout the post-medieval period, many of which were associated with churches with multiple new schools opening across the town. In 1571, a petition was made by Edward Fynes to Elizabeth I to found a Grammar School in Horncastle. Lands and tenements were provided to the school for its maintenance (Hodgett, 1975). As mentioned this was likely not a new school, rather a charter to re-establish the older 14<sup>th</sup> century grammar school with a new building. By 1778, the building was in a dilapidated state, and rebuilt. The structure was further altered in 1855 and again during the 20<sup>th</sup> century, and is now in use as a café (HER: MLI92104, NHLE: 1262703). In 1784, provision for a new school was provided by the will of the tanner Richard Watson. This school intended to provide for the education of poor children, both boys and girls in the subjects of the English language, spinning, plain needlework, and sewing. This school was located on West Street (HER: MLI125693). The mistress for the school, lived above the school room in the attic, until a new teachers house was constructed to the north-east of the school. Watson's School was open until 1918. Additional education facilities were provided in Horncastle in 1814, when a National School was founded. (HER: MLI97407) The land for this school was located near the Manor House and provided by Sir Joseph Banks, its foundations partially rest on the western side of the Roman wall, the building is now used as a community centre. In the same year a 'British School' was also established, based on The Wong, facing South Street on a site which later became the old drill hall. The British School appears to have been favoured by non-conformist families as it was non-denominational and the teachings did not include any particular religious interpretation.

Despite this in 1859, a separate Wesleyan School was established in Foundry Street which contributed to the decline and closure of the British School by 1877 (Clarke, 1976). By the late 19<sup>th</sup> century, the school was falling into disrepair and by 1905 a new school was opened to the south-west of the town in Cagthorpe. This was a large new school with more modern facilities. Shortly after, the Grammar School, located across the river then decided to build a new school (by Scorer & Gamble architects) with modern facilities on a more spacious site on West Street opening in 1908.

#### 1.5.5 RAILWAY AND TRANSPORT

In 1739 Lincoln Road (A138) became part of a turnpike road system, connecting Horncastle to Wragby and Lincoln. A second system was established in 1770, between Horncastle and Louth, along what is now Louth Road (A153). These turnpikes were in operation for over 100 years, and increased access to the town. By 1866 the Lincoln to Horncastle turnpike system had ended, which was most likely due to the introduction of the railway. By 1878, the Horncastle to Louth Road was also no longer part of the turnpike system (Wright, 1982).

In 1792 an Act of Parliament granted permission for the construction of a canal in Horncastle, connecting the town to Lincoln and Boston via the Witham Navigation. This project drastically changed the character of the town, changing the course of the rivers and forming two new basins - a north basin from Bridge Street to the Watermill and a south basin around Wharf Road up to the Town Bridge as well as a number of smaller private wharfs behind West Street and off Manor House Street, both of which are still visible from river. The Stauch, to the south-west of the town was constructed as a valve to reduce water levels in the canal into the old Bain and South Ings Drain, which largely survives and is still used to control water levels. New warehouses, adjacent to the canal were constructed, some of which survive although many warehouses close to the south basin such as the huge four storey Harrisons Warehouse (formerly on the site of the modern library) do not. Progress was slow initially, with a lack of engineers proving troublesome for the venture. In 1794, John Dyson was appointed, however a year later the appointment was passed on to Thomas Hudson. The progress continued to be slow and expensive, with short sections being opened to raise funds for the whole route. In 1802, the final section of the route was complete, although it would be 20 years before the initial costs of the venture would be repaid. By the mid 19<sup>th</sup> century, the canal had made large contributions to Horncastle's economy; Horncastle wool could be shipped direct to mills in Leeds, Wakefield and Manchester. Boats also left St Katherine's Dock in London for Horncastle loaded with goods from across the empire for the town's shopkeepers.

Despite the success of the canal, by the mid 19<sup>th</sup> century, there were growing fears that without a railway, the town would begin to fall behind due to increasing competition. In 1853, the Horncastle Railway Company was formed with the aim of organising the construction of a railway connecting the town to the railway network (Catford, 2017). By 1855, following negotiations between the Horncastle Railway Company and Great Northern Railway (GNR), a railway branch had been constructed from the Lincolnshire Loop Line at Kirkstead. The single line track also had a station at Woodhall Spa, providing access to the emerging spa town. By 1898, such was the success of Woodhall Spa that direct trains were operated between London Kings Cross and Horncastle (Wright, 1982). Many visitors also came to the town on the railway during the horse fair. The introduction of the railway to the town increased competition for the Horncastle canal and by the closing years of the 19<sup>th</sup> century it was ceased

operating as a trading canal.

### 1.5.6 RECREATION

Blood sports were a common form of entertainment during the period. In the town, The Fighting Cocks Inn had a cock pit in the rear yard and bull baiting was also practised in the town in the area now known as Bull Ring (Ogden, 1923). A threshing barn in Dog Kennel Yard, to the north of the town, was used as a theatre in the late 18<sup>th</sup> century, (Wright, 2016). In 1811 it was permanently converted into a theatre known as 'The New Theatre', remaining in use until 1836. The former theatre building was later used as the British School, malt kiln and motor repair shop before being demolished in the 1970s, the site is now a supermarket car-park (Wright, 2016).

The popularity and scale of the horse fairs and markets resulted in an above average number of public houses open in the town and in the early 19<sup>th</sup> century there were 17 establishments across Horncastle. The earliest public houses, which are still extant and in use in the town, were established in the 16<sup>th</sup> century although their structures have been altered in later centuries. These include the King's Head (HER: MLI92098, NHLE: 1168242), and The Bull Hotel (HER: MLI92100, NHLE: 1063776). The Crown (HER: MLI93459, NHLE: 126501) and The Fighting Cocks (HER: MLI92224, NHLE: 1251998) date to the early and late 18<sup>th</sup> century respectively. Some gained a lot of custom from their proximity to local events such as the Black Swan which was adjacent to the later site of the cattle market on The Wong.

### 1.5.7 CHARACTERISTIC BUILDINGS

#### Horncastle Workhouse (HER: MLI92105, MLI43732, NHLE: 1251537)

Horncastle had a workhouse from 1734, located on Church Walk, its design was common during this period and resembled a residential house (HER: MLI92105, NHLE: 1251537). This workhouse remained in use until 1837, following the establishment of the Horncastle Poor Law Union. As part of a National Poor Law, Horncastle was at the head of the union and the location of the union workhouse, representing 68 other parishes in the surrounding area. This workhouse was located on Foundry Street (HER: MLI43732), and was designed by George Gilbert Scott and William Bonython Moffatt. Scott and Moffatt designed workhouses nationally, often incorporating an entrance range, main building, infirmary and workshops (Higginbotham, 2022). In 1933, the workhouse was converted into a children's home before becoming part of Horncastle College in 1968; it is now owned by the Lincolnshire County Council.

## 1.6 MODERN AND 21st CENTURY

### 1.6.1 STREET PATTERN AND DEVELOPMENT

The population of Horncastle continued to decline throughout the first half of the century, falling from 4038 in 1901 to 3459 in 1921. By 1951 it had grown again and continued to increase, albeit inconsistently, throughout the latter half of the 20<sup>th</sup> century, and in 2011 stood at 6815. There were relatively few residential developments in the first half of the century, and where building did take place, it often followed the courses of main roads. From the middle of the century, larger purpose built housing estates were constructed adjacent to Lincoln Road, Louth Road and Boston Road. Schools were often built as part of the developments, and between Mareham Road and Boston Road a new industrial estate was constructed.

### 1.6.2 TRADE AND INDUSTRY

At the beginning of the 20<sup>th</sup> century, agriculture and local service industries dominated the economy of the town. By the mid-century, approximately a quarter of agricultural workers had transferred into the service industries, which then made up the largest sector of the employment market in the area alongside workers in manufacturing and mining. Industrial buildings were still often located within residential areas in the early 20<sup>th</sup> century, although in the mid 20<sup>th</sup> century efforts were made to move the industry to an out of town location, due to the need for space and in an effort to improve the town's economy. This resulted in the development of an industrial estate to the south-east of the town between Mareham Road and Boston Road, which also led to trades ceasing to operate in the town and many of their former buildings being repurposed. A small area of light



18th century workhouse



19th century workhouse

industry was also established in the area formerly occupied by the railway and its associated yards, and to the north of West Street. Former brickworks and a landfill sites to the north of the town have been regenerated into the Bain Valley Park.

### 1.6.3 RELIGION AND EDUCATION

Educational reforms and a growing population transformed the educational facilities in Horncastle over the course of the 20<sup>th</sup> century (Clarke, 1976). In 1903 Watson's Infant School was taken over by Lindsey County Council and closed by 1918, although it was reopened as a private preparatory school in the 1940s and 50s. The building has since become a photographic society's clubhouse in 1963 until closure in 2019, and is soon to be converted for residential use. In 1952, the Horncastle County Junior School was constructed on Bowl Alley Lane. The Manor House Road School was in use until the mid-late 20<sup>th</sup> century, although by 1975 it was converted into a community centre, and was replaced by a second new school in Bowl Alley Lane. The Horncastle Banovallum secondary school was constructed in 1963, replacing the older Cagthorpe School. Another school was also constructed on Bowl Alley Lane in 1962 (Clarke, 1976).

In 1933, the former workhouse buildings were taken over by the Lindsey County Council as children's homes, 5 pairs of cottage houses were constructed as the Holmeleigh Children's Home to provide a more 'homely' residential arrangement (Horncastle History & Heritage Society, 2022). The children's home closed in 1969 and the Lindsey County Council repurposed the site as an adult education college for adults across the county. At the time of writing, the college site is being redeveloped as the head quarters of the East Lindsey District Council, with the offices relocating from Manby to Horncastle.

### 1.6.4 RAILWAY AND TRANSPORT

Transportation changed the layout and character of the town over the course of the 20<sup>th</sup> century. The railway continued to be profitable throughout the early part of the century, however by 1952 the line was closed to passenger traffic and a replacement bus service was established between Woodhall Junction and Horncastle (Catford, 2017). The Horncastle line continued to be used for freight traffic until 1971 when it was closed completely. By 1975 the track had been purchased by Lincolnshire County Council and it now forms part of a residential estate (Catford, 2017). Horncastle railway station was demolished and houses have since been constructed on the site (HER: MLI86595). Bus and coach services expanded over the early-mid 20<sup>th</sup> century and became the dominant mode of public transport for the town, during this period. In the late 20<sup>th</sup> century and early 21<sup>st</sup> centuries, cars have overtaken coaches and buses as the dominant mode of transport. Horncastle is on one of the main routes to the Lincolnshire coast which resulted in frequent severe congestion in the town centre. In the 1970s an inner relief road for Horncastle was constructed, taking traffic using the A158 away from the town centre and connecting Lincoln Road and West Street in the north-west, with East Street and South Street in the south-east. As The route of this new road truncated the 'horn' of open space at the confluence of the rivers Bain and Waring. It also led to demolition of several historic buildings on West Street, and many more around the South Basin and its junction with South Street which is now dominated by highway infrastructure.

### 1.6.5 RECREATION

In the late 20<sup>th</sup> century, Horncastle has become known as a centre for antique shops with numerous new outlets located across the town; many of which have repurposed older structures, such as churches, the drill hall and warehouses. New parks and sports areas have been established for residents and visitors to the town alike. In 2010, The Bain Valley Park was founded on the site of a former waste disposal site. Its development was part of a wider 'Green Wheel' policy initiated by Horncastle Town Council and the Horncastle Neighbourhood Plan 2014-2029, with the aim of creating an uninterrupted green space encircling the developed area of the town. Small parks have also been established as part of larger developments. The Horse Fair was still a large part of the identity of the town into the early 20<sup>th</sup> century, although it was in decline economically. The increase in rail and car travel as well as more efficient communication meant that horses could be viewed individually rather than at collective fairs (Conway, 1908). The last fair was held in 1948 (Cameron, 1998).

### 1.6.6 MILITARY

Following the First World War, it was decided that the memorial to the conflict should take the form of improved hospital facilities for the town. A public dispensary which had been built on North Street in 1866 was enlarged, modernised and then converted into a Cottage Hospital (HER: MLI93698, NHLE: 1386198) and renamed the War Memorial Hospital. The funds for the work were provided jointly by the Red Cross and Lady Weigall of Woodhall Spa and it was opened in 1924 by Sir Weigall Bart. Following the Second World War, new names were added to the memorial plaque and memorial services were held annually at the hospital until its closure in 1997 despite public opposition (Traves, 2003). It was later rescued and restored by the community and reopened as the War Memorial Centre, continuing to provide some NHS services, private clinics and a nursery school. A second memorial in honour of the fallen from the Korean War 1950-1953 was erected to the east of South Street.

OS 1905



## HISTORIC URBAN CHARACTER ASSESSMENT

### Summary

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

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

The character areas are discussed in terms of heritage value, based upon Historic England’s 2008 ‘Conservation Principles’, these include: Evidential, Historical, Aesthetic, and Communal. ‘Conservation Principles’ sets out a method for thinking systematically and consistently about the heritage values that can be attributed to a place. People value historic places in many different ways; ‘Conservation Principles shows how they can be grouped into four categories. A concordance table has been produced to compare the values taken from the ‘Conservation Principles’ with the NPPF21, in terms of significance.

The values are as follows:

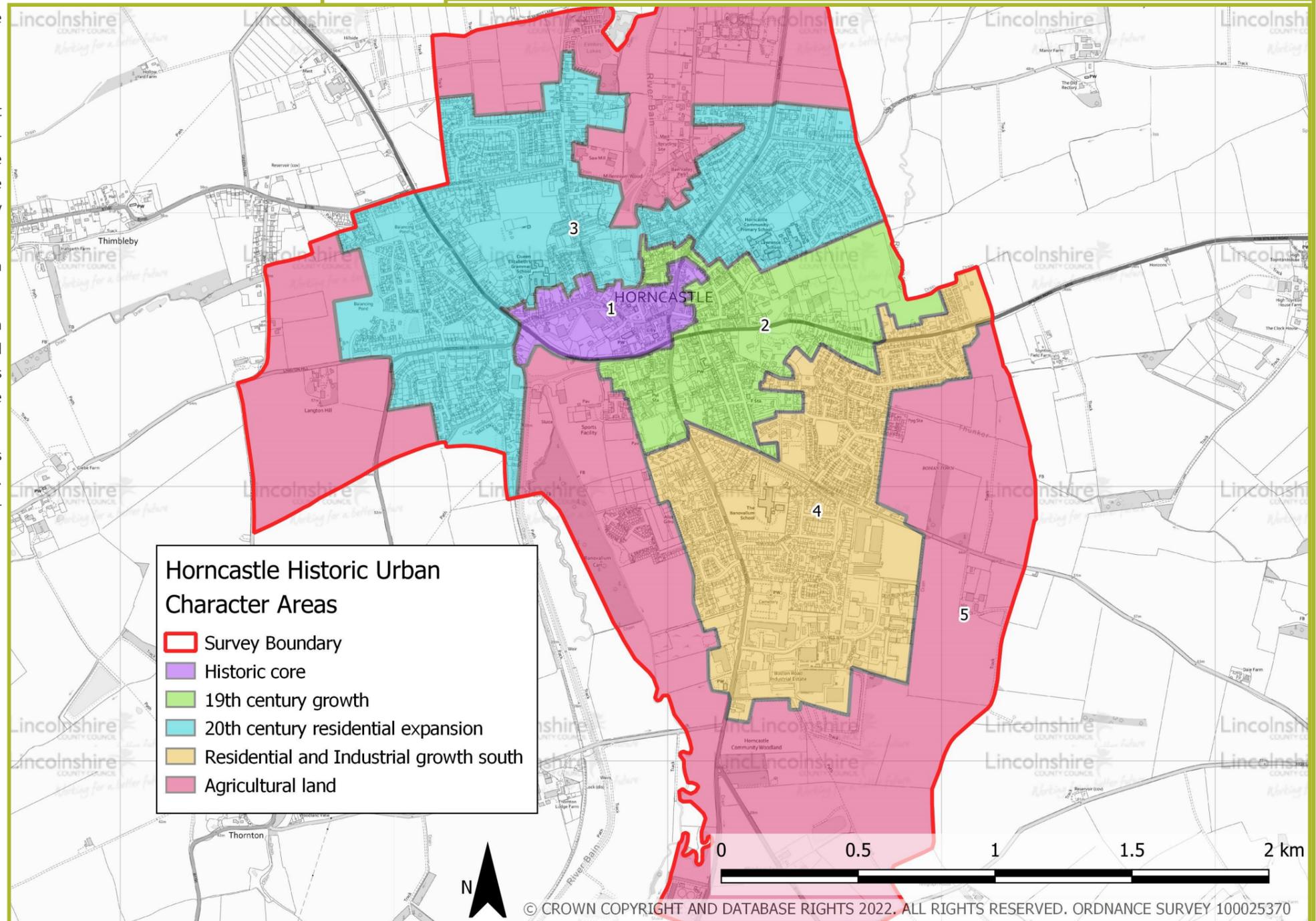
**Evidential:** the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

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

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

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

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



## The Conservation Principles values

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

### Evidential value

High	There is a high potential for the heritage assets within the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Lincolnshire and more widely.
Medium	There is the potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development.
Low	There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potential of the individual sites being developed.

### Historical value

High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20th/21st century alterations to the historic character.
Medium	Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time.
Low	There are no or very few known legible heritage assets; where they exist their associations are not clearly understood.

### Aesthetic value

High	The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas.
Medium	The components of the townscape are legible, but there may have been considerable impact by 20th or 21st century re-development of elements of the historic character. It is not possible within this project to discuss whether the modern alterations have positive, neutral or negative impacts upon overall aesthetics.
Low	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.

### Communal value

High	Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.
Medium	The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access.
Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.

## Concordance Table between Historic England Conservation Principles and the NPPF

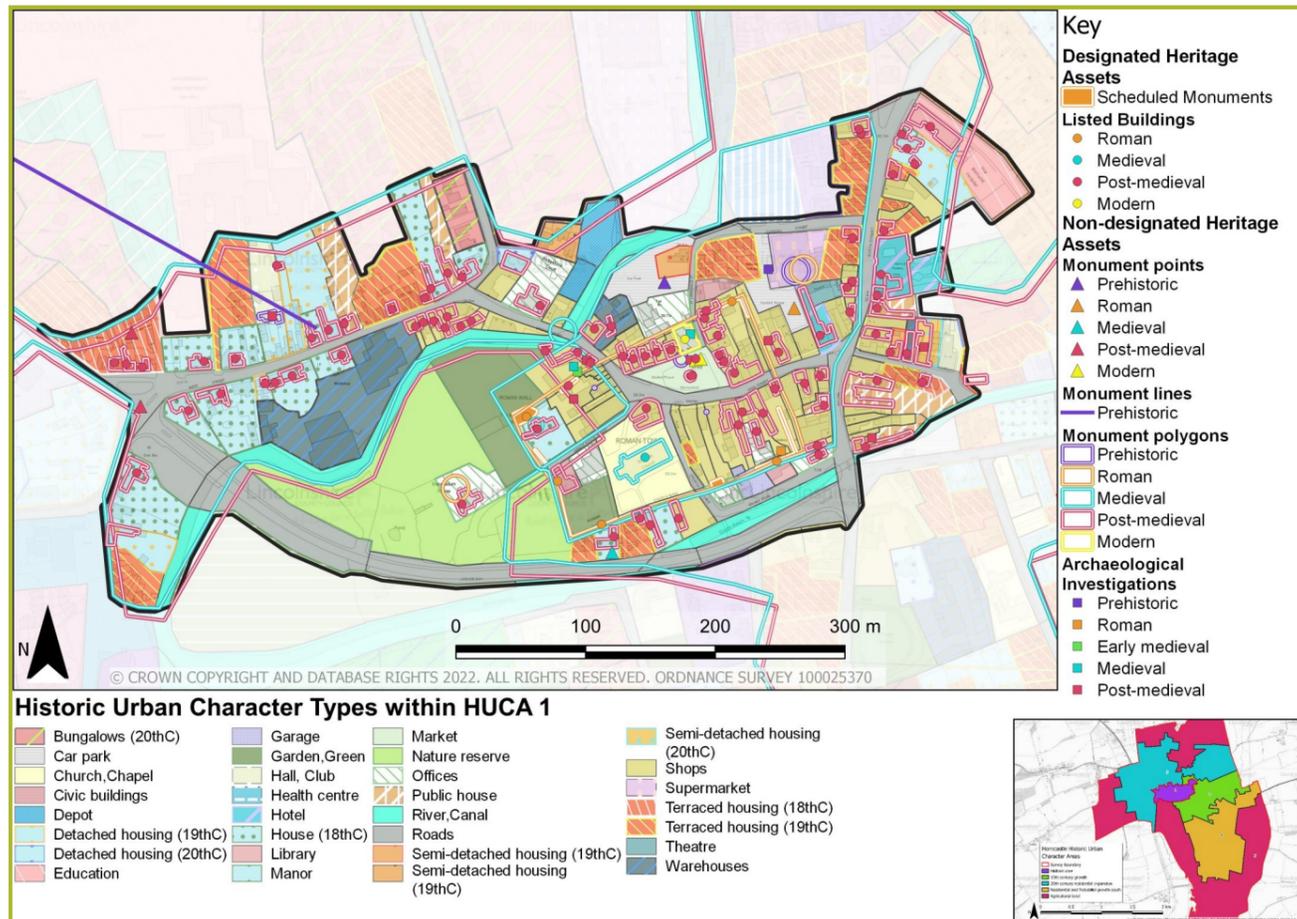
NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>"the potential of a place to yield evidence about past human activity."</i>	<i>"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."</i>
Historic	Historical	<i>"the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative."</i>	<i>"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."</i>
Architectural/ Aesthetic	Aesthetic	<i>"the ways in which people draw sensory and intellectual stimulation from a place."</i>	<i>"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture."</i>
*See Paragraphs 190 (b) and (c), 193, 197 (b) and (c), 205, 206.	Communal	<i>"the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"</i>	<i>N/A see relevant paragraphs</i>

### EUS in planning

It is anticipated that the EUS will be used to support appropriate application of the National Planning Policy Framework (NPPF) in the future development of Lincolnshire's towns. The EUS is directly applicable to the aims set out in the 2021 NPPF, particularly in Chapter 3 'Plan Making', Chapter 12 'Achieving well-designed places' and Chapter 16 'Conserving and enhancing the historic environment'. Chapter 3 states that *Strategic policies should... make sufficient provision for: conservation and enhancement of the natural, built and historic environment... Plans are 'sound' if they are: Justified... based on proportionate evidence.* For both objectives the EUS can provide a thorough evidence base which can assist in the production of plans. Chapter 12 states that Planning policies and decisions *should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting... establish or maintain a strong sense of place using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*

The EUS discusses local character, including built character and landscape setting, the evidence provided in the character assessments can be used to aid in the creation of 'well-designed places' through supporting an understanding and appreciation (from a heritage perspective) of the history and character of a town. The EUS contributes to the application of Chapter 16 of the NPPF by providing another evidence source on which to base development applications. The discussion of the character within the town can also be used to assist in the reappraisal and designation of new conservation areas.

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



## HUCA 1—Historic core

### Key characteristics

- ◆ Characterised as the commercial hub, civic core and town centre; concentrated around the market-place.
- ◆ Focused around the site of a Roman fortification/settlement, which dictated development in later centuries.
- ◆ Medieval burgage plots extend from the main roads, alleys between properties (also known as yards and courts) are preserved from this period.
- ◆ The road layout is a mixture of Roman, medieval and post-medieval construction.
- ◆ Consistent character area with buildings from the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries along with some 20<sup>th</sup> century infill.
- ◆ General height of the buildings is 2-4 storeys, the vertical height creates enclosed streetscapes.
- ◆ The dominant building material is red brick, with some buildings rendered in white. Traditional timber framed windows are dominant, a minority of windows have been replaced with uPVC inserts.
- ◆ Large area of green space, including meadows intact to the west of the church, with high potential for in situ remains.

### Landscape History

The town centre of Horncastle has been in constant occupation since the Roman period, its position was possibly chosen for its strategic advantage between the rivers Waring and Bain. During the late Roman period, this area was a small fortification or settlement, its true nature, as yet, being undetermined. Occupation of the area during the early medieval period is equally poorly understood, however Anglo-Saxon burials and pottery confirm continuation of activity after the 5<sup>th</sup> century. Further archaeological investigation could improve understanding of the nature of local occupation during this period. Horncastle was a substantial settlement by the Domesday survey of 1066 with a sizeable population and an agricultural economy. By 1231, Horncastle had its own market and fair, which were held in the lords manor, located to the west of the present day market place. The town remained concentrated within the walled enclosure, some development occurred along West Street which included the establishment of many tanneries between the road and the River Bain. The canalisation of the River Bain resulted in several new industries establishing themselves close to the river, including coal merchants. The town has undergone change in the modern period, including the removal of burgage plots to the north of the market place and the construction of a supermarket and car parking. The area to the west of the town, known as 'the Holmes', has remained agricultural originally extending to the natural border provided by the confluence of the two rivers, although the area was truncated by the construction of Jubilee Way.

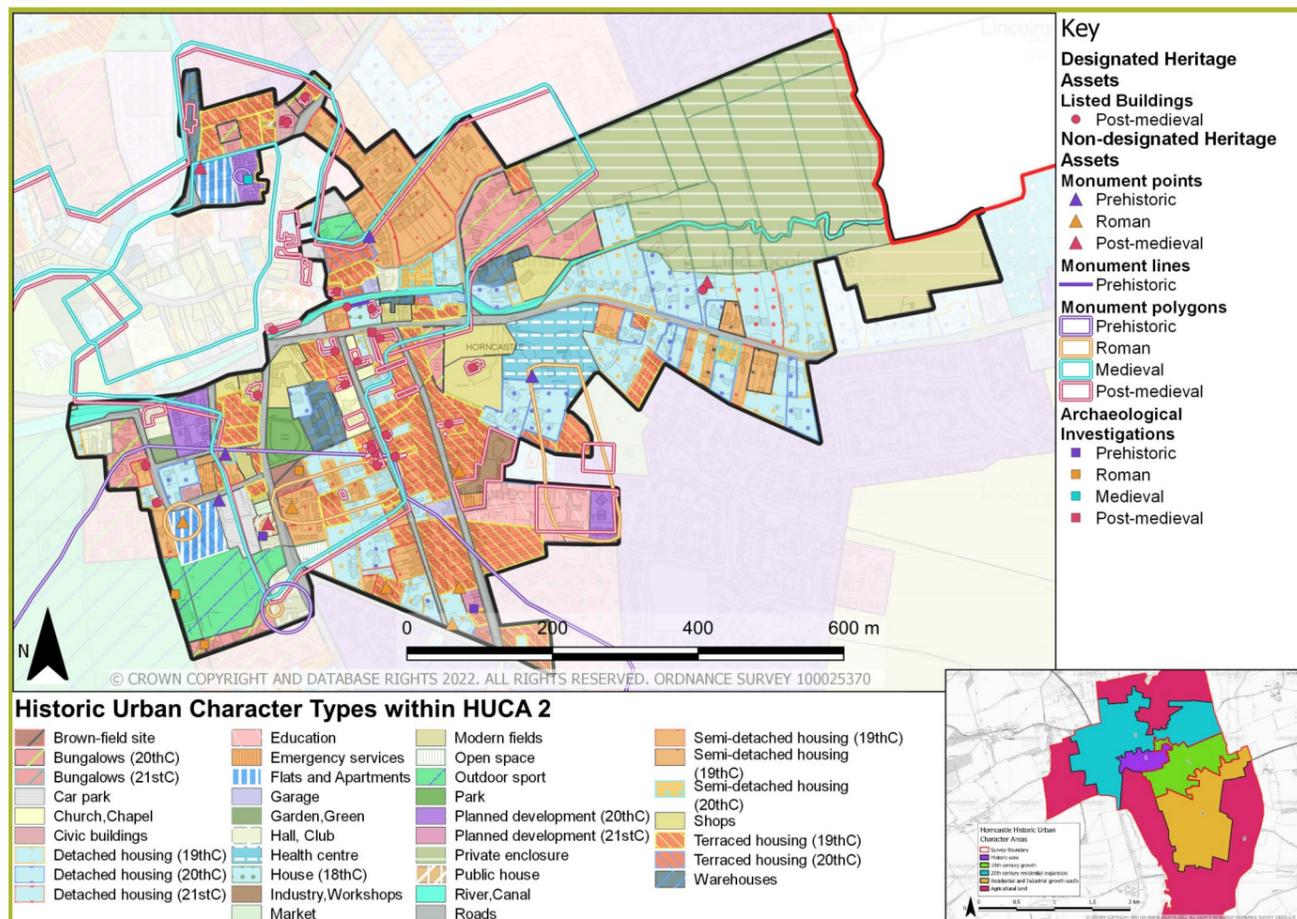


**Evidential Value:** There is a large amount of evidential value within the character area from across two millennia. This includes several sections of Roman wall, which are designated as a scheduled monument and listed building. This evidence is crucial to our understanding of the development of Horncastle as the town it is today. Further archaeological investigation would be beneficial to increase understanding of the development of the town particularly in the Roman and early medieval periods. The development of the town during the medieval, post-medieval and modern periods is understood from built heritage and street patterns which have been preserved within the town centre.

**Historical Value:** The narrative of the town's history is largely held within this character area, particularly that from the medieval period. Legible heritage assets across the character area provide a great insight into its development and provide historic character to the town, which is prevalent in Horncastle and the East Lindsey region. This character is recognised by the Horncastle Conservation Area designation.

**Aesthetic Value:** The built heritage and plan form of the town demonstrate its history. Themes of the town are also highlighted, including its role as a Roman fortification, a market centre and trading town, an industrial centre and now a mixed town centre with a large residential aspect. Dominant locally available materials are also demonstrated such as Spilsby Sandstone and locally made bricks and tile.

**Communal Value:** The character area contains many assets which can and are used to engage the public in the history of the town. A number of these assets are highlighted and explained through the use of historic plaques. The Roman wall is a good example of this engagement through interpretation. The character area is also communally important as local people have been interacting with the town in the same way for centuries, which gives the HUCA a great deal of intangible heritage value.



## HUCA 2— 19th century growth

### Key characteristics

- ◆ Characterised by 19<sup>th</sup> century growth.
- ◆ Comprising residential, industrial, commercial and civic growth.
- ◆ Locally produced red brick is the dominant building material.
- ◆ Originally timber windows, many replaced by both sympathetic and non-sympathetic uPVC windows.
- ◆ Residential areas comprise terraced streets, and a smaller number of detached houses set.
- ◆ The buildings are positioned on the street front, separated from the road by a path without grass verges.
- ◆ On-street parking.
- ◆ Housing is medium-high density.

### Landscape History

A large prehistoric and Roman settlement is recorded at the south of the character area, which included evidence of long term occupation and Roman cemeteries (HER: MLI41870, MLI41856). It appears that settlement moved from this area north towards the current town centre. Although it is possible that some settlement remained in the area of Cagthorpe, evidenced by the name 'Cagthorpe' which could indicate a small secondary settlement outside of the main population centre. Furthermore, the plan form of the streets in this area, appears to have been established at an early date, whereas the majority of the character area was agricultural. This was a mixture of private enclosure and areas which were part of the open-field system. In the 19<sup>th</sup> century, the landscape was subjected to enclosure by a Parliamentary Act, transforming the landscape from one of mostly open fields to smaller hedged or fenced fields. This opened up new areas for development, leading to the growth of the town into the character area with new residential developments. There were also new public buildings established including the workhouse (HER: MLI43732), police station, court house (HER: MLI43306, NHLE: 1251572) and a new Methodist church was also constructed on East Street (HER: MLI92109, NHLE: 1262706). Following the parliamentary enclosure a new beast market was established, evidence of this has remained in the pens to the west of South Street. The introduction of the canal in 1802 meant coal could be brought more cheaply to the town, as a result a new gas works was constructed on Foundry Street in 1836 (HER: MLI86371). Some redevelopment and infilling has taken place in the 20<sup>th</sup> century, although the character of the HUCA remains highly legible.

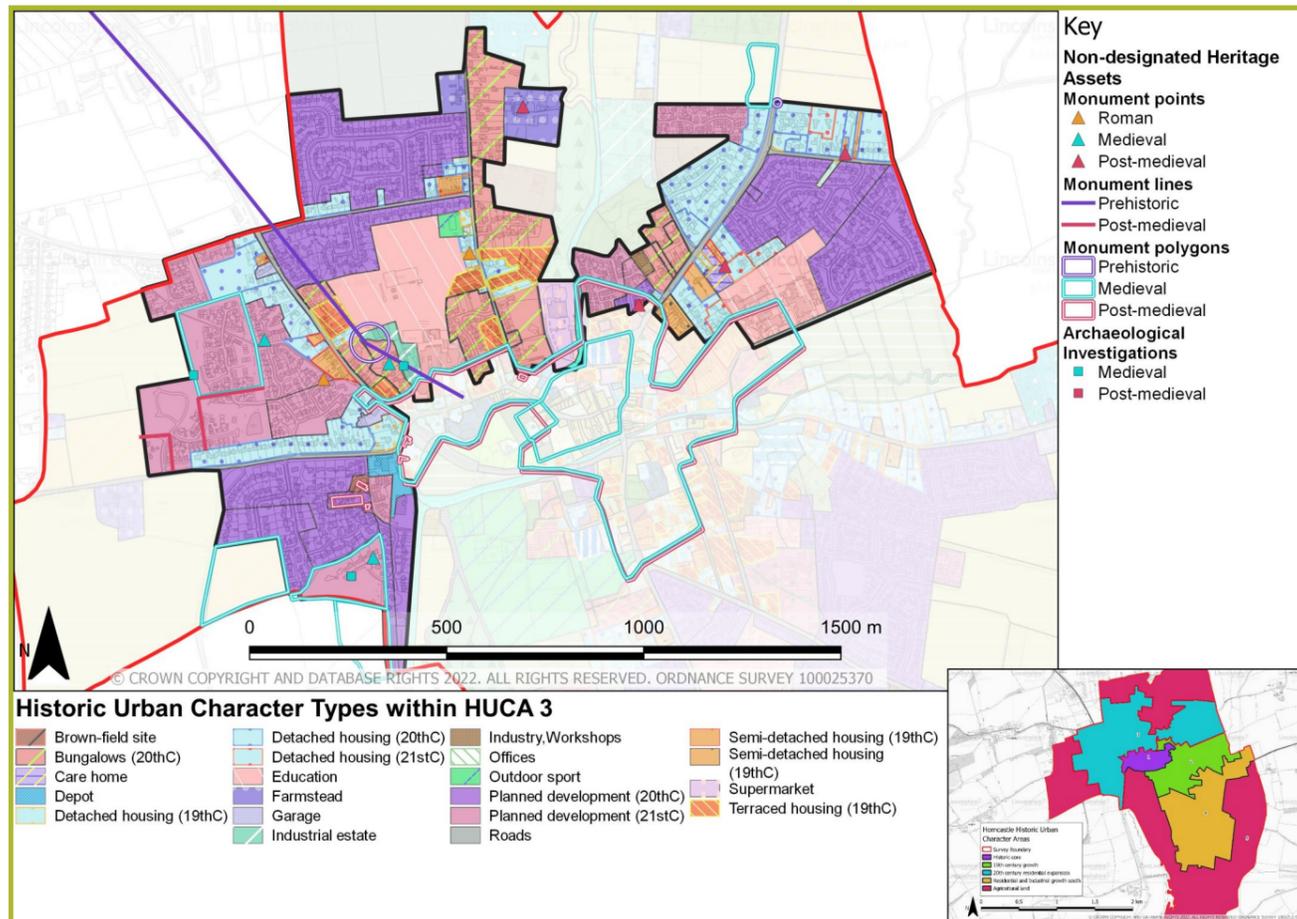


**Evidential Value:** There is a large amount of heritage evidence within the character area. It demonstrates the development of the area following the expansion of the town in the 19<sup>th</sup> century including civic buildings, churches, housing and new industries. Evidential remains of the prehistoric and Roman settlement are also recorded in the character area which provides insight into the early settlement of the area; some of which was first recorded by antiquarians during construction of buildings like in the 19<sup>th</sup> century

**Historical Value:** Value is held across the HUCA, often within the new types of buildings which were needed for the growing population, which peaked in 1851 before declining such that it did not reach the same number again until the late 20<sup>th</sup> century. The buildings which were constructed demonstrate the changing needs of the town and new technologies which were emerging during this period.

**Aesthetic Value:** The dominant building material in the character area is red brick, much of which was produced locally in brick yards located to the north of town. The character area contributes to the wider history of the town as it was the newest area which was developed during a period of great industrialisation for Horncastle. Many structures from the period of expansion survive, although many have changed in their use. Where this has happened much of the original building fabric remains.

**Communal Value:** There is much within the character area which engages the public on various aspects of the town's past, including its social and religious history. Although the use of some of these structures have changed their original use is still legible and contributes to an understanding of the town's heritage.



## HUCA 3— 20th century residential expansion

### Key characteristics

- ◆ 20<sup>th</sup> and 21<sup>st</sup> century residential development.
- ◆ Schools also constructed as part of the development of the area.
- ◆ Mixture of housing styles, largely from the mid 20<sup>th</sup> century dependent on time of construction.
- ◆ Detached, semi-detached, short terraces and bungalows.
- ◆ 1-3 storeys.
- ◆ Dominant material is brick, including red and buff brick.
- ◆ uPVC windows, mixture of roofing materials pantile, concrete, faux slate.
- ◆ 21<sup>st</sup> century housing is more sympathetic to the historic character of the town centre.
- ◆ Driveways and on-street parking common.
- ◆ Views east towards the Lincolnshire Wolds.

### Landscape History

The earliest evidence of human activity within the character area dates to the prehistoric period, including the possible prehistoric routeway known as Caistor High Street (HER: MLI99396). This routeway is believed to connect to South Ferriby. A flint scatter from this period is also recorded to the north-east of the HUCA (HER: MLI42217). From the medieval period, the area was largely agricultural and evidence of ridge-and-furrow is seen across the area (HER: MLI116243, MLI98881, MLI125822, MLI125833). During this period it was part of the open field system for Horncastle, which came to an end with the completion of the Parliamentary Enclosure Act in 1850. This changed the agrarian system across the parish and also changed the character of the landscape from one of large open fields to a smaller scale one of smaller fields with straight hedged or fenced boundaries. These boundaries have largely been removed following the development of the character area which has taken place over the 20<sup>th</sup> and 21<sup>st</sup> centuries. In 1855, Horncastle was connected to the railway on a branch line, this extended from the south into the character area up to the confluence of the rivers Bain and Waring, the line was not constructed across the town. A maltings and grain warehouse were constructed in association with the railway (HER: MLI43443), (HER: MLI43444), the latter of which is still extant. In 1971, the railway was closed to all traffic and by the late 20<sup>th</sup> century, the former railway line and maltings had been redeveloped for housing and as part of a walking path.

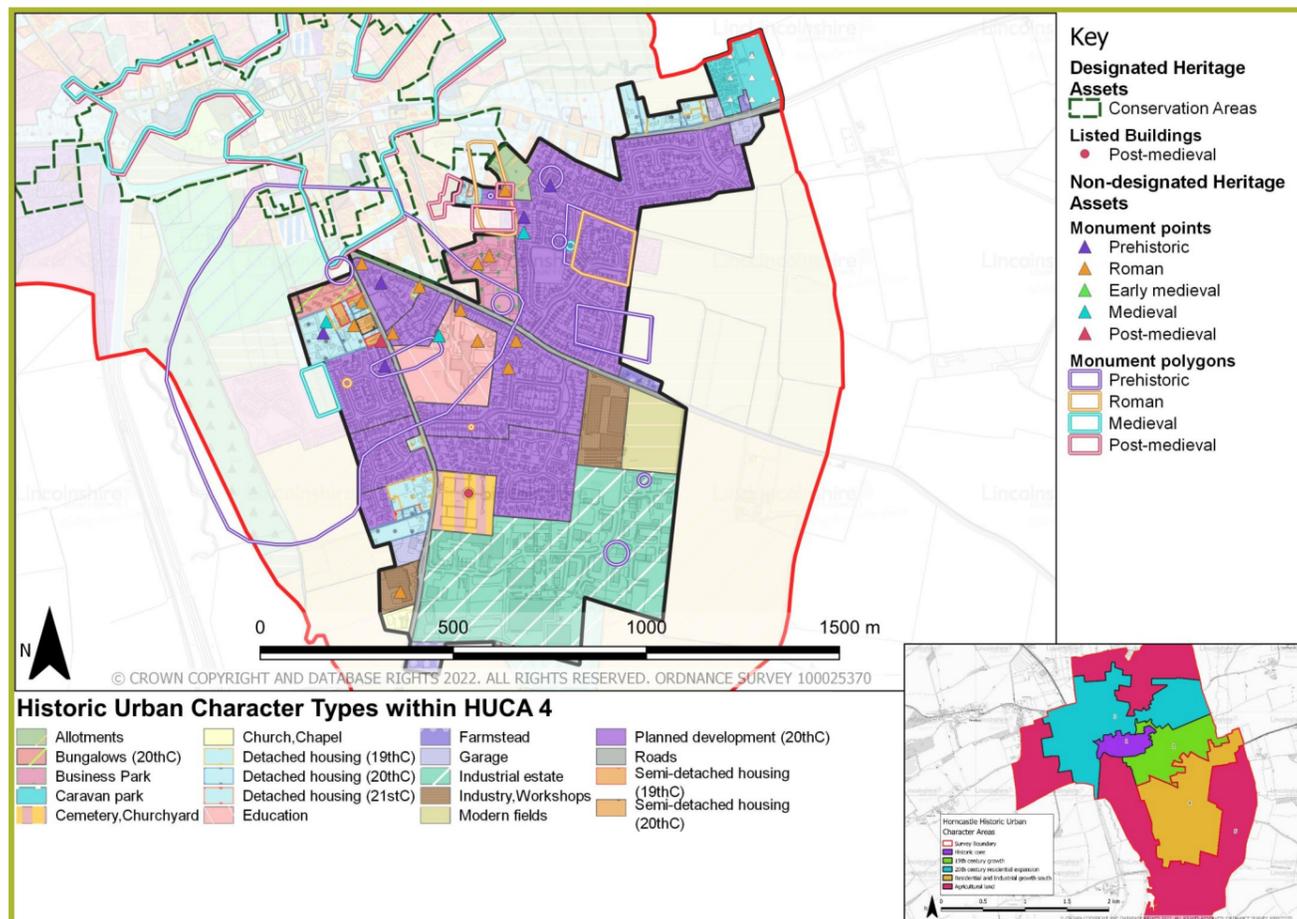


**Evidential Value:** The character area contains evidence from several periods of the town's history, including evidence of the medieval and post-medieval agricultural systems. The character area contributes to the transport history of the town, as the former railway line and station is indicative of and contributes to our understanding of the economy and trade of the town during the 19<sup>th</sup> century. Much of the character area has been developed over the course of the 20<sup>th</sup> century and the potential for further hitherto unknown remains in many areas is low.

**Historical Value:** The HUCA mostly demonstrates the 20<sup>th</sup> century residential and civic expansion of the town. It does not contain a large amount of historic data, however there are a small number of highly informative assets. The routeway does contribute to an understanding of how prehistoric peoples interacted with their environment. Information on the changing agricultural systems during the medieval and post-medieval periods is also recorded in the HUCA. The former railway and associated buildings provides information on the history of trade and communication links within the town.

**Aesthetic Value:** The changing development styles which took place over the course of the 20<sup>th</sup> century are demonstrated within the character area. Former railway industrial buildings such as the grain store engage the public on the former history of the area and provide interest in an area which is dominated by modern development.

**Communal Value:** The character area is predominantly residential, with the exception of the three schools as such communal value is limited. There are assets within the character area which could engage the public further on the wider history of the town, however, these are limited.



## HUCA 4– Residential and Industrial growth south

### Key characteristics

- ◆ Mixed character.
- ◆ Characterised by large 20<sup>th</sup> century residential developments.
- ◆ Large planned industrial estate.
- ◆ Council and private construction.
- ◆ Housing type includes detached, semi-detached, bungalows, short terraces.
- ◆ Dominant material includes red, brown and buff brick.
- ◆ Some buildings are rendered.
- ◆ 1-2 storeys.
- ◆ Concrete tile roofing and uPVC windows.
- ◆ Houses often have front gardens and driveways.
- ◆ Grass verges, street trees and gardens provide vegetation within the HUCA.

### Landscape History

The character area was occupied during the prehistoric period. Flint scatters from the Neolithic and Bronze Age indicate a level of activity in the local area during these periods, although this evidence does not confirm settlement. Conclusive settlement evidence is recorded from the Iron Age and the area continued to be settled into the Roman period. The archaeological record includes domestic waste, field ditches and Roman cemeteries. Pottery, coins and animal bones have also been recovered from across the character area. Settlement appears to have moved towards the current town centre or ceased altogether in the character area. During the medieval period, the area appears to have been mostly agricultural. The area was part of the open field system from this period until the 19<sup>th</sup> century when the parish was enclosed by a Parliamentary Act. The agricultural system then changed from an open-field system to one of smaller rectangular enclosures owned by several land owners. The area was residentially developed from the mid 20<sup>th</sup> century. Some of the southern expansion was instigated following the Second World War to improve living conditions during this period, new developments included, The Crescent, Tennyson Gardens, and later the estate around Churchill Avenue, Dymoke Drive, Cromwell Avenue. New public buildings were also constructed such as schools. A large industrial estate was also constructed between Boston Road and Mareham Road in the 1970s, as industry moved away from the town centre. This estate provided new employment within the town as well as larger premises more suited to modern industrial processes.

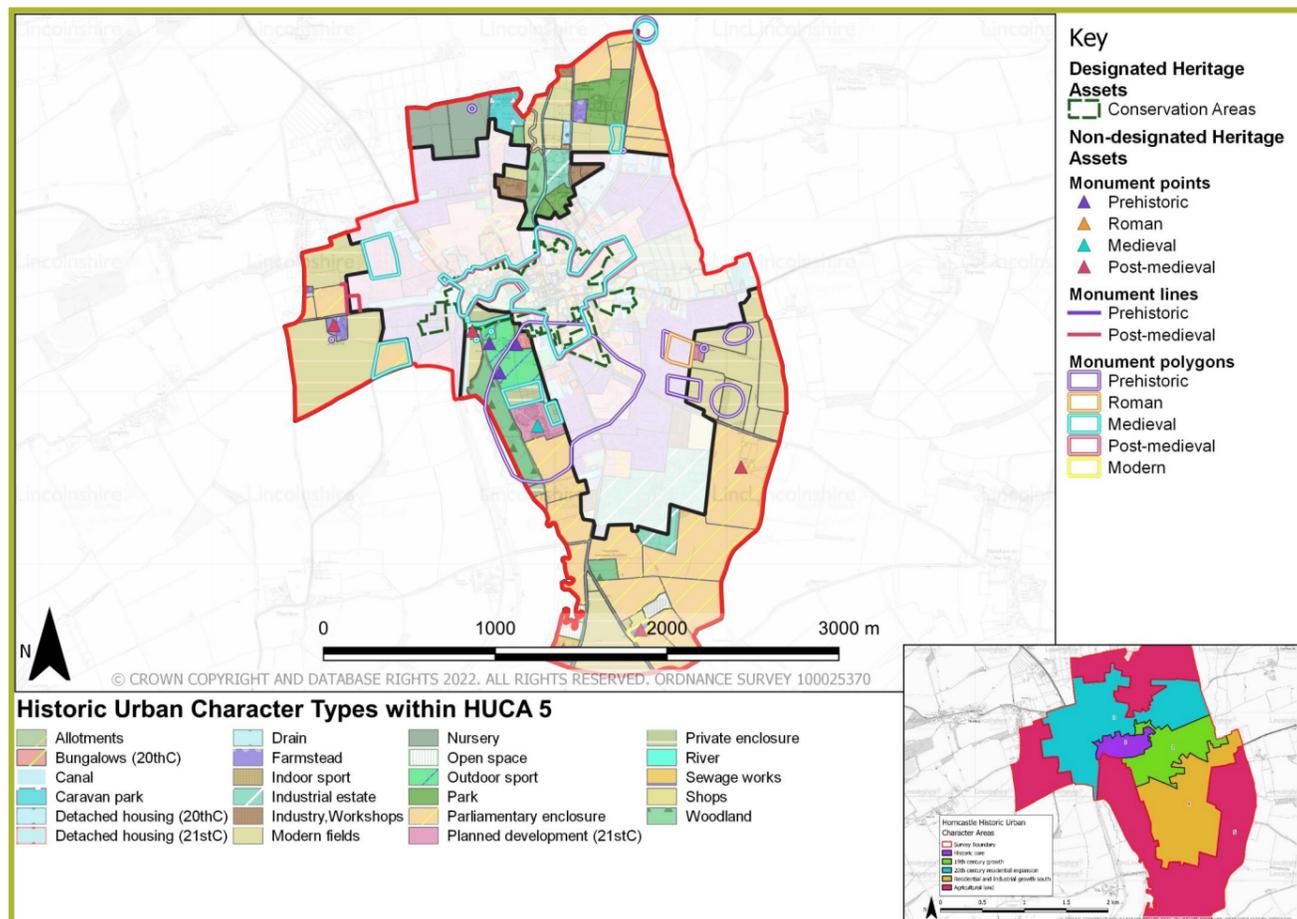


**Evidential Value:** Evidence of early occupation within the HUCA is important to the historic narrative of Horncastle; particularly its origin. Numerous recorded examples of activity and occupation have been documented across the character area. Although, the character area is now largely developed the chance of further remains within the character area is unlikely, although further evidence may be preserved in areas where development has been less intensive, such as gardens or playing fields.

**Historical Value:** The character area contributes to an understanding of settlement in the town. Prehistoric and Roman occupational evidence provides clues and further speculation on the nature of the early town centre, settlement outside of the walled enclosure and how connected these areas were.

**Aesthetic Value:** The character area was largely developed during the 20<sup>th</sup> century, and this has removed much of the historic character provided by the progression of the agricultural system. Despite this, the character area demonstrates a record of architectural types from the modern period which shows the changing nature of the town and its needs, particularly during the post-war periods.

**Communal Value:** The character area is predominantly private residential and therefore communal value is limited for most of the HUCA. Despite this there are assets which could be used to engage the public on aspects of the town's history such as the Holmeleigh Children's Homes, around which are many recorded social histories. Furthermore, collective memories could also be associated with post-war social housing and Banovallum School, which all have developed communities around them over the past 60 years.



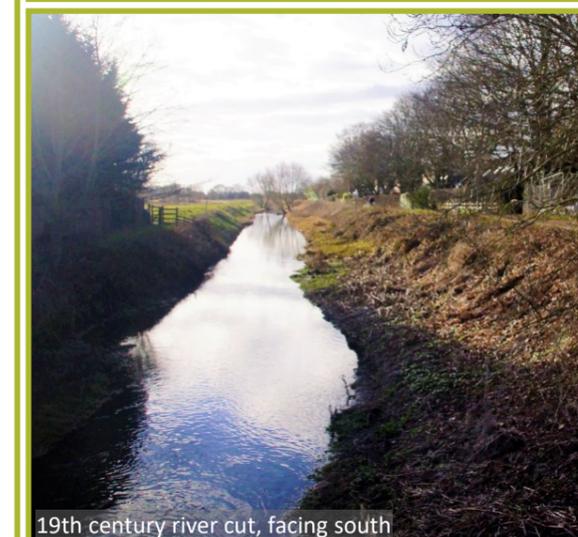
## HUCA 5

### Key characteristics

- ◆ Agricultural in character to the north, west and south of the town.
- ◆ Post-medieval and modern landscape.
- ◆ Large arable fields bounded by hedgerows and fences.
- ◆ Topographically slope eastwards before rising to the Wolds which are visible.
- ◆ Some dispersed farmsteads and farm buildings.
- ◆ Modern fields as well as post-medieval fields which retain much of the character created by the parliamentary enclosures.

### Landscape History

There is evidence of prehistoric and Roman settlement across the character area, although it is mostly concentrated to the south-west of the town centre (HER: MLI80545). By the medieval period, it is probable that much of this occupation had ceased and that the land was largely agricultural as part of an open-field system; some areas of ridge-and-furrow are recorded in the area by the HER which support this theory. Parts of the system were also devoted to meadows, known as the North and South Ings (from Old English for water meadow). These were likely to have been adjacent to the Rivers Bain and Waring which would seasonally flood. In 1802, the Horncastle Canal was completed, a new route of the river extended southwards from the confluence of the Bain and Waring rivers; this created as new straight course of the river. In the 19<sup>th</sup> century, the Horncastle parish was enclosed following a Parliamentary Act. This transformed the landscape enclosing previously open fields into small rectangular areas, bounded by hedges and fences and new drains across the North and South Ings. The field pattern established during this period can be seen across the character area in the present day, however, some areas were also modernised in the 20<sup>th</sup> century, making larger fields more suited to modern farming techniques and technologies.



**Evidential Value:** Prehistoric and Roman remains are recorded across the character area. These remains including archaeological features and artefacts which contribute to the historical narrative of the area during these periods. Further remains are highly likely due to the undeveloped nature of the character area.

**Historical Value:** The remains provide an insight into the early settlement within the town which contribute to an understanding of its history. The agricultural history of Horncastle is also demonstrated within the HUCA; an industry which dominated the parish until the modern period. The Horncastle Canal demonstrates further land management undertaken within the town and its introduction enabled the establishment of new industries, improving the economy in the town and fuelling new growth.

**Aesthetic Value:** There are many field boundaries which date to the medieval and post-medieval periods. The character provided by these boundaries is visible across the area, demonstrate historic character. Despite this, the value is not fully legible. The canal is a visual reminder of large scale infrastructural developments in the town which have impacted the growth of the town and its character.

**Communal Value:** The character area contains heritage aspects which possess a tangible link for the residents of the town, such as the canal, some of which has a pedestrian walking path, allowing the public to engage with this aspect of the town's history. There are also views into the character area towards the historic town and church from the riverside and meadows as well as from higher ground around Langton Hill. Some of these areas also provide expansive views outwards into the town's landscape setting down along the Bain Valley and up to the Wolds AONB.

## DISCUSSION

### Historic background

Evidence of human activity is recorded within the survey area from as early as the Mesolithic period, and finds of Neolithic and Bronze Age date include artefacts which provide an indication of land management. The earliest evidence for actual settlement within the town dates to the Iron Age, initially located to the south of the town centre. This area appears to have been occupied from the late Iron Age, with settlement continuing into the Roman period and enduring for much of the period. Evidence of settlement, cemeteries and industry is recorded demonstrating a continued occupation of the area. A walled enclosure was constructed in the late Roman period, to the north of the earlier settlement within a projection of land created by the confluence of the rivers Bain and Waring. Its use during this period is unknown, although the site became the dominant settlement site in the following centuries and forms the town centre in the present day. Sections of this walled enclosure are still visible across the town centre and the structure has been reused in some later buildings. The nature and extent of occupation in early medieval Horncastle is largely unknown. A small number of scattered artefacts from the period confirm that settlement continued and by the Domesday survey of 1086, Horncastle was a large settlement and head of a soke which stretched from the Wolds to the Fens, with areas of cultivated agriculture, several local families, small holdings and a royal manor. In the medieval period, the town remained concentrated around the older Roman walled enclosure, and a limited amount of development along West Street, the Bull Ring and North Street took place outside of this area. In the 13<sup>th</sup> century, Horncastle was given formal permission to hold a market and fair. In later centuries it became one of the most well-known horse fairs in the country. This event created several subsidiary trades such as tanning and leather working. Public houses also proliferated in the town, catering for visitors of the fairs. Agriculture was a major driver of the town's economy throughout the medieval period and the surrounding area was largely organised as part of the open-field system, with areas with common rights in the fen, and areas of meadow along the rivers. The town saw a period of growth during the 18<sup>th</sup> and 19<sup>th</sup> centuries, stimulated by the construction of new turnpike roads, a canal and the railway. New parts of the town's periphery were released for development by the passing of a Parliamentary Act which enclosed the agricultural land surrounding the town. The new growth following the Act is visible to the east and south of the town centre as terraced streets with areas of industry or public amenities were constructed for the growing population. During the modern period, the town has expanded residentially, with large new developments on all sides of the town. The canal and railway are no longer in use, although evidence of the canal is seen across the town centre. Over the course of the 20<sup>th</sup> century, cars became the dominant form of transport which resulted in the construction of the inner relief road A158, also known as Jubilee Way which has cut across the promontory created by the rivers.

### Character summary

The character of HUCA 1 is a traditional market centre, with a variety of buildings which span the period from the 16<sup>th</sup> to the 19<sup>th</sup> century. The town centre is largely concentrated within the Roman walled enclosure, which has dictated the form of later development. The dominant building material is red brick, although some buildings use stone and several are rendered. The town centre buildings are 2-4 storeys and the streets are often narrow providing a sense of enclosure. The River Bain crosses to the north of the market place and across Bridge Street creating an open break in the urban space. The street form creates a small number of central roads which contain shops, banks and public houses. The 19<sup>th</sup> century expansion of the town is visible in HUCA 2. This character area demonstrates the character of development largely from the 19<sup>th</sup> century. Comprising areas of terraced streets, industry and public buildings, this area is similar to HUCA 1 although the buildings are less dense and show more planned elements rather than ad hoc construction. The modern development of the town is captured in character areas 3 and 4. These HUCAs demonstrate many types of housing construction which reflect national building styles rather than local character, although later 21<sup>st</sup> century development has begun to take inspiration from the town centre. New areas of industry were also established in these HUCAs as it moved away from the town centre to the periphery of the town. The agricultural land remaining within the parish is represented by HUCA 5. Much of this land retains a good level of character gained after the parliamentary enclosure of the area in the early-mid 19<sup>th</sup> century, although some of this pattern has been removed with the advent of modern farming.

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# Extensive Urban Survey



## Horncastle 2021

Project Number 2897

Historic England, Lincolnshire County Council

Nicola Grayson & Gregor Robertson-Morris