



LINCOLNSHIRE EXTENSIVE URBAN SURVEY
Spilsby - 2020



The Project

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

The project consists of a written report, detailing the archaeological and historical background and development of the town. The character of the town will also be discussed in the report within specific Historical Urban Character Area (HUCA) assessments, which indicate the heritage value of each area based upon the four interests identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic and Communal, these are also compared to values seen in the National Planning Policy Framework (NPPF19).

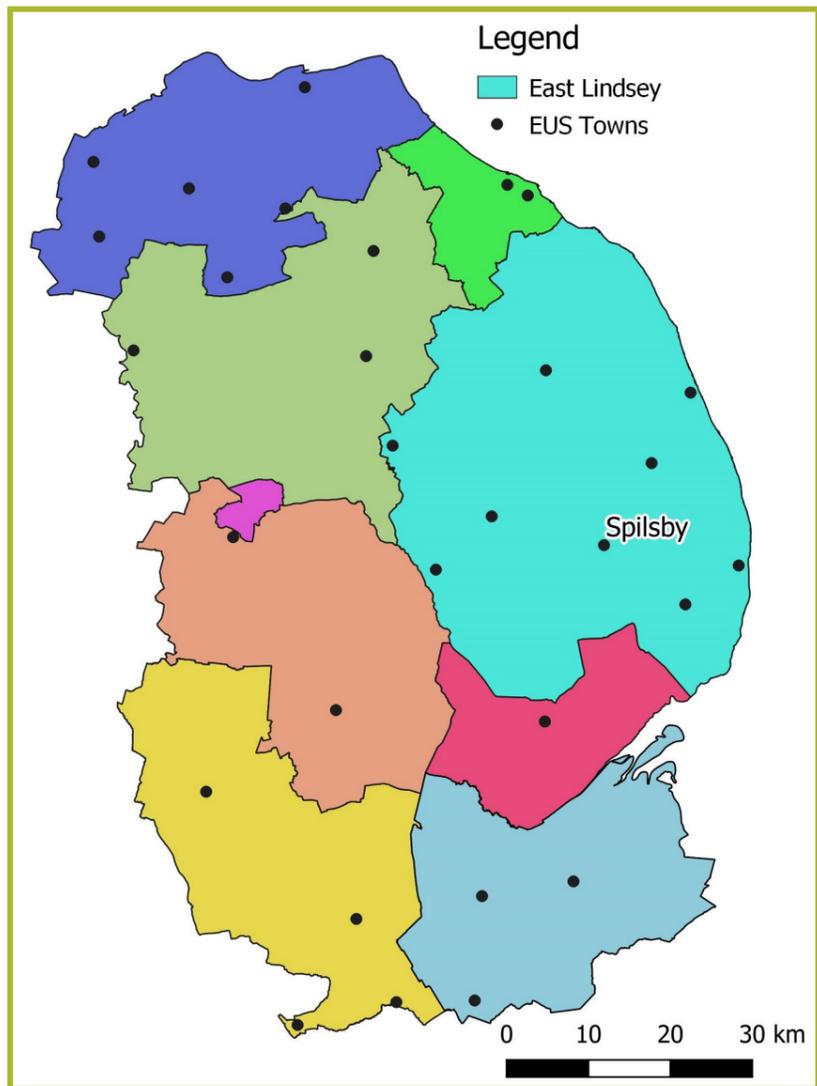
The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains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

Location

Spilsby is in the East Lindsey district of Lincolnshire, located to the south of the Lincolnshire Wolds on a small promontory on the interface between the rolling hills of the Wolds and the subtly flat fenland landscape. The town has a view which stretches east and south towards the sea. Spilsby is within Natural England's National Character Area 43- [The Lincolnshire Wolds](#). It is described as an *agricultural landscape with rolling chalk hills. A historically and archaeologically rich landscape of small parklands and modest country houses, ancient trackways...deserted or shrunken villages and prehistoric barrows.* The Historic Landscape Characterisation Project for Lincolnshire also records Spilsby in its Regional Character 4—[The Wolds](#). The landscape history is described as *primarily the result of enclosure of a largely typical open field regime... the earliest enclosures are found in proximity to historic settlements.. And represents an historic trend from arable farming to livestock rearing typically undertaken in order to raise sheep for wool production. The many east-west roads...were perhaps intended to provide access to the coastal salt industry and would have served as drove roads.*

The geology beneath the town is recorded by the British Geological Society as Spilsby Sandstone and Kimmerage Clay Formation.

The survey boundary for Spilsby is the parish boundary.



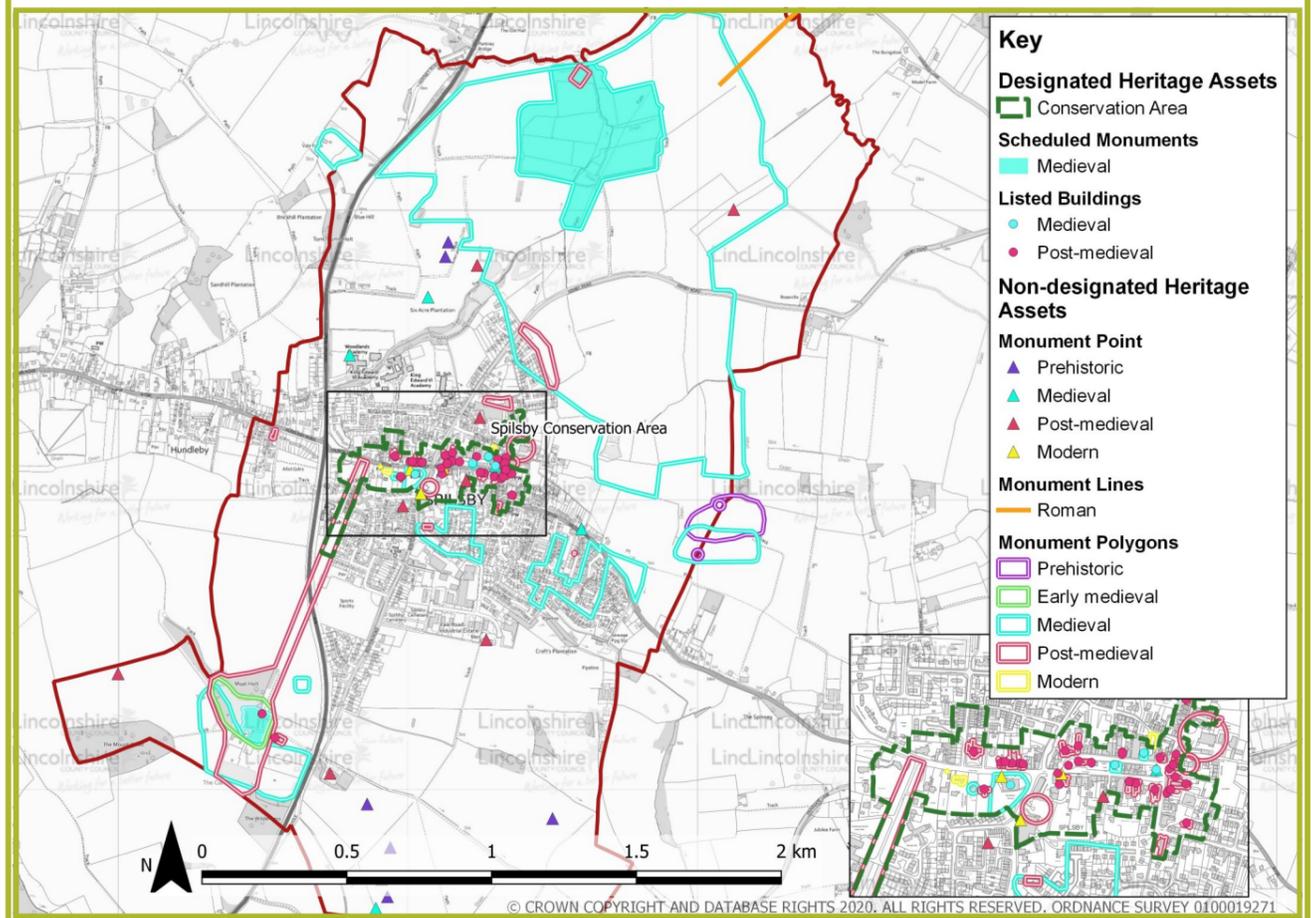
Summary

Located on the southern extent of the Wolds with the landscape rising to the north and extending to the low lying fens in the south. Spilsby's character is one of a compact, rural market town. The town was established in the 13th century, and much of its original medieval layout is discernible in the layout of the town centre.

Despite the medieval foundation of the town centre, the majority of the buildings date to the post-medieval period, predominantly around the 18th and 19th centuries. Brick was produced locally and clay extraction and lime quarrying also took place nearby. This has resulted in a town centre which is predominantly red brick, with some rendered buildings. In the 19th century, the town began to grow outside of its medieval boundaries, with new developments taking place on all sides of the town. This was encouraged by new amenities in the town including the railway and the gas works. These new buildings were built at the same time as the redevelopment of some of the centre, therefore their character is similar, however the new property boundaries tended to be more spaced out as the new space was built on green field sites instead of being redeveloped in older plots.

The modern period has seen the town expand on all sides, with residential developments which have taken place throughout the century. These developments often reflect the national style of construction at the time rather than adhering to any vernacular style. Despite expansion in the 19th and 20th centuries, the town has remained small and has a focus around the market centre.

The landscape to the north and south of the town centre within the survey boundary is still largely agricultural with evidence of former field boundaries from the medieval, post-medieval and modern periods. To the north of Spilsby, the remains of an older settlement of Spilsby is preserved as a deserted medieval village (DMV). This settlement was deserted in the 13th century, in the same time period as the founding of the current town of Spilsby, which likely contributed to its abandonment. To the south of the town centre are the potential remains of Eresby (another DMV). It is located in the grounds of a medieval and post-medieval manor estate, which saw several periods of redevelopment. The lords of Eresby estate have also contributed considerably to the establishment of the current town and have influenced its development throughout the centuries.



1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

1.1 PREHISTORIC

The Wolds are well known as an area rich in prehistoric activity, supported by numerous prehistoric archaeological monuments surrounding Spilsby. Several barrows (funeral monuments) are recorded within 3km of the study area, including monuments in Scremby and Dalby, as well as potential barrows in Bennington and Partney. Finds from both the Neolithic and the Bronze Age also suggest a high level of activity in the prehistoric period within the survey boundary. Remains recorded to the east of the study area, including crop marks (HER: MLI43208), flint tools, and a barrow cemetery (HER: MLI43215, MLI43214) suggest occupation between Spilsby and Halton Hologate. Neolithic and Bronze Age tools are also recorded within the survey boundary, located 1km to the south of the town centre, including a Neolithic/Bronze Age flint arrowhead (HER: MLI108379), flint scrapers (HER: MLI10838, MLI108381) which are tools used for hidework or woodwork, a flint knife (HER: MLI108522) and an axe head (HER: MLI42137). Two flint scrapers are also recorded 500m to the north of the town (HER: MLI108382, MLI108383).

The prehistoric evidence recorded around Spilsby suggests that there are likely more prehistoric remains within the survey boundary that are as yet unknown. Further archaeological investigation would increase our understanding of this area through-out the prehistoric period.

1.2 ROMAN

The archaeological record suggests that the region was actively occupied in the Roman period and several scattered Roman settlements are recorded in the wider landscape around Spilsby. Romano-British settlement sites are particularly prevalent around West Keal, (1.5km south-west of the survey boundary), Mavis Enderby (3km east of the survey boundary), and Partney (1km to the north of the survey boundary). Recent investigation (2020) on Queen Street has recorded a large amount of 3rd-4th century pottery: it is noted that the 'fresh' quality of the pottery is suggestive of a nearby settlement. A possible Roman road (HER: MLI42148), is also recorded to the north of the town. Further investigation within the survey boundary will increase our understanding of activity in Spilsby during the Roman period.

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

There is no recorded settlement in the area of modern day Spilsby in the early medieval period as the current town was not founded until the 13th century. There were two smaller villages: Old Spilsby (HER: MLI43163, NHLE (National Heritage List for England number): 1014704), which is located 800m to the north of the current town centre, and Eresby (HER: MLI42131) which is located 800m south of the centre. The Domesday Survey records both of these settlements, although Eresby appears to have been the more important of the two at this time.

1.3.1 DOMESDAY SURVEY

Both Spilsby (referring to the Old Spilsby deserted medieval village (DMV)) and Eresby were owned by the Bishop of Durham, as part of the Bolingbroke hundred, and are recorded in the same entry. The Domesday Survey shows that the estate had a manor at this time with sokeland (estates that made payments to the manor) elsewhere. The record included ploughlands (agricultural fields), villeins (villagers), sokemen (freemen), a bordar (small holder) with a plough team, 2 mills, and 12 acres of meadow.

1.3.2 PLACE-NAME EVIDENCE

'Spilsby' comes from the Old Norse meaning a village or farmstead (by) belonging to Spillir (Spils), (Cameron, 1998), indicating that the old village of Spilsby (the DMV) was potentially likely established in the early medieval period.

1.4 MEDIEVAL

As stated in paragraph 1.3, there were two settlements: Old Spilsby to the north of the current town and Eresby to the south, both of which were established before the Norman Conquest. The Old Spilsby village (HER: MLI43163), was depopulated in the mid 13th century and by 1771 had been completely deserted. The nature of the remains at the deserted medieval village of Eresby, is not fully understood and was only identified through aerial photographs taken by the Royal Commission on the Historical Monuments of England (RCHME), 1992-1996.

The modern town of Spilsby originated as a settlement in the 13th century. It is likely that many of the inhabitants of Old Spilsby moved, or were moved, to the newly planned town, either directly causing or contributing to its desertion.

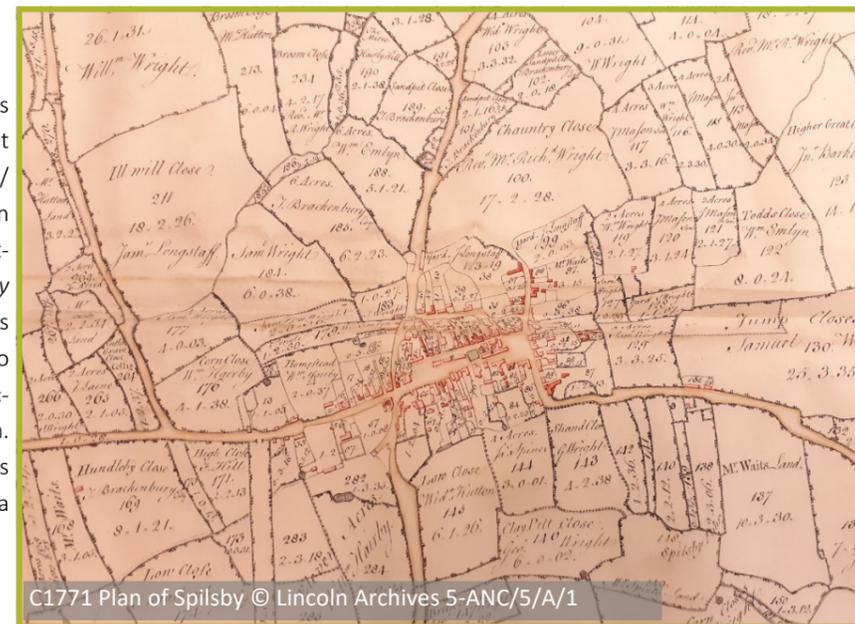
1.4.1 STREET PLAN AND DEVELOPMENT

At its founding, the town was purposefully planned with a market at its centre. The market place is rectangular with four radiating streets: Queen Street, Ashby Road, Halton Road, and Boston Road. This layout likely dates to the town's foundation in the medieval period with burgage plots extending north and south of the main square. It should be noted that buildings to the east of the market square appear to have been inserted in the post-medieval period, obscuring the rectangular shape and causing the road to deviate.

The burgage plots would have comprised a small house, facing the market, which likely served a second purpose for selling produce. To the rear of the property a long garden would have been used for storage, growing crops and keeping animals. These properties were often connected by a back lane: Reynard Street, located to the north of High Street, is the former back lane of the burgage plots, and is preserved in the modern street pattern. Furthermore, it was also called 'Back Lane' until the name was changed to Reynard Street in the 20th century: these lanes were a common trait in planned medieval towns. Spilsby remained a small medieval settlement clustered around the market place until the 19th century with only minor development and infilling prior to this point.

1.4.2 OPEN FIELD SYSTEM

The landscape surrounding Spilsby has traces of evidence which demonstrate that at some point in the early medieval/medieval period, it had been part of an open-field system. However, it is suggested in Richard Gurnham's, *Georgian Spilsby* that, in the medieval period, the land was divided through private agreement into many closes; the names of which are recorded in an c1771 plan of the parish. These closes abut long curving boundaries indicating that they were established at a later date out of a pre-existing layout.



C1771 Plan of Spilsby © Lincoln Archives 5-ANC/5/A/1

1.4.3 ECONOMY AND INDUSTRY

The economy of Spilsby, like many of the towns in Lincolnshire, was supported by local market trade and agriculture. Wool was the dominant trade in Lincolnshire throughout much of the medieval period and Spilsby was doubtlessly involved in this industry.

1.4.4 MARKETS AND FAIRS

In 1255, Spilsby was granted a charter to hold a Monday market and a fair, following an application to King Henry III, by John de Bec, Lord of Eresby. The founding of the market and the market square likely date to this time, the introduction of the market possibly provided the impetus for the founding of the town. The annual fair, in honour of St James, was held on the 25th July. A second fair for St Nicholas (December 6th) was also granted in 1259. Charters confirming these grants were given again in 1305. The market is likely to have been an open space, the buildings which are now located in the centre having been inserted at a later date in the post-medieval period.

A livestock market is thought to have taken place, to the south of the church, since the 14th century. Markets took place here until the late 20th century, at which time the cattle pens were redeveloped into houses, the modern street is called 'Old Market Avenue' in reference to this.

1.4.5 RELIGION AND EDUCATION

By 1312, there was a chantry chapel of the Holy Trinity in Spilsby; this chapel was annexed to the Church of Eresby. In 1348, Lord Willoughby of Eresby received permission from



Old Market Avenue

the king to make Spilsby the main religious centre of the parish. The churches of Over Toynton, Kirkby, and Eresby came into the patronage of Spilsby chapel along with twelve priests, resulting in the construction of St James Parish Church (HER: MLI42141, NHLE: 1308892). The church was largely built in the second half of the 14th century although it has 16th century additions and was partially rebuilt in 1879 by W. Basset Smith.

It is unclear what education facilities were available at this time, there is mention of an instructor of scholars in 1479 (Hodgett, 1975).

1.4.6 CHARACTERISTIC BUILDINGS

Eresby Hall (HER: MLI822239, NHLE: 1020032)

Eresby Hall has an extensive history with several episodes of development and three separate manor houses built over an extended period. The first manor was likely located within the early medieval settlement of Eresby (see paragraph 1.3.1) and surrounding earthworks seem to corroborate this theory (HER: MLI42131). The hall was owned by the Bec family and in 1294, John de Bec applied for permission to fortify, which was granted. Excavations in the 1960s have discovered the foundations of the 13th century manor house, including a curtain wall and buttresses. It passed onto the Willoughby family through the marriage of Alice de Bec and Sir William de Willoughby in the 14th century at which point the hall was remodelled.

In the 16th century, the estate passed to Charles Brandon, Duke of Suffolk, through his marriage to Catherine Willoughby. Brandon replaced the hall in 1540, building a new one to the immediate south-east, in anticipation of a visit from King Henry VIII. In the 18th century gardens were formally laid out around the estate, and in 1769 a fire destroyed the hall with only a few out-buildings and the gate piers surviving. At the end of the century the two gate piers, located at the entrance to the manor (HER: MLI85104, NHLE: 1063592), were made into one and topped with an urn.

The site is now occupied by Eresby house (HER: MLI82230, NHLE: 1146687) which was built to the north-east of the hall in the 17th century, converted into a stables in the 18th century then reconverted for residential use again in the 19th century.

The avenue of trees (now Eresby Avenue) was planted to connect the house with the church, which contains several monuments to the Willoughby family. It is suggested that the trees were planted at the same time as the renovations in the 16th century (Marjoram, 1984). Map evidence indicates that the boundary of the church likely extended west to the Avenue. In later centuries, Eresby Avenue was the site for fairs and events such as May Day. The families who owned the manor impacted the development of the town and were often very active in local life, investigation would increase understanding of the history of this site and the impact which the families have had on the town throughout the centuries.

The Butter/Market Cross (HER: MLI43623, NHLE: 1359735, NHLE: 1013534)

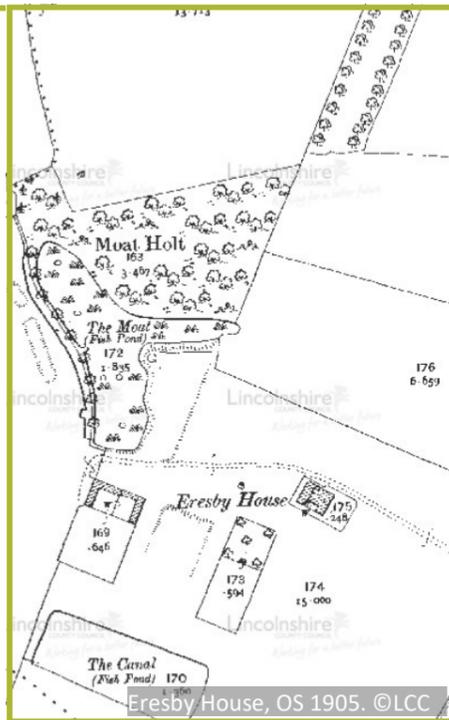
The market cross is Grade II listed and is also a scheduled monument. It dates to the 14th/15th century and would have served as a focal point for the medieval market; a place for preachers to stand and as a site for stall holders to display produce.

1.5 POST-MEDIEVAL

1.5.1 STREET PATTERN AND DEVELOPMENT

Following its establishment in the medieval period, Spilsby did not expand again until the late 18th and early 19th centuries, if development did occur, it was within the planned medieval settlement boundaries. Infilling and re-development took place within long, narrow burgage property boundaries which extended from the market place resulting in piecemeal extensions. This is clearly visible in the uneven roof lines and 'lean-to' buildings at the rear of the street-front and in the small alleyways connecting High Street to Reynard Street (formerly Back Lane).

A fire in 1706 destroyed almost 100 houses in the centre of Spilsby, such events increased the popularity of pan-tiled roofs over



thatch, both locally and nationally, due to the fire risk. Spilsby reflected national trends with many roofs being converted from thatch, and new properties built with tile.

Growth in the town had come to a stand-still in the 1720s and 1730s during the agricultural depression. By the end of the 18th century, confidence in the economy had improved and Spilsby opened its first bank, located in the High Street.

In the 19th century, much of the land in the town was still owned by Lord Willoughby of Eresby. Lord Willoughby was reluctant to build new housing in the town, even though there was a shortage of housing for the poor, this reluctance has contributed to Spilsby remaining a small town. Spilsby's population grew in the 19th century despite this. In 1801, the population was 932, by 1821 it had grown to 1234, and by 1851 it was 1461. The growth slowed by the early 20th century (the population was 1464 by 1911), and it did not begin grow again until the mid 20th century. The freehold landlord of The Bull (located on Halton Road) William Simpson, capitalised on the housing shortage and built 31 terraced houses in Simpson Street, on land behind the public house. Lord Willoughby did however undertake some town development, and built two large semi-detached cottages on the corner of Eresby Avenue, 'Eresby Villas', for 'gentleman tenants'. Furthermore, in 1849 Lord Willoughby provided land for allotments in the town, on which he had 119 tenants. Reportedly, some local farmers thought that 'labourers spent too much time on their allotments which prevented them putting in a proper days work for their employers'.



Newton Road, which extends south from Halton Road to the south-east of the town centre, was a small, new settlement called 'New Spilsby', built in the 1860s. It consisted of one straight road, complete with terraced housing and a chapel (HER: MLI99203). Larger semi-detached cottages and a school were also built along Halton Road at this time.

New terraced streets were constructed on Ashby Road, Queen Street, Reynard Street, and Wellington Yard (formerly Chapel Yard) throughout the 19th century.

1.5.3 RELIGION AND EDUCATION

King Edward VI Grammar School was founded in 1550. In its early years it was supported by the lords of Eresby manor, and was built on land donated from the Eresby estate. The school was rebuilt in 1733 (HER: MLI43218, NHLE: 1308883) and has been altered several times throughout the subsequent centuries. Both genders were provided an education by the school although the girls were taught in the mistress's house rather than in the main school buildings.

Several new chapels were built in the town in the 19th century as the town's population steadily grew and non-conformist faiths had become more tolerated nationally. A Methodist chapel in Wellington Yard (formerly Chapel Yard) was erected in 1803 (HER: MLI91588). The building has since been converted into residential dwellings. A second Methodist chapel (HER: MLI91579, NHLE: 1063551) was constructed in 1877, to the east of the market place, with matching manses on either side (HER: MLI91580, MLI91566, NHLE: 1359732, 1359754). This chapel replaced the White Horse public house which had occupied the site prior to this point. On Hundley Road an independent chapel was constructed in 1866, it was altered shortly after and by 1896, it had become a masonic hall, the building is now in use as a shop. In 1855, a Methodist chapel (HER: MLI99203) was built as part of the residential development of New Spilsby, although its use too was short lived and by 1889 it served as a parish room.

1.5.4 ECONOMY AND INDUSTRY



Local industries within the town grew and affected its development throughout the post-medieval period, many of the former industrial zones have remained industrial in present-day. By 1760, the town had a brickyard, located near to the site of the later railway station, which supplied Spilsby and neighbouring towns with building materials. Clay extraction pits were also located to the south of the town centre, in an area called 'Clay pitt close', and lime was quarried locally. The area has remained industrial since this time.



The White Hart. High Street.

The town was connected to the gas network in 1853.

The new gas works (HER: MLI92068) was constructed to the north of the town on Ashby Road. The site, which comprised a retort and two gas holders, has since been redeveloped into an engineering works. It is unclear whether any of the original fabric survives as part of the modern industrial area.

To the south of Halton Road, adjacent to Alma Place, was the former site of Alma Iron Works: a wheelwright, carriage builder, implement and rake maker which had been built in 1860. There were also several smaller industries located around the town, including a possible leather works behind the Methodist church on Halton Road (HER: MLI81818), and a smithy located on Boston Road. Spilsby was well known for the quality of its furniture production in the mid 19th century, with many chair turners and cabinet makers working in the town.

1.5.5 RAILWAY AND TRANSPORT

The road between Louth and Boston via Spilsby was made into a turnpike road in 1765, creating new opportunities for the coaching trade within the town. The George public house and the White Hart (HER: MLI91565, NHLE: 1146652) were the main coaching inns on this route and possessed large yards to the rear used for coaches and horses. The yard of The George was also used as a sheep market.

Spilsby was connected to the railway network in 1868, with Spilsby station located on a branch line, operated by the Great Northern Railway. The passenger service ceased operation by 1939, with the commercial traffic ceasing two decades later in 1958. The station buildings were demolished in the late 20th century after falling into dereliction.

1.5.6 CIVIC AND MILITARY

Spilsby was a regional centre for civic matters, it was the head of the Poor Law Union and the location of the General Quarter Sessions for the southern division of Lindsey, covering 66 parishes. The Sessions Court (now a theatre) (HER: MLI91563, NHLE: 1063587), was built in 1824 with a Greek Doric portico, fronting onto Church Street. The Quarter Sessions had been held in the Town Hall from 1799 until the new court was built. A prison was constructed to the rear of the court house in 1826, located between Prison Lane (now Pooles Lane), West Street and Spence Street. The prison was closed in 1876. As the centre of the Poor Law Union, Spilsby was also the location of a Workhouse, built in 1837. This is located outside of the survey boundary in Hundleby, however, it demonstrates Spilsby's importance as an administrative centre in this period. The workhouse housed 260 people and was in operation until 1930, when it became a Public Assistance Institution. The site has since been redeveloped.

A rifle range was opened to the north of Spilsby in 1869, which was used by the 7th Lincolnshire Rifle Volunteer Corps (HER: MLI80992). In 1899, the drill hall (now Franklin Hall) was built (HER: MLI91586), coinciding with the outbreak of the Boer war.

1.5.7 CHARACTERISTIC BUILDINGS



Former drill hall (HER: MLI91586)

Statue to Sir John Franklin (HER: MLI91575, NHLE: 1146706)

A statue to Sir John Franklin was erected in the town centre in 1861. The statue commemorated Franklin's life and achievements, including the part he played in the battle of Trafalgar and his expeditions to the Arctic. An expedition in search of the Northwest Passage in 1845 was his last, as both Franklin and his crew perished after their ships (Erebus and Terror), became trapped in the ice in the Canadian Arctic.

1.6 MODERN AND 21st CENTURY

1.6.1 STREET PATTERN AND DEVELOPMENT

Spilsby expanded slowly throughout the late 20th and early 21st century with new housing developments constructed to the north and south of the historic core of the town. The population was static for most of the first half of the 20th century, in 1931 it was 1372, however, by the latter half it had nearly doubled, and by the 2011 census recorded 3045 residents.

These later residential developments have been built onto the 19th century extent of the town and took place largely in the second half of the 20th century. Natural boundaries to the town, such as the woodland (formerly the Six Acre Plantation) to the north, and the former railway station to the south, have defined development for a large part of the 20th century. It was only in the late 20th century that development started to occur beyond these boundaries.

Development along Hundleby Road connected Spilsby to Hundleby by the late 20th century, however, the construction of the A16 divided the settlements creating a developmental boundary between the two.

Spilsby was connected to piped water in 1908, and by 1914 the majority of the houses had been connected. A sewage works was also built to the east of the town at this time on land donated by Lord Willoughby. This improvement to the town's drainage was prompted by an investigation in 1907 which concluded that the River Steeping was being polluted by Spilsby's waste, in times of heavy rain, and thus affecting the health of the population of Wainfleet, further downstream.

1.6.2 TRADE AND INDUSTRY

New buildings were erected during both the world wars, including an army hut to the rear of the High Street which was later used as a cinema (HER: MLI91585), and two pill-boxes, one located on Church Street (HER: MLI91820) and the one on land south of The George Hotel (HER: MLI80847).

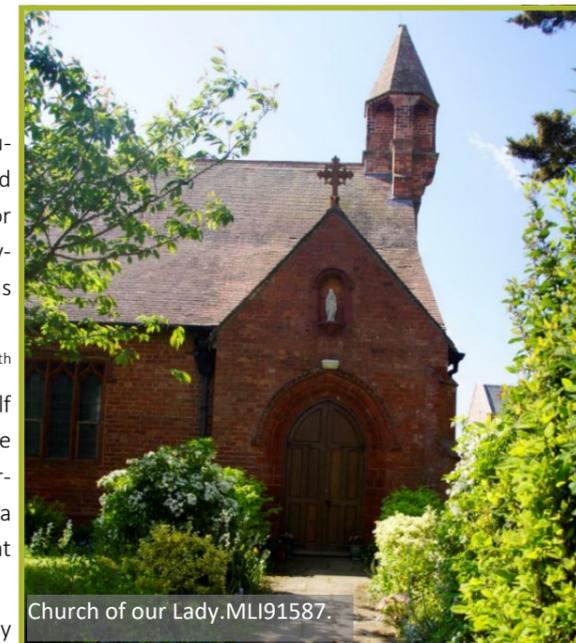
Small industrial areas have been constructed in Spilsby in the 20th and 21st centuries. To the south of Spilsby an industrial estate is located in the grounds of the former railway station following the cessation of all rail traffic in the mid 20th century. A second industrial area is located towards the north of the town on the former site of the gas works.

1.6.3 RELIGION AND EDUCATION

The Roman Catholic Church of Our Lady and the English Martyrs (HER: MLI91587), located next to St James's Church, was built in 1902. The Sir John Franklin Secondary Modern school was opened in 1954 to the north of the town. This school and the King Edward Grammar were merged in 1991 to form Spilsby High School; it has since been renamed the King Edward VI Academy. The school has moved to a new campus at the north of the town, and the original Edward VI school building has been repurposed as a church and community centre. A second new school was constructed in the late 20th century to the north of this school, called Woodlands Academy.

1.6.4 RECREATION

The Phoenix Cinema (HER: MLI91858) was one of the main recreation sites in the modern period in Spilsby. The cinema was held in a First World War army hut, located to the rear of High Street.



Church of our Lady.MLI91587.



HISTORIC URBAN CHARACTER ASSESSMENT

Summary

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

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

The values are as follows:

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

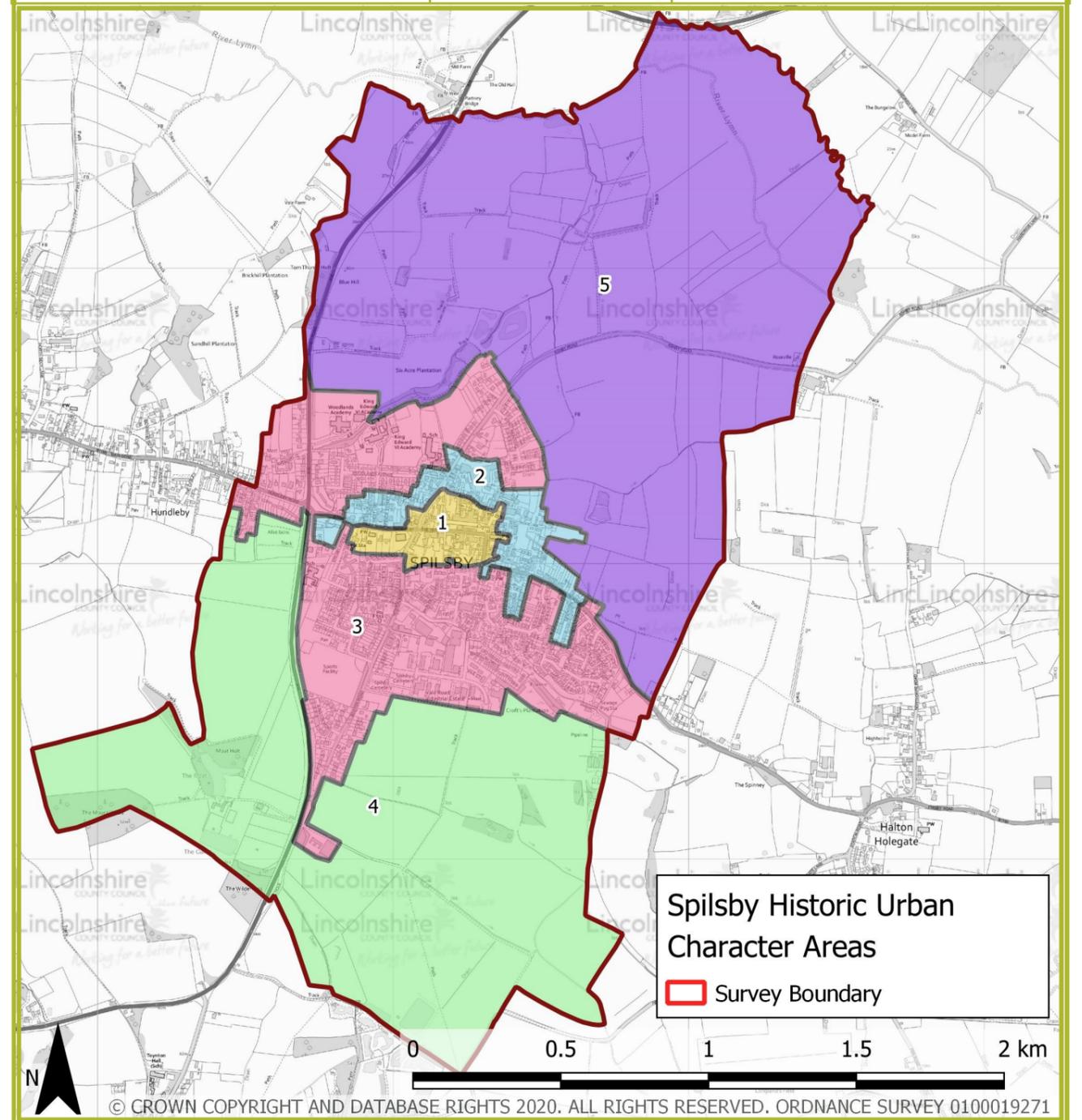
Historical: the potential of the HUCA overall to illustrate the story of the town. In some circumstances the story may be of national importance.

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

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

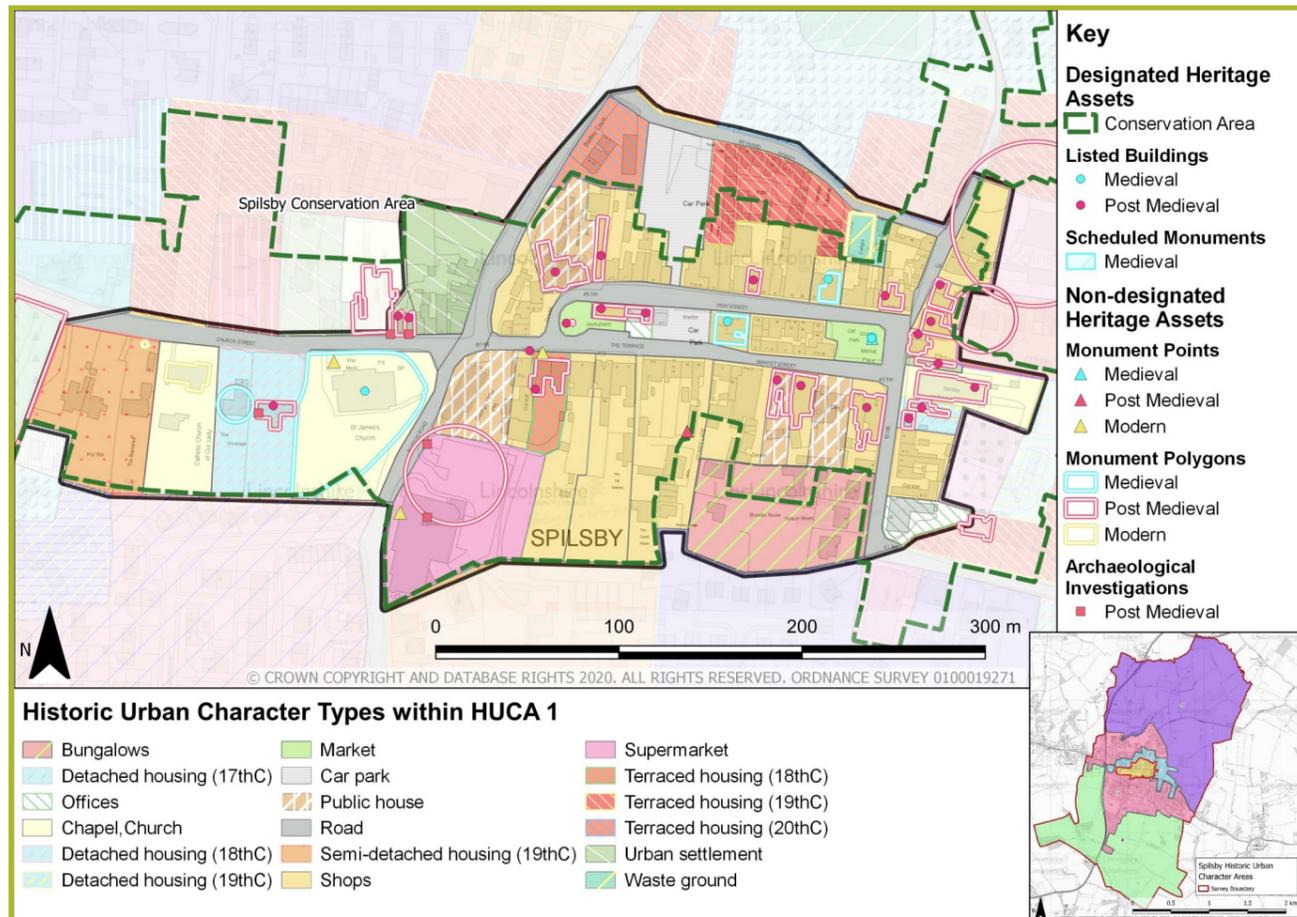
Spilsby has one Conservation Area which was first designated in September 1972 and amended in November 1992. *The conservation area covers the entire commercial and civic core of the town along with some residential areas on West End, Spence Street, Queen Street and Halton Road, as well as the tree lined Eresby Avenue. It is roughly rectangular in shape with projections to the north-east, south-east and south-west, encompassing the whole of Spilsby's historic core.*

Period	Date Ranges	Abbreviations
Prehistoric	10000-43 BC	Pre-H
Roman	43BC—409 AD	Rom
Early Medieval	410-1065 AD	E-Med
Medieval	1066-1539 AD	Med
Post Medieval	1540-1759 AD	P-Med
Late 18th Century	1760-1799 AD	Late 18thC
Early 19th Century	1800-1832 AD	Early 19thC
Mid 19th Century	1833-1865 AD	Mid 19thC
Late 19th Century	1866-1899 AD	Late 19thC
Early 20th Century	1900-1924 AD	Early 20thC
Early Mid 20th Century	1925-1949 AD	Early-mid 20thC
Late Mid 20th Century	1950-1974 AD	Late-mid 20thC
Late 20th Century	1975-1999 AD	Late 20thC
21st Century	2000-Present	21stC



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

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



HUCA 1— Medieval core

Key characteristics

- ◆ Characterised as the commercial/civic core and town centre with a focus around the market-place.
- ◆ Reasonably consistent character area with many of the buildings from the 18th/19th centuries along with some 20th century infill.
- ◆ General height of the buildings is 2-3 storeys.
- ◆ Medieval plan is well preserved, including market place and street layout.
- ◆ Dominant building material is red brick, with some buildings rendered in white, or red/green. Traditional timber framed windows are dominant, a minority of windows have been replaced with PVC inserts.
- ◆ Buildings are located on the street-front separated from the road by a pathway.
- ◆ The buildings are predominantly publically accessible, with very few private residential properties.
- ◆ Large 20th century street signs obscure some historic architectural details.
- ◆ Most of the HUCA is within the Spilsby Conservation Area.
- ◆ Trees are common in the centre, including around the market centre and the Church.
- ◆ Street furniture is frequent around the HUCA, including benches, plaques and information boards.
- ◆ Church is situated on higher ground than the surrounding town.

Landscape History

Before it was developed, the character area is likely to have belonged to the Eresby Manor. It was planned and founded as a market square with burgage properties in the medieval period. The rectangular market place was a purposefully designed commercial space. It doubtlessly began as an open market square and buildings have been constructed (or stalls were made permanent) in the centre in the late medieval or post-medieval period. It is also probable that buildings were constructed within the western extent of the market place, removing the access between Ashby Road and the market. The buildings throughout the HUCA are largely from the 17th-19th centuries. Many were initially built as houses with some having been converted to shops. Development also took place to the rear of burgage plot frontages, creating long 'jumbled' piecemeal developments extending back from the market place. HUCA 1 represents the medieval extent of the town, it wasn't until the 19th century, when the town began to grow outside of its medieval boundaries, that this situation changed.

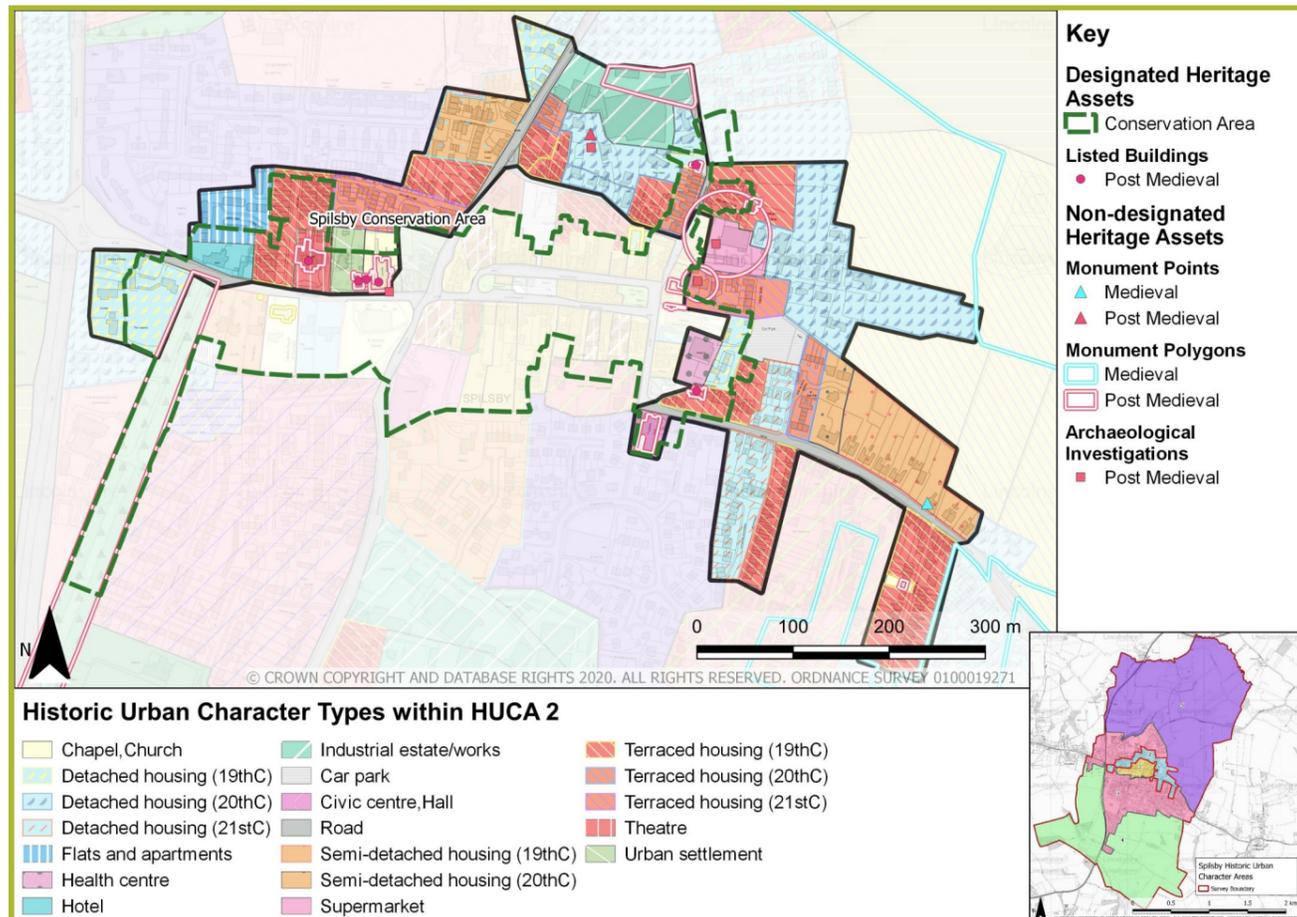


Evidential Value: Planned and founded in the 13th century, HUCA 1 is the historic core of Spilsby. Prior to the medieval period, there is very little known about the history of the HUCA. It contains several medieval and post-medieval buildings which have the potential to retain information about the wider social and commercial history of Spilsby. The street layout and plot boundaries have changed little since they were founded in the medieval period, which has the potential to contribute to our understanding of medieval planned towns.

Historical Value: The HUCA is the main historic core of Spilsby and, as such, provides a lot of information about the origins and narrative of the town's historic development. The legible heritage assets dominate the HUCA and demonstrate the long history of the town as a market centre. Since its foundation in the 13th century, the historical narrative of Spilsby has taken place within the character area, making it incredibly important to the history of the town as a whole.

Aesthetic Value: The historic fabric within the town has been well preserved. Many of the extant buildings date from the 18th/19th centuries, with some earlier examples also still present within the centre. Much of the HUCA is within the Spilsby Conservation Area which recognises it as an important market town centre. Some of the older properties have been affected by 20th/21st century signage and by modern alterations such as the insertion of PVC windows and doors, which detract from the historic character.

Communal Value: The character area contains numerous assets which engage the public on historic events and people within the town. There is further scope for enhancing the communal heritage offer within the town. The character area is the social, religious, commercial and civic centre of the town, the churches, memorials, statues, and public buildings contribute to the communal value of the HUCA. Interpretation boards also increase public awareness and appreciation of Spilsby's heritage.



HUCA 2—Post-medieval and 19th century expansion

Key characteristics

- Characterised by 19th century residential properties with some industrial and civic buildings.
- Red brick is the dominant material in the HUCA. Many buildings have traditional timber-framed windows, although some have been changed to PVC.
- Buildings are generally 2 storeys.
- Terraced housing is the dominant building type.
- Some modern terraces have been designed to reflect the 19th century terraces, particularly around Spence Street.
- The buildings are positioned on the street front, separated from the road by a path without grass verges.
- Contains a number of the larger civic buildings such as the former Sessions House (HER: MLI1063587, NHLE: 1063587).
- The 19th century streets extend from the market square and main routes out of the town. They took place as singular developments and do not connect to other streets.
- Some of the HUCA is within the Spilsby Conservation Area.

Landscape History

HUCA 2 was the first area to see expansion outside of the town centre in the late 18th and early 19th century. Prior to it being developed it was likely part of the agricultural farmland which surrounded the medieval town core. Much of the new development was residential housing at this time, with many people moving from a rural to a more urban setting, which resulted in rows of brick-built terraced houses being constructed around the edge of the town centre. These roads are single long streets extending from the main road and appear as stand-alone developments. They were likely constructed for the employees of local industrial businesses. Development of civic buildings took place in the HUCA in the 19th century, including the construction of the Sessions Court and Drill Hall (HER: MLI91586). The prison, which served many of the local townships, was also located within the HUCA. Some 20th century infill has also occurred in open areas between older developments.

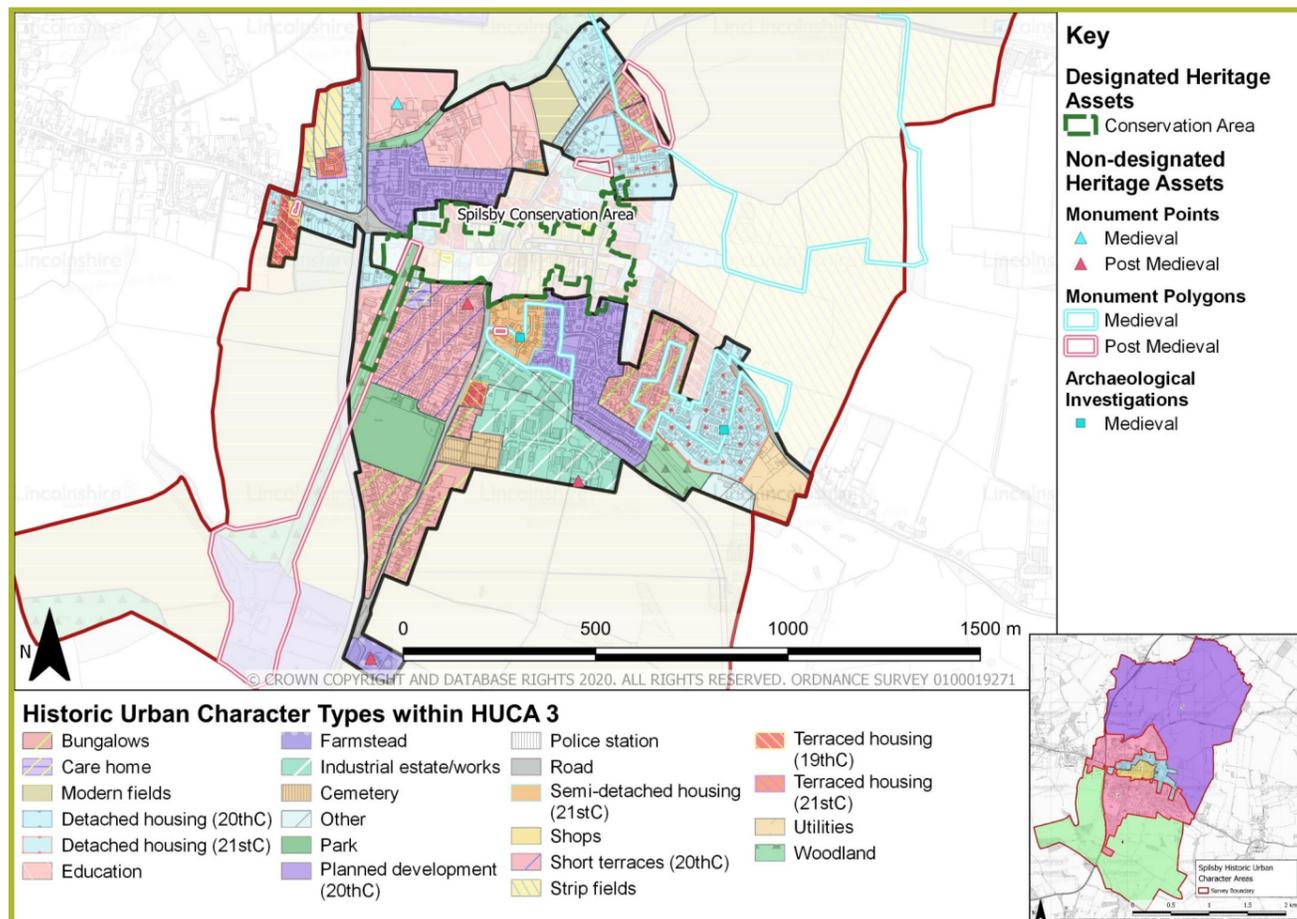


Evidential Value: The heritage assets within the character area contribute to our understanding of the 19th century development of the town. The growth of the town in this period is demonstrated through the construction of the new streets located around the edge of the town including: Newtown, Prison Lane (now Pooles Lane) and Alma Place, among others. The former sessions court and prison also suggest that Spilsby had an important role in the wider region in the 19th century. Small industries were formed or grew in this period, these are located in the HUCA including the gas works, Alma Iron Works and a possible leather working site to the north-east of the market place. However, these sites have largely been redeveloped.

Historical Value: The presence of the heritage assets, street layouts and 19th century buildings, contribute to our understanding of Spilsby's growth in the post-medieval period. This was one of its main periods of expansion since its foundation in the medieval period.

Aesthetic Value: The historic character of the HUCA is relatively well preserved despite some redevelopment occurring in the latter half of the 20th century. Many buildings date from the 18th and 19th centuries, the height and scale is consistent across the character area. Red brick is the dominant material across the character area creating consistency. Windows comprise both timber and modern PVC replacements.

Communal Value: There are opportunities within the HUCA to engage the public on the history of the town, however, these are limited by the redevelopment of some of the former heritage sites. Assets within the HUCA contribute to the community, such as the former sessions house, which serves as a theatre.



HUCA 3—20th century expansion

Key characteristics

- Characterised by 20th and 21st century suburban development.
- Growth has occurred as a result of larger development projects, rather than smaller piecemeal or individual developments.
- Housing type is commonly semi-detached or short terraces.
- Dominant character is residential, with a myriad of 20th century housing styles, including detached, semi-detached, short terraces and bungalows. Housing is of medium-high density.
- New schools were purpose-built within residential developments, to the north and south of the town within large fields.
- Houses are set within gardens, often with driveways and are separated from the road by grass verges.
- Brick is the dominant material, including buff, red and brown brick, PVC windows are the most common followed by timber.
- Very little street furniture.
- The character area has a few small areas of open space and greenery.
- Eresby Avenue is a tree-lined street which formerly connected the manor to the church and village.

Landscape History

The character area was enclosed into field systems in the early medieval/medieval period. It would have been part of the Spilsby open field system and likely part of the Eresby estate. These fields would have been farmed in strips, demonstrated by ridge and furrow which is recorded, although most of the remains have since been lost to residential development. It retained a large portion of the original field pattern, the traces of which have been removed following residential development in the 20th century. The development was done in stages with groups of houses being developed at a time. Eresby Avenue was developed as part of the planned parkland associated with Eresby Hall in the 16th century. In the 20th century, it was truncated by the development of the A16, however it is preserved on both sides of the bypass.

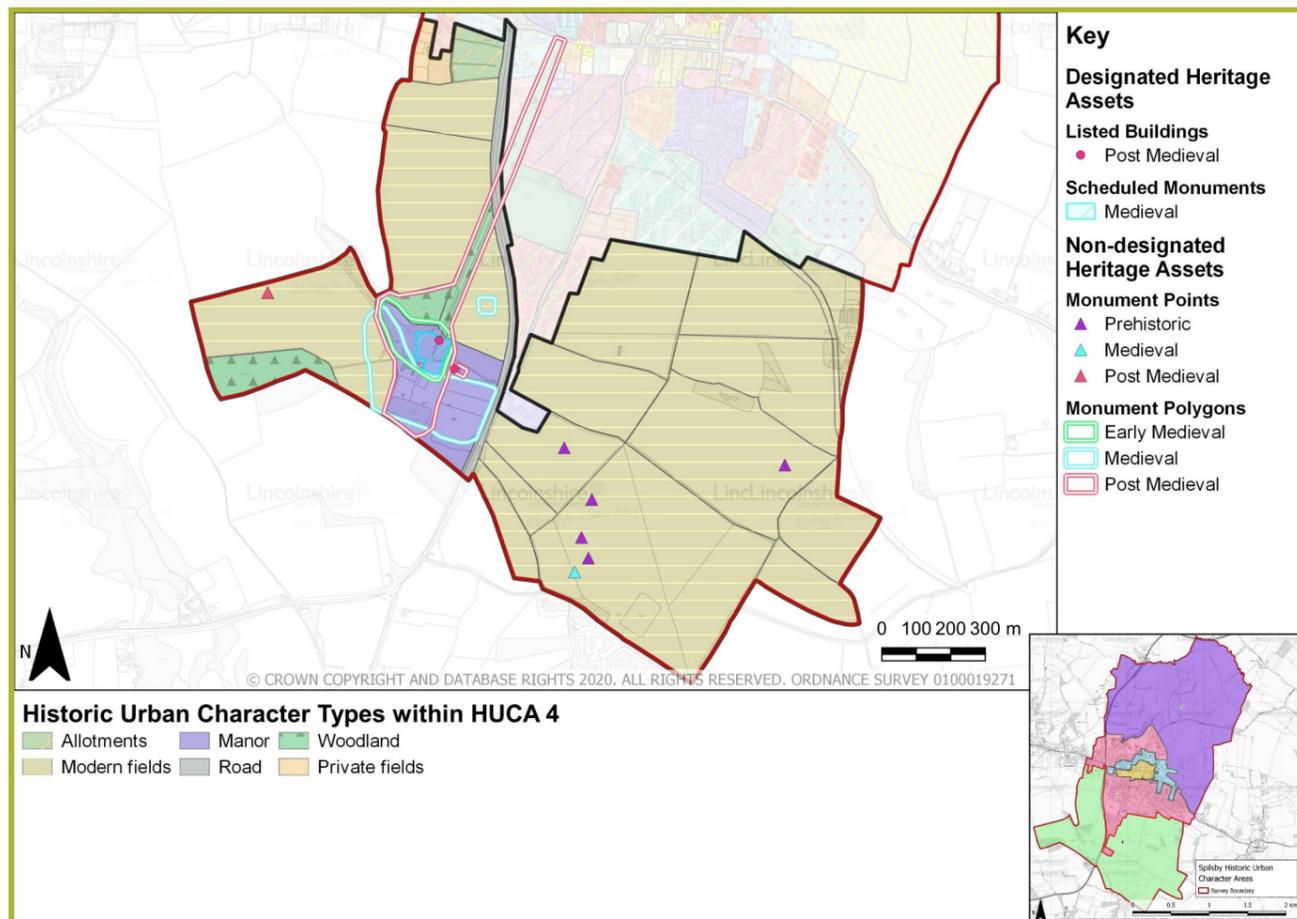


Evidential Value: Monument data in the HER record former medieval field systems. However, much of the character area has been developed throughout the 20th century, as a result the potential for hitherto unknown remains is low.

Historical Value: The HUCA demonstrates the expansion of the town throughout the 20th century, which was one of the main periods of growth in Spilsby. Despite this, it does not make a large contribution to the historic character of the town or the history of Spilsby.

Aesthetic Value: The character area is predominantly 20th century residential. There is not a clear consistent style across the character area which was built in episodes of development throughout the 20th century. Eresby Avenue retains a good level of historic character, the trees are mature and many are protected, the avenue demonstrates the historic connection between Eresby Hall and Spilsby. The land surrounding the avenue has been developed in the 20th century.

Communal Value: The character area is predominantly private residential, and therefore communal value is limited for most of the HUCA. Eresby Avenue, which has been used by communities for fairs and events, also connects to a playing field the south of the town centre. This reuse of the avenue as a communal area, connects local residents to their history.



HUCA 4— Eresby Hall and medieval open fields

Key characteristics

- ◆ Characterised by rolling hills and agricultural land, separated by hedges and trees.
- ◆ Large modern field pattern.
- ◆ Eresby Hall (HER: MLI822239, NHLE: 1020032) is a key monument within the HUCA, surrounded by ponds, woodland and gardens.
- ◆ The avenue of trees was an intentionally planned element of a parkland landscape.
- ◆ Landscape has been dissected by the insertion of the A16.

Landscape History

There has been activity in the character area since the prehistoric period. It did not begin to form into the landscape which is extant today until the early medieval period, at which time it is understood that there was a settlement and hall with associated farmland, meadow and residents, as documented in the Domesday Survey. Organisation of the landscape likely took place at this time, with fields aligned north-south between Spilsby and Eresby as well as private closes. Private enclosure of the landscape took place in the post-medieval period. In the modern period, fields were further altered as they were amalgamated into the large modern fields which are recognised today. Eresby Hall was a large manor house likely which has been subject to several periods of redevelopment and modification. The hall is located on the site of a former early medieval settlement, to the south of the hall are the potential remains of a deserted medieval village which were part of a manorial complex; further investigation is required to increase our understanding of these remains. A hall was extant by the 13th century when an application was permitted to fortify. It was rebuilt in the 16th century, directly to the south-east of the original house. This house was destroyed by fire in the 18th century. The site is currently occupied by private residences separate to the hall which were constructed in the 17th century, converted into stables then reconverted to housing in the 19th century. Much of the landscape surrounding the hall was formally planned with gardens, fish ponds, and parkland throughout the centuries and Eresby Avenue was purposefully planned to connect the hall to the church in Spilsby. In the post-medieval period, the landscape was dissected by the construction of the railway line in the mid 19th century. This has since been dismantled, however, it has left a lasting impression. The landscape has also been truncated by the construction of the A16 in the late 20th century, which disrupted the avenue of trees leading to Eresby Hall.

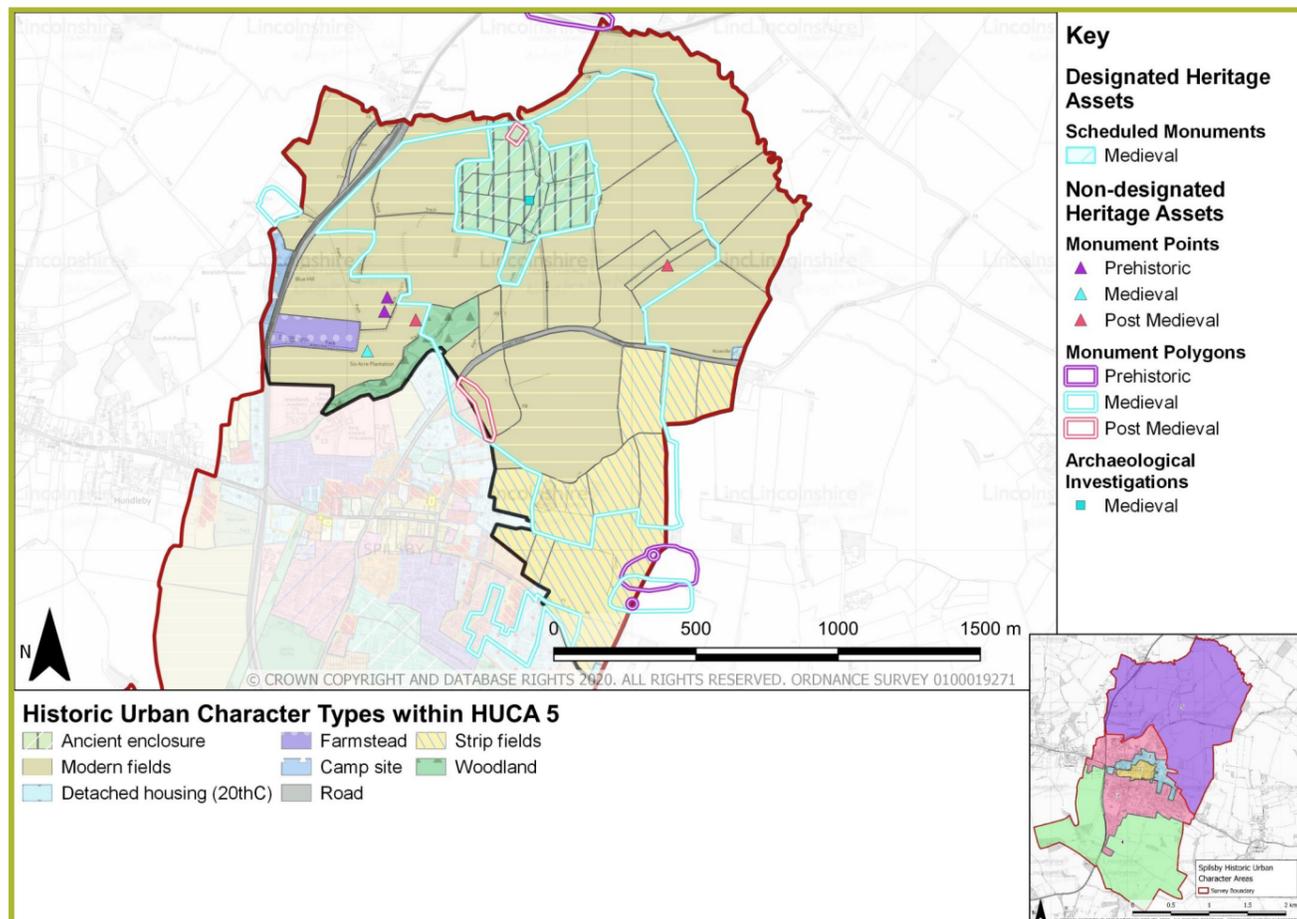


Evidential Value: The archaeological and historical monuments within the character area make a large contribution to the story of Spilsby as an early settlement. Evidence from the prehistoric period within the HUCA demonstrates that there was activity in the vicinity of Spilsby at this time. The character area is important to the early-medieval and medieval history of Spilsby as the site of a former settlement and of Eresby Hall. The former early medieval settlement to the south of the hall requires further investigation to understand it fully.

Historical Value: The character area is important to the early history of the town. The owners of the Eresby estate have been influential of the development of Spilsby since the 13th century and had a large hand in its foundation through their establishment of the market. Archaeological remains from the prehistoric, early medieval, medieval, and post-medieval periods have the potential to highlight hitherto unknown information on the history of the area.

Aesthetic Value: The overall character of the HUCA is agricultural, and the fields are large modern fields, which has removed the historic character of smaller individually enclosed fields. The site of Eresby Hall, still possesses many signs of its former status, including the moat, fish ponds, woodland, and fields. Eresby Avenue comprises many mature trees, connecting the hall to the town, which is a highly visual reminder of how the town began and its connection to the manor.

Communal Value: Most of the character area is private agricultural land or residential properties. However, the tree avenue is a public footpath. This avenue contributes to an understanding of the early history of Spilsby, its connection to Eresby Hall and how the hall (and its lords) have impacted the development of the town.



HUCA 5—Spilsby DMV and open fields

Key characteristics

- ◆ Agricultural in character.
- ◆ Large irregularly shaped fields, product of the amalgamation of former open fields.
- ◆ Former ridge and furrow preserved and visible, close to the settlement.
- ◆ Fields are divided by scrub, hedges, and trees.
- ◆ The landscape undulates and is crossed by a small amount of narrow water ways and ditches.
- ◆ Some dispersed farmsteads and farm buildings.
- ◆ Views from the character area towards the Wolds.

Landscape History

Archaeological remains from the prehistoric period are extant to the south-east of the character area, where cropmarks and potential round barrows are recorded. Scattered finds are also recorded to the west of the HUCA. The landscape was likely organised into an open-field system in the early medieval/medieval period, and was subsequently later enclosed by private agreements. At the centre of the character area are the remains of Old Spilsby deserted medieval village (DMV), (HER: MLI43163, NHLE: 1014704). This village comprised small closes (plots of land), and holloways (a sunken path), one of which connected to the current town of Spilsby. The village was de-populated in the 13th century, and was completely abandoned by 1771 when the parish was surveyed. In the modern period, the field pattern changed following the amalgamation of the former smaller fields into large modern ones. The earthworks of the DMV are a scheduled monument and several former field boundaries have also been preserved.



Evidential Value: The prehistoric crop-marks and find-spots reflect the early use of the landscape, which is important to our understanding of Spilsby and the wider history of the Lincolnshire Wolds. The character area contains the early settlement remains of the Old Spilsby DMV. These are an unusually well-preserved example of a deserted medieval village, which has resulted in the site being designated. Some of the landscape in the character area has been altered and former boundaries have been removed or obscured. However, the landscape despite some alteration still makes a large contribution to the wider history of Spilsby and much of the landscape is still discernible.

Historical Value: The deserted medieval village makes an important contribution to Spilsby's early history and provides an insight into medieval life. The remains of the settlement are important to the story of the current town of Spilsby, which we know was founded in the 13th century, directly contributing to the de-population of the old village.

Aesthetic Value: The character area comprises agricultural land, with larger fields bordered by hedges and trees. The amalgamation of small fields has disrupted much of the historic field pattern, however some of this is still discernible. The archaeological remains of the deserted medieval village are not easy to access however, where accessible, the remains are legible and contribute to our understanding the landscape during this period.

Communal Value: The DMV is within agricultural land and therefore knowledge of the site, and accessibility to it is low. A public footpath runs close to the site, however and there are opportunities to increase public understanding of the site and landscape.

DISCUSSION

Historic background

Archaeological remains, including barrows, cropmarks, and find-spots are recorded within the survey boundary. In the wider area, the Wolds are well known to have been intensively occupied during the prehistoric period. Remains within the Spilsby suggest local occupation, located to the east of the survey boundary, between Spilsby and Halton Holegate. To the south of Spilsby, Neolithic and Bronze Age remains suggest that tool production or processing may have been taking place nearby. It is likely that further remains from this period are extant within the boundary. There is less evidence from the Roman period, however, recent investigations on Queen Street (Archaeological Project Services 2020) have recorded evidence which suggests that a 3rd to 4th century settlement is likely. Outside of the survey boundary, Roman occupation is well known, including settlements at West Keal and Partney.

By the early medieval period, small settlements had formed within the survey boundary; Old Spilsby now a DMV (deserted medieval village) is located to the north, and Eresby to the south, both of which were mentioned in the Domesday Survey. Little is known about the settlement of Eresby, which was identified through aerial photographs in the late 20th century.

The Old village of Spilsby is located 800m to the north of the current town. The remains of the village are now buried earthworks, and are an excellent example of an early village, preserved due to its abandonment in the 13th century. It is likely that many of the inhabitants were relocated to the new market town, contributing to its abandonment. In 1255, the lord of the manor, John de Bec, was granted permission to hold a market and fair. It was during the same period that the town centre of Spilsby was planned. It is likely all of these events were connected; the lords of Eresby Hall were responsible for much of the development of the current town and wider area, throughout the centuries. St James's Church began as a small chapel, which was subordinate to the church of Eresby. In 1348, Spilsby became the dominant parish church of the area with responsibility for Kirkby, Over Toynton, and Eresby. Much of the extant church structure dates back to the 14th century, which coincides with the building becoming the parish church.

Spilsby has remained a small market town with only a small amount of growth in the 18th and 19th centuries, this too was partially due to the lord of the manor who was reluctant to build new houses in the town. Despite this, the town expanded beyond its former medieval boundaries in this period. Bricks, which were produced locally were used in the development of the town in the post-medieval period, this is reflected in the red brick buildings which dominate the town centre. The establishment of a prison and court made Spilsby a civic centre for the surrounding area in the early 19th century, many of the buildings constructed for these purposes remain. In the mid 18th century, the road which connected Boston to Louth via Spilsby, was made into a turnpike road. Its introduction stimulated the coaching industry within the town, which had two main coaching inns; The George and the White Hart. In 1868, Spilsby was connected to the railway network which increased development to the south of the town. The railway line was in operation until the mid 20th century, at which point it was dismantled, although it is still recognisable in the landscape. In the modern period, Spilsby has expanded as a settlement with many new housing developments taking place on all sides of the town. Despite this, Spilsby has remained a small town with a focus on the market centre.

Character summary

Spilsby's overall character is one of a small, rural market town, located between the Wolds and the fenland. The dominant building material in the town is red brick and the majority of the buildings were constructed in the post-medieval and modern periods. HUCA 1 represents the historic core; it represents the medieval core of the town. Most of the buildings within the HUCA date to the post-medieval period, with many constructed 18th and 19th centuries following a catastrophic fire in the town. However, many of the property boundaries within the character area are medieval and later development respected these boundaries. HUCA 2 is characterised by post-medieval growth. Growth did not occur to a large extent outside HUCA 1 until the 19th century. The buildings within the HUCA are similar in character and materials to HUCA 1, however their layout is different due to the fact that they were constructed in new plot boundaries rather than redeveloped into medieval boundaries. HUCA 3 is characterised by 20th century growth, with several modern housing developments being constructed at this time. These developments do not reflect the historic character of the town, rather, they reflect the prevailing construction styles of the time of development and are therefore not unique to the Spilsby. The majority of the modern development does not detract from the settlement, however, it also does not make a large contribution to its historic character. HUCA 4 and 5 are agricultural in character, and comprise large gently undulating fields surrounded by hedges and trees. Both were enclosed in the early medieval/medieval period, there are traces of open fields, and many closes, organised by private agreement. HUCA 5 contains the remains of the Old Spilsby village DMV, which was abandoned in the 13th century. HUCA 4 contains Eresby Hall, a medieval manor; the lords of the manor developed Spilsby as a market town. There is also the potential for a second deserted medieval village adjacent to Eresby Hall, however, this requires further investigation.

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Extensive Urban Survey



Spilsby

2020

Project Number 2897

Historic England, Lincolnshire County Council

Nicola Grayson