



Town sign, Horncastle Road



21st century housing Kilmister Court



Market Centre

LINCOLNSHIRE EXTENSIVE URBAN SURVEY

Wragby—2021



Turnor Square, Wragby

The Project

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

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

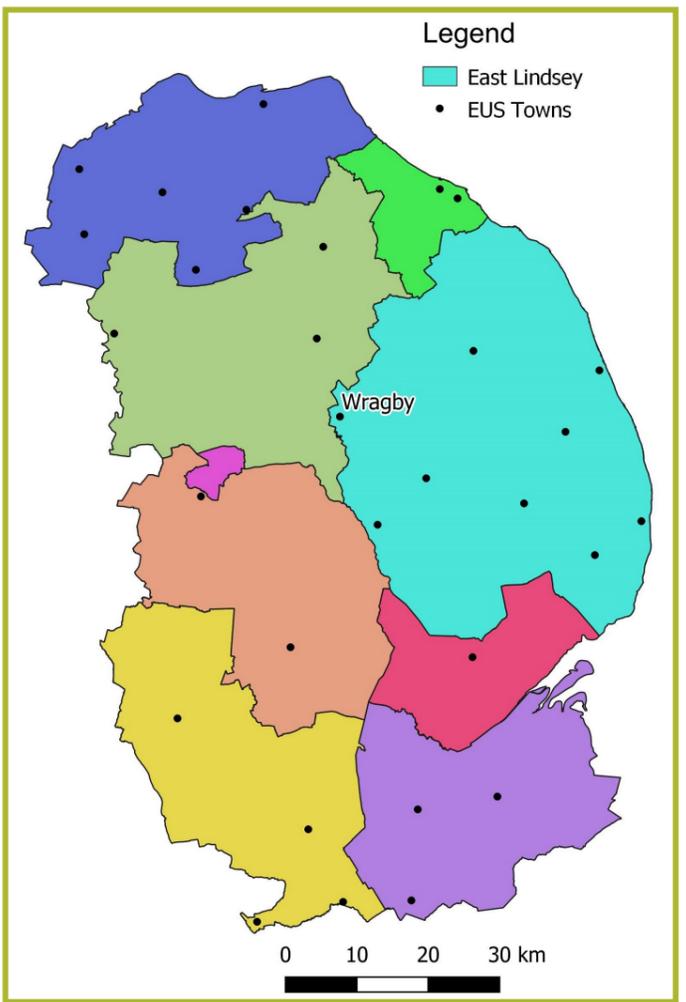
The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains 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 p194).

Location

Wragby is situated on the western slope of the Lincolnshire Wolds, in the East Lindsey District, 19 km east of Lincoln. It is within Natural England's Character Area 44 The Central Lincolnshire Vale. This characterises the landscape as *broad, gently undulating arable, crossed by many streams which flow from the Lincolnshire Wolds to the rivers Ancholme and Witham. Regular medium to large fields with hawthorn dominant hedgerows there is limited semi-natural habitat... sparsely distributed small nucleated settlements.. a landscape rich in medieval sites with remnant ridge-and-furrow and monastic sites close to the River Witham, Lincoln Cathedral provides a landmark across much of the area.. Traditional building materials include brick and pantile, reflecting the availability of local clay with stone used in churches and high status buildings.* The Lincolnshire Historic Landscape Characterisation includes Wragby in character area CLV3 The Central Clay Vale and describes the landscape history as thus: *most of the settlements within the zone were founded in the early medieval period...The survival of ridge-and-furrow earthworks throughout the zone suggests that some of the surrounding land was farmed in a typical open strip field system...In the later twentieth century, much of the rural landscape was subject to alteration by the removal of field boundaries... The conflicts of the twentieth century have also left their mark on the landscape.*

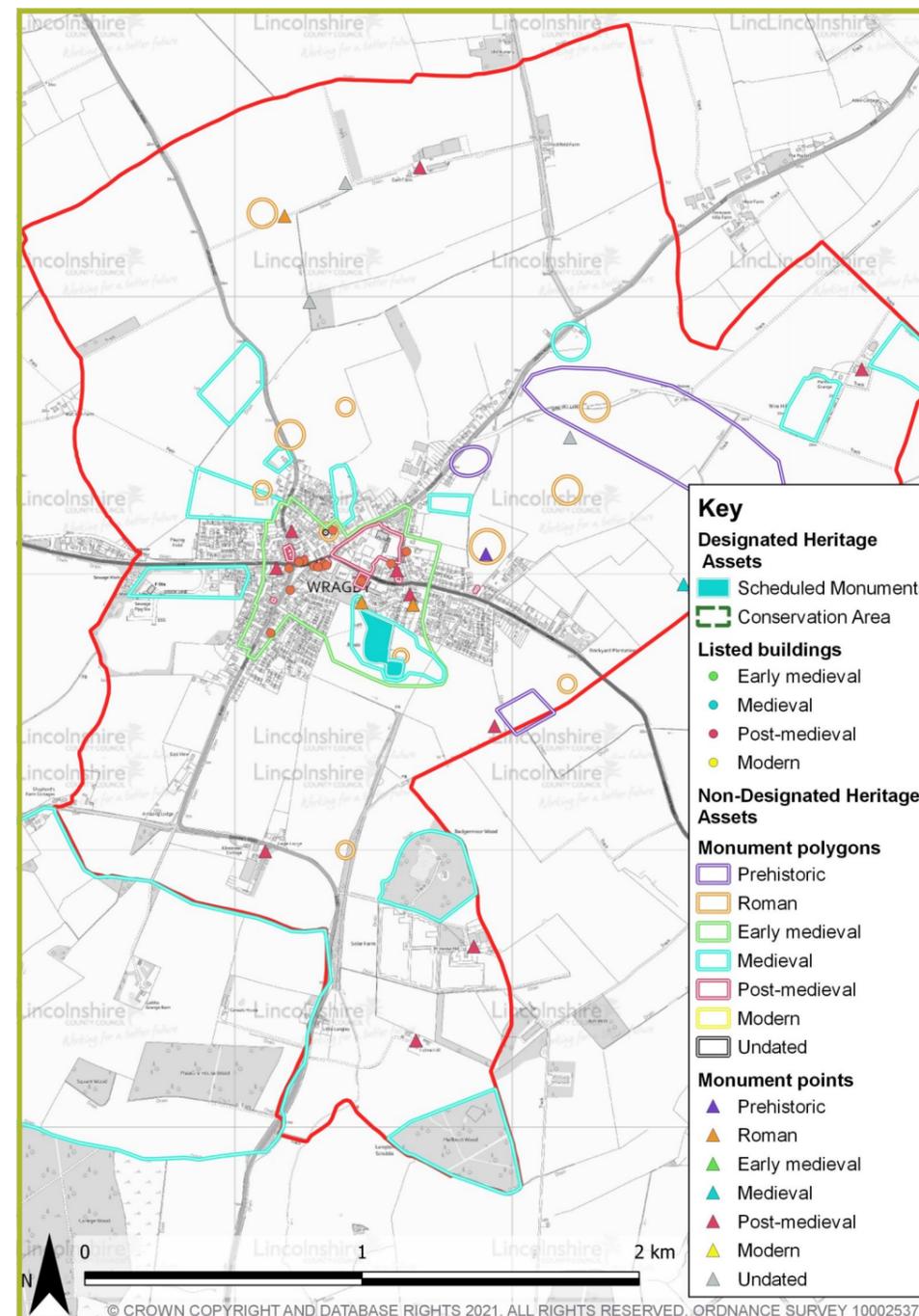
The geology beneath Wragby includes a bedrock of Mudstone, specifically Amphill Clay Formation. This is overlain by superficial deposits of till. Topographically, Wragby is on a spit of higher land which slopes westwards from the Wolds towards the Witham Valley.

The boundary used for the survey is the parish boundary of Wragby.



Summary

Wragby is a small market town. Its history extends back to the prehistoric period, artefacts and archaeological remains from this period demonstrate local domestic settlement, as well as hunting and agricultural activities. Roman remains from a probable high status villa are recorded to the north of Wragby town centre. Archaeological evidence of kilns also suggests a well established tile industry was extant in Wragby during this period, indicating the presence of local buildings during this period. Two manors were established in the town in the early medieval period and remains of one of the manors is now a scheduled monument. The lord of the manor in Wragby had a large amount of impact on its progression into the present day town throughout the medieval and post-medieval periods. Wragby was unusual in the fact that it was still largely owned by one land owner by the 20th century. It remained an agricultural town throughout the medieval and post-medieval periods and it is this industry which shaped much of the character which is visible today. Many farm buildings are extant within the town centre as well as mills. The town was a major crossroads, and its role as a stopping point for coaches had an impact on its later development. In the present day, this crossroads is still a main route between Lincoln, the Wolds and the coast. The town remained small throughout much of its history and has seen a comparatively small amount of development in the 20th and 21st centuries. This has preserved the agricultural market town character which is highly legible throughout the settlement.



1. HISTORICAL AND ARCHAEOLOGICAL

BACKGROUND

1.1 PREHISTORIC

The higher ground towards the Lincolnshire Wolds in the east is known for its prehistoric activity including settlements, burial mounds and stone circles. It is likely that marshy conditions during later prehistory encouraged settlers to occupy higher ground towards the north and east of Wragby town centre rather than to the west. Locally, finds comprise flint tools from the Neolithic/Bronze Age (HER: MLI98802, MLI90786, MLI40341), indicating that hunting was likely taking place. Crop marks, which are probably ditches indicative of agricultural remains are recorded close to the eastern boundary (HER: MLI88335). Furthermore, a probable Iron Age settlement (HER: MLI116123) is recorded on Louth Road to the north-east of the town centre. Several pits, ditches, pottery, bone and cereal remains were recorded on the site indicating a probable late Iron Age domestic farmstead dwelling. The bone fragments are suggestive of local animal husbandry, indicating that horses, sheep and cattle were kept. The charred remains of cereal grains and rhizomes indicate that spelt, wheat and barley were also being cultivated. It is highly likely that further prehistoric remains will be extant within the local area.

1.2 ROMAN

Wragby sits on a known Roman routeway from Lincoln to Horncastle (a walled Roman town) and the coast (now the route of the modern A158). Roman archaeological remains are sporadic within the survey area and are mainly focussed to the north-east of the town centre. Remains recorded on Victoria Street suggest a probable settlement (HER: MLI98871). The finds, which included a fragment of hypocaust tile, tesserae and painted wall plaster are suggestive of a building with decorative floors and walls as well as under-floor heating, which is likely to have been a high status villa. Iron Age pottery also found on the site indicates that there was an earlier settlement to the east, as mentioned in paragraph 1.1 (HER: MLI116123). To the north-east of the field, further evidence of Roman structures believed to be a farmstead or bathhouse is recorded (HER: MLI98872). Pottery scatters dating from the 1st to 4th century are known across the survey area including greyware recovered on both Grammar School Way and Crescent Way (HER: MLI98873, MLI89032), as well as roof tile and hypocaust tiles on land at Cemetery Road and Horncastle Road (HER: MLI90787, MLI98803). Other artefacts have been found across the survey area, including some imported ceramic fine wares such as southern Spanish amphora, which were used for transporting wine, oil or olives (HER: MLI98875). A recent excavation (Allen Archaeology, 2021) undertaken prior to development, has recorded the remains of numerous tile kilns. This research has altered the archaeological record of the local area; prior to this it was unknown whether Roman tile remains recorded in Wragby had been produced locally or had originated from kilns located in Market Rasen, 10km to the north.

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

The combination of place-name evidence as well as the Domesday survey suggest that the settlement was established in Wragby at this time.

1.3.1 PLACE-NAME EVIDENCE

The name Wragby means 'Wraggi's farm/settlement' deriving from Old Norse meaning Wrag's (or Wraggoe's) farmstead/town (The Institute for Name Studies, 2021). This places the possible establishment for the town in either the 9th or 10th century, concurrent with Viking settlement across northern and eastern parts of England, including Lincolnshire which was within the Danelaw. It also sits within the Wraggoe Wapentake, also known as the hundred of Wraggoe.

1.3.2 DOMESDAY SURVEY

Wragby at the time of Domesday survey (1086) had a recorded population of 23 households, putting it in the largest 40% of settlements recorded in Domesday throughout England (Powell-Smith, 2011). Prior to the conquest, the land had belonged to Countess Judith and Guthfrithr in separate land estates. Following the conquest, these lands were redistributed to followers of the new king, William I. In 1086, Wragby is listed as having two landowners; Erneis of Buron and Waldin the Artificer (Engineer). The estate belonging to Erneis of Buron is extensive, and included a manor, 1.5 ploughlands, 1 lord's plough team, 1.5 men's plough team, 24 acres of



Former medieval manor earthworks.

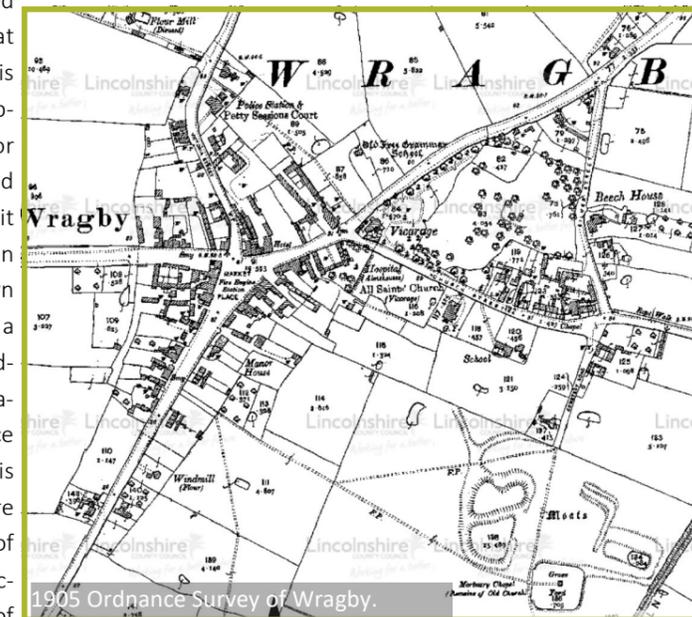
meadow, 4 x 4, and 5 x 5 furlongs (a furlong is approximately 220 yards) of woodland, part of a mill, 10 villagers, and a church with a priest. The earthworks, 230m south-east of All Saints' Church, are the remains of the moated manorial complex and church and are designated as a scheduled monument (NHLE: 1016967), (HER: MLI40346, MLI43631, MLI40345). These remains are the manor and church buildings which belonged to Erneis of Buron. The manor was held by the de Roos family from at least the 13th century until it was abandoned in the 15th century. The church was dismantled in 1836, when the current All Saint's was constructed closer to the modern town centre.

Waldin the Artificer's estate, which was not so large, included a manor, 2 ploughlands, 1 lord's plough team, 1.5 men's plough teams, 16 acres of meadow, 240 acres of woodland, as well as 4 villagers, 3 freemen and 5 smallholders (Powell-Smith, 2011).

1.4 MEDIEVAL

1.4.1 STREET PATTERN AND DEVELOPMENT

At the beginning of the medieval period, Wragby was probably a polyfocal village with two distinct centres based around the two manorial complexes. Erneis's estate centre was located to the south-east of the village, and it is possible that Waldin's estate was nearer the crossroads, although this not confirmed. The entire settlement centre of Wragby appears to have shifted to one location in the late medieval or early post-medieval period which is where it has remained ever since. The reason for this shift is unknown, although it could be related to access to the market, which was held in the village centre by 1285. Villagers often sold their own produce, which would have been more convenient with a market centre location. The spacing of the property boundaries is indicative of a planned settlement. The rear boundaries of the properties which fronted onto the Market Place and Victoria Street shared a common boundary, which is also suggestive of a planned layout. New properties were no doubt constructed as the settlement grew as a result of the success of its market. The Poll Tax return of 1377 records 150 tax payers in Wragby (Platts, 1985). The layout of the market place is typically medieval with a roughly triangular shape and roads extending from the corners. Markets often developed into this shape as the by-product of road junctions or patterns. Their shape also allowed greater control over access to the market and greater capacity for temporary stalls for livestock and other produce.



1.4.2 RELIGION AND EDUCATION

The former All Saints Church (HER: MLI40345) was located to the south-east of the town. The church was originally constructed in the 12th century, although a church is known to have existed since the 11th century and, as stated, is recorded in the Domesday survey. A tower was constructed in the 15th century and further extensions took place in the 16th and 18th centuries including the building of a chancel. It was demolished in the 19th century, prior to the construction of a new All Saints Church, closer to the town centre.

1.4.3 ECONOMY AND INDUSTRY

The first charter for a market in Wragby was granted in 1221, by Henry III to William de Ros to be held at the manor, located to the south-east of the present town centre. The right for this market was initially granted when King Henry III was in his minority, he had inherited the throne when he was only 9 years old. Consequently, the permission would be rescinded once Henry came of age. Following the conclusion of the King's minority in 1227, the sheriff of Lincolnshire was ordered to allow Wragby market to continue without further permissions being required. In 1285, a charter was granted by Edward I to Robert de Ros, allowing him to hold a market in the town centre rather than the manor.

1.4.4 LANDSCAPE

The agricultural land surrounding Wragby during this period was part of the open field system and evidence of ridge-and-furrow is recorded (HER: MLI88919, MLI89099, MLI81132, MLI98693-4, MLI43528). These open fields would have been large open spaces with a small amount of dividing hedgerow or fence. There are two areas of woodland within the survey boundary which are recorded in the 'Inventory of Ancient Woodlands'. These include Hallbush Wood and Badgermoor Wood (HER:

MLI42989, MLI42988). Large areas of woodland are recorded locally in the Domesday survey; it is possible that these were part of the woodlands recorded at that time.

1.5 POST-MEDIEVAL

Wragby remained a small town throughout the post-medieval period. By 1563, the Diocesan Return documented 35 households as being within the parish. Another survey in the late 17th century records 53 households within the parish (HER: MLI40346). In 1801, the population of the parish was recorded as 410 people and, by 1891, this had risen slightly to 546. This growth is relatively slow given that it was at a time of mass movement from the countryside to towns and villages. By 1886, Wragby had a hospital (Turnor Square Almshouses), police station and petty sessions court, two flour windmills, a smithy, school, malthouse, manor house, market place, inn, public house, church and a chapel, as well as a railway station.

1.5.1 STREET PATTERN AND DEVELOPMENT

The layout of Wragby, which is centred around the crossroads junction which joins Lincoln Road, Victoria Street, Market Place and Church Street, the latter of which branches off into Louth Road and joins again in a triangle with Church Street *via* Silver Street.

In 1634, the Turnor family of Stoke Rochford purchased the estate at Wragby from George Villiers, The Duke of Buckingham. The Turnor family were responsible for much of the development of the town, building several houses and the new church. In 1697, the Turnor family founded a number of almshouses (which also served as a hospital) for twelve widows in the parish (HER: MLI40342, NHLE: 1147519). These almshouses are located to the north of the Market Place and are arranged on three sides around a central garden, the fourth side opens on to the road. They were rebuilt in 1840 in London stock brick with limestone ashlar dressings. An inscription was added in the 20th century, which reads *'Founded by Edward Turnor Knt. 1665. Dona Dei Deo Amore et Exempio. Rebuilt 1840'*.

In 1855, the Wragby Courthouse and police station was built on Victoria Street.

1.5.2 LANDSCAPE

During the post-medieval period Wragby was an agricultural parish and the landscape reflected that. Much of the area remained in the ownership of the lord of the manor. There are no records indicating that the landscape was enclosed through a Parliamentary Act. Therefore it is likely that the former open field system was enclosed through private agreement.

1.5.3 ECONOMY AND INDUSTRY

The main industry and employer in the town was farming. In 1671, the Duke of Buckingham acquired a grant for a market and three annual fairs, although the market had been held in the town since the 13th century. The cattle market was located away from the town centre, indicating that it was established at a later date.

Other industries included manufacturing and businesses which supported agriculture. Two flour mills were operational in Wragby from the 19th century. Tower Mill (HER: MLI85666, NHLE: 1063070) located to the east of Bardney Road, was built in 1831 by the millwright Ingledew. The mill was wind powered until 1903 when an oil engine was installed. It ceased operation as a mill later in the 20th century, and the mill tower is now in use as a



Turnor Almshouses 1840



Tower Mill



All Saints Church

farm shop. A second mill was located to the north-west of Victoria Street, although by 1905 the mill had fallen out of use and has since been dismantled. The town also supported a saddler, which occupied what is now The Ivy public house.

A rope walk is recorded in the Ordnance Survey plan of 1866, suggesting a small rope making industry was present in the town at this time.

1.5.4 RELIGION AND EDUCATION

In the 18th century, a chancel was added to the medieval parish church of All Saints, although it was not in use for long. In 1836, the original parish church of All Saints was demolished (HER: MLI40345); it was considered to be located at an unreasonable distance from the town centre. By 1839, a new church had been built on Church Street, in a more convenient location (HER: MLI89295, NHLE: 1147509). This was funded by the Turnor family, with additional funds raised by subscription from the parishioners, at a cost of £3500.

A Methodist church (HER: MLI98965) was constructed on Church Street, in Wragby in 1809. The church was rebuilt in 1894 of red brick with contrasting stone detailing around the window arches.

The earliest school in Wragby was founded by William Hansard in 1632 (MLI40344, NHLE: 1063071). The school buildings, which are listed at Grade II, were rebuilt in 1775 using red brick and pantiles. The school was in use until the late 20th century, and has since been converted for residential use. Wragby Primary School was built in 1839. It was supported with endowments from the former Grammar School and public subscription. In 1870, it became a public elementary school. It was known as Wragby Church of England School.

1.5.5 RAILWAY AND TRANSPORT

In 1739, Lincoln Road, Horncastle Road and Louth Road (A157, A158) all became part of the turnpike road system, connecting Lincoln to Louth and Horncastle. The toll house for the turnpike roads was located on Lincoln Road, at the entrance to the town from the west. It is no longer standing. Wragby was connected to the railway network in 1874 on the Louth to Bardney line, owned by the Great Northern Railway (GNR). Although the line was mainly single track at Wragby there was a loop. This meant the station had two platforms. As well as the station building (HER: MLI97468), which included living accommodation for the station master and his family, there was a signal box. The goods yard contained cattle pens and a timber grain store. Freight consisted mainly of agricultural products, including cattle and sheep for the livestock market, as well as building materials such as brick, sand and timber (Catford, 2017).

1.5.6 RECREATION

In 1856 a reading room was established in a tenement belonging to Christopher Turnor, the lord of the manor. This provided 1,500 books, newspapers and monthly lectures for the people of the town. Fairs were often days of celebration within towns and Wragby held a small number throughout the year. Two cattle fairs were held in May and September, as well as an annual flower show and foal show which were held in August and September (Kelly's Directory, 1881). By the 19th century there were also three inns in Wragby: the Adam and Eve, the Red Lion and the Turnor Arms (HER: MLI80679, NHLE: 1308497) named after the family of the lord of the manor. The Turnor Arms was a coaching inn which serviced the main roads that ran through the town. A



Wragby Railway Station



Adam and Eve public house



Turnor Arms

coaching arch is still visible to the front of the building and for much of its history a large coaching yard was also present to the rear. In the modern period this yard has been developed as a small residential estate. Its name 'Turnor Close' bears a reference to the public house and the Turnor family.

1.5.7 CHARACTERISTIC BUILDINGS

Wragby does not have any Grade I or II* listed buildings. There are several Grade II listed buildings, largely focussed around the town centre which, provide group interest. These are highly visible on the main road through the market place and many date to the late 18th and early 19th century.

The Post Office (HER: MLI89298, NHLE: 1359959)

The former post office stands on the north-eastern corner of the cross roads. This building dates to 1840 and is constructed in yellow stock brick with a tile roof. The windows have moulded, painted architraves and many retain their original mullion features. The building was originally two shops and has been restored into two separate premises.



Former Post Office

Beech House (HER: MLI89299, NHLE: 1063074)

Beech House is a 17th century rubble limestone and red brick, rendered house. Located on Silver Street, this house has had modifications in the 19th century and is still a private residential dwelling.

1.6 MODERN AND 21st CENTURY

1.6.1 STREET PATTERN AND DEVELOPMENT

Wragby has had minor growth in the last half of the 20th century and the town centre has not deviated, to a large extent, from its medieval layout. In 1917, 6000 acres of the Turnor family estate was sold, and local people were offered the chance to buy their land at an auction (Leach, 1978). In 1972, Hugh Bourn Developments was founded by a local farmer. A number of the houses in the town between 1972-1987 were built by this company. The company itself was sold to the Kier Group in 1985 (Wragby Heritage Group, 2007). Small housing estates have been built along the main roads, which generally comprise cul-de-sacs of mixed housing. More recent housing has been constructed in the 21st century, close to the town centre as formerly developed sites have become available, such as the Turnor Arms coaching yard, or the former plastics factory.

The landscape surrounding Wragby was transformed in the 20th century, particularly during the Second World War. During this period, many of the fields were amalgamated and the hedgerows were removed. This created larger fields which are more productive and better suited to modern farming techniques removing some of the historic character.

Several new civic buildings were constructed in the 20th century, located on Silver Street and Louth Road on the former vicarage gardens. In 1954, the Town Hall was built, the money for which had been raised by the local Minstrel Group and through the contributions of local people (Wragby Heritage Group, 2007). In 1971, the Wragby court was closed as part of local government centralisation schemes, which moved the court to Lincoln. The old police station remained in use until 1990 when a new station was constructed on Silver Street. The court and station has since been converted into a residential dwelling.

1.6.2 TRADE AND INDUSTRY

A small number of trades have been in operation in Wragby throughout the 20th century. The larger companies included Thorne's Beehive works, located on the junction of Silver Street and Louth Road. These works produced beehives and bee keeping equipment. By the late 20th century the company had relocated to nearby Rand and the works had been converted into a shop. In the 21st century, the shop closed and the site has since been converted into residential housing.

From the mid 20th century, a small plastic manufactory was opened to the west of Bardney Road. The factory employed 500 people, which necessitated the drive for more local housing. The factory closed in 2002 and the site has since been converted into the residential development on Honeysuckle Lane.

Holmes' Timber Yard which had been in operation since the 19th century continued throughout much of the 20th century, expanding its operations to Africa in this time (Wragby Heritage Group, 2007). By 1989, the site had been sold for residential development; the industry is preserved in the street names Sawmill Lane and Holmes Way.



The new police station

1.6.3 RELIGION AND EDUCATION

The two churches were maintained throughout the modern period and still serve the town in the present day. In 1980, the 18th century chancel, which had been built as an addition to the later demolished parish church, was dismantled. Prior to its demolition a full building survey was undertaken of the structure. A resistivity survey was also undertaken on the site which recorded the full extent of the former church and churchyard.

The education system saw a number of changes throughout the modern period. In 1928 the Wragby Church of England School had become Wragby Council School (Lincs to the Past, 2012). By 1975, this building had been converted into a private dwelling following the opening of a new school on Silver Street.

In 1968, the former national school on Horncastle Road was closed, and Wragby Primary School was opened on Silver Street, accommodating 174 pupils. In the 1980s, the Grammar School closed and the building was also repurposed as a residential dwelling (HER: MLI40344).



Old Grammar School, now residence

1.6.4 RAILWAY AND TRANSPORT

The Louth to Lincoln line closed to passengers in 1951 and nine years later Wragby station had closed completely. By 1961 the track had been lifted. Today the route of the former railway line is preserved in property boundaries which were developed respecting it. The station building itself was converted for residential use although some of the railway features have been retained as decorations on the side of the building.

In the 20th century, the A158 was widened, possibly at the time of the new roundabout being built. Part of the Adam and Eve public house was demolished for these works (Wragby Heritage Group, 2007).

1.6.6 RECREATION

A corrugated iron building, which had been in use as a temporary First World War hospital was rebuilt in Wragby as an entertainment venue. The venue, named 'the chalet' was utilised for dances and concerts. It was demolished in the 20th century.

1.6.7 MILITARY

Wragby did not see large changes during the First or Second World War. In 1940, a miniature crenelated fort was constructed in the centre of Wragby Market Place. It was positioned in a way that it could see all of the entrances to the centre, in preparation for a land invasion. Following the war it was demolished through the use of controlled explosives (Wragby Heritage Group, 2007).

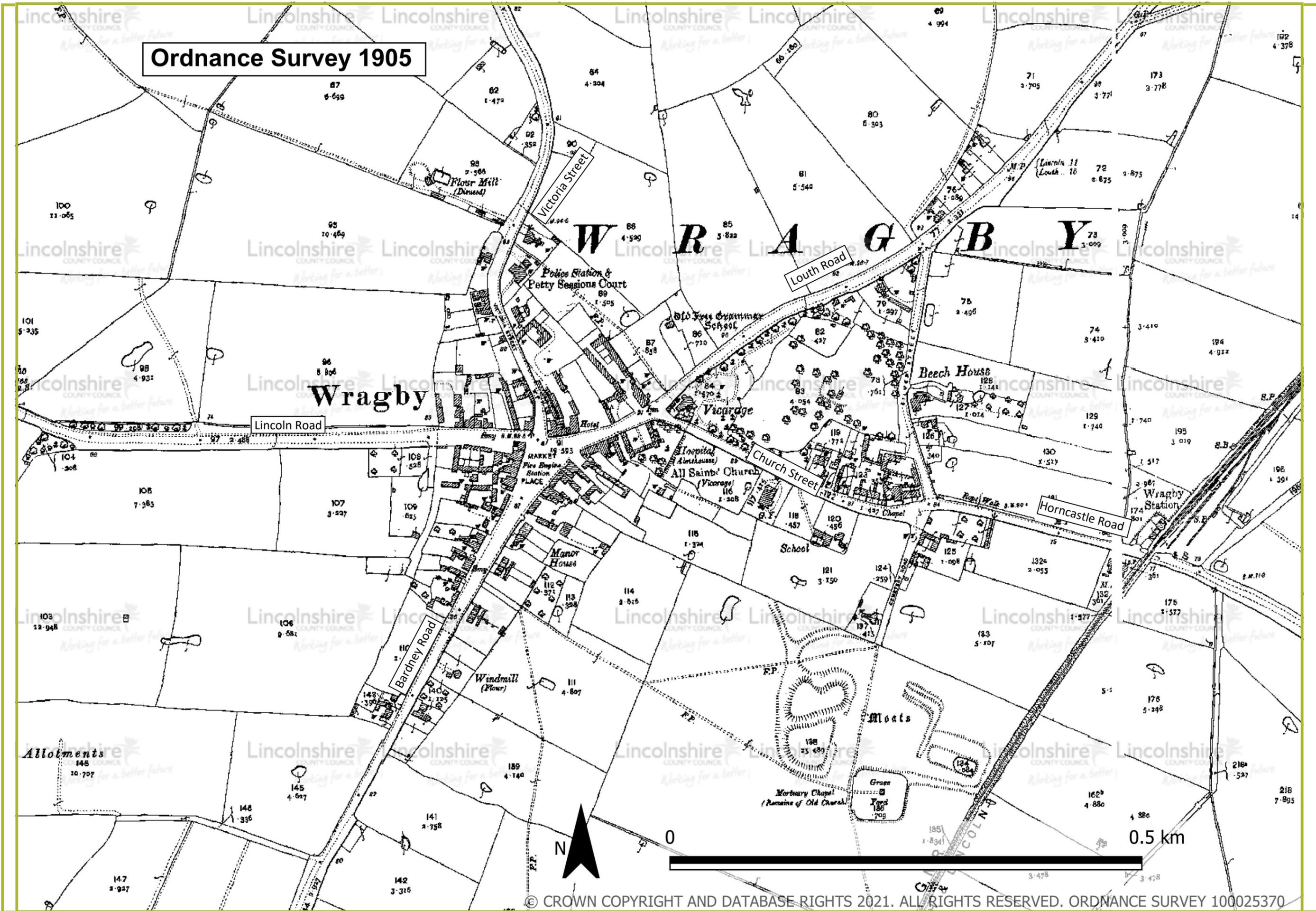


Crenelated fort. Photograph © The John Edwards Collection



The demolition of the fort © The John Edwards Collection

Ordnance Survey 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 areas.

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 seen throughout the 20th century.

The character areas are discussed in terms of heritage value, based upon Historic England’s 2008 ‘Conservation Principles’, these include: Evidential, Historical, Aesthetic, and Communal. ‘Conservation Principles’ sets out a method for thinking systematically and consistently about the heritage values that can be 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 NPPF, in terms of significance.

The values are as follows:

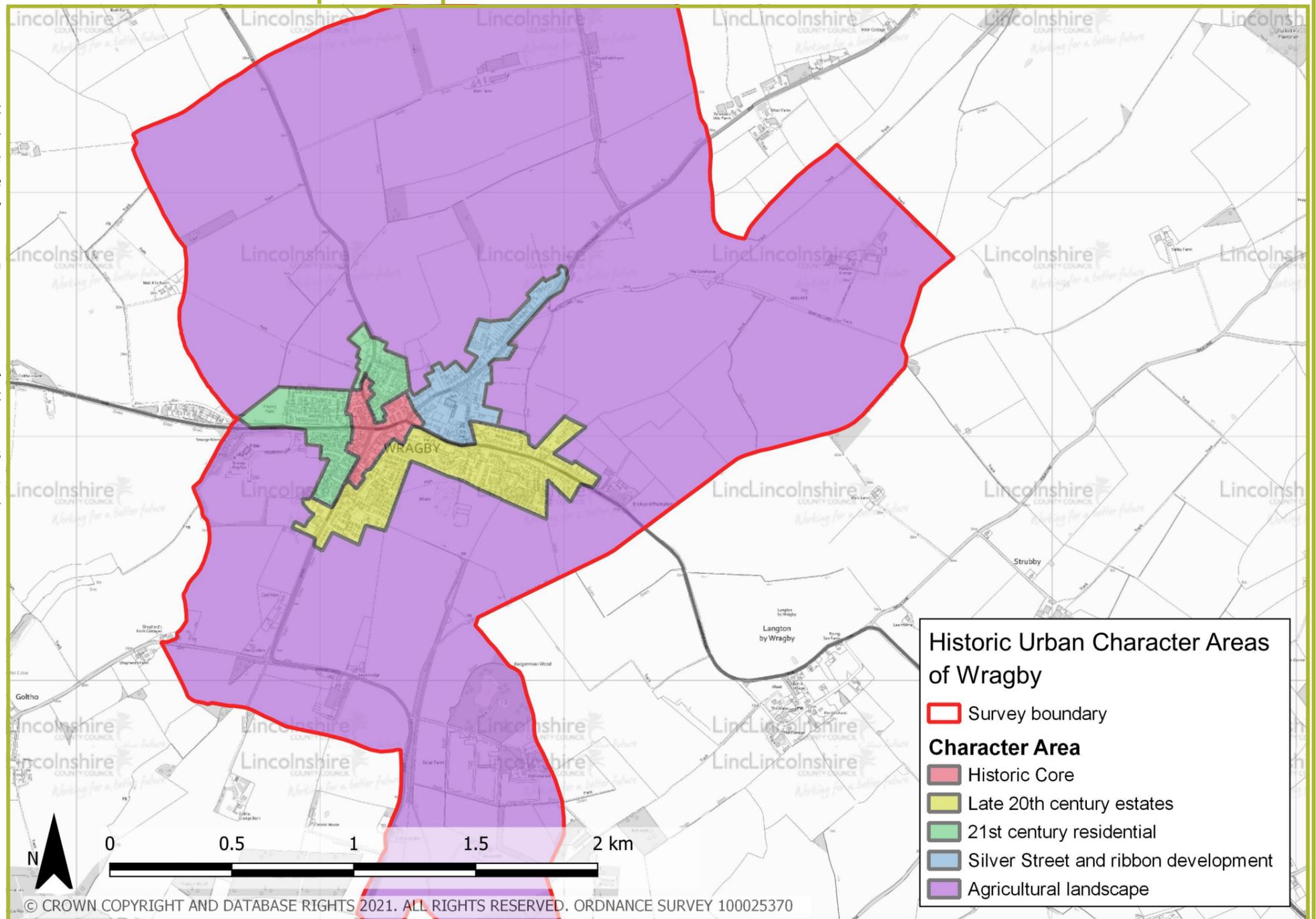
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological 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 20th century council housing estate, or from the way the HUCA has evolved over time. Unattractive elements, such as neglected sites, might reduce the aesthetic value.

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

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



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

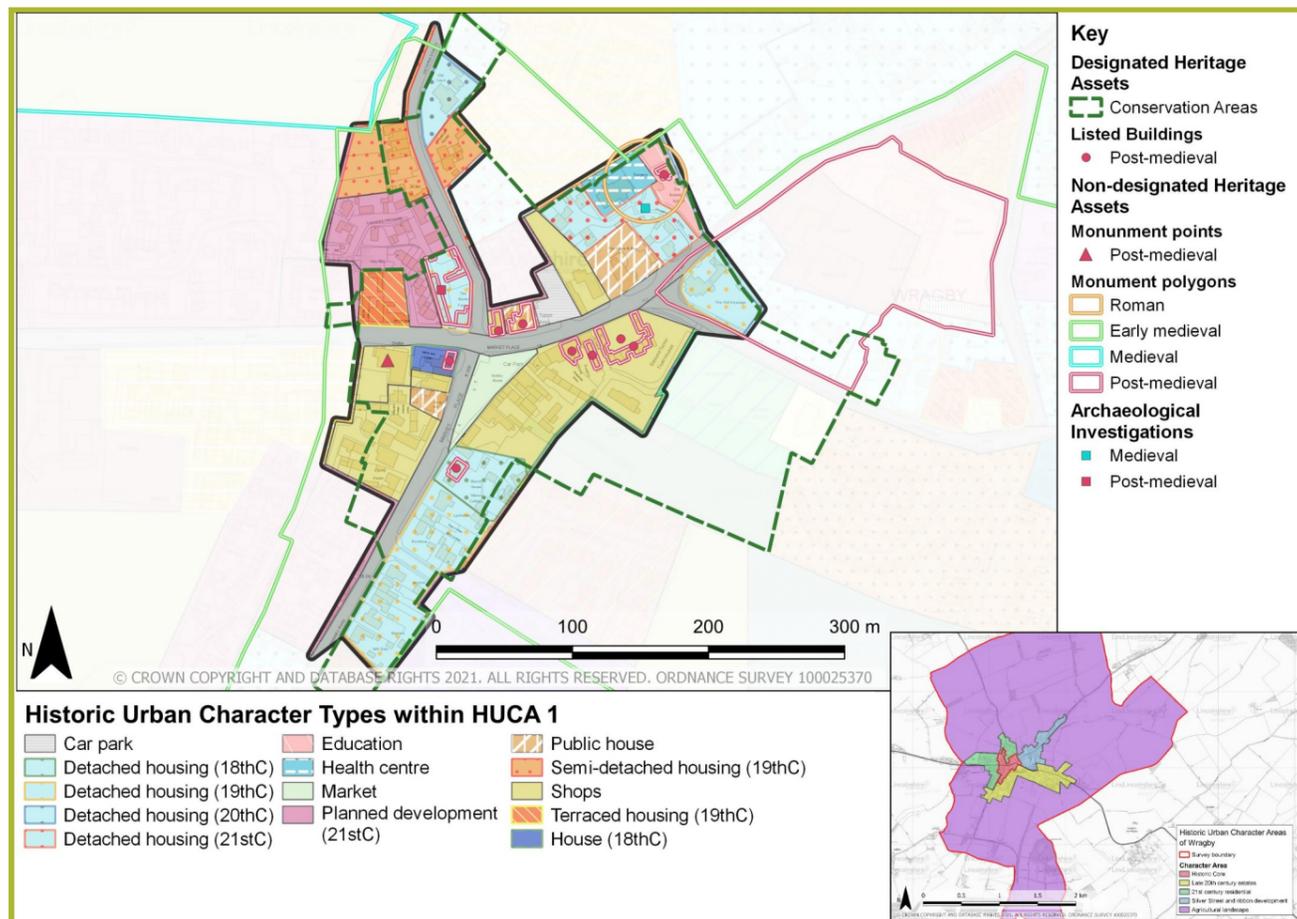
NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>"the potential of a place to yield evidence about past human activity."</i>	<i>"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence 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), 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

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.

The EUS discusses local character, including built character and landscape setting, the evidence provided in the character assessments can be used to support 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 by a market town centre.
- ◆ Very strong character, based around a busy crossroads and market place.
- ◆ Varying roof heights and pitches indicative of construction over a number of centuries.
- ◆ Red and yellow brick.
- ◆ Traditional timber windows, painted white.
- ◆ Ornamental lamp posts and street furniture.
- ◆ Wide triangular market place.
- ◆ Limited greenery including trees and grass verges.
- ◆ Two to three storeys.
- ◆ Traditional shop fronts and public houses.
- ◆ Active frontages, which open directly onto the street front.
- ◆ Coaching inns and mills demonstrate the former industries in Wragby.
- ◆ Town centre is interspersed with former farm buildings.

Landscape History

Wragby, as it is known in the present day, was established in the early medieval period. Probable areas of prehistoric and Roman settlement are recorded to the north of the town centre (MLI116123, MLI98871). At the time of the Domesday survey, Wragby was recorded as having two manorial centres as well as several villagers and small holders. Some of the property boundaries extant in the centre indicate they were planned in the early medieval to medieval period. Markets were initially held at the manor of William de Ros (located to the south-east), however from 1285 permission was granted for them to be held in the village centre. The shape of the market centre is typical of a medieval market place: triangular with roads leading from the corners. Many of the buildings within the character area were replaced in the late 18th and 19th centuries, which has given the market centre a Georgian and Victorian appearance. The availability of local clay has resulted in the character area being predominantly brick built. Brick was an easily available product and as such is seen across this region.

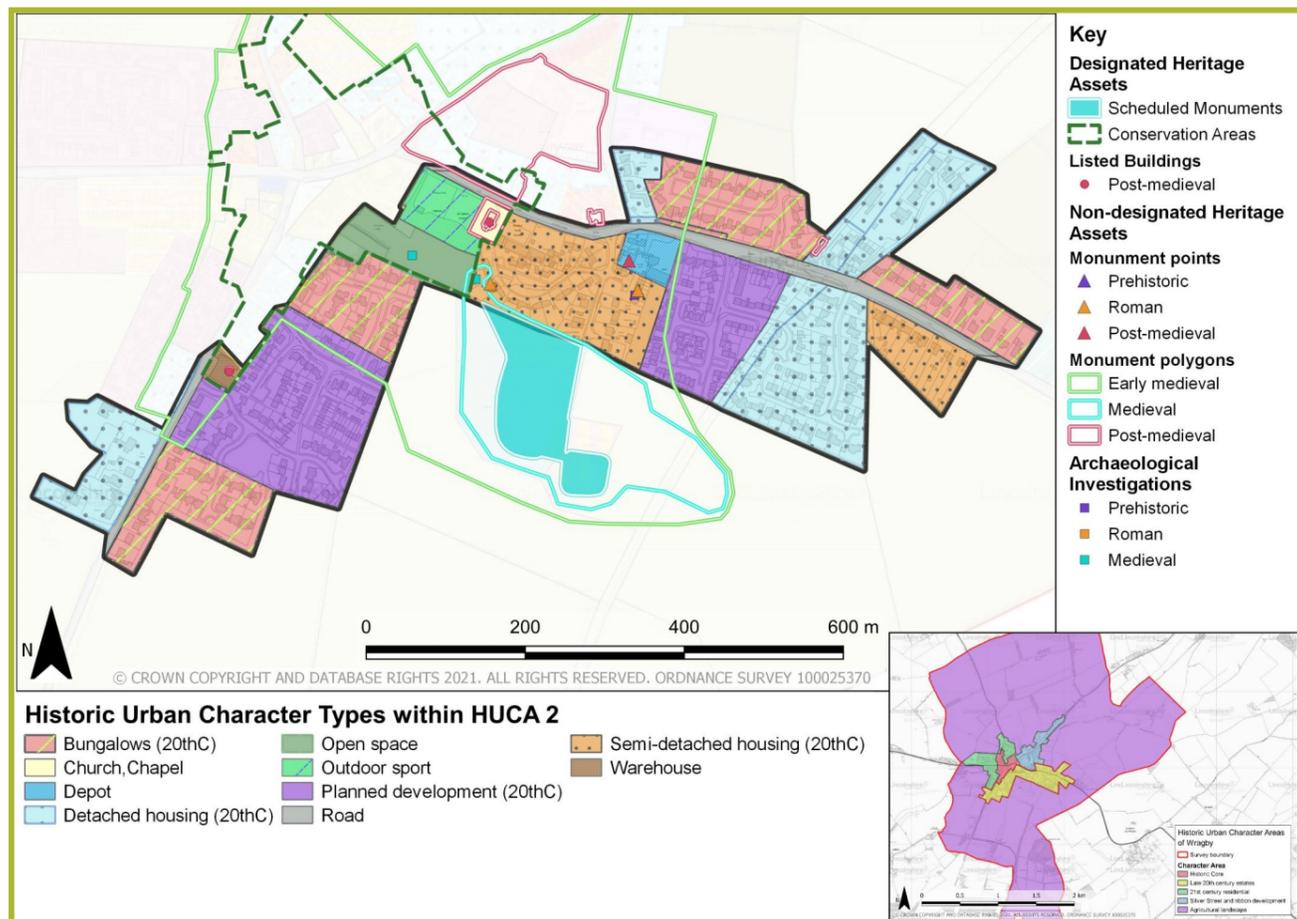


Evidential Value: This character area is the historic centre of Wragby and contains a large proportion of the town's important built heritage. Many of these buildings date to the post-medieval period. Furthermore, a number of buildings were constructed by the local landowner for the benefit of the village. The main roads in the market place and roads date to the medieval period, these all connect in the centre at the market place, which forms the natural public centre of the town.

Historical Value: The Historic Core character area provides information on the historic narrative of the town from the medieval period to the modern day, and makes a large contribution to Wragby. For a significant period of the town's history the market place has been the focus of community events. The town's dominant agricultural history is visible in the farm buildings still extant in its centre. Furthermore, evidence of the coaching and banking industries is also legible.

Aesthetic Value: The character area is visibly the historic centre of the town; this is legible to local people as well as tourists who travel through the settlement. Many of the buildings date to the Georgian and Victorian periods. Some of the buildings are in need of repair and regeneration which does detract slightly from the aesthetic value.

Communal Value: The character area is highly important to the community, as the natural centre the area is a draw for the surrounding town. It also has a large concentration of public buildings and spaces. There is a lot of potential to engage the public on the history of Wragby within the character area.



HUCA 2— Late 20th century estates

Key characteristics

- ◆ Late 20th century residential estates.
- ◆ Typical of housing estates of this period.
- ◆ Mixture of bungalows, detached and semi-detached housing.
- ◆ Brown, buff and red brick.
- ◆ uPVC windows and concrete/tile roofs.
- ◆ Houses are set back from the road by front gardens, driveways.
- ◆ Grass verges, and trees.
- ◆ Curving roads and cul-de-sacs, frequent cut-throughs connect the residential areas to the town.

Landscape History

The character area was largely agricultural throughout the medieval period and much of the post-medieval period. The earliest development within the character area was likely during the 19th century as the first development on available land outside of the town centre. The new All Saints Church (HER: MLI89295, NHLE: 1147509) was constructed in 1839 following the closure of the medieval church of the same name. Its new location was chosen to be more convenient for the town. Towards the south of the character area Tower Windmill was constructed in 1831 (HER: MLI85666, NHLE: 1063070). The railway was aligned north-south at the east of the character area. Opened in 1874 on the Louth to Bardney line, the station had two platforms as well as a station building (HER: MLI97468). By 1961, the railway had closed and the line dismantled. The station building has since been converted into a private residence although some of the railway signs have been retained as decorations. The former railway line has been redeveloped to the south of Horncastle Road as part of a housing development, the trajectory is preserved in the later boundaries of the housing development. The character area was the first area to be developed outside of the town centre again in the 20th century. Between 1975 and 1987 this was undertaken by a local company, Hugh Bourn Developments. These developments were small, comprising a small number of houses arranged around cul-de-sacs.

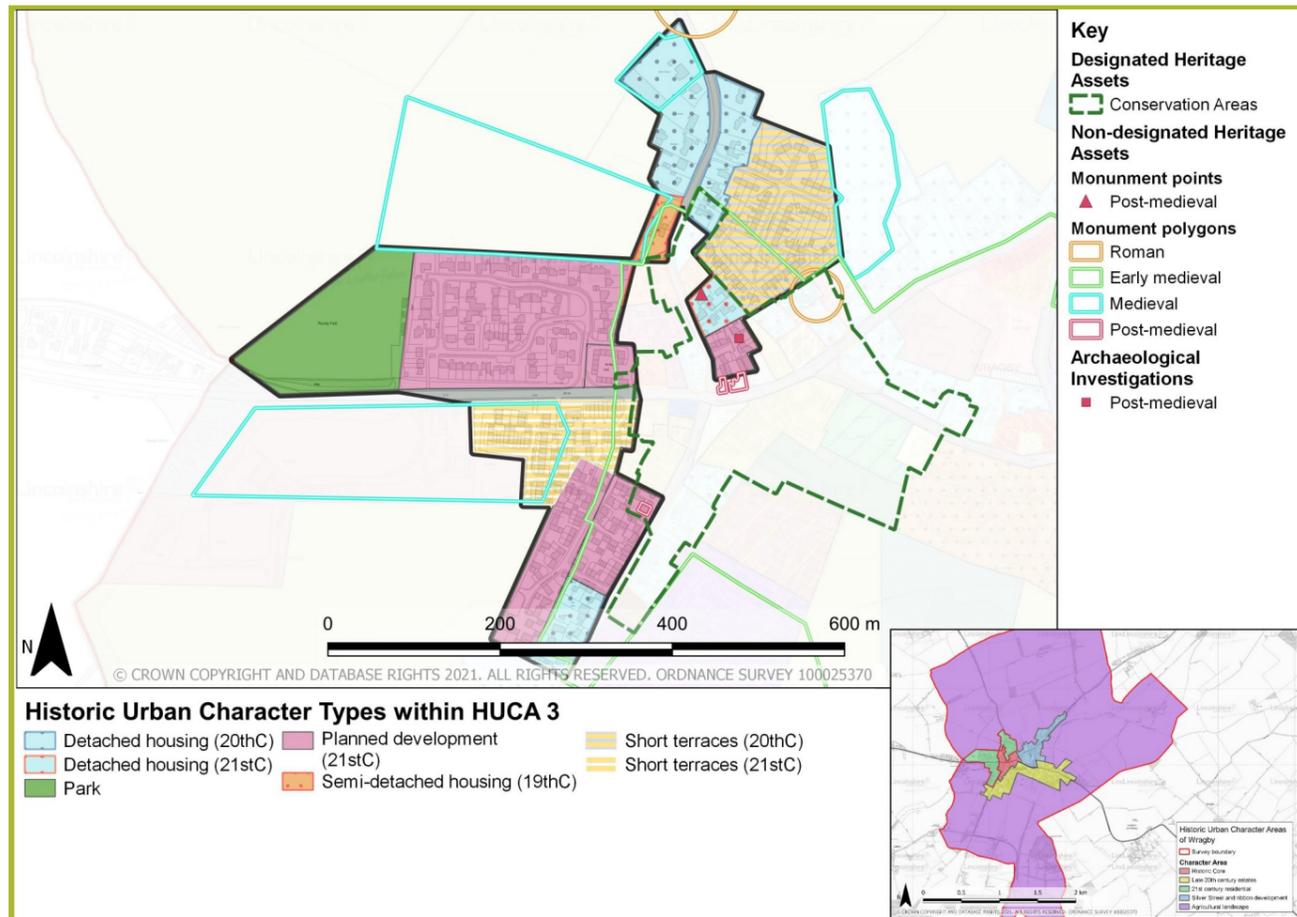


Evidential Value: The character area contains a limited amount of heritage assets. Much of the recent development that has taken place with the area was undertaken prior to the requirement for archaeological investigation prior to development. As a result possible remains within the character area have likely been truncated during this process. The station provides physical evidence of a bygone industry, which was removed as part of a national programme of closures.

Historical Value: The HUCA provides context on one of the most recent periods of growth in Wragby. This was at a time when growth in towns and villages was occurring nationally. The station was imperative for the agricultural industry of 19th century Wragby, its closure provides information on the national shift from railway transport to road.

Aesthetic Value: The character area primarily comprises late 20th century residential development. The visible links to tangible heritage are limited to the railway station, which retains much of its railway architecture and provides interest within the area.

Communal Value: The character area does not have many areas of communal space. A small number of open green spaces provide recreational space for local people.



HUCA 3—21st century residential

Key characteristics

- ◆ 21st century residential.
- ◆ Characterised by small residential developments.
- ◆ Red and yellow brick, uPVC windows, pantile effect roof tile.
- ◆ Planned design includes historical elements such as thatch barges (raised gable ends historically at the end of thatched properties), carriage arches and mullioned windows.
- ◆ Reminiscent of the market centre.
- ◆ Varying roof heights and distance from path.
- ◆ Limited landscaping or grass verges, again reflective of the market place.
- ◆ Two to three storeys.
- ◆ Medium-high density housing.
- ◆ Small or absent front gardens.

Landscape History

Much of the development in HUCA 3 is secondary development; constructed on land which was previously used for other purposes. Former uses include, the coaching yard of the Turnor Arms, or the former site of a plastics factory. This has resulted in development largely taking place in the 21st century unlike HUCA 2 which was developed on green field sites in the late 20th century. It is also for this reason that the developments are close to the town centre. In the medieval and post-medieval periods, the landscape was heavily agricultural and evidence of ridge-and-furrow is recorded within the character area (HER: MLI81132).

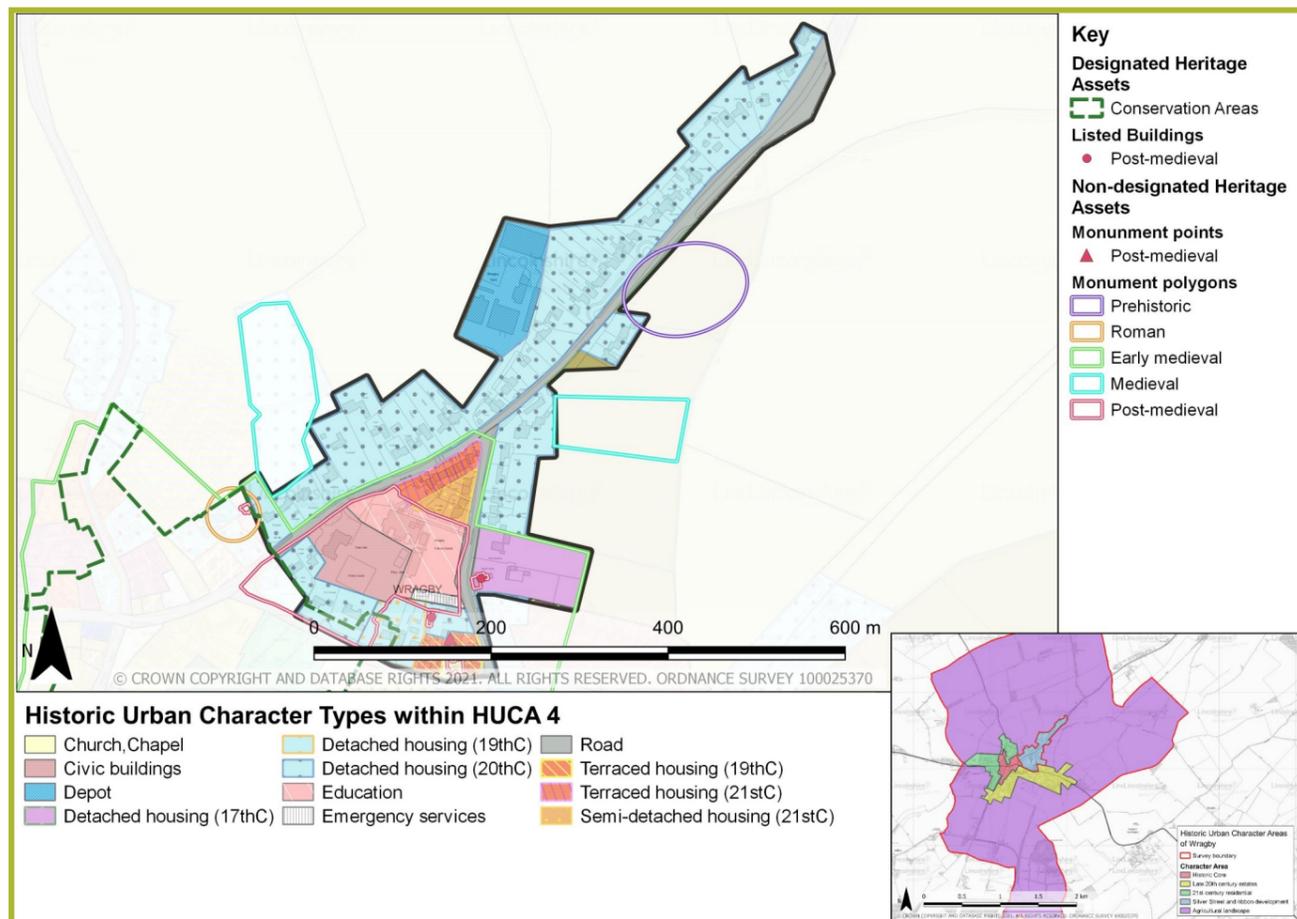


Evidential Value: Prior to development, this character area was largely agricultural. Some areas are secondary builds on areas which were brown-field sites. These sites are important for the historical narrative of Wragby, particularly its industrial and commercial history.

Historical Value: Despite the redevelopment which has taken place within the character area, the plastics factory and former coaching yard are important for the narrative of Wragby's history. The town's location on a major route, encouraged industries such as coaching inns to grow and large rear yards were used to accommodate the carriages and the horses.

Aesthetic Value: Design elements seen within the 21st century developments refer back to the styles seen in buildings around the market centre in HUCA 1. This includes varied roof heights and building materials, ornamental windows and street lighting. This compliments the market centre and creates continuity within the town, despite the houses clearly being newly built.

Communal Value: Community value is generated by the former timber industry which was extant within the character area. This may hold importance for local people as a place of employment, prior to its closure in 2002.



HUCA 4—Silver Street and ribbon development

Key characteristics

- ◆ 20th century residential and civic development.
- ◆ A small number of post-medieval buildings, including two from the 17th and 18th centuries.
- ◆ Ribbon residential development on Louth Road.
- ◆ Houses are predominantly detached or semi-detached, newer development includes short terraces.
- ◆ Building height generally 2 storeys.
- ◆ Newer houses are set back from the road, Beech House is located adjacent to the road front.
- ◆ Medium-low density development.
- ◆ Dominant building material is red/buff brick.
- ◆ The town hall includes an area for outdoor sport.

Landscape History

The character area was largely agricultural during the medieval and post-medieval periods, probably as part of large open fields. The post-medieval period saw many of these fields made into smaller enclosures and in the 20th century small sections were partitioned off for residential development. Beech House, which is located on Silver Street, dates to the 17th century, therefore it is probable that the road dates to this period if not earlier. The Hollies, which is located opposite Beech House dates to the 18th century and was used as a rectory. In the 19th century, the triangle created by Silver Street, Louth Road and Horncastle Road was a large garden/ parkland. In the latter half of the 20th century, this area was developed, with the construction of the town hall in 1954, Wragby Primary School in the 1960s and the police station in the 1990s. A small industrial area was also in operation in the mid-late 20th century, although this has since been redeveloped for residential housing. In the south of the triangle, the Methodist church as well as a small number of houses were established during the 19th century.

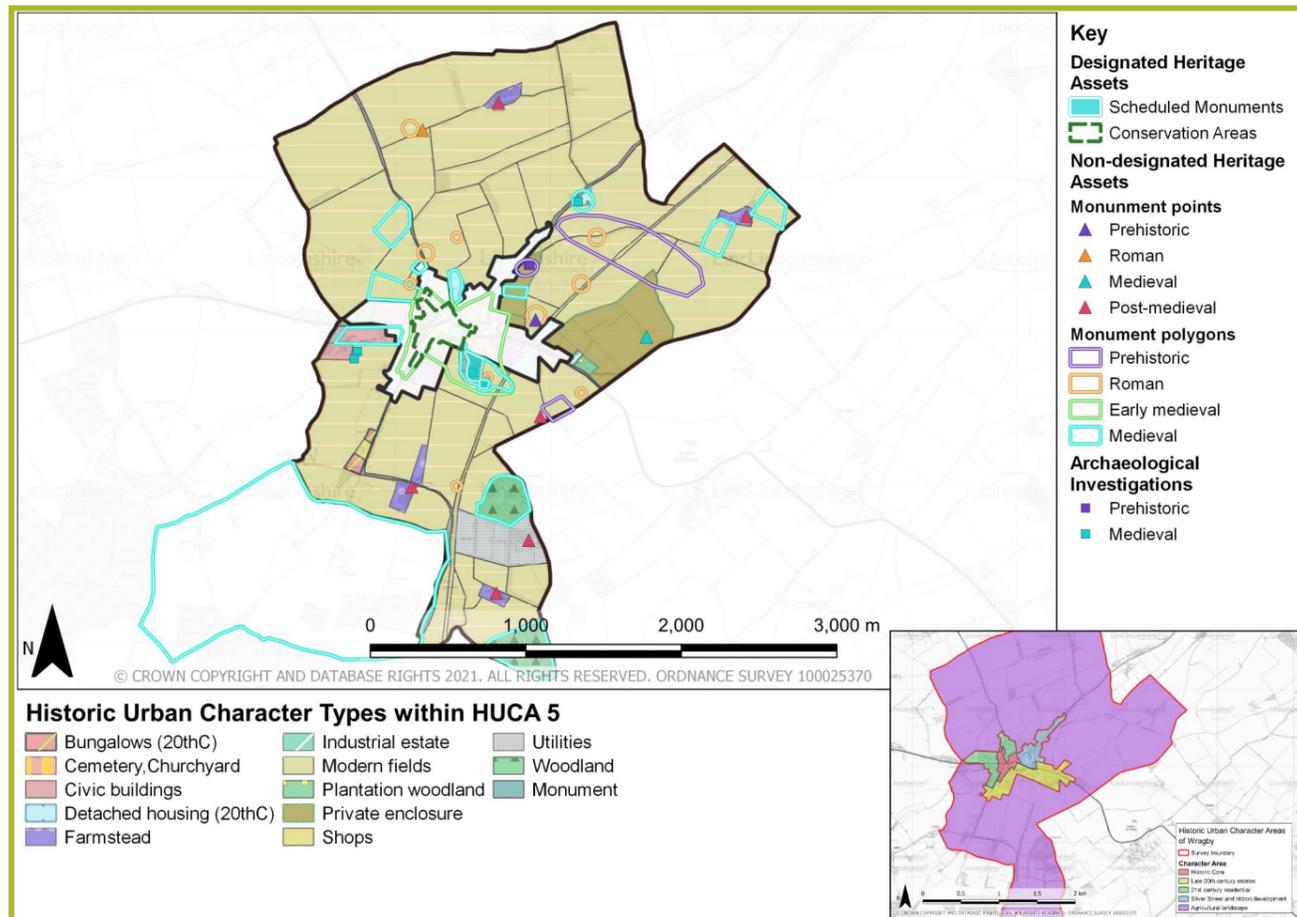


Evidential Value: There is limited evidential value within the character area. Silver Street, Beech House and The Hollies all contribute to our understanding of the growth of Wragby during the post-medieval period.

Historical Value: Legible heritage assets are present within the character area including Beech House and The Hollies. Although these are not dominant, they do provide some understanding of the former character of the area, and contribute to the wider development of Wragby.

Aesthetic Value: Components of the post-medieval town are visible within the character area. Despite this there is limited aesthetic value.

Communal Value: The town hall, sports areas and school are important aspects of the town and possess communal value. From a heritage perspective the old houses provide interest and a visual link between Wragby in the present day and Wragby during the post-medieval period.



HUCA 5—Agricultural landscape

Key characteristics

- ◆ Large modern fields.
- ◆ Gently undulating.
- ◆ Some post-medieval privately enclosed fields.
- ◆ Predominantly arable farming.
- ◆ Field boundaries consist of hedges and scattered field trees.
- ◆ 19th century farmsteads are located around the character area.
- ◆ The Tower mill can be seen from much of the character area and Lincoln Cathedral is also a recognisable point in the landscape.

Landscape History

Remains from the prehistoric and Roman period are well known in the wider area and are also recorded within the character area including the presence of a former settlement. The character area is agricultural and has been utilised as such since the early-medieval period. The Domesday survey records large areas of plough land, woodlands and meadow in the two estate entries for Wragby. The open field system of agricultural management was utilised within the character area and many areas of ridge-and-furrow support this. A former manorial centre is recorded within the character area (HER: MLI43631, NHLE), located to the south-east of the town centre. It is first recorded at the time of the Domesday survey and included farmland, woodlands as well as a church and a priest. This estate was occupied until the 15th century, although the church remained as the parish church of Wragby until the 19th century, at which time it was rebuilt to the north, at a more convenient distance to the town centre. The remains of the manor and church are scheduled and are now preserved below the ground and as earthworks. For the post-medieval period much of the parish belonged to the lord of the manor, who privately enclosed much of the landscape. The smaller fields seen in the first edition map show small, organised fields, which is quite different from the open fields of the earlier period. In the modern period, many of these fields were joined to make larger fields, more suited to modern farming techniques, some areas of the earlier field patterns from the post-medieval period are preserved.



Evidential Value: The former manor scheduled monument, located to the south-east of the town centre is incredibly important to the history of the origins of Wragby. This site is preserved as earthworks, which are visible from the surrounding area. Remains from the prehistoric and Roman period also increase our knowledge of the wider region at this time. Further investigation is required to fully understand the nature of these remains.

Historical Value: Historical value within the character area is generated by the scheduled manorial site. This site is documented within the Domesday text which increases its value to the town as it creates a tangible link between the physical remains and the history of the town.

Aesthetic Value: The character area largely comprises modern fields and much of the former pattern has been removed. Some of the former pattern survives and evidence of ridge-and-furrow is frequently recorded by the HER within the character area. The manorial site is highly visible in the surrounding landscape and is a tangible link between the present day Wragby and its early-medieval origins.

Communal Value: Numerous information boards are located around the former moated manor site which engage the public on the history of the site and its former relationship to Wragby. The cemetery adjacent to the former medieval All Saint's Church is still in use, providing an important public space within the character area.

DISCUSSION

Historic background

Archaeological remains from the prehistoric period are well known in the hinterland of Wragby, including the Lincolnshire Wolds to the east. Find spots and scattered remains from the Neolithic and Bronze Age indicate that activities such as hunting were likely taking place during these periods. The probable remains of a domestic Iron Age farmstead are recorded to the north-east of the town centre. Associated finds included bone fragments from domesticated animals as well as burnt cereal remains, which suggest that food production was taking place. To the west of this, high-status probable Roman settlement remain is documented. Hypocaust tile, tesserae, painted wall plaster and building material suggest the structure was probably a villa with under floor heating, painted walls and a mosaic. The domestic pottery assemblage recovered from the site includes high value imported Spanish amphora sherds. Further Roman remains are recorded following recent archaeological investigation to the east of Wragby town centre, which has included tile kilns confirming the presence of industrial activity during this period.

Wragby had two manorial estates by 1086. The Domesday survey documents the change in the ownership of the two estates from Countess Judith and Guthfrithr in 1066 to Erneis of Buron and Waldin the Artificer following the conquest. Erneis owned the larger estate which included a church and a priest. The remains of his moated manor house and church are preserved to the south-east of the present day town centre of Wragby and is a scheduled monument (NHLE: 1016967). It is likely that Waldin's estate dwelling was closer to the town centre where the later settlement developed. Documentary evidence records that the first market was established by royal charter in 1221. This was held at the former manor of Erneis of Buron, which by the 13th century was owned by William de Ros, located to the south-east of the town centre. By 1285, permission was granted for the market to be held in the village market place rather than at the manor. It is probable that the market centre became the economic heart of the village as the entire settlement shifted to the centre of Wragby between the 15th and 16th century. Wragby has not seen a large amount of change since the medieval period, and its layout is still focussed around the market place. Many of the town centre buildings were renovated in the post-medieval period, particularly in the late 18th and early 19th centuries. Despite these renovations the market layout and street pattern has remained largely unchanged, and many of the buildings were likely constructed on the same footprint. The main industry in Wragby throughout its history has been agriculture. During the medieval periods the surrounding landscape was managed under an open field system. In the post-medieval period, the landscape was enclosed, transforming the field-scape into smaller hedged land parcels. In the 19th century, Wragby was connected to the railway network and sheds were constructed to store the goods, including cattle and grain, prior to departure. In the 20th century, the landscape was modernised and many of the former enclosed fields were amalgamated into large fields, more suitable for modern farming techniques. The town also diversified into other industries including plastic production. In the late 20th and early 21st centuries, the town has experienced a small amount of population growth with a number of small housing estates erected along the main roads. Despite this development, Wragby has remained a small market town and has retained a large amount of its historic assets.

Character summary

Wragby has been divided into five character areas. These include HUCA 1— the historic core, which focusses on the historic market centre. The historic core is easily recognisable as a town centre due to the presence of the crossroads, which is a busy junction connecting to Lincoln in the west, Louth and Horncastle in the east, Market Rasen in the north, and Bardney in the south. It is surrounded by post-medieval buildings, many with Georgian and Victorian architectural styles and a wide market place, which is a recognisable aspect of many market towns in Lincolnshire. HUCA 2 comprises 20th century residential development which was carried out in small housing estates and their design followed national housing trends. The houses are set back from the street and the inclusion of driveways reflects the changing requirements of new homes during this period. In HUCA 3, the modern housing developments of the late 20th and early 21st centuries are more sympathetic to the brick and tile market character which is found in the centre. The houses are set close to the road-front, and are purposefully varied to give the impression of ad-hoc construction which has taken place over time rather than in one development. street furniture in a traditional design also compliments the historic character of the town centre. HUCA 4 covers an area which has largely been developed with modern civic buildings, including the town hall and Wragby Primary School. A small number of post-medieval houses are extant within the character area and former historic parkland has been redeveloped. Residential development has taken place, not as estates but as ribbon development along Louth Road. The agricultural landscape is characterised in HUCA 5. The landscape in the present day is gently undulating with large modern fields bordered by hedgerows and field trees. The former moated manor site is also located within the character area and is recognisable as a mound in the landscape.

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Extensive Urban Survey



View towards Wragby and Tower Mill

Wragby 2021

Project Number 2897

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Nicola Grayson