



View of canal from Southgate

Windmill at Money's Yard, Sleaford

View of canal from Southgate

# LINCOLNSHIRE EXTENSIVE URBAN SURVEY

## Sleaford—2022



Southgate

### The Project

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

The project consists of a written report and GIS data, detailing the archaeological and historical background and development of the town. The GIS data can be accessed by contacting the Lincolnshire HER. 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 heritage values identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic, and Communal; these are also compared to values seen in the National Policy Planning Framework (NPPF).

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

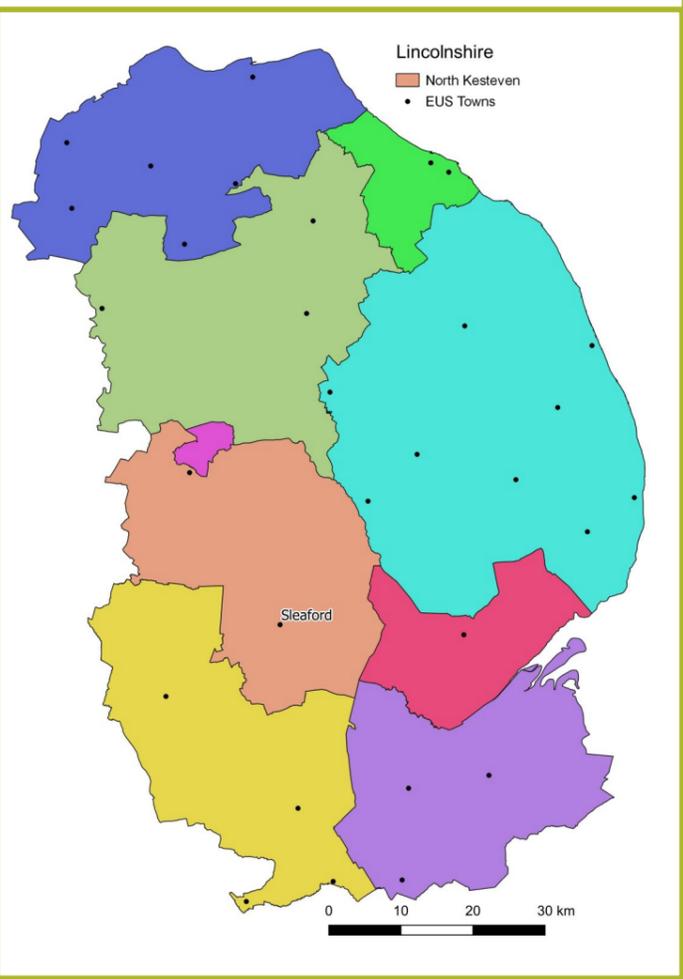
### Location

Sleaford is located in the district of North Kesteven. The town is also located within Natural England's National Character Area 47 - Southern Lincolnshire Edge. Area 47 is described as being *defined by the dramatic limestone cliff to the west and the dip slope that drops gently away to the edge of the fens in the east. It shares the cliff and the dip slope, and many landscape characteristics, with the Northern Lincolnshire Edge and Coversands National Character Area to the north. It is an open landscape with far-reaching views over the Trent and Belvoir Vales and up to Lincoln Cathedral. On the free draining higher ground, landcover is primarily arable, in large geometric fields divided by limestone walls, with few trees or woodland. On the wetter, heavier clay soils to the east and south-west, pasture is more prevalent; hedgerows are the predominant boundary and the landscape has a more intimate, enclosed feel, with more trees, woodland and parkland.*

The Lincolnshire Historic Landscape Characterisation includes Sleaford in Character Area 7 – The Southern Cliff. The landscape of Sleaford is described as *a well preserved landscape of parliamentary enclosure and upland heath, which is largely arable. Due to the drainage processes involved in the creation of this farmland, the fields are largely bounded by ditches rather than hedges. This, combined with eastward views over the fens, gives the eastern fen edge settlements a more open aspect than the rest of the character area.*

The British Geological Survey records the bedrock within the survey boundary as consisting primarily of five north-south bands. These bedrock types are limestone, mudstone, limestone, mudstone and interbedded sandstone and siltstone. There are also two small areas of bedrock in the western and southern parts of the survey area, which are formed of limestone and mudstone respectively. The superficial deposits that overlay the bedrock are mainly located around the river Slea and consist of alluvium and river terrace deposits.

Sleaford is located to the east of the Lincoln Southern Cliff; to the west of the survey area the elevation rises towards the cliff and to the east it drops towards the Fens. The survey boundary used is the parish boundary of Sleaford.

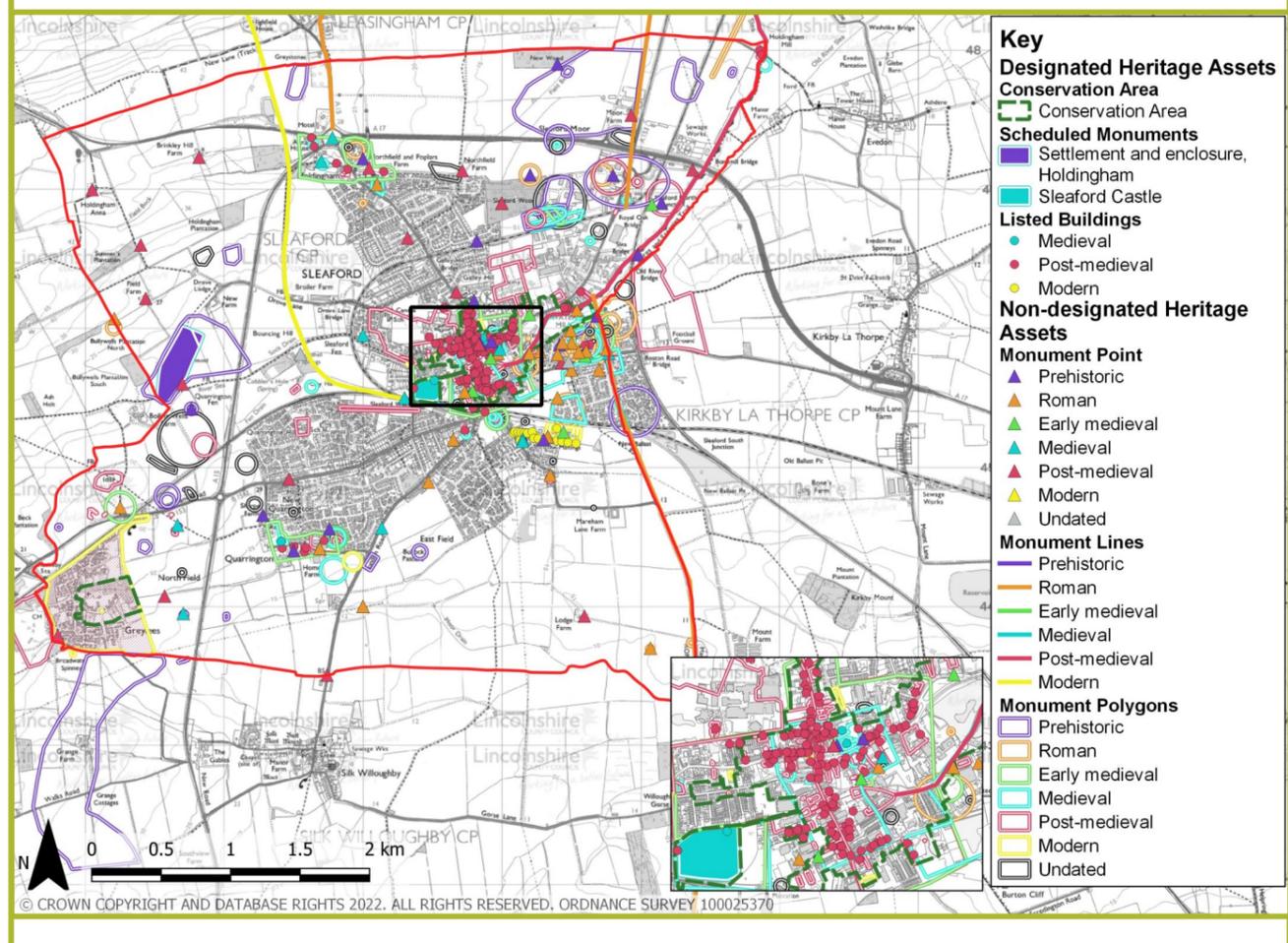


### Summary

The earliest evidence for Sleaford being a settlement dates to the early medieval period; excavations at the Market Place in 1978 confirmed this. The early medieval settlement was probably based around the Market Place, Eastgate, Northgate and Southgate. Westgate was not formed until later, in the 12<sup>th</sup> century, alongside Sleaford Castle. Sleaford Castle was the seat of manorial power for the bishops of Lincoln, lords of Sleaford in the medieval period. The outlines of burgage plots can be seen coming off these streets which have since been sub-divided and had post-medieval and modern buildings constructed on them. The borders of the medieval town remained practically unchanged until the 19<sup>th</sup> century. The construction of the Sleaford Navigation canal in the late 18<sup>th</sup> century, and the arrival of the railway later in the mid 19<sup>th</sup> century, led to economic growth in the town. This increased trade and industry and led to a minor degree of expansion of the town's limits. Before the arrival of the railway, industry was focused around the canal head at Carre Street. In the mid 19<sup>th</sup> century the centre of industrial focus shifted towards the railway station at the south of the town. The 19<sup>th</sup> century industrial economy of Sleaford saw the manufacturing of steam-powered agricultural machinery, the trade of agricultural seeds, the modernisation of mills and the establishment of a mineral water factory. At the beginning of the 20<sup>th</sup> century the largest floor maltings' complex in England was constructed on the southern side of Sleaford's railway tracks.

The late 20<sup>th</sup> century saw rapid change in Sleaford. From the late 20<sup>th</sup> century the town's residential expansion has increased greatly and the industry has shifted to the industrial estate located to the north of East Road. The availability of land increased outside the town due to the Marquesses of Bristol selling their land to pay off debts. The ring road around the west and north of Sleaford was also built during this period, allowing for improved access to the industrial estate and freeing up traffic from the town centre.

Sleaford has a strong sense of place that is defined by the River Slea, which runs through the town centre and the canals which add to the town's character. The town's medieval street layout and Sleaford Castle, its post-medieval industrial and commercial buildings and modern commercial developments produce a unique town character.



## 1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

### 1.1 PREHISTORIC

Many prehistoric archaeological finds and remains have been recorded in the survey area. Most of the prehistoric flint artefacts recorded in the Historic Environment Record (HER) have been found in the south and south-west of the survey area (HER: MLI60913, MLI82436, MLI82439, MLI89066, MLI97595). They date from the Early Neolithic to the Late Bronze Age. Mesolithic, Neolithic and Bronze Age flints have also been recorded in the north of the survey area (HER: MLI60885, MLI84272, MLI88291). These include flint cores and blades, as well as pot boilers and fire-cracked stones. Finds have also been recorded in Quarrington, a village within the survey area, which include a possible Neolithic cremation urn (HER: MLI60646) and a single sherd of redeposited Iron Age pottery (HER: MLI97523). A Middle Bronze Age cremation cemetery is recorded 1 kilometre northwest of Quarrington. Nine individuals were recovered, although it is likely that more individuals were extant, some of which have since been lost (HER MLI87664). Several axes found in the survey area may indicate that some degree of landscape modification took place. Palaeolithic and Neolithic stone axes are recorded (HER: MLI91287, MLI60473, MLI60510), as well as a Bronze Age looped palstave (HER: MLI85855) and a Late Bronze Age socketed axe (HER: MLI60761). Possible prehistoric enclosures are also recorded throughout the area (HER: MLI85852, MLI87567, MLI87576, MLI88388, MLI88396, MLI88420, MLI88468, MLI91009, MLI91625).

Sleaford and its surrounding area during this period would have been of strategic importance, located between the Fens and Ancaster Gap; with another important Iron Age settlement close by at Ancaster. There continued to be a settlement at Old Sleaford in Roman times, but of less importance. Although the evidence for pre-Iron Age human activity in the survey area is to be had in the form of archaeological finds, the Iron Age record reveals settlement patterns and activity. On the northern bank of the River Sleas and immediately to the north-east of Boling Wells Farm are the remains of a possible Iron Age and Roman settlement, which has been identified from cropmark and aerial photography (HER: MLI60718). Another settlement is recorded in the vicinity of the East Road and Pride Parkway junction. Archaeological investigation on the site indicates that it was occupied during the Middle to Late Iron Age (HER: MLI60812). Arguably the most important prehistoric settlement is recorded in present-day Old Sleaford (HER: MLI60583). This is possibly the largest settlement of the Corieltauviian tribe's territory between 50BC and 50 AD. Although Late Iron Age archaeological remains have been recorded, the settlement's main period of occupation was from the mid-3<sup>rd</sup> to late 4<sup>th</sup> centuries AD. This settlement may have been an important Corieltauvi tribal centre, before the Roman Conquest and contains evidence of a defended enclosure, buildings and a mint. The probable existence of a mint is deduced by the approximately 3500 fragments of moulds for pellets used in coin making (May, 1976). It is suggested that increased production of local wool following the establishment of new pasture lands as well as the profits derived from salt production in the Fens to the east and south-east may have allowed the settlement to create its own mint (Elsdon, 1997).

### 1.2 ROMAN

The Old Sleaford Iron age settlement continued through to the Roman period and Roman burials have been recorded immediately to its west, as well as a Roman cemetery to its east (HER: MLI60584, MLI89780 and MLI89760). The settlement lost importance during the Roman period after the tribal focus shifted to Leicester, which was more central, and Lincoln also gained importance as a regional centre during this period (Elsdon, 1997). A Roman road, which was a continuation of Mareham Lane, traverses the survey area (HER MLI89214). The modern Mareham Lane turns west before reaching Sleaford, the Roman road would have continued north terminating at the River Sleas, half a mile to the east of Sleaford, before continuing at the northern bank of the river and diverging along the route of the current A15 (HER: MLI86228) and along Bloxholm Lane (HER MLI60813). The Roman settlement at Old Sleaford flanked both sides of the Roman road. There are many archaeological records for the area surrounding the Old Sleaford settlement, including Romano-British field systems (HER: MLI89831 and MLI89832), Roman coins (HER: MLI91692-MLI91703), a Roman brooch (HER: MLI91653) and a Roman key (HER: MLI91704). Apart from the large amount of Roman activity in the area of the Old Sleaford settlement, archaeological finds and features have been recorded throughout the survey area. Roman pottery and a pit with burnt wood and a Roman coin dating from 365-78 AD have been found in Holdingham (HER: MLI89335, MLI85844). Further Roman burials have also been recorded just south of Holdingham (HER: MLI60878). In Quarrington, Romano-British activity and sherds of pottery are recorded, where a settlement may have also existed (HER: MLI60648, MLI97524). A further possible Romano-British farmstead has been identified just to the north of Sleaford Wood (HER: MLI60458). In the south-east corner of the survey area, immediately to the west of Mareham Lane Ro-

man road, a Romano-British field system and cremation burial are recorded (HER: MLI82434 and MLI87658). As such additional further remains across the survey area are possible.

### 1.3 EARLY MEDIEVAL AND ANGLO-SAXON

Before the Norman Conquest there were at least four settlements in the survey area recorded in the Domesday Survey: Old Sleaford, New Sleaford, Quarrington and Holdingham. A fifth settlement - now deserted - was located in the parish of Quarrington, although the location is unknown. Two Anglo-Saxon cemeteries are recorded in the survey area, including a pagan inhumation cemetery first recorded in 1858 at the northern end of Mareham Lane (HER: MLI82444) and an inhumation and cremation cemetery off Grantham Road, discovered in the early 19<sup>th</sup> century (HER: MLI82448). The first cemetery mentioned contained approximately 242 inhumations, many of which were buried with rich grave goods such as glass and crystal bead necklaces, coins, iron spears and shields. There were also some cremations found on the site. The second cemetery also contained a variety of grave goods, from pottery to spear heads and a horse harness.

Ideas surrounding the early medieval to medieval history of Sleaford have changed over time and its organisational make-up is still contested. M. W. Beresford in "New Towns of the Middle Ages" argued that New Sleaford was a 12<sup>th</sup> century planted town. According to this view, the bishop of Lincoln would have promoted this at the expense of Old Sleaford. Despite this Mahany and Roffe argued that the street pattern, 12<sup>th</sup> century market, fair, burgage tenure grants, and the distinction between Old and New Sleaford were not argument enough to prove this (Mahany & Roffe, 1979).

The earliest records of parish boundaries, from the 18<sup>th</sup> century, seem to show Old Sleaford as part of Quarrington's territorial unit and Holdingham in the same territorial unit as New Sleaford. Furthermore two churches are recorded in the Domesday Book as being extant in the manorial estate of Quarrington, but only one is known of in Quarrington itself. The other church mentioned may be St Giles Church in Old Sleaford, which possibly started as a dependency or chapelry of Quarrington. From at least the mid-13<sup>th</sup> century Old and New Sleaford were in two separate wapentakes, Aswardhurn and Flaxwell; this may have been the case in the early 11<sup>th</sup> century too. The majority of Old Sleaford also seems to have been in a separate manor held by Ramsey Abbey, before and after the Conquest. Before the distinctions of Old and New Sleaford were used, the expressions Great Sleaford and Little Sleaford were used, and Old Sleaford was also sometimes referred to as East Sleaford (Mahany & Roffe, 1979). Archaeological remains, dated to the mid-Saxon period, were found in the Market Place in the late 1970s (HER: MLI91646). This archaeological data is part of the evidence used to back up the argument that Sleaford may have had a market and court before the Conquest. The manor of Sleaford was the centre of a soke of several holdings in 1086 and possibly a centre of justice for the wapentakes of Aswardhurn and Flaxwell (Mahany & Roffe, 1979).

#### 1.3.1 PLACE-NAME EVIDENCE

Sleaford: The first element of the placename derives from an Old English river name, *Sliowa*, meaning muddy water. The name therefore means 'The ford over the *Sliowa*'. *The modern river name Sleas is a back-formation from Sleaford*. The change to Sleas was probably an influence from the Old Danish equivalent *slæ*, which probably occurred in the 9<sup>th</sup> or 10<sup>th</sup> century (Cameron, 1998).

Quarrington: It is possible that the first element *quarring* derives from the Old English *cweorn*, quern or hand-mill. The second element is formed by the placename forming suffix *-ing*, meaning place. The word therefore means place with a hand-mill or possibly any type of mill. The third element, *ton*, derives from the Old English *tūn* meaning farmstead or village, which dates to the 5<sup>th</sup>-12<sup>th</sup> centuries (Cameron, 1998).

Holdingham: From Old English group-name Haldingas, being the family and dependants of Halda and the Old English *hām*, homestead or estate. Homestead of the Haldingas (Cameron, 1998).

#### 1.3.2 DOMESDAY SURVEY

The Domesday Book records two estates with their respective manors at Sleaford and Quarrington. The land belonging to these manors would have, in part, been located within the survey area, with some additional land in other parishes. Within the Sleaford estate there were two centres of settlement, one at Holdingham and another in Sleaford. In the Quarrington estate there were also two areas of settlement, with one in Old Sleaford and a second in Quarrington, where the manor was based.

Sleaford (*Eslaforde*) had two landowners before the Conquest, Bardi and Ramsey Abbey. After 1066 the bishop of Lincoln was granted Bardi's estate although Ramsey Abbey continued to hold land.

Bardi's estate (subsequently the bishop's) consisted of 11 carucates (a carucate was approximately 120 acres) assessed to the geld and had land for 11 (plough) teams. After the Norman Conquest, the bishop of Lincoln had 3 teams in demesne, 29 villeins (villagers), 6 sokemen (freemen) and 11 bordars (smallholder) with 14 teams. This estate also had 320 acres of meadow, 1 acre of underwood and 330 acres of marshland. Further to this were 8 mills, which rendered 10 pounds, a church, and a priest. Be-

fore the conquest, the land at *Eslaforde* was worth 20 pounds, in 1086 it was worth 25 pounds, indicating that the estate resources had increased in value during this time. The bishop of Lincoln also owned land 5.5 kilometre north-east of Sleaford in *Geresbi* (current-day Ewerby), which was sokeland belonging to *Eslaforde*.

Ramsey Abbey owned sokeland in Eslaforde. There was land for 1 team, 27 acres of meadow and 1 carucate assessed to the geld. There were also 1 sokeman and 2 villeins with 1 team.

Quarrington, or *Cornitone*, had 3 landowners in 1066: Earl Morcar, Bardi and Ramsey Abbey.

Earl Morcar's land passed to King William who had sokeland belonging to the manor of *Evedune*, worth 1 bovate (15 acres) assessed to the geld.

The land belonging to Bardi consisted of 9 carucates and 2 and a half bovates of land assessed to the geld in 1066. The bishop of Lincoln was tenant-in-chief in 1086 of land for 9 teams and as many oxen, as well as 60 acres of meadow. There were 32 sokemen, 15 bordars with 7 and a half teams and 2 mills rendering 16 shillings. In this sokeland there were two lords, Osmund and Hugh Rufus. Osmund had 2 teams in demesne and was worth 60 shillings. Hugh Rufus had 1 carucate of land and 1 team in demesne, worth 25 shillings.

Ramsey Abbey remained as landowner in 1086 and had 1 carucate and 6 bovates of land assessed to the geld, as well as 14 acres of meadow. There was 1 team in demesne, 3 villeins and 1 bordar and 1 sokemen with 1 team. There were 2 churches and 1 mill rendering 21 shillings and 4 pence. Before the Conquest Ramsey Abbey's land was worth 40 shillings, in 1086 it was valued at 4 pounds.

## 1.4 MEDIEVAL

The bishops of Lincoln remained lords of the manor at Sleaford until the 16<sup>th</sup> century (Sawyer, 1998). Their influence and the granting of borough status for the town in 1258, probably helped elevate Sleaford as a regional market centre. Its location, however, also would have been beneficial as a link between the fens and Lincoln.

### 1.4.1 STREET PLAN AND DEVELOPMENT

The fact that Sleaford was granted burgage tenure at some point in the medieval period, can be seen in the current street layout. The Church of St Denys and the Market Place, much like today, would have been at the centre of the town, with roads radiating north, south and east from here. These eponymous streets, Northgate, Southgate and Eastgate, formed the main thoroughfares of the town and burgage plots would have extended from them. Lincoln Road, which extends north from Northgate, passes through Holdingham on its way to Lincoln. The small medieval settlement of Holdingham would have extended, as it does today, to both sides of this road. Westgate was not a thoroughfare and was probably formed later, around the same time as the construction of Sleaford Castle, in the 12<sup>th</sup> century. This can be argued due to the narrower width of the street in its eastern most part towards the centre of the settlement, after which it widens to the west; this is a sign that the land to the west was developed later. As well as this, at its western end Westgate turns sharply south where it eventually becomes Castle Causeway and meets what are now the remains of Sleaford Castle. The east-west orientated section of Westgate would have been flanked by burgage plots to its north and south (Pawley, 1996). The western part of the market was infilled by the late 15<sup>th</sup> century with permanent shops. One of these buildings had the shop on the ground floor and the Hall of Pleas, or lord's court room, on the first floor (Pawley, 1996). The Hall of Pleas was a precursor to the Sessions House which now stands in the same location and was built in 1831 (HER: MLI90220).

The settlement of Quarrington would have consisted of one through road, on which a small number of properties were located, which turned at St Botolph's Church; this road is now Northfield Road and Town Road.

### 1.4.2 LANDSCAPE

The medieval landscape of the survey area was greatly influenced by the River Sleas. The land along the river to the east and west of Sleaford was mainly fenland. More fenland was also extant to the south-east of Quarrington. In the modern period these areas coincide with flood risk zones. The north of the survey area was mainly comprised of heathland apart from open arable fields to the north and in the immediate vicinity of the settlement of Holdingham. Open fields were also located to the north and south of Sleaford and to the south of Quarrington. This picture paints a landscape of mixed areas of open space and agricultural land use. Sleaford's location on the edge of the fens and on the eastern side of the Ancaster gap would have made it a strategic location. The Ancaster gap or Ancaster Valley is an east-west break in the north-south oriented limestone ridge known as the Lincoln Edge, through which the River Sleas flows.

### 1.4.3 ECONOMY AND INDUSTRY

In Domesday Book there are 11 or 12 recorded mills in the Sleaford area of the River Sleas, with seven more between Sleaford



and Ruskington three kilometres to the north, some of which might not have been within the survey area. The value of the ten mills of Bardi's manors at Sleaford and Quarrington was worth almost 13 pounds a year. It was the most valuable mill cluster in Lincolnshire at the time. Cogglesford Mill is the 16<sup>th</sup> century name given to what may have once been known as The Sheriff's Mill. It could therefore have been the shire reeve's mill, making it an important historic watermill (Pawley, 1996). The watermills in this period made Sleaford a profitable manor, which would be held by the bishops of Lincoln until the 16<sup>th</sup> century (Pawley, 1996).

Bishop Alexander of Lincoln was responsible for the construction of Sleaford Castle. Its construction in the early to mid-12<sup>th</sup> century coincided with The Anarchy, during which Alexander backed Matilda as the rightful claimant to the throne. Although not on high ground, the castle would have been defensible due to the course of the river, which surrounded it and the marshy land alongside it. Added to this was a large pond created or enlarged to the west of the castle and the possibility to divert water to the castle moat. This pond was also used as a fishpond and the fenland around the river would have also been rich with wildfowl and also provided local construction materials such as reeds and rushes used in floor covering and for roofing thatch. The castle was never besieged however, and its importance lay in it being a centre of feudal and manorial power (Pawley, 1996).

The success of the medieval economy of Sleaford is epitomised by the existence of burgesses, the abundance of mills, a market and the noticeable involvement of the lord bishop.

### 1.4.4 MARKETS AND FAIRS

Sleaford was granted borough status in 1258. This



Cogglesford Mill

granted the town limited rights and privileges, although there was not freedom from all manorial duties and the bishop maintained control of tolls at the market. The bishop also demanded that the burgesses grind their corn at his watermills and bake their bread at his common bakehouse (Pawley, 1996). King Henry II granted a market charter to the bishop of Lincoln in 1154. The market was held on Sundays until it was changed to Thursdays in 1202. In 1239, according to Geoffrey de Stowe, the market at Sleaford was being damaged by the market at Swaton, located ten and a half kilometres southeast of Sleaford. On 15 February 1329 King Edward III confirmed King Henry II's charter to Henry bishop of Lincoln.

King Stephen granted a fair, to be held at the manor from the 8<sup>th</sup> to the 11<sup>th</sup> of October (9<sup>th</sup> October being the feast day of St Denis), to Alexander bishop of Lincoln in 1136. King John granted to Hugh bishop of Lincoln and his successors the right to have fairs of three or four days duration in all of their manors, as long as it would not damage neighbouring fairs. This was granted at some time during King John's reign before 22<sup>nd</sup> November 1214. On 15 February 1329 Edward III confirmed King Stephen's charter to Bishop Henry of Lincoln. In March 1401, a further fair for the feast day of St Denis, on the 9<sup>th</sup> of October, was granted by Henry IV to the bishop (who was also his brother) to be held at the town. The King granted a second fair, also to be held at the town in August, for the feast of St Peter in Chains.

#### 1.4.5 RELIGION AND EDUCATION

There are two remaining medieval churches in the survey area, one in Sleaford and one in Quarrington. The Church of St Denys, in Sleaford, dates from the late 12<sup>th</sup> century (HER: MLI82716, NHLE: 1062157) and its associated vicarage is a 15<sup>th</sup> century timber framed building (HER: MLI90228, NHLE: 1168389). The church of St Botolph, in Quarrington, is a small 13<sup>th</sup> century church (HER: MLI90583, NHLE: 1360452). There was a medieval church in Old Sleaford at St Giles Avenue which has since been lost. The Church of St Giles may have been of medieval origin or possibly earlier and initially been a dependency or chapelry of Quarrington (HER: MLI60697). Another, since lost, medieval religious building was St Mary's Chapel located at Holdingham (HER: MLI60400).



Church of St Denys

#### 1.4.6 CHARACTERISTIC BUILDINGS

##### Church of St Denys (HER: MLI82716, NHLE: 1062157)

The oldest part of the church is the tower, which was built towards the end of the 12<sup>th</sup> century. The spire was added at the beginning of the 13<sup>th</sup> century, it was struck by lightning in 1884 and was subsequently rebuilt. The spire is built of Ancaster stone and is one of the earliest examples of stone broach spire in England. The decorated nave was added in the 14<sup>th</sup> century.

### 1.5 POST-MEDIEVAL

#### 1.5.1 LANDSCAPE

The open fields of New Sleaford, Holdingham and Quarrington were enclosed via an Act of Parliament of 1794. The land at Old Sleaford had already been privately enclosed by the Hussey and Carre families from the 15<sup>th</sup> century onwards. The enclosure led to previously open fields being fenced off and bounded by hedgerows. The parliamentary enclosure also meant that increasing amounts of pasture land was now brought into arable cultivation.

#### 1.5.2 STREET PATTERN AND DEVELOPMENT

The urban expansion of Sleaford was minimal in the post-medieval period until the mid to late 19<sup>th</sup> century when some terraced housing was constructed. Residential expansion in this period occurred to the south of the railway station, following its construction, along Grantham Road and to some degree along Eastgate. Terraced streets were also constructed on Northgate at The Drove and Millfield Terrace.

#### 1.5.2 ECONOMY AND INDUSTRY

Sleaford continued to be a successful market town in the post-medieval period. Its economy was further strengthened after the enclosure of the surrounding fenlands and the creation of the Navigation Canal at the end of the 18<sup>th</sup> century. In the 1872 White's directory it is recorded that a busy Monday market was held in the town. There were also five annual cattle fairs and a cheese market on the 1<sup>st</sup> of October; however, none of these fairs coincide exactly in date with their medieval precursors.

Industrial activity also began to gather pace in the 19<sup>th</sup> century. In the early 18<sup>th</sup> century, the Slea Navigation canal was constructed. This had an important impact on the local economy, allowing for an increase in trade. As a result, the area of the canal head and Carre Street, became the centre of industrial development. In this area engineering firms specialising in manufacturing steam-powered agricultural machinery were established. As well as this there were four coach and carriage making firms and a brass and iron foundry (Pawley, 1996). The Lee and Green mineral water factory and bottling plant was also located in this area (HER: MLI90625). The business took advantage of the temperance movement which was growing in towns with a local Methodist presence such as Sleaford (Pawley, 1996).

The watermills and windmills which populated Sleaford during the post-medieval period were also affected by the advent of steam with many of them becoming steam-powered during the 19<sup>th</sup> century. The use of steam meant that the milling process did not have to depend on wind or waterpower and could be done at any time (Pawley, 1996). A new form of energy was introduced to Sleaford in 1839 with the construction of the Sleaford Gas Works in Eastgate, gas ceased to be made here after the introduction of the grid system in the mid-20<sup>th</sup> century (HER: MLI60660).

Another local industry was the seed trade. Charles Sharpe had a nursery in the early 1800s. His son Charles moved into the seed trading business after his father's death. He began trading with local farmers and ended up forming an international business (Pawley, 1996). Sharpe's owned many industrial buildings and warehouses throughout Sleaford (HER: MLI60664, MLI91719).

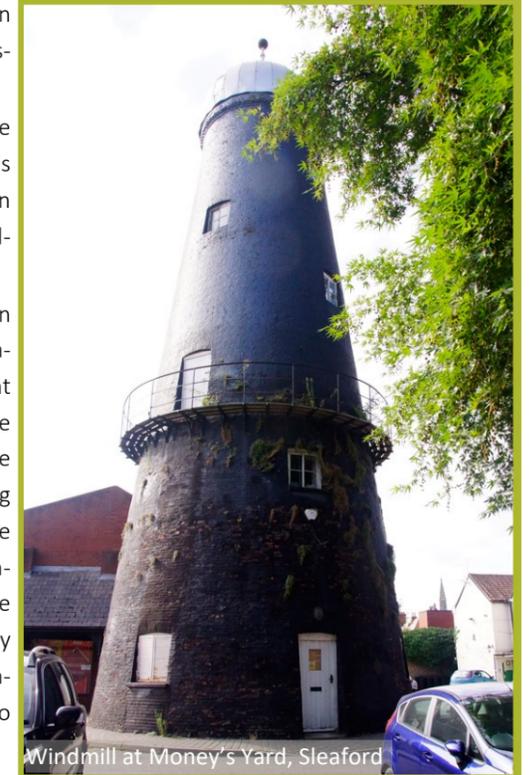
The population of Sleaford more than doubled during the 19<sup>th</sup> century. In 1801 the population of the township was of 1483 people; in 1901 the population was of 3839 people. This increase of population would have also meant an increased demand for housing. The Old Brick Field brickworks, which were located north of Eastgate, would have supplied local brick for the town as the demand for building materials grew (HER: MLI90631). Despite there being some residential expansion in this period, it was not enough to accommodate the growing population, which was increasingly living in confined environments. This was mainly due to the Marquesses of Bristol, who prevented large scale urban expansion in their estates outside of the town after parliamentary enclosure (Pawley, 1996). In 1838, the Sleaford Union Workhouse was constructed. Located on the north side of Eastgate, it could accommodate up to 253 inmates (HER: MLI89343).

#### 1.5.3 RAILWAY AND TRANSPORT

In the early post-medieval period Sleaford still mainly depended on roads for communication. These would be complemented later on in the period by the Sleaford Navigation canal and the railway.

The main road from Lincoln to Peterborough, passing via Sleaford, was turnpiked in 1756. The turnpiking would have meant more investment in the maintenance of the road and therefore better north-south communication. Apart from the Royal Mail Coach that ran from London to Hull in the 19<sup>th</sup> century, and passed through Sleaford, there were three mail coach services operating from Sleaford. The mail coach to Boston departed from the Bristol Arms Hotel; the mail coach to Lincoln departed from the New White Hart Hotel and a coach to Grantham also left from the Bristol Arms (Page, 1974).

A survey was conducted in 1774 to assess interest for a canal from Sleaford to Grantham, however, by 1783 interest was diverted to the River Witham. The Sleaford Navigation canal was officially opened on the 6<sup>th</sup> May 1794 and was 12.25 miles long, with seven locks. The canal made the River Slea and the Kyme Eau navigable from Navigation Yard in Sleaford to Chapel Hill and the River Witham (HER MLI86998). From its opening to the mid-1850s the Navigation Company was a successful venture, although from 1858, the company's income began to drastically fall. This decline coincided with the Grantham to Sleaford branch of the Great Northern Railway opening in the town in June 1857; a line from Sleaford to Boston was added two years later. The Sleaford Navigation (Abandonment) Act was passed by Parliament in 1878 and the company's assets were sold off from this point until 1881. Further railway lines were added in the 1870s. In 1872 the Bourne and Sleaford Railway branch of Great Northern Railway was opened and in 1882 the March to Sleaford railway line, passing through Spalding, was also completed. Later that year the section from Sleaford to Pyewipe Junction in Lincoln was completed. The new main mode of transport for the second half of the 19<sup>th</sup> century would be the railway and Sleaford was one of the more important railway junctions in Lincolnshire (Page, 1974). The introduction of the railway led to the eventual ceasing of the aforementioned mail coach services. Despite



Windmill at Money's Yard, Sleaford

this, the country carriers continued to operate, and they played an important role nearby connecting villages to the railway network (Page, 1974).

#### 1.5.4 RELIGION AND EDUCATION

Two of the known medieval religious buildings in the survey area were redundant by the end of the medieval period; these were St Mary's Chapel (HER: MLI60400) at Holdingham and the Church of St Giles (HER: MLI60697). Neither of these has been retained. The Church of St Botolph in Quarrington and the Church of St Denys continued to be in use during the post-medieval period. From at least the 17<sup>th</sup> century there was a congregation of dissenters in Sleaford. Their chapel was located in the garden of a house in Southgate. It stopped being used as a chapel in 1732, when the minister died, and was subsequently demolished in 1773 (HER: MLI97325). The next nonconformist place of worship to be built in Sleaford was the Meeting House at Hen Lane, now 30-32 Jermyn Street. It was built in 1776 and affiliated with Lady Huntingdon's Connexion; it later joined the Independent Body. In the early 19<sup>th</sup> century, it was known as Zion Independent or Congregational Dissenters Chapel and was enlarged and had a schoolroom added. It ceased to be used in 1867 and was converted into a bakehouse (HER: MLI97244). In the modern period the building has been divided into three residential properties. The chapel at Hen Lane was replaced by the Congregational Chapel at Southgate, which was built in 1867-8 (HER: MLI91720). A Baptist chapel was built in 1811 to the north of Boston Road, at Old Sleaford (HER: MLI91734) and a second Baptist Chapel was built in 1881 off Eastgate. This building probably housed the Particular Calvinist congregation which may have moved from the chapel at Old Sleaford. Methodist services had been occurring in the Sleaford area since 1796, when a service was held at the Paper Mills. A purpose built Wesleyan Methodist chapel was erected in 1802 off Westgate, although it was demolished in 1823. A new chapel was built on the same ground; the extant building of this later Wesleyan Methodist Chapel is located on 40-42 Westgate. The chapel ceased to be used in 1848 and was converted into two dwellings (HER: MLI97245). The Wesleyan Methodist congregation moved to their new chapel on Northgate, which was built in the same year (HER: MLI91733). Primitive Methodists had been meeting in Sleaford since 1838 but did not have a permanent place of worship until the construction of the Primitive Methodist chapel on the south side of Westgate in 1841 (HER: MLI91735). The Catholic Church began to have a presence towards the end of the 19<sup>th</sup> century with the construction of Our Lady of Good Counsel Roman Catholic Church in 1888 (HER: MLI91724).

Most of these religious institutions provided schooling of some description in the 19<sup>th</sup> century, normally in the form of Sunday Schools. However, the earliest educational institution in Sleaford was Carre's Grammar School which was founded in 1604. The current school on Northgate was built in 1834 (HER: MLI90260). The William Alvey Endowed National School on Eastgate was built in 1851 (HER: MLI91727); it was founded in 1729 as a school for the poor (Pawley, 1996). It consists of two school rooms with capacity for 100 pupils each and a teacher's house in between them (HER: MLI91727). The Quarrington Primary School, in Sleaford not Quarrington, was built in 1867 on Grantham Road (HER: MLI94228).



Carre's Grammar School

#### 1.5.5 RECREATION

There were different options for recreation in post-medieval Sleaford. Most of the older records are of public houses; there are however examples of other types of recreation in the 19<sup>th</sup> century. Public houses from the 18<sup>th</sup> century include The Nag's Head (HER: MLI90205) on Southgate, The Marquis of Granby on Northgate (HER: MLI90266) and The Grapes on Southgate (HER: MLI90197), all of which continue as public houses. Two 18<sup>th</sup> century public houses which have changed function were the Rose and Crown on Westgate (HER: MLI90272) and the Waggon and Horses on Eastgate (HER: MLI90101). Also present in the 18<sup>th</sup> century was the County Club located at 5-6 Market Place (HER: MLI90224). An early 19<sup>th</sup> century example is the Black Bull Inn on Southgate, which now operates as The Bull & Dog (HER: MLI90212). Sleaford had a theatre by the early 19<sup>th</sup> century, the Sleaford Playhouse, which was home to live performances (HER: MLI90297). Further outside the town, at East Banks, the Sleaford Swimming Baths were built in 1886. They were built to discourage locals from bathing in the River Slea (HER: MLI90626). Other recreational facilities included a recreation ground and tennis courts, which were south of the baths, the other side of Boston Road. To the north of the town there were also allotments adjoining Mill Field Terrace to its north.

#### 1.5.6 CHARACTERISTIC BUILDINGS

**Town Hall (Sessions House) (HER: MLI90220, NHLE: 1307024)**

The Sessions House is a two-storey Grade II\* building, constructed in ashlar and of Gothic style. It was built in 1831 and designed by architect H. E. Kendall. The ground floor is arcaded with six four-centred arches facing Market Place. The building is now the Town Hall and during the 19<sup>th</sup> century the Petty Sessions and County Court were held there.

**Carre's Hospital, Pump and Sundial in the Forecourt and Wall Along Carre Street, Bede House, Eastgate, Sleaford (HER: MLI60257, NHLE: 1062145)**

The Carre's Hospital almshouses were designed by architect H. E. Kendall. These 19<sup>th</sup> century almshouses are built on the location of the original site of the almshouses founded in 1636 by Robert Carre. The current building is built of ashlar and is Grade II\* listed, along with the pump and sundial in the forecourt and a stretch of wall along Carre Street. The eastern range has nine bays and was built in 1830. The southern range was built in the 1840s and has seven bays.



Almshouses

### 1.6 MODERN AND 21st CENTURY

#### 1.6.1 STREET PATTERN AND DEVELOPMENT

Sleaford has become much more urbanised in the modern period; indeed the majority of Sleaford's development has taken place over the last century. From the mid- late 20<sup>th</sup> century residential development has been significant and has primarily followed Lincoln Road to the north and Grantham Road and London Road to the south. The development to the south has been such that Quarrington and Sleaford no longer have fields separating them and have been joined by urban development since the late 20<sup>th</sup> century. In the 21<sup>st</sup> century the area of Rauceby Hospital and its grounds, in the south-western corner of the survey area, has also become a residential development. One of the main reasons for increased residential development in the late 20<sup>th</sup> century was the fact that Lord Bristol sold off his remaining estates in the area during the 1980s. This allowed for land outside of the traditional boundaries of the town to be bought and developed (Pawley, 1996). The historic town centre of Sleaford has also been affected by mid-late 20<sup>th</sup> century urban developments, with the area around Southgate being especially affected. During this period, many of the post-medieval residential and industrial buildings were demolished to make way for newer commercial and residential developments. Further to this, the former burgage plots which were extant in the town centre have been truncated by modern remodelling which has taken place in the town centre, particularly in the area to the east of Southgate, where former burgage plots have been converted into car parking and offices.

#### 1.6.2 RAILWAY AND TRANSPORT

Sleaford's railway connections have diminished slightly compared to the previous century. In 1915, an additional railway line opened in the town which connected RNAS Cranwell, later RAF Cranwell, to Sleaford. RAF Cranwell is located 7 kilometres north-west of Sleaford and the line continued operating, with a hiatus in the 1920s, until 1956. It was closed due to an improving road network and the cessation of World War II (HER: MLI89558). From the early-mid 20<sup>th</sup> century bus services competed with railway services for passengers. This, in part, led to the closure of the Bourne-Sleaford line in 1930 to passengers (Mills, 1989). The line eventually closed to freight traffic in 1964. The rest of the 19<sup>th</sup> century railway lines continue to be open.

A 1971 census of workplace and transport to work shows that Sleaford was the town with the highest proportion of commuters in Lincolnshire, with 45% of workers traveling from outside of the town, many by car. A lot of people would have worked at the headquarters of Kesteven County Council, East Kesteven Rural District and Sleaford Urban District council offices. Sleaford was the administrative centre of Kesteven County Council from its inception in 1888 to its abolition in 1974 (Mills, 1989). Sleaford bypass was built in the late 20<sup>th</sup> century which improved access in the surrounding area, as well as freeing traffic from the centre of the town. Despite its construction Sleaford High Street is still divided by high levels of traffic.



Lafford Terrace, Eastgate. Now local government offices.

#### 1.6.3 TRADE AND INDUSTRY

During the early 20<sup>th</sup> century there was still a strong influence of local agriculture on the town's economy. This can be seen for example, in the growth of Sharpe's seeds, a company dealing in crop seeds. The company was started with a nursery on Boston Road owned by the Sharpe's family, where the offices of the business were also located. Charles Sharpe's grew the company into a business which traded internationally and which, by the 1970s, owned most of the large warehouses in Sleaford (Page, 1974). The company closed in the 1990s and some of the warehouses were converted into flats or commercial premises (HER: MLI91719). Probably the industrial activity which had the most visual impact on the landscape of early 20<sup>th</sup> century Sleaford was that of Bass Maltings. Plans for the development of the maltings date back to 1880, but work on their construction did not begin until 1901. Malting on the site began in 1906 and construction was completed in 1907 (HER: MLI82692, NHLE: 1062154). The maltings closed in 1960. Cottages were built at the entrance of the maltings for its workers, which are now regular housing (HER: MLI90598-MLI90602, NHLE: 1389328-1389332). A house was also built for the malting's manager (HER: MLI90597, NHLE: 1246862).

By the end of the 20<sup>th</sup> century most of the traditional industry had disappeared. Most of the industry is now concentrated in the industrial estate to the north-east of the town, which is centred around East Road. Sleaford's local authority encouraged the development by providing it with electricity through the national grid, as well as drainage among other services (Mills, 1989).

#### 1.6.4 RELIGION AND EDUCATION

Many of the non-conformist places of worship that were established in the post-medieval period were lost in the 20<sup>th</sup> century due to falling numbers of congregants.

The Primitive Methodist chapel on the south side of Westgate closed in 1907 (HER: MLI91735). It moved to another chapel in Westgate which closed in 1964 and was subsequently demolished (HER: MLI97326). The Primitive Methodist society united with the Wesleyan Society in Northgate. The Wesleyan Methodist chapel in Northgate was demolished and replaced by a new chapel between 1969-1972 (HER: MLI91733). It is now known as the Sleaford Methodist Church and is still in use. The Southgate Congregational Chapel became the Sleaford United Reform Church in 1972 and is still open (HER: MLI91720). The Baptist chapel on Eastgate closed at some point in the late 20<sup>th</sup> century and the building has been a piano showroom since 1996 (HER: MLI91725). The Roman Catholic Church of Our Lady of Good Counsel continues to be open for worship, as are the Anglican churches of St Denys in Sleaford and St Botolph in Quarrington.

Educational provision increased in Sleaford and throughout the country in the 20<sup>th</sup> century. New schools were built and some of the older schools were relocated, rebuilt, or enlarged. In the early 20<sup>th</sup> century what is now the Sleaford Church Lane Primary School opened. The buildings were demolished in the early 2000s and the school was rebuilt (HER: MLI97432). The former Quarrington Primary School was demolished in 2002 and relocated to a new building in Rookery Avenue (HER: MLI94228); it is now called St Botolph's Church of England Primary School. The Girl's school at 62 Southgate was established in 1902 to provide education for girls in Sleaford. It was enlarged to its rear in the mid-20<sup>th</sup> century (HER: MLI90206). It is now Kesteven & Sleaford High School Selective Academy, which accepts boys aged 16 to 18. William Alvey Church of England School continues to be located off Eastgate (HER: MLI91727). The Sleaford Secondary Modern School was built in the mid-20<sup>th</sup> century on what was parkland associated with Westholme House (HER: MLI91772). The school is now St George's Academy. Carre's Grammar School continues to be a boy's school which is co-educational for 16 to 18 year-olds. At some point in the late 20<sup>th</sup> century Our Lady of Good Counsel Roman Catholic Primary School opened on the southern side of the Drove. The construction of a mosque began on Station Road in 2016, which has since opened.

#### 1.6.5 RECREATION

There are many recreational activities and clubs in the town of Sleaford. Sports clubs include the Sleaford Cricket Club located at the northern end of London Road, Sleaford Tennis Club off Boston Road and Sleaford Rugby Club off East Road. A youth club is located on Carre Street and a legionnaires club on Westgate. The early 19<sup>th</sup> century Sleaford Playhouse Theatre continues to house live performances (HER: MLI90297). Other recreational activities in the town include the leisure centre off Boston Road and visits to local public houses. The Hub is an arts centre which was opened in the early 21st century in a renovated 19th century industrial warehouse at Navigation Wharf. In 2011 the Hub rebranded as The National Centre for Craft & Design.



#### 1.6.6 MILITARY

Probably the most noticeable military presence in Sleaford during the modern period is that of nearby RAF Cranwell. Although outside of the survey area the railway line that connected it to Sleaford railway station was an infrastructure that was noticeable in the local landscape. In the mid-20<sup>th</sup> century there was also a territorial army centre where the Good Counsel Roman Catholic Primary School is now located.

#### 1.6.7 CHARACTERISTIC BUILDINGS

##### Bass Maltings (HER: MLI82692, NHLE: 1062154)

The Bass Maltings at Mareham Lane is a Grade II\* listed complex. It consists of eight maltings, although sixteen were originally planned. Despite this, it is still considered to be the largest complex of floor maltings to have been constructed in England. The red brick maltings flank, four one on side and four on the other, a large square tower and a chimney. Three of the maltings' external fabric was damaged during a fire in 1976, losing their roofs in the event. The remaining maltings are in good condition externally but remain unused since their closure in 1960.



## 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 which have originated at a similar time, are comparable in how they have developed or demonstrate a similar character or land use. The identification of HUCTs with these similarities allows groups (HUCAs) to be formed and analysed as a wider area.

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

The character areas are discussed in terms of heritage value, based upon Historic England’s 2008 ‘Conservation Principles’, these include: Evidential, Historical Aesthetic and Communal. ‘Conservation Principles’ sets out a method for thinking systematically and consistently about the heritage values that can be attributed to a place. People value historic places in many different ways; ‘Conservation Principles shows how they can be grouped into four categories. A concordance table has been produced to compare the values taken from the ‘Conservation Principles’ with the NPPF, in terms of significance p13.

The values are as follows:

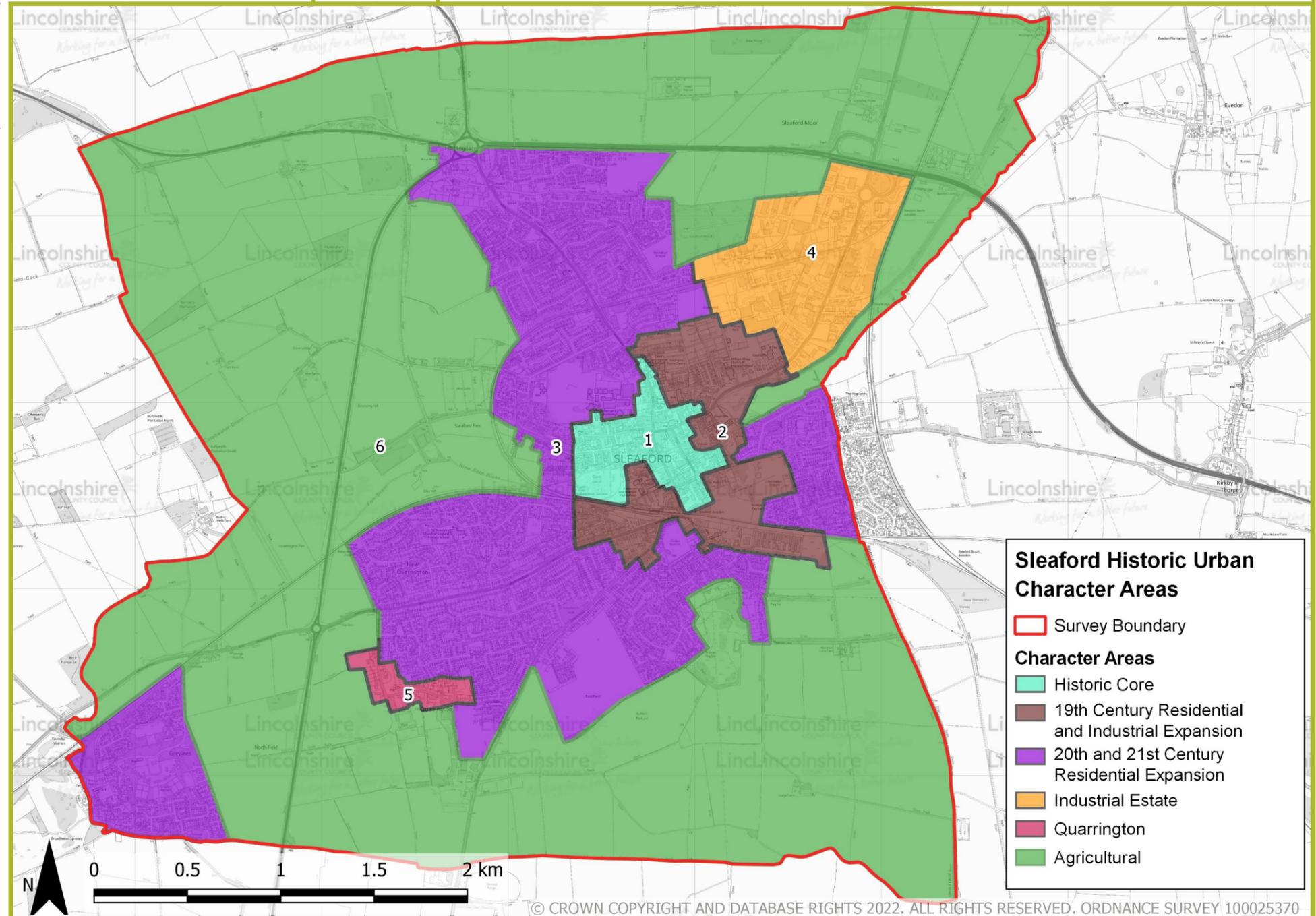
**Evidential:** the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

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

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

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

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



## The Conservation Principles values

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

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

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

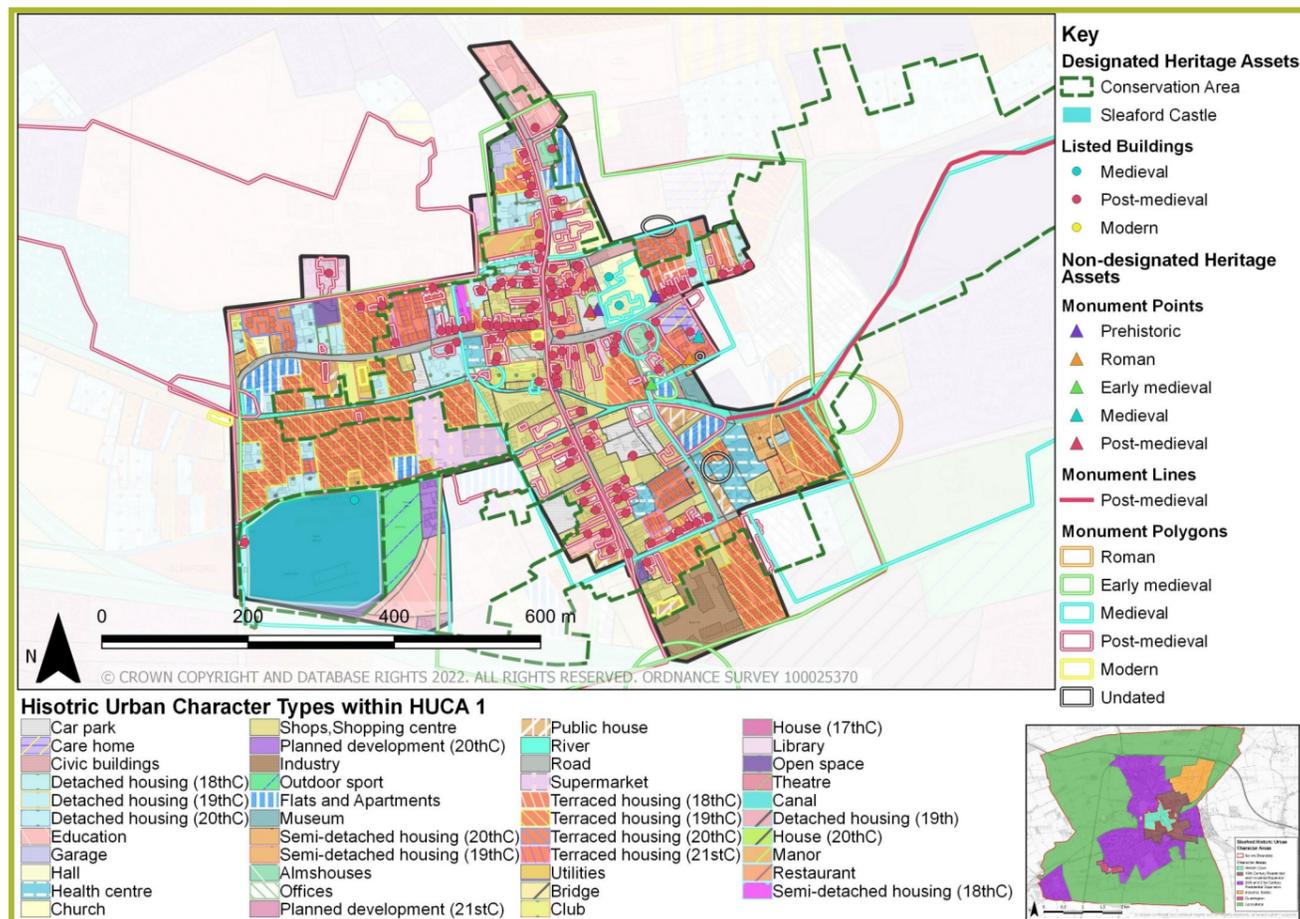
NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>"the potential of a place to yield evidence about past human activity."</i>	<i>"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence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

### EUS in planning

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

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

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



## HUCA 1—Historic Core

### Key characteristics

- Medieval core.
- Mostly post-medieval residential and commercial character, with some modern commercial buildings.
- Character has been affected by 20<sup>th</sup> century commercial developments.
- The setting of the building fronts with regards to the street varies.
- Mixture of building materials including the use of stone, red brick, buff brick and render.
- Buildings are generally either 2 and 3 storeys high.
- Most of the character area roughly corresponds with the western half of the town's conservation area.
- Presence of canalised river adds to the area's character.
- There are two areas of open spaces in the character area at the Marketplace and the Sleaford Castle earthworks.

### Landscape History

Large part of the HUCA would have formed the original early medieval settlement of Sleaford, following a north-south axis along Northgate and Southgate. It would probably also have extended, to some extent, along Eastgate. In the 12<sup>th</sup> century the settlement developed westwards with the construction of Sleaford Castle and the establishment of burgrave plots to its north, along Westgate. In the late 18<sup>th</sup> century the river was canalised and industry was formed around this. Much of this industry was centred around Carre Street and most of it was redeveloped in the 20<sup>th</sup> century. The mid-late 20<sup>th</sup> century developments changed the industrial character for newer commercial units.

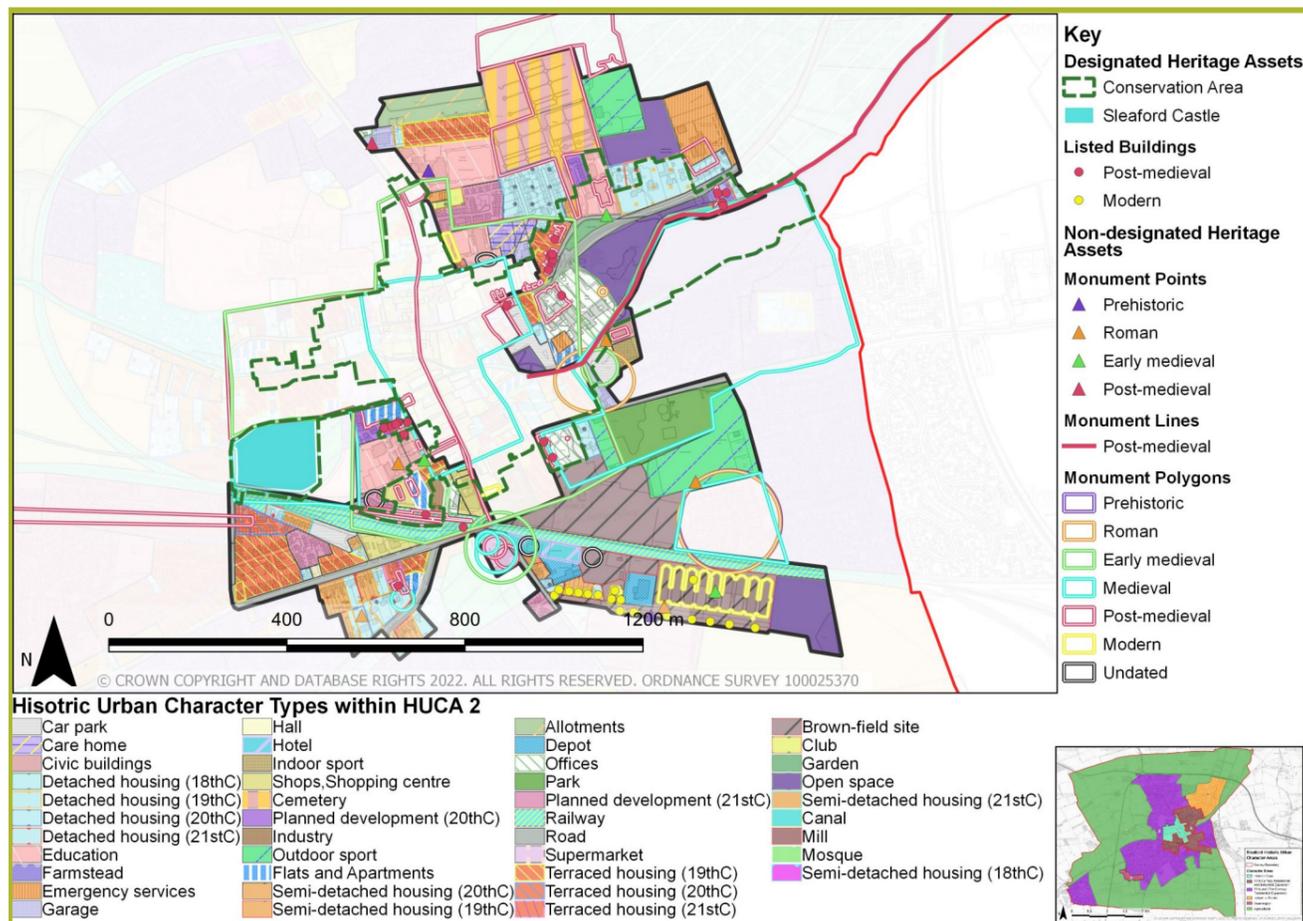


**Evidential Value:** There is much evidential value in this character area. The majority of the town's historic and listed buildings are located in the HUCA. The street layout is also evidence of Sleaford's medieval past, with the castle earthworks and the burgrave plots along Westgate being further evidence of this. It is therefore likely that medieval archaeological remains will be encountered when carrying out certain types of construction works. Archaeological remains from earlier periods are also possible.

**Historical Value:** The different styles and periods of buildings in the character area illustrate the town's architectural history and evolution. The medieval street layout is conserved as are the outlines of probable burgrave plots which have since been infilled by post-medieval and modern buildings. The earthwork remains of Sleaford Castle are also a reminder of Sleaford's medieval past.

**Aesthetic Value:** The character has been affected in areas of the HUCA by 20<sup>th</sup> century developments. Most of the 19th century canal-side industry buildings have been demolished and turned into commercial developments. Apart from this, the majority of the character area is comprised of post-medieval brick and stone buildings. These have been constructed within early medieval and medieval street patterns and plot boundaries.

**Communal Value:** There are several places of communal value within the character area. The Playhouse in Westgate, The Hub on Navigation Wharf and Sleaford Museum in Southgate are all places where the community can access arts and heritage. The Sleaford castle earthworks provides a freely accessible open space which also links to the town's medieval past.



## HUCA 2—19<sup>th</sup> Century Residential and Industrial Expansion

### Key characteristics

- 19<sup>th</sup> and early 20<sup>th</sup> century residential and industrial expansion.
- Mixed character; modern developments and open spaces alongside 19th century housing and industry.
- Railway station and Bass Maltings.
- Red and buff brick buildings, pan-tile roofs.
- Buildings from 2 to 7 storeys high. The highest buildings being originally related to industry.
- Red brick and stone buildings with uPVC replacement windows.
- Front gardens, many converted into driveways.
- Treelined main roads.
- Several schools and North Kesteven District Council offices.
- Cemetery and other open spaces for sports and recreation.

### Landscape History

The earliest evidence of human activity in the character area are two prehistoric archaeological finds: a palaeolithic flint axehead (HER: MLI60510) and a worked flint (HER: MLI91616). The earliest trace of human settlement is in the archaeological evidence of Romano-British occupation on land north of Boston Road (HER: MLI88569). For the early medieval period there is evidence for a pagan Anglo-Saxon inhumation cemetery at the northern end of Mareham Lane (HER: MLI82444). The rest of the character area was probably arable open fields during the early medieval and medieval periods. This agricultural character would have continued until the 19<sup>th</sup> century. In the mid-19<sup>th</sup> century the railway station was constructed, this accelerated residential and industrial development in the area. It was also during this period that the cemetery north of Eastgate was established (HER: MLI91732). In 1906 the Bass maltings east of Mareham Lane began to operate, on the southern edge of the train tracks. The 8 large malthouses within the complex dominate the surrounding landscape. During the 20<sup>th</sup> and 21<sup>st</sup> centuries, the HUCA has also seen modern housing and schools.

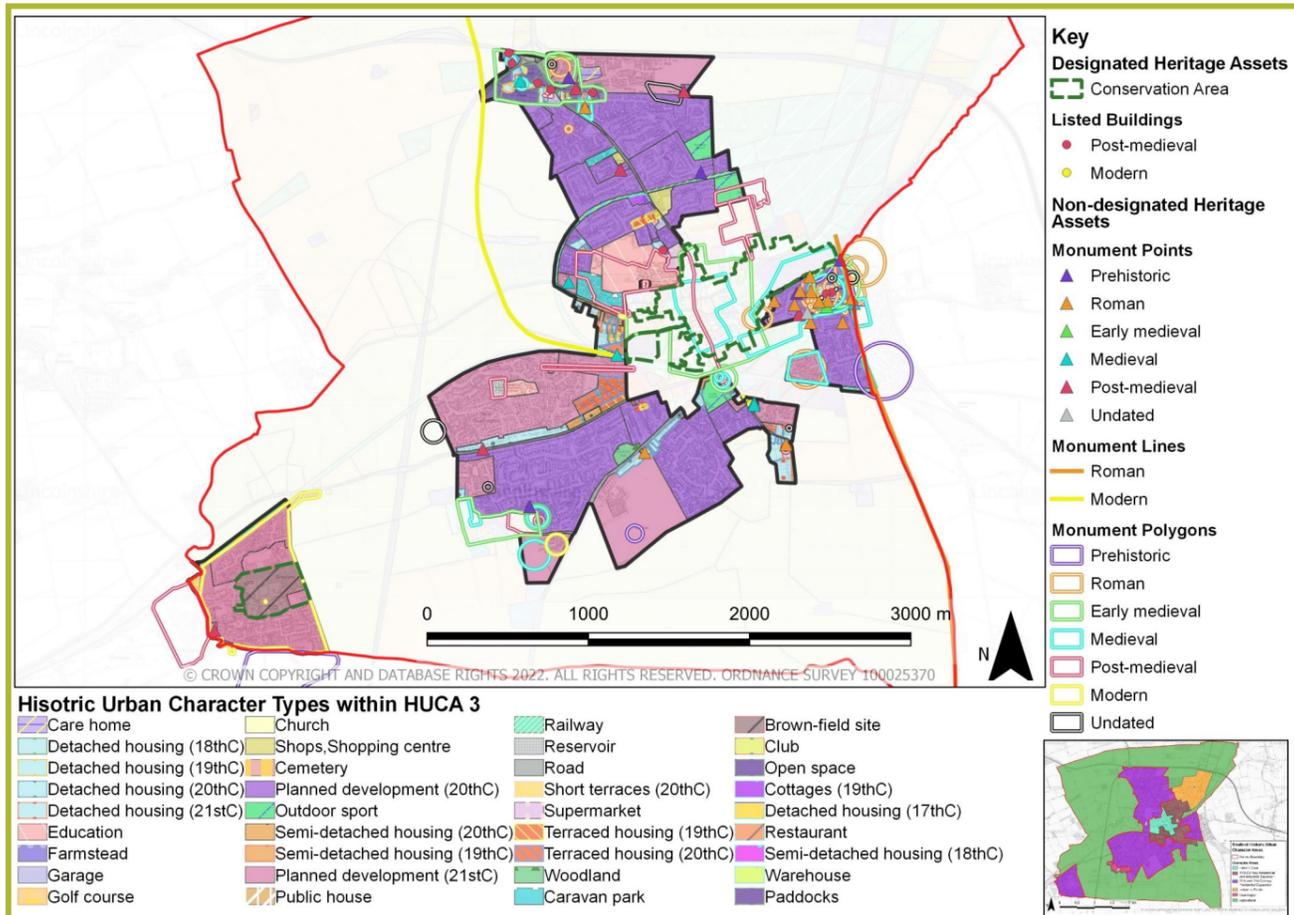


**Evidential Value:** There is direct archaeological evidence for human occupation, to some degree, dating from the Roman period. There is also archaeological evidence for an Anglo-Saxon cemetery. Apart from this, evidential value can be found in 19<sup>th</sup> and 20<sup>th</sup> century residential and industrial developments. The railway station, Bass Maltings and old warehouses since converted into flats, are all testament to this.

**Historical Value:** The character area contributes greatly to the understanding of the town's growth outside of its traditional boundaries. The arrival of the railway contributed significantly to this. It allowed faster and more reliable communications and encouraged the development of new industries in the town. This brought with it an increase in population and the need for the 19<sup>th</sup> century housing built in the character area.

**Aesthetic Value:** The character of the HUCA is mainly 19th century and early 20<sup>th</sup> century industrial and residential. There are, however, some areas of 20<sup>th</sup> and 21<sup>st</sup> century residential developments. As well as this, there is the presence of 20<sup>th</sup> century school buildings.

**Communal Value:** Value for the community can be found in educational institutions, religious buildings and sports facilities. The railway station is also an asset for the communities communications and links further afield.



## HUCA 3—20<sup>th</sup> and 21<sup>st</sup> Century Residential Expansion

### Key characteristics

- 20<sup>th</sup> and 21<sup>st</sup> century residential developments.
- Building materials include red, brown and buff brick. Some houses have white render.
- Tiled and concrete roofs. uPVC windows.
- Buildings between 1 and 2 storeys high.
- Driveways and front gardens.

### Landscape History

The earliest indication of human activity, apart from earlier prehistoric flint finds, is the existence of an Iron Age settlement at Old Sleaford (HER: MLI60583). It would have been an important settlement during this period and probably had its own mint. The settlement continued during the Roman period and a road arriving from Mareham Lane to the south would have passed through it and crossed the river, continuing north. The settlement would later be known as Old Sleaford. In the early medieval and medieval periods the settlement was smaller and less relevant. In the early medieval period, apart from Old Sleaford, there was another settlement in the character area. Holdingham is located to the north of the HUCA and has its roots in the early medieval period. Old Sleaford and Holdingham were the two primary locations of human occupation in the HUCA from the early medieval period. The rest of the character area would have consisted mainly of open fields and some water meadows near the river. In the late 18<sup>th</sup> century this land was enclosed by an Act of Parliament. The land continued to be primarily agricultural until the mid-20<sup>th</sup> century, with the exception of some 19<sup>th</sup> century residential buildings and clay extraction for brick production. As well as this, Rauceby Hospital was built in the southwest corner of the character area in the early 20<sup>th</sup> century (HER: MLI81658). From the mid-20<sup>th</sup> century to the present day, the character area has been urbanised with large residential developments. This was partly as a result of Lord Bristol selling land in the area which had previously not been available for development.

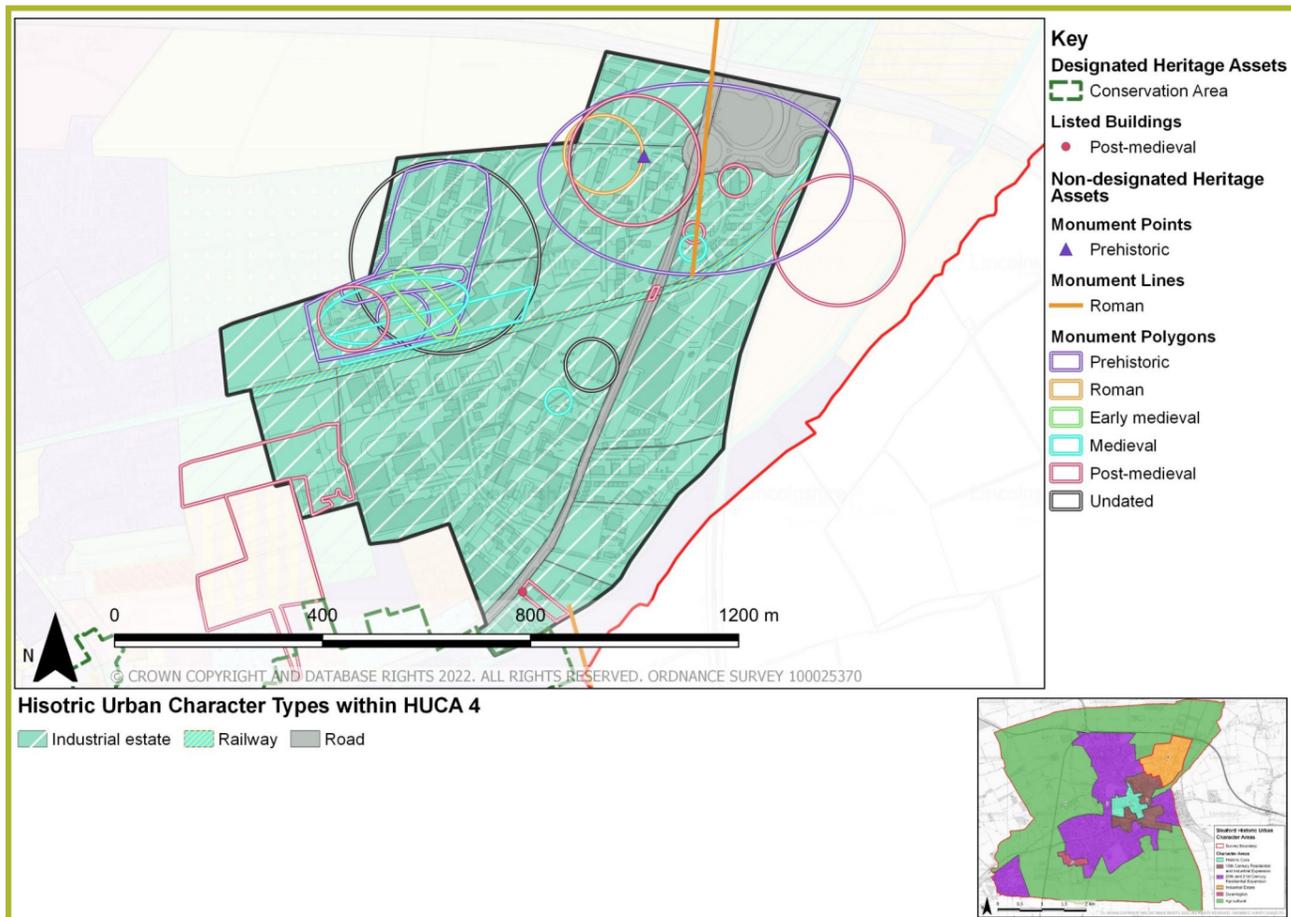


**Evidential Value:** The character area has elements of great evidential value. The Iron Age settlement recorded at Old Sleaford is of considerable archaeological significance. The Roman road which would have led to the settlement is aligned with what is now the parish boundary. The remains of Rauceby hospital are an example of the design of asylums in the late 19<sup>th</sup> century.

**Historical Value:** The character area contributes to the understanding of the town's 20<sup>th</sup> and 21<sup>st</sup> century population and residential growth.

**Aesthetic Value:** The character of the HUCA is consistent with that of typical late 20<sup>th</sup> and 21<sup>st</sup> century residential developments. Mixture of bungalows and terraced, semi-detached and detached housing with driveways, adapted for car usage.

**Communal Value:** There is little communal value to be found in the character area. It mainly consists of large housing developments.



## HUCA 4— Industrial Estate

### Key characteristics

- Industrial estate.
- Late 20<sup>th</sup> century development.
- Fenced industrial units with associated parking.
- Inactive street frontage, no windows. Utilitarian design.
- Wide roads with grass verges and cycle paths for commuters.
- Bordered by A17 to the north and River Slea to the south and east.

### Landscape History

A Middle to Late Iron Age settlement is recorded to the north of the character area; it was probably abandoned in the Roman period (HER: MLI60821). Aside from agriculture, this is the only evidence of significant human activity in the HUCA until the late 20<sup>th</sup> century. From the early medieval period, the character area probably consisted of arable open fields. In the late 18<sup>th</sup> century the land was enclosed by an Act of Parliament and continued to mainly be used for agricultural until the construction of the industrial estate in the late 20<sup>th</sup> century. In the 19<sup>th</sup> century there was a nursery, gas works and manure & oilcake works to the south of the character area. These have since been transformed into industrial units.

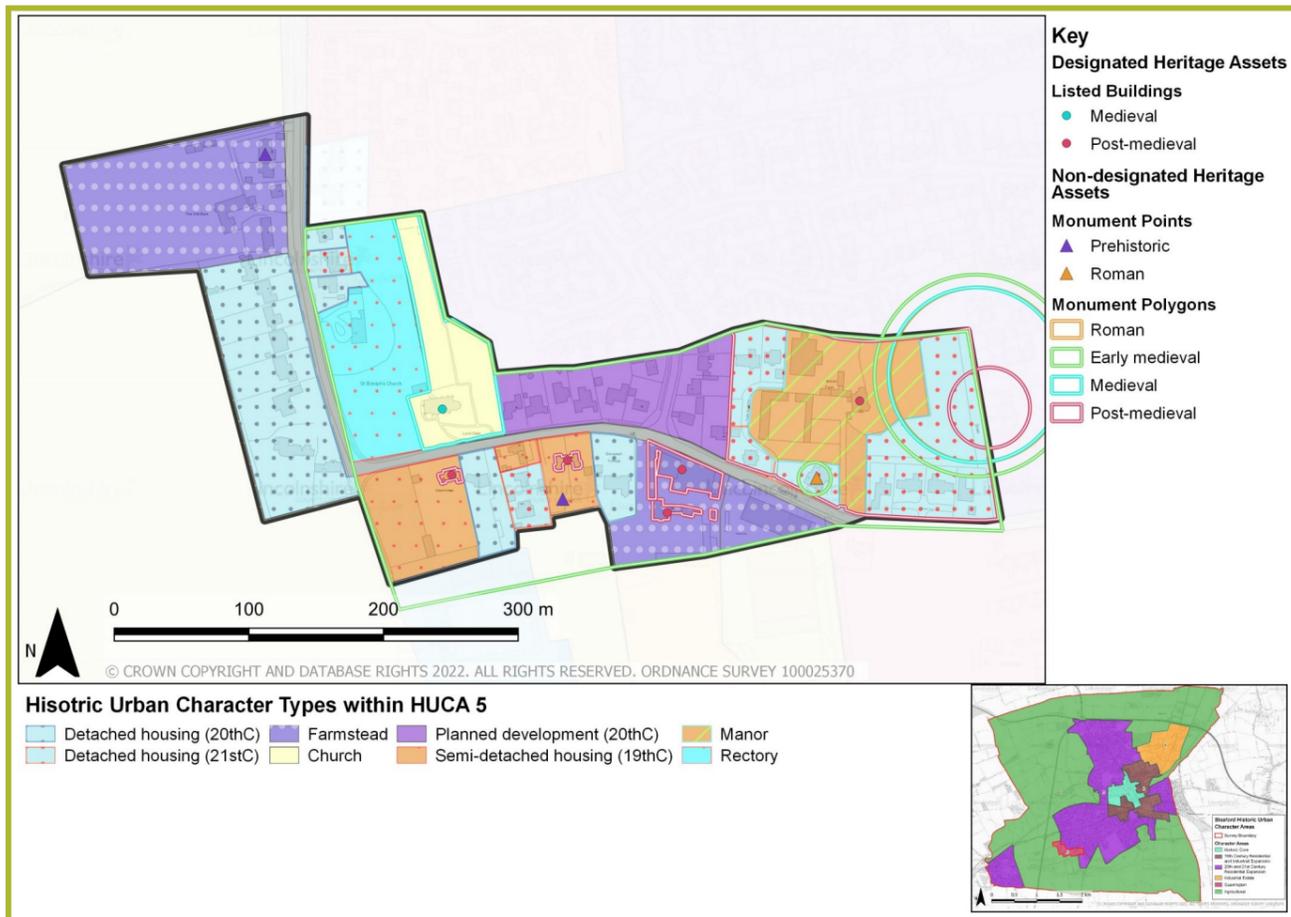


**Evidential Value:** The character area has evidence for Middle to Late Iron Age human settlement in the greater Sleaford area. During the medieval period the HUCA probably consisted of open fields with ridge and furrow. By the late 19<sup>th</sup> century there was some industry to the south of the character area. It was not until the late 20<sup>th</sup> century that the HUCA became a large industrial estate.

**Historical Value:** The archaeological remains recorded in the HUCA have been of great historical value for knowledge of the local prehistory. The character area also contributes to the understanding of the town's modern economy; showing its change of industry and relocation to this area from the town centre and near the railway station.

**Aesthetic Value:** There is no trace of the previous character of the HUCA. The aesthetic character consists of large modern industrial and commercial units.

**Communal Value:** The only element of communal value in the character area are the businesses and the jobs they provide.



## HUCA 5— Quarrington

### Key characteristics

- Medieval settlement of Quarrington.
- St Botolph's Church and rectory.
- Mainly 20<sup>th</sup> and 21<sup>st</sup> century housing.
- Stone and red, brown and buff brick.
- Concrete and pantile roofs; uPVC windows.
- Centred around Town Road and Northfield Road.
- Medieval street layout with modern housing.
- Grass verges on roads and a lot of vegetation in area surrounding the church.

### Landscape History

The HUCA originally started as a small early medieval settlement surrounded by arable land (HER: MLI91373). It continued this way until it was eventually connected to Sleaford by residential developments in the late 20<sup>th</sup> century. Some 19<sup>th</sup> century housing and farmsteads remain, as well as the 13<sup>th</sup> century St Botolph's Church.

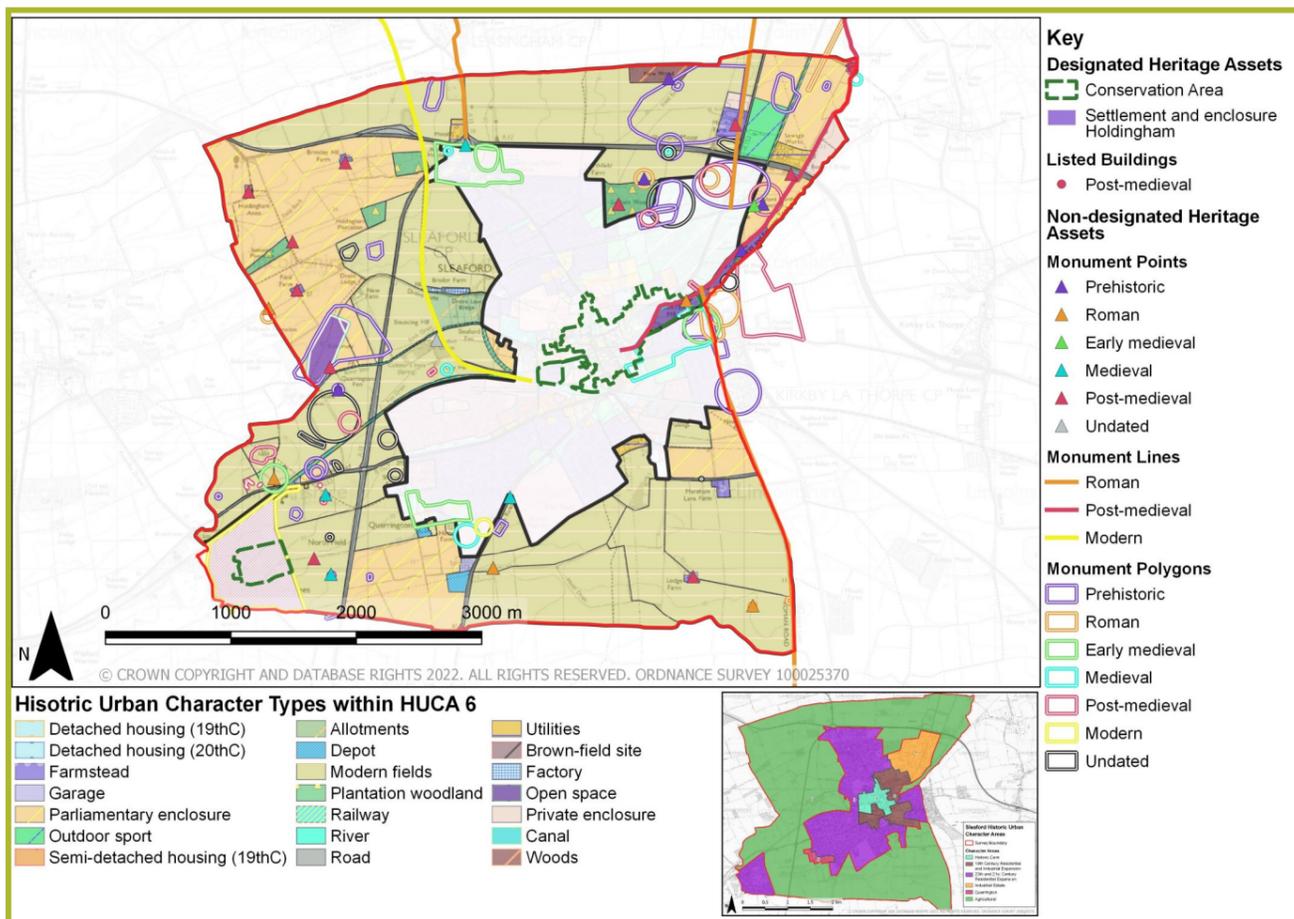


**Evidential Value:** The existence of a once distinctly separate settlement is still evident in the medieval church and the road layout. The post-medieval farm buildings present in the character area are evidence of the rural nature of the settlement.

**Historical Value:** The character area is a reminder of the medieval landscape of the survey area, which is gradually being built over. A landscape which included a few small settlements and two separate parishes. Quarrington's Church of St Botolph was one of these parish churches.

**Aesthetic Value:** The character of the HUCA is that of a small linear settlement which has conserved its medieval church and some of its post-medieval buildings. Some modern housing has been constructed alongside the post-medieval buildings. There are views to agricultural land to the south and there are open spaces and vegetation in the vicinity of the church. The area has a mixed character which is being gradually surrounded by modern residential developments.

**Communal Value:** The only significant element of communal value in the character area is St Botolph's Church and graveyard.



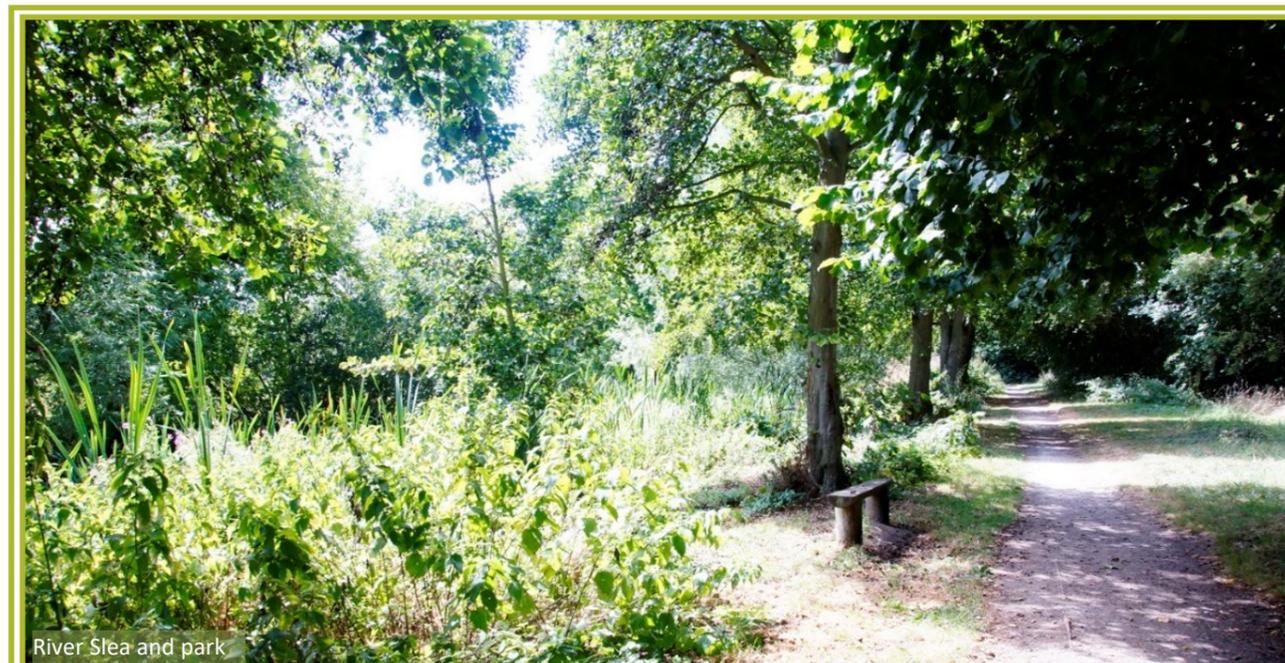
## HUCA 6— Agricultural

### Key characteristics

- Agricultural character.
- Parliamentary enclosures with hedgerows for boundaries.
- River Slea canalisation and fenland drainage.
- Post-enclosure farmsteads across the landscape and some more modern agricultural units.

### Landscape History

The landscape of the character area, before the late 18<sup>th</sup> century parliamentary enclosures, would have consisted of heathland to the north and fenland on the banks of the River Slea and to the south of the character area. There is archaeological evidence of prehistoric settlement throughout the HUCA. There are probable prehistoric enclosures in the north-eastern corner of the survey area (HER: MLI85852, MLI87576, MLI91625). A prehistoric settlement is recorded on the western edge of the survey area, on the northern bank of the River Slea (HER: MLI60718). This settlement has been designated as a scheduled monument (NHLE: 1004940). A Middle Bronze Age cremation cemetery has been recorded south of this settlement (HER: MLI87664). In the early medieval and medieval periods the arable open fields were limited to areas surrounding Quarrington, Holdingham and Old Sleaford; the rest of the character area continued to be heathland and fenland. An Anglo-Saxon cemetery has been recorded approximately 1 kilometre to the northwest of Quarrington (HER: MLI82448). The landscape probably remained largely unchanged until the late 18<sup>th</sup> century, when the land was enclosed and the fenland was drained. The land has been mostly agricultural since these enclosures, although post-medieval pits have been recorded to the west of the survey area (HER: MLI90617).



**Evidential Value:** There is much archaeological evidence within this HUCA. There is evidence for prehistoric human activity throughout the character area, as well as some Roman and early medieval evidence. Some parts of the character area are likely to need archaeological investigations before further development. The archaeological data available for the character area is helpful to understanding its prehistoric and medieval history and landscape. Archaeological excavations and research could help further this understanding.

**Historical Value:** The character area also helps understand the changes that have occurred in the landscape and farming practices. The draining of the fenlands, canalisation of the River Slea and farming of previous moorland are all drastic changes in the landscape that occurred in the late 18<sup>th</sup> century.

**Aesthetic Value:** The character of the HUCA is very uniform. It is formed of agricultural fields bounded by hedgerows. However, the character area does include some wooded areas, as well as the treelined riverside walk pictured above.

**Communal Value:** Communal value can be found in agricultural job creation and food production. It is, however, privately owned and privately accessed land. The open space and public footpath along the River Slea is an element of communal value.

## DISCUSSION

### Historic background

There is evidence for human activity in the parish of Sleaford from the Mesolithic period. However, it is not until the Iron Age that there is archaeological evidence for long-term settlement. There were at least two areas of Iron Age settlement, the most important being at Old Sleaford. This was probably an important settlement in the Corieltavian territory with a possible mint located there. The Old Sleaford Iron Age settlement continued through to the Roman period, although it had lost importance. A Roman road would have continued north from where Mareham Lane turned west and met the River Sleas, where it possibly crossed a ford and continued northwards. There is further evidence of Roman activity in other parts of the area, with farmsteads, burials and archaeological finds being recorded.

In the early medieval period there were four distinct settlements in Sleaford: Old Sleaford, New Sleaford, Quarrington and Holdingham. Throughout the medieval period Sleaford, or New Sleaford, developed into the primary settlement of the area, although Quarrington was the manorial seat for the southern part of the survey area, with its own parish church. Sleaford became an important market town under the lordship of the bishops of Lincoln. It is during this time, in the 12<sup>th</sup> century under Bishop Alexander, that Westgate and Sleaford Castle were formed. In 1154 King Henry II granted a market charter for Sleaford to the bishop of Lincoln, although a market may have been in existence before this. Sleaford's economy at this time was characterised by the abundance of mills on the River Sleas, the existence of burgesses and a regionally important market. The area's landscape consisted of arable open fields to the north and south of Sleaford bordered by areas of fenland—mainly by the river— and heathland.

This changed at the end of the 18<sup>th</sup> century, when the land was enclosed via an Act of Parliament. The land enclosure was accompanied by drainage of the fenland and its agricultural use, as well as that of the heathland. During this period the Navigation Canal was also constructed, which made it possible to navigate from Sleaford to the River Witham. This led to increased trade and industrial activity in the town, with industry concentrated around Carre Street and the canal head. The use of the canal began to decline with the arrival of the railway in Sleaford in the mid-19<sup>th</sup> century. Industrial activity began to gravitate towards the railway station instead and in the beginning of the 20<sup>th</sup> century, the nationally significant Bass Maltings were constructed on the southern side of the railway tracks. The 19<sup>th</sup> century saw the population more than double; however, this was not accompanied by an increased urban expansion. There was some residential expansion in Sleaford, but it was not until the late 20<sup>th</sup> century that the urban area grew significantly. It was also at this time, and in the 21<sup>st</sup> century, that the town's industry began to centre around the industrial estate to its north.

### Character summary

There are six identifiable areas of distinct character within the survey area, these are called Historic Urban Character Areas or HUCAs. HUCA 1 constitutes the historic medieval core. The area has a medieval street pattern with post-medieval and modern buildings throughout. The character of the area is primarily commercial, with residential buildings also present. HUCA 2 represents the 19<sup>th</sup> century and early 20<sup>th</sup> century residential and industrial expansion in the town. The character of the area is mixed, with modern developments alongside 19<sup>th</sup> century housing and industrial buildings. HUCA 3 is formed by large 20<sup>th</sup> and 21<sup>st</sup> century residential developments, with a mixture of terraced, semi-detached and detached housing. HUCA 4 consists solely of the large industrial estate to the north of Sleaford, off East Road, which has been developed from the late 20<sup>th</sup> century. HUCA 5 traces the medieval outline of the settlement of Quarrington, with its parish Church of St Botolph. This is the only remaining medieval building, the area is now mainly characterised by 20<sup>th</sup> and 21<sup>st</sup> century housing. Despite the area being composed mainly of modern housing it is still centred around the village's main road, Town Road. HUCA 6 represents the surrounding agricultural land, which is divided between north and south by the River Sleas. The parcels of land have hedgerows for boundaries and post-medieval farmsteads with modern agricultural units can be found throughout the area.

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### Acknowledgements

Lincolnshire Central Library. Lincolnshire Archives.

# Extensive Urban Survey



The Church of St Denys

Sleaford

2022

Project Number 2897

Historic England, Lincolnshire County Council

Gregor Robertson-Morris