



LINCOLNSHIRE EXTENSIVE URBAN SURVEY  
Grantham Heritage Action Zone



## 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 interests identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic and Communal, these are also compared to values seen in the National Planning Policy Framework 2019 (NPPF, 2019).

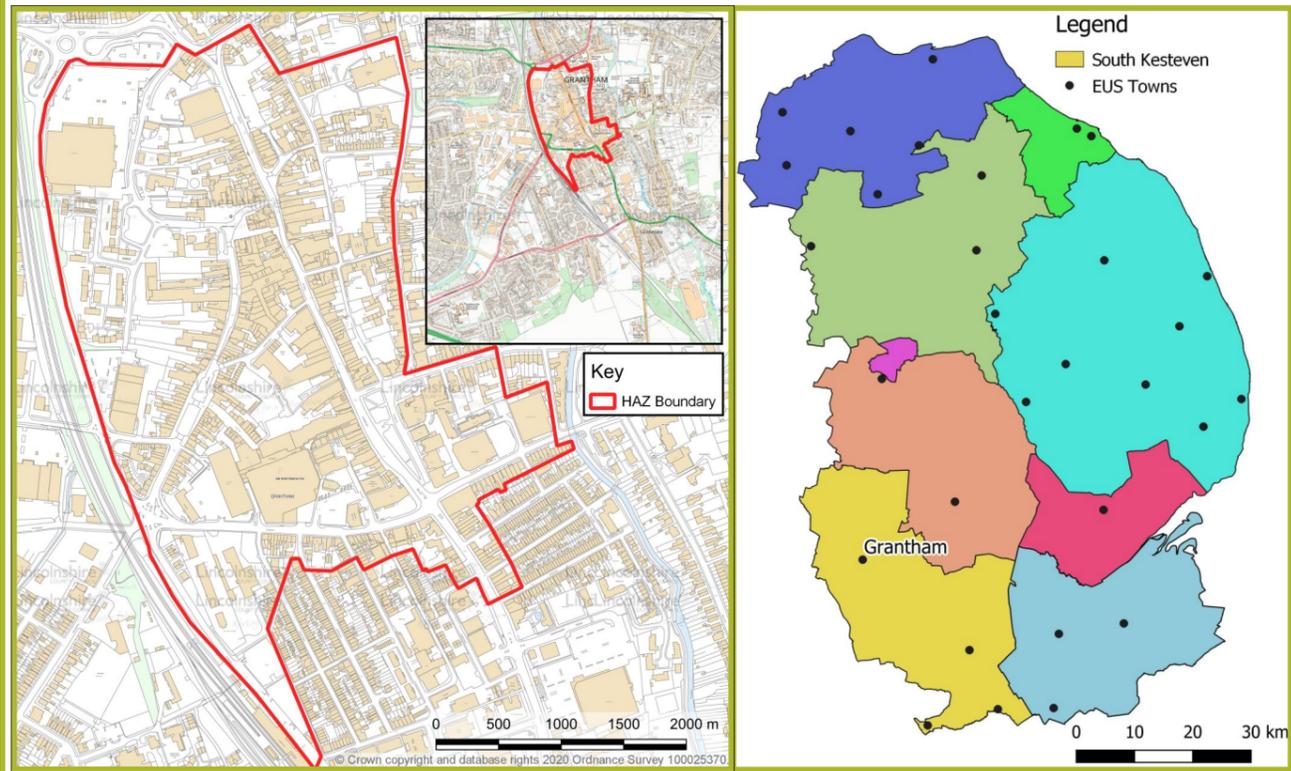
The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains 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 (NPPF, 2019, p189).

### THE HERITAGE ACTION ZONE (HAZ)

This report was produced in response to a request from InvestSK: *South Kesteven District Council's economic growth and regeneration company*, to provide a historic and archaeological background for the High Street Heritage Action Zone project for Grantham, which is projected to begin in April 2020. The Heritage Action Zone Scheme is a national fund for the revival and enhancement of England's high streets.

### LOCATION

Grantham is located within the National Character Area 75: The Kesteven Uplands. The surrounding area is described as *Medium-scale, undulating mixed farmland landscape gently rising from the Fens in the east to the limestone ridge in the west. Enclosure is generally by hedgerows and more locally by stone walls. Rivers Witham, East Glen and West Glen dissect the area, their valleys containing species-rich meadows, grazing marsh and woodlands. Significant areas of woodland including semi-natural and ancient woodland, commercial woodlands and parkland landscapes which, in combination with the topography, frame and contain views. Picturesque villages and towns with buildings constructed in the local honey-coloured limestone, with roofs of the local yellowish Collyweston slate in the south and red pantiles in the north. Also present is a concentration of historic country houses with their associated parklands. An archaeologically rich area containing ancient trackways, Roman settlements, deserted medieval villages and Scheduled Ancient Monuments such as Car Dyke, which runs along the western edge of the Fens.*



## 1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

### 1.1 PREHISTORIC

Grantham's location, within the upper valley of the river Witham, meant it was ideally situated for settlement throughout pre-history. From the surrounding landscape there is archaeological evidence of settlement and early hunting and gathering although there are no records in the study area recorded on the Historic Environment Record (HER). It seems likely that this is the result of later medieval, post-medieval and modern urban development having obscured earlier remains.

Scattered finds and recorded sites in the locality outside of the HAZ area provide some evidence from which a picture can be surmised. These include finds from the Mesolithic, Neolithic, and Bronze Age periods. Recorded finds include flint scatters (HER: MLI83356), axes (HER: MLI30544) and a number of find-spots of sporadic flint artefacts. A Bronze Age macehead (HER: MLI30768) was also recovered to the north of the HAZ area and an Iron Age Coritanian stater (HER: MLI30541) was found not far away near Grantham House.

### 1.2 ROMAN

Evidence for settlement during the Roman period in the HAZ area is also limited. There is one record from within the survey area on the HER (HER: MLI30772) but this is a single artefact. Scattered finds outside of the HAZ area, including Romano-British coins (HER: MLI30780, MLI30547) and pottery (HER: MLI113257, MLI83360) suggest Roman occupation somewhere nearby.

#### 1.2.1 STREET PATTERN AND DEVELOPMENT

The development of the street pattern is discussed in much detail in Start and Stocker, 2011, 'The making of Grantham'; a collection of academic papers delivered at a 2011 conference and collated into a publication. As such much of the explanations given here are derived from this text.

The main routes through the town are thought to have their origins in the Roman period. It is suggested that before the town became a settlement Grantham developed as it was at the crossroads of two key Roman roads. These roads initially ran north-south through the settlement and crossed the Mowbeck, at the top of Swinegate.

### 1.3 EARLY MEDIEVAL AND ANGLO-SAXON

Where prehistoric and Roman evidence was scant HER entries from around the study area include numerous records from the Anglo-Saxon or early medieval period although most are scattered finds. These finds include pottery from the 5<sup>th</sup>-10<sup>th</sup> centuries, spearheads, brooches, and animal bone. Spitalgate (Spital-hospital, gata-street) cemetery is also recorded just 500m south of the survey boundary. This cemetery was excavated in the late 20<sup>th</sup> century and revealed both cremations in urns and inhumation burials along with rich grave-goods including spearheads and shield bosses.

Within the HAZ are scattered find-spots, including those found on Greyfriars Street (HER: MLI101081, MLI10063, MLI100634, MLI100083), which included an equestrian strap end and brooches. Also recorded is an Anglo-Norman pit located on Westgate (HER: MLI83952) containing 9<sup>th</sup>-12<sup>th</sup> century pottery. A church on the site of St Wulfram's Church (as mentioned in the Domesday Survey, see paragraph 1.3.2) is thought to have been built in the Anglo-Saxon period (HER: MLI30496, NHLE: 1062501). Additionally Saxon pottery has also been recorded in the churchyard (HER: MLI35073).

#### 1.3.1 PLACE-NAME EVIDENCE

The name 'Grantham' is thought to derive from Old English, providing the town with a foundation date of the 5<sup>th</sup>-6<sup>th</sup> century. The name is thought to be made up of two components, Granth and ham. Granth or 'gravel' could be a topographically correct description of the landscape given that the superficial geology in Grantham is Belton/ Alluvial sand and gravel, and 'ham', which is a common Old English naming element meaning homestead or estate. The personal name 'Granta', has also been suggested as a possible origin of the name Grantham which could mean Granta's-Ham.

#### 1.3.2 DOMESDAY SURVEY

Grantham at the time of the Domesday Survey was an estate centre, within the wapentake of Winnibriggs (wapentake being a land division within a county). In the period before the Norman Conquest Grantham was held by Queen Edith, wife of Edward the Confessor. Edith was one of the largest land-owners in the country at this time. After the conquest, Grantham was held by King William (the Conqueror). A hall belonging to Edith and a church were the most important buildings in the town, the latter likely being the predecessor church to the present day St Wulfram. The location of the hall site is unknown, however is likely to have been near the church possibly in the sub-rectangle of land to the north between Brook Street and St Wulfram's Church.

The church is recorded to have owned eight tofts along with four mills and eight acres of meadow. The town recorded 72 smallholders and 111 burgesses (townspeople), 77 tofts (houses of the sokemen), and 12 carucates (a carucate is approximately 120 acres). These records suggest that Grantham was a large settlement, worth £60 in 1066 and £110 in 1086.

Physically, the records equate to a hall, church and a borough-like settlement, which would have incorporated, streets, properties and gardens, with the surrounding land used for agriculture. The church is likely to have been built in close proximity to the hall, which were both probably located within an enclosure, the line of this suggested enclosure is preserved in the modern day road pattern; with Swinegate to the west, Bluegate to the south, and to the east and north by Castlegate and Brook Street respectively.

The property boundaries are thought to have originated in the late 11<sup>th</sup> century as burgage plots. The potential location of these burgage plots is thought to be from St Wulfram's Church, between Swinegate and Castlegate towards St Peter's Hill, and between Swinegate and Watergate/High Street. Compared with the clearly defined burgage plots of Westgate these also appear to be larger plots of land.

## 1.4 MEDIEVAL

Settlement in the study area was largely developed throughout the medieval period. The majority of the streets established during this period still exist, as do many of the original plot boundaries, although development has occurred within the properties throughout the post-medieval and modern periods thereby breaking up the medieval pattern.

In 1168, the River Trent was bridged at Newark, this had an enormous impact on Grantham as it increased the level of traffic moving through the town between London and York. This one development provided a significant economic boost for the town of Grantham due to the increased traffic passing through.

### 1.4.1 STREET PLAN AND DEVELOPMENT

The HAZ area grew exponentially from the 11<sup>th</sup> century onwards, with the street pattern we see today largely being established at this time. The town was defined in this period by the River Witham to the north and east, the Mowbeck to the north and west and Wharf Road to the south and this changed little until the 19<sup>th</sup> century. As mentioned in paragraph 1.3.2, in the early medieval period there was already a manorial centre and a church, St Wulfram's, in the north of the survey area, and the focus of the town was likely Swinegate with burgage plots extending down both sides of the street towards St Peter's Hill.

Although Swinegate was already a main north-south road in the town, the bridging of the River Trent at Newark in the late 12<sup>th</sup> century may have altered the focus of the town with a shift from Swinegate to High Street and Watergate (which connected the town north to Newark and south to Stamford). These developments led to an economic boost to Grantham and prompted new growth along the west of Watergate and High Street resulting in the formation of a new market (between Watergate and Westgate) in the 13<sup>th</sup> century. It was around this time that new growth also continued towards the west and south of the HAZ area.

### 1.4.2 ECONOMY AND INDUSTRY

Like many East Midland towns, Grantham played a key role in the wool trade, which was England's dominant industry throughout the 12<sup>th</sup>-15<sup>th</sup> centuries. Watergate was formerly known as Walkergate, after the fullers who would 'waulk wool' to soften and thicken it. The property boundaries on the western side of Walkergate extended down to the Mowbeck stream which would have provided water for the industry. The wealth that was brought into Grantham through the wool trade funded the construction of St Wulfram's Church, which resulted in its large and impressive stature.

In 1463, a royal Charter of Incorporation was granted to Grantham by Edward IV, this allowed the town a higher level of self-governance and increased freedom from interference. This charter granted rights to hold a market (although a market had in fact been held since before the time of the Domesday survey), to establish a prison, make by-laws and hold two annual fairs; on the feast of St Nicholas and Passion Sunday (although some sources suggest this was actually granted later by Richard III in 1484).



View south along Westgate.

Leather work is thought to have accounted for 25% of trade in the town, food, drink and agriculture made up 14%, and metal working accounted for 13%. In archaeological terms there is possible evidence for a tannery or butchery site from a site in the south-eastern corner of the HAZ, close to the present day Welham Street (HER: MLI89111).

### 1.4.3 MARKETS AND FAIRS

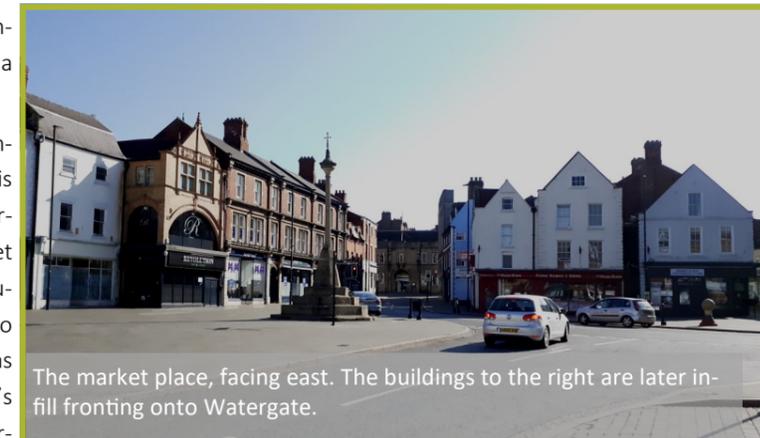
Locations identified by Stocker in 'The making of Grantham', as probable medieval market places include: St Peter's Hill, Swinegate, near the Apple Cross, and the present day Market Place (between Watergate and Westgate). St Peter's Hill, is thought to have been the location of the Eleanor Cross (HER: MLI30503). The Eleanor Crosses were erected by King Edward I to commemorate the twelve stopping points on the journey of Queen Eleanor's funeral cortege between Lincoln and



View north on High Street, St Peter's Hill is to the right.

London following her death in 1290. This suggests that St Peter's Hill was already an important public space in the town and potentially a market.

The area near the Apple Cross on Swinegate, potentially has early medieval origins, although it is thought to have been surpassed by the other markets in importance and fell out of use. The market had a short period of revival in the early 16th century through the efforts of Bishop Richard Fox, who donated a market cross however, this cross was later demolished and Market Place and St Peter's Market continued to be the focal points of commercial activity. Market Place is the third and latest market, and it thought to have been established in the 13<sup>th</sup> century. It is suggest-



The market place, facing east. The buildings to the right are later infill fronting onto Watergate.

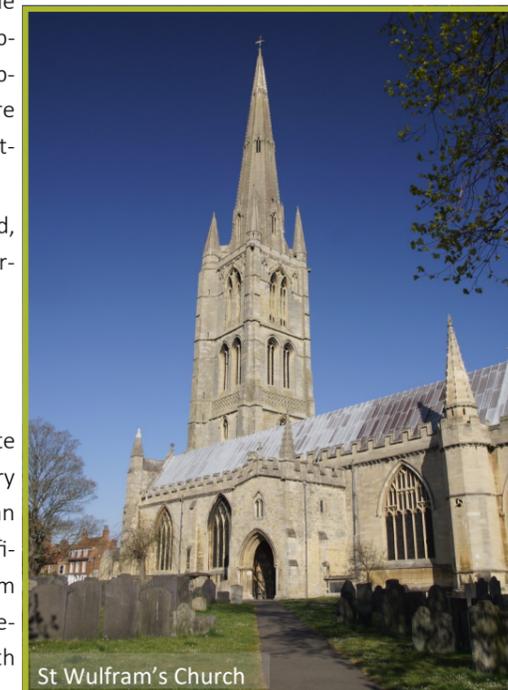
ed that it was purposefully planned, and in its plan form is a strong rectangle which would have originally opened up fully onto Watergate. Later development within the Market Place (the buildings facing onto Watergate), obscures the rectangular shape. The properties to the north of Market Place are likely the remains of older east-west burgage plots, which have been truncated to create new property frontages onto the new market place.

From the junction of Westgate and Guildhall Street, south to Dysart Road, the street 'bulges'. This part of the road was the location of a livestock market, and was likely built purposefully wide for such a use.

### 1.4.4 RELIGION AND EDUCATION

#### St Wulfram's Church

St Wulfram's Church as seen today was largely constructed between the late 12<sup>th</sup> century and the late 13<sup>th</sup> century. Some remaining herringbone masonry is the only visible trace of the 11<sup>th</sup> century church which itself replaced an even earlier building. In the early 14<sup>th</sup> century the west front and the magnificent spire were added to the church, thanks to the profits generated from the wool trade, and represent a fine Early English ensemble. The nave-arcades had been added in the late 12<sup>th</sup> century on both the north and south



St Wulfram's Church

sides. Further construction and building and modifications continued until the late 15<sup>th</sup> century, much of which was constructed in the new Perpendicular style. The church was repaired by George Gilbert Scott in the 1860s.

#### The Franciscan Friary (Grey Friars)

By 1290, a Franciscan friary (HER: MLI30494) had been founded in the town, located to the west of Westgate (close to Grey Friars Street). The friary is thought to have been quite small; in 1300 there were 20 friars. By the time of its dissolution in 1539, the friary contained two kitchens, malting floors, workshops, stables, a wood yard, orchards, gardens, and over five acres of land although it was said to be so poor the king would receive nothing but the 'lead, bells, and a chalice'. The land and possessions of the friary were given to Robert Butcher and David Vincent. A manor house was constructed on the site and was the seat for the Bery (Bury/Berry) family, the house was in turn demolished in the early 19<sup>th</sup> century. The Greyfriars site was redeveloped again in the late 20<sup>th</sup> century after a programme of archaeological excavation in 1972-1973.

#### Grammar School/ The King's School

Documentation shows a school existed in the town by 1329 although it is unclear where it was located. It was re-founded in 1494 and in 1550 became the Free Grammar School of King Edward VI, following an endowment by Bishop Fox in 1528. The school is located to the north of St Wulfram's immediately outside the HAZ boundary. The Old School House and Master's House survive as the earliest structures (HER: MLI30500). The school room and school house date to 1497. Although they are now surrounded by 19<sup>th</sup> and 20<sup>th</sup> century development. There is no evidence for schools within the study area during the medieval period.

#### 1.4.5 CHARACTERISTIC BUILDINGS

##### The Angel and Royal /Angel Inn (HER: MLI85835, NHLE: 1062486)

The Angel and Royal Hotel is one of the oldest standing medieval buildings in Grantham. Originally called the Angel Inn, its name was changed following a visit from the Prince of Wales (later Edward VII) in 1866. The striking façade dates to the 15<sup>th</sup> century. However, there was an earlier 13<sup>th</sup> century building on the site (HER: MLI30501). It is suggested (although it is yet to be confirmed) that this building was a base of the Knights Templar. Records indicate that the Templars were granted land in Grantham by 1185. The Templars were suppressed in 1308, at which time the inn is thought to have passed to the Knights Hospitallers. The location of the inn, opposite the market (although, as stated the market has been in-filled with later buildings fronting onto the Watergate), would have been an advantageous position in this period. The row of buildings on this site were extant by at least the late 13<sup>th</sup> century, although it probably has earlier origins, which coincide with the High Street/ Watergate becoming the major north-south route through the town in the late 12<sup>th</sup> century.

##### Blue Pig Inn (HER: MLI96184, NHLE: 1062474)

The Blue Pig structure dates to the 16<sup>th</sup> century. It became an inn in the early 19<sup>th</sup> century. Grade II listed, it has a stone ground floor and a timber-framed first storey.

##### The Market Cross (HER: MLI30502, NHLE: 1062499)

The scheduled Grantham Market Cross as it survives today has a 13<sup>th</sup> century base along with a 15<sup>th</sup> century lower shaft. In 1886, the cross was replaced by an obelisk, however in 1910 the obelisk itself was removed and a cross reinstated. The shaft was restored in the late 20<sup>th</sup> century.

##### The Apple Cross and the Oratory

From the detailed account in Start and Stocker, 2011, we know the Apple Cross, a gift from Bishop Fox, is thought to have been built in the first few decades of the 16<sup>th</sup> century. It was erected in the southwest corner of St Wulfram's churchyard adjacent to Swinegate. The cross appears to have been erected as part of Bishop Fox's revival of Grantham. The cross was demolished dur-



The Angel and Royal



The Blue Pig Inn

ing the English Civil War in 1646 and the stones are believed to have been appropriated by Edward Rawlinson. Rawlinson is thought to have lived two buildings north of the George Hotel, where the stones were installed in a small room at the rear of his house—the Oratory. Although the Oratory is no longer standing, it was discussed and drawn in detail by both John Carter and William Stukeley, who were contemporary with its demolition in the late 18<sup>th</sup> century. The interior, utilising stones taken from the Apple Cross, depicted many elaborately detailed scenes of religious iconography. Following the demolition of the Oratory buildings were constructed on the site (possibly HER: MLI95479) in the early 19<sup>th</sup> century.

#### The Chantry

The Chantry was a stone built late medieval house (possibly dating to 1470). Located on the west side of Watergate, the house was extensively remodelled in the 16<sup>th</sup> century and was demolished in 1839. The stone mullioned bay window was taken five miles north and installed in a building at Belton, where it still survives today.

### 1.5 POST-MEDIEVAL

Grantham was a prosperous town in the post-medieval period, primarily through agriculture and its position on the Great North Road helping it become an important coaching town.

In 1545, the population is estimated to have been 1467, by the end of the 17<sup>th</sup> century it had grown to 2358, in 1801 it was 4288, and by 1901 it was recorded as 17,593.

#### 1.5.1 STREET PATTERN AND DEVELOPMENT

Although the population grew in the 16<sup>th</sup>-19<sup>th</sup> centuries this was mostly accommodated within the town's medieval boundaries. Some development occurred in the suburbs of Little Gunnerby and Spittlegate in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Changes to plot boundaries and growth did not occur to a large extent in the post-medieval period as most development took place as infill or through the redevelopment of existing plots.

Some redevelopment occurred following fires in the town, this also allowed for buildings constructed from timber and stone to be replaced in brick, which was fashionable at the time. Brick had been popular in Grantham since the late 17<sup>th</sup> century as brickmaking technology became widely used across the country.

Grantham had episodes of heightened prosperity which resulted in high levels of redevelopment across the survey area. The beginning of the 19<sup>th</sup> century was one such period as a large number of older properties were replaced with more modern brick equivalents.

Several new civic buildings were constructed in this period of prosperity. There were numerous banks and one building society built in the town throughout the 19<sup>th</sup> century reflecting the confidence held in Grantham's economic situation. These include the Midlands Bank (HER: MLI94895, NHLE: 1062453) which was built in the early 19<sup>th</sup> century, Grantham's Savings Bank (MLI94919, NHLE: 1062480) built in 1841, National Provincial Bank (HER: MLI95987, NHLE: 1360256) and a further mid-19<sup>th</sup> century bank (HER: MLI96321, NHLE: 1288964). Grantham Corn Exchange, now Westgate Hall, was built in 1852, providing a space in which farmers and merchants would make business deals and agree on the price of grain (HER: MLI94885, NHLE: 1062439). There was another corn exchange in High Street which developed at the same date after the railway was brought into the town.

Between 1830 and 1890, several new streets and housing developments were constructed for the employees of the new industries within the town. These new streets were constructed on the outskirts of the HAZ area, including



View south on High Street, with a former bank on the right.



Black Dog Public House, Watergate.

those to the south of Wharf Road. The housing was close to the railway station, iron works, several malthouses, and the workhouse all of which offered employment opportunities. New churches, schools and public houses were also built as part of the developments to serve the expanding local population.

### 1.5.2 ECONOMY AND INDUSTRY

The wool trade, which had dominated much of the economy of Grantham during the Middle Ages, was overtaken in importance in the post-medieval period by a broader agricultural economy. This was based on arable cultivation in response to Britain's rapidly growing population, as the country industrialised and became more urban. It was also overtaken by the coaching trade and eventually by greater industrialisation and manufacturing. By the mid-19<sup>th</sup> century the coaching and service industry employed more people in the town than any other trade although by the end of the century the town was becoming increasingly known for manufacturing industry, particularly the production of precision machinery and agricultural equipment.

The agricultural and coaching trades drove other smaller service industries such as nail makers, brass and iron foundries, ropemakers, blacksmiths and wheelwrights. There was a ropewalk in the town from the 17<sup>th</sup> century to the west of Westgate (HER: MLI91471) (ropewalks were often long, narrow outbuildings or alleyways in which workers would weave ropes from small fibres). A smithy (HER: MLI91472) is also recorded to the east of Westgate.

By 1760, the Duke of Rutland was meeting for a hunt 140-180 days a year. His hunting party would spend time in the town and its inns. This had an impact on the demand for 'high end' crafts within the town. As a consequence there was a spike in clock making, saddler making, watch making, and gun making/servicing. Cock fighting also saw an increase at this time, with the hunting party spending time in the local public houses, particularly the Blue Ram Inn (HER: MLI96179, NHLE: 1062443).

Grantham's growth as an industrial and manufacturing centre in the 19<sup>th</sup> century was further enabled by the introduction of the canal in 1792 and the railway in 1850. A number of these industries were focused to the south of Wharf Road close to the new railway station and also close to the canal head. Hornsby and Sons was founded in the early 19<sup>th</sup> century. By 1900, they employed 400 men, to the south of the HAZ boundary many of the terraced streets around Spittlegate were constructed to house their employees. The Boyall's Carriage and Steam Wheel Works (HER: MLI91470) was established in 1860 and for the next 30 years would produce and distribute a wide array of carriages, artillery, wheels, and cart components. The Perseverance Works belonging to James Coultas was located to the south of the HAZ study area on Queen Street, these works produced agricultural machinery, winning national awards for their designs.

#### Public Houses and Coaching Inns

As a coaching and service destination on the Great North Road, Grantham saw a large number of inns and public houses being established in the town in the early post-medieval period. Of these, the George and the Angel Inns, were the two most important inns in the town and both were trading by the beginning of the post-medieval period. The new public houses and inns were the Blue Dog public house (HER: MLI94883, NHLE: 1062437), Black Dog public house (HER: MLI94916, NHLE: 1062477), White Hart public house (HER: MLI94926, NHLE: 1062490), Blue Lion Inn (formerly the White Lion), (HER: MLI95670, NHLE: 1261696), Beehive Inn (HER: MLI95995, NHLE: 1360266), Blue Ram Inn, Blue Man (formerly the Green Man), (HER: MLI69181, NHLE: 1062446), Rose and Crown (HER: MLI96370, NHLE: 1360284) and Granby Inn (HER: MLI94930, NHLE: 1062496).

The propensity for having 'blue' in the title of many public houses is thought to relate to William Manners; a family of prominent land owners in Grantham between the 18<sup>th</sup> and 19<sup>th</sup> centuries, who owned a number of the establishments in the town. 'Blue' derives in connection to the Whigs

political party with which Manners was connected. The selection listed here, reflects the HER entries for the HAZ, there are many more public houses and inns in Grantham, not all of which are entered into the HER. Furthermore some which are listed



Blue Bull Public House, Westgate.

here no longer survive having been demolished or converted.

A surge in brewing in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries resulted in several new maltings being established around the town; these maltings doubtlessly served the local inns and public houses. Within the survey area there are two former maltings located on Wharf Road (HER: MLI91469, NHLE: 1261694) and on Union Road (HER: MLI91528). There are several others on the outskirts of the HAZ.

### 1.5.3 RELIGION AND EDUCATION

Non-conformist faiths grew nationally in the post-medieval period. This trend is reflected in Grantham where a small number of new chapels were constructed in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Wharf Road saw the construction of an Ebenezer Wesleyan Methodist chapel (HER: MLI99346) in 1834, although by 1859, it had been demolished and a Wesleyan day school (HER: MLI99393) had been built on the site. A Methodist Wesleyan chapel was also opened on Finkin Street in 1841, the building was constructed in Italianate style. A Baptist chapel was also constructed on Wharf Road by 1872 records suggest meetings had been taking place as early as 1856 in the Exchange Hall. This chapel was demolished in 1930 and another smaller chapel replaced it. On Castlegate an 18<sup>th</sup> century cottage was repurposed for a Calvinist chapel by 1887 (HER: MLI94946), and it was later used as a chapel for the Zionist faith.

### 1.5.4 RAILWAY AND TRANSPORT

As stated, the transport links in Grantham changed rapidly between the 18<sup>th</sup> and 19<sup>th</sup> centuries. Primarily a coaching town, Grantham established five turnpike roads between 1725 and 1804. These turnpike roads made transport more efficient and less hazardous, connecting Grantham to the North in 1725, Stamford in 1739, Nottingham in 1758, Melton in 1780, and to Bridge End in 1804. However, by the end of the 18<sup>th</sup> century the introduction of the canal would change the way Grantham transported its goods and thus creating an often cheaper alternative to turnpike roads.

Petitions from local businessmen resulted in the construction of the Grantham Canal in 1792 (HER: MLI89128). The 33 mile long canal connected Grantham to the river Trent at Trent Bridge in Nottingham. The canal basin falls outside of the survey boundary to the west of the HAZ area, however, its introduction made an impact on the development of the town. The coaching industry became less important following the construction of the canal which took much of the trade traffic off the roads. Further to this, heavy goods including coal and grain were transported by canal instead of by cart, stimulating the agricultural economy within Grantham, by making it cheaper to transport goods.

The railway reached Grantham in 1850, the station was opened by Ambergate, Nottingham, Boston and Eastern Junction Railway next to the Grantham Canal to the south of the survey area. The introduction of the line made the canal trade less vital to the industry of the town as heavy goods could be transported via the rail network. The Great Northern Railway opened a line in 1852, connecting Grantham to London and by 1867 the line had been connected to Lincoln. The Grantham industrial companies included Richard Hornsby and Sons who were one of the main agricultural manufacturers in the country, from the early 19<sup>th</sup> century up to 1918, at which time they merged with Rustons of Lincoln (and became Ruston and Hornsby). Another was Aveling-Barford, who came to Grantham in 1933, moving from Rochester in Kent. The manufacturers possessed private railway systems to transport their goods to the main line.

The development of the railway resulted in new streets being established to the south of the study area including Station Road. Several new streets of housing were constructed for the railway employees (HER: MLI95659, MLI95658, MLI96313, NHLE: 1261507, 1261508, 1261509).

### 1.5.5 CHARACTERISTIC BUILDINGS

#### George Hotel

The George Hotel (HER: MLI96367, NHLE: 1360255) is an important local building. Grade II\* listed, it demonstrates the importance of Grantham as a way point on the Great North Road. It was a principal holding in the late medieval manor of Grantham, supported by rec-



High Street, with The George to the right.

ords dating to the 15<sup>th</sup> century which refer to 'Le George'. A survey in 1650 indicates that it rivalled The Angel Inn in size and importance. The George was largely rebuilt in the mid-18<sup>th</sup> century. The hotel was one of the larger establishments in the town extending from the High Street around the rear of the properties to Guildhall Street and Westgate. Its development removed any trace of the older boundaries between these two streets. A one way street directed travel from the High Street through to West Street and into the Market Place.

#### Vine House

A Grade II\* listed property, Vine House (HER: MLI95981, NHLE: 1360248) was built in 1764. Its construction from brick, with a pantile roof, makes it a fine example of early brick use in the town. The three storey townhouse was designed by local architect John Langwith.

#### The Conduit

The conduit (HER: MLI30497, NHLE: 1253690), located in the Market Place was built of stone in 1597 to provide safe drinking water. The conduit utilises an older water pumping system which was installed by the Greyfriars in 1314, and was the main water supply in the town for the early post-medieval period.

#### The Beehive Inn

The Beehive Inn (HER: MLI95996, NHLE: 1360266) dates to the late 18<sup>th</sup> century. The street sign is unique due to the fact that it is a living beehive, located in a tree, adjacent to the building.

## 1.6 MODERN AND 21st CENTURY

### 1.6.1 STREET PATTERN AND DEVELOPMENT

The predominant character of the study area today is that of a typical English town centre, with residences in the town being converted to shops and the outskirts of the town becoming residential suburbs in place of the agricultural fields which once surrounded the study area. There was little change to the street pattern within the HAZ, the majority of which was developed in the medieval period and then in-filled or redeveloped throughout the post-medieval period. This trend of redeveloping decaying buildings and infilling has continued into the 20<sup>th</sup> and 21<sup>st</sup> centuries.

Much of this redevelopment has taken place behind the traditional street fronts. The George Hotel was redeveloped in the 1990s creating a shopping centre to the rear of the hotel, remodelling the post-medieval courtyard/carriage yard, which had itself replaced older medieval boundaries. Similarly, the construction of the Isaac Newton shopping centre in 1984 removed many of the former property boundaries behind St Peter's Hill, although many of these had already been obscured by numerous



View north on High Street, note the 20th century post-war redevelopment.



The Beehive Inn, Castlegate.



Living sign of the Beehive.

warehouses built in the mid-20<sup>th</sup> century.

Watergate was widened in the mid-20<sup>th</sup> century which resulted in the demolition of several historic buildings. The east side of Watergate is now dominated by 20<sup>th</sup> century buildings. The west side has seen some redevelopment, however, it still retains many of its 19<sup>th</sup> century buildings. High Street has similarly seen post-war redevelopment, much of which has disregarded the former plot boundaries and historic character of the street.

The cattle market, located to the west of Westgate, had been a market since the post medieval period and can be seen on the 1888 OS map, it closed in 2003 following the spread of Foot and Mouth disease and never reopened; St Augustin's Retail Park was built on part of the site.

### 1.6.2 TRADE AND INDUSTRY

Within the survey area there was very little industrial growth in the modern period. The industrial buildings which had been constructed in the 19<sup>th</sup> century were largely re-used throughout the following century and are, in the 21<sup>st</sup> century, the focus of building yards. The malting industry, which had been prevalent within Grantham particularly in the 18<sup>th</sup> and 19<sup>th</sup> centuries, declined in the 20<sup>th</sup> century with many of the former maltings being demolished or converted.

The use of some of the local manufacturing factories changed in the first half of the 20<sup>th</sup> century, at which time they began producing equipment for the war effort.

### 1.6.3 TRANSPORT

The largest change seen in the transport system in Grantham was the construction of the A1 in 1961. This road bypassed the town taking away large amounts of traffic which had, until that point, been passing through the centre and causing severe congestion. The creation of this road also meant that the canal was then cut off from the town centre. Proposals were made to close the canal, however, this met with a large amount of opposition and the canal has since become a place for recreation, cared for by the Grantham Canal Restoration Society.

### 1.6.4 CHARACTERISTIC BUILDINGS

#### Grantham War memorial

The Grade II\* listed Grantham War Memorial (HER: MLI94935, NHLE: 1062502), was constructed in 1920 based on designs by Sir Charles Nicholson. The memorial, located in St Wulfram's church yard, was constructed in a Gothic style using Clipsham stone.

### 1.6.5 RECREATION

In the first half of the 20<sup>th</sup> century, Grantham boasted one picture theatre on the west of St Peter's Hill. In the late 20<sup>th</sup> century, the Guildhall was converted into a theatre and arts centre. In 2018, a new cinema complex was also constructed to the rear of the Guildhall.



Isaac Newton Shopping Centre and Bus Station.



Former Guildhall, now a theatre.

## HISTORIC URBAN CHARACTER ASSESSMENT

### SUMMARY

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

The HUCTs are divided into 14 periods (see table below); 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 values are as follows:

**Evidential: What heritage is within the HUCA?** The potential of what is present within the HUCA to tell us more about past human activity if investigated. This value is based upon the potential for the heritage within the HUCA to contribute to an understanding of the history of the town. This includes the likelihood of archaeological sites surviving (including below ground, built heritage) as well as the levels of preservation which demonstrate the development of the town. 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, changes to the historic character may affect the evidential value of the HUCA. Archaeological deposits may be compromised by later development or buildings may be significantly altered by later, unsympathetic extensions and alterations.

**Historical: What can the evidence tell us about the HUCA?** The potential of the HUCA overall to illustrate the story of the town. In some circumstances the story may be of national importance. 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. This can be affected by heritage assets within the HUCA suffering unsympathetic alteration. Some assets may hold value because of association with other assets; the historical value may be affected if this association is unclear or removed.

**Aesthetic: can you see the history of the HUCA?** The way in which people draw sensory and intellectual stimulation from the HU-CA, principally its appearance. The integrity and legibility of the extant heritage is significant to the aesthetic value of a HU-CA. Examples of this may be the integrity of a street-scape which possess good levels of preservation, a purposefully 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, unsympathetic 20th and 21st century alterations might reduce the aesthetic value.

**Communal: what does the heritage in the HUCA mean to local people?** The values the local community attach to the HU-CA - what it means to the local population, including commemorative, symbolic and social values. Also to what extent the HU-CA has the potential to increase public sensitivity towards the historic environment. For example does the HU-CA contain numerous heritage assets which could be used to engage the community through interpretation, is there already an element of interpretation within the HU-CA? Limited access to, an absence of heritage assets, or a lack of legibility of extant heritage assets will affect the communal value.

Period	Date Ranges	Abbreviations
1	Prehistoric	Pre-H
2	Roman	Rom
3	Early Medieval	E-Med
4	Medieval	Med
5	Post Medieval	P-Med
6	Late 18th Century	Late 18thC
7	Early 19th Century	Early 19thC
8	Mid 19th Century	Mid 19thC
9	Late 19th Century	Late 19thC
10	Early 20th Century	Early 20thC
11	Early Mid 20th Century	Early-mid 20thC
12	Late Mid 20th Century	Late-mid 20thC
13	Late 20th Century	Late 20thC
14	21st Century	21stC

### Concordance Table between Historic England Conservation Principles and the NPPF19

NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>“the potential of a place to yield evidence about past human activity.”</i>	<i>“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”</i>
Historic	Historical	<i>“the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.”</i>	<i>“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”</i>
Architectural/ Aesthetic	Aesthetic	<i>“the ways in which people draw sensory and intellectual stimulation from a place.”</i>	<i>“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.”</i>
*See Paragraphs 185 (b) and (c), 188, 192 (b) and (c), 199, 200,	Communal	<i>“the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”</i>	<i>N/A see relevant paragraphs</i>

### EUS IN PLANNING

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 NPPF 2019, 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 and 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... (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, and (d) establish or maintain a strong sense of place.*

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.

## HUCA 1 - The Heritage Action Zone of Grantham

### Key characteristics

- ◆ HUCA 1 is the civic and commercial centre of the town. The town centre predominantly comprises shops and cafes.
- ◆ Grantham Conservation Area covers a large amount of the HAZ, with the exception of 19<sup>th</sup> and 20<sup>th</sup> century redevelopment to the west and south.
- ◆ Buildings date from the 12<sup>th</sup> to the 19<sup>th</sup> century. Although buildings of the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries predominate.
- ◆ Buildings are generally two to three storeys in height.
- ◆ Buildings are typically located on the street front, separated from the road by a pathway, creating a continuous building line - a common feature in town centres.
- ◆ The road pattern in the HAZ is largely medieval.
- ◆ New roads were built in the mid-late 19<sup>th</sup> century. These are focussed towards the south of the HAZ.
- ◆ There are 125 listed buildings in the HAZ and 2 scheduled monuments.
- ◆ Material palette is varied, depending on age of construction: older buildings are constructed in stone, with timber, from the 18<sup>th</sup> century onwards brick was dominant with pantile or slate roofing.
- ◆ Street furniture is common around the HAZ.
- ◆ 20<sup>th</sup> century redevelopment has removed some of the historic character, particularly to the east of Watergate, and some of High Street.

### Landscape History

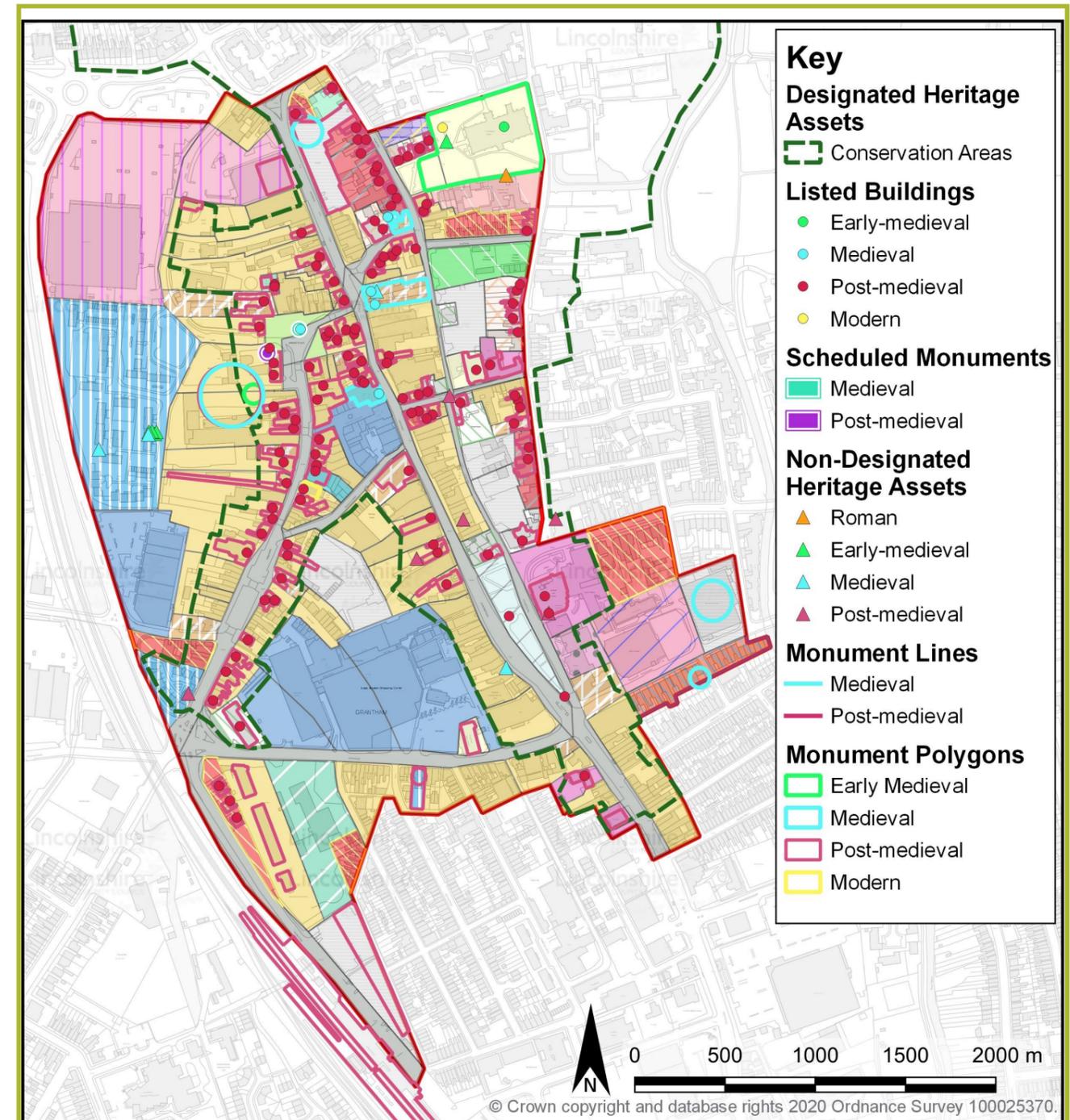
The HAZ area originated in the early medieval period as a small settlement. This settlement was likely focussed around St Wulfram's Church, and along Swinegate. From here the town spread west and south along High Street and Westgate. In the medieval period the street pattern and property boundaries had been established. The Market Place and burgage plots were largely formed throughout the medieval period. In the post medieval period Grantham became a coaching town and many coaching inns and public houses were founded. There was much redevelopment of the town centre in the late 18<sup>th</sup> and 19<sup>th</sup> century and many of the stone buildings were replaced with brick equivalents. New industries also established themselves, particularly around Westgate and to the south of the town where the railway station and canal basin were located. There has been large scale redevelopment in the 20<sup>th</sup> century, particularly on Watergate, High Street and behind all street fronts.

**Evidential Value:** There is a lack of prehistoric and Roman evidence in the HAZ area. However, there is a large amount of evidence from the early-medieval period onwards. The early medieval evidence in the area demonstrates the beginning of the town as a nucleated settlement. Further archaeological investigation could further elucidate Grantham during this period. The historical narrative is highly visible for the medieval and post-medieval periods within the HAZ. The growth of the town is clearly indicated by its layout which is well preserved throughout most of modern Grantham. Investigation in the town centre, prior to development, would increase our understanding of the nature of Grantham's lost medieval buildings, many of which were lost to redevelopment in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Evidence for the industries which were imperative to the growth of the town in the post-medieval period are also common around the HAZ; buildings relating to the former coaching, malting and manufacturing industries still make up a large proportion of the modern day street-scape.

**Historical Value:** The extant built environment illustrates Grantham's long history and growth. Medieval stone buildings are common as well as post-medieval coach houses and industry. Our understanding of the town's foundation and development are predominantly found within the HUCA. This HUCA provides Grantham with its sense of place and is the focus for the entire town. Unique elements such as naming many pubs 'blue' provide a broader understanding of the town's events and people.

**Aesthetic Value:** There is a good level of preservation in the town with buildings ranging from the 12<sup>th</sup>-20<sup>th</sup> century. The historic plan is largely intact and visible in the streetscape, as well historic building fabric is highly legible. Elements that are unique to Grantham are also common such as the public houses and their individual street signs, including the timber framed Blue Pig, the Angel and Royal and the Beehive Inn, which possesses a living beehive as its sign. Some unsympathetic redevelopment on High Street and Watergate and to the west of the Market has affected the historic character and disrupted the cohesion of the streetscape. However, overall the historic character is dominant in the town centre and the historic fabric is well preserved.

**Communal Value:** There are many heritage assets and places of importance to the local community within the HUCA. St Wulfram's Church, the market and St Peter's Hill are three very important religious, civic and commercial centres in the town. These are a focus of worship, family and public events, such as markets and fairs which have been occurring since the medieval period if not earlier. Grantham's unique sense of place is found within this character area and is apparent throughout the town centre.



### Historic Urban Character Types in the Grantham Historic Action Zone



## DISCUSSION

### Historic background

Within the HAZ boundary there are no recorded finds or monuments from the prehistoric period. However, there are records from the immediate vicinity of the HAZ suggesting that the landscape was populated in this period. It is likely that remains of these earliest times are buried under later buildings or obscured by more recent archaeological features. Like the prehistoric period, the remains for Roman occupation are lacking; there is one find from this period found within the HAZ (HER: MLI30772), however, it is not enough in itself to suggest occupation. It seems likely that Grantham was located on a significant road junction and river crossing point.

Archaeological and documentary evidence from the early medieval period indicate that there was a significant settlement here in this period. The Domesday Survey of 1086 documented that Grantham belonged to Queen Edith before passing to King William after the Norman Conquest. It is recorded as having a hall, a church, over 100 burgesses as well as mills, agricultural land and meadow, and would have been a sizeable settlement at the time. St Wulfram's Church (a smaller chapel at the time) was also noted in the Domesday Survey. The name 'Grantham' likely derives from this time with the root of the name thought to originate in Old English. Archaeologically, evidence is seen around the HAZ area in the form of scattered finds, with more remains having been recorded in the area immediately beyond the HAZ.

In the medieval period, much of the town plan was laid out and became established, including the road pattern and the property boundaries, many of which have survived through to modern day. One important factor in Grantham's success was the construction of a bridge, crossing the River Trent in Newark in 1168. This bridge caused traffic to be directed north along High Street and Watergate rather than Swinegate, resulting in increased development on the west side of the town.

Like many towns in the Midlands, Grantham's wealth was, for a long period, due to the prosperity of the wool industry. Grantham was a key part of the production and sale of wool in England in this period, and it was this prosperity which contributed to the rapid growth of the town. In 1463, the town was granted a royal charter, which allowed it to become self-governing, create some of its own laws and hold markets (although markets had already been taking place in the town for centuries).

In the 12<sup>th</sup> century the Knights Templar had acquired a base in the town, on the site of the Angel and Royal, it later passed to the Knights Hospitallers, and would eventually become The Angel Inn. To the west of Westgate, a Franciscan friary (HER: MLI30494) was established in 1290. This friary was in operation until the mid 16<sup>th</sup> century, at which point the land, as well as the friary, kitchen, malthouses, fields, and orchards were given to court gentlemen following the religious reformation.

In the post-medieval period, wool was displaced from Grantham's economy as coaching, grain production, malting and machine manufacturing became the main industries in the town. Several new coaching inns, public houses and service industries were established as it grew in importance as a waypoint on the Great North Road. This importance was further enhanced by the introduction of the Turnpike roads in the 17<sup>th</sup> and 18<sup>th</sup> centuries which created more efficient connections in all directions. New malthouses were founded in the HAZ on Wharf Road and close to Union Road. These would have served the local coaching inns and public houses, and there were several more malthouses established outside of the HAZ as the town expanded, after the mid 19<sup>th</sup> century. Service industries were also common, particularly around Westgate including blacksmiths, wheelwrights, and ropemakers. In 1792, Grantham was connected to the canal network, this reduced the reliance on the road network to transport goods. Turnpikes were made redundant by the Local Government Act of 1888 which passed responsibility for maintaining highways to county councils. The introduction of the railway to the town in 1850 further reduced the reliance on the canal network. Grantham became an industrial town in the 19<sup>th</sup> century. There was also large scale development beyond the medieval boundaries, as new streets, schools, public houses, and churches were built close to the railway. These residential developments and amenities were established for the railway employees and also for the machinery factories which had been built in the south of town, close to both the railway and canal.

In the modern period the HAZ has become more of a commercial and civic centre. New residential suburbs have developed around the edge of the town centre and the properties which originally were dwellings have been converted into commercial premises. Prior to 1961, traffic travelling from north to south would pass through the town causing severe congestion as numbers on the roads increased. In 1961, the A1 was constructed allowing traffic to by-pass the town. Within the town centre there has been much redevelopment, a large amount of this has taken place behind historic street frontages, such as The George and Isaac Newton shopping centres. Some redevelopment has taken place on the street fronts such as the post-war redevelopment of Watergate and High Street which has removed some of the historic fabric of the town.

### Character summary

For the purposes of assisting the HAZ in providing a baseline for the project, the survey area has been grouped into one character area. HUCA 1 is the medieval core of the town. The character area is predominantly commercial with most of the streets comprising rows of shops, there are a small number of residential streets in the character area, however most of the residential areas in Grantham have moved outside of the town centre. The buildings extant in the street-scape are a mix of ages, mostly from the 17<sup>th</sup>–19<sup>th</sup> century, however some earlier properties survive, and are prominent. The older properties in the town centre are usually constructed in Ancaster Limestone, however, brick is the main material in the character area with the post-medieval and modern development constructed using this material. The character area has been an important and changing settlement centre for a long period of time which is highly visible in the main streets. Further investigation could enhance our understanding of this historic market town.

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# Extensive Urban Survey 2020



## Grantham Heritage Action Zone

Project Number 2897

Historic England, Lincolnshire County Council

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