



Town Hall, Market Place



Anglo-Normal door moulding

LINCOLNSHIRE EXTENSIVE URBAN SURVEY

Kirton in Lindsey—2021



Post-medieval tithe barn

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 town.

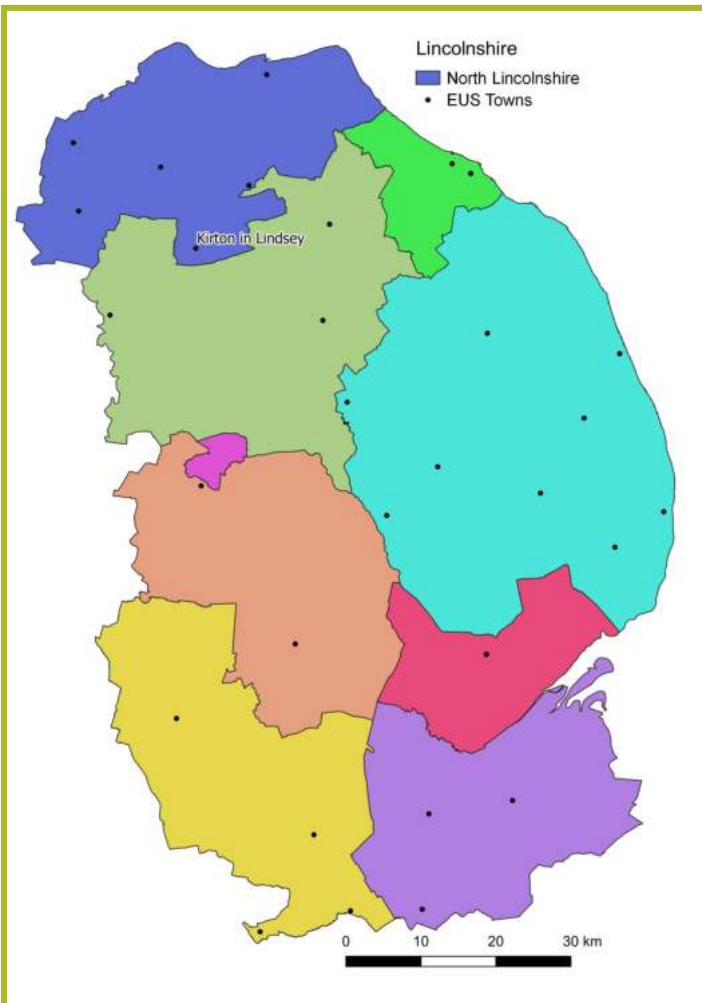
The project consists of a written report, detailing the archaeological and historical background and development of the town. The character of the town will also be discussed within the report within specific Historical Urban Character Area (HUCA) assessments, which indicate the heritage value of each area based upon the four values identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic and Communal, these are also compared to values seen in the National Planning Policy 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 North Lincolnshire Historic Environment Record (NLHER) maintains an up to date record of all heritage assets known within the unitary authority, and should be consulted as part of planning applications in this area (NPPF21, para194).

Location

Kirton in Lindsey is located within the district of North Lincolnshire. The British Geological Survey records a complex bedrock beneath the parish; predominantly the Lias Group and Inferior Oolite geology groups, including variations of mudstone, sandstone, siltstone, limestone, and ironstone formed as part of a marine environment. The bedrock is partially covered by overlying superficial deposits. Where superficial deposits do occur these include river terrace deposits of sand and gravel, alluvium, Diamicton till, clay, silt, sand and gravel. Topographically, the town is located on a ridge of higher ground which extends from the Humber through to Lincoln. To the east this ridge drops away to the Ancholme Valley. To the west the landscape undulates before reaching the Trent Valley. Kirton in Lindsey is located within Natural England's Natural Character Area 45 Northern Lincolnshire Edge with Coversands. It describes the key characteristics of this area as an *elevated arable landscape with a distinct limestone cliff running north-south, Scunthorpe has a double scarp of limestone and ironstone with extensive areas of wind-blown sand— the 'Coversands' giving rise to infertile soils supporting heathlands, acid grassland, and oak/birch woodlands. The scarp slope provides long views out to the west... Vernacular architecture especially in villages of local warm-coloured limestone with dark brown pantiles. Several ground features especially on the plateau include prehistoric burial mounds, Roman artefacts, roads and abandoned medieval villages. Nucleated medieval settlements... with spring-line villages along the foot of the cliff and some estates and parklands. The Lincolnshire Historic Landscape Characterisation includes Kirton in Lindsey within the Northern Cliff Character Area NCL3. It records the parishes and settlement cores as being established during the early medieval period... subject to planned enclosure in the eighteenth and nineteenth centuries, and much of this survives now, along with its associated isolated farmsteads... The historic settlement cores still retain much of their historic character with most modern development being small scale... The modern landscape shows field consolidation indicative of contemporary agricultural practices. In some ways this field consolidation close to the A15 has led to the partial reestablishment of a more open landscape, reminiscent of the pre-enclosure common grazing use of the landscape in this zone.*

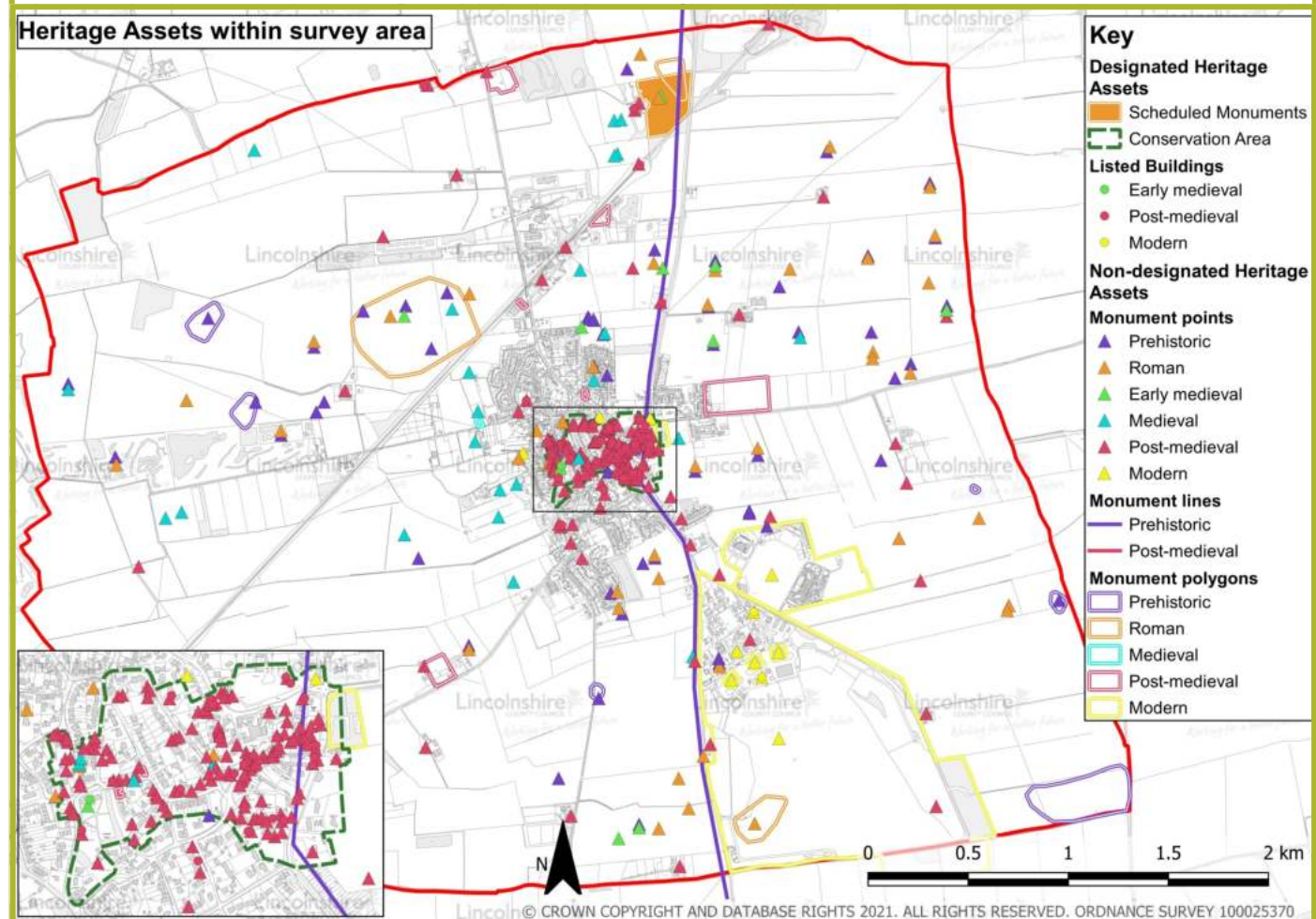
The survey boundary derives from the parish boundary.



Summary

Located on the limestone ridge, Kirton in Lindsey is a small town with an extensive history. The history and layout of Kirton in Lindsey is unusual, being made up of small interconnecting roads which form irregular enclosures or 'pockets' of land. As such, the town would benefit from more detailed research to a greater depth, which would increase an understanding of its development and plan form. The character of the town is predominantly residential with a market centre and church, located to the east and west respectively. The market place and church create two *foci* in the town. The layout of Kirton in Lindsey is largely medieval/post-medieval in date and well preserved in the plan of the present day town. Despite its medieval origins, the buildings predominantly range between the 18th and 20th centuries. Limestone and brick were produced locally, and many of the buildings from the post-medieval period are constructed using these local materials. The buildings of the market place are predominantly brick and reflect architectural styles from the Georgian, Victorian and modern periods. The town has also been infilled in the modern period, with new housing within the older road plan. The town has also expanded slowly with the development of new residential areas taking place in the late 20th and early 21st centuries on the edges of the settlement.

Archaeologically, evidence of occupation is recorded from the prehistoric period with archaeological remains of settlement documented across the parish. In the Roman period, villas and field systems provide insight into the organisation of the landscape at this time. St Andrew's Church is 11th century in date, although it is likely that there was a church extant much earlier, indicated by the place-name 'Kirton', which means church—farm/village. The changes made to the agricultural system from the early medieval to modern period are represented in the landscape surrounding the town. A number of post-medieval structures such as the Bridewell Prison are no longer extant, although materials from the structure can be found in buildings across the town. There are also extensive modern remains. These are generally associated with RAF Kirton in Lindsey which was operational during the early-mid 20th century.



1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

1.1 PREHISTORIC

The limestone scarp, commonly known as the Lincoln Edge, upon which Kirton in Lindsey is located stretches the length of the county north to south. Prehistoric archaeological remains are well documented across much of the ridge, particularly at its northern extent. Artefacts such as a hand axe from the Palaeolithic period have been discovered at Risby Warren in Scunthorpe and locally finds dating from the Mesolithic to the Iron Age are recorded. Environmentally the limestone scarp is significant; creating one of two expanses of dry land during the Middle and Upper Palaeolithic the other being the Lincolnshire Wolds. The surrounding area would have been covered in ice and water creating a concentration of settlement opportunities on the areas of higher ground (May, 1976). A prehistoric trackway, known as the Jurassic Way (NLHER: MLS20003), runs along the limestone ridge and through the centre of the survey area. This route is of prehistoric origins and can be tracked for 80 miles south from the Humber Estuary, and is preserved in the alignments of some modern roads such as the B1398 and A607.

Within the settlement boundary, a large amount of archaeological evidence dating to the prehistoric period is recorded. Assemblages of Mesolithic flint tools, often also associated with later deposits from the Neolithic and Bronze Age, have been discovered across the survey area. Finds include assemblages of flint scrapers (used for cleaning animal skins), blades, as well as flakes and debitage (waste material), (NLHER: MLS19841, MLS19851, MLS19865, MLS19879, MLS19984, MLS19984, MLS19988, MLS19992, MLS20163, MLS20165, MLS20172, MLS20174, MLS20238, MLS20240, MLS20242, MLS20245, MLS20247, MLS20508, MLS21133). The Neolithic artefacts recorded alongside the older collections included leaf-shaped arrowheads, awls (an implement for making holes), axes and knives (NLHER: MLS19839, MLS19843, MLS19846, MLS19848, MLS19853, MLS19854, MLS19457, MLS19913, MLS19984, MLS19999, MLS22613, MLS702). Bronze Age barbed-and-tanged flint arrowheads, scrapers, cores, knives, hammers (NLHER: MLS19845, MLS19995), decorative beads (NLHER: MLS19867) are also recorded across the area. These collections are suggestive of a local knapping industry, and also provide insight into other activities which would have occurred locally including hunting, skin processing and woodland management. Bronze Age pottery sherds have been recorded during field walking (NLHER: MLS19996, MLS20243, MLS19462). Much of the assemblage was found during the Community Archaeology Research Project field walking project; covering a large number of fields in Kirton in Lindsey between 1999 and 2004, as part of an HLF-funded project for volunteers led by North Lincolnshire Museum. A hoard which included two axes, a hammer and a gouge was also discovered locally in 1786 (NLHER: MLS695).

Localised occupation has occurred since at least the Bronze Age, although it is highly likely seasonal settlement was taking place earlier (NLHER: MLS1994). Cropmark evidence within the survey area shows ring ditches, which may relate to a Bronze Age hut circle or enclosure, as well as pits (NLHER: MLS19627). Cropmarks of probable round barrows (raised burial mounds) from this period are also recorded across the area (NLHER: MLS692, MLS694). One such barrow was partially excavated in 1907; this discovery was made accidentally and included 2 collared and beaded urns and an incense cup (NLHER: MLS696).

Archaeological remains from a site located on Spa Hill provide detailed evidence from the Iron Age and Roman period (NLHER: MLS19776). This site has been archaeologically investigated which has revealed domestic and small industrial deposits. An enclosure ditch was recorded on the site containing evidence that appears to show that it was purposefully backfilled in the 1st century AD. Archaeological remains from this ditch show that arable and pastoral farming were being carried out, with wheat being cultivated along with barley, pulses and legumes. Animal bones belonging to cattle, pig, sheep, horse and dog found on the site indicate the types of animals which were being kept (NLHER: MLS19777). As well as farming, it is clear that iron working was taking place, with evidence for slag (a by-product of iron smelting) recorded within archaeological deposits from the Iron Age onwards (NLHER: MLS19778). Other artefacts indicate that the site continued to be occupied into the 2nd century and finds from the early medieval and medieval periods show probable near continuous occupation of the area (NLHER: MLS19779, MLS19780, MLS19781).

1.2 ROMAN

Evidence of Roman activity is apparent across the survey area including archaeological evidence for a number of Roman settlements. Within the parish boundary are the remains of two Roman villas, one of which is a scheduled monument (NLHER: MLS668, NHLE: 1013627). This site, located to the north-east of Kirton in Lindsey, contains a large amount of building debris which would indicate a high status dwelling including faced stones, tesserae, wall plaster, tiles, and *opus signinum* (a material similar to concrete). High status pottery and domestic items were also recovered from the site including Samian pottery, shell gritted ware, colour coated pottery, a bronze brooch, loom weights, and a votive axe head. Another villa site is located at the

limit of the southern extent of the parish (NLHER: MLS6531). Large amounts of plaster, dressed stone, tesserae, and pottery have been recovered from field walking undertaken across the site. The villa is believed to have been occupied in the 3rd and 4th centuries. Roman coins from the 4th century have also been recorded close to the settlement (NLHER: MLS21679). A system of ditches, believed to be associated with the villa, are located to the east of the B1398 (NLHER: MLS21135).

The Roman road known as Ermine Street runs just to the east of the Kirton boundary. This road connected Roman Lincoln to the Humber and has remained in use since that period. It is preserved in the modern route of the A15. To the east of the town centre a series of settlement remains are recorded, along the line of the limestone ridge. These date to between the 3rd and 4th century and it is possible that there was some association between the settlements. A possible occupation site dating to the 3rd to 4th century is recorded at the east of the survey area (NLHER: MLS17833). Finds and features associated with the site include a coin hoard as well as a system of ditches (NLHER: MLS21677, MLS17825). The remains of a Roman building are believed to be extant to the north of this. Roof tile and pottery recovered from Grange Farm imply the presence of the structure (NLHER: MLS20176). Another settlement which is thought to be separate to, but potentially associated with it, is located 400 metres to the north-east of this (NLHER: MLS19850). Coins from the 4th century have also been found in the same area as well as further scattered finds of pottery and tile (NLHER: MLS19993, MLS20000, MLS19989).

Archaeological remains as well as pottery assemblages from the town centre suggest further Roman occupation. The pottery predominantly dates to between the 1st and 3rd centuries (NLHER: MLS20329). Brick, tile and tegulae provide further indication of high status buildings. Roman tile found in both Roman and medieval archaeological deposits suggest that building materials were being reused in later periods. Assemblages of pottery have been recovered from more than one location nearby, these include both Roman and early Anglo-Saxon types indicating that a settlement has been located here continuously since this period (NLHER: MLS20084). A 'Roman pavement' is recorded to the north-west of the town centre, although little is understood about the nature of this site (NLHER: MLS689). A coin of Claudius Ceasar and Constantius II have also been found nearby (NLHER: MLS689, MLS19640).

Other evidence for Roman settlement is found across the survey area. To the north-west of the town centre, the remains of a Roman ladder settlement (comprised of a series of extended enclosures and roads) are recorded as cropmarks. Field walking on the site has also produced pottery, tile as well as a 4th century coin (NLHER: MLS19997). Further pottery, building materials and coins are recorded across the survey area. As with assemblages recovered from the prehistoric period, many of the recorded Roman finds were identified during the CARP field walking programme 1999–2004.

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

There was settlement in Kirton in Lindsey during the early medieval period. Evidence from the Domesday survey of 1086 indicates that there was a sophisticated level of administrative organisation by this point with a royal manor based in the town. The remains of a probable domestic settlement have been recorded within the same site as the remains of Roman occupation (NLHER: MLS20329, MLS20329, MLS20330). As stated previously, this settlement declined during the 4th century. The pottery recovered from the site places an approximate date of Anglo-Saxon occupation of between the 9th and 12th centuries. There is also evidence of Roman building materials being reused in the later medieval deposits.

Early Anglo-Saxon artefacts are recorded to the north of the town centre on Spa Hill (NLHER: MLS19780). The pottery recovered indicated likely occupation in the vicinity. Similar to many of the prehistoric and Roman finds, many of these artefacts were discovered during the CARP project (NLHER: MLS19852, MLS19998, MLS20239, MLS20509). A penannular brooch was also recovered from Mount Pleasant (NLHER: MLS1277).

In 1856, a 5th to 7th century cemetery comprising 50-60 urns was discovered adjacent to the northern border of the survey boundary in the parish of Manton. Further excavation was carried out between 1984 and 1989 revealing a further 1014 urns and 62 inhumations; indicating the presence of a large population potentially present over an extended period of time. This is frequently labelled as being in Kirton in Lindsey, however it is outside of the parish boundaries. Although not within the parish boundary, it demonstrates the presence of a local population during this period (Sawyer, 1998).

1.3.1 PLACE-NAME EVIDENCE

The name Kirton in Lindsey is formed of multiple elements. 'Kirton' is formed of 'kirkja' which derives from a 'Scandinisation' of the word 'circe' or 'church' which is Old English. 'Tūn' is also taken from Old English meaning farm/village (Cameron, 1998). Old English is a Germanic language which was spoken in England between the 5th and 12th centuries following the introduction of German immigrants to the country. Old Norse was spoken in Britain from the 9th/10th century during which period Lincolnshire was part of the Danelaw. This indicates that there was already some form of religious structure in the town by the time of the Viking immigration (Sawyer, 1998).

'Lindsey' references the 'people of Lindon (Lincoln)' or the 'island of the people of Lindon'. 'Linn' meaning 'pool' derives from

'British', known by some as 'Old Welsh' (Cameron, 1998). Between the 5th and 12th century *ey* (*ēg*) was added meaning 'an island of land' (Cameron, 1998). This name likely originated as a topographical description, as Lindsey was separated from the rest of the country by the natural border created by the Trent and Witham Valleys.

1.3.2 DOMESDAY SURVEY

The Domesday survey gives detail and insight into the administrative makeup of Kirton in Lindsey during this period. There was a royal manor within the estate of Kirton in Lindsey owned by King William I. Prior to the conquest this manor had belonged to Earl Edwin, it comprised 8 carucates (approximately 120 acres) with enough arable land for 16 teams. The value of the manor increased considerably following the conquest, rising from £24 to £80. After the conquest the estate became the direct property of the king who had 4 plough teams. There were 80 villeins (villagers) and 37 bordars (smallholders) who had 18 plough teams. The estate also included a mill and 200 acres of meadow, and is recorded to have been 2 kilometres long and 4 kilometres wide (Foster and Longley, 1921). A great number of estates in the surrounding region were held in soke to this manor (outlying dependencies which rendered customary payments) indicating that it was an administrative centre to the Lindsey region. A market is recorded to have been granted to Kirton in Lindsey, although at this time it is believed to have been held in Burton-upon-Stather, which belonged to Kirton in Lindsey.

1.3.3 RELIGION

As stated, place-name evidence indicates that Kirton in Lindsey had an early church. Since early churches were often constructed in wood they are often hard to locate; although it is believed that the current church of St Andrew (NLHER: MLS681, NHLE: 1083025) may be located on the site of the earlier church.

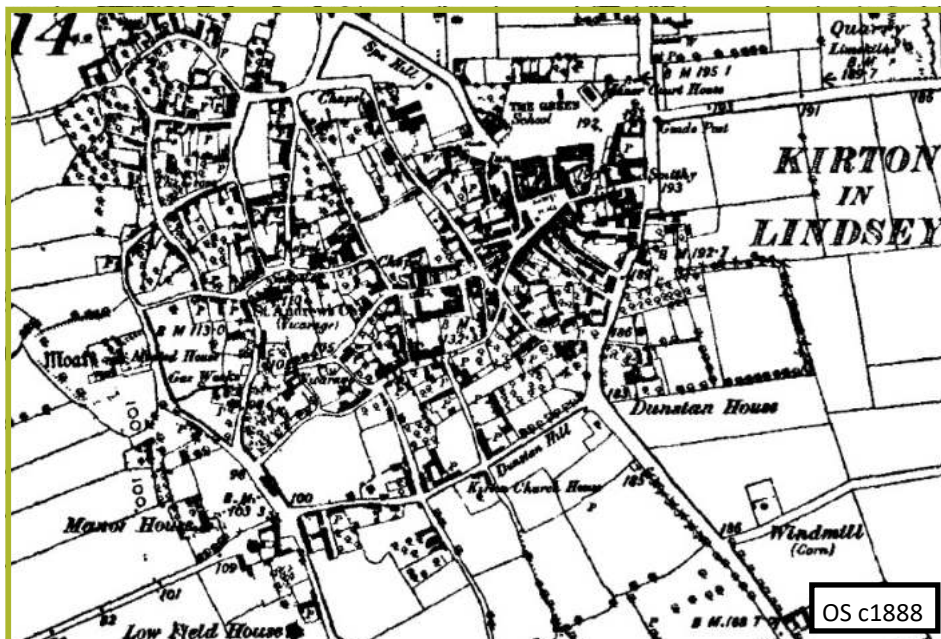
1.4 MEDIEVAL

Kirton in Lindsey was the administrative centre of the Corringham Wapentake (a wapentake being a form of land division at this time) and also for the whole of the Lincolnshire West Riding; by 1250 the great soke of Kirton had acquired discrete administration and its market assumed a regional role which mirrored its local government functions.

1.4.1 STREET PATTERN AND DEVELOPMENT

Much of the street pattern between Ings Road and Queen Street in the north and Dunstan Hill in the south of Kirton in Lindsey is medieval in origin. The town is unusual in its plan form, being made up of small interconnecting roads which form irregular enclosures or 'pockets' of land. By the end of the medieval period the town was polyfocal with the church being located some

distance away from the market place creating two *foci*. It is likely that the church was established during the early medieval period, within the centre of an irregular circle of enclosures, and that the market was founded at a later time and certainly by the 13th century (Kirton in Lindsey Writers Group, 1993). The irregular enclosures usually housed singular farmsteads or fields. It is suggested that the market was sited further to the east, as this was better placed for access to the main routes leading to Scunthorpe and Lincoln (Lyman, 2004). On the south side of the market place burgage plots were established, shown by long thin properties.



The boundaries of these plots extended from the market place in the north-west to South Cliff Road in the south-east. The boundaries of these properties are still visible in the present day with only minor changes including the construction of several outbuildings to the rear and the truncation of a number of the plots facing onto Queen Street. Passages through the plots are also preserved in the modern day town layout such as Red Lion Passage and Duck Lane.

The royal manor and the outlying dependencies of Kirton in Lindsey were owned directly by William I during the 11th century. This estate remained in royal ownership and was subsequently part of property held by William II and Henry I. After Henry I, it became an estate which was granted for favour to various supporters of the crown in subsequent centuries. From the estate landowners would be able to gather wealth in the form of rents, fees, and resources (Oxonensis, 1902). In 1337, the manor and

its estates became attached to the Duchy of Cornwall (Hollingsworth, 2020). It remained part of the Duchy of Cornwall estate until the early 19th century, at which time it was divided and sold. In the 16th century, the Manor House (NLHER: MLS687) was occupied by Katherine Parr during her marriage to her first husband, Sir Edward Burgh, whose family seat was Gainsborough Old Hall. Sir Edward was steward in Kirton in Lindsey. This enabled them to live there for a short period before Edward's untimely death in 1533 (Hollingsworth, 2020).

1.4.2 RELIGION AND EDUCATION

In 1072, Bishop Regimius moved his 'See' (area of ecclesiastical jurisdiction) from Dorchester to Lincoln. Following this transition, his ambition was to construct a new cathedral in Lincoln for the newly created diocese (Owen, 1971). To fund this work churches were given to the Bishop including Sleaford, Caistor, Wellingore and Kirton in Lindsey, among others. St Andrew's Church was constructed in the 11th-12th century with subsequent alterations. It contains elements from the Norman, Early English and Perpendicular architectural styles. It was heavily restored in the mid 19th century, due to the structure being in a state of disrepair. In 1849, enquiries were made into the cost of church repair, and minor works were completed, however these were soon shown to be inadequate. From 1860, new repairs were organised under the supervision of the new Vicar: Reverend John Frances Stuart. These works were extensive and included improvements to the nave, aisles and porches. The cost of the repairs amounted to in excess of £1500, much of which was sourced through donations (Dejardin, 2015).

1.4.3 ECONOMY AND INDUSTRY

The economy of Kirton in Lindsey was primarily agricultural. A market belonged to Kirton in Lindsey by the Domesday survey although as previously stated, it is not believed to have been held in the town. In 1228, the manor of Kirton in Lindsey was granted to Hubert de Burgh and permission was also given to hold a market in the same year, and the market day was moved from the Sunday to a Tuesday. As stated, the manor and its lands changed hands frequently over the following centuries. Fairs were granted in the town from 1228 celebrating the holy days of saints. A fair for the Holy Trinity was held around Easter. From 1334 another fair was held in November in honour of Andrew the Apostle, to be located at the manor. Additional fairs were held in April, May and July in honour of Mark, John and Thomas the Martyr.

1.4.4 LANDSCAPE

The landscape in the medieval period comprised areas of open unhedged land managed as part of an open-field system. These were largely divided into areas of arable, meadow and pasture. Smaller areas of private enclosure were also extant, directly surrounding the town. The open fields included the North Cliff and South Cliff to the east on the crest of the ridge and the eastwards slope. The Ings, Horse Pasture and Cow Pasture were located to the west of the parish, possibly on land which had wetter conditions more suited to seasonal pasture or meadow. This is supported by the construction of field drains in these areas in the late 18th century. The remains of medieval field systems including ditches and evidence of small enclosures have been identified archaeologically to the west of the town on Ings Road (NLHER: MLS26590). Other names of the large fields included Northorpe Field, Grayingham Field, and the Scotton and Cleatham Field. Ridge-and-furrow has been identified within the survey boundary following aerial photography of the area (NLHER: MLS21290).

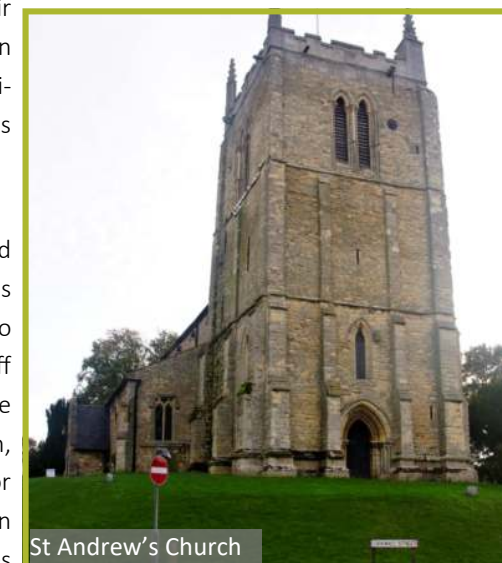
The location of a possible turf maze is indicated by the traditional stories of 'chariot racing' on the green spaces just to the north or east of the town centre (NLHER: MLS705), although there are no preserved remains of this.

1.5 POST-MEDIEVAL

By the end of the 18th century Kirton was declining in prosperity and it appears that many of its older structures were beginning to decay. A quote from 1779 commented that '*it is now so decayed as hardly to deserve the name village*' and that '*the houses are poor mean structures*' (Kirton in Lindsey Writers Group, 1993). Kirton in Lindsey had a higher rate of poor parishioners than many towns due to its status as an 'open parish'. This meant that it did not have one lord of the manor in control of growth within the town. It should be noted that in 'closed parishes' many lords actively refused to construct new cottages as they did not want to attract poor labourers, who would become their responsibility to keep if they fell into poverty. The Duchy of Corn-



Red Lion Passage between former burgage plots



St Andrew's Church

wall actively encouraged development and enclosure of the surrounding fields as it provided profit to the establishment (Lyman, 2004). In 1799, the manor of Kirton in Lindsey was sold by the Duchy of Cornwall to John Julius Angerstein of Kent (Fisher, 1981). The land was further divided, leading to fragmented development within the parish. Its status as an open parish resulted in one of the most dramatic increases in population in the area prior to 1865. Between 1801 and 1861, the population grew from 1092 to 2058. In 1865, the Union Chargeability Act was established meaning that the financial burden of paupers would be the responsibility of the Poor Law Union rather than the Parish, Kirton in Lindsey was covered by the Brigg Union (Glen, 1865). After this Act was brought into law there is a noted decline with the population falling in the parish from 1904 in 1871 to 1602 in 1901.

1.5.1 STREET PATTERN AND DEVELOPMENT

Kirton in Lindsey remained a small, dispersed town throughout the post-medieval period. Despite being overtaken in size and importance by other towns Kirton in Lindsey remained a centre for some administrative duties until the 19th century. This is possibly the result of Kirton in Lindsey having been the centre of a large soke area from the early medieval period. In the mid-late 18th century a new court house was built for the town, located on the green (NLHER: MLS6914, NHLE: 1346810). It was built for the Duchy of Cornwall as the former Manor Court (which was located close to the church) had fallen into disrepair. In 1790, the town became the centre for the sessions court to serve the judicial area of North Lindsey. A new sessions house and prison known as Bridewell Prison (also known as a House of Correction) was constructed to the south of Spa Hill in 1791-94 (NLHER: MLS6907). The decision to construct this facility was also initiated due to poor overcrowded conditions of the facility in Gainsborough, which were deemed unfit for purpose after reforms to the prison systems (Hollingsworth, 2020). It was constructed from limestone in a classical architectural style. This prison provided a great deal of economic prosperity to the town with many local businesses supplying essential items and services. The prison was short-lived, as in 1873 the judicial system and courts were centralised in Lincoln, resulting in the closure of a number of prisons including the Bridewell. Following its closure over 100 contracts were lost to the town (Hollingsworth, 2020). The structure was partially demolished and some of the stone from the structure was reused in several buildings around the town, most notably the town hall, constructed to the east of the market place in 1897 (NLHER: MLS6915, NHLE: 1160694) and the new police station on Sunny Hill off Spa Hill (NLHER: MLS6923, NHLE: 1083027). A section of the prison has been retained and redeveloped into The Priory care home. The court-house has also been retained and is now a private residence.

1.5.2 LANDSCAPE

In 1793 Parliament passed an Act to enclose the parish. The aim of this was to remove the open field system and to divide the open area into smaller blocks of land or ‘enclosures’, which would be demarcated by hedges or walls. During this process eight new public roads and a small number of private roads were built. New drains were cut, most of which were located to the west of the town in the pastures and ‘ings’ (Russell, 1998). The Sub-dean of Lincoln Cathedral was awarded the largest apportionment of land, with 740 acres, followed by the Prince of Wales with 624 acres. The remaining 19 beneficiaries of the apportionment were awarded between 282 acres and 51 acres. Many of the ‘old enclosures’ (enclosures which had been established through private agreement prior to the enclosure) remained unchanged on the periphery of the town centre. The fields to the east and west of the town centre belonging to the Sub-dean remained relatively open. By the late 19th century, these fields had been enclosed, demonstrated by the 1887 Ordnance Survey map of the parish. The fields located to the north and south of the parish were subject to a greater level of division.

1.5.3 ECONOMY AND INDUSTRY

The economy of Kirton in Lindsey was predominantly agricultural for much of its history, and many of its industries revolved around food production. Open parish towns often attracted a larger array of service industries and by the mid 19th century Kirton in Lindsey had a variety of traders offering services such as butchers, blacksmiths, joiners, toy dealers, milliners, surgeons (History, Gazetteer & Directory of Lincolnshire, 1856). Small industries associated with agriculture were also in operation locally including malting, brewing and milling. The Britannia Mills were established by the 1820s (NLHER: MLS21781). It is now the site of a car sales and workshops. Other mills, including windmills were located across the survey area (NLHER: MLS21784, MLS21785, MLS21978, MLS21979). Many of these mills have been demolished over the 20th century and the sites redeveloped. One mill on Mount Pleasant Hill has



Mount Pleasant Mill

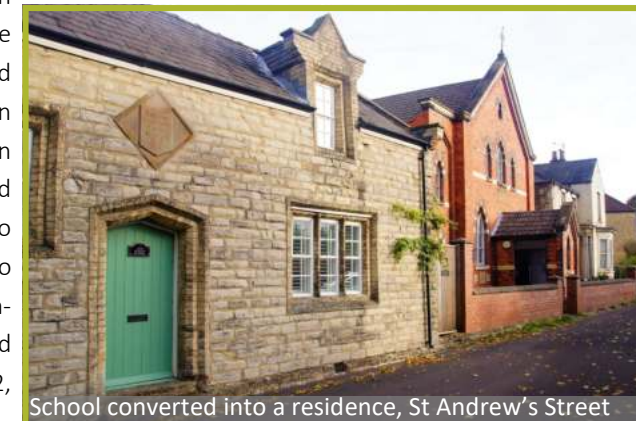
been retained and is now a café, mill and bakery (NLHER: MLS5124, NHLE: 1346811). It contains its full working gear and the mill tower is a highly visible feature in the landscape. A malthouse and mill, known as Gleadell’s Mill was extant on Station Road from 1897, comprising four storeys and a slate roof. It was vacant for 10 years before its demolition in 2015 (NLHER: MLS22761). The introduction of the railway increased the prosperity of the town, indicated by the re-establishment of the Friday corn market, which was held in the George Inn. In the 1860s traction engines were constructed in the town by a local firm—Richardson and Darley (Wright, 1982).

The North Lincolnshire region is rich in ironstone and by 1859 exploration quarries were excavated in Kirton in Lindsey; however they were quickly abandoned as they were believed not to be profitable enough (Wright, 1982). In the late 19th century the town had several lime kiln and quarries (NLHER: MLS22198).

In the 18th and 19th centuries, brick became commonly used in many of the new buildings constructed in the town. It is probable that the bricks for the town were made locally; by the late 19th century there were three brickyards within the survey area. These were located to the south-west of Kirton in Lindsey (NLHER: MLS22205), another was located close to Station Farm, this site was extant before the construction of the railway (NLHER: MLS22196), a third brickyard was located to the east of Cleatham Road. Pantiles were also made at these brick works, well into the 19th century. This was the most common roofing until the introduction of the railway in the mid 19th century increased the availability of Welsh slate which became more fashionable.

1.5.4 RELIGION AND EDUCATION

New churches were constructed in Kirton in Lindsey during the post-medieval period as the population expanded with an influx of people from surrounding parishes. In St Andrew’s Street, a Baptist Chapel is extant and is still in use as a place of worship (NLHER: MLS21783). A plaque on the front of the building reads 1663, although it is understood that the building actually dates to 1841, and itself replaced an earlier structure of 1815 located on Church Street. The earliest Methodist chapel was constructed in the late 18th or early 19th century. A Sunday School was also established in 1827 on Traingate (Hollingsworth, 2020). In 1840, a new Wesleyan Methodist chapel was constructed in Wesley Street, replacing an older structure (MLS6926, NHLE: 1310360). Meetings are recorded to have been held from 1775, and in 1780 John Wesley is known to have preached in Kirton in Lindsey (Lyons, 1998). There were two additional Methodist chapels constructed at the end of the 19th century, although these structures have since been demolished and redeveloped or returned to agricultural land (NLHER: MLS21782, MLS21786).



School converted into a residence, St Andrew’s Street

In 1577, a grammar school was founded but it did not flourish, perhaps due to the town being too far west of Ermine Street to be easily accessible for scholars from the wider region. Later a school was established on the Green by the end of the 19th century (NLHER: MLS22199). This was converted into a library by 2004. By the end of the 19th century there were a small number of schools in the town. In 1837 a school was opened on St Andrew’s Street (NLHER: MLS22202), this was demolished in the 20th century and a house has since been redeveloped on the site.

1.5.5 RAILWAY AND TRANSPORT

The town did not have any turnpike roads or trusts, although Ermine Street (the A15) to the east of the survey area, was part of the Lincoln, Barton, Brigg and Caistor turnpike road system, founded in 1765. In 1849, Kirton in Lindsey was connected to the Manchester, Sheffield and Lincolnshire Railway (MSLR) which extended north-east to Grimsby and south-west to Gainsborough. Its construction brought trade and prosperity to the town. The speed at which railways were constructed in the county required the employment of ‘navvies’ (a navigational engineer, often employed from elsewhere on major infrastructure projects). It is recorded that the navvies would spend a lot of their earnings locally in the public houses, which caused trouble for the residents (Wright, 1982). A railway tunnel was constructed to the north-east of the town, through the limestone scarp. The tunnel entrances feature a gothic revival style design, with red brick, crenulations and sandstone ashlar dressing (NLHER: MLS6911, NHLE: 1083019).



19th century train tunnel Courtesy of willselbyproject

The station and station master's house were also constructed at the same time by the MSLR (NLHER: MLS6900, NHLE: 1160844). It was located outside of the core of the town and does not appear to have disrupted the layout or any structures within it. The station attracted new industries and has remained an industrial area into the present day.

1.5.6 RECREATION

Kirton in Lindsey had several public houses during the post-medieval period. By the mid 19th century these included the Black Swan, Crown, George Inn (now George Hotel), Queen's Head (NLHER: MLS6925, NHLE: 1083029), Red Lion, The Unicorn and the Greyhound. The Queen's Head and the George are the only two public houses remaining. The building of the George Hotel (NLHER: MLS24192) is thought to date to the 18th century, although there has been a public house on this site since at least the 16th century (Lyon, 1998). The Greyhound was located at the eastern side of the market place, however, it was in a ruinous state by the late 19th century and was demolished to make way for construction of the Town hall. In 1877, a Reading Room was established in the town. Its use expanded in the early 20th century to include a billiards room. By the end of the century however, it had been demolished.

1.5.7 CHARACTERISTIC BUILDINGS

The Long Room (NLHER: MLS15430, NHLE: 1346836)

The Long Room is Grade II* listed and has 18th century (probably earlier) origins. Initially constructed as a tithe barn but was converted into a public meeting hall in the 19th century, following exchange of the land in lieu of tithe payments during the parliamentary enclosure (Russell, 1998). It is the last remaining tithe barn in North Lincolnshire and is also the only surviving building from a range of administrative buildings in Kirton in Lindsey, which were once owned by the Duchy of Cornwall. It was during the 19th century that the building underwent renovations including the insertion of a stage and a gallery, it is now a private dwelling. The building held a 14th century rood screen, once believed to be lost, this is now held in Diocesan storage (M Hollingsworth, personal communication, 2022).

The Whipping Post (NLHER: MLS682, NHLE: 1083028)

It is believed that the Grade II listed whipping post dates to the 18th century. The iron arm shackles are original, although the timber post was replaced in the 20th century. It is thought to have been moved to its current position when the police house (NLHER: 6923) was constructed in the late 19th century. Its original location is not known, although it is suggested it may have been in either the Market Place or the Prison (Hollingsworth, 2020).



The whipping post and Old Police Station

1.6 MODERN AND 21st CENTURY

During the early 20th century, the Duchy of Cornwall finally withdrew the remaining involvement it had in local affairs, drawing to a close the system of land ownership established in the medieval period. In 1913, the Duchy sold the Market Place, the Green and Manor Farm to two private individuals (Lyman, 2004). The Market Place becoming the property of the Kirton Lindsey Markets Committee (now a charity) and the Green, both now the responsibility of the Town Council.

1.6.1 STREET PATTERN AND DEVELOPMENT

The town has grown slowly over the course of the 20th century with 1585 people in 1901, 1651 in 1921, 2214 by 1951 and by 2001 had reached 3322. Development within the town has taken place within the 'pockets' of land created by the irregular medieval and post-medieval period road pattern. These areas which had once belonged to a small number of farmsteads with small fields or paddocks were redeveloped with houses over the course of the 20th century. In the late 20th and early 21st centuries, new areas have been developed for residential development largely to the north and south of the town centre. These large residential developments were constructed on Spa Hill and Richdale Avenue at the north of the town and in Dunstan Hill and east of Grayingham Road to the south. A major change to occur in the market place was the removal of the buildings along its north side, this was due to the buildings falling into such disrepair. New shops were constructed in their place in the mid-late 20th century, with elements of the design reflecting the market place character including mullioned windows and a staggered frontage.

1.6.2 TRADE AND INDUSTRY

A number of the industries established in the town in the post-medieval period continued into the 20th century, although many have now ceased to operate and the sites repurposed. Gleadell's Mill was extant on Station Road between 1897 and the late 20th century. The site was sold in 2013 and large warehouses remain on the site. The former lime quarries have been adapted and redeveloped over the 20th century, one becoming a cement works which was operational until 1970 (Wright, 1982). Another

er was redeveloped into a sewage treatment works (NLHER: MLS22198). The former brick pits have been repurposed for fishing ponds in the late 20th century, left fallow or reused for residential development.

A new industrial and commercial area was established adjacent to the railway station. In the late 20th and early 21st centuries, the town has become a 'dormitory town' with some inhabitants commuting to larger nearby towns including Brigg, Scunthorpe, and Lincoln (Lyman, 2004).

1.6.3 RELIGION AND EDUCATION

Over the course of the 20th century the education facilities in the town evolved, with some of the former schools being replaced by residential developments or converted. Two schools, located to the east of St Andrew's Church ceased to operate as such during this period, one was demolished and the site residentially redeveloped (NLHER: MLS22202). The school to the south of this was converted into a private residence (NLHER: MLS22201). A new primary school for the town was constructed in the mid 20th century on the south of Redbourne Mere and a secondary was constructed in the late 20th century on the corner of Gainsborough Road where it joins Cornwall Street.

1.6.4 RAILWAY AND TRANSPORT

Kirton in Lindsey has retained its railway station, although at a much reduced capacity. Many stations across the country were closed during the Beeching Cuts of the mid 20th century. There have not been any significant changes made to the road network in the town, small networks have been developed for modern developments.

1.6.5 CHARACTERISTIC BUILDINGS

Control Tower, Former RAF Kirton in Lindsey (NLHER: MLS24707, NHLE: 1422114)

The Control Tower at Kirton in Lindsey was constructed in 1940 and is Grade II listed. It is one of only two remaining examples of this type of tower with a visual control room, in the country.

Sector Operations Building Former RAF Kirton in Lindsey (NLHER: MLS24708, NHLE: 1422117)

The Sector Operations Building was built between 1939-40. The building, which is Grade II listed, contains operational equipment used as part of the Battle of Britain. Despite 16 buildings of the same type being constructed nationally, in the modern period this building is listed for rarity and historic interest with many of the other structures having been demolished.

1.6.6 RECREATION

The airfield has been repurposed in the later 20th and early 21st centuries as a recreational gliding centre and airsoft centre. New sports areas, parks and a nature reserve have been established in the town in the 20th century.

1.6.7 MILITARY

In 1940 a new RAF airfield was opened to the south of the town as a fighter station that hosted a number of different squadrons over the course of the Second World War (NLHER: MLS11656). The airfield continued to be used after the end of the war due to on-going national security threats during the Cold War. It eventually closed as an RAF base in 1966 and command for the facility passed to the British Army and renamed the 'Rapier Barracks'. In 2004, the site returned to the RAF who retained the site until it was sold in 2014 and plans for residential development made. As well as the listed Control Tower and Operations Building the site contains many of the original military structures. These include three 'C-type' hangars (NLHER: MLS26078, MLS26079, MLS26080), technical and service buildings, the majority having undergone alterations over the years. A separate Officers' mess, gymnasium and residential quarters was built around a large recreation ground on the north-east side of the airbase in 1939-40. Additional houses were added on the east side of the playing field after 1945, although the area retains much of its symmetrical military layout and characteristic architecture. There were further military sites associated with the airfield dispersed around the parish and town some of which survive. Within the town, a military site was built adjacent to the High Street, located in the woodland to the east of the B1398. Its function is unknown but perhaps had a communications role as it was adjacent to the telephone exchange. The site has permission for development as a carpark but the extant remains will be recorded before destruction. Air raid shelters were constructed around the town including one visible off Moat House Road (NLHER: MLS26591). A Halifax Bomber is recorded to have crashed in 1944 on Spa Hill and all but one of the crew were killed (NLHER: MLS19785). The war memorial (NLHER: MLS21680) was erected in 1920 commemorating the fallen of Kirton in Lindsey. There are thirty eight names from the First World War; eight names were added following the Second World War.



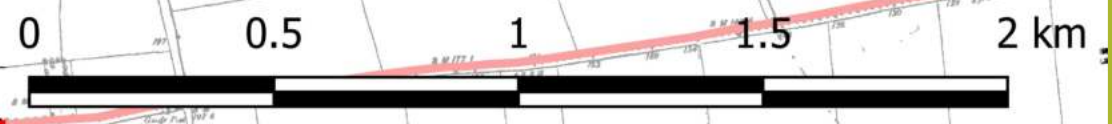
The north side of the Market Place redeveloped 20th C

OS 1888

KIRTON IN LINDSEY

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KIRTON IN LINDSEY



HISTORIC URBAN CHARACTER ASSESSMENT

Summary

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

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

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

The values are as follows:

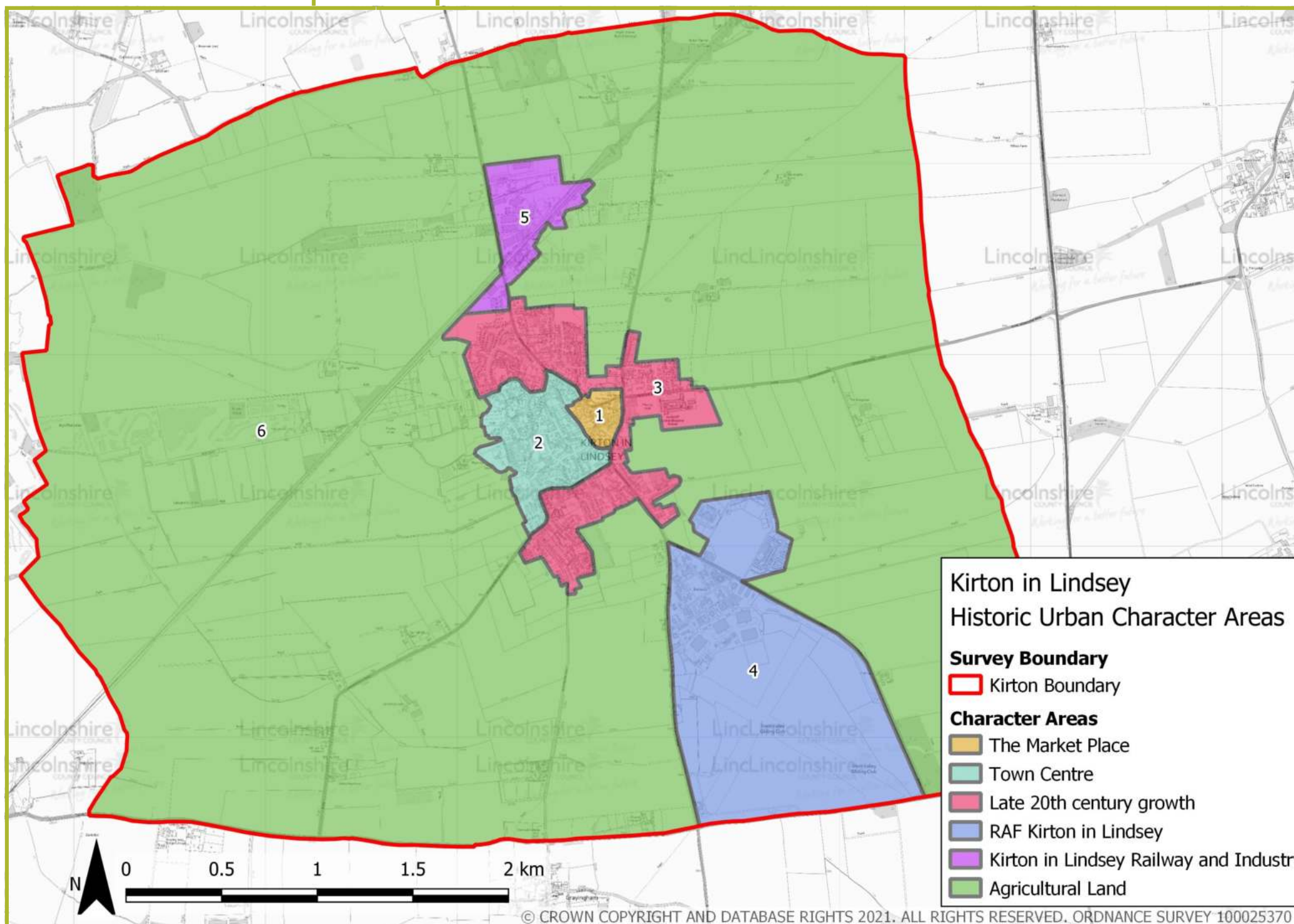
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

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

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

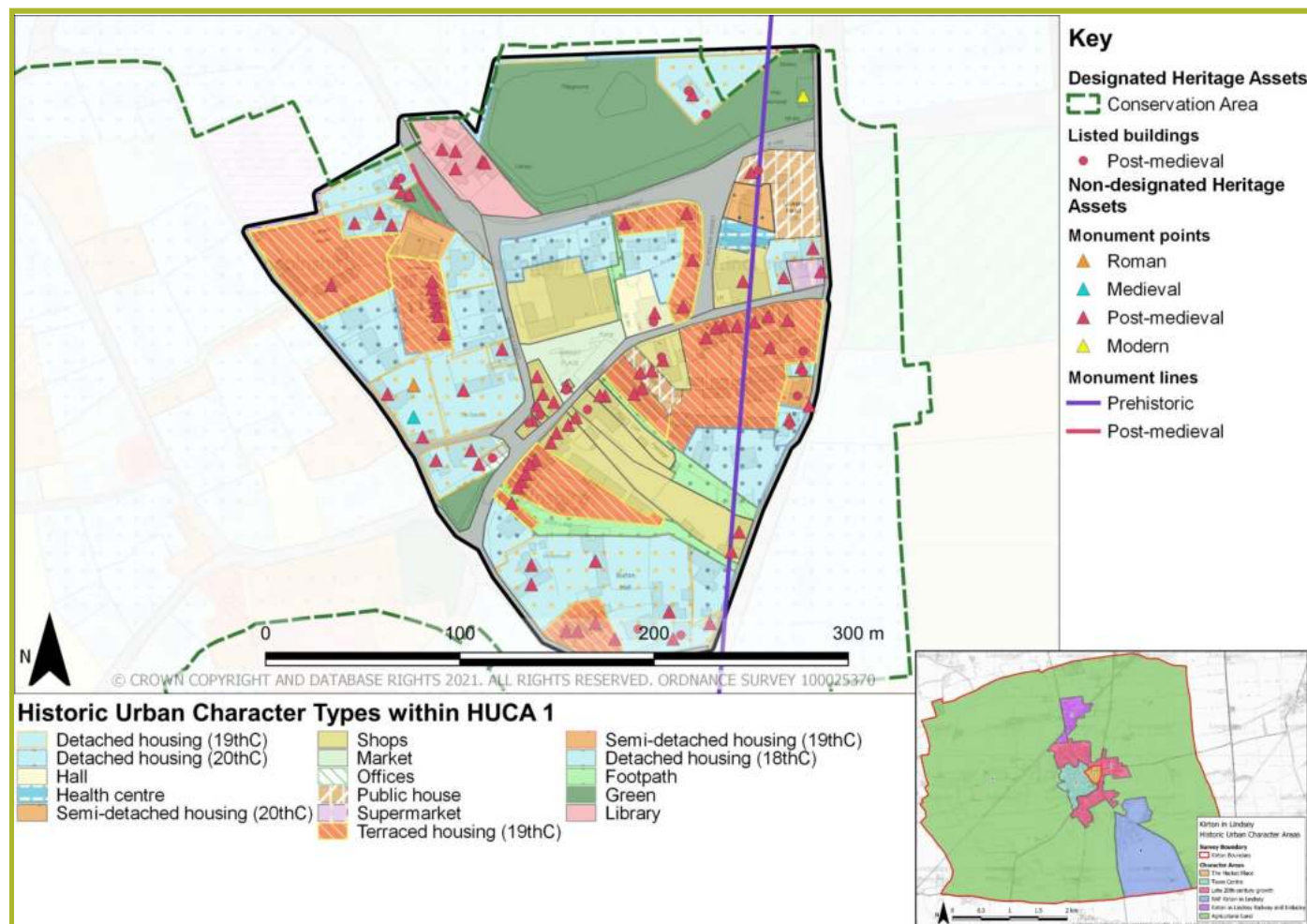
Communal: the values the local community attach to the HUCA - what it means to the local population, including commemorative, symbolic and social values. Also to what extent the HUCA has the potential to increase public sensitivity towards the historic environment.

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



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

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



HUCA 1— The Market Place

Key characteristics

- ◆ Characterised as a market centre with a high density of civic, commercial and residential buildings.
- ◆ Variety of building ages from the 18th to the 20th century.
- ◆ Multiple double fronted Georgian and Victorian townhouses.
- ◆ High density, relieved by the Green and other open space.
- ◆ Materials include red brick, white paint/render, some use of limestone.
- ◆ Windows are mostly traditional wood some have been replaced by uPVC.
- ◆ Roofs often pantile or Welsh slate, some are concrete replacements, height and pitch is varied, depending on the age.
- ◆ Buildings are staggered and located on the street front; separated by a 1-2m front footpath.
- ◆ Street furniture includes traditional four light lamps, benches, large planters and bins generally black and gold in colour.
- ◆ On-street and market place parking.

Landscape History

The first market to be established in Kirton in Lindsey was in the 13th century. It is possible that the market place dates to this period and that the burgage plots on the south side were established at the same time. St Andrew's Church and the market place are not located in the same area of town, suggesting that they were established at different times. The layout is medieval, comprising the triangular market place with entrances to the east, north-west and south-west. On the southern side of the market place, burgage plots extend southwards to South Cliff Road. The pattern of these is still discernible within the modern layout and passages between the market and South Cliff Road have been preserved. The buildings within the character area are post-medieval and modern. In the mid-late 18th century the Courthouse was constructed by the Duchy of Cornwall and the Bridewell Prison and sessions court were also established. The introduction of these establishments brought increased wealth to the town at a time when it had limited investment. In the 19th century, the closure of the prison system in the town resulted in the partial demolition of the prison buildings. In the same period the Greyhound public house was demolished and the Town hall was constructed on its site, at the eastern end of the market place; the stone for this was taken from the Bridewell Prison. In the modern period, former cottages and shops which were located on the northern boundary of the market place were dilapidated and were subsequently demolished; new shops were constructed in their place.

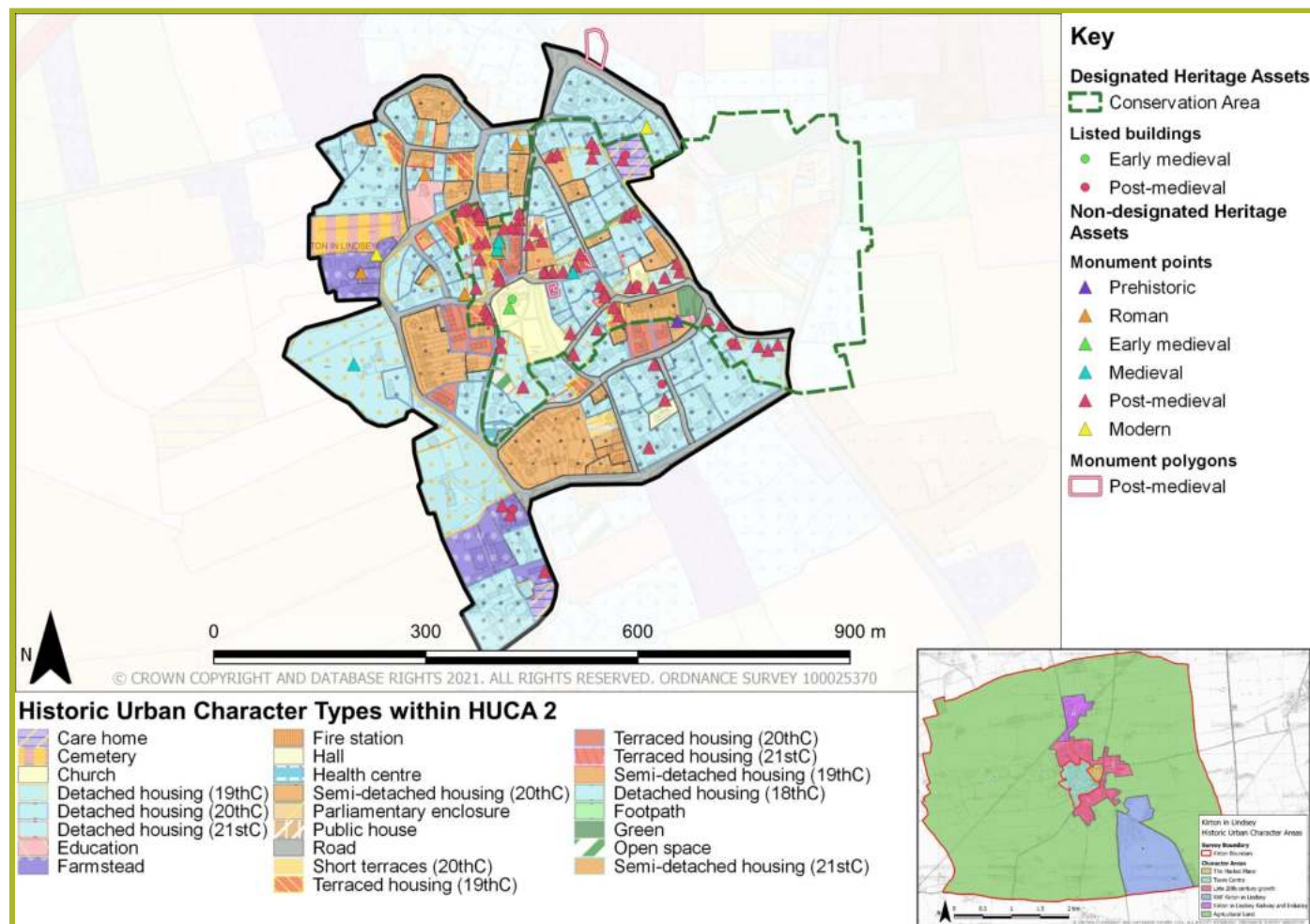


Evidential Value: There are several heritage assets which make a significant contribution to the archaeological and evidential value of the town, including the well preserved road layout and plot boundaries. The increased investment made into the town in the 18th and 19th centuries is recognisable in the establishment of the Manor Court House and prison. The legacy of these structures is preserved throughout the town centre, in the buildings themselves and within the stone taken from them and used in other structures. Below ground remains may contain valuable evidence of the earlier origins, layout and development of the medieval market place, buildings and former burgage plots and boundaries.

Historical Value: The historic narrative of Kirton in Lindsey from the medieval to the modern period is well represented in the character area. The layout provides context for the medieval history and organisation of the town. Furthermore, there are many post-medieval buildings in the HUCA such as the town hall, court house, public houses and farmsteads which provide a broad insight into the narrative of the town's growth.

Aesthetic Value: There are many assets within the character area which provide a visual representation of the town's history. Inns, town houses and the town hall of the 18th and 19th centuries demonstrate a period of increasing wealth and investment in the town. The HUCA is within the Kirton in Lindsey Character Area which recognises the preserved market centre and green as possessing important historic character.

Communal Value: The character area is the social and commercial centre of the town with the town hall and public houses providing important public spaces. The market place provides a tangible way in which the residents of the town can connect with its medieval and post-medieval history. The public is further engaged on the heritage of the town in the market place and at various points with information boards displayed around the character area.



HUCA 2—Town Centre

Key characteristics

- Characterised by a mixture of 19th and 20th century residential buildings including former farmsteads
- The medieval road pattern is highly irregular with interconnecting roads.
- Medium density buildings, with church yard, cemetery and small scattered pockets of green or open space.
- The 11th century church provides a central focus.
- Topographically the character area slopes to the west; views of the Trent Valley visible at points across the character area.
- Brick is the predominant material in a mixture of red, pink and buff brick.
- Variety of housing types including terraced, semi-detached, short terraces, detached, bungalows and former farm buildings.
- Buildings are 1-2 storeys, single storey buildings include bungalows and barns.
- Mostly uPVC windows, with traditional windows retained in some of the older properties.
- Roofs are a mixture of pantiles and concrete.
- Part of the HUCA is covered by the Kirton in Lindsey Conservation Area.

Landscape History

Roman archaeological remains recorded within the town centre demonstrate that there was occupation occurring locally during this period (NLHER: MLS20329). St Andrews Church was constructed in the 11th-12th century. Despite this, place-name evidence indicates that Kirton in Lindsey was the site of a much earlier church (see paragraph 1.3.1). It is likely that this earlier church was located on the same site as the current structure. The form and layout of the character area was formed in the early medieval or medieval period with multiple large enclosures creating irregular parcels of land with the church approximately central to the layout and a moated medieval site to the south-west. In the late 18th century these enclosures appear to have been reorganised with the insertion of new roads and boundaries, forming the layout which is still visible today. By the 18th and 19th century, map evidence shows farmsteads within the enclosures (although these are possibly earlier). As an open parish, small landowners were able to construct new housing and rent out land as development was not controlled by a single owner. Consequently large numbers of labourers who were unable to find accommodation elsewhere were attracted to the town. New areas of small terraced housing were constructed, some of which survive in Wray Street and Turner Street (Lyman, 2004). In the 19th century, new churches, halls and schools were constructed in the character area as the 'urban' area of the town expanded from the market place into the former enclosed fields. Over the course of the 20th century the remaining space within the enclosures were slowly in-filled with housing, which has created a varied character across the area. The style of these structures is dependent on the age of construction.

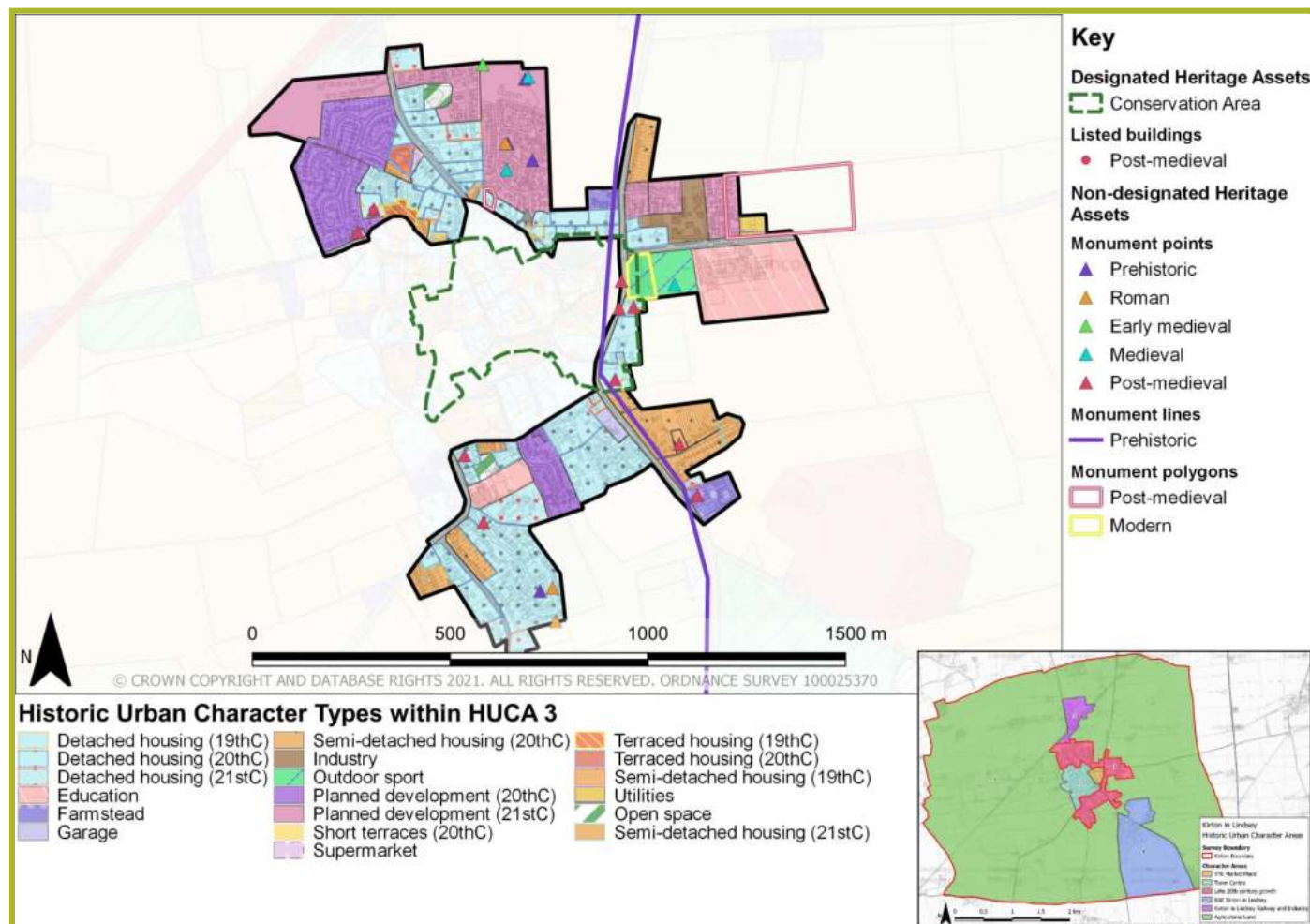


Evidential Value: The early medieval/medieval layout of the character area is very well preserved with no changes to its form in the modern period. This provides a large amount of context into the history of the town during these periods and how the local area was organised. The medieval church with origins at least as early as the Saxo-Norman period is the earliest building remaining within the town, with the earthworks of the medieval moat partially surviving to the west. The development of the town over the 18th and 19th centuries is also well represented in the HUCA with the construction of rows of new cottages for labourers. The archaeological time-depth of this HUCA ranging from Roman and Anglo-Saxon occupation, the medieval buildings and sites through to post-medieval expansion and redevelopment has high evidential value.

Historical Value: The character area is the historic core of the town and as such provides a great amount of context to its history. The large church and impressive 13th century tower illustrates the important role of Kirton as a major soke and administrative centre throughout the medieval period. Several new chapels and schools were constructed in the 19th century following changes to national laws and the growing need for more amenities locally. Their conversion to residential properties in the 20th century and the construction of larger purpose built schools charts the growth of the town and growing requirements of the educational system.

Aesthetic Value: The history of the town is highly legible across the character area. The highly irregular interconnecting road network provides a key insight into the former layout of the town during the medieval period and the church, which is visible across the character area. The former tithe barn, now 'Long Room' (NLHER: MLS15430, NHLE: 1346836), references former systems of land management which were key to administrative organisation within the town until the 18th and 19th centuries.

Communal Value: The character area contains several assets which could be used to connect the modern day population of the town to the historic narrative of the town. The tithe barn and church both represent aspects of the administrative and religious history of the town. The highly complex road pattern can be difficult to navigate, it could be utilised to connect the current residents of the town with the early structure of the town.



HUCA 3—20th century development

Key characteristics

- ◆ Medium density residential character dating to the 20th and 21st centuries.
- ◆ Some early ribbon-development on the main road. In the later part of the century planned areas including many houses have been constructed in large developments behind the main roads.
- ◆ Planned developments are largely in cul-de-sacs, with wide winding roads which include green verges and some street trees.
- ◆ Houses are generally set within front and rear gardens with driveways.
- ◆ Variety of housing types including detached, semi-detached, short terraces and bungalows.
- ◆ Dominant material is brick including red, brown, and buff brick.
- ◆ uPVC windows, pantile, concrete and slate roofing.
- ◆ Located on the ridge of the hill and the westward slope; with views towards the Trent valley.
- ◆ Two modern schools are located within the developments.

Landscape History

Prehistoric settlement is recorded within the character area, close to Spa Hill (NLHER: MLS19777). Archaeological evaluation of the site revealed the presence of prehistoric and Romano-British remains including enclosures and artefacts. In the medieval period the character area was on the periphery of the settlement and is likely to have mostly been part of the open field system. Some small areas were partitioned into closes in the medieval period and early post-medieval period. The remaining open land was enclosed into small rectangular fields during the Parliamentary Enclosure Act of 1793. During this process new roads were also established and formalised including Spa Hill. Traditional stories indicate a possible medieval turf maze may have been located on the Green where the old Court House stands but there is no evidence to confirm this feature or its location (NLHER: MLS705). The character area has been residentially developed during the latter 20th century and early 21st century as the town has expanded. Growth initially occurred along the main roads although in the latter decades has taken place in purpose-built, planned developments comprising many houses. New schools, and health centres have also been developed as the former schools became too small and unfit for purpose over the course of the century. The former school buildings have largely been repurposed for other uses. To the east of the character area, the remains of Second World War military structures of an unknown function are visible (NLHER: MLS26057). These were likely part of a wider complex of structures dispersed across the area, associated with the airfield.

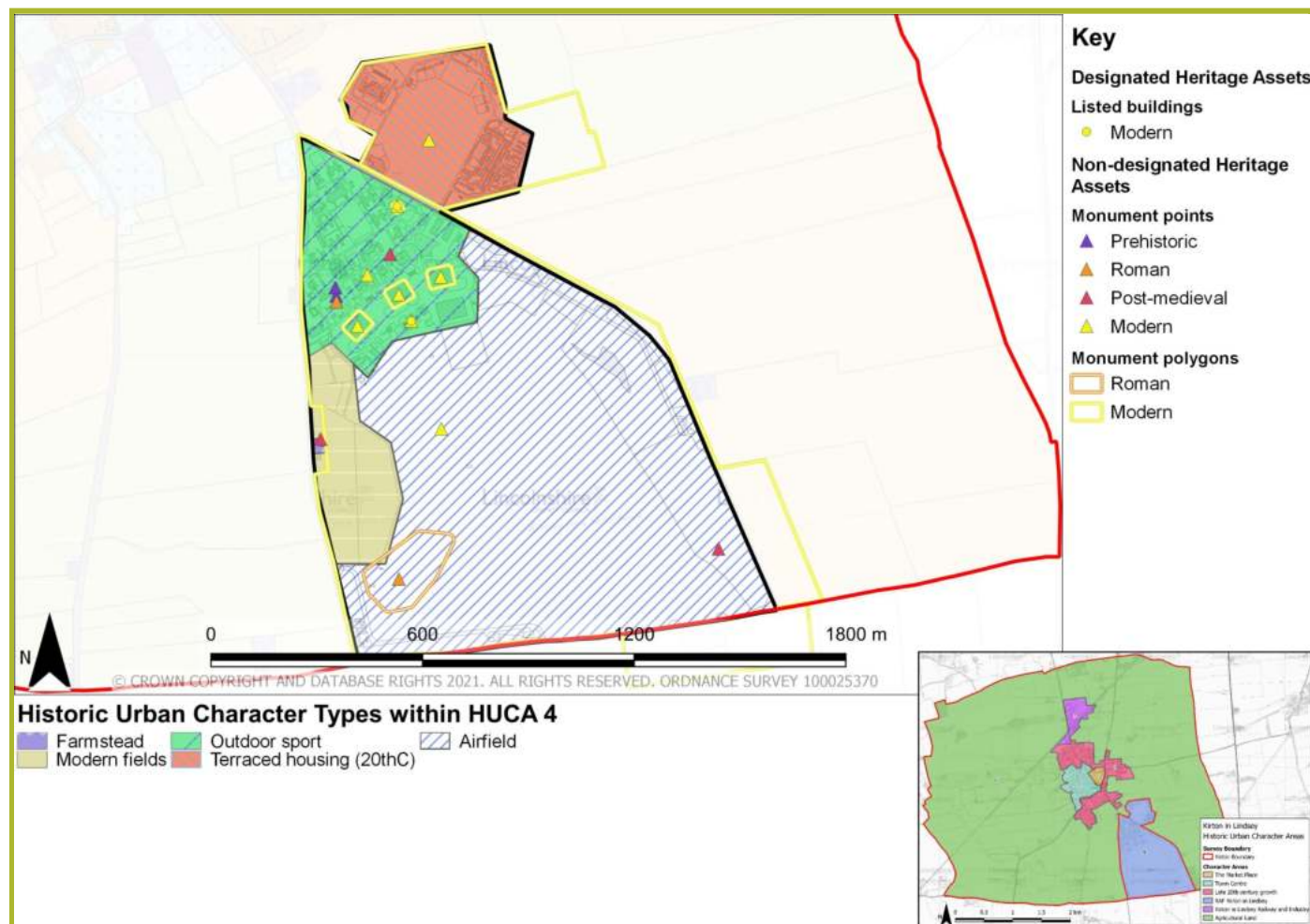


Evidential Value: The archaeological evidence held within the character area contributes to the wider understanding of North Lincolnshire in the prehistoric and Roman periods. It also provides context for settlement on a local level during this period. Some of the medieval and post-medieval enclosure boundaries are preserved in the layout of the modern settlement to the south of the character area. Post-medieval farmsteads are also extant within the character area.

Historical Value: The assets within the character area provide context on the settlement of the area during the prehistoric/Romano-British periods and how the landscape was managed. This also contributes to the historical narrative of the wider region. The agrarian history of the town is represented in the character area through the post-medieval farmsteads. These provide insight into the agrarian history of the town particularly during the period of enclosure.

Aesthetic Value: There are many examples of 20th century architectural styles throughout the character area. Some post-medieval farm buildings are a visual reminder of the former agricultural industry which dominated the town and surrounding area. The topography of the character area is important to the character of the HUCA with views out towards the Trent Valley.

Communal Value: The character area is predominantly private residential and therefore communal value is limited. Interpretation of the early settlement and landscape and a possible turf maze could be used to engage the public with the time-depth to this HUCA.



HUCA 4—RAF Kirton in Lindsey

Key characteristics

- ◆ Military air base dating to the 20th century.
- ◆ Residential areas constructed for the residential barracks.
- ◆ The airfield is bounded by hedges and trees which obscure vision into the area.
- ◆ The residential development comprises a heavily planned layout comprising short terraces, cul-de-sacs
- ◆ Symmetry and spacious plots are distinctive.
- ◆ The residential structures are largely brown brick with uPVC windows and concrete roofs.
- ◆ Design features of Officers' quarters including decorative door cases, windows and rear turret-like extensions.
- ◆ The houses have small gardens to the front and rear bounded by a shared brown wooden fence or pathway. The Officers' quarters have spacious plots and rear gardens backing onto the recreation ground with a distinctive symmetrical layout.
- ◆ Parking is on street or in small parking areas.
- ◆ The airfield is bounded by hedges and field trees with small copses in and around the airbase.
- ◆ The character area has views eastwards to the Ancholme Valley and out towards the Lincolnshire Wolds.

Landscape History

Prehistoric artefacts including axes and flint tools recorded within the character area (NLHER: MLS19457, MLS702) contribute to the story of north Lincolnshire during this period. Artefacts and archaeological remains from the Roman period demonstrate a continuous occupation of the region (NLHER: MLS21135). The landscape was part of an open field system from the early medieval/medieval period. In the late 18th century a Parliamentary Act was passed for the enclosure of the landscape. This transformed the character area from an open agricultural landscape to an area of smaller rectangular enclosures. This field pattern endured until the development of RAF Kirton in Lindsey in 1940. This base comprised an airfield to the south and a series of barracks with associated buildings to the north including hangars and control rooms (NLHER: MLS26080, MLS26081, MLS24707). To the north of the B1400, a small estate comprising an officers mess, gym, 10 officers' houses and 61 Non-Commissioned Officers (NCOs) houses were constructed between 1939-40 (NLHER: MLS26077). A further 23 houses were constructed after 1945 on Henlow Close, Halton Close and Cranwell Close. In the modern period the airfield has been utilised for other activities including airsoft sports and recreational gliding. Applications for redevelopment of the area are on-going in 2021.

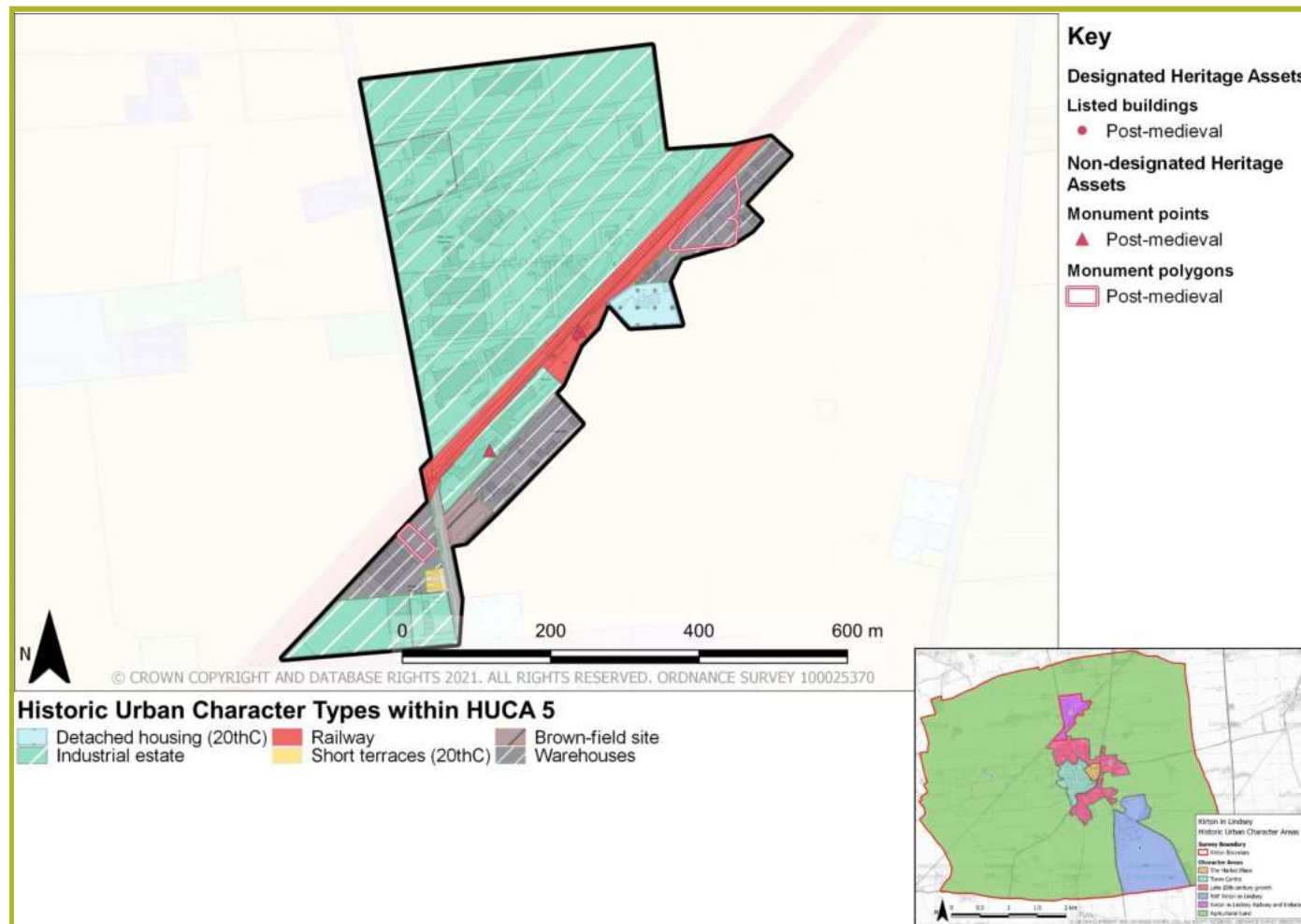


Evidential Value: The assets within the character area contribute to an understanding of the modern military history of the area. Many of the assets associated with this history of the area are still extant, although some do not survive. The base is part of a wider network of bases established across the county and as such forms an important asset as part of a wider group history.

Historical Value: The character area developed as a base and residential area distinct from the town. Its construction was associated with an event and as such its growth reflects a very specific narrative, unique within the town. The military base and associated structures provide tangible evidence of local military operations which tie into a regional and national history. This includes the construction of a small residential development to house military personnel as well as other amenities.

Aesthetic Value: There are heritage assets within the character area which have been well preserved into the present day, through military reuse or repurposing. This built heritage is significant to the narrative of the character area and the wider history of Kirton in Lindsey during the 20th century.

Communal Value: The character area is part of a communal memory shared by Kirton in Lindsey residents and as such has a strong communal value. The housing built for the NCOs is still used residentially, and provides a link to the military history of the area.



HUCA 5— Kirton in Lindsey Railway and Industry

Key characteristics

- ◆ Industrial and commercial area adjacent to Kirton in Lindsey Railway Station.
- ◆ Mostly modern buildings with some 19th century structures.
- ◆ 19th century structures include goods sheds and the stationmaster's house.
- ◆ Industry has remained in this area since the establishment of the railway.
- ◆ Construction materials are a mixture of red brick and metal.
- ◆ 1-2 storeys, including warehouses and offices
- ◆ Some vegetation in the form of roadside hedges.
- ◆ Businesses are within fenced compounds.
- ◆ Roads are not easily accessed by pedestrians.
- ◆ Large concrete car parking areas associated with the businesses.

Landscape History

The character area has had an agricultural focus since the medieval period and was part of the Scotton and Cleatham open field system until the post-medieval period. At the end of the 18th century the area was enclosed as part of the parliamentary enclosure Act of 1793. During this process the character area transformed from a large open field with limited hedges or internal boundaries to a landscape of neat rectangular fields bounded by hedges and fences. This field pattern was partially truncated in the mid-19th century with the construction of the railway in 1849. This process also saw the creation of a tunnel, across the north-east of the parish in HUCA 6. Its construction made transport more efficient, and industries established themselves adjacent to the line. The Britannia Flour Mill (NLHER: MLS21781), a malthouse (NLHER: MLS22761) and a brickyard (NLHER: MLS22196) were located on the course of the line. The mills and malthouses were also closed in the 20th century and the land repurposed. The former brick pits from the production process have also been repurposed as fishing ponds. In the 20th century this area remained industrial with a new industrial estate being established to the north of the railway line, this area creates a single industrial zone with the railway and is characterised by light industry.

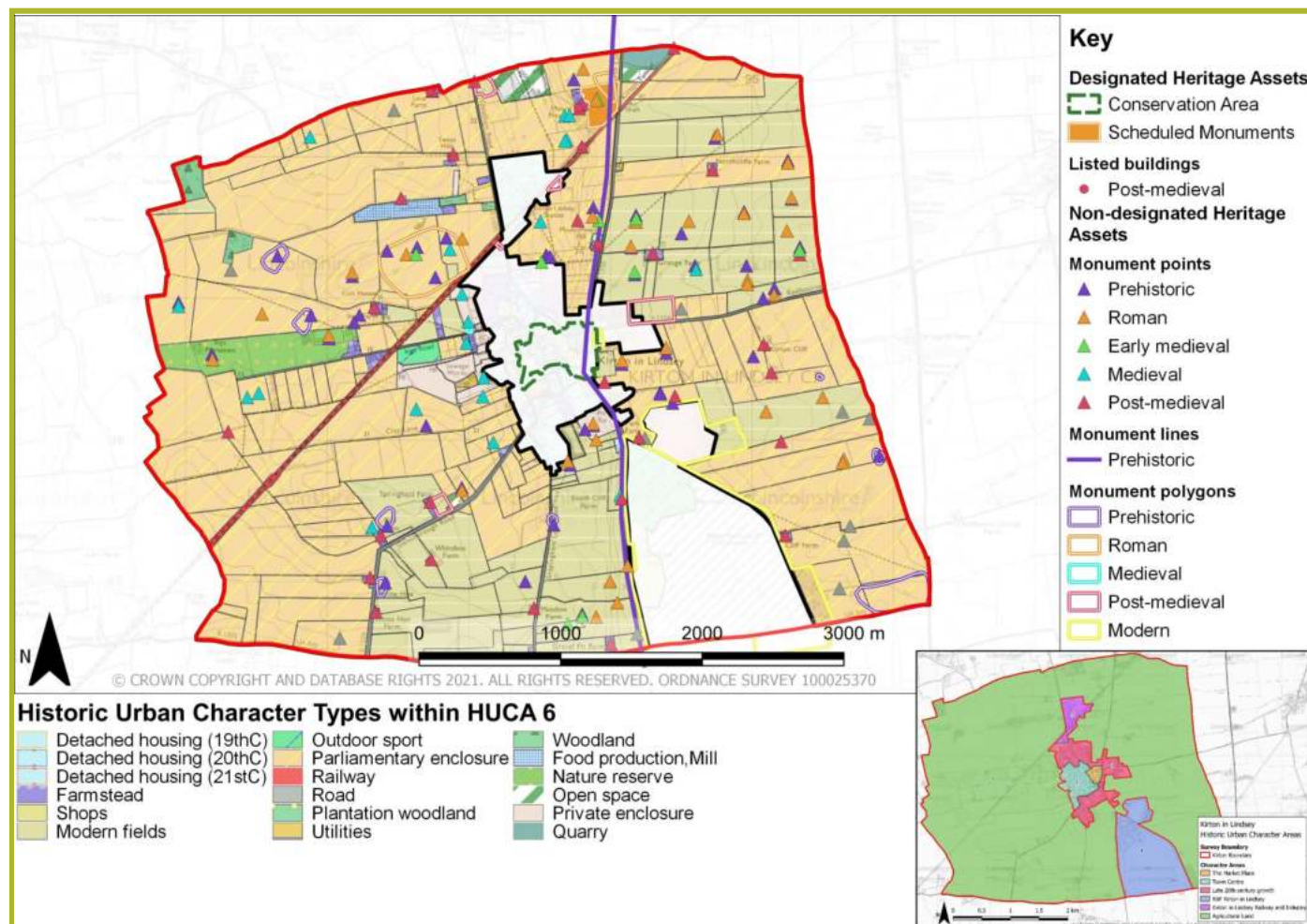


Evidential Value: There are records of extensive prehistoric and Roman occupation in the surrounding area (NLHER; MLS19777, MLS19997). There is potential that remains from these periods survive in less disturbed areas of the industrial character area. The heritage assets from the post-medieval period make a strong contribution to the history of the town; particularly the railway.

Historical Value: The assets within the character area contribute to an understanding of the history of the character area and wider town. The establishment of the railway would have brought renewed connectivity and prosperity to the predominantly agricultural town and is part of the history of its development. Furthermore, the character area also contains the sites of former mills, malthouses, and brickworks which were an integral part of the industrial history of the town. These are not as visible as they once were detracting from their contribution to the legible history of the assets.

Aesthetic Value: The stationmaster's house provides a visual reminder of the development of the station. Despite this, the assets within the area have undergone transformation through demolition or being repurposed; and as such their historical associations are not fully legible.

Communal Value: The heritage assets within the HUCA which make a contribution to the history of the town are not easily accessible or focussed towards public engagement with heritage. There are visual reminders of the railway history of the town including the stationmaster's house and railway bridges.



HUCA 6— Agricultural land

Key characteristics

- ◆ Characterised by arable farming.
- ◆ Field pattern includes modern fields with areas of former parliamentary enclosure.
- ◆ Field boundaries include hedge or scrub.
- ◆ Field drains cross the western half of the character area.
- ◆ Some prehistoric or medieval route ways, further roads were constructed following the parliamentary enclosure.
- ◆ Topographically the limestone ridge crosses the character area from north-south, sloping eastwards towards the Ancholme Valley and expansive views west over the Trent Valley.
- ◆ Several post-medieval farmsteads
- ◆ Landscape truncated by the introduction of the railway.
- ◆ Mount Pleasant Mill is a prominent feature in the landscape.

Landscape History

Within the character area evidence of landscape management taking place from the prehistoric period is recorded. Numerous find spots which include flint tool assemblages and axes provide an insight into how prehistoric peoples were interacting with the environment (NLHER: MLS19995). Furthermore, evidence for settlement is shown through the construction of enclosures and archaeological deposits of a domestic and industrial nature. A prehistoric trackway is believed to have crossed the landscape, along the high point of the limestone ridge (NLHER: MLS20003). The approximate course of this has been preserved in the modern roads of the B1398 and A607. Settlement endured into the Roman period, and recorded sites include villa sites, one of which is a scheduled monument, located to the north of the character area (NLHER: MLS688, NHLE: 1013627). Ditches related to field systems are also recorded from this period showing a continued management of the landscape. The Domesday survey of 1086 documents large areas of arable land and meadow, and it is from the early medieval/ medieval period that the landscape was organised into an open field system. Pottery scatters and ridge-and-furrow provide evidence of this system. The organisation of these fields is also demonstrated by mapping produced for the parliamentary enclosure process which took place in Kirton in Lindsey in 1793. These show the transformation of the landscape from a small number of large fields with little or no internal division to an organised landscape of small rectangular enclosures. In the 20th century, many of the fields were amalgamated and their internal boundaries removed, to make the landscape more efficient for modern farming techniques. Despite this process, much of the former 18th century landscape has a good level of preservation.



Evidential Value: The character area contains heritage assets which contribute to the history of the wider North Lincolnshire region and to Kirton in Lindsey. Archaeological investigations, both intrusive and non-intrusive have taken place across much of the area and it is likely that further archaeological remains from multiple periods are present. The Roman remains are nationally important and increase understanding of this region during the expansion of Roman culture across the country. Ridge-and-furrow remains demonstrate the nature of the agricultural landscape from the medieval period onwards. The transformation of the landscape in the post-medieval period is also shown through the extant field boundaries as well as documentary evidence.

Historical Value: Investigated evidence from the prehistoric through to the post-medieval periods demonstrates a legible evolution of the landscape. This provides an indication into the nature of society in the local region; including the agrarian and economic organisation of the area over an extended period of time.

Aesthetic Value: There is an extensive amount of heritage assets within the character area, however, many are not recognisable or accessible. A visual reminder of the agrarian history of the character area in the post-medieval period is held in aspects of the field layout extant across the area.

Communal Value: The character area is predominantly private agricultural land, although some footpaths and areas are accessible. The nature of the heritage assets such as find spots and buried archaeology is not always legible, and more could be done to inform the public of their hidden heritage through information boards or trails.

DISCUSSION

Historic background

Archaeological evidence of the prehistoric activity within the survey area is extensive. Remains of activity from the Mesolithic through to the Iron Age include flint tools, crop marks, funeral monuments and settlement evidence. These provide a great amount of context for how the landscape was managed and occupied over an extended period. The area is also crossed by the course of a known prehistoric routeway—the Jurassic Way, which connected much of North Lincolnshire. There are a number of Roman occupation sites in the area, including one villa of national importance (NLHER: MLS668, NHLE: 1013627), which is indicative of a high status settlement. A Roman domestic settlement recorded in the town centre has been documented alongside Anglo-Saxon remains, which suggests that the site was occupied almost continuously throughout these periods. It is likely that Kirton in Lindsey was established as a settlement in the early medieval period. The placename Kirton in Lindsey is suggestive of the presence of an early church and archaeological remains, including a 5th-7th century cemetery (although this is just outside of the survey area) demonstrate the presence of local, organised communities. The earliest masonry in the church of St Andrew dates to the 11th century. By the Domesday survey of 1086, Kirton in Lindsey was well established with large areas of agricultural land, meadow and a settled population. The manor, which was owned directly by King William I, possessed a large area of soke land in the wider region making it an important administrative centre during this period. In the medieval period, the manor which is likely to have been located on Manor Farm or within the moated area, south-west of the church, was used as a royal asset which could be granted for favour. In 1377, it became part of the estate owned by the Duchy of Cornwall. A market in Kirton was first granted in the 13th century, and a market place was also founded during this period. Located on the east of the town, its establishment created a polyfocal settlement. Surrounding the town, the open field agricultural system was utilised and the landscape was characterised by large fields with little internal division. Arable land was generally located to the east of the town closer to the limestone ridge and pasture or meadow was focussed to the west in the areas of lower ground. In the late 18th century, this landscape underwent a process of enclosure following the Parliamentary Enclosure Act of 1793. This transformed the landscape from an open area to one of smaller fields divided by hedges. The town had an agricultural focus with much of its economy driven by this industry and those which supported it. The 18th century was a period of change with the construction of large new public buildings including the Manor Court house and Bridewell Prison. In 1799, the manor and its estates were divided and sold by the Duchy of Cornwall. As an open parish (one without the leadership of one lord), local landowners were able to have greater control over development in the town. This encouraged the settlement in the town of labourers from outside of Kirton in Lindsey resulting in a much higher population growth than many of the surrounding towns. By the mid-late 19th century, this growth had slowed. The town was connected to the railway in 1849 which encouraged the growth of local industries, some of which were located adjacent to the new station. In the 20th century, the town has grown slowly. Development has taken place across the area, the centre has seen infilling with residential housing and in the late 20th century new stand-alone developments have also been completed and development is increasing in the early 21st century.

Character summary

The character of Kirton in Lindsey is varied with structures and plan forms from different periods recognisable across the parish. Building materials vary between local limestone and brick, many buildings also show a combination of both. HUCA 1 is the high density medieval market centre of the town. This area has a large number of post-medieval public buildings including the Manor Court House and town hall. Historically it was the economic centre for the town with a market place. HUCA 2 also has origins in the early medieval/medieval period with small irregular road pattern/enclosures surrounding the 11th century church. In the 19th and 20th centuries these irregular enclosures were in-filled with housing, although the layout of the road pattern remained largely unchanged. Further 20th century development has taken place on the periphery of the town centre, represented by HUCA 3. These largely date to the late 20th and early 21st centuries and are residential in nature with some schools and parks included in the developments. HUCA 4 is characterised by a short-term development which is associated with the Second World War. The RAF base and associated structures including residential housing and amenities developed separately to the town and is of a different character, reflecting the requirements of the base. HUCA 5 represents the 19th century railway station and 20th century light industry area of Kirton in Lindsey. Following the introduction of the railway, several small light industries have established themselves in this area, creating a concentration for businesses and trades in the town. HUCA 6 represents the agricultural land in the parish. This is characterised by both post-medieval and modern field patterns with a hedged and divided landscape across the limestone ridge and on its eastern and western slopes.

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Extensive Urban Survey



Kirton in Lindsey 2021

Project Number 2897

Historic England, Lincolnshire County Council

Nicola Grayson & Gregor Robertson-Morris