



Angel Inn



Peter and Paul's Church



Burghley Centre

LINCOLNSHIRE EXTENSIVE URBAN SURVEY  
Bourne—2022



The Cedars



## The Project

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

The project consists of a written report, 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 Policy Planning Framework (NPPF).

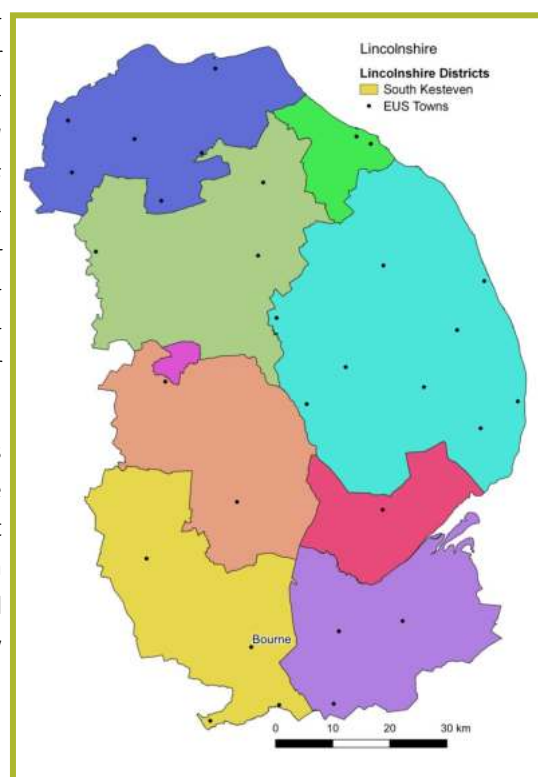
The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains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

## Location

Bourne is located in the District of South Kesteven. In Natural England's National Character Areas, the survey area of Bourne falls within two character areas, 75—*The Kesteven Uplands* and 74 *The Fens*. The Kesteven Uplands are described as *Medium-scale, undulating mixed farmland landscape gently rising from the Fens in the east to the limestone ridge in the west. Large arable fields predominate on the higher ground of the Kesteven Plateau, with clipped and gappy hedgerows, while heavier land in the river valleys provides good grazing for cattle and sheep... Significant areas of woodland including semi-natural and ancient woodland, commercial woodlands... The Fens are described as an expansive, flat, open low-lying wetland influenced by the Wash estuary... offering extensive vistas and huge skies throughout providing a sense of rural remoteness and tranquillity... the soils are important for agriculture which is hugely significant for the rural economy in the fens... overall woodland is sparse, with a few small woodland blocks, shelterbelts and roadside avenues. Settlements and isolated farmsteads are mostly located on the modestly elevated 'geological islands' and the low sinuous rodden banks.* The Lincolnshire Historic Landscape Characterisation includes Bourne within the *Southern Cliff* and the *Fens Character Areas*. The historic evolution of the Southern Cliff is described as: *The earliest discernible landscape features are the Roman roads, in this case Ermine Street... later villages appear, from their names, to be a mix of Anglo-Saxon and Danish foundations... much of the land was unsuitable for arable cultivation, the pre-enclosure farming regime appears to have been centred on the traditional open strip field system.....the rolling Kesteven countryside has, historically, been much favoured for the raising of sheep...the wealth generated by the wool trade allowed the establishment of several large estates...The popularity of the area with commuters has put pressure on local towns... Modern housing estates, both social and private, can be found especially around the major towns, the uplands to the west and fenland to the east. The historic landscape evolution of the Fens is described as consisting of an areas of intertidal saltmarsh with localised marginally higher ground. Falling sea levels from the mid Anglo-Saxon period allowed settlement on drier areas in the form of isolated ranches and salt manufacturing sites. Drainage was a continual preoccupation of all communities within this zone, as the onus on digging, embanking, and maintaining drains and watercourses rested on local inhabitants and landowners. Throughout the post-medieval period fields were re-enclosed through piecemeal agreements between individual landowners and tenants. The resulting subdivision and re-organisation of the land divided the organic pattern of fields and curvilinear arrangement of parallel strips with straight and geometric boundaries.*

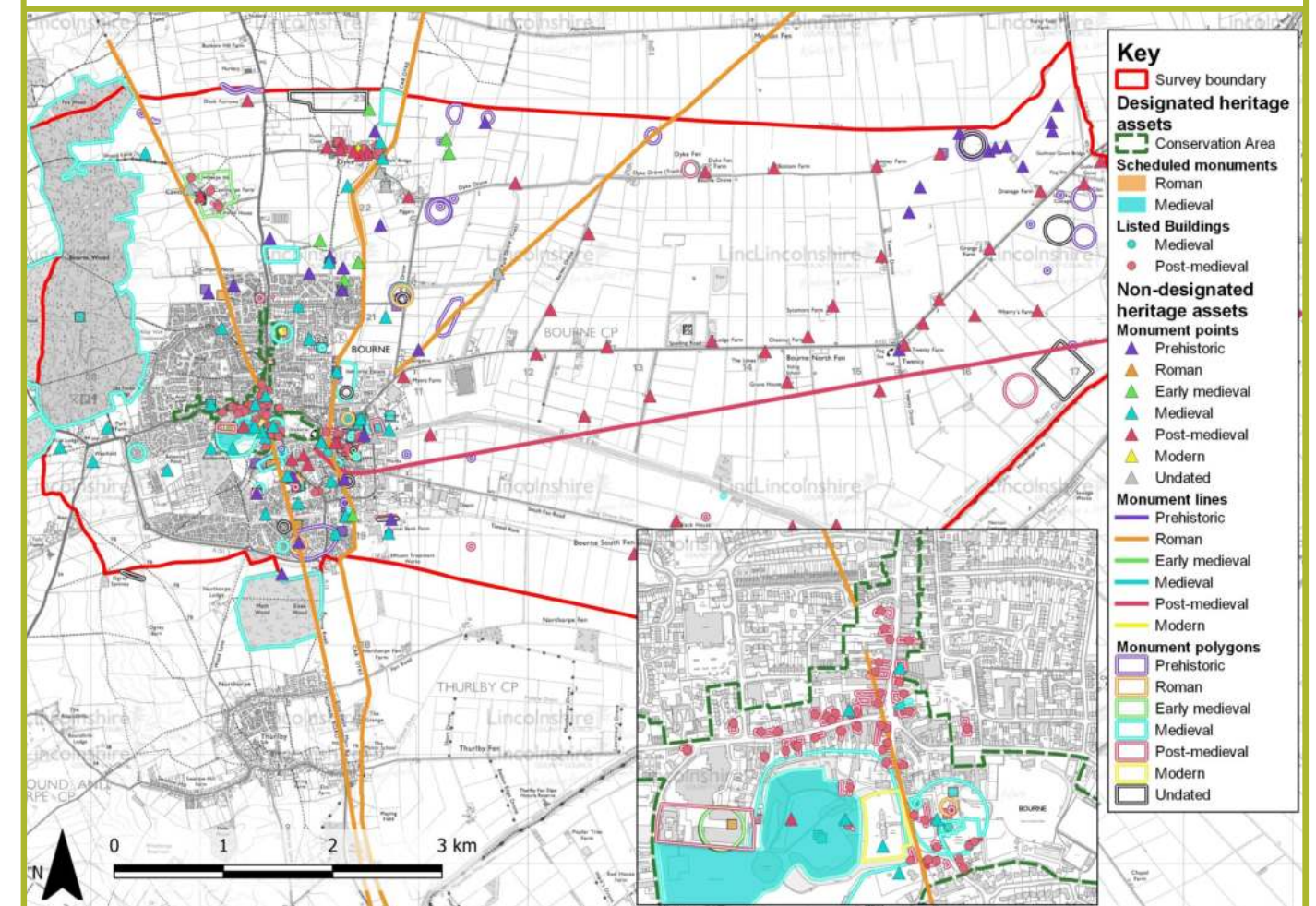
Geologically, Bourne is located on a variety of bedrock including Kellaways sand and clay, Oxford Clay and a small area of Cornbrash Limestone, to the north-east. Overlying this are layers of sand and gravel, peat and tidal silt and sand layers. The geology is mirrored by the topography of the area which is highest in the west at a height of 50-60m, it slopes to the east and Bourne is located on the eastwards slope. To the east of Bourne are very low lying fenlands, which are around 1-3 metres above sea level.

The survey area for Bourne is the parish boundary.



## Summary

Bourne has many archaeological remains from the prehistoric period, which indicate extensive activity in this area. Artefacts and remains from the Mesolithic and Neolithic periods such as flint tools and stone axes indicate a level of landscape management was taking place, although it is not until the Bronze Age period that we see occupation. Romano-British settlement is also widely recorded, and the sites also show that agriculture and industry was also occurring during this period. In the early-medieval period, the town of Bourne was probably established. The Domesday survey shows a number of lords held large areas of woodland, arable and meadow, and that there was also a relatively large local population and two manors within the settlement. Bourne Castle was founded in the opening centuries of the medieval period and appears to have been in use until the 16<sup>th</sup>/17<sup>th</sup> century. The lord of the castle in the 12<sup>th</sup> century, Baldwin fitz Gilbert de Clare, invited a group of Augustinian monks to found an Abbey in Bourne, which was established to the south-east of the town. It surrounded the Church of St Peter and Paul which, until the 16<sup>th</sup> century, was also part of the Abbey when it was disbanded. Bourne remained a medium sized town through the post-medieval period. The introduction of the turnpike roads through Bourne in the 18<sup>th</sup> century resulted in a number of local public houses and coaching inns, many of which are still extant within the town centre. The introduction of the railway in the 19<sup>th</sup> century also allowed the more efficient transport of goods to and from Bourne. Much of Bourne's town centre dates to the post-medieval period. In the 20<sup>th</sup> century, Bourne has become a commuter town for larger local industrial, administrative and commercial centres, as a result, it has seen considerable growth, much of which has been residential.





## 1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

### 1.1 PREHISTORIC

The landscape of the survey area provided many opportunities and a variety of resources during the prehistoric period with access to woodlands, dryland and fenland. Bourne Fen, which was extant to the east of the survey area, formed part of a northern extension to the Cambridgeshire peat fen, along with the area south-west of Spalding, the Deeping fens and the fens around Crowland. These peat fens were regarded as dank, inhospitable and unhealthy swampland in the medieval period and this would have been the same during the prehistoric period (May, 1976). There are prehistoric routes which are believed to have crossed the area, one road known as Mareham Lane, is thought to have ran northwards from Bourne to Sleaford (May, 1976).

Within the survey boundary, tools from the Mesolithic through to the Iron Age are recorded; indicating that activity was taking place from an early period in the area. A polished flint axe was found to the south of Spalding Road (HER: MLI33252), and a stone axe was found in a ditch close to the northern end of the survey area boundary (HER: MLI33249), both of which are believed to be of Neolithic origin. Further Neolithic flint tools have been recorded on Roman Bank, Tunnel Bank and in Southfield Business Park (HER: MLI83296, MLI35118, MLI97528).

The HER records several Bronze Age finds, predominantly pottery fragments and flint flakes within the survey area. A sherd of early Bronze Age Pottery was found in the eastern area of the survey boundary, amongst an area of later Romano-British activity (HER: MLI34154). A dirk or dagger (HER: MLI33243), dated to the middle Bronze Age, was found to the north of the town and Bronze Age features were found at Meadow Drove (HER: MLI34114). Here, a ring ditch was uncovered during excavations in 1999, which is thought to indicate domestic activity. Pottery and several pieces of flint were recovered from the archaeological features. Bronze Age flints and pits were also recorded to the south of town (HER: MLI98416, MLI116105).

A dense concentration of Romano-British activity has been recorded in the north-east of the survey area, which includes evidence of Romano-British settlement activity (HER: MLI34121, MLI34125). Archaeological investigation in this area carried out in the late 20<sup>th</sup> century revealed that it was occupied between the late 1<sup>st</sup> to early 3<sup>rd</sup> century AD (HER: MLI34120). Evidence of ditches and gullies demonstrate that the local inhabitants were carrying out land improvement during this period. Environmental and animal bone evidence indicates that arable farming and animal husbandry was taking place in the settlement (HER: MLI33525). Smithing activity is also recorded on the site. A skeleton was also found at the base of a drainage ditch which was deliberately backfilled during the same time. The skeleton was wearing a copper alloy bracelet and appears to have been deliberately placed in the ditch. The individual is thought to have died from a blow to the head and was buried with crossed ankles which suggests that the feet were bound together. There are also several salterns in the area directly surrounding the settlement which date to the Iron Age, showing that there was significant salt production going on. Most of the salterns were identified through conjectural evidence including cropmarks and scattered briquetage as part of the Fenland Project No.5 undertaken in the 1990s (Hayes & Lane, 1992). Consequently, further work is required to ascertain the full extent of many of the remains (HER: MLI34102, MLI34128, MLI34101, MLI34130, MLI34129, MLI34127, MLI34126).

A number of features were recorded during recent archaeological excavation, ahead of residential developments to the south of the town centre. Here, further remains of a Romano-British settlement site were recorded, evidenced by the remains of pits and ditches, and a possible stone wall (HER: MLI80822, MLI80823). Dated broadly to the 2<sup>nd</sup> and 3<sup>rd</sup> centuries, the site was located on an area of raised ground. Further evidence from the site indicated that extensive iron working and industrial activity was taking place.

A further Romano-British site has been identified to the north of Mill Drove. This site was a large and complex arrangement of enclosure ditches, gullies, pits and postholes dating from the late Iron Age to the Roman period (HER: MLI34134).

### 1.2 ROMAN

The evidence recorded in the survey area shows the continuation of occupation from the prehistoric to the Roman period. A number of settlements have been identified within the survey area, which date to the Roman period, indicating a high level of local activity. The Roman road known as King Street also crossed the survey area from the south; it crossed what later became the town centre before exiting to the north-west (HER: MLI33097). The road connected Bourne to Roman settlements in Ancaster to the north, and Chesterton in the south. The road is believed to have been established here to follow the edge of the fens and it clearly makes contact with the Car Dyke, beyond the survey boundary to the south. The Car Dyke is an artificial water channel that runs along the western fen edge from Peterborough to Lincoln (HER: MLI35018, MLI30044, MLI34993). It is

thought to have been the largest of the known Romano-British canals and was constructed around 125AD. Its purpose is debated although current thought believes it to have been constructed to serve as a drain and/or as a navigable waterway. Excavations on parts of it have shown it to have been 15m wide and 2-4m deep, before it became silted. Sections of the Car Dyke have been incorporated into modern drainage channels. Within the survey boundary much of its central route has been culverted, to the south of Willoughby Road and to the north of Spalding Road its course is preserved in modern ditches and a large section of ditch to the south of Dyke village is designated as a scheduled monument (HER: MLI60706, NHLE: 1004959).

### 1.3 EARLY MEDIEVAL AND ANGLO-SAXON

There are a number of Anglo-Saxon finds within the survey area, and settlement is documented to have been extant during the early medieval period. Bourne and the settlements of Cawthorpe and Dyke are mentioned in the Domesday Book (HER: MLI81211). They were probably founded in the early-medieval period, on the eastward interface between high ground and fenland to be close to springs. Artesian (sparkling) water springs were used commercially in later periods. Archaeologically, settlement remains are not well known, although pottery scatters are recorded around the modern town, particularly to the north, near Mill Drove (HER: MLI34157, MLI34115). A Saxo-Norman ditch was also recorded on Manor Lane, adjacent to the castle, which is believed to be connected to its construction (HER: MLI82423). Early Saxon pottery has also been recorded to the north of Dyke, on the site of a Romano-British settlement (HER: MLI34106, MLI34108, MLI34147).

#### 1.3.1 PLACE-NAME EVIDENCE

The name 'Bourne' derives from Old Norse, which dates to between the 9<sup>th</sup> and 10<sup>th</sup> centuries, and means 'at the springs/streams'. The names of Cawthorpe and Dyke also originate from Old Norse; 'Cawthorpe' meaning Kali's secondary settlement and 'Dyke' probably being named in association with its location on the Car Dyke (Cameron, 1998).

#### 1.3.2 DOMESDAY SURVEY

Within the survey boundary, all three settlements including Bourne, Dyke and Cawthorpe were listed by the Domesday survey of 1086. Oger the Breton owned the majority of land within the survey area; he owned all of Cawthorpe, which (in total across three properties) included 19 freemen who made up 6.5 plough teams, 22 acres of meadow, 4.4 carucates (a carucate is approximately 120 acres) and 36 acres of woodland which were used for pannage (usually keeping pigs). Cawthorpe, was held in soke (as an outlying property which rendered payment to the manor) by a manor in Bourne (also owned by Oger the Breton) and by a manor in Haconby. In Dyke there were four property entries listed in the Domesday survey, three of which belonged to Oger the Breton. These resources included 2 villagers and 2 smallholders, 2.9 carucates of ploughland almost 2 plough teams, 15 acres of meadow, and 32 acres of woodland. Heppo the Bowman owned the fourth property which was 0.4 of a carucate, it is implied that this was waste land by 1086, possibly damaged. This property was also held as soke land to Heppo's manor in Haconby.

Bourne is listed in six property entries in the Domesday Book. Oger the Breton owned two estates both with manors. The largest estate included 2.5 carucates of land, 2 lord's plough teams, 5 men's plough teams, 4 sokemen, 14 villagers, 4 smallholders and a priest. Also included in the estate was 19 acres of meadow, a large area of woodland, 3 mills, 6 fisheries (rendering 2500 eels). The second estate belonging to Oger the Breton comprised 7 bovates (a bovat was 15 acres), 2 men's plough teams, 9 acres of meadow, a large area of woodland, a share in a mill, and six fisheries. It is probable that some of these entries were repeated across the records. Half a church is also recorded as belonging to each estate. Ivo Tallboys owned one property in Bourne which included 3 villagers, 1 smallholder, 0.4 carucates with half a plough team, 3.5 acres of meadow, 15 acres of woodland, a share in a mill and 3 fisheries. Alfred of Lincoln held another estate in Bourne which included 2 villagers, 4 smallholders, 0.8 carucates, 1 lord's plough team, 1 men's plough team, 6 acres of meadow, 30 acres of woodland, a share in a mill, and 6 fisheries. Another estate was owned by Robert of Stafford with 3 villagers, 3 smallholders, 0.8 of a carucate, half a plough team belonging to the lord of the manor, 1 men's plough team, 7 acres of meadow, 30 acres of woodland, 0.3 mills, and 6 fisheries. A sixth estate belonged to Swein, who had 5 villagers, 1 smallholder, 0.4 carucates, 1 men's plough team, 4.5 acres of meadow, 15 acres of woodland, a large share in a mill and 3 fisheries.

### 1.4 MEDIEVAL

#### 1.4.1 STREET PATTERN AND DEVELOPMENT

Bourne was an established and relatively large settlement during the medieval period. It had a concentration of burgage plots and properties around the crossroads with a central market place, as well as a castle to the south-west as well as Bourne Abbey and church to the south-east. Another concentration of features is recorded around East Gate, adjacent to Bourne Eau. Here, evidence of occupation and pottery production suggest that it was an area for particular industrial focus, producing pottery between the 12<sup>th</sup> and 16<sup>th</sup> centuries (HER: MLI98443, MLI81643, MLI35005). Clay extraction pits have also been recorded in the

vicinity, which have been backfilled with waste from the process (HER: MLI33237, MLI125078, MLI35054, MLI82658). Further evidence of quern stones, hearths and the former floors of occupation provide a detailed insight into the lives of those who lived on East Gate during this period.

The castle, parts of which are now designated as a scheduled monument (HER: MLI30043, NLHE: 1005023), is located to the south-west of the market place. It stretched to Manor Road in the west, and was defined by a rerouted course of Bourne Eau to the north, south and east. To the north of the castle, the properties on West Street backed onto the castle, many of which were probably tenanted properties belonging to the lord of the castle. To the east, its boundary is likely to have formerly extended to the line of South Street. In the present day, it is preserved as two roughly rectangular enclosures including banks separated by a circular pond. Landscaping for the park has removed or hidden some of the monument's features, although the main details can still be clearly seen. There is an irregularly shaped motte 1.2-2.7m high with traces of a surrounding ditch. Beyond this to the north are traces of fishponds. An outer bailey to the west is partly hidden by a large pond but the surrounding banks can be traced for much of the way. Archaeological investigation undertaken within the castle enclosure recorded pottery from between the 10<sup>th</sup>-12<sup>th</sup> centuries and the 16<sup>th</sup>-17<sup>th</sup> centuries. The deposits tentatively dated to the 16<sup>th</sup>-17<sup>th</sup> centuries, indicate widespread demolition of the castle at this time.

Isolated medieval farmsteads are recorded in Bourne Fen situated on a raised roddens of land (HER: MLI34134, MLI34111). During this period, in this region, it was common for religious houses to have isolated granges/farmsteads in areas of marshlands to carry out drainage works. It is possible that these settlements were part of such works.

#### 1.4.2 RELIGION AND EDUCATION

An Augustinian abbey was founded adjacent to the church in Bourne in 1138 (HER: MLI33233). It was around this period that Baldwin fitz Gilbert de Clare invited 12 canons to found an order near to his castle in Bourne. As part of his offer, he provided them with St Peter's Church in Bourne, land, fisheries, and the profits from other churches. The Church of St Peter and Paul is still standing (HER: MLI33215, NLHE: 1260249), however the remaining abbey buildings, such as the cloister are no longer extant. An excavation carried out to the north of the church discovered a number of ranges and foundations for walls which had been 5-6m thick; some of these had been robbed of their stone and disturbed by later post-medieval development. The abbey was dissolved in 1538 as part of the religious reformation. After this, the church remained as the parish church and the land was redistributed.

The present building of the Church of St Peter and Paul was formerly the church of the Priory of Augustinian Canons founded in 1138. Although the only remaining part of Norman architecture is the nave, Saxon arches discovered in 1892 to the north are a remnant of an older structure, possibly relating to the church recorded by the Domesday survey of 1086. The church saw a period of rebuilding in the 13<sup>th</sup>, 15<sup>th</sup> and 19<sup>th</sup> centuries.

#### 1.4.3 ECONOMY AND INDUSTRY

A market and fair were first granted to Bourne in 1281 by Edward I to Baldwin Wak. The market was to be held in the manor. The fair was converted from an Easter event to one which was held in mid June, the charter for which was granted in 1308 by Edward II (Letters, 2006).

Industries, as mentioned in paragraph 1.4.1, included pottery production, the evidence of which is recorded in the large amount of pottery, waste material and extraction pits. It appears to have been a long running production area, with evidence from the 12<sup>th</sup> to 16<sup>th</sup> century. Extraction pits are also seen in other parts of the survey area including West Street (HER: MLI80835).

#### 1.4.4 LANDSCAPE

Bourne had access to a number of resources. To the east, wide areas of lowlands were part of the Bourne North and South Fen. The fen, or the



St Peter and St Paul



Austerby Manor

interface between fen and higher ground was often part of meadow lands, of which a large area was recorded in Bourne by the Domesday survey, later place-names recorded in the landscape such as Meadow Drove also indicate the possible former use of the land. The fens were also widely used for pasture, often on a seasonal basis, Bourne South Fen was also known as 'the Cow Pasture' until the enclosure of the 18<sup>th</sup> century (Birkbeck, 1976). The settlement of Bourne was located on an area of higher ground, stretching from north to south, which was largely cultivated for arable farming. This stretch of arable land was approximately defined on its eastern edge by Car Dyke, although it is suggested that by 1300, arable cultivation had extended eastwards beyond the dyke (Birkbeck, 1976). Ridge-and-furrow evidence of former ploughing activity is recorded on the higher area of land to the north and south of the town, (HER: MLI34890, MLI87433, MLI88808, MLI97580, MLI98266, MLI125574, MLI34041, MLI34233, MLI34234, MLI34235). Furthermore, scattered medieval pottery is also recorded across the survey area, some of which may derive from former arable activity; from midden material which was often added to the soil with manure. Woodlands, which are now registered as ancient woodland, were extant to the west and south of the survey boundary including the woodlands of Bourne, Auster, Math and Elsea (HER: MLI34342, MLI34344, MLI34360). These were possibly part of a larger forest, known as Kesteven Forest. Between these woodlands and Bourne, areas of scrub woodland were part of common land shared by the people of Bourne.

#### 1.4.5 CHARACTERISTIC BUILDINGS

##### Austerby Manor House (HER: MLI33258, NLHE: 1242033)

Austerby Manor House (74 and 76 Austerby Road), is the Grade II listed former manor house of the Abbots of Bourne. It is thought to date to the 16<sup>th</sup> century although it contains later 18<sup>th</sup> and early 19<sup>th</sup> century additions. It is constructed in coursed limestone rubble and with ashlar quoins and dressings. The roof is largely slate, but the main range and brick-built additions are tiled. Sometime in the 19<sup>th</sup> century the west elevation was re-fronted and re-modelled in a more self-consciously 'Tudor' style, with wood mullioned and transomed windows with label moulds over them.

##### The Burghley Arms (HER: MLI95598, NLHE: 1241949)

The Burghley Arms, formerly the Bull Hotel is the birthplace of William Cecil, Treasurer to Queen Elizabeth I, born in the early 16<sup>th</sup> century. It is Grade II listed and constructed in stone, and has been remodelled with Tudor features such as a coach arch and mullion windows.

### 1.5 POST-MEDIEVAL

#### 1.5.1 STREET PATTERN AND DEVELOPMENT

By the 18<sup>th</sup> century, Bourne was becoming a wealthy market town. The population of the town increased steadily throughout most of the 19<sup>th</sup> century, with 1664 residents recorded within the parish in 1801, rising to 2242 in 1821 and 3717 in 1851. Between 1851 and 1881, the population grew only very slightly and was recorded in 1881 at 3760. By 1901, the population was recorded as 4361 (Vision of Britain, 2022).

#### 1.5.2 LANDSCAPE

In the 18<sup>th</sup> century, the landscape of Bourne was transformed following the implementation of Parliamentary Enclosure in the parish; the first Act for which was granted in 1766. A second Act for the enclosure of South Fen was also awarded in 1777. Small-scale piecemeal enclosure had been taking place earlier than this, however the changes seen in the late 18<sup>th</sup> century completely changed the agricultural systems which had been used for centuries. As part of the process large-scale drainage schemes were also carried out and many of the field boundaries for the new enclosures comprised drainage ditches as well as hedges. Despite the loss for local residents, who had lost commonable land for their livestock, some were reimbursed with small plots in the fen. Many new farmsteads were constructed across the survey area following the enclosure, many of which survive as scattered farms in the present day.

#### 1.5.3 ECONOMY AND INDUSTRY

Bourne continued to largely have an agricultural focus throughout the post-medieval period. The town's prosperity increased over the 19<sup>th</sup> century following the implementation of draining and enclosure which allowed the fens to be farmed on a five crop rotation, producing cole seed (rape seed), oats and wheat (Beastall, 1978). Secondary agricultural processing industries such as malting and milling were common throughout Bourne and during the 19<sup>th</sup> century. Three malhouses were in operation on West Street during the 19<sup>th</sup> century. Bourne was known for its medicinal springs, and in the late 19<sup>th</sup> century, a mineral water company was established in the town. By the early 20<sup>th</sup> century, it had become one of the largest employers



Bourne Congregational Chapel



in the town (Wright, 1982).

The 19<sup>th</sup> century saw an increase in public amenities as the town's population grew. East Gate continued to be an area for production in the post-medieval period. In May 1840 the Bourne Gas and Coke Company was established on the corner of East Gate and Spalding Road, to provide gas to the town (HER: MLI92062). Further to this, by the late 19<sup>th</sup> century, a sewage works had been established on the Bourne Eau, and the site is still used in the present day. Bourne Waterworks Company which brought piped water to the town, was founded in 1856 on land given by local philanthropist John Lely Ostler. The water supply to the fountain was severed in 1888, due to vandalism.

#### 1.5.4 RELIGION AND EDUCATION

In the post-medieval period, Bourne saw the growth of non-conformist chapels and churches, although to a lesser degree than many towns in other parts of the county. A Baptist society was formed in Bourne from the 17<sup>th</sup> century, although the first recorded chapel dates to the early 19<sup>th</sup> century; prior to this, meetings were possibly held in a house belonging to one of the members. The first recorded chapel was located on West Street, constructed in 1835 (HER: MLI95611, NHLE: 1241973). A Baptist chapel was also built in Dyke in 1878 (HER: MLI99272). The first recorded Methodist chapel was constructed on Main Street in the late 18<sup>th</sup> century, it is now Grade II listed (HER: MLI95632, NHLE: 1243355). A Wesleyan Methodist Church was constructed in 1812 on Abbey Road (HER: MLI99341). In 1829 a new Methodist Church was constructed directly to the south of this church, replacing the original (HER: MLI95639, NHLE: 1260237). This church was renovated multiple times over the 20<sup>th</sup> century, and now includes a concrete roof and two storeys. In 1846, Bourne Congregational Chapel was constructed on East Gate (HER: MLI99274). The building is still in use as a chapel in the present day. A further chapel was constructed on North Street; however, little is known about this chapel.

A new cemetery was established to the south of the town in 1855, with a chapel of rest constructed as part of the development (HER: MLI97446, NHLE: 1391910).

The Trollope Bedehouses, located on South Street, were built in 1636 by Sir William Trollope. The building was constructed in brick with stone embellishments for six poor, aged, or decrepit men of the town (HER: MLI34020, NLHE: 1243149). A second almshouse for women is also documented; however, its location is unknown (Pigot and Co, 1828). A parliamentary report of 1777 recorded a workhouse in Bourne. Following the introduction of the new

Poor Law in 1834, Bourne became the head of a Poor Law Union, covering an area of 37 nearby parishes. Subsequently, a new workhouse was constructed, to the south-west of the town, on what is now known as St Peter's Road (HER: MLI90078). After 1930, the workhouse system was abolished and the building was used as a hospital until the 1980's after which time it stood empty for a number of years (Higginbotham, 2014). In the 21<sup>st</sup> century, the building was demolished and the site has been re-developed for commercial use.

A Grammar School was provided, also by Sir William Trollope in 1636 (HER: MLI33254). By the mid 19<sup>th</sup> century, however, the school was in disrepair and closed. By this time a small number of other schools had been established in the town.

#### 1.5.5 RAILWAY AND TRANSPORT

In the 18<sup>th</sup> century Bourne was becoming very well connected with the establishment of turnpike trusts. These trusts created toll roads, the revenue from which was used in maintaining road systems and improving their surface, leading to increased connectivity to other towns. The first trust to be established was in 1749, which connected the town to Stamford. Further trusts were established to Grantham, Market Deeping and Sleaford in 1756, and Spalding in 1822 (Turnpikes.org.uk, 2022). By the early 19<sup>th</sup> century, Bourne was at the crossroad of five turnpike roads, between many larger towns and on a main route to Lincoln. As a consequence, it became a thriving coaching town and numerous public houses and coach houses were established for people who were traveling through the town. A coach is recorded as connecting London to Hull via Bourne daily. The turnpike trusts also had the power to make changes within town centres, for the improvement of the road. In 1798, the town hall was demolished by one of the trusts which served Bourne, with the anticipation that a new one would be erected with toll funds. This never materialised and consequently a new town hall was funded by a public inscription in 1821 (HER: MLI91801, NHLE: 1242224), (Wright, 1982). Turnpikes were in place until the 1880s, at which time the responsibility for roads passed to councils. One of the reasons for the decline of turnpike trusts was due to the introduction of railways which greatly improved the affordability and efficiency of transport systems particularly for the transport of goods and commodities. Bourne was con-



ected to the railway network in 1860. The 17<sup>th</sup> century mansion known as Red Hall was used as a station building for the railway. The railway connected to Essendine in the south-west, Spalding in the east as well as Sleaford in the north and a line also ran to the west connecting to a number of small villages. The station was eventually on the Midland and Great Northern Joint Railway (M&GN) main line between the Midlands and the Norfolk Coast. By the late 19<sup>th</sup> century, Bourne was very well connected, through the railway and road network.

#### 1.5.6 RECREATION

There were a number of public houses established throughout the post-medieval period particularly, as stated following the introduction of turnpike trusts which served the town. The Anchor Inn on East Gate, is located in the heart of the quayside area; it is still a public house in the present day (HER: MLI81654, NHLE: 1241948). The Mason's Arms, located on the approach into Bourne from the south, dates to the early 18<sup>th</sup> century and shows evidence that it was once thatched (HER: MLI95605, NHLE: 1241959). The Crown also dates to the 18<sup>th</sup> century and was located on the western approach to the town, on West Street (HER: MLI9535, NHLE: 1273002). It was converted for retail in the late 20<sup>th</sup> century. The Golden Lion is also located on West Street, and dates to the 18<sup>th</sup> century (HER: MLI96303, NHLE: 1243326).

#### 1.5.7 CHARACTERISTIC BUILDINGS

##### Red Hall (HER: MLI33253, NHLE: 1259132)

Red Hall is a Grade II\* listed early 17<sup>th</sup> century brick mansion. Local legend states that the Gunpowder Plot was hatched here, due to it once being the home of Sir Everard Digby who was executed for his part in the conspiracy at that time. It was also used for a time as a railway station.

### 1.6 MODERN AND 21st CENTURY

#### 1.6.1 STREET PATTERN AND DEVELOPMENT

Over the 20<sup>th</sup> century, Bourne has become a commuter town for Peterborough and much of its growth has been residentially focussed (Mills, 1989). Consequently, the population of the town has grown greatly over the modern period, particularly in the late 20<sup>th</sup> century. As stated in 1901, 4361 residents were recorded in the town, and by 1951 5105 people. Between 1951 and 2011, the population grew by almost 10,000, with 14,456 residents recorded during the 2011 census (Bourne Town Council, 2022).

Over this period, the central market place has become a crossroads and pedestrian access is restricted by traffic. This junction was altered in the 1960s to accommodate the changing transport needs of the town and in 1962, Ostler fountain was removed from the Market Place because of a road improvement scheme. It was re-erected in Bourne Cemetery.

#### 1.6.2 TRADE AND INDUSTRY

The malting industry in Bourne continued into the 20<sup>th</sup> century, although by the late 20<sup>th</sup> century, the main site began to be used for other products. An industrial estate has grown on the south-east of the town, in the area of Cherry Holt Road and East Gate. This area has good connections to Spalding and Stamford which were further improved following the construction of the A151 in the 21<sup>st</sup> century and the improvement to local roads.

#### 1.6.3 RELIGION AND EDUCATION

There was only minimal change to the religious history of Bourne during the 20<sup>th</sup> century. The town's churches have largely remained in use, largely the result of there being a relatively low number. A Roman Catholic church was constructed on St Gilberts Road in the late 20<sup>th</sup> century, on the site of a former row of terraces.

A number of new Primary and Secondary schools have been constructed across Bourne to cater for the growing population, including on West Street, Queens Road, Abbey Road and Sandown Drive among others. These are located within larger residential developments.

#### 1.6.4 RAILWAY AND TRANSPORT

In the early-mid 20<sup>th</sup> century, bus transport was beginning to provide competition for the railways. The Bourne to Sleaford line closed in 1930 and by 1951 the route to Essendine had followed suit (Mills, 1989). The station was finally closed in 1959 when the M&GN was closed. The line from Spalding and also the Sleaford branch as far as Billingborough remained in use for goods until 1964. The remaining station buildings were demolished in 2005 to make way for new residential development.



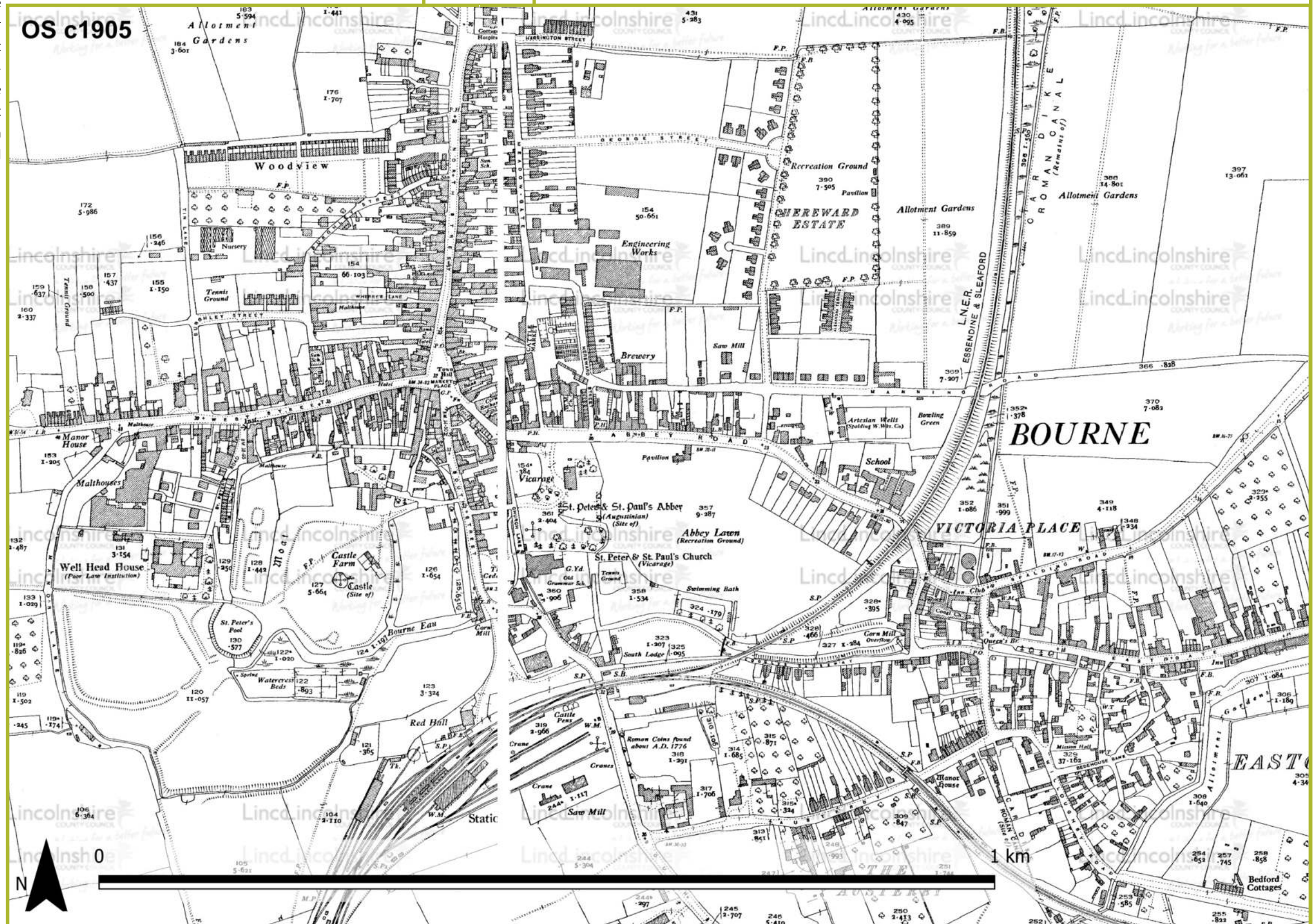


1.6.5 RECREATION

The former grounds of Bourne Abbey and Castle have, in the 20<sup>th</sup> century, become recreational areas. The Abbey contains a number of sporting pitches/courts and the castle is a large park area, the former banks of the defensive circuit (where they have survived) are now part of the landscaping, and the moat is also bordered by a pathway and trees. Bourne Wood is also a large area for walkers in the present day, with parking facilities and maintained paths.

1.6.6 MILITARY

A Victorian house at the corner of North Road and Harrington Street, which had been built in the mid 19<sup>th</sup> century, was left to the town by Joseph Butterfield when he died in 1909 for use as a cottage hospital (HER: MLI116010). In 1919 the Board of Trustees decided to enlarge the hospital and create a memorial to those who had died in the First World War. A tablet, unveiled in 1921, was fixed to the outside of the Butterfield Cottage Hospital and became Bourne's original First World War memorial. The building continued as a hospital until it closed in 1983. Since 1985 it has been used as a day centre for elderly people. It is now the Butterfield Day Care Centre. In 1956 the Bourne war memorial on South Street was constructed (HER: MLI116011). It is constructed in Portland Stone and holds the names of the First World War dead as well as those of the Second World War.





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

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

The character areas are discussed in terms of heritage value, based upon Historic England’s 2008 ‘Conservation Principles’, these include: Evidential, Historical, Aesthetic, and Communal. ‘Conservation Principles’ sets out a method for thinking systematically and consistently about the heritage values that can be attributed to a place. People value historic places in many different ways; ‘Conservation Principles shows how they can be grouped into four categories. A concordance table has been produced to compare the values taken from the ‘Conservation Principles’ with the NPPF21, in terms of significance.

The values are as follows:

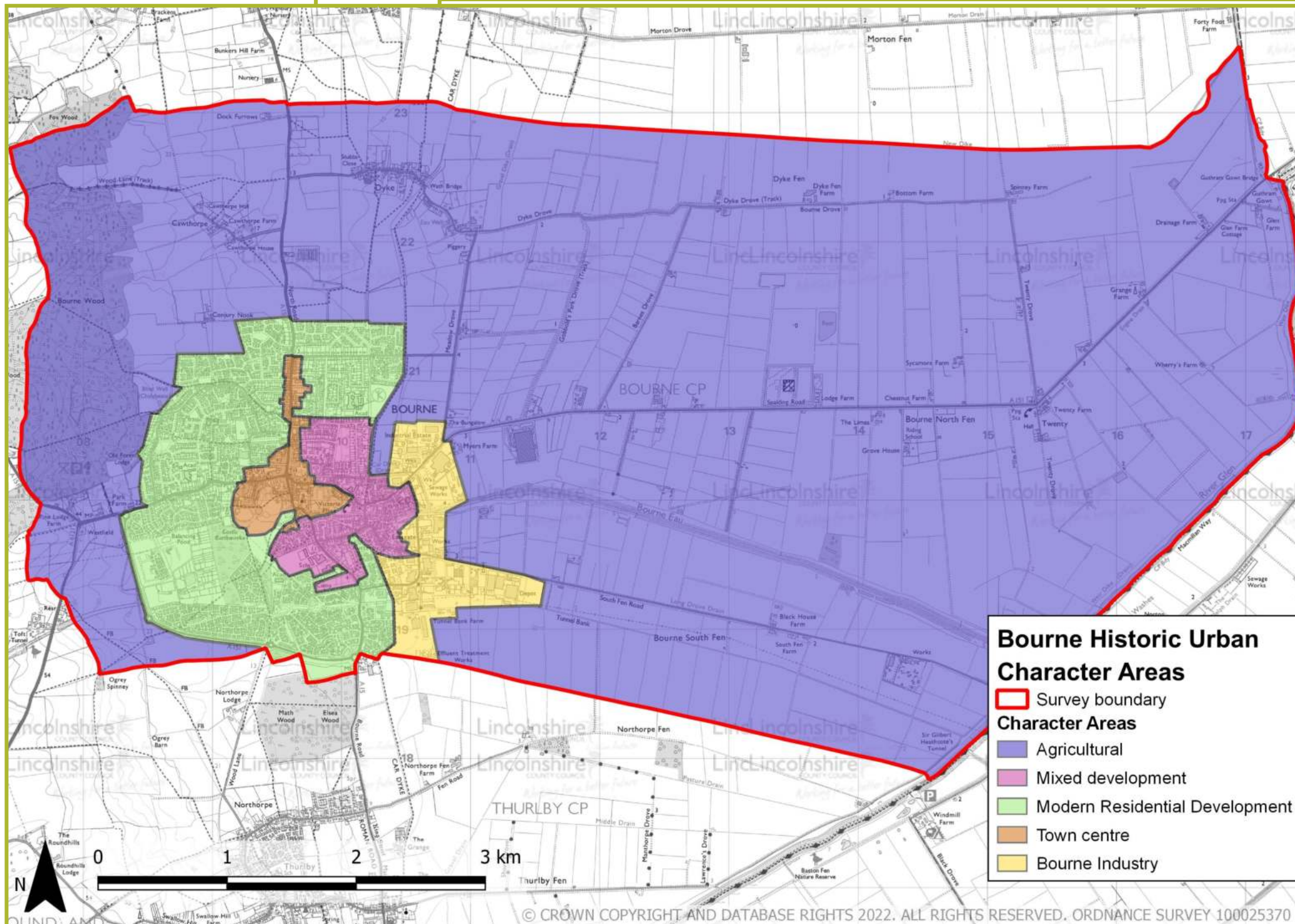
**Evidential:** the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

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

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





## The Conservation Principles values

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

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

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

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

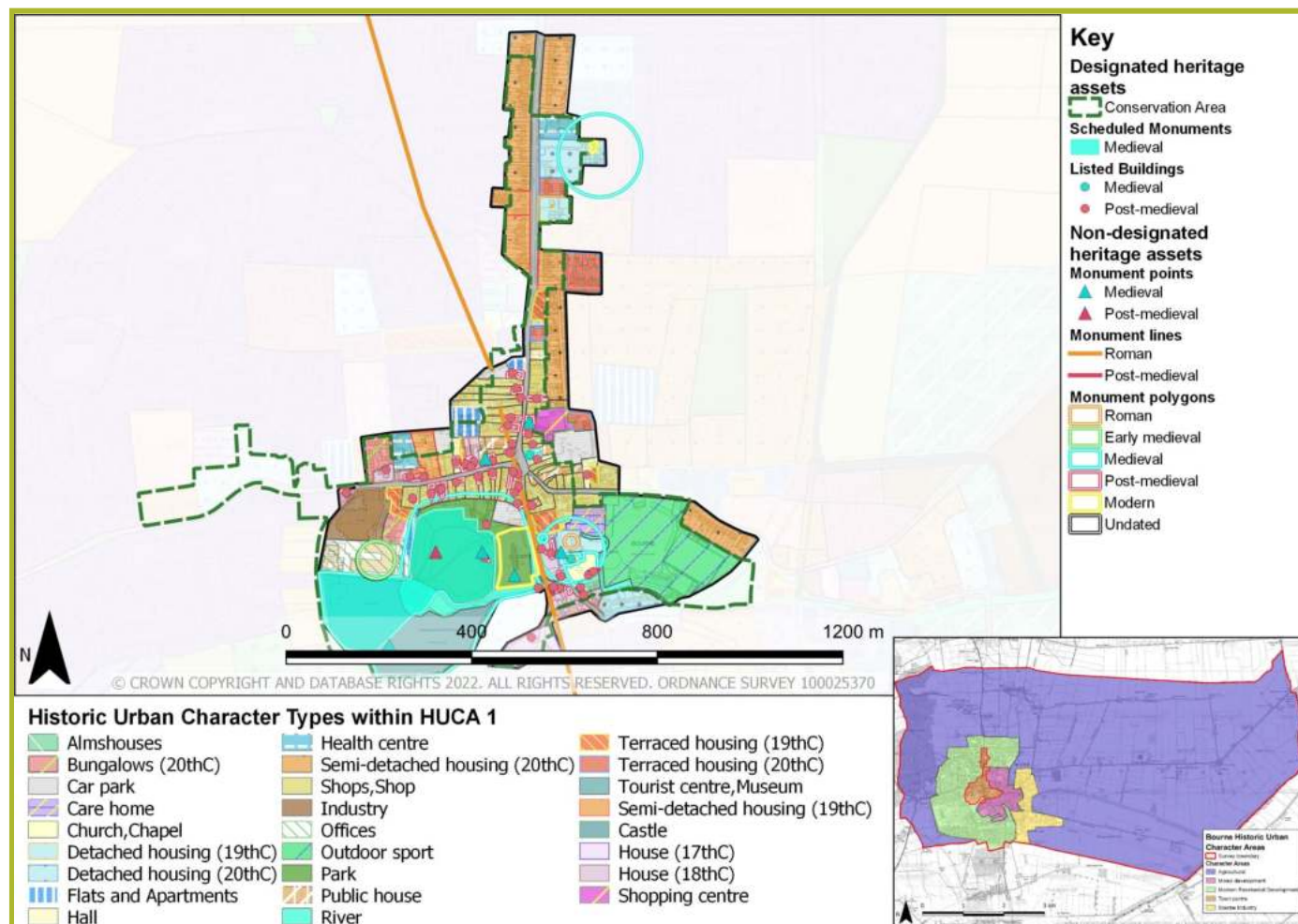
### EUS in planning

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

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

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





## HUCA 1—Town centre

### Key characteristics

- ◆ Very strong market town character, much of which is within a Conservation Area,
- ◆ Largely commercial,
- ◆ Arranged around a busy crossroads,
- ◆ Market place has been replaced by a crossroad and traffic light junctions,
- ◆ Buildings of varying heights, with variety of roof pitches and distances from roads,
- ◆ Red and brown brick, wooden windows,
- ◆ Slate or pan-tile roofs,
- ◆ Some modern redevelopment, particularly behind the street frontages,
- ◆ Some traditional street furniture,
- ◆ 2-3 storeys, small scale.

### Landscape History

From the early medieval period, it is highly likely that settlement was taking place in the character area, from which the later medieval settlement continued. The character area has been the town centre since at least the medieval period. Prior to this the HUCA was crossed by the Roman road known as King Street (HER: MLI33097). Roman features have also been identified on the former abbey site, indicating the presence of a settlement in the vicinity (HER: MLI91635). Bourne castle is widely thought to have been founded between the 10<sup>th</sup> and 12<sup>th</sup> centuries and appears to have been occupied until the 16<sup>th</sup>/17<sup>th</sup> centuries. The abbey was founded in the 12<sup>th</sup> century following an invitation from lord of the castle Baldwin fitz Gilbert de Clare on land to the east of South Street. This area remained in use until the religious reformation of the 16<sup>th</sup> century. The town centre largely formed around the market place with burgage plots and properties extending from it, behind which was likely to have been small private enclosures and open fields. In the post-medieval period the town became part of a coaching route and a number of public houses were founded, many including coach yards. In the modern period, the market place has been redeveloped as a crossroad and the town now lacks a true accessible centre, although there are smaller shopping areas and courts away from the road front. The castle and abbey have been repurposed as areas largely catering to recreation and contain outdoor sporting arenas and parks.



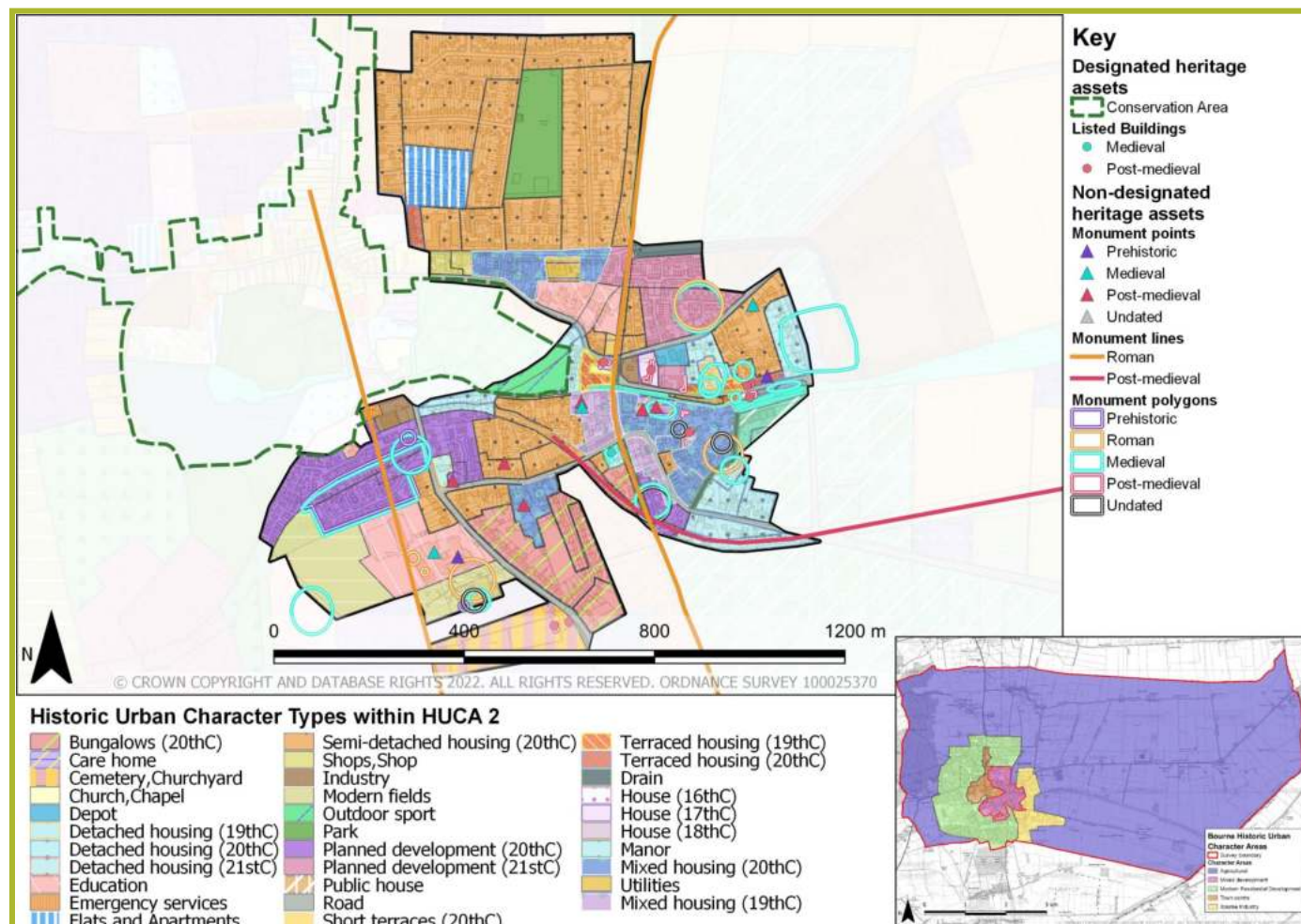
**Evidential Value:** The character area contains many heritage assets which are integral to the historic narrative of Bourne. The castle, abbey and market place particularly demonstrate the varying aspects of the Bourne's history which have made it into the present day town. The numerous public houses and coaching inns, many of which are still in use as such, illustrate the town's status as a coaching stop during the post-medieval period. Evidence of medieval planning through burgage tenure is still visible particularly across the shop frontages; although some of the boundaries to behind the shop front have been lost.

**Historical Value:** Aspects of the town's tangible heritage assets provide important details and insight into its history, particularly its commercial and military and religious history. The former abbey site and the church of St Peter and Paul are central to the town as a religious centre. The church of St Paul contains elements of Norman architecture which further illustrate its longevity at the heart of the town. Further to this, there are also a small number of later post-medieval Methodist churches which highlight the changing nature of religion in the town.

**Aesthetic Value:** The character area displays elements of its history through its plan form including an irregular medieval layout, medieval heritage assets such as the castle and several prominent public buildings which demonstrate various aspects of its history.

**Communal Value:** The abbey and the castle grounds are now public realms, which allow visitors and residents to engage and enjoy the history of the town. Modern assets such as the war memorial bring the significance of the character area into the present day, allowing engagement on a wide array of the town's past.





## HUCA 2— Mixed development

### Key characteristics

- ◆ Characterised by residential development,
- ◆ Some light industry,
- ◆ Houses dating to the 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> centuries, some older farmsteads,
- ◆ Mixture of detached, semi-detached houses, short terraces and bungalows,
- ◆ Red, orange, buff and brown brick,
- ◆ Modern uPVC windows, some use of timber in older buildings,
- ◆ Tile roofing, concrete and clay,
- ◆ Houses are set within their own plots with gardens to the front and rear which provide greenery in the area,
- ◆ Driveways are common,
- ◆ Mixture of public and private sector housing stock.

### Landscape History

The earliest heritage asset within the character area dates to the prehistoric period. Finds include scattered flints, although there are also excavated features which relate to Romano-British pottery kilns (HER: MLI33196), providing an insight into the activity of local people during this period. A Roman cemetery is also extant on South Street (HER: MLI83950), highlighting the presence of Roman settlement in the area. Pottery production is also recorded in the medieval period around East Gate, which appears to have been an area of occupation separate to the town centre, which also continued into the post-medieval period. This area, adjacent to the Bourne Eau, continued with an industrial focus and a number of small industrial buildings remain in the area, although some have been converted for residential use as industry has moved further out of town. This industry has created a mixed character within the HUCA. Development within the north corner of the character area development has largely taken place in the early-mid 20<sup>th</sup> century, around the recreation ground. Housing here is more planned, although some private development has also taken place which creates a varied character within the HUCA.



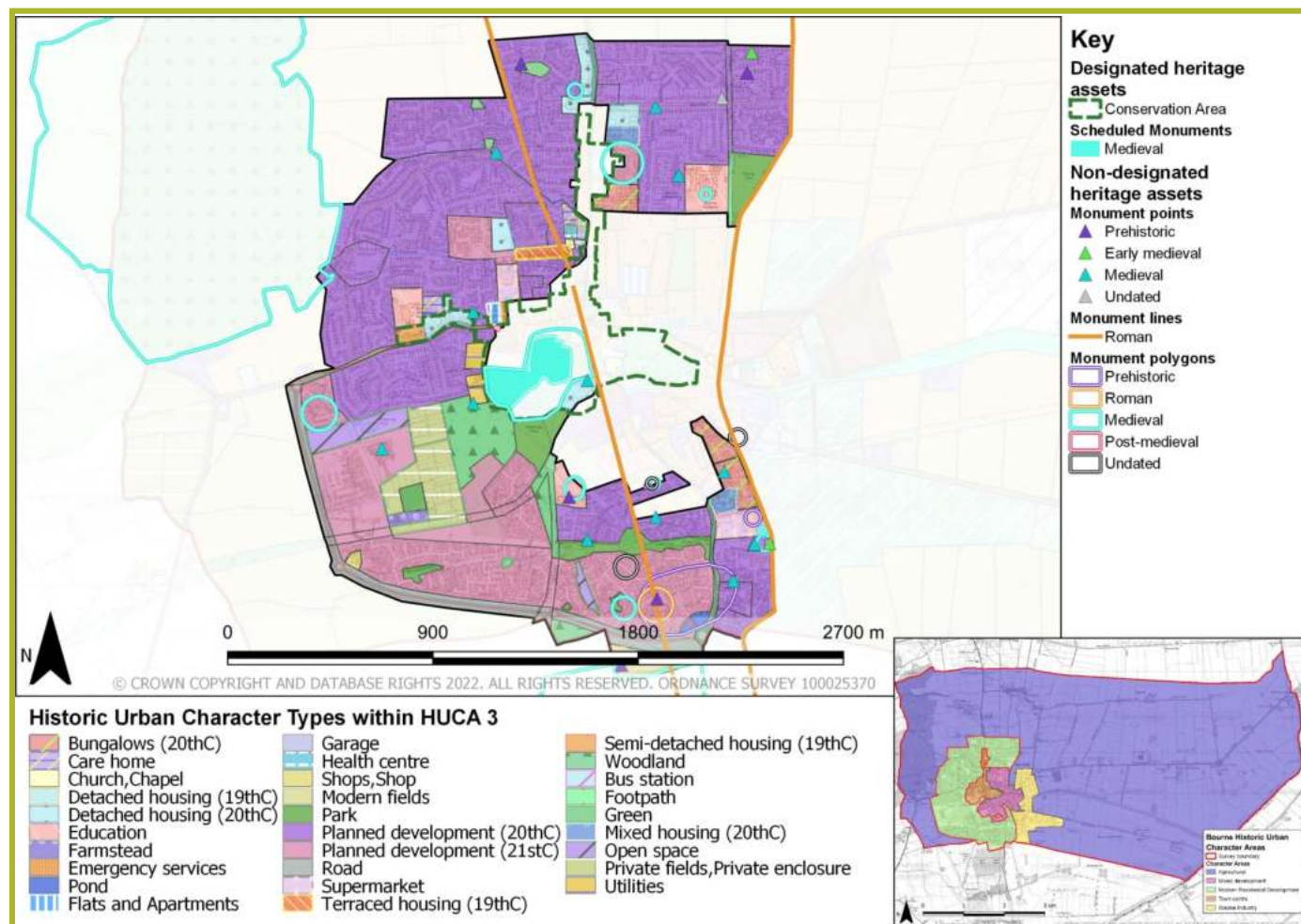
**Evidential Value:** Archaeological remains from the prehistoric, Roman, medieval and post-medieval periods are contained within the character area. The medieval period is especially represented and demonstrates the development of East Gate as a separate area with a focus on industry, particularly pottery production.

**Historical Value:** Although there is significant history from across the periods, much is not visible in the present day apart from the road layout of East Gate and Austerby Road. The character area does contribute to the narrative of the town's development.

**Aesthetic Value:** There are heritage assets within the HUCA which demonstrate the history of Bourne; however they are not all accessible or obvious. The Anchor Inn public house and the former Old Manor Hall create interest within the character area and indicates earlier activity in the area. Further to this the variety of houses shows the piecemeal development of the area over time 19<sup>th</sup> and 20<sup>th</sup> centuries.

**Communal Value:** The character area is largely private residential. Some assets could be used to highlight aspects of the town's history through information boards or other engagement tools.





## HUCA 3— Modern Residential Development

### Key characteristics

- ◆ Residential character intermixed with schools,
- ◆ Variety of road patterns,
- ◆ Purpose planned and built residential development,
- ◆ Mixed residential and industrial,
- ◆ Dating to the 20<sup>th</sup> and 21<sup>st</sup> centuries,
- ◆ Medium density,
- ◆ Mixture of detached, semi-detached, short terraces and bungalows,
- ◆ Brick is most common,
- ◆ Slate or concrete tile roofs,
- ◆ uPVC windows and doors,
- ◆ Most houses have driveways and front gardens.

### Landscape History

Prehistoric remains such as flint tools are scattered throughout the HUCA and show that activity has been taking place since at least the Bronze Age. At the south of the character area a site for domestic and industrial activity demonstrates localised focus of activity outside of Roman Bourne (HER: MLI80822). The character area was crossed by the King Street Roman road, although its course no longer features in the landscape within the HUCA. During the medieval period, the character area was largely part of the open-field system; ridge-and-furrow in the area provide evidence of the former arable agricultural practices carried out. Within the parish, the HUCA is on an area of higher ground which made it more suited to arable farming. To the west of the character area is Bourne Wood, which contains evidence of assarting, which likely occurred as local people cleared more for farming. The character area remained agricultural throughout the medieval and post-medieval periods. During the 20<sup>th</sup> and 21<sup>st</sup> centuries, the area has been residentially developed, mainly through large planned developments.



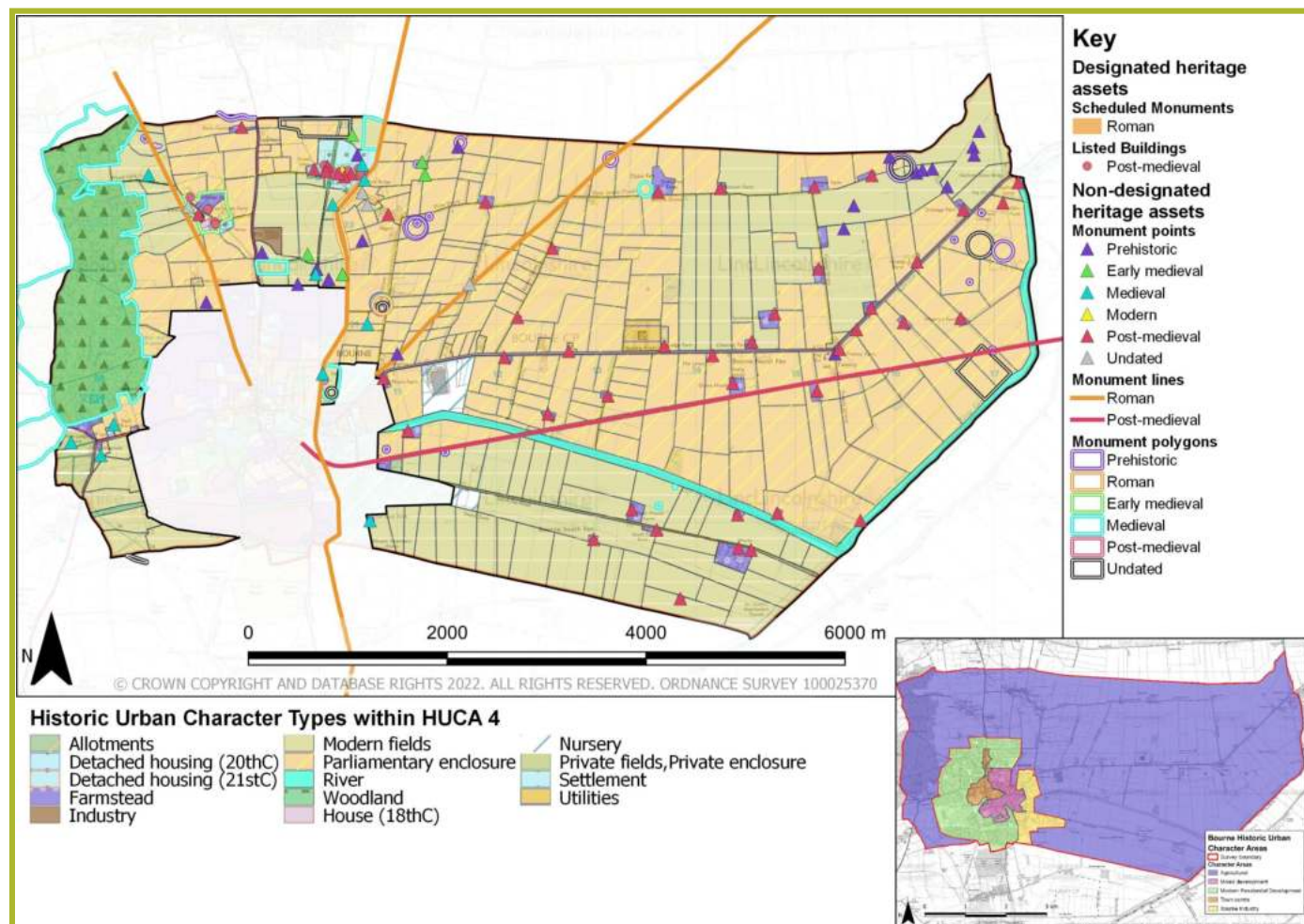
**Evidential Value:** Includes a Romano-British settlement, the route of the former course of the King Street Roman road, medieval ridge-and-furrow, and scattered pottery, probably derived from agricultural activity. The archaeological remains have been partially lost through development. Although it is this development, specifically in the late 20<sup>th</sup> and 21<sup>st</sup> centuries, which has provided a greater understanding of human activity in the area; where it has been subject to archaeological investigation prior to construction.

**Historical Value:** The character area contributes to our understanding of Bourne, particularly for the prehistoric, Roman, medieval and post-medieval periods. It furthers understanding the settlement history of the town during the earlier periods. From the medieval period onwards, the majority of the heritage assets demonstrate the agricultural history of the town.

**Aesthetic Value:** There is a moderate amount of heritage assets in the character area, although they have largely been obscured by later development. The aesthetic value in the character area largely details development which has taken place in the modern period.

**Communal Value:** There are some assets within the character area including former settlement sites which could be used to engage the public on the history and development of the local area.





## HUCA 4– Agricultural

### Key characteristics

- ◆ Agricultural, arable,
- ◆ Relatively flat, although subtle land changes indicate the sites of roddens,
- ◆ Boundaries are mainly ditches which are often wide and very straight,
- ◆ Some scattered field trees and hedgerows,
- ◆ Roads are usually located on higher land, and sometimes along former droves,
- ◆ Scattered isolated farmsteads mainly from the 18<sup>th</sup>/19<sup>th</sup> centuries with modern sheds,
- ◆ To the west the landscape is framed by the woodlands which follow the ridge.

### Landscape History

There are extensive archaeological remains in the character area. Prehistoric remains are seen across the area, prior to the Bronze Age, these remains largely relate to scattered finds of flints. From the Bronze Age onwards, however, more physical remains of settlement and activity are encountered. Within the north-eastern corner of the HUCA, the remains of Romano-British settlement and industrial activity are recorded, and further settlement remains are also known to the direct north and east of the town. During the Roman period, around 125AD, the artificial water channel known as Car Dyke was constructed (HER: MLI60706). It runs on the western fen edge from Peterborough to Lincoln and is thought to have been primarily for drainage, although some sections may have also doubled as a transport link. The landscape within the character area is varied. To the west, Bourne Wood, which is classified as an ancient woodland (HER: MLI34360), was formerly probably part of a much larger forest. To the east of this, the topography of the landscape gradually sloped downwards to the east, with a wide interface, much of which was part of an open-field system during the medieval and post-medieval periods. In the early-medieval period Dyke and Cawthorpe were founded on this slope, both of which are listed in the Domesday survey of 1086. The North and South Bourne Fen covered the landscape to the east of this, approximately defined on its western side by the Car Dyke (HER: MLI60706). These fens were crossed by a number of droves which have attracted development in the medieval and post-medieval periods. In the late 18<sup>th</sup> century, the character area was enclosed and the fens were also drained as part of this, although smaller drainage schemes had been on-going for centuries. During the same period, farmsteads begin to appear across the character area. The introduction of pumping engines in the 19<sup>th</sup> century also greatly improved the drainage of the area. During the 19<sup>th</sup> century, the railway was also constructed across the character area truncating some of the former field patterns. In the modern period, there has been some consolidation of older field patterns, however, much remains intact. The railway was dismantled in the 20<sup>th</sup> century, although its former course still defines some field boundaries.



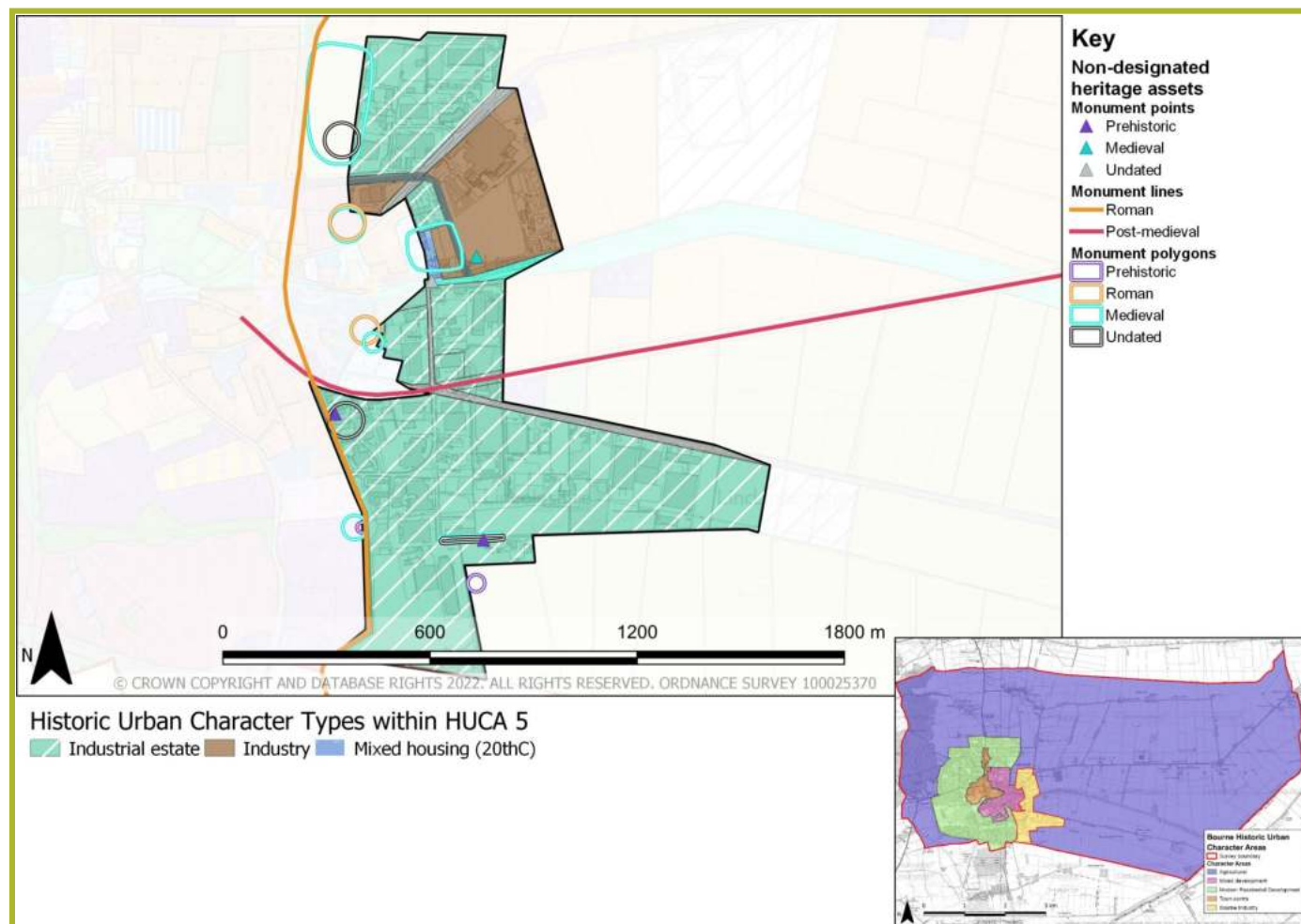
**Evidential Value:** There is a great amount of recorded archaeological remains from the prehistoric through to the post-medieval period. These remains provide a great amount of context on Bourne's history, particularly prehistoric settlement patterns and the evolution of the agricultural systems of the fenlands.

**Historical Value:** The heritage assets within the HUCA demonstrate the changing use of the wider landscape through time, particularly the agricultural organisation of the area.

**Aesthetic Value:** The pattern of former field systems are visible across the character area as well as the drainage schemes which have been implemented throughout the centuries. These events have left a mark on the landscape and have been pivotal in the creation of 'the fens' as it is seen today. The raised roads, some of which are on roddens, have been used as droves for centuries; their appearance, which is raised and parallel to dykes, also has historic context.

**Communal Value:** There are assets within the character area which could be used to engage the public on the history of Bourne although much of the area is private agricultural land. Bourne woods is now in the public realm, and as such connects visitors with an ancient woodland.





## HUCA 5— Bourne Industry

### Key characteristics

- ◆ Industrial, with some barn style warehouses,
- ◆ Single or double storey height,
- ◆ Mixed material, mainly brick and metal,
- ◆ Boundaries include utility fencing some hedges,
- ◆ Amenity grassland and vegetation,
- ◆ Parking associated with local businesses.

### Landscape History

Scattered finds from the Neolithic period onwards indicate local activity during this period within the character area (HER: MLI35118, MLI83296). Roman activity is also recorded including pottery and ditches (HER: MLI34942, MLI82430). The HUCA is also bounded by the Roman Car Dyke to the west which would have provided some drainage within the area (HER: MLI60706). The landscape during this period is likely to have been waterlogged on the interface between the fens and higher ground. From the medieval period, the HUCA probably remained agricultural, or as part of the fenland system. Some evidence of industrial activity is recorded on East Gate, which was part of a larger industrial area, producing pottery during the 14<sup>th</sup> century (HER: MLI33237). East Gate remained relatively industrial into the post-medieval period. The wider area was drained and enclosed during the late 18<sup>th</sup> century, which changed the nature of the landscape, and brought much of it into arable production. In the mid 19<sup>th</sup> century, Bourne was connected to the railway network and a line was constructed. During the early 20<sup>th</sup> century, the first industries to be established included a chemical works and a sewage plant. The HUCA continued to be slowly developed with commercial businesses and industrial warehouses over the modern period. In the mid 20<sup>th</sup> century, the railway was dismantled and its course has been redeveloped.



**Evidential Value:** Assets from the prehistoric, Roman, medieval and post-medieval periods contribute to the wider history of Bourne, and mainly provide further insight into the activity in the town during the prehistoric and Roman periods. The medieval evidence within the HUCA is also associated with other remains from the town.

**Historical Value:** From the medieval period, the industrial activity on East Gate is associated with a wider industrial history which was extant in Bourne in the medieval and early medieval period. The industry was probably established here due to the proximity of the Bourne Eau.

**Aesthetic Value:** The modern industrial character of the HUCA also demonstrates the changing nature of industry in Bourne, as it has moved to the edge of the settlement.

**Communal Value:** The character area is largely private industry, as such there are limited opportunities to engage the public on the local history of the area.



## DISCUSSION

### Historic background

There are extensive remains from the prehistoric periods across the survey area, the interface between high ground and a fen-land landscape that would have provided a great variety of resources. The prehistoric routes which are believed to have crossed the area such as Mareham Lane would also have brought people from a wider region through the area. Settlements are recorded within the survey area from the Bronze Age onwards, although activity is recorded as early as the Neolithic period. Iron Age and Romano-British settlements are seen within the north-eastern corner of the survey boundary, and to the north and south of the town. Evidence of agricultural and industrial activity on these sites also provides a great insight into how the landscape was being managed during this period. There was also a large amount of Roman activity within Bourne which was a Roman settlement. The town is also crossed by the Roman road known as King Street, and the Roman constructed Car Dyke; a large artificial water channel stretching between Peterborough and Lincoln. From the early-medieval period the modern towns of Dyke, Cawthorpe and Bourne were founded, probably associated with local springs. All three settlements are documented in the Domesday survey of 1086. Over the medieval period Bourne was largely an agricultural market town although it also had a large pottery production industry, located in the area of East Gate. Bourne castle was founded in the early centuries of the medieval period, located to the south-west of the town centre. It appears to have been occupied until the 16<sup>th</sup>/17<sup>th</sup> centuries, after which archaeological evidence indicates that it was demolished. In the 12<sup>th</sup> century Bourne Abbey was founded, following the bidding of the local castle lord, who supplied land and resources. A church was recorded during the Domesday survey. It was probably a precursor to the Church of St Peter and St Paul, which contains some Saxon and Norman structural elements. It became part of Bourne Abbey between the 12<sup>th</sup> and 16<sup>th</sup> centuries and is the largest structure remaining from that organisation, following the closure of the abbey during the religious reformation. Much of Bourne's layout, including the market place, was established during the medieval period, and the town largely remained within its medieval extent into the post-medieval period. Over this period however, the town became increasingly well connected, primarily through the introduction of turnpike roads, and subsequently through railways. For both transport modes, it became the centre of a number of links. In the modern period, the town has grown on all sides, largely with residential development as Bourne has become a commuter town for the larger centres of Spalding and Peterborough.

### Character summary

Bourne's character is fairly varied, focussed around a central core which is represented by HUCA 1. This character area comprises a central crossroad, within which the market was formerly located. Extending from the market, a number of former burgage plots and historic buildings demonstrate the former uses of the town, as a coaching stop or small banking centre for the wider area. The town centre is predominantly brick built with timber windows, although some stone has also been used, particularly in fenestrations. The town grew slightly over the 19<sup>th</sup> century and in the 20<sup>th</sup> century, with also a lot of infilling. This episode is represented by HUCA 2 which is notable for its mixture of houses and dates of construction. This area was also part of the industrial centre of Bourne during the medieval and post-medieval periods. Consequently, development probably continued in this area, as opposed to growth in new areas. The town's 20<sup>th</sup> century residential expansion is contained in HUCA 3. This HUCA demonstrates a range of housing types from across the 20<sup>th</sup> century, generally built in brick, although styles vary depending on the age of construction. The HUCA is bounded by woodland in the west and arable fields to the north and east, which is part of HUCA 4. This HUCA covers the agricultural area of Bourne, which extends from high-ground woodlands to the west and arable low lands in the east. These lands were enclosed and brought into arable cultivation in the 18<sup>th</sup> and 19<sup>th</sup> centuries, the pattern of this process is contained in the modern field layout across the character area. Bourne's industrial area is discussed in HUCA 5, and is characterised by large agricultural or industrial warehouses and commercial premises. This area probably continued with an industrial focus following the industry which was present on East Gate, although slightly further out of the settlement due to a demand for space.

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# Extensive Urban Survey



Castle grounds

## Bourne

2022

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