



LINCOLNSHIRE EXTENSIVE URBAN SURVEY
Market Deeping and Deeping St James
2019 (Revisited 2023)



The Project

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

The project consists of a written report for each town 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. These indicate the heritage value of each area based upon the four interests identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic and Communal.

The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains an up to date record of all historical and archaeological data that is known within the county, and should be consulted as part of planning applications (NPPF21 p194).

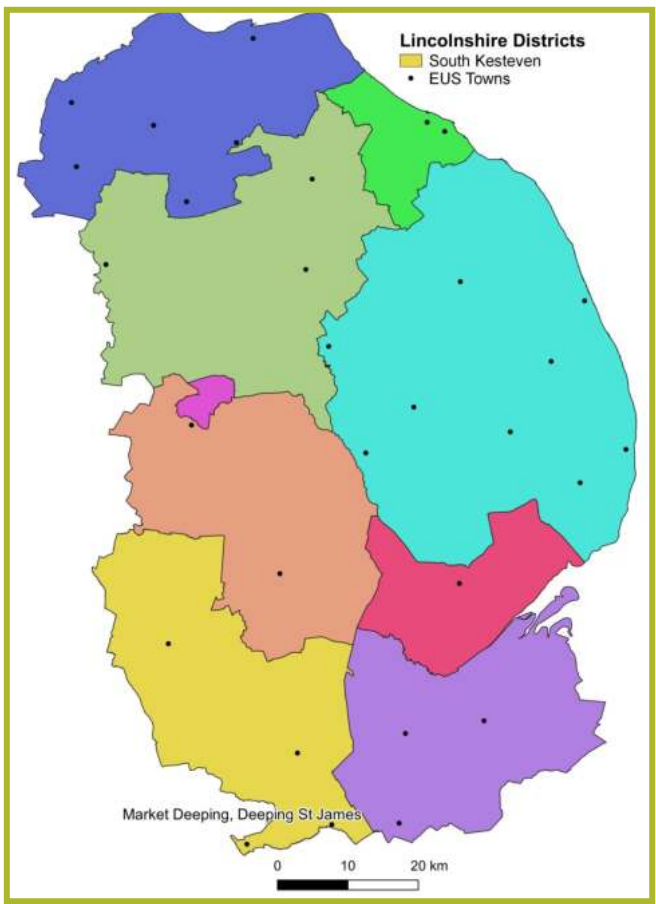
The report for the Deepings has been revisited in 2023. The HER has not been reconsulted, however the maps have been changed and the historic background amended.

Location

Market Deeping and Deeping St James are located within the local authority of South Kesteven in the south of Lincolnshire. The survey area is the extent of a combination of the two civil parishes. Although the two settlements are historically considered as separate, in the present day the towns are recognised in local planning terms as being one continuous settlement, and this has resulted in a 'combination approach' for surveying the area. The towns fall within Natural England's National Character Area 46 *The Fens*. It is described as a distinctive, historic and human influenced wetland landscape lying to the west of the Wash estuary, which formerly constituted the largest wetland area in England... It is a large, low-lying, flat landscape with many drainage ditches, dykes and rivers... The level horizons and the huge scale of the landscape create a strong sense of isolation and tranquility, and a distinctive sense of place... The Fens are the bread basket of Britain. The drainage of this area from the 17th century onwards presented valuable soils which provide excellent conditions for large-scale cultivation of arable and horticultural crops...

The towns partially fall within Natural England's National Character Area 75 *Kesteven Uplands* which 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. The Deepings are within the Lincolnshire Historic Landscape Character Area of the Northern Cliff the history of the landscape is described as having settlements along the spring line... extensive open fields and large commons on the upland heath and on the fens...The enclosure movement of the 18th and 19th centuries was a major force for change throughout the area...The popularity of the area with commuters has put pressure on local towns and villages.. Smaller villages of the area are often affected by new development on their edges.*

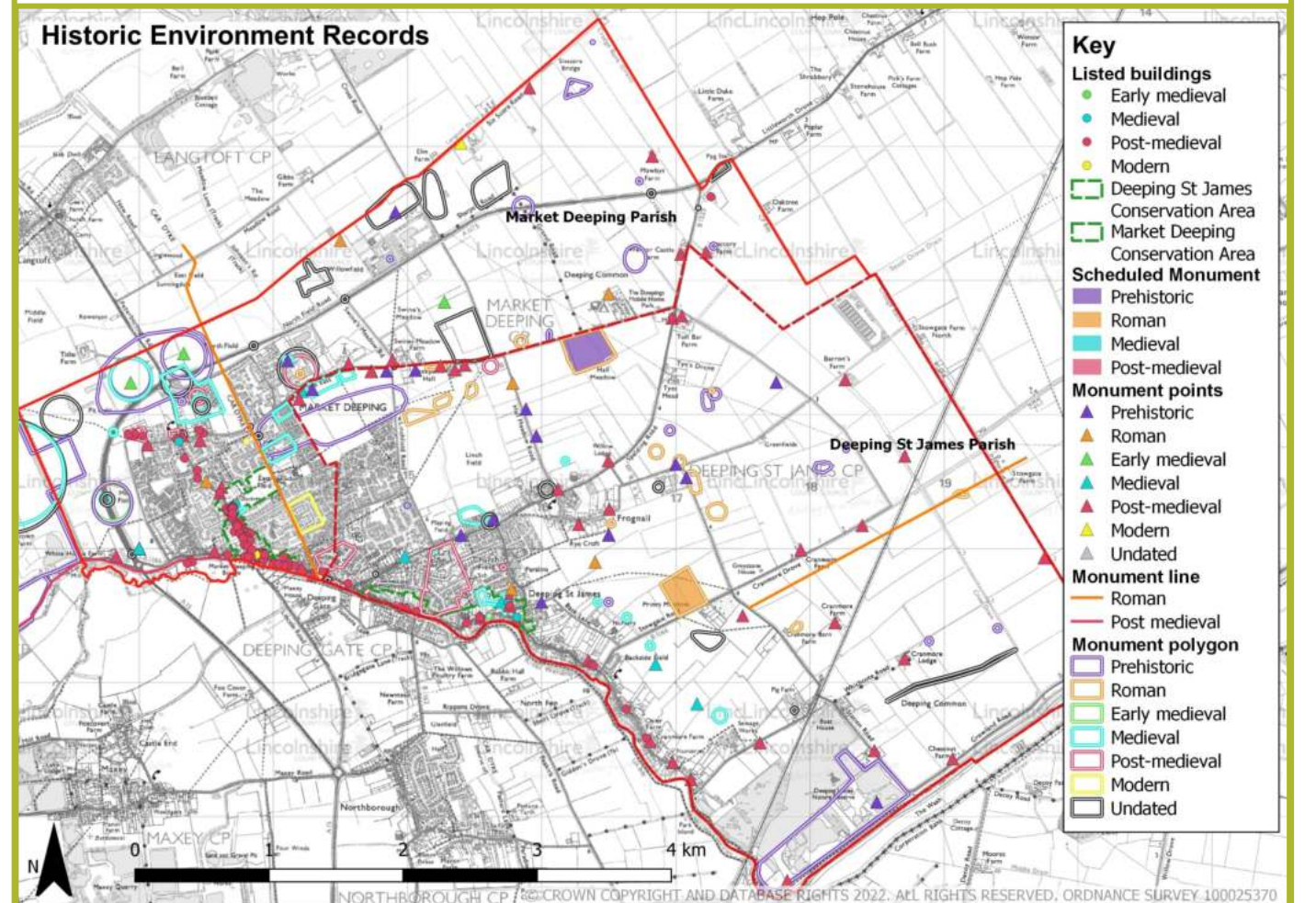
The bedrock, as recorded by the British Geological Survey beneath Market Deeping and Deeping St James comprises Kellaways and Oxford Clay and Kellaways Sand Member comprising sandstone and siltstone. It is overlain by several superficial deposits, including alluvium of clay, silt and sand, river terrace deposits of sand and gravel, peat, and tidal flat deposits; the latter of which extends to the Wash.



Summary

Archaeological activity in the area around the Deepings is recorded from the Palaeolithic and settlement activity is known to have taken place from the Mesolithic through to the Iron Age in this area. Roundhouses, field systems and tools form part of a wider prehistoric landscape which is seen across the fen-edge. Archaeological remains from the Roman period are found alongside earlier prehistoric remains and are demonstrative of the continued occupation of these settlements. The Car Dyke and a Roman ritual site known as Prior's Meadow are suggestive of a great amount of activity in the area during this period. Settlement did not continue on the Roman sites into the early medieval period and occupation moved elsewhere at this time. By the Domesday survey of the 11th century, a settlement is recorded in Market Deeping and a small number of artefacts from the 7th-10th century show occupation was taking place locally. The layout of the Deepings contains numerous elements which are indicative of planning in the medieval period, with long thin burgage plots extending from the road frontage which were connected by a rear 'back lane'. This layout is well preserved, although the remaining buildings in the survey area are largely post-medieval and modern. The towns remained small over the post-medieval period, although there was new construction which took place within the medieval boundaries. The towns saw the greatest changes over the 20th century with new development in both Market Deeping and Deeping St James. This has created one larger urban area formed by the two connected settlements.

The character of Market Deeping and Deeping St James town centres comprise locally quarried limestone. The buildings are predominantly post-medieval in date, although some modern infilling has taken place. The buildings are small scale of 2/3 storeys and the style is consistent along the main road which connects the settlements. Outside of the town cores 20th century development has resulted in the amalgamation of the two settlements. The style of this development largely reflects national trends.



1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

1.1 PREHISTORIC

The Deepings (which in this report comprises Market Deeping and Deeping St James) are located on the interface between the fen edge and the level alluvial gravels of the Welland Valley. It is conceivably this environmental state which led to an intensive and near constant occupation of the Deepings region since early prehistory. The seasonal flooding of the land led to the formation of fertile, free-draining land and its proximity to water means it was ideal for human habitation (May, 1976).

The Lincolnshire HER, holds 54 entries for the prehistoric period within the Market Deeping /Deeping St James survey boundary. These entries range from the middle Palaeolithic through to the Iron Age. The sites recorded include multi-phase settlement sites, a large collection of worked flints believed to be Neolithic to Bronze Age in date, several entries for Bronze Age barrows which amount to an extensive cemetery complex, several artefact scatters, prehistoric field systems, salt production sites and ditched settlement sites established in the Iron Age.

The earliest recorded find within the survey area is a straight tusked elephant skeleton (HER: MLI34978), which dates to the middle Palaeolithic period and was found during works to extract sand and gravel from Welland Bank Quarry/ Pit. The bones show evidence of chewing indicating that hyenas or other predators were likely to also have been present at this time, providing us with an idea of the environmental conditions c.120,000 years ago.

A low level of relatively transient occupation occurred in the Deepings area in the Mesolithic period during a 'dryland phase' in the climate. More intensive occupation arose during the Neolithic and Early Bronze Age and it is during this time that concentrated episodes of woodland clearance took place to create more space for farming land. The Historic Environment Record (HER) contains several entries of flint scatters, stone axes and cropmarks which similarly suggest continuous settlement of the Deepings area at this time. Settled occupation increased in the Bronze Age. It is in this period that barrows (funeral monuments) and barrow cemeteries begin to appear around Market Deeping and Deeping St James, as well as the wider area such as Deeping St Nicholas. Many of the possible barrows around the Deepings are conjectural, based on crop marks and aerial surveys; as such they require further investigation to establish the true nature of the features.

Many of the records in the HER are the result of intensive investigation of the Lincolnshire, Cambridgeshire and Norfolk fenland landscapes. These investigations took place in the late 20th century as part of the Fenland Survey and Fenland Management Project (FMP). The surveys were designed to consolidate all known records of the fenland landscape and to direct further investigations (one of which was the Fenland Evaluation Project (FEP)). Much evidence has come to light as a result of archaeological mitigation in advance of sand and gravel extraction operations.

One of the excavations undertaken during the FEP (Tye's Drove) was located east of Deeping St James. This excavation recorded a complex site of multiple phases including two round houses dating to the early Bronze Age and pottery (including Beaker pottery), suggesting a high status community. Briquetage, potentially deriving from the Iron Age, was also recorded at the site demonstrating an extended use of the settlement as well as the local production of salt in this period (HER: MLI34057, MLI34058, MLI84317).

A prominent site in the Deepings is Hall Meadow (HER: MLI34066, MLI30467, National Heritage List for England NHLE: 1009998) this is a scheduled monument consisting of preserved remains of an Iron Age to Roman rural settlement site including gullies, ditches and enclosures. The alignments of these ditches differ to other archaeological features found on the same site, indicating a prolonged period of settlement. Excavation on the site furthered our understanding of the Iron Age to Roman transition of the area. The finds were mostly derived from the Iron Age and included briquetage (ceramic material used to produce and store salt), ceramic loom weights, quern fragments and the Roman finds included roof tile. Further Prehistoric and Roman remains have been recorded nearby (HER: MLI34043).

1.2 ROMAN

The archaeological evidence suggests that occupation of the prehistoric settlement sites continued into the Roman period. The HER holds 37 monument records from the Roman period within the survey area. These monuments include settlement sites, pottery scatters, brick and tile fragments, artificial watercourses, coin hoards, salterns and further features that demonstrate an intensive and persistent occupation of the Deepings region.

Occupation and farming increased steadily throughout the 2nd century alongside large projects such as road building and the excavation of canals and drainage ditches which were taking place in the fenland region.

Abundant records to the east and south of Fognall have also recorded a heavily occupied Roman settlement. In 1980, 2908 coins (HER: MLI33463) were discovered dating to the 3rd century, ranging from emperors Elagabalus to Aurelian (215-275). A second hoard adjacent to the first was also recorded containing 515 Roman coins, dating to no later than 272AD. This was

found with Samian pottery, suggesting that the settlement was likely of high status. Priors Meadow, to the south of Fognall is a documented ritual landscape (HER: MLI30047, NHLE: 1004985). Finds from this landscape comprised a collection of 3 bronze crowns and a small bronze bowl which are thought to have been used for ritualistic purposes, one of the crowns also has possible attachments for a fabric lining which no longer survives.

The Car Dyke (HER: MLI60706) was constructed around 125AD by the Romans between Peterborough and Lincoln. It is thought that it was primarily constructed for drainage and water control, however, it is also suggested by some that the dyke was constructed to be navigable by boat. The dyke was approximately 15m wide and varied from 3 to 4m in depth. The former route of the Car Dyke transects Market Deeping approximately along Godsey Lane meeting the River Welland to the south of High Street, and it runs beneath the present day road. The construction of the Car Dyke and other artificial water courses (HER: MLI34069) demonstrate a deep understanding and intensive management of the fenland landscape. The Car Dyke became a defining feature and significant landmark in the medieval period and was, until the 20th century, the boundary up to which developments took place. To the east of the Car Dyke is another Romano-British settlement dating to the 2nd-3rd century. The site includes enclosures, ring ditches, trackways and a potential double ditched Roman road. Occupation at this site appears to have ended in the 3rd century, as no pottery within the site could be dated beyond this point. Roman occupation of the Deepings generally declined towards the end of the 3rd century, with one suggested reason for this being increased flooding and inclement weather conditions.

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

The archaeological evidence suggests that the settlements which had been established and occupied during the Prehistoric and Roman periods did not continue into the early medieval period. There is, however, written and physical evidence that there was a settlement in Market Deeping in the early medieval period. Remains from this period are suggestive of settlement being established closer to the river in the area of the present day town rather than in the same location as the Roman settlements to the east, north and west. The HER holds 9 monument records for this period. These records are concentrated within the north and west of Market Deeping and relate to domestic, personal and religious items including pottery from the 7th-10th century, stirrup ends and spindle whorls (HER: MLI83103, MLI83107, MLI100163, MLI100663, MLI100664, MLI83099, MLI101276).

The earliest written references to the Deepings are from the 9th century and these documents indicate that there was quite an established settlement. The first written evidence for the settlement is in a charter of 833 which was written by Wiglaf (King of Mercia 827-829 and 830-839) and in which Depyng (Deeping) was granted to Fregist. In 851 Crowland Abbey was granted 40 acres of land at Deeping by Bertulph, king of the Mercians, and in 860 Morcar de Brune gave the Abbey of Crowland 'The manor of Deeping with 200 houses, 400 cottages and 2 churches'; this grant was again confirmed by Beored a short time after. The Deepings are further mentioned in 870, as a village from which local men were gathered by Earl Algar, Wilbert and Leofric to defend Kesteven against the invading Danish army (Sawyer, 1998).

In St Guthlac's Church there are 10th-11th century grave covers and an early medieval cross shaft (HER: MLI33438). These suggest that there was a local religious site here as early as the pre-conquest period. It is likely that an earlier church was located on the same site as the current church (probably constructed of timber), and for which no evidence is known to survive. The name 'St Guthlac' also has origins in the early medieval period, and refers to Guthlac of Crowland who lived during the late 7th century and early 8th century (Sawyer, 1998). This further supports the possibility of an early medieval date for the establishment of the town.

1.3.1 PLACE-NAME EVIDENCE

It is suggested that Market Deeping was originally called Deeping St Guthlac until it was granted its first market charter in the 13th century. The name 'Deepings' is widely thought to mean 'deep fen', or 'the deep place'. It stems from the Old English word 'dēop' 'deep' followed by 'ing', referring to its low topographical location (Cameron, 1998, Ekwall, 1960).

1.3.2 DOMESDAY SURVEY

By the Domesday Survey of 1086 there was already a substantial settlement. There are three entries for Est Depinge (East Deeping and West Deeping were two separate settlements which is where the name originates). One manor was based in Talington but held lands in Est Depinge. It was assessed as owing 0.7 geld units in tax, had plough lands for 1.5 plough teams (1 plough team was 8 oxen), 20 acres of meadow and a fishery. In 1066, Peterborough Abbey owned a large amount of land in the Deepings and by 1086 Godfrey of Cambrai held it for the king rather than it being in the ownership of the abbey. This holding was valued at 2.8 geld units (£2.5 in 1086), and included 12 villagers, 1.5 and 3.5 plough teams, 70 acres of meadow and a fishery.

The third entry was recorded as having its manor based in Deeping. Hall Farm, north of St Guthlac's Church is one possible location of this manor. This entry was valued at £5 and included 19 villagers, 4 small holders, land for 2 lords and 7 men's plough teams and 93 acres of meadow. Godfrey of Cambrai held the land for the king in 1086, alongside his other holding. These entries show that there was quite an extensive settlement already by the beginning of the medieval period. It had one manor or actually based here at this point, and two other land owners held sections of the Deepings but did not have a manor located within the settlement. A large amount of the land is recorded as being meadow, this was likely located within what later became Deeping Common.

1.4 MEDIEVAL

1.4.1 STREET PATTERN AND DEVELOPMENT

The Deepings started to become the towns which are visible today in the medieval period. The main road pattern emerged and the settlement layout of the historic centre of Deeping St James and Market Deeping were planned and set out in this period. Market Deeping was likely the first of the two to be developed, possibly in the area of Church Street and Market Place. Richard de Rulos is credited with enlarging the town; Ingulph (a chronicler during the medieval period) states: *'When in order to enlarge his township of Deeping... He shut off the River Welland by a very strong embankment... He built upon the dyke (embankment?) a number of tenements and cottages; in brief, he formed a large township'* (Riley, 1908). Ingulph documented the extension of the town and the possible foundation of Deeping St James. These chronicles are considered by later historians as an attempt to discredit other land ownership claims by asserting Crowland Abbey's historic ownership of the Deepings, and although not wholly reliable, could possibly provide elements of truth about the foundation of the towns.

The plan form of Deeping St James suggests that it was deliberately planned and developed in the medieval period, which would support Ingulph's claim. The plan of the two settlements shows that there were multiple planned streets with burgage plots (measured strips of land) which extended to back lanes, connecting all of the plots. The main streets of Deeping St James and Market Deeping show two large planned settlements, but there are smaller planned streets in between the two major settlements located on Church Street. As we have seen, the towns were mostly planned in the medieval period, likely in two or more stages. The main road north to south through both Market Deeping and Deeping St James likely originated in the medieval period as it traces the course of the River Welland in an irregular pattern.

The residential plan form extending from the roads are 'Tofts and Crofts' style plots with long narrow strips containing houses or cottages to the front of the plot and long gardens behind, which would have been used for growing personal crops or keeping animals and poultry. The gardens were nearly all connected by a 'back lane', which is an archetypal medieval settlement element. In Market Deeping, Godsey Lane (a boundary determined in the Roman period) was the defining back lane for the dwellings on Church Street. Much of the medieval layout is preserved in the modern plan-form of the town.

1.4.2 RELIGION AND EDUCATION

There were two religious establishments in the survey area during the medieval period; St Guthlac's Church (HER: MLI33437, NHLE: 1165217) and the Deeping St James Priory (HER: MLI33442, NHLE: 1164963). It is likely that a church structure was present before the current building of St Guthlac's Church in Market Deeping as Anglo-Saxon remains of a cross shaft (see paragraph 1.3) indicate a religious site nearby. Further to this, written records suggest that a small wooden chapel served the village before the current church of St Guthlac was constructed in stone. It should also be noted that 'Guthlac' is likely a pre-conquest name, after the hermit monk who founded Crowland Abbey. Some written sources suggest that Richard de Rulos, in his improvements to the village, built the stone church where the old wooden chapel once stood. In the 15th century, Margaret Beaufort, lady of Deeping and mother of Henry VII, encouraged her son to heighten the tower of St Guthlac's Church; the church still shows the portcullis symbol of the Tudors on the tower. Deeping Priory was founded as a cell of Thorney Abbey by Baldwin Fitz Gilbert in 1139. It was a small Benedictine cell, with usually no more than 4 monks (sometimes called black monks in reference to the colour of their robes). The Priory had a small church which later became the Parish Church of Deeping St James. The Priory was dissolved as a result of the dissolution of the monasteries in 1539, and a pension of £8 was granted to the last prior, William Lee.

In 1299, the two religious establishments came to the attention of the diocese in a dispute about tithes collection. It was argued that the tithes were so intermingled that there was no way to disentangle them without causing discontent to one of the or-



Saxon cross in St Guthlac's Church

ders. It was decided that the only way to move forward was that the tithes from St James's Priory should go entirely to the priory, and the tithes of St. Guthlac's Church to the rector.

Guilds

Guilds of merchants and craft workers were formed in the medieval period so that members could benefit from mutual support and standardise production. There were three guilds that are well known in the Deepings: Corpus Christi 'Gild', the Gild of Our Lady and the Trinity Gild. Two others are mentioned in written sources, these include St James Gylde and Jhesus Gylde. The guilds, like others around the country, paid for local work and some repairs. Records demonstrate that the Corpus Christi guild had houses and tenements locally and paid for repairs to the church and bridge, as well as for arrows used for archery practice. They also had a cow which was available for hire. The guilds were dissolved in the 16th century following the Religious Reformation.

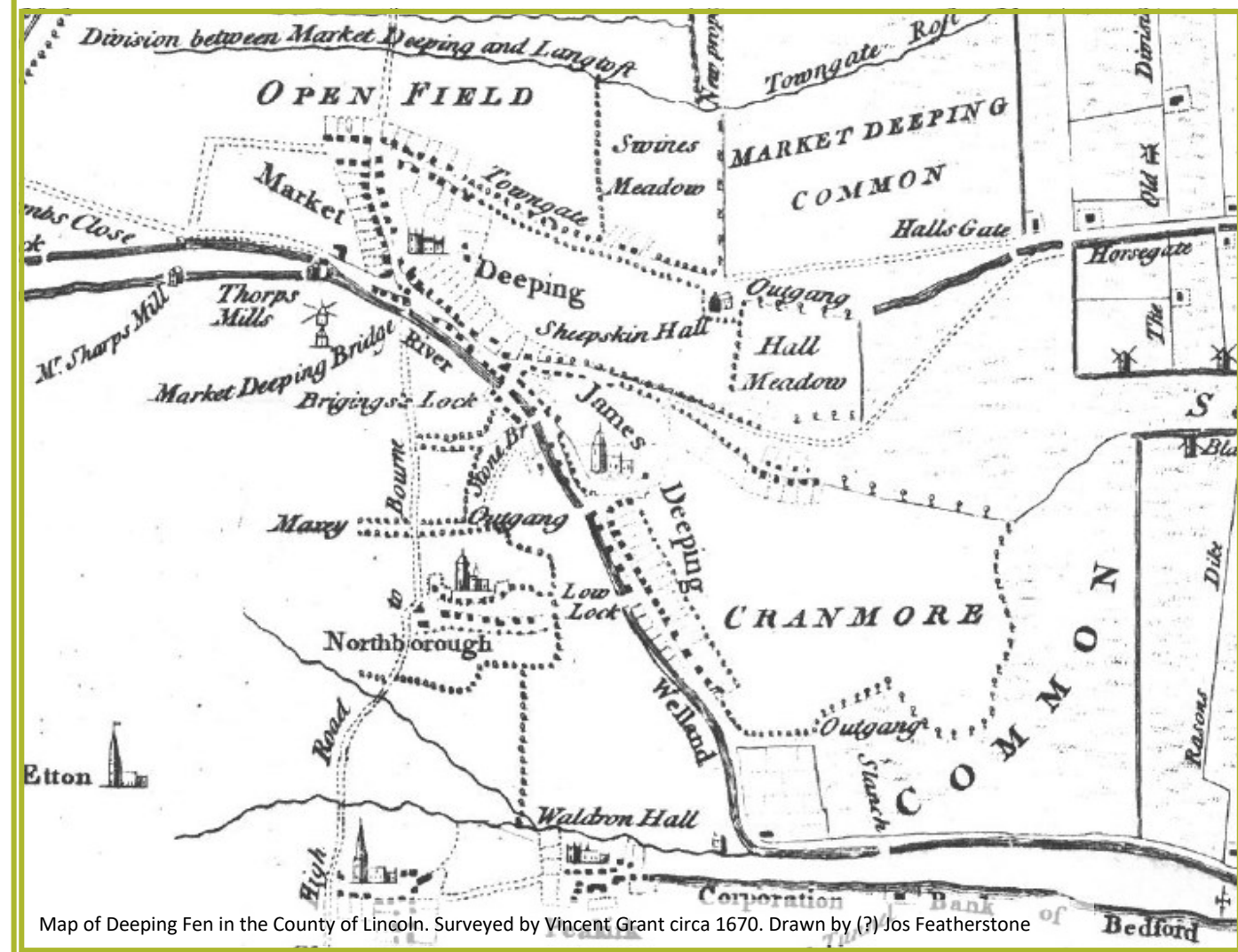
1.4.3 ECONOMY AND INDUSTRY

Market Deeping and Deeping St James clearly had a very strong economy in the 11th-13th centuries when much investment was made into establishing a large township. A lot of trading occurred on the River Welland, and Market Deeping was a natural stopping point between Spalding and Stamford on the river for goods to be transferred from light ships to sea faring vessels.

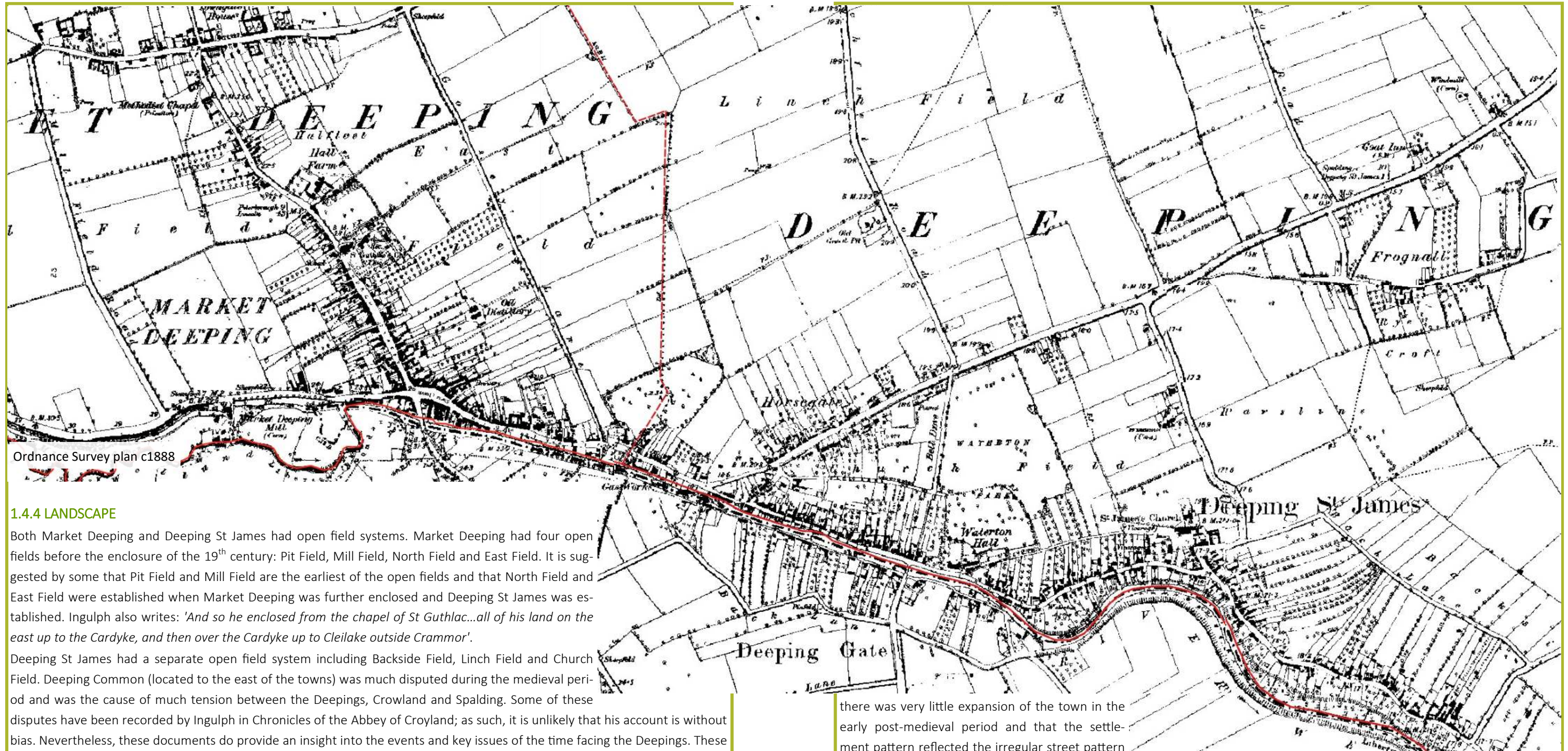
William Briewar of Market Deeping was granted a Thursday market in March c1220 by King Henry III in exchange for a palfrey horse. By July 1220, William had been pardoned the palfrey that was owed. In 1304 a market charter was granted by King Edward I to Joan and Thomas, wife and son of the late John Wake (lord of the manor). Joan resided at the manor of Market Deeping and was permitted to hold a Wednesday market and a fair on the feast of St Michael for the course of her life. In 1308 the right to hold the fair was reconfirmed by King Edward II, and also in 1308, King Edward II granted Joan Wake permission to hold a fair at her manor (Letters, 2004).



Kennulph's Stone NHLE: 1064551



Map of Deeping Fen in the County of Lincoln. Surveyed by Vincent Grant circa 1670. Drawn by (?) Jos Featherstone



Ordnance Survey plan c1888

1.4.4 LANDSCAPE

Both Market Deeping and Deeping St James had open field systems. Market Deeping had four open fields before the enclosure of the 19th century: Pit Field, Mill Field, North Field and East Field. It is suggested by some that Pit Field and Mill Field are the earliest of the open fields and that North Field and East Field were established when Market Deeping was further enclosed and Deeping St James was established. Ingulph also writes: 'And so he enclosed from the chapel of St Guthlac...all of his land on the east up to the Cardyke, and then over the Cardyke up to Cleilake outside Crammor'.

Deeping St James had a separate open field system including Backside Field, Linch Field and Church Field. Deeping Common (located to the east of the towns) was much disputed during the medieval period and was the cause of much tension between the Deepings, Crowland and Spalding. Some of these disputes have been recorded by Ingulph in *Chronicles of the Abbey of Croiland*; as such, it is unlikely that his account is without bias. Nevertheless, these documents do provide an insight into the events and key issues of the time facing the Deepings. These disputes led to the construction of numerous crosses, built to establish clear boundaries between the Deepings and Crowland. These crosses were found along the parish boundaries, one of these crosses was Kennulph's Stone (HER: MLI35037, NHLE: 1064551). The stones were torn down by men from Deeping in 1394, and a number of the culprits were imprisoned in Lincoln Castle until the stone was replaced.

1.4.5 CHARACTERISTIC BUILDINGS

Deeping St James Village Cross

The village cross at Deeping St James (HER: MLI30045, NHLE: 1062681) was erected in the 15th century. It was possibly the point in the town at which preaching and penance took place or the point of a market. The road deviates at this point, and was possibly deviated around the market at a later date.

1.5 POST-MEDIEVAL

1.5.1 STREET PATTERN AND DEVELOPMENT

Market Deeping and Deeping St James appear to have seen minor changes throughout the post medieval period, with the majority of the settlement focused around the main road which runs north-south through the two settlements. The Deepings were surveyed in 1670 by Vincent Grant and drawn by Joseph Featherstone in 1763 (see p9). The OS map of 1888 demonstrates that

there was very little expansion of the town in the early post-medieval period and that the settlement pattern reflected the irregular street pattern which had been formed in the medieval period.

A row of buildings was once extant in the centre of the Market Place in Market Deeping. This row of houses was removed in 1847, leaving the open road and market area which is visible today.

1.5.2 RELIGION AND EDUCATION

St Guthlac's Church continued as a parish church in the early post-medieval period. The Church of Deeping St James' became a parish church following the dissolution of Deeping St James Priory, which as stated was dissolved in 1539. The priory building was subsequently dismantled and much of the limestone was reused to build the Priory Farmhouse in the early 17th century, which is probably the location of where the priory once stood (HER: MLI83692, NHLE: 1164963). The church was subject to several alterations throughout the medieval and post-medieval periods, including the addition of the tower in the early 18th century. The tithe barn (for the collection of rents), which possibly dated to the 13th/15th century, was located next to the churchyard and was demolished prior to bungalows being built in 1963 (HER: MLI33435).

An Independent Congregationalist Chapel was constructed on the High Street in 1810. It was used as a place of worship and as a Sunday School. The building was later demolished during the 20th century. Several non-conformist churches were built in the survey area during the post-medieval period. Deepings Baptist Church (HER: MLI99335) was founded in 1839 by Fred Tryon following a break from established church doctrine. It was built of brick with a Welsh slate roof. The original building has been

replaced with a newer church in recent years. A United Methodist Free chapel was built in 1853, although it was replaced with a new building in 1880. This building was also demolished in 1989, and a new chapel was built on the site in 1990 (HER: MLI99321). A Wesleyan Chapel was built on Church Street in 1866 to seat 120. The church was in use till 1948 and has since been converted into a post office and shop (HER: MLI98801). A Primitive Methodist chapel was built in Market Deeping in 1876 to a design by Mr Corby of Sleaford. In 1940 the church was closed and was subsequently converted into a village hall, known as 'Coronation Hall' (HER: MLI99296). Deeping St James' Primitive Methodist chapel was built in yellow brick in 1878. In 1945 it was closed and the building was sold to the Freemasons (HER: MLI99283).

There are mentions of several schools in both Market Deeping and Deeping St James from the 16th century. A boys school was present in Market Deeping from 1570; a guild house was used as a school room by 1587. By 1840, there were seven day schools in Market Deeping, one of which was located in a former workhouse. The Green School was founded in 1851 as a school for the 'poor girls of the parish', where they would be instructed in needle work and reading, the land for the school was donated by Reverend William Hildyard (HER: MLI83733). In Deeping St James, tenements and lands in trust were given to the town in 1553 by Robert Tyghe to provide for the schooling of poor children. This gift has been remembered throughout the centuries in the name of a 19th century primary school and in a present-day street name. By 1870, the Department of Education required the village to have 290 school places for children. Tyghes School took 100 boys, the Church of England School had 147 girls and infants and 62 boys and girls attended Tryons school.

1.5.3 ECONOMY AND INDUSTRY

Market Deeping and Deeping St James had many trade entries in Pigot and Co's commercial directory of 1828; the two towns clearly had a thriving local economy by this time; although Market Deeping was the larger of the two. Market Deeping and Deeping St James were supplied with gas in 1855 by the Market Deeping Coal and Gaslight Company. The gas pumping station (HER: MLI92070) was based on Bridge Street, it ceased to pump gas in the 20th century with the advent of mains natural gas and the site has since been redeveloped into Cartmel Courts. The construction of the railway boosted trade locally, and a brick-works close to the railway expanded greatly following its introduction, making bricks for new stations of the Great Northern Railway (Wright, 1982). Another main export of the station was potatoes.

In the early 19th century, two local surgeons, William Holland and William Page, began to make their own essential oils and founded the Market Deeping Essential Oil Distillery. It was initially a small enterprise and over the century became a large business, requiring 400 acres of local land for growing herbs. Dozens of local men and women were employed in growing, weeding and transporting the herbs. A new still was built on land to the rear of Church Street in the 1840s. The oil was of such quality that it frequently sold at double the price of oil from outside of the UK. William Holland Junior (son of the founder, William Holland) died in 1899 without an heir and the firm was subsequently auctioned at the White Horse Inn (Simpson, 2008).

1.5.4 LANDSCAPE

In 1815, the landscape within the parishes of Market Deeping and Deeping St James was enclosed following the approval of a Parliamentary Act. This resulted in the landscape transformed from fields which had been farmed as part of an open field system (including seasonally flooded grazing land) being divided into small privately owned lots. These were often rectangular in shape and bounded by hedgerows and dykes, which also supported the drainage of the area. The shape of these field patterns can still be read in today's landscape and the boundaries and dykes are still in use.

1.5.5 RAILWAY AND TRANSPORT

The proximity of the River Welland was a significant factor in the growth of both Market Deeping and Deeping St James, providing food, energy and transport. Watermills were a common sight in the Deepings. They powered pumps to drain the land and also contributed to local food production. The mills were most commonly used for grinding corn into flour, others were used for fulling cloth, grinding seeds and making paper. Parliament was first petitioned to build a canal bypassing some of the Welland in the 16th century due to the river being heavily obstructed by water mills. The Stamford Corporation began work on the canal in the mid-17th century and by 1700 nine miles of the Welland between Stamford and Market Deeping had been canalised (HER: MLI34762). This boosted the local economy by allowing more trade to take place without transport being hindered by the mills. The advent of the railways quickly stifled the use of the canals for commercial transport; traffic had ceased by 1863 and the Stamford Corporation quickly sold what they could. The Deepings were connected to the turnpike road network in the mid 18th century. These networks improved the road surfaces allowing greater amount of trade and travel by road. The towns were connected to Bourne in 1756, and Spalding and Stamford in 1762. By the end of the 19th century, the growth of the railway networks and changes to local government saw the closure of the turnpike network.

The Deeping St James railway station was opened to the east of town in 1849 on the Great Northern Railway (GNR) Loop Line between Boston and Peterborough. Due to its distance from both the towns it is unlikely that the railway had a large influence

on their physical growth. The line ceased transporting passengers in 1961 but continued to carry goods trains until 1964, at which time the station was closed. The line is still operational but trains no longer stop at the station, which has been converted into a private residence.

1.5.7 CHARACTERISTIC BUILDINGS

Market Deeping and Deeping St James both have a large number of listed buildings dating from the 16th-19th centuries, a large number of these were built as private dwellings and have remained as private residences into the present day. Deeping St James village cross (HER: MLI30312, NHLE: 1064551) was converted into a lock up used to address antisocial behaviour and as a cell in the 19th century. The 15th century village/market cross was retained and incorporated into the new structure.

1.6 MODERN AND 21st CENTURY

1.6.1 STREET PATTERN AND DEVELOPMENT

In the first half of the 20th century very little development occurred. This period of slow growth was followed by rapid expansion in the second half of the century, when large scale development took place with planned streets and new amenities to accommodate the growing population and the national housing shortage. These developments took place in the farmland surrounding both of the historic settlement cores which have since grown together to create a single continuous suburban landscape. The centre of Market Deeping has seen a limited amount of development in the 20th century, alterations made to the centre have included the insertion of a new car park and remodelling of the Market Place in response to traffic problems. The precinct, was established as a workshop in the mid 20th century before being converted into a large shopping complex in the late 20th century located slightly to the back of the properties on the main thoroughfare. In Market Deeping, the Godsey Lane housing development (HER: MLI83822) is a planned 'village within a village'. The development was inspired by the vernacular housing of the 1970s and 1980s and intended to create a village style living space, designed in an informal manner around squares, greens and courtyards to produce more of a social living arrangement for its occupants.

1.6.2 RELIGION AND EDUCATION

Deeping St James School, Deepings St James Community Primary school, Market Deeping Primary School and Linchfield Community Primary School were all built in the mid-20th century within the new planned housing developments to accommodate the growing population of the towns. In 1942 the Green School merged with the Boys Endowed School and eventually closed in 1967 when the William Hildyard School opened.

1.6.3 TRADE AND INDUSTRY

Industry and economic activities changed considerably in the Deepings from the 19th to the end of the 20th century and beginning of the 21st. Many industries ceased operating, such as the Market Deeping Essential Oil Distillery, which was demolished at some point in the second half of the 20th century. The Welland Bank gravel quarry, in the southern end of the survey area, had ceased operating at the end of the 19th century and gave way to a large body of water; further smaller gravel pits were excavated in the 1990s. These two areas have been amalgamated into the Deeping Lakes Nature Reserve, which are owned since 2003 by Lincolnshire Wildlife Trust. Further examples of industry lost in the 20th century are the maltings and oasthouse to the rear of 31-33 High Street, Market Deeping (HER: MLI34941). The 19th century buildings are still conserved and have been repurposed into residential flats. New developments for industry in the town can be seen in the business park which was formed in the late 20th century and which is located on the northern side of Towngate East. To the east and northeast of the business park, and around the same time, nurseries and a caravan dealership were established. As well as the change in local business, the advent of motorised travel and its popularisation has led to many people in the Deepings being able to find employment in the neighbouring city of Peterborough (Mills, 1989).

1.6.4 RECREATION

Several parks were created around Market Deeping as part of new developments. New sporting facilities were created on the northern side of Towngate East, immediately east of the business park. These sporting facilities are the Market Deeping Sports and Social Club and include, among other facilities, a cricket ground and football pitches.

1.6.5 MILITARY

Pill boxes, emergency landing areas and radar stations such as RAF Langtoft were built as part of preparations for war in 1939/40 in the Deepings area. Most of these have since been demolished and redeveloped.



Deeping St James lock up

HISTORIC URBAN CHARACTER ASSESSMENT

Summary

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

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

The values are as follows:

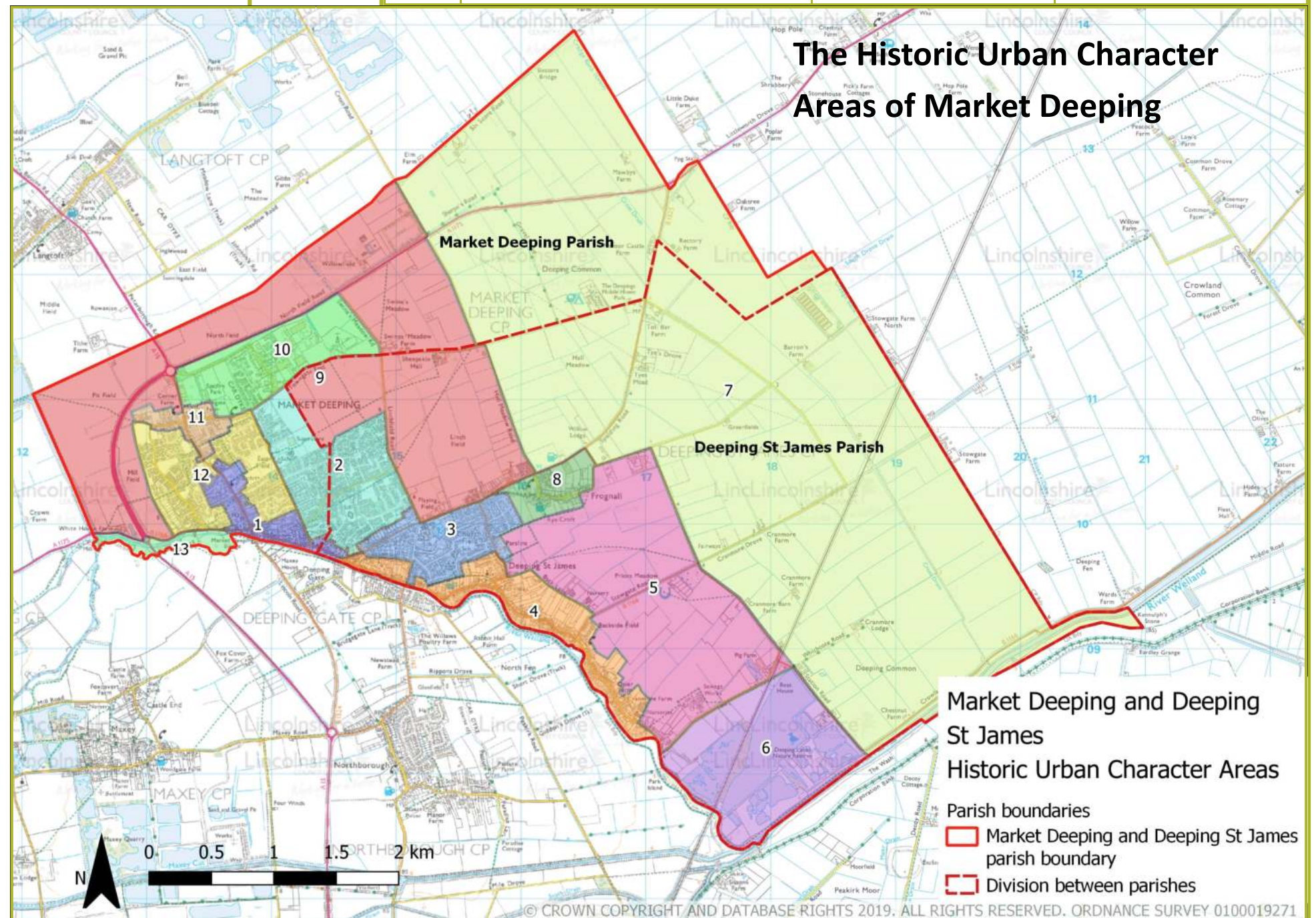
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect a high, medium or low score is the integrity of what the HUCA 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 and derelict buildings, 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 Heritage 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

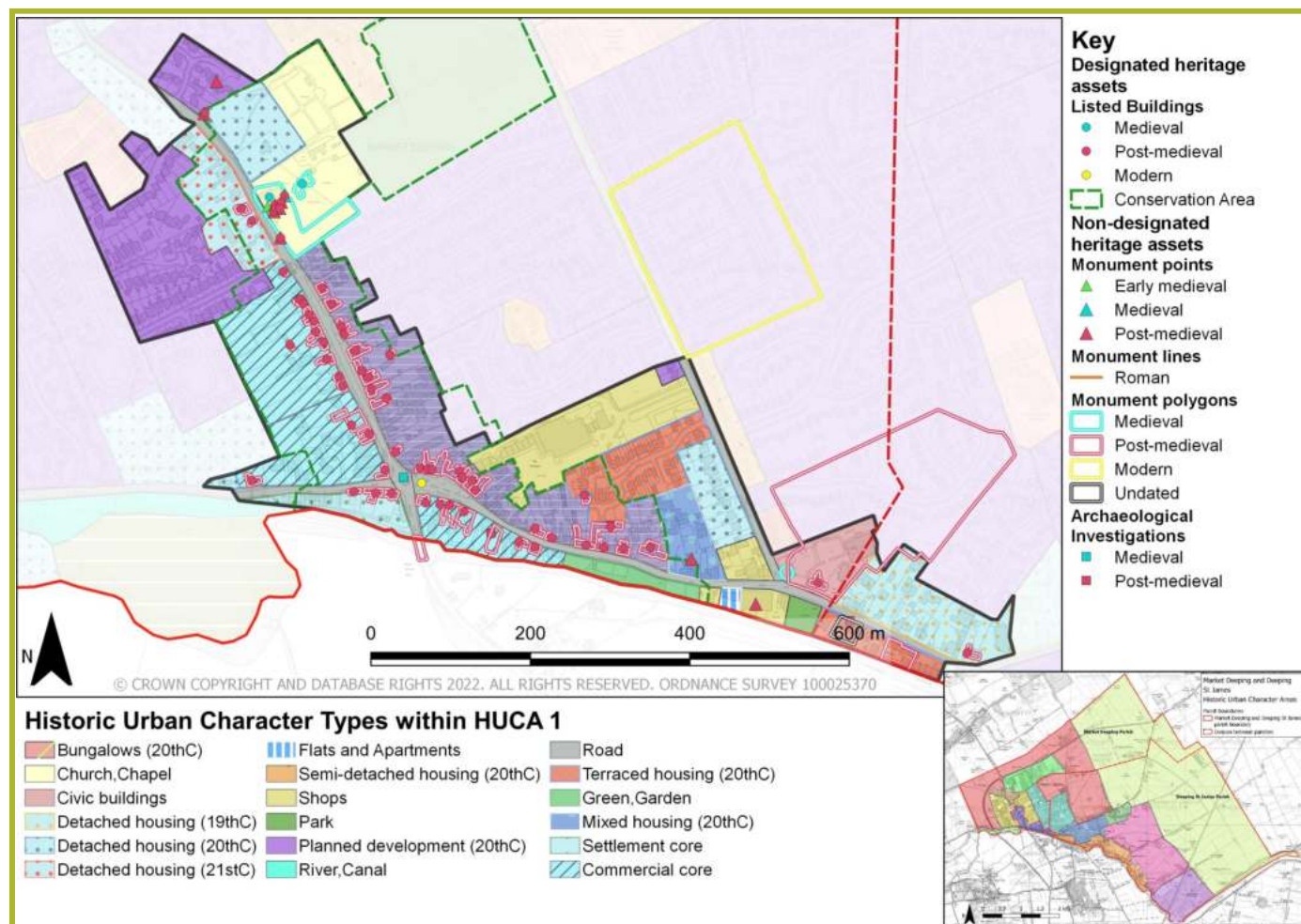
NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>"the potential of a place to yield evidence about past human activity."</i>	<i>"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence 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	Communal	<i>"the meanings of a place for the people who relate to it, or for whom it figures in their collective"</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 towns 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—Market Deeping Core

Key characteristics

- ◆ Civic and commercial centre of the town comprising shop fronts, town hall and market.
- ◆ The road plan is medieval in origin, straight until it meets the River Welland at which point the road follows the course of the river.
- ◆ Medieval market place in centre of the HUCA located on and to the east of the cross roads, retains original shape.
- ◆ Buildings predominantly date from the 17th-19th centuries.
- ◆ 2-3 storeys.
- ◆ Built in varying post-medieval styles but consistent materials. Limestone and Collyweston slate creates a strong continuous character throughout the HUCA with some later brick built buildings inserted into open spaces.
- ◆ Timber windows, traditional doors.
- ◆ The strong historic character of the centre extends along High Street. To the rear of the High Street is a 20th century shopping precinct located with large square shops with a low pitched roof, connected to the main street through an alley and arcade.
- ◆ Open green spaces have been maintained as public parks on the High Street next to the River Welland, breaking up the built character with open space towards the river.
- ◆ A large portion of the HUCA is within Market Deeping Conservation Area.

Landscape History

The settlement was likely founded in the early medieval period, however the plots of land were probably established in the medieval period along with the street layout. The church, market and a manor house in Market Deeping would have been central to its prosperity and the settlement grew around these assets, along the main streets. It is likely that the layout was planned and there would have probably been wooden buildings along the main roads in the medieval period, however these have mostly been replaced by stone buildings in the post-medieval period. The stone was likely transported along the Welland from the quarries close to Stamford. Buildings in the centre of the market place were removed in the 19th century, and the market place has seen several episodes of reconfiguration to cope with modern traffic demands. Formerly the A15 ran through the town centre, which caused much congestion throughout much of the 20th century, but the town was bypassed in 1998. In the 20th century residential development has occurred around the outside of the settlement core which has obscured some of the historic plot layouts, but the centre and main road fronts retain their historic character.

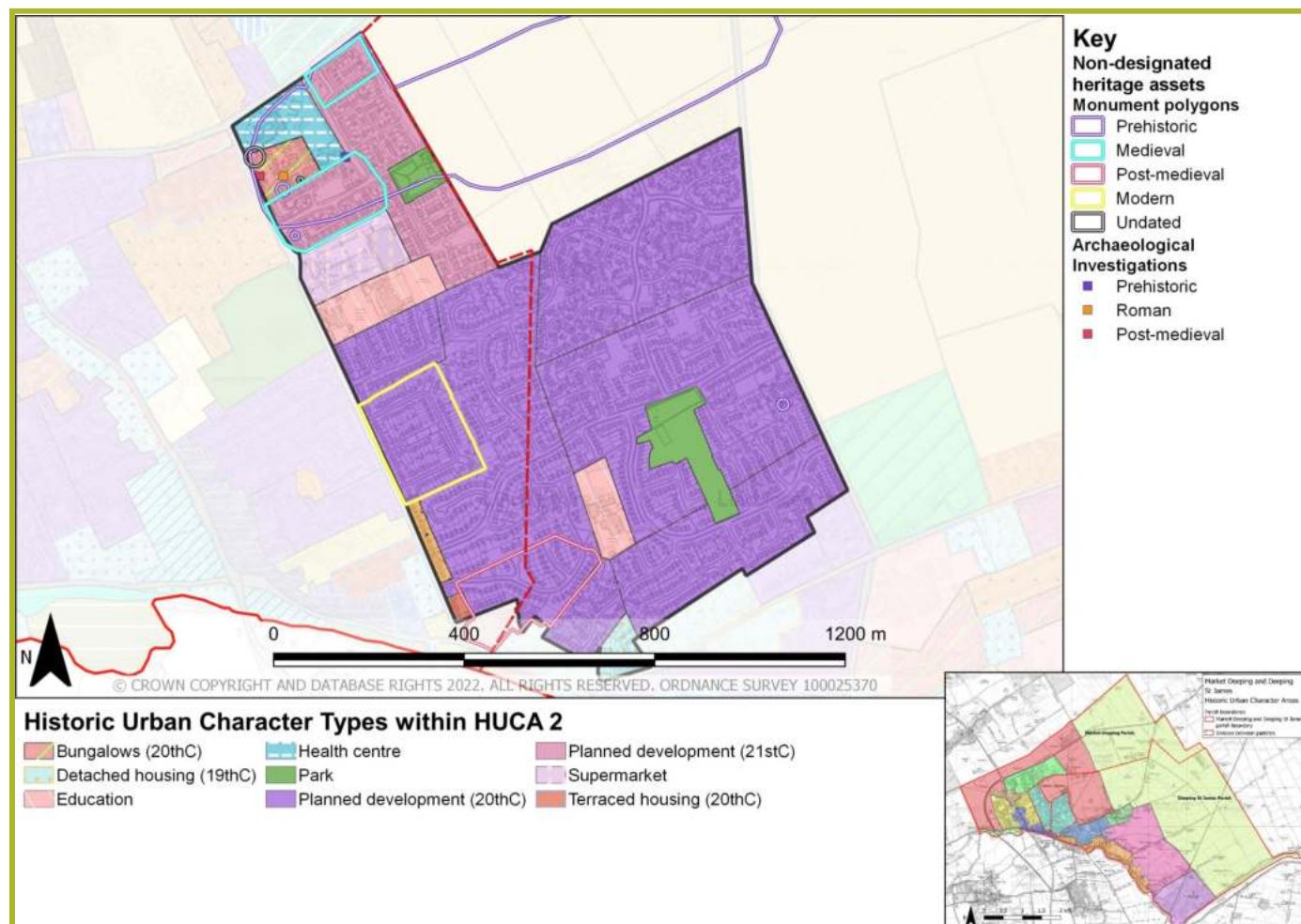


Evidential Value: There is a good level of preservation of historic character in the character area, and many of the listed buildings within the survey boundary are in this HUCA. The original medieval street plan and market place are also preserved in the modern town-scape and it is highly likely that there are earlier remains beneath the post-medieval buildings.

Historical Value: The HUCA has a very strong character and the assets including the medieval street pattern are highly legible. The many buildings both listed and unlisted illustrate the development of the town and its prosperity in the medieval and post medieval periods.

Aesthetic Value: The strong character of the HUCA through the many extant historic and listed buildings, preserved medieval street plan and consistent local building materials demonstrate the development and history of Market Deeping and provides a strong sense of place within the town.

Communal Value: The town core has been the centre of civic and commercial life within Market Deeping since the medieval period and is still the heart of the town in present day.



HUCA 2—Thackers Way, Meadow Road and Lady Margaret's Avenue

Key characteristics

- ◆ Mid to late 20th century suburban development of Market Deeping.
- ◆ Mixture of detached, semi-detached and short terraces built in one/two storeys.
- ◆ Materials include brown, buff and red brick, some houses are also rendered.
- ◆ uPVC windows and doors are common as well as concrete tile roofing.
- ◆ Streets are a mix of long connecting roads and cul-de-sacs.
- ◆ Houses are set back from the road with driveways, and gardens a moderate verge of grass, trees and a pathway.
- ◆ Parks, schools and amenities have been built into the developments with surrounding houses.
- ◆ History of the Deepings is preserved in the street names, such as Lady Margaret's Avenue and Beaufort Avenue.

Landscape History

Remains from the Bronze Age, Iron Age and Roman period have been recorded within the HUCA. The landscape in the medieval period was part of the open field system. It is suggested by Ingulph that the land was enclosed by Richard de Rulos in 1076 when Market Deeping was extended. The field system changed in the 19th century as part of the Parliamentary Enclosure Act of 1815, which saw the creation of smaller regular fields divided by straight hedgerows or dykes. In the 20th century, the character area was developed with new housing, parks and schools. Godsey Crescent (HER: MLI83822) was designed and built in 1976 as a 'village within a village', its style is of semi-detached and short terraces which are rendered in pastel colours. The 20th century development has obscured the former field boundaries.

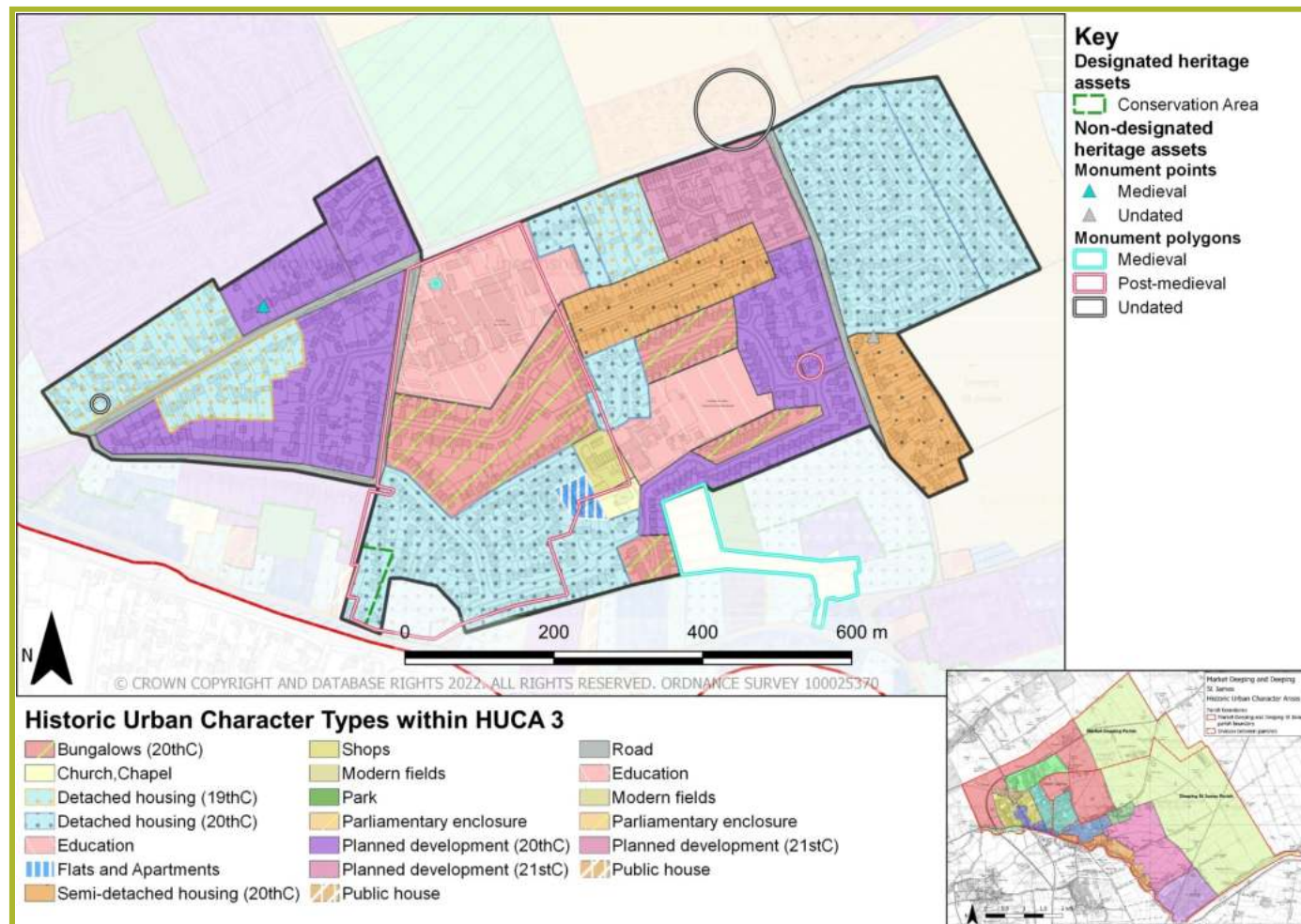


Evidential Value: A small amount of excavation prior to development in the 20th century has led to a limited understanding of the archaeology within the HUCA. Recorded ridge-and-furrow (HER: MLI91295) demonstrates that the area was part of the open field system, however, much of the former field pattern has been obscured. The HUCA does demonstrate 20th century housing styles.

Historical Value: Written evidence tells us about the growth of Market Deeping with the enclosure of new lands within the HUCA in the medieval period. These elements are no longer legible in the landscape. The housing in the character area, particularly that found in the Godsey Lane development demonstrate the planning ideals of the time.

Aesthetic Value: Mid-late 20th century housing has removed any suggestion of the former landscape use. The 20th century housing styles show the process of how the area was developed.

Communal Value: The predominant character is residential, therefore perceived symbolic and social values are limited.



HUCA 3—Church Field

Key characteristics

- ◆ Planned mid-late 20th century developments, suburb of Deeping St James, built with amenities such as schools and parks.
- ◆ Residential development has eroded the gap between Market Deeping and Deeping St James, making one continuous settlement.
- ◆ Housing is a mixture of detached, semi-detached, terraces, flats and bungalows. 1-2 storeys.
- ◆ The dominant material is mixed brick, uPVC windows, tile roofing.
- ◆ The main roads were likely established in the medieval period as main through roads, the 20th century roads are small and winding, with cul-de-sacs. The houses are set back from the road behind front gardens, grass verges and pathways.
- ◆ The history of the towns is preserved in street names, like Waterton Close and Manor Way.
- ◆ The HUCA borders the Deeping St James Conservation Area.

Landscape History

Prior to the residential development the HUCA was agricultural. Church Field was part of Deeping St James' open field system, the field pattern changed with the introduction of the Parliamentary Enclosure Act of 1815. A medieval coin hoard and windmill are recorded within the HUCA. Waterton Hall and park (which was redeveloped in the 20th century) was possibly built on the site of a former manor, the garden of this hall formerly covered the west of the HUCA.

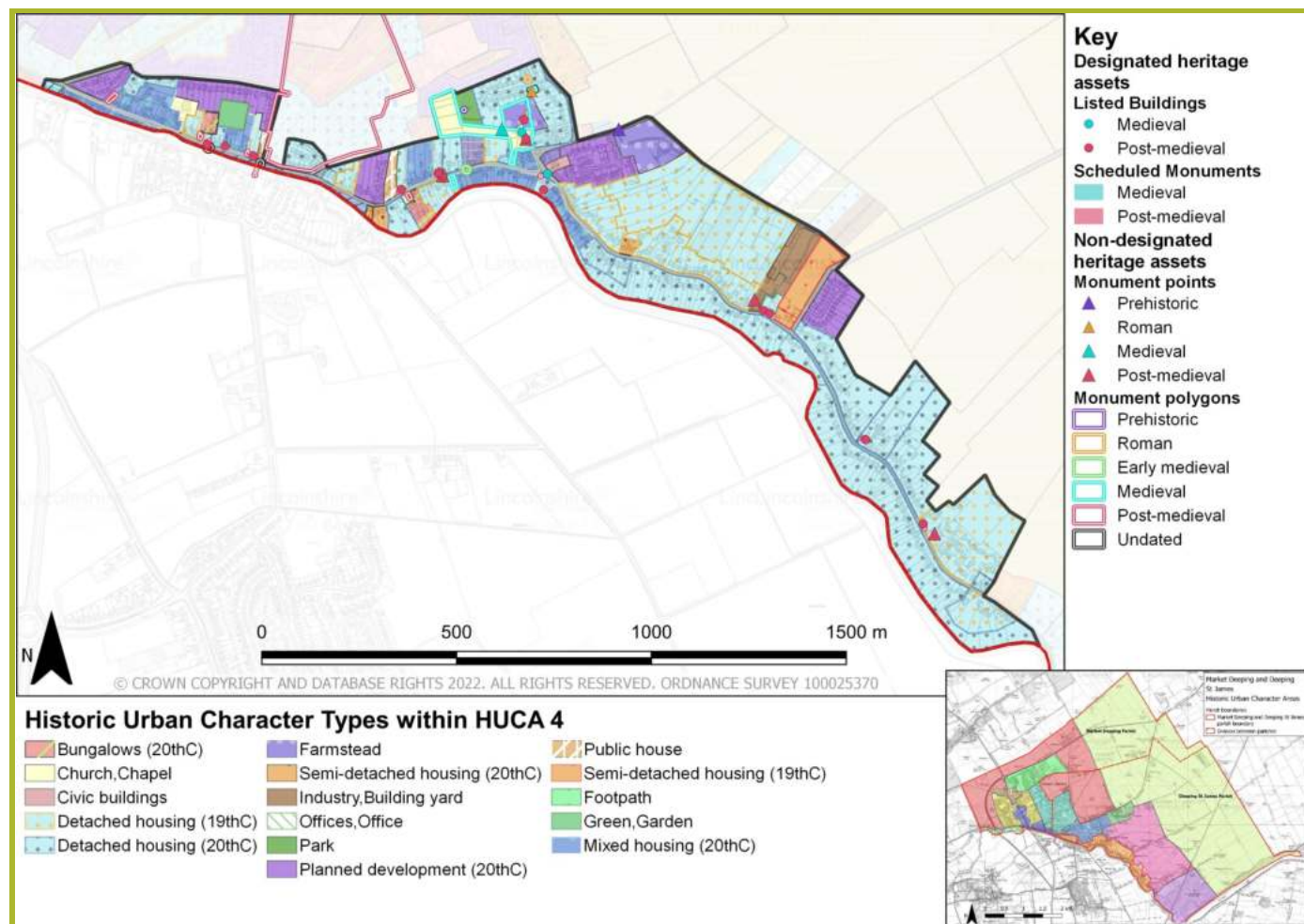


Evidential Value: There are few known archaeological records due to small amount of excavation prior to development.

Historical Value: The former field pattern has been obscured by mid-late 20th century developments and is no longer discernible. The Waterton family did develop some aspects of the town and the hall is reputed to have been built on the site a former manor house.

Aesthetic Value: The 20th century developments have masked any historical character.

Communal Value: The mostly residential nature of the HUCA limits the communal, spiritual, symbolic and commemorative value of the HUCA.



HUCA 4—Deepings St James Historic Core

Key characteristics

- ◆ Residential character, comprising a mixture of developments from the 17th–21st century, the character is varied and some of the 20th century development is not sympathetic to the character of the HUCA.
- ◆ Much of the HUCA is within the Deeping St James Conservation Area.
- ◆ 17th–19th century limestone houses, built to the front of the road.
- ◆ Unsympathetic brick built 20th century housing has been built in open spaces between older houses. These are set back from the road with driveways juxtaposing the older properties which are positioned on the street front.
- ◆ 21st century housing has also been constructed in gaps between older housing. These are constructed with a stone-effect which is more sympathetic to the vernacular post-medieval buildings within the HUCA and positively contribute to the character.
- ◆ Well preserved medieval layout, irregular main road following the course of the River Welland. Burgage plots are well preserved and can still be seen in the plan form of the town. These plots are connected at the rear by a 'Back Lane' which has remained part of the road system in present day.
- ◆ St James' Church and Priory were built on the site of a 12th century Benedictine priory, reusing the stone from the former building.
- ◆ South of the church is a 15th century village cross, modified in the 19th century and incorporated into a lock up.

Landscape History

Road layout and plan form of the main road was established in the medieval period and remains in use with little modification today. Town reputedly established by Richard de Rulos, this is not definite, however the town was certainly planned in the medieval period. Deeping Priory was founded in 1139 as a cell to Thorney Abbey.

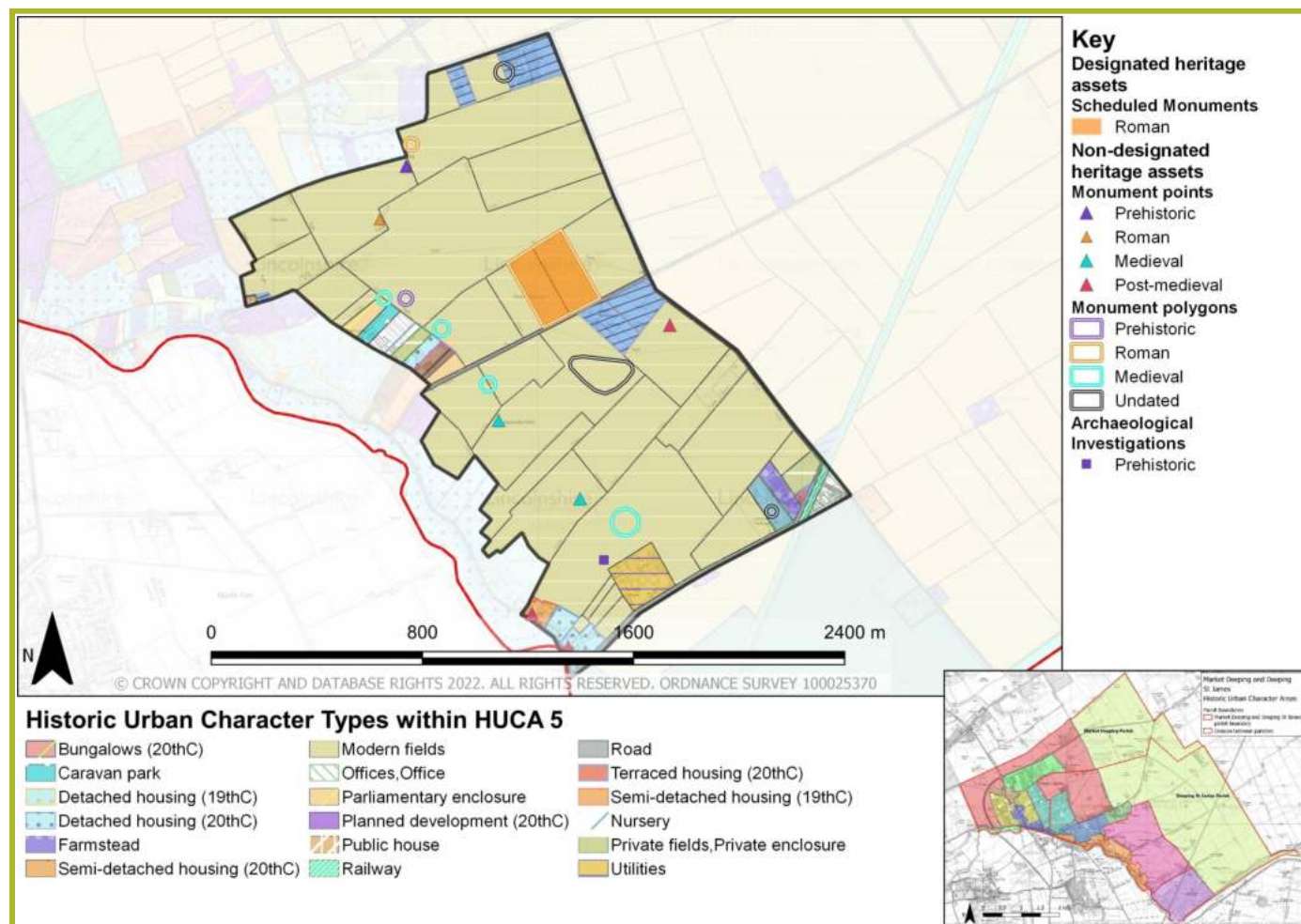


Evidential Value: A high level of preservation of the burgage plot boundaries are retained within the HUCA and many medieval and post-medieval buildings are also still extant and visible within the HUCA. The road pattern throughout the HUCA is chiefly medieval and well preserved in the modern town.

Historical Value: High level of preservation of the medieval road layout and burgage plots. This layout was planned in the medieval period and this planning is still visible in the streetscape. The church and lock up also contribute to the narrative of Deeping St James.

Aesthetic Value: There is a high level of preservation of the medieval and post-medieval buildings, however a large number of 20th century buildings have been inserted between older properties. These buildings are not of the same material and their position in the plot creates inconsistency in the street-scape.

Communal Value: The vernacular architecture, lock up and St James' Church create a sense of place within the HUCA and stories to which the local people and visitors can connect.



HUCA 5—Backside Field and Priors Meadow

Key characteristics

- ◆ Agricultural in character.
- ◆ Topographically flat.
- ◆ Large rectangular fields, field boundaries are predominantly dykes, some have sparse hedges and scrub.
- ◆ Fields are mostly 20th century, characterised by larger areas, created to accommodate modern technology. These fields are the product of the amalgamation of smaller 19th century parliamentary fields.
- ◆ 'Priors Meadow' suggests that the land was once owned or used by the priory.

Landscape History

Archaeological remains from the prehistoric and Roman periods are recorded in the character area. Priors meadow, a scheduled monument (NHLE:1004985), is the site of a Roman ritual landscape and settlement. Samian pottery found alongside a coin hoard and close to the ritual site which included 3 bronze crowns and a bowl has led to the site being designated as a site of national importance. Backside field during the medieval period was part of Deeping St James' open field system and the pottery scatters found in the field support this statement. The field pattern was altered in 1815 with the Parliamentary Enclosure Act, which divided the large open fields into smaller rectangular fields. Many of these fields were merged in the 20th century to aid modern farming techniques although some of the older boundaries have been retained.

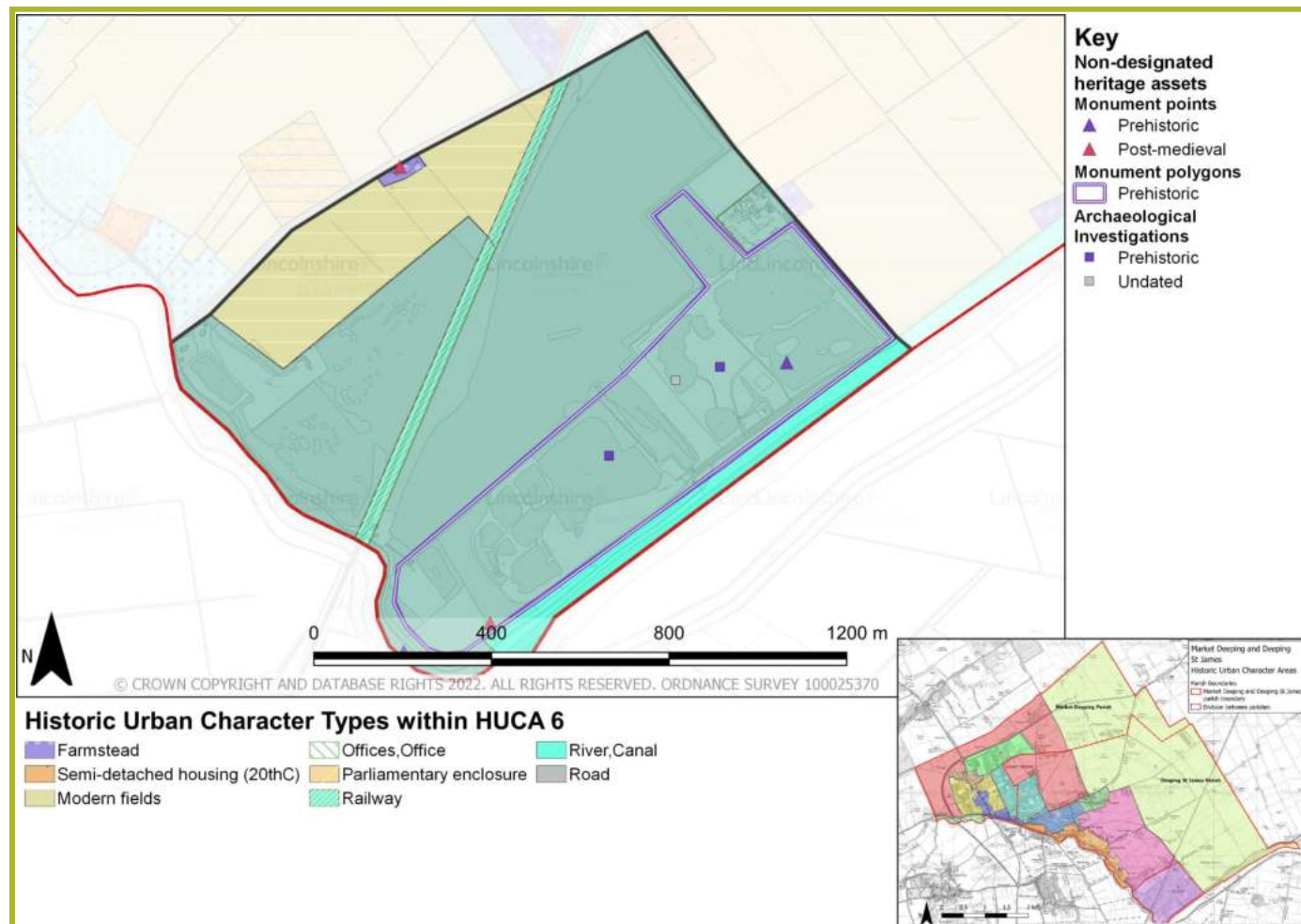


Evidential Value: The presence of a known Roman ritual landscape, settlement and coin hoards demonstrate that the landscape was intensively occupied in the Roman period. Additionally, recorded medieval pottery and Backside Field being part of the open field system contributes to the wider history of Deeping St James.

Historical Value: There are assets, particularly the Roman ritual landscape which contribute to the historic narrative of both the Deepings and the wider region. The changes to the historic agricultural systems of the Deepings is also recorded within the HUCA.

Aesthetic Value: The modern field pattern has obscured some of the earlier field patterns, the historic character of the HUCA is not immediately obvious.

Communal Value: There are assets within the HUCA which could be used to engage and inform the public on local history, particularly the Roman ritual history which is recorded in Priors Meadow.



HUCA 6—DEEPING LAKES

Key characteristics

- ◆ Nature reserve comprising former gravel pits which have been transformed into wetlands and lakes.
- ◆ Surrounded by trees and scrub.
- ◆ The HUCA has been extensively altered by human activity.

Landscape History

This site holds some of the earliest remains found in the Deepings, including a Palaeolithic elephant tusk with evidence from gnawing, demonstrating the environmental conditions of the period. Extensive Bronze Age and Iron Age settlement remains have been found alongside evidence for salt making. Roman remains discovered in 1740 included two daggers and a possible vexillum (military standard). During the medieval period the site was part of the agricultural systems of the area. The site was used for gravel extraction in the 19th century, and it was intensively quarried to provide gravel for the Great Northern Railway, a line of which was built through the centre of the HUCA in the mid 19th century. The lake to the north has been used as a private fishing lake next to a residence.

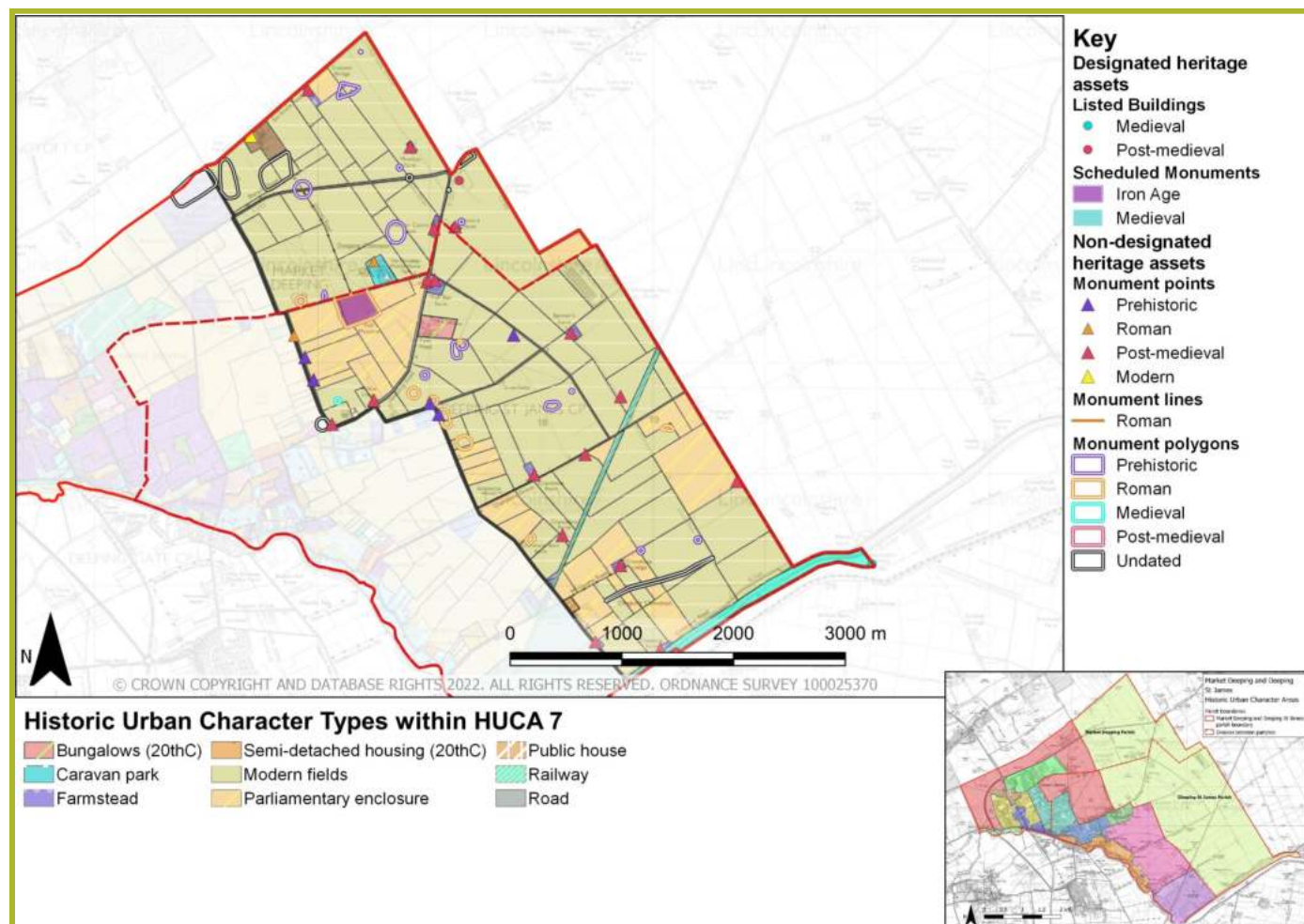


Evidential Value: The evidence from the Prehistoric period is extensive and illustrates the way that past humans occupied and managed the environment. The post-medieval use of the site provides evidence of how it developed into the present day site.

Historical Value: There is a large amount of prehistoric archaeological remains located within the HUCA. The HUCA does not make a large contribution to the narrative of the towns development, although, it does demonstrate the changing use of the wider landscape.

Aesthetic Value: Multiple periods of human activity have produced the modern landscape seen within the HUCA, the quarrying of the 19th and 20th centuries were especially crucial for forming the present day lakes. This activity is reasonably legible in the landscape.

Communal Value: The nature reserve is an asset to the Deepings as an easily accessible place to visit. There are several information boards around the nature reserve which explain the history of the site and the archaeological remains which have been recorded in the area.



HUCA 7—DEEPING COMMON

Key characteristics

- ◆ Large rectangular arable fields.
- ◆ Boundaries are mostly dykes, some with sparse hedges and trees, the open landscape creates a ‘big sky character, which is reflective of the wider fenland landscape.
- ◆ Large industrial field barns.
- ◆ Fields are the product of amalgamation of older 19th century parliamentary enclosure.

Landscape History

There is extensive evidence for prehistoric settlement and funerary activity in the HUCA. The HUCA in the medieval period was part of Deeping Common and was likely used for pasture, hay production and for building materials by the people of the Deepings. The parish boundary of the Deepings was defined in the medieval period after several disputes between the Deepings and Crowland. These disputes led to the construction of several crosses on the border between the two parishes. One such stone was Kennulph’s Stone (NHLE: 1064551), which was erected in c1200. It had to be re-erected several times following it being knocked over in continued unrest. The land was completely transformed in the 19th century following the Parliamentary Enclosure Act which divided the fields into small rectangular lots. This changed the landscape from an open communally farmed landscape to one of smaller privately owned fields. A large number of these fields were amalgamated in the 20th century with the advent of modern farming techniques, however the straight boundaries and roads of the 19th century fields are still legible. Dykes bordering the roads hint to the former wetland environment of the HUCA.

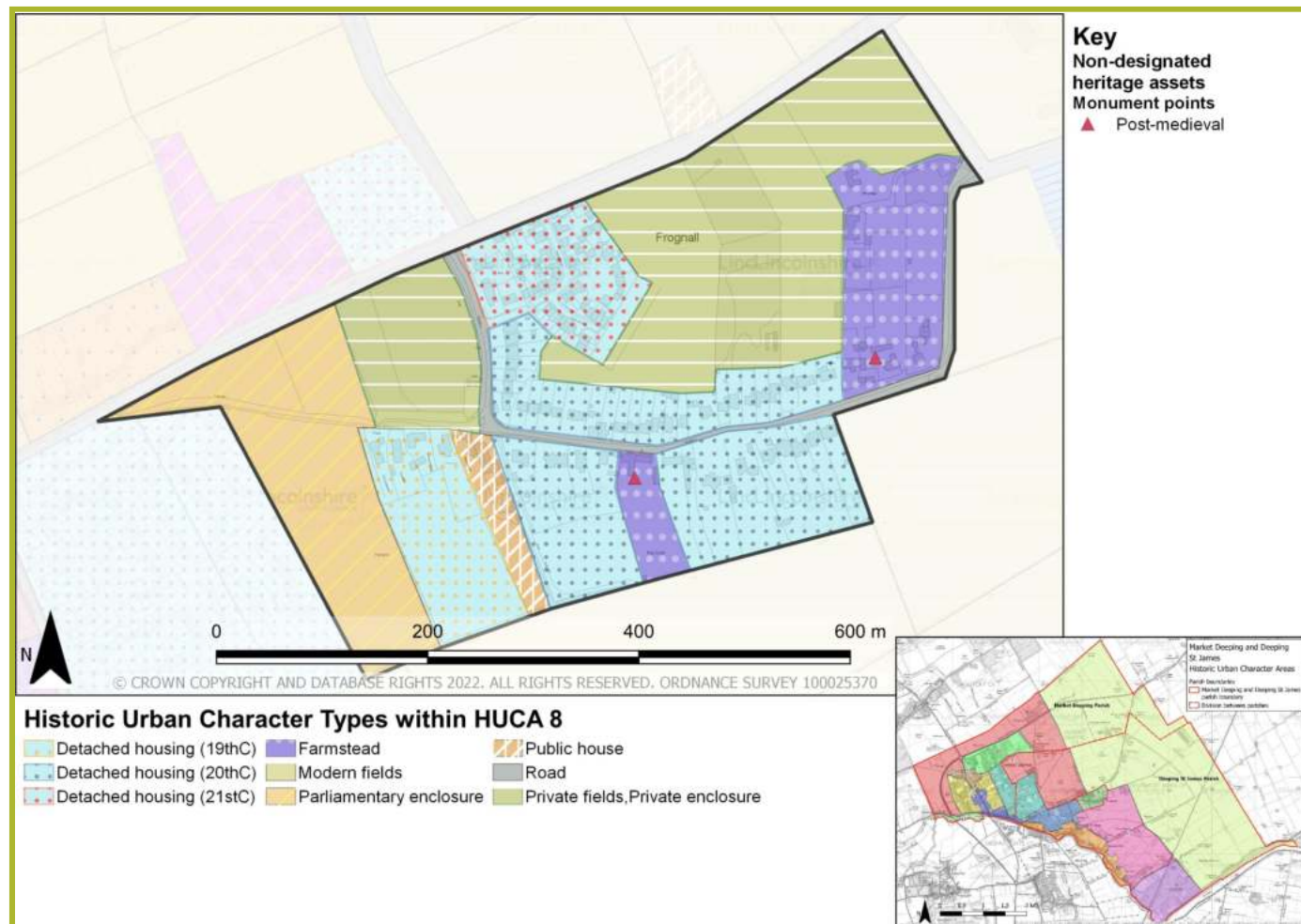


Evidential Value: A large amount of archaeological activity in the HUCA demonstrates an intense occupation and use of the landscape. It has seen a great transformation through time and has seen areas of occupation from the prehistoric period through to the modern day.

Historical Value: The HUCA makes a slight contribution to the story of the town. The documented disputes between Crowland and the Deepings and the building of Kennulph’s stone show the importance of the agricultural common landscapes to local communities.

Aesthetic Value: The landscape development of the HUCA is visible in the shape of the fields and field boundaries. The rectangular 19th century landscape although altered has created the landscape which is extant today. The earlier history is not immediately discernible, although assumed prehistoric barrows are dispersed around the landscape in the HUCA.

Communal Value: There is not a high amount of communal value within the HUCA due to the landscape being privately farmland.



HUCA 8—FROGNALL VILLAGE

Key characteristics

- ◆ A separate village to Market Deeping and Deeping St James.
- ◆ The settlement break between Frognall and the Deepings has gradually been eroded, the village is at risk of being subsumed into the towns and losing its rural village character.
- ◆ The character of the village is rural with 1/2 storey houses along the single main road through the village. Many of the houses face towards open countryside contributing to the rural village character.
- ◆ 18th-19th century houses have been built in limestone close to the front of the land plot, adjacent to the road.
- ◆ 20th century houses brick built in a variety of styles. Located further back in the plot with a driveway and front garden, creating a disparity between the old and newer properties.
- ◆ 21st century developments to the north of the village extending from the main road, feels entirely separate from the main village. These houses are built in town-house style in 2/3 storeys around planned streets and are not consistent with the village character.
- ◆ The shape of the village is defined by the road layout which is likely medieval.

Landscape History

The origins of Frognall are first recorded in 1175-93 in a charter in which the Frognall (Frokenhale) and the lands to the east were granted by Abbot Solomon of Thorney Abbey to Baldwin, son of Hugh Wake. During the medieval and post-medieval period the village likely comprised only a small number of dwellings. The village had seen little change until the 20th century, during which a higher level of development has taken place and the open land between the settlements has shrunk.

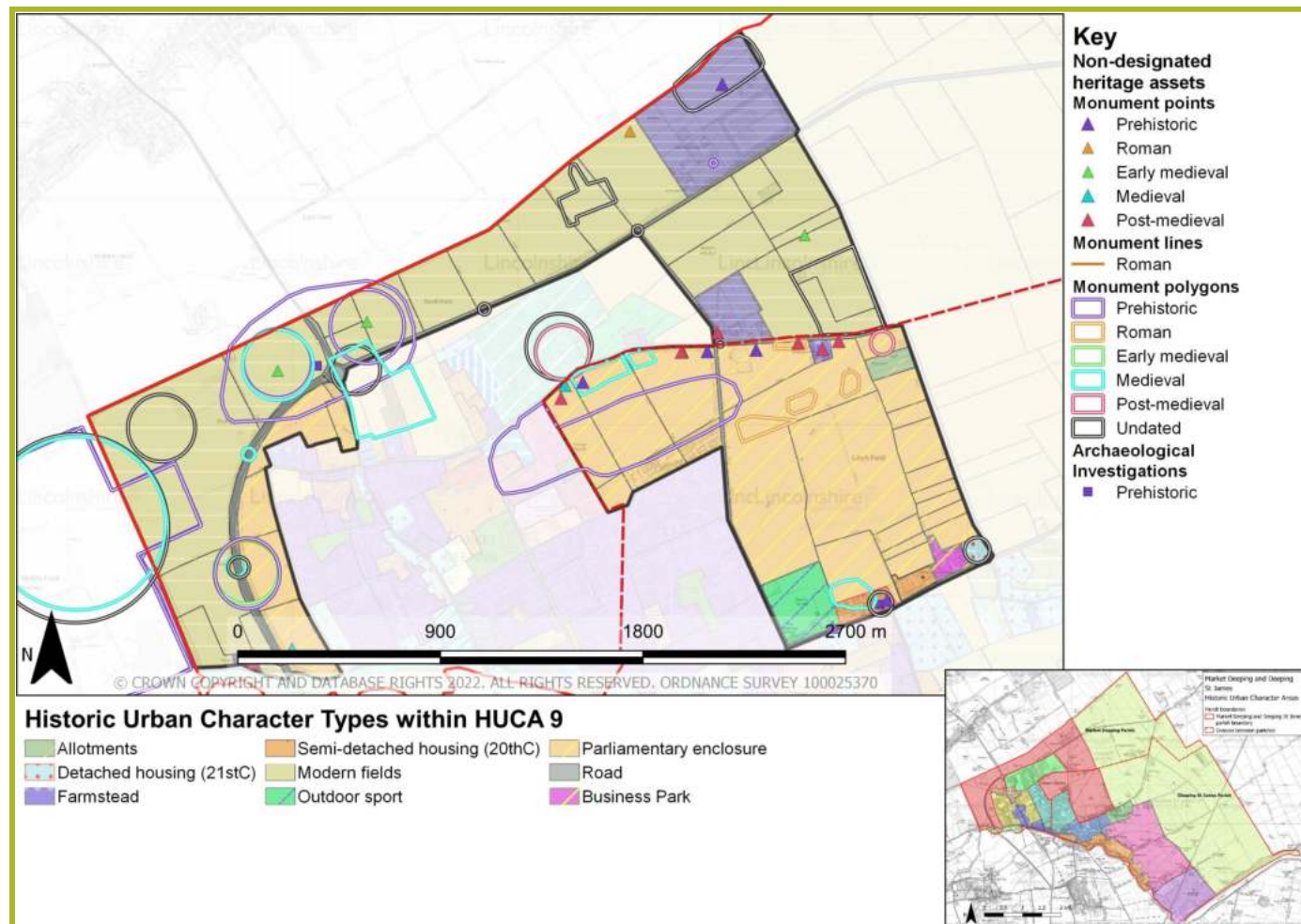


Evidential Value: There is limited evidence which contributes to the history of the Deepings. The integrity of the historic buildings have been affected by mid-late 20th century development.

Historical Value: Charters illuminate the origins of the village, these possibly highlight the founding of the road pattern.

Aesthetic Value: The character of the HUCA is varied and has been drastically altered by mid-late 20th century development, however it has retained a small village character. The village is at risk of being negatively impacted by being absorbed into the Deepings.

Communal Value: There is a small amount of communal value from a heritage perspective within HUCA 8 which is predominantly private residential.



HUCA 9—NORTH, MILL, PIT, AND LINCH FIELD

Key characteristics

- ◆ Agricultural landscape.
- ◆ Former open field system of Market Deeping.
- ◆ Arable agricultural character, field pattern is product of 20th century amalgamation of 19th century parliamentary enclosure.
- ◆ Some field patterns truncated by late 20th century bypass.
- ◆ Boundaries comprise dykes and sparse hedges.
- ◆ Mill Field is used locally for recreation and was until 2013 used to host the Deepings Show.

Landscape History

Archaeological evidence from the Mesolithic period is recorded in the HUCA, with a large amount of Bronze Age round houses, ditched enclosures and a co-axial field system demonstrating extensive use of the landscape. Settlement evidence from the Iron Age and Roman period is also very substantial. The landscape was part of the medieval open field system, and their medieval names are preserved. Mill and Pit Field are potentially the oldest of the four, the other two are documented as being formed when Richard de Rulos extended the village. In the post-medieval period, the fields were enclosed during the Parliamentary Enclosure which transformed the landscape into smaller rectangular parcels of land. In the modern period, some of the boundaries have been removed to form larger fields.

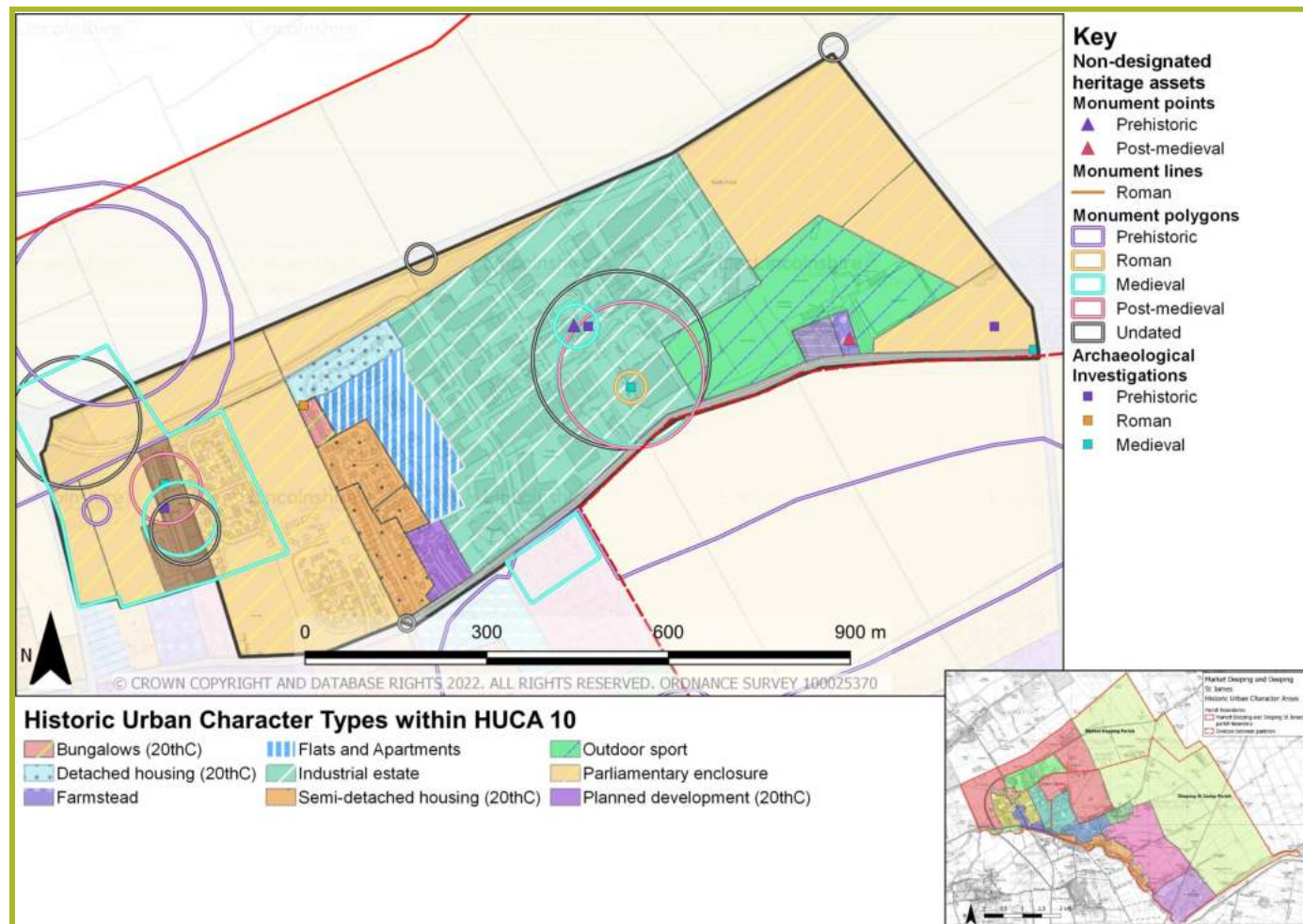


Evidential Value: High levels of prehistoric, Roman and medieval activity within the HUCA are demonstrated by the number of remains recorded. Documentary evidence, although not completely reliable, also supports the land-use within the HUCA in the medieval period.

Historical Value: The assets within the HUCA which contribute to the history of the towns. Particularly relating to settlement in the prehistoric period. Prehistoric settlement is also recorded in the wider region, to which the monuments recorded here relate.

Aesthetic Value: 20th century field amalgamation and the insertion of the bypass has obscured much of the former 19th century field pattern.

Communal Value: Mill Field is highly valued by the community (*pers com*) as a field that has been used for fairs and events including the Deepings Show from 1945-2013 and is still used for relaxation and leisure today.



HUCA 10—NORTHFIELD INDUSTRIAL ESTATE AND TOWNGATE EAST

Key characteristics

- ◆ Late 20th century industrial estate on the outskirts of Market Deeping, comprises large industrial warehouses and parking.
- ◆ Mid-late 20th century residential properties to the east of the HUCA include mixture of houses and flats.
- ◆ Wide grass verges and communal living areas creates a micro-village feel.
- ◆ Agricultural fields adjacent to the estate still retain their 19th century boundaries from the Parliamentary Enclosure Act.

Landscape History

Prehistoric pottery, flint scatters and cropmarks are recorded within the HUCA demonstrating an intensively occupied landscape during this period. The Car Dyke (HER: MLI60706) also transects the character area and has provided a boundary up to which development has taken place.

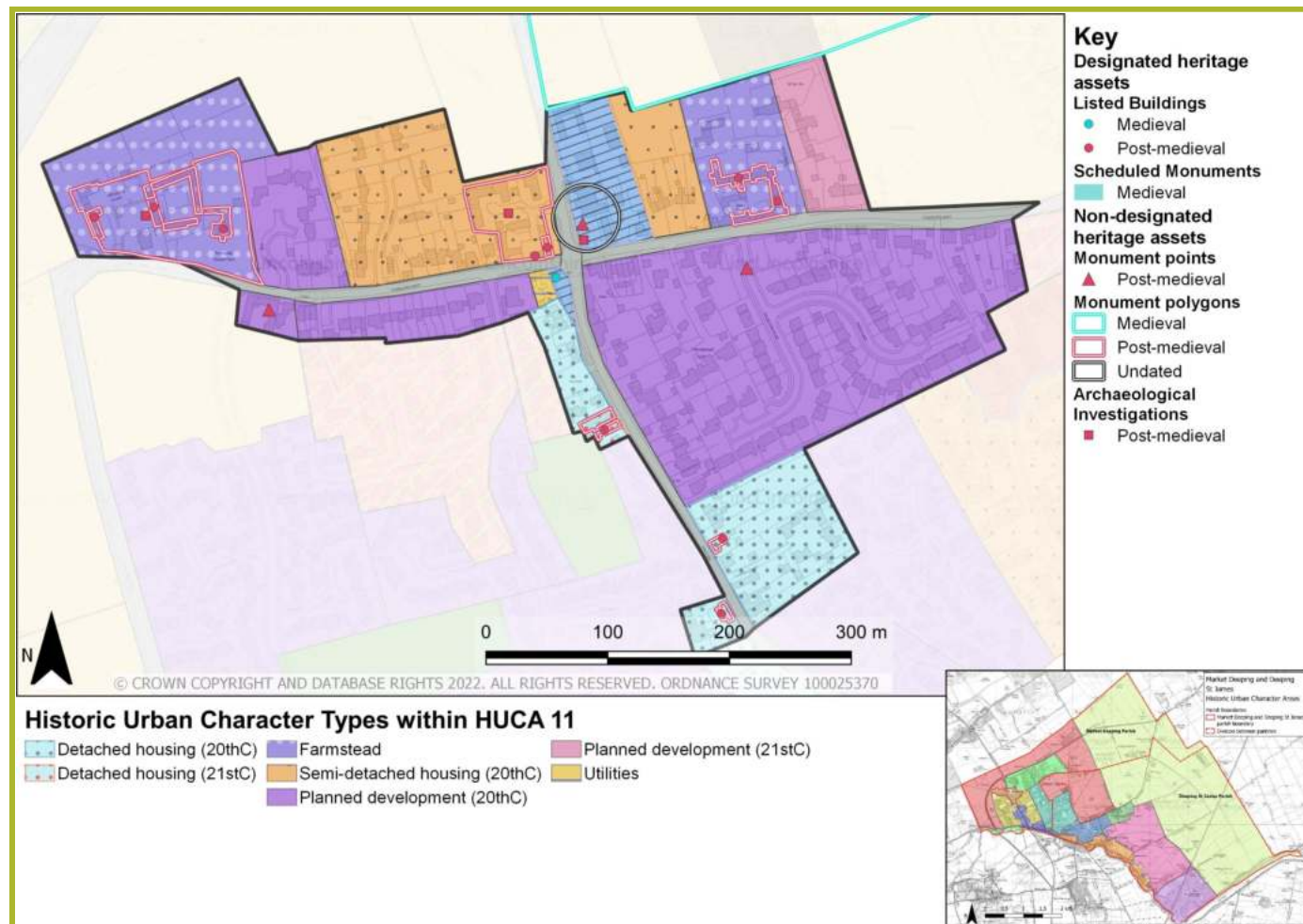


Evidential Value: Prehistoric, Roman, medieval and post medieval remains contribute to the wider history of the Deepings, further excavation could yield more settlement information.

Historical Value: There are few legible heritage assets within the HUCA which contribute to the wider story of the Deepings. Those that do exist have been obscured by mid-late 20th century development.

Aesthetic Value: Some of the 19th century field boundaries are preserved in the modern field pattern, most however have been developed in the mid-late 20th century.

Communal Value: The residential and commercial nature of the HUCA does not contribute to commemorative, social or symbolic values within the town.



HUCA 11—TOWNGATE

Key characteristics

- ◆ Towngate historically and socially was historically a separate settlement to Market Deeping.
- ◆ Contains a number of farm houses and out-buildings.
- ◆ Includes older 17th-19th century buildings predominantly built in limestone with Collyweston slate roofing.
- ◆ 20th century buildings have been built in red/brown brick adjacent to older properties.
- ◆ 17th-19th century built adjacent to the road, 20th century buildings set back with front gardens/driveways.
- ◆ Semi-detached, detached housing, low density.
- ◆ 2 storeys.
- ◆ Vegetation largely contained within gardens.
- ◆ Wide straight roads with grass verges and pathways which create an open, rural character.
- ◆ 21st century housing is more in-keeping with the historic character.

Landscape History

The HUCA is located at the northern entrance to Market Deeping, and from the medieval period was probably a separate settlement to Market Deeping, with close links. The small settlement likely expanded due to its proximity to the larger town. The village cross (NHLE: 1165462) was constructed of sandstone in the 14th century, the cross stands at the cross roads to the north of Market Deeping and was likely used as a pilgrims/village cross or marked out the boundary of the town. In the post-medieval period, a number of farms and houses were built in the area on the main roads; many of which are still extant. In the 20th century, private development took place within the HUCA with the construction of semi-detached and detached housing. This largely took place behind the road fronts in planned developments.

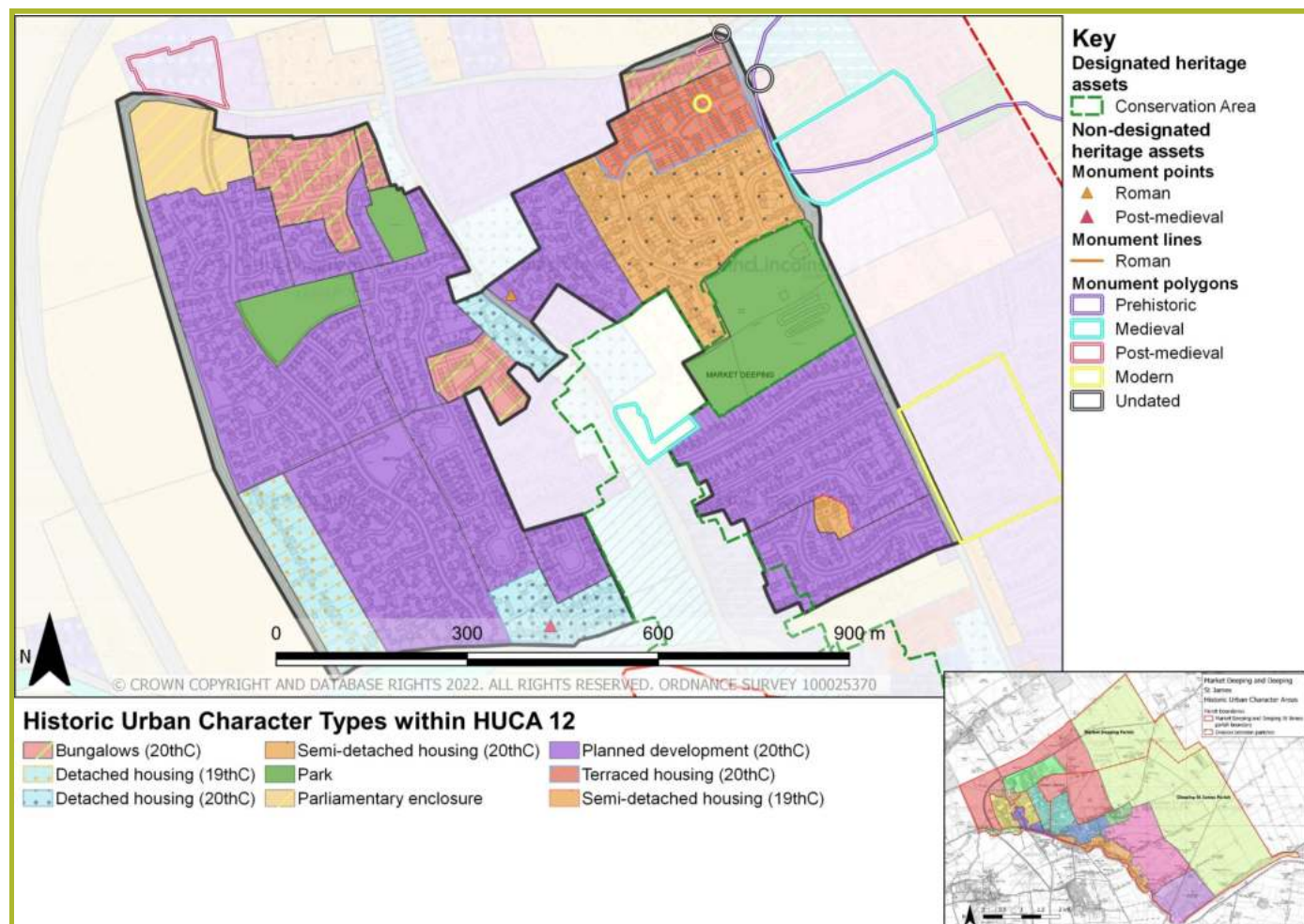


Evidential Value: The presence of the village cross furthers our understanding of the area during the medieval period. There is a high level of preservation among post-medieval buildings, particularly farmsteads within the HUCA.

Historical Value: The buildings within the HUCA and plan of the cross roads make a contribution to the history of the Deepings. further work could enhance this contribution and further our understanding of the area, particularly during the medieval and post-medieval periods.

Aesthetic Value: There is inconsistency between the older properties and newer houses on the street which impacts the character of the HUCA. The crossroads has also been modified and is no longer immediately obvious as the defined entrance to the town.

Communal Value: The communal value is limited by the predominantly private residential nature of the HUCA. There are assets which do however highlight the town's medieval and post-medieval activity and development.



HUCA 12—MILLFIELD ROAD AND TATTERSHALL DRIVE, 20TH CENTURY DEVELOPMENTS

Key characteristics

- ◆ Mid-late 20th century residential expansion of Market Deeping, older properties are extant along Millfield Road. Houses are brick built, some are also rendered, built in a variety of styles depending on the style at the time of building, they do not conform to the vernacular style of the town. Some properties built in arts and craft style with timber frontages.
- ◆ Millfield Road has remained largely untouched and retains its historic green lane character, it is also the border between rural and urban Market Deeping.
- ◆ Numerous properties are located on the road front separated by a verge and path, others have front gardens, driveways are also included with most properties. Numerous parks and open green spaces have been included in the developments.
- ◆ Market Deeping Essential Oil Distillery was located behind Church Street, it has been re-developed. It is preserved in street names.

Landscape History

The HUCA was probably set-out during the medieval period. To the north of St Guthlac's, Hall Farm was likely the site of an early medieval/medieval hall. The land within the HUCA comprised the rear of the burgage plots which fronted onto Church Street. These plots were organised in long straight rows with houses at the street-front and gardens/outbuildings to the rear. The burgage plots were retained into the 20th century, at which point residential development obscured the boundaries although some of the modern development reflects the historic land pattern. A distillery was founded to the rear of the burgage plots in the 19th century which has given street-names to the local area. Part of the HUCA was also agricultural as part of the open-field system from the medieval period. The agricultural plots were organised into smaller rectangular fields in the 19th century as part of the Parliamentary Enclosure Act. In the 20th century, development removed most of these boundaries too although a small number remain.

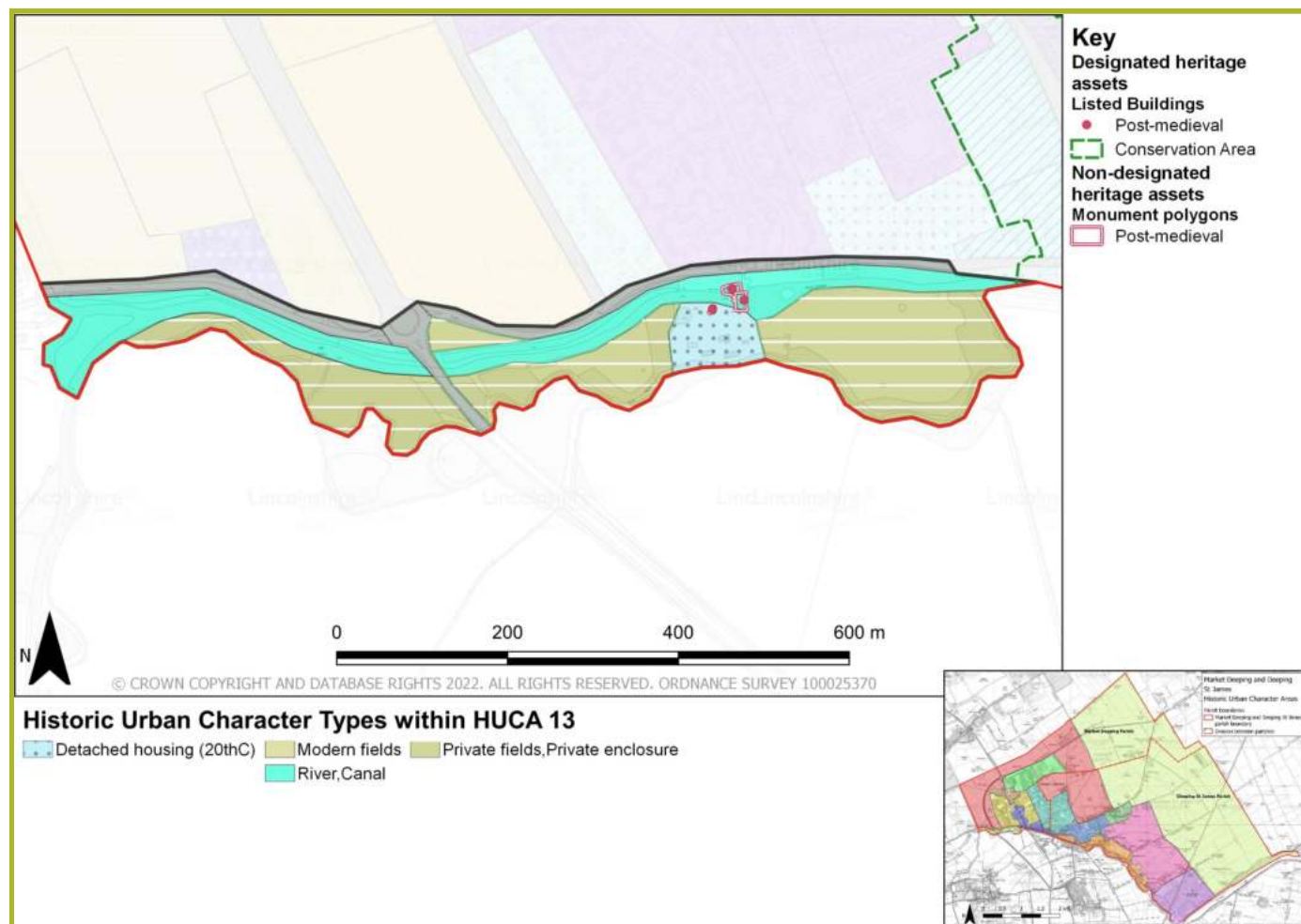


Evidential Value: There are several records showing the presence of prehistoric and roman archaeology in the wider area. Limited excavation took place prior to development, therefore some of the potential present archaeological remains within the HUCA have likely been truncated. The 20th century developments have also obscured medieval and post-medieval field boundaries.

Historical Value: The presence of the distillery in the HUCA contributes to the historic narrative of Market Deeping as hundreds of acres were used to grow herbs and many local people worked in the company.

Aesthetic Value: The former historic character has been obscured by mid-late 20th century residential housing. Millfield Lane is one of the remaining green lanes in the town and its rural character contributes to the HUCA as it demonstrates a more common type of local road character.

Communal Value: The HUCA is mostly private 20th century residences, the parks and open spaces contribute to the communal value.



HUCA 13—THE RIVER WELLAND AND STAMFORD CANAL

Key characteristics

- ◆ Rural river character, heavily wooded.
- ◆ One property dating to the 17th century, built in limestone, later additions include a pigeon cote and sluice in the 18th century, both in-keeping with the vernacular style.

Landscape History

It is documented that the landscape south of Market Deeping up to the bridge was once a hunting forest, and was cleared in the 12th century, the wooded nature of the land reflects its former land use. Canal built by the Stamford Corporation in 17th century to bypass the River Welland due to a large number of mills obstructing the route. The introduction of the railway made the canal less viable and much of it was sold in the 19th century.



Evidential Value: There is a small amount of evidential value from a heritage perspective in the presence of the Stamford Canal. Its development contributed to the development and economic benefit of the survey towns.

Historical Value: The location of the towns on the Stamford Canal and River Welland made them an ideal stopping point for vessels which definitely contributed to the prosperity of the towns and would have stimulated growth and development.

Aesthetic Value: Although alterations and development has taken place within the character area, the contribution made by the HUCA to the story of the survey towns is not immediately visible.

Communal Value: The HUCA is predominantly private land. The information board and walk do provide the public with a recreational space and information.

DISCUSSION

Historic background

The area around Market Deeping and Deeping St James was intensively occupied during the prehistoric period and the remains of settlement activity from the Mesolithic through to the Iron Age are recorded. This includes the presence of roundhouses, field systems and tools. The number and range of sites within the survey area are part of a wider prehistoric landscape which is seen across the fen-edge.

Archaeological remains from the Roman period are found alongside earlier prehistoric remains which indicate that many of these settlements transitioned from the Iron Age into the Roman period. The Car Dyke, which was constructed by the Romans between Peterborough and Lincoln, passes through the survey area. This ditch is thought to have been constructed for drainage and water control, however, it is also suggested that the dyke was constructed to be navigable by boat. A Roman ritual landscape is also recorded in the survey area known as Prior's Meadow.

The Roman settlements did not continue into the early medieval period, and there are no early medieval finds recorded at these sites, suggesting that the occupation moved elsewhere. Archaeologically, the early medieval period is not well understood within the survey area although some evidence for the Deepings, is recorded within Market Deeping around St Guthlac's Church; where remains of an early medieval cross are recorded. Documentary evidence indicates that there was settlement in the town from this time. It is probable that early medieval archaeological settlement remains are beneath medieval and post-medieval buildings in the heart of the town, where limited recent development and archaeological investigation has taken place.

The Deepings expanded rapidly in the medieval period; the street plan of both of the historic centres suggest they were carefully planned, with long thin burgage plots extending back from the main road and market place to a connecting 'back lane'. Market Deeping may have been founded before Deeping St James which is stated to have been established by Richard de Rulos. The medieval plan of the towns are relatively well preserved, especially in both of the town centres and on East Gate in Deeping St James; although the buildings are largely post-medieval. The buildings at the heart of both of the towns are constructed of local limestone, demonstrating that there was a strong local economy and easy access to these materials during the post-medieval period. During this period Market Deeping and Deeping St James were likely to have been market centres and agricultural settlements. New transport links including the Stamford Canal, the turnpike road systems and the railway brought increased prosperity to the towns over the 17th-19th centuries and much development occurred at this time. Most of this development was within the pre-defined medieval settlement boundaries. The 20th century has seen the largest amount of development within the towns since the medieval period. New residential developments in both Market Deeping and Deeping St James has resulted in the towns merging into one urban area. The new developments are mostly residential in nature, however schools and amenities have also been built as part of the expansion.

Character summary

Both of the historic Market Deeping and Deeping St James centres are constructed mainly of locally quarried limestone occasionally roofed with Collyweston stone slates. Market Deeping centre comprises post-medieval commercial buildings of two and three storeys, arranged around a wide market place which has been altered in the 20th/21st centuries to accommodate the increasing levels of traffic within the town. Deeping St James's historic core is more residential in character with limestone houses and cottages lining the main street. The suburban expansion which has taken place to the north and east of the settlements has generally been of 20th century fashion in a myriad of styles, characters and housing types and does generally not conform to the historic character. Both Market Deeping and Deeping St James maintain their pleasant, small town characters and are an asset to the heritage narrative within South Lincolnshire. Outside of the towns the agricultural landscape of the Deepings is largely modern although some older boundaries and patterns survive.

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Acknowledgements

Deepings Heritage, Deepings First, Kathryn Murphy.

Extensive Urban Survey



Market Deeping and Deeping St James

2019 (Revisited 2023)

Project Number 2897

Historic England, Lincolnshire County Council

Nicola Grayson & Gregor Robertson Morris