



House, South Hykeham



20th century housing

LINCOLNSHIRE EXTENSIVE URBAN SURVEY
North Hykeham & South Hykeham—2021



19th century All Saints Church

The Project

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

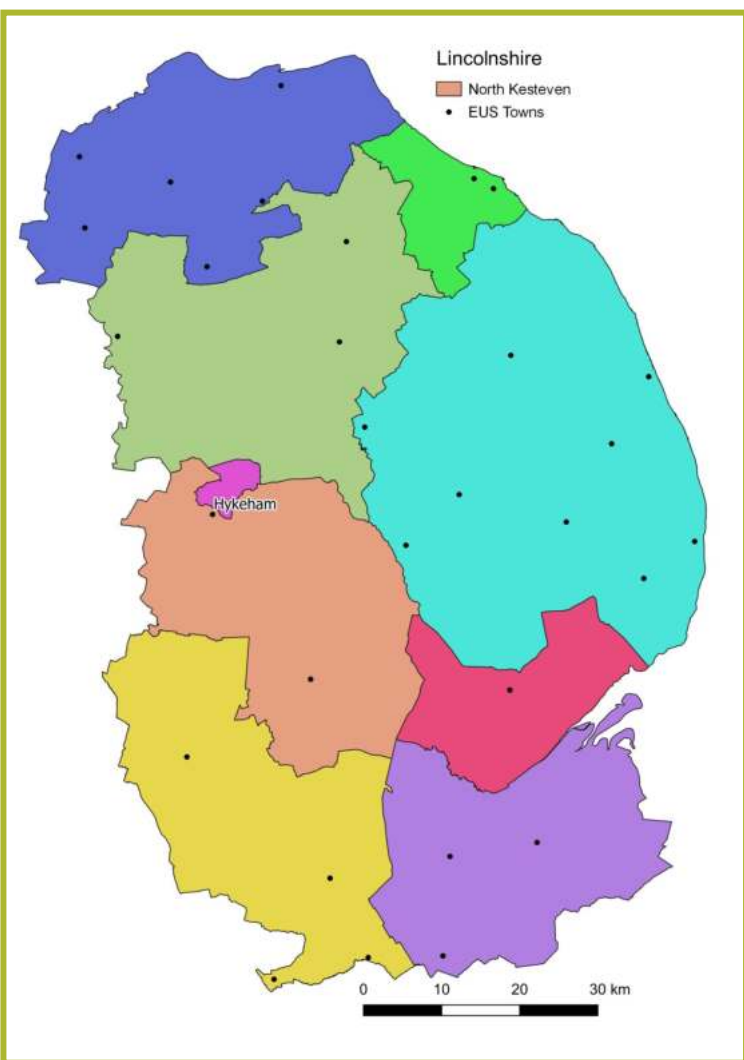
Location

North Hykeham and South Hykeham are located in the district of North Kesteven, to the south-west of Lincoln. They both fall within Natural England's National Character Area 48 Trent and Belvoir Vales. Area 48 is described as a *low-lying rural landscape with relatively little woodland cover, the NCA offers long, open views... The southern and eastern edges of the Vales are defined by the adjoining escarpments of the Lincolnshire Edge and the Leicestershire and Nottinghamshire Wolds NCA... The enclosure and reorganisation of the landscape in the 18th and 19th centuries can be seen in the regularly shaped hawthorn hedged fields. Traditionally a mixed farming area with distinctive red brick and pantile building style of the villages and farmsteads, its intrinsic landscape character has been weakened by modern agricultural practices and development... Rural tranquillity is still a feature over much of the area; however, significant residential and infrastructure development pressures exist from the main settlements and major roads that traverse the area. Managing the ongoing extraction of the extensive sand, gravel and other mineral resources presents challenges as well as opportunities.*

Habitats created after the extraction of sand and gravel provide regionally important sites for wildlife as well as major recreational assets to the area... The Lincolnshire Historic Landscape Characterisation does not include North Hykeham or South Hykeham in the characterisation. The project excluded major urban centres including Lincoln, which took North and South Hykeham into its urban extent, although Lincoln was surveyed as part of the Lincoln Townscape Assessment.

The British Geological Society records the bedrock within the survey boundary as comprising Lias Group (mudstone, siltstone, limestone and sandstone). This is overlain by Balderton Sand and Gravel Member, as well as Alluvium towards the west bank of the River Witham, all of which are fluvial in origin. North Hykeham and South Hykeham are located just to the west of the River Witham, which in turn is flanked to the east by the Lincoln Edge. Hykeham is on low ground, at about 14 metres above sea level. The flat and low-lying ground continues to the south following the Witham. To the east the land rises to the Lincolnshire Cliff, a limestone ridge which crosses much of the country.

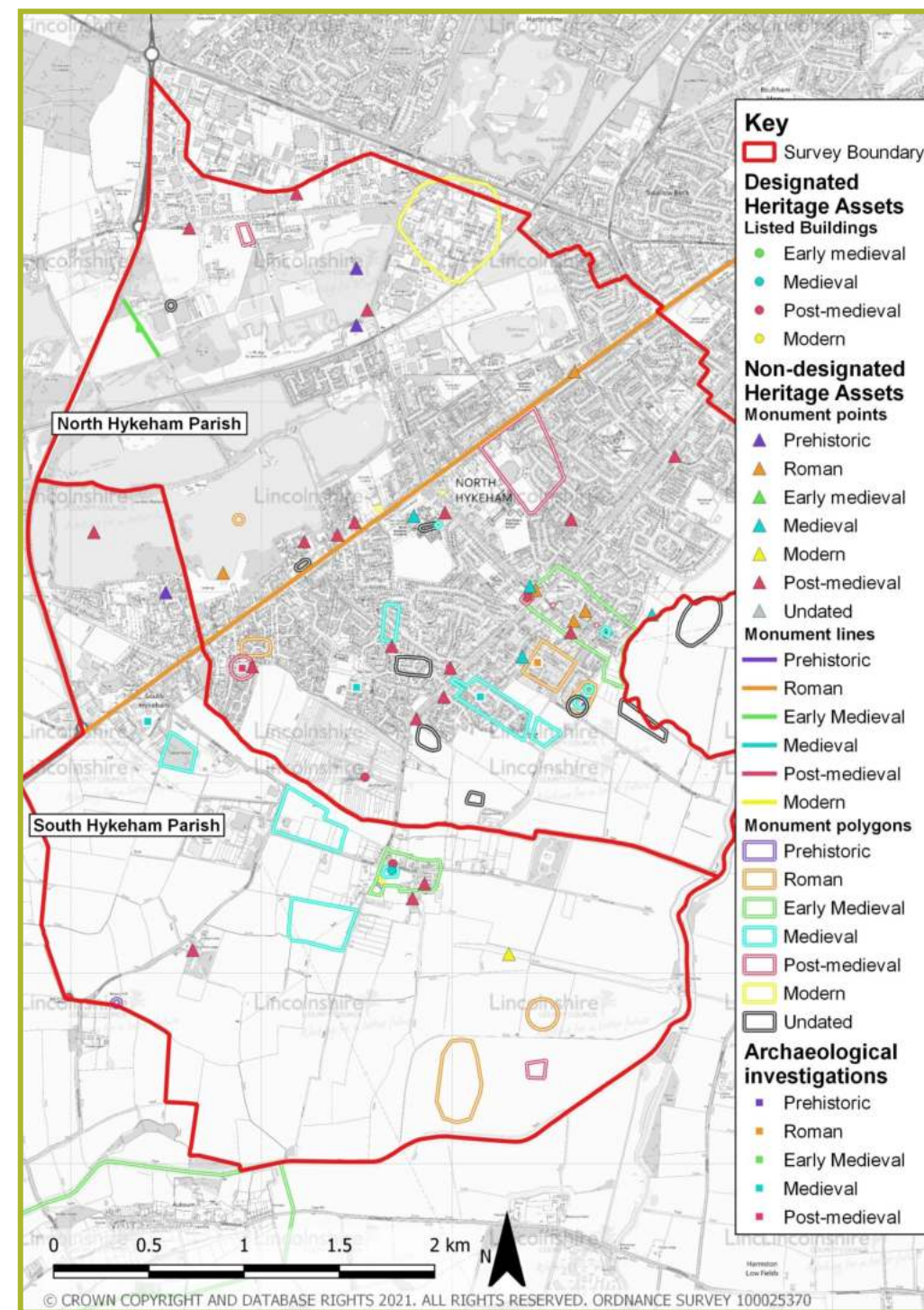
The survey boundary used for the Hykeham survey is the combination of the North Hykeham and South Hykeham parish boundaries.



Summary

North and South Hykeham represent two different suburbs of Lincoln. North Hykeham is a largely residential and industrial area which is connected through urban development to the city of Lincoln and provides support to the city. South Hykeham is a small agricultural hamlet surrounded by large areas of productive agricultural land. Both of these settlements began as small agricultural hamlets and remained largely unchanged until the 19th century. The construction of the railway through North Hykeham, as well as its proximity to Lincoln, have fuelled development in the area resulting in a large growth in population in the area. South Hykeham has remained a small predominantly red brick built settlement set within an arable landscape.

Prehistoric and Roman remains are recorded across the area, with the Fosse Way Roman road being a major feature in the landscape and a routeway which has been in use for the best part of two millennia. Evidence of medieval agricultural systems is also recorded across the area, including ridge-and-furrow remains. Much of the agricultural landscape was enclosed in the post-medieval period through an Act of Parliamentary Enclosure. It was also during this period that numerous new farmsteads were established in the area. In the modern period the survey area represents large-scale residential development, which has responded to the needs of nearby Lincoln. Furthermore, large-scale heavy industry has been established in the area, providing local employment.



1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

1.1 PREHISTORIC

The HER (Historic Environment Record) has recorded several prehistoric finds from within the survey boundary. The oldest of these include worn Acheulean quartzite (HER: MLI60504) and metaquartzite (HER: MLI80602) hand axes, discovered at the Redlands Aggregates quarry to the east of Station Road. The quartzite hand axe was found in the Balderton sand and gravel, correlating to the Ipswichian Glacial period (130,000 – 115,000 B.C.E). Other finds in this area include a Neolithic polished stone axe (HER: MLI80632) found in a garden south of Mill Lane and a scatter of more than 60 flints, including microliths, blades, flakes and at least one scraper, dating from the Mesolithic period to the Bronze Age (HER: MLI98832). A possible Bronze Age burial mound has been suggested to be present in the area known as Beacon Hill, based on conjectural evidence; its true nature is not yet confirmed (HER: MLI60310).

Few Iron Age finds are recorded in the survey area. A large beehive quern stone (HER: MLI80656), dating from the late Iron Age or the early Roman Period was found north of the Fosse Way, adjacent to Crow Park Farm. Further archaeological features including several gullies (HER: MLI81155) were recorded at Meadow Lane dating to either the late Iron Age or the early Roman period. Two residual sherds of Iron Age pottery were also recorded in a Roman ditch on the same site (HER: MLI81154).

1.2 ROMAN

Lincoln is well known for having been a significant Roman settlement which was occupied for over three hundred years. As such, its presence would have impacted on its wider hinterland meaning Roman villa sites and rural farmsteads may well have been present across the area now occupied by North and South Hykeham. Passing through both North and South Hykeham is the Fosse Way (HER: MLI60943); a major road in Roman Britain, running from Lincoln to Exeter. Established by 47AD, the Fosse Way was an important service road for the military. It continued to be of importance as a direct link between Lincoln and Leicester (Whitwell, 1992). It is plausible that the Fosse Way brought much traffic through Hykeham to and from Lincoln, a fact supported by the HER which notes a number of finds and archaeological features in proximity to the road. This includes the base of a Romano-British colander (HER: MLI80634) and a Romano-British pottery kiln found north of the Fosse Way, from the site of the present day sailing lake (HER: MLI80635). The latter was partly destroyed by gravel quarrying and would have produced rustic ware in the 1st or 2nd century. Aerial photography revealed cropmarks of a possible Roman villa to the south of the Fosse Way (HER: MLI60357). The cropmarks revealed an east-west regular rectangular structure, with a wing at the west end protruding south and surrounded by a sub-rectangular enclosure, to the east of Grandfield Way.

In North Hykeham, numerous finds have been recovered including grey ware pottery dated to the 3rd century recovered from the area of Coult Avenue (HER: MLI80633). An As (bronze coin) of Domitian (81-96AD) was found behind the Harrows Inn (HER: MLI80636) and a coin of Constantius II (337-361AD) was found in a garden (HER: MLI80651). A possible bronze steelyard weight, in the form of a man's head, was found in a garden on Chapel Lane (HER: MLI80642). Evidence for Roman settlement was found at Russell Avenue, possibly associated with the Fosse Way. Pottery scatters recorded on the site indicate multiple phases of occupation, with a noted decline in the 4th century. These assemblages indicate that the settlement was of higher status than that of the usual peasant occupation (HER: MLI60783). A series of pits, ditches and gullies were found at Meadow Lane, approximately 100m south of the settlement at Russell Avenue, which has been interpreted as either an enclosure for holding animal stock, or a possible iron making site (HER: MLI81154).

In South Hykeham, a scatter of abraded pottery was found in a field south of the village, on a slight rise near to the old course of the Witham (HER: MLI98833). A series of adjoining rectangular enclosures, running roughly north-east to south-west, were observed on land south-east of South Hykeham and are interpreted as a possible ladder settlement (HER: MLI125635).

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

Both North and South Hykeham are recorded in the HER as early medieval settlements (HER: MLI80629, MLI83397). A former hedgerow, which is suggested to have had late Anglo-Saxon origins, is recorded within Teal Park (HER: MLI98344). It was located on the boundary between the North Hykeham, Doddington and Whisby parishes.

1.3.1 PLACE-NAME EVIDENCE

The name Hykeham is thought to derive from the Old English word *Hīce*, possibly from the word *Hīcemās* meaning "Blue Titmouse" (Ekwall, 1960). Another meaning for the name is "*Estate or Homestead where the Blue Titmouse is found*", this however is uncertain (Cameron, 1998). Old English dates to the 5th-12th centuries, therefore it is likely the settlements were established during this period.

1.3.2 DOMESDAY SURVEY

Both North and South Hykeham are listed in the *Domesday Book*. North Hykeham is listed in two entries; the first, a manor be-

longing to Siward in 1066 before passing to Count Alan of Brittany by 1086. The second entry lists sokeland (land held in return for services) belonging to Aelric, son of Mergeat in 1066 which was granted to Baldwin of Flanders by 1086, with the land belonging to the manor of Doddington, and to St Peter's in Westminster. Count Alan's land is listed as 4 carucates of taxable land, 2 ploughlands, a plough team under Kolgrimr, 2 villagers who ploughed with 2 oxen, a mill valued at 5 shillings and 26 acres of meadow. Baldwin's lands are listed as 8 carucates (approximately 120 acres) of taxable land, a jurisdiction of 7 carucates, 1 inland carucate, 13 freemen who have 3 ½ ploughs and 52 acres of meadow. These lands are valued at £1, both in 1066 and 1086. There also appears to have been disputes over the ownership of both estates in North Hykeham, with Count Alan's lands being claimed by a man by the name of Svartbrandr. The dispute associated with Baldwin's North Hykeham estate claimed they were held for the King, but also claimed by the Abbot of Saint Peter's for their use.

South Hykeham lands are listed as sokeland, belonging to Aelric son of Mergeat in 1066 and Baldwin of Flanders in 1086, and like North Hykeham are held in soke to the manor at Doddington. The lands are listed as 4 carucates of taxable land, a jurisdiction of 1 carucate, 3 inland carucates, 3 ploughlands, 1 lord's plough team, 2 freemen, 10 villagers and 2 smallholders who have 3 ploughs, 2 fisheries valued at 3 shillings, meadow 2 furlongs long and 2 furlongs wide and underwood, also 2 furlongs long and 2 furlongs wide. Its value is £2.

The populations recorded in the Domesday Book for North and South Hykeham are at approximately 14 and 15 households, respectively.

1.4 MEDIEVAL

Both North and South Hykeham continued as small agricultural villages throughout the medieval period and the HER records several finds dating to this period within the survey boundary. Several coins are recorded including a silver half-groat of Henry VII (1485-1509), minted at Canterbury, which was found near Mill Lane (HER: MLI60301). A groat from Henry VI, dated to 1427, from the Calais mint (possibly a contemporary copy) was also found in a school playground area (HER: MLI80637). A bronze official jetton or token, dated to the 14th century, was also found near All Saints Church (HER: MLI80638).

1.4.1 STREET PATTERN AND DEVELOPMENT

The 1332 Lay Subsidies indicated that North Hykeham was a village of 13 households. South Hykeham is noted to have had only 8 in 1332, which was a reduction from the 22 households in 1282 (Wilson & Marriott, 2012). The settlement is located on a crossroads, with most of the housing concentrated to the north side of the church and manor house. South Hykeham has remained a small and separate settlement into the modern day. The North Hykeham settlement seems to have been based around rectangular road layout which extended south-eastwards from the main road, between this and the River Witham. Properties were located around the external edge of the road and may have been extant on its inside also. A chapel was located on the eastern side of the village, adjacent to the former course of the Witham. The former pattern of the settlement is still extant although the area was subsumed into urban growth in the latter half of the 20th century.

1.4.2 RELIGION AND EDUCATION

South Hykeham's church dedicated to St Michael (HER: MLI83414, NHLE: 1061957) was constructed in the 13th to 14th century, although excavation of the site undertaken in 2013, revealed evidence of an earlier structure beneath the current building. North Hykeham remained without a church until the post-medieval period, although in 1462 Patent Rolls of Edward IV mention the presence of an alien "*Priory, manor or lordship of Ikham*" in North Hykeham. The rolls state that it was granted to a Cambridge College at this time (Knowles & Haddock, 1953). Little is understood about this priory and it is not known if a priory structure existed at all (Page, 1906). A chapel, known as the Chapel of St Leonard (HER: MLI80639), used to exist off of Meadow Lane, adjacent to the old course of the River Witham. Due to the presence of the chapel in North Hykeham and a church in South Hykeham, the two settlements became known as 'Chapel' and 'Church' Hykeham respectively, to distinguish the two settlements (Wilson & Marriott, 2012). The chapel is first mentioned in a document of 1160. In 1254 it was recorded to be the poorest church in the deanery of Graffoe. It had rights of baptism, burial and marriage however it was described in 1311 as a 'parochial chapel' and the congregation were told not to attend mass there and to go instead to the church at South Hykeham. The chapel eventually became a "Free Chapel" by the 16th century (Owen, 1971) and appears to have been dilapidated if not ruinous by the 18th century and the last part of the structure was pulled down in 1780, although burials continued in the graveyard until 1855 (HER: MLI80639). It is probable that some of the stone was reused locally. Following its dilapidation most parishioners attended the church at South Hykeham, though it appears that a room in the Harrows Inn was also used for services (Wilson & Marriott, 2001).

1.4.3 ECONOMY AND INDUSTRY

Evidence of ridge-and-furrow suggests that the economy of Hykeham during the medieval period was predominantly agricultural in nature. A mill is also recorded in the Domesday Book at North Hykeham, in the lands of Count Alan, indicating that grain was also being processed locally. The Domesday Book notes that two fisheries were present in South Hykeham, both valued together at 3 shillings. This, combined with a medieval limestone net sinker found near the old course of the Witham (HER:

MLI80663) and a probable lead shield-shaped net sinker found near Hykeham Bridge (HER: MLI80664), indicate that fishing was common during the early medieval and medieval periods. Further evidence of local industry came from the excavation of a medieval tile kiln alongside building foundations, located at Water Lane, near the site of St Leonard's Chapel (HER: MLI86251).

Markets and fairs

There is no reference or evidence of a market or fair being held in Hykeham during the medieval period. A study of the names of hucksters, alewives, bakers and other minor tradesmen and women in 13th century Lincoln suggests that many people were living in the villages, such as North and South Hykeham, and travelled into Lincoln on market days (Jones, Stocker & Vince, 2003).

1.4.4 LANDSCAPE

The agricultural land in North and South Hykeham during the medieval period would have been part of an open field system and, as stated, made up a large part of the local economy. Several areas of ridge-and-furrow are recorded in the HER around the original settlements (HER: MLI80652, MLI80653, MLI80657, MLI60572, MLI81156, MLI83424, MLI83441, MLI88565). The field system would have consisted of wide open spaces, with no internal hedgerows or fences, interspersed with areas of uncultivated meadow. Armstrong's 1779 maps of Lincolnshire indicates that the area of Hykeham that bordered the River Witham was marshy terrain. It is likely this was also the case during the medieval period and therefore the area was probably water meadow.

An area of woodland known as Danker Wood, located to the west of South Hykeham (HER: MLI60753), is thought to be an area of probable ancient woodland. It is possible that the 2 furlongs of woodland recorded in the *Domesday Book* in South Hykeham correspond, at least in part, to Danker Wood.

1.4.5 CHARACTERISTIC BUILDINGS

St Michael's Church (HER: MLI83414, NHLE: 1061957)

St Michael's Church is a Grade II* listed building in South Hykeham. The lower parts of the church are 13th to 14th century and the tower is mostly of 13th century date. It has a slate ridge roof with an eastern coped gable with finial. It also has a western tower, 3 bay nave, south porch and eastern apse, and the tower contains 2 lancets in the lower stages. The nave and chancel were rebuilt in 1725 using old material and it was thoroughly restored again in 1869 by Drury & Mortimer. The works included the addition of an apse and remodeling of the top of the tower and the spire (Pevsner, 1989).



St Michael's Church, South Hykeham

1.5 POST-MEDIEVAL

The HER records several finds and features dating from the post-medieval period. During fieldwalking 18 sherds of 18th to 20th century pottery were recorded on an area near Newark Road (HER: MLI86155). Cropmarks of enclosures were identified by aerial photography to the East of Pear Tree Farm (HER: MLI80599). These have been interpreted as the remains of a post-medieval farmstead and farmhouse, though no farm is indicated at this location on any historic OS maps.

Hykeham Hall (HER: MLI80662) was a large house on Newark Road. The house, originally called "The Grange", was built in 1822 by landowner Richard Ellis. It was demolished in the 1960's, and by 1970 a new supermarket was opened on the site (Wilson & Marriott, 2001).

1.5.1 STREET PATTERN AND DEVELOPMENT

The Diocesan Returns of 1563 record 7-18 households in North Hykeham and 18 households for South Hykeham (Hodgett, 1975). Depopulation occurred in North and South Hykeham in the 17th century, as it did throughout much of Lincolnshire. At the same time, the lordship of South Hykeham was enclosed in 1635 and the tillage turned to pasture, the parson complaining to the Bishop of Lincoln that his tithes were "diminished" (Hill, 1991. Brears, 1940). Despite the depopulation, 52 families were recorded in South Hykeham and Haddington in the late 17th and early 18th centuries (HER: MLI83397). The Hearth Tax of 1665 records 39 households in North Hykeham; 35 paying the full tax and a further 4 "poore and unable to pay" (Wilson & Marriott, 2012).

Population growth in both North and South Hykeham appears to have varied throughout the 19th century. In 1801, North Hykeham had a population of 254 people and the population of South Hykeham was 84. North Hykeham's population grew steadily throughout the early and mid-19th century, reaching 468 people in 1871 before dropping to 455 people in 1881. By 1891, the population had risen again to 499 people. South Hykeham's population varied greatly over the 19th century; the population

grew steeply in the early 19th century, reaching 157 in 1821, but had dropped to 116 people in 1831. The population grew again to reach 155 people by 1861, but dropped a decade later to 115 in 1871. Its population in 1891 was 140 (Page, 1906).

The layout of Hykeham does not appear to have altered much from its medieval form during the post-medieval period; late 19th century OS maps show both North and South Hykeham as small villages, still closely aggregated around their suspected medieval cores. The buildings within the historic cores of North and South Hykeham are a mixture of 19th century, red brick or stone farmhouses and modern in-filling.

1.5.2 LANDSCAPE

The Parliamentary Enclosure Act for North Hykeham was passed in 1769 and completed by 1807. Parish awards were granted for South Hykeham in 1803 (Brears, 1940). The HER notes several farmsteads in both North and South Hykeham, dating from the 19th century, most likely appearing as a result of the new enclosures. Several farms are believed to have also dated from the 18th century (HER: MLI80631, MLI83025, MLI83435), possibly predating the enclosures, but also could have been formed as a result of the enclosure process.

1.5.3 ECONOMY AND INDUSTRY

Both North and South Hykeham during this period were still predominantly agricultural, with the chief crops in North Hykeham being wheat and barley (Kelly, 1885). There were several mills across the area to process grain. A post mill (HER: MLI80659) with a roundhouse was located off Hykeham Moor. It has been dated between 1753-56, though there is also mention of a mill as early as 1737 (Wilson & Marriott, 2001). It ceased work during the First World War, falling into dereliction and collapsing in the 1930's and was finally demolished by 1951. Hykeham Mill (HER: MLI80658) was a tower mill, built between 1824-1830, and worked until 1925. After this, it was dismantled to a two storey stump. A "Fixed Steam Engine" is also believed to have existed here in 1867 (Wilson & Marriott, 2001). The Mill was owned by Richard Ladd after 1881 and became known as Ladds Mill. The base of the mill was used as the Home Guard headquarters during the Second World War and by 1977 it was a derelict shell, and was converted into a summerhouse in the 1980s.

Other industries were established across the area during this period. An area of probable gravel extraction referred to as the 'Gravell Pit Moor Common' appears on the 1770 Enclosure Award map for North Hykeham, between the Fosse Way and present day Mill Road. A tallow factory was established on the site south of the railway line, close to the station. Little is known about the site, other than it produced candles and appears on the 1895 map. This tallow factory was replaced by a jam factory owned by Bradshaw and Co. of Dundee. The factory performed poorly and was up for sale in April of 1898 (Wilson & Marriott, 2001). Between 1876 and 1881 a workshop was established on Highfield Terrace, producing sausages, as well as catgut, which was sent to Saxony for musical instrument strings. It suffered greatly during the First World War, and never really recovered after that (Wilson & Marriott, 2001). In November of 1892 a 'pea picking room' was opened by Albert Hall at the corner of Middle Street and Cross Lane. It closed during the First World War and Mr Hall moved his business to Wigford Yard in Lincoln. The structure was turned into a bungalow in 1919 (Wilson & Marriott, 2001).

1.5.4 RELIGION AND EDUCATION

A church was constructed in North Hykeham in 1858, known as All Saints Church (HER: MLI80630, NHLE: 1164652). Its design reflects 13th century architectural styles. The first Methodist chapel, including a Sunday School, was built in 1838 on Cross Lane (HER: MLI81360). This was superseded by a new building in Chapel Lane in 1881 (HER: MLI80661). The earlier building still survives as a house.

A "Schoole" is referenced in the 1625 glebe terriers of South Hykeham parish. A school is mentioned in the will of William Dean of South Hykeham, dated 1541-43, who bequeaths a sum of money to his son John "to kepe hym at writing scole" although it is not certain if it is the same school that is being referred to. Thomas Cox in his 1700 *History of Lincolnshire* references a charity school in South Hykeham, containing 15 poor boys. A school is also recorded having opened at North Hykeham in 1709 for 16 poor children. This school is referenced again in 1719 and in maps dated 1753 and 1777. It may have merged into the workhouse school in the 19th century (Wilson & Marriott, 2012). A workhouse is known to have existed in North Hykeham with the earliest reference to it being in 1819, though it is likely to have originated earlier. The workhouse is described as a brick structure with a thatched roof that had a large barn attached which was used as a schoolroom. A governor was appointed by the parish vestry, who was also expected to teach four poor children for free, making this likely to be a continuation of the 'Charity school' mentioned in North Hykeham in 1700. The workhouse eventually closed in 1836 after Hykeham joined the Lincoln Workhouse Union, though the school is believed to have continued after this (Wilson & Marriott, 2012).

The former workhouse school continued to be in operation following the closure of the workhouse in 1836. An inspection in 1860 reported that the school was very small and "nearly filled up with desks and forms", and in much need of books and apparatus. The schoolroom was probably demolished and replaced by All Saints in 1868 (Wilson & Marriott, 2012). White's 1872 Directory of Lincolnshire notes the presence of two schools; the National School in North Hykeham and a Neat School in South Hykeham. The National School was built in 1862 by Rev. John Penrise, with room for 50 children; and the school in South Hykeham was erected in 1870, attended by over 20 children (White, 1872).

1.5.5 RAILWAY AND TRANSPORT

In 1756, Newark Road became part of the turnpike system, connecting Lincoln to Bracebridge, then Collingham in 1777. It was the responsibility of the Lincoln Turnpike Trust. The turnpike system came to an end in the last decades of the 19th century. The Newark to Lincoln branch of the Midland Railway was opened in 1846, truncating the former field systems across which it travelled. A train station was established in North Hykeham in 1854, and the name of the road became Station Road (Wilson & Marriott, 2001). Industries began to be established close to the station in order to take advantage of the increased accessibility.

1.5.6 CHARACTERISTIC BUILDINGS

All Saints Church (HER: MLI80630, NHLE: 1164652).

All Saints Church, in North Hykeham, is a Grade II listed building. The church was constructed in 1858, following a fundraising campaign and appeals led by the Bishop of Lincoln. The church is built in a style which reflects 13th century design, consisting of a 3 bay nave chancel, vestry, south aisle and entrance porch with a tower above.



All Saints Church

1.6 MODERN AND 21st CENTURY

1.6.1 STREET PATTERN AND DEVELOPMENT

Over the 20th century, North Hykeham grew exponentially transforming the area from one of low density housing to a medium to high density residential suburb. The growth of the area was fueled by expansion of employment and education opportunities in Lincoln, which has resulted in increasing demand for new residential development. North Hykeham, was less 'physically constrained' and with more open space than Lincoln has taken a lot of this development, which has allowed Lincoln's economy to grow, despite space in the city centre being at a premium. This residential and employment growth in North Hykeham has mainly been propelled by the private sector, which has undertaken a large amount of development (Hykeham Neighbourhood Plan, 2017). North Hykeham did not have a traditional historic market centre or urban focus, consequently efforts have been made in the 20th century to recreate a town centre through the construction of 'The Forum' which includes a small court of shops arranged around a car park. This has created a locally accessible shopping area, however, as the largest population centre in the area, Lincoln still provides a large amount of services which are unavailable locally.

By 1901, the population of North Hykeham was 551 people, growing to 1,406 in 1911 (Kelly, 1913). In the beginning of the century, its layout was still largely concentrated around its medieval core, with some industrial activity located on the railway line to the north-west of the area, close to the present day railway station. Growth in North Hykeham then occurred at a rapid pace throughout the 20th century, particularly the later part of the century, and by 1951, the population of North Hykeham had reached 3,007. It was noted in 1952 that a large quantity of villas were present, which were largely located along the main roads, including Newark Road, Hykeham Road and Moor Road; although little in the way of development had occurred behind these (Mee, 1952). By 1951, expansion extended alongside Station Road leading to the north-west, as well as along the Fosse Way and Lincoln Road routes. In the 1960s the town saw massive expansion, as the area became a suburb of Lincoln without a dividing 'green belt'. The development comprised multiple mixed housing developments, with the road pattern of cul-de-sacs. By 1971, North Hykeham's population had reached 9,551 people and South Hykeham's (Including Aurbourn and Haddington) was 548 (Mills, 1985). North Hykeham achieved town status in 1974 (Pevsner, 1985) as expansion continued, which saw expansion to the south-west and east of North Hykeham. Large developments of mixed housing continued to the south and east of the area before 1991 and North Hykeham's population rose to 12,253 (Wilson & Marriott, 2001). The population of South Hykeham in the early 20th century stood at 94 (Page, 1906), growing to only 96 in 1911 (Kelly, 1913). Growth in South Hykeham has been minimal, with the village maintaining its shape around the medieval core into the present day. It is also separated from North Hykeham by agricultural land. In 2011, the population of North Hykeham stood at 13,884 and 835 in South Hykeham.



The Forum

1.6.2 ECONOMY AND INDUSTRY

In 1903 FH Harrison, who owned the Harrison, Teague and Birch firm at St Marks in Lincoln, purchased the former jam factory and built a new ironworks complex. It was named the Hykeham Foundry Company and skilled workers from Lincoln were encouraged to move to North Hykeham. The 'Malleable' was a major employer of both men and women and brought much prosperity to North Hykeham leading to an increase in population in the area. The housing built for the ironworks led to the development of a 'New Village' at the crossroads and Newark Road area. Shops and houses were constructed away from the old village and the Swallowbeck centre. The foundry was sold to Lays and Company of Derby in 1938, becoming the Lays Malleable (Wilson & Marriott, 2001). Lay's was taken over by George Fisher of Switzerland in 1981, making casts for motors, and by 1986 had over 350 employees working there. It was acquired by the Meade Corporation in 2003 but eventually closed in 2006. Quarrying appears in the area during the early-mid 20th century, with the Whisby-Hykeham quarries becoming an important source for sand and gravel in both Lincolnshire and adjacent counties (Mills, 1985). The first large scale quarry was the Apex quarry near to the Fox and Hounds pub, built during the Second World War, providing sand and gravel for aerodrome construction. A pit was opened alongside in the 1950s by Messrs CAEC Howard. A pit near the station known as the Inns Gravel Pit was opened at the same time. By the 1970's, these quarries had ceased operation and the pits were subsequently converted into lakes (Wilson & Marriott, 2001). They now form part of local nature reserves.

In 2013, an Energy From Waste plant was opened in North Hykeham. The white factory building is visible from much of the surrounding area, and is a noticeable building on the skyline from the city of Lincoln.

1.6.3 RELIGION AND EDUCATION

A United Methodist chapel on Moor Lane was built in 1908 and eventually closed in 1986. A Sunday school appears to have been present from the beginning, though a new one was built in 1969-71. The site is occupied by a modern building (HER: MLI97292). The 1932 OS County Series map references a school at Water Lane in South Hykeham (HER: MLI83442). The Sir Robert Pattison School, located on Moor Lane was opened in 1953, to meet the increasingly expanding suburban population. The North Kesteven Grammar School also on Moor Lane was opened in 1961, and the grammar school students from Sir Robert Pattison School were transferred there. Both schools became comprehensive schools after 1970 (Mills, 1985).

1.6.4 RAILWAY AND TRANSPORT

The north-western boundary of the modern parishes of North and South Hykeham is largely formed by the line of the A46. This road was completed in the late 20th century. Its full course covers an approximate route of the A46 and connects Bath to Cleethorpes. It has increased accessibility to Lincoln and Hykeham and consequently has formed a new developmental border to the area. Despite these new roads, as the population of the town has grown, North Hykeham has become heavily congested with traffic. The railway has continued to serve North Hykeham, on the route between Lincoln and Newark which connects to the major north-south line. Industries have continued to establish themselves close to the railway line and station, with a large industrial estate located on Station Road.

1.6.5 RECREATION

Public amenities and areas of recreation have been developed as part of the larger residential growth of North Hykeham. Public houses have been constructed on the main roads of the area, often with parking facilities and playing areas. Parks and greens are also found across the town. Small clubs have also been established across the area including a rifle club with a shooting range, football clubs with local access to playing fields. New sports halls have been constructed as part of larger developments in the town. A major recreational development in the town is the conversion of the former quarries into lakes and nature reserves, much of which occurred in the last two decades of the 20th century. These lakes with interconnecting woodland and pathways provide near continuous green spaces, and are prominent recreational features for the surrounding areas. Sailing clubs were set up in the late 20th century to make the most of these features.

1.6.6 MILITARY

An Avro Manchester bomber aircraft, flight L7318, crashed on land south-east of South Hykeham on the night of the 15th September 1941, while returning to RAF Waddington. None of the crew survived (BCAR). Ammunition had been found in the area (HER: MLI98834). A probable Second World War anti-glider ditch is located in North Hykeham, as depicted on the National Mapping Program (HER: MLI88643). North Hykeham Memorial Hall was opened in 1921. The original hall was built in 1910 with corrugated iron, and was known locally as the "Tin tabernacle". The hall was replaced in 1969 with a flat roof contemporary structure and altered again in 2000, when a pitched roof was added (HER: MLI125281).

HISTORIC URBAN CHARACTER ASSESSMENT

Summary

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

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

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

The values are as follows:

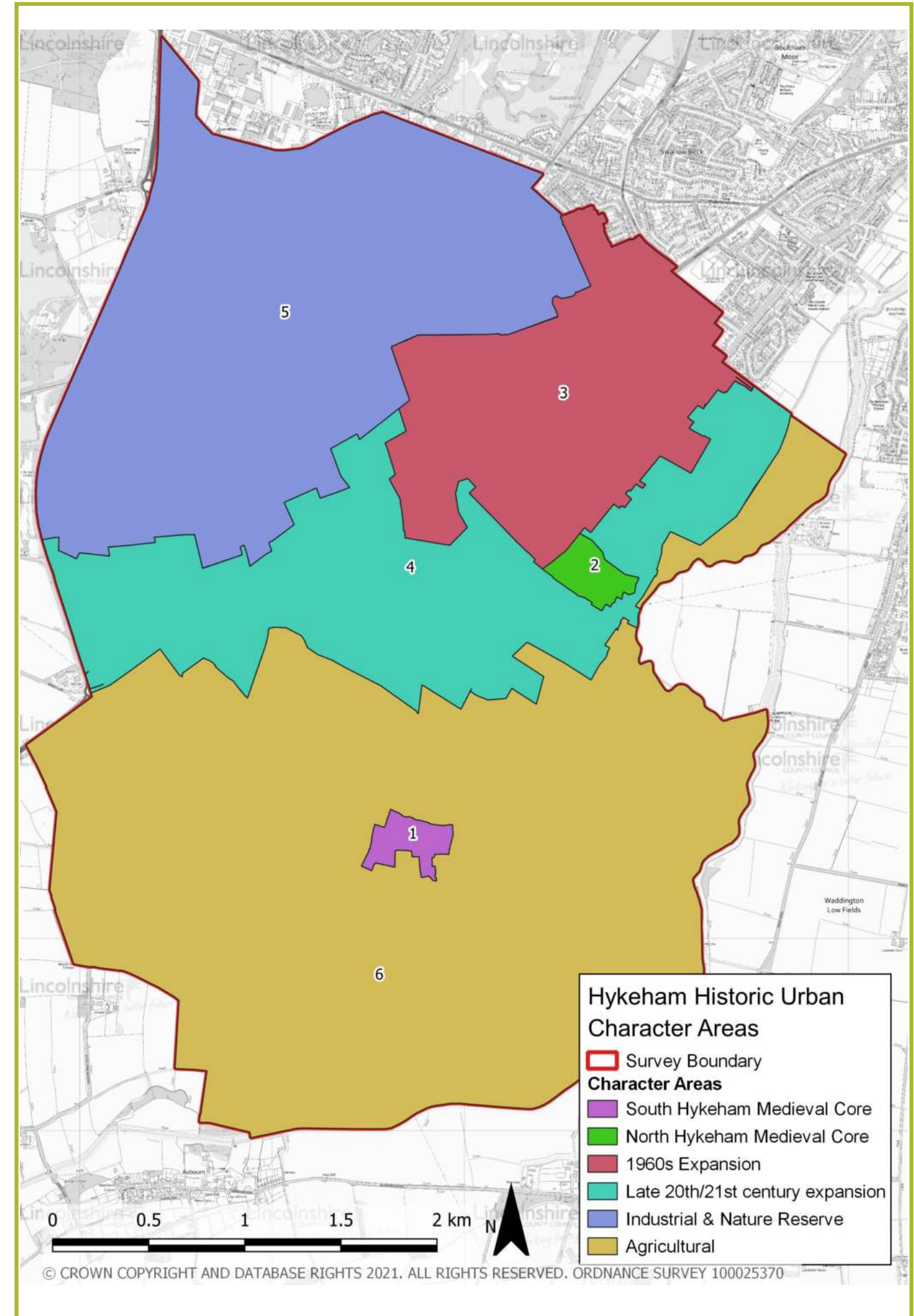
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

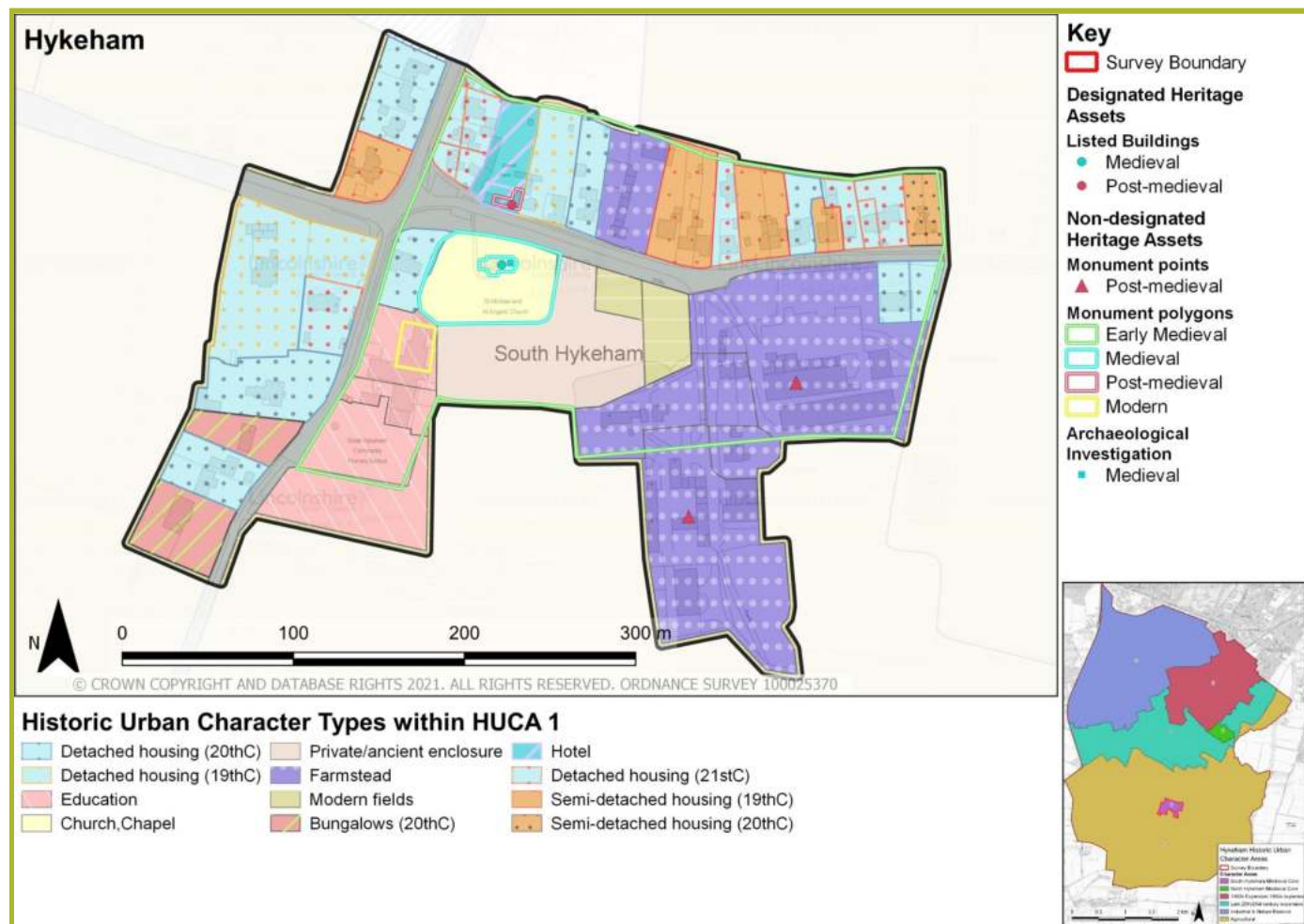
Communal: the values the local community attach to the HUCA - what it means to the local population, including commemorative, symbolic and social values. Also to what extent the HUCA has the potential to increase public sensitivity towards the historic environment.

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



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			
<p>It is anticipated that the EUS will be used to support appropriate application of the National Planning Policy Framework (NPPF) in the future development of Lincolnshire's towns. The EUS is directly applicable to the aims set out in the 2021 NPPF, particularly in Chapter 3 'Plan Making', Chapter 12 'Achieving well-designed places' and Chapter 16 'Conserving and enhancing the historic environment'. Chapter 3 states that <i>Strategic policies should... make sufficient provision for: conservation and enhancement of the natural, built and historic environment... Plans are 'sound' if they are: Justified... based on proportionate evidence.</i> For both objectives the EUS can provide a thorough evidence base which can assist in the production of plans. Chapter 12 states that Planning policies and decisions <i>should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting... establish or maintain a strong sense of place using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.</i></p> <p>The EUS discusses local character, including built character and landscape setting, the evidence provided in the character assessments can be used to aid in the creation of 'well-designed places' through supporting an understanding and appreciation (from a heritage perspective) of the history and character of a town. The EUS contributes to the application of Chapter 16 of the NPPF by providing another evidence source on which to base development applications. The discussion of the character within the town can also be used to assist in the reappraisal and designation of new conservation areas.</p> <p>Recent design-related guidance, including the National Design Guide and the National Model Design Code, explicitly reference the significance and value of understanding the historic character of a place. Well-designed places are: based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and responsive to local history, culture and heritage. In all cases the EUS programme, and its products, are directly aligned with the aspirations in these key planning guidance advice notes and emerging legislation.</p>			



HUCA 1— South Hykeham medieval core

Key characteristics

- ◆ Isolated village.
- ◆ The road layout is focussed around a historic crossroads.
- ◆ Predominantly residential with a central church and school.
- ◆ Dominant material is red brick, some houses have a decorative band of buff brick.
- ◆ Roofs are pantile or slate and windows are timber or uPVC.
- ◆ Low density housing.
- ◆ Houses are set within individual plots, often with a front garden delimited by a low brick wall or hedge.
- ◆ Parking includes driveways and on-street.
- ◆ Some pathways or quiet country roads.
- ◆ Farms are still in operation.
- ◆ The village has a view north-eastwards to the limestone cliff, extending south of Lincoln.

Landscape History

South Hykeham began as a settlement in the early medieval period and is included in the Domesday survey of 1086. The village has remained a small agricultural village focussed on a crossroad and has seen minimal growth over the centuries. The buildings within the character area are predominantly from the 19th century comprising farmsteads and cottages. Many of these are probably on the same sites as older properties. By the 19th century, there was a school in South Hykeham, this is in the same location as a previous school although embellished in the modern period. In-filling has taken place in the 20th and early 21st centuries, and much of this has been largely sympathetic to the older properties.

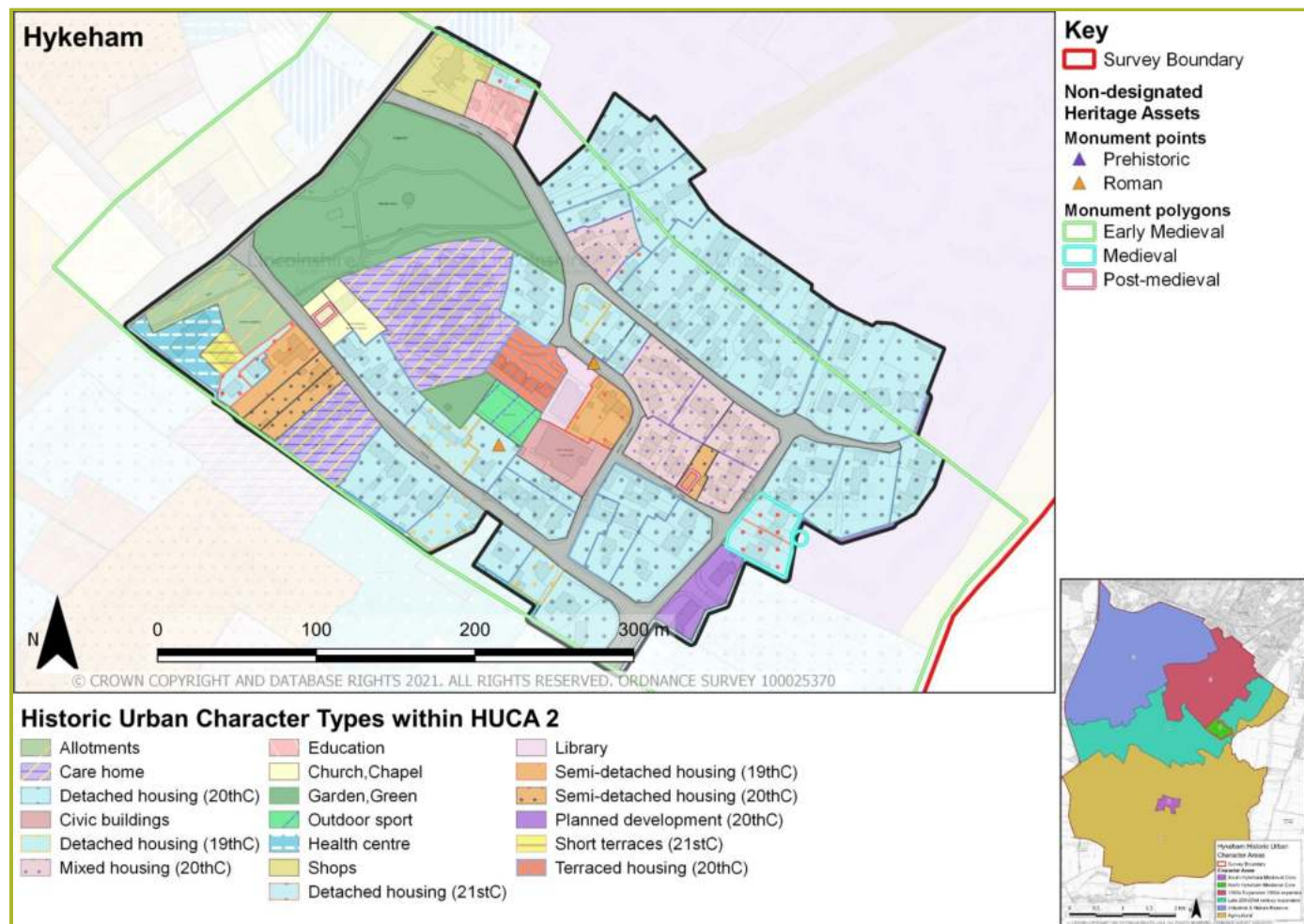


Evidential Value: The heritage assets within the character area contribute to a contextual understanding of how the area was organised from an early period. The well preserved state of South Hykeham, contributes to an understanding of the medieval agricultural villages of North Kesteven. The Grade II* listed St Michael's Church dates to the 13th century, however older foundations recorded on the site demonstrate a provision of continuous religious service from an earlier period.

Historical Value: The development of the character area is readily legible in the street layout, and historic buildings of which it is comprised.

Aesthetic Value: A design guide for South Hykeham village is included in the 2016-2036 Hykeham Neighbourhood Plan. Its character is uniform with a concentration of red-brick buildings in a low density setting. Its character is quintessential for a Lincolnshire agricultural village and reflects local access to resources, such as clay. Its historic development can be read and many post-medieval buildings are preserved in the modern settlement. Furthermore, where development has taken place it is largely sympathetic creating a consistent character.

Communal Value: The character area is predominantly private residential and agricultural, however communal value is created by the church of St Michael, which is a focus of the settlement and a tangible link to the medieval religious history of the village.



HUCA 2—North Hykeham medieval core

Key characteristics

- ◆ Former village of North Hykeham.
- ◆ A residential area, characterised by post-medieval housing with a large amount of 20th century infilling.
- ◆ Architecturally varied, often based on predominant style at the time of building.
- ◆ Irregular medieval road pattern.
- ◆ Mixture of bricks used with one building constructed using stone.
- ◆ Windows are predominantly uPVC.
- ◆ Roofing, a mixture of pantile, concrete and slate.
- ◆ Houses set back from the road with a front garden and driveway.
- ◆ Bounded by low hedges or brick walls.
- ◆ Some on-street parking.

Landscape History

Remains recorded in the character area indicates that there was activity locally during the prehistoric and Roman periods. This evidence includes a Neolithic stone axe (HER: MLI80632) and a possible Roman weight (HER: MLI80642). The character area probably developed in the early medieval period as a small settlement, which was mentioned in the Domesday survey of 1086. This may have comprised a small number of dwellings and small fields or enclosures. By the late 18th century, the area is shown to have had 'Ancient enclosures' meaning that they had been enclosed by private agreement previously. The road layout is probably early medieval or medieval in origin, and is formed of a sub-rectangular pattern which extends south-west from Lincoln Road, then returning to the main road forming a loop. A medieval chapel of St Leonard was extant at the furthest point of this road (HER: MLI80639). By 1700, the building was in ruins and the site is now occupied by modern housing. The former route of the River Witham flowed to the south-west of the area forming the parish boundary. Farm houses were constructed in the character area in the 18th and 19th century, some of which remain today. In 1881, a Wesleyan Chapel was constructed on Chapel Lane, replacing an earlier structure on Cross Lane (HER: MLI81360). The character area was further developed over the 20th century and the former small fields and gardens of the extant farmsteads were infilled with modern housing. This housing is varied depending on the period of construction however; many possess driveways and gardens which were a common feature in the 20th century.

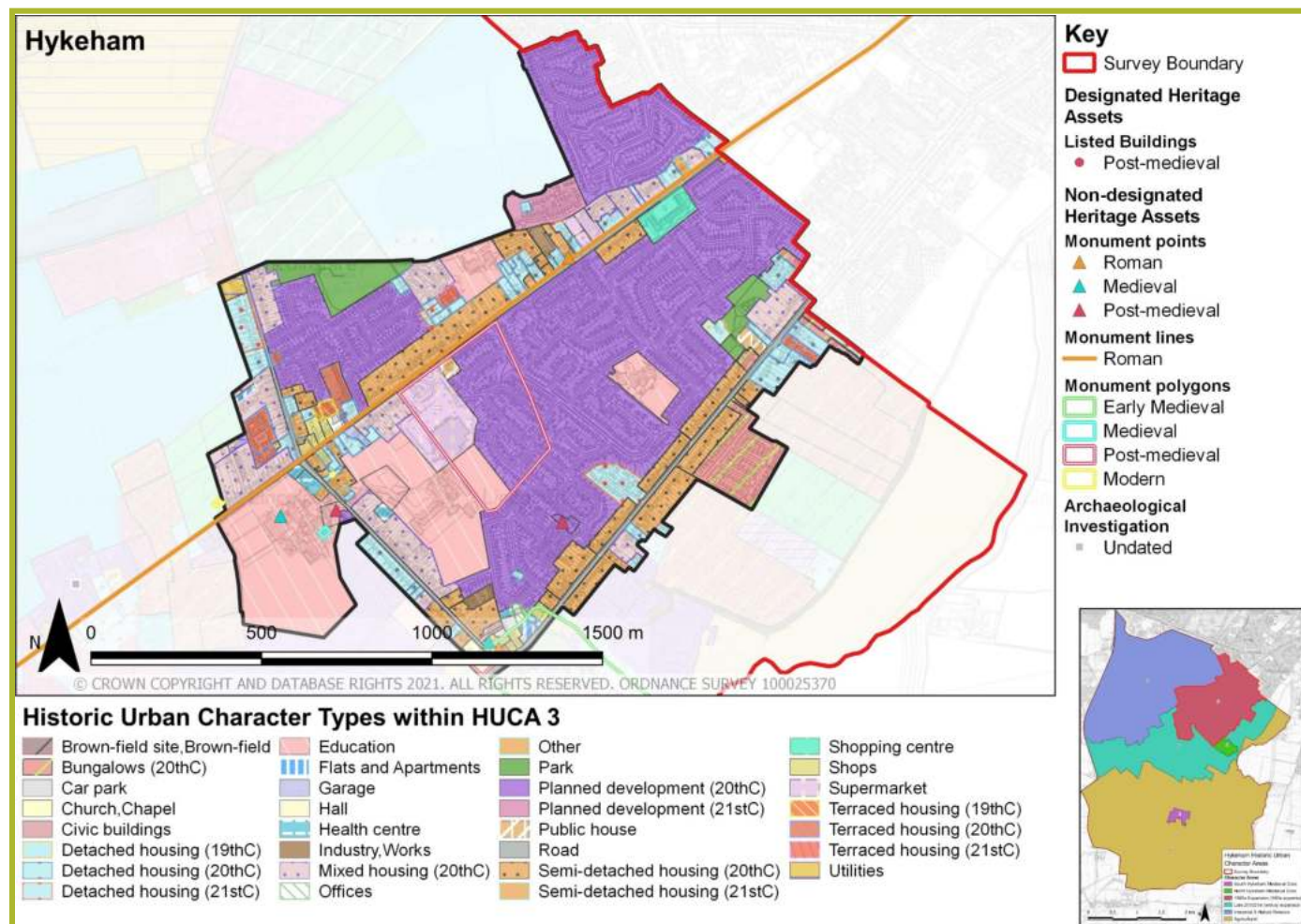


Evidential Value: The character area contains evidence of the earliest settlement remains relating to the small isolated settlement of North Hykeham before it became part of the urban area of Lincoln. The former chapel of St Leonard, was extant to the south-western extent of this area until the 1700s and would have been a focus for the village and probably a key part of village life. The finds from the prehistoric and Roman period do not confirm that settlement was present here during these periods; however they do demonstrate local activity during these periods and further investigation could increase the understanding of this.

Historical Value: This character area is important to the development of the area as the location of the earliest village of North Hykeham prior to it being developed (HER: MLI80629). The farm buildings highlight the town's history as an early agricultural settlement.

Aesthetic Value: There are assets which demonstrate the earlier origins of the town, largely including old farm buildings which provide interest to the area. However, most of the character area has been developed in the modern period which has obscured some of the historic character. Despite this, the HUCA is distinct from the rest of the survey area due to the piecemeal nature of its development and number of historic buildings.

Communal Value: There are assets within the character area which could be used to highlight the history of North Hykeham to the public. Despite this the HUCA is largely private residential, and much is not openly accessible to the public.



HUCA 3-1960's expansion

Key characteristics

- Characterised as large areas of planned mid-late 20th century development.
- Large areas of residential streets.
- Commercial shops and businesses are focussed on the main roads.
- Houses are a mixture of detached, semi-detached and bungalows.
- Building material is largely brick with uPVC windows, and concrete tile or tile roofs.
- Some houses have solar panels.
- Houses are set within front and rear gardens, often with a driveway.
- Streets comprised of a pathway and road with little in the way of street greenery.
- Schools and local amenities have been developed as part of the large scale developments.

Landscape History

The earliest recorded remains in the character area relate to the Fosse Way Roman road, which crosses the character area. This road would have been an important feature in the landscape and has continued in use since its construction. The landscape was organised into an open-field system in the early medieval and medieval periods. In 1769 the landscape was subject to a Parliamentary Enclosure Act which was completed by 1807. This resulted in the landscape changing from an open landscape without hedges or division to one of smaller enclosed fields. A number of farmsteads were constructed in the character area at this time as part of the enclosure process. In 1822 Hykeham Hall, with its associated gardens, was also constructed (HER: MLI80662), although by 1970 it had been demolished and a supermarket and housing were constructed on its site. In the mid-late 20th century, the character area underwent considerable development. This was primarily a result of North Hykeham's proximity to the expanding city of Lincoln and the increasing need for more residential development. From the 1960s, residential areas were developed in large single projects; a large amount of which was undertaken by private investments. Schools and shopping areas, such as 'The Forum' were built as part of the developments.

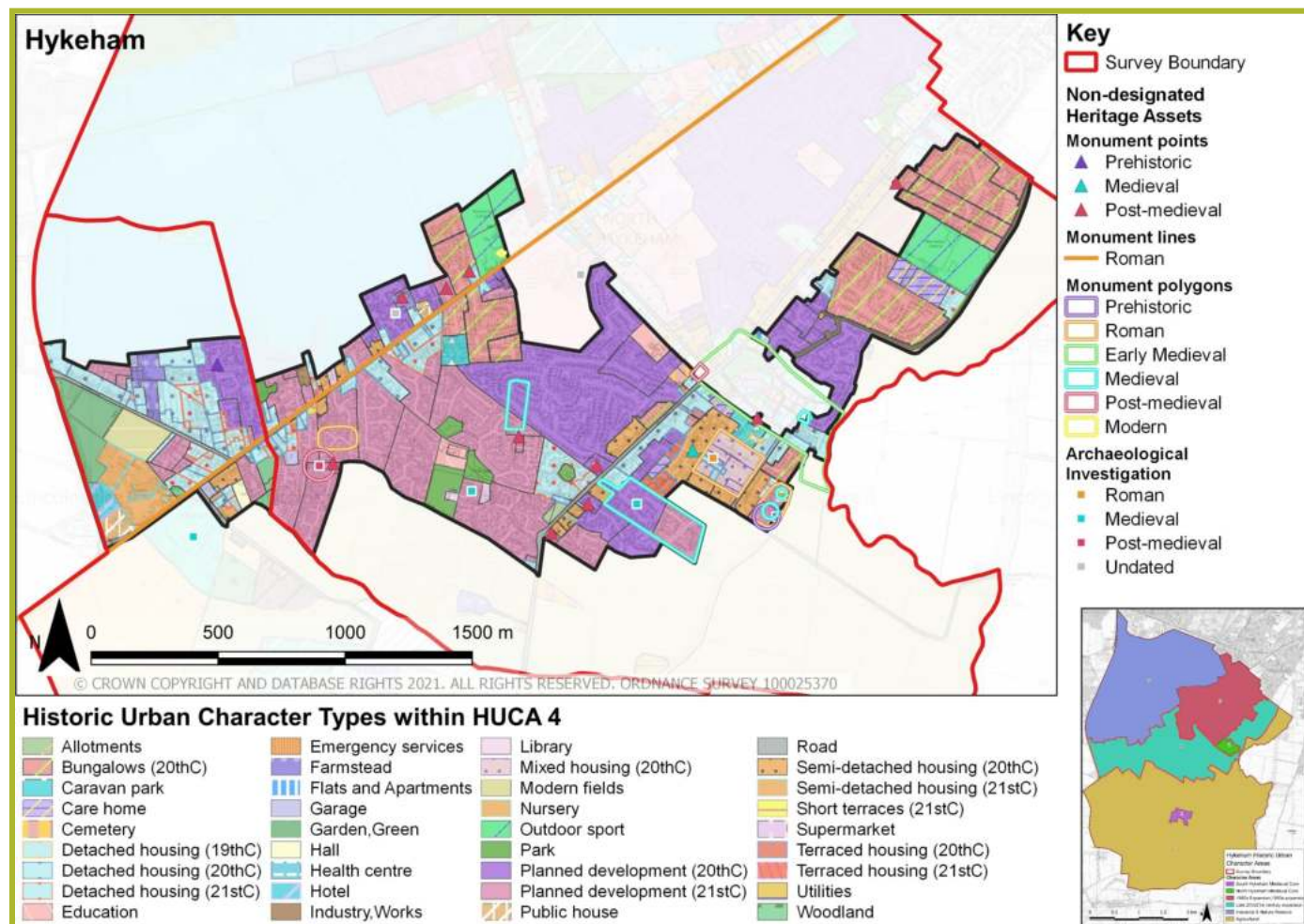


Evidential Value: A small amount of evidential value is extant within the character area, which comprises remains from the Roman and post-medieval periods. The site of Hykeham Hall, a large farmstead and garden, was located in the character area, reflecting the agricultural nature of the locality. Development of the character area took place prior to the requirement for archaeological investigation as part of planning policy. Consequently, potential archaeological remains may have been truncated by development.

Historical Value: Historical value is low within the HUCA due to much of the area being redeveloped during the modern period. Additional interest is provided by built heritage, including a small number of post-medieval farm buildings which have been preserved (HER: MLI119460, MLI119623).

Aesthetic Value: The former historic character of the HUCA has largely been obscured by modern development and is no longer discernible. Modern architectural examples are extant within the character area which demonstrate design elements of the late 20th century.

Communal Value: There is little in the form of heritage assets which can be used to engage the public on the history of the character area.



HUCA 4-Late 20th and early 21st century expansion

Key characteristics

- ◆ Development which took place in the late 20th and early 21st centuries.
- ◆ Mostly residential some areas which are commercial.
- ◆ Mixture of semi-detached
- ◆ Mixture of semi-detached, detached, bungalows, flats and short terraces.
- ◆ Red, buff and brown brick.
- ◆ uPVC windows, concrete or slate roofs.
- ◆ Planned developments often contain a green or park
- ◆ Driveways or designated parking areas.
- ◆ Grass verges and street trees.

Landscape History

The earliest evidence of landscape organisation is the Fosse Way Roman road, which connected Lincoln to Exeter and would have been a major feature in the landscape. The character area was mostly agricultural in the early medieval and medieval period and was organised into an open-field system. Evidence of ridge-and-furrow is recorded locally which is a remnant of agricultural practises (HER: MLI80652, MLI60572). This agricultural system endured until the 18th century when the landscape was subject to Parliamentary Enclosure; converting the landscape from one of an open character without hedges or division to one of smaller enclosed fields. Farmsteads were constructed across the character area during this time, often associated with the enclosure. The HUCA remained agricultural, on the edge of the new development of North Hykeham until the late 20th century. It was in the late 20th and early 21st centuries that the character area has been developed, largely through private investments. This development comprised large residential developments, as well as some areas of commercial and industrial development. The roads across the recent development at the south of the HUCA are often named after Roman emperors or places, creating interest for the present day residents of the area.

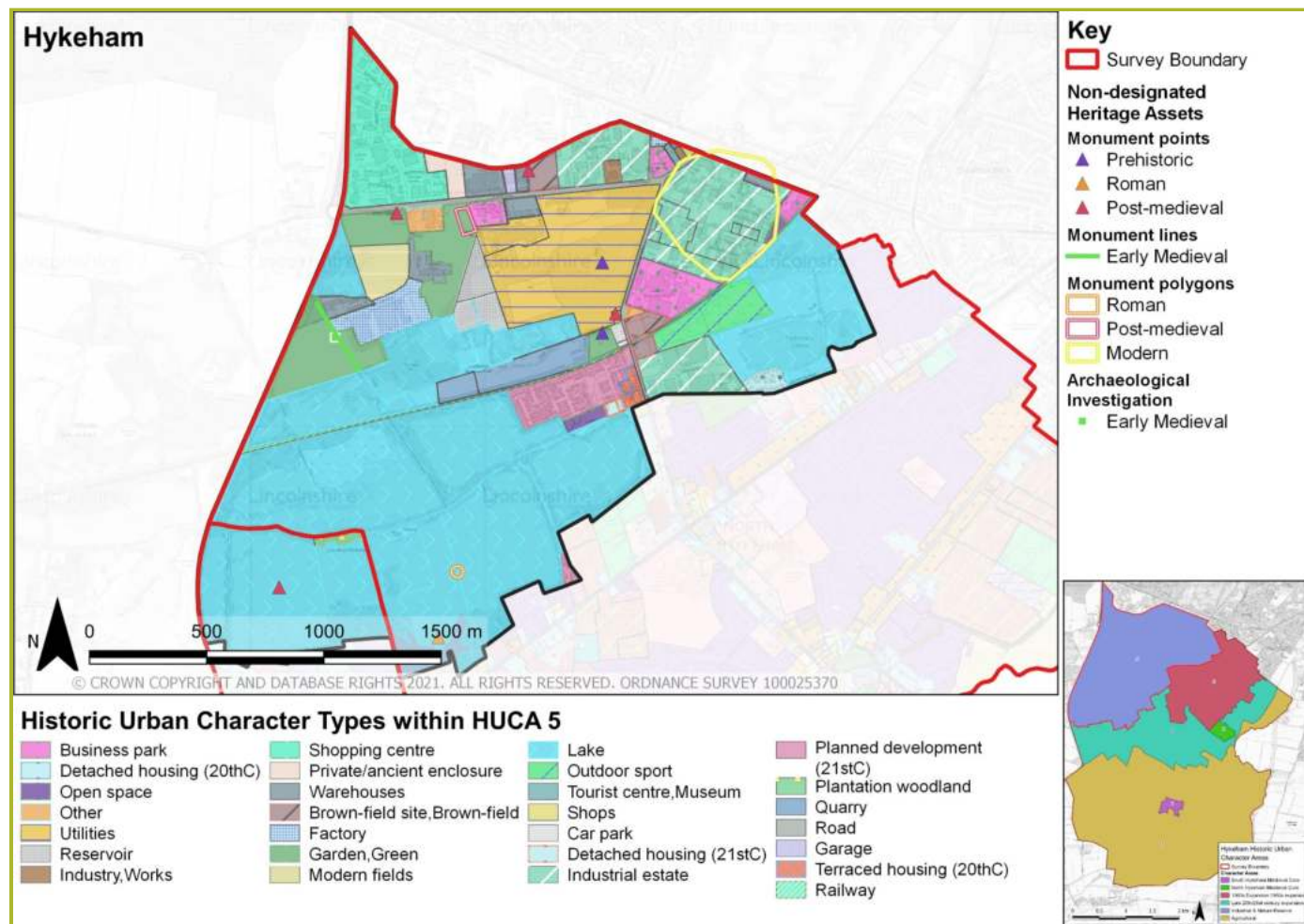


Evidential Value: Evidence within the character area contributes to an understanding of the development of North Hykeham, including its history as an agricultural settlement. Evidence in the HUCA from the Roman period also increases an understanding of the local area during this period.

Historical Value: Legible heritage assets such as farmsteads and a Roman road are present within the HUCA. In the present day, they are not predominant and have been redeveloped. Their presence contributes to an understanding of the development of the character area.

Aesthetic Value: The historic character of the character area has been obscured by modern developments. Some historical assets are tangible such as the Fosse Way Roman road.

Communal Value: The character area is predominantly private residential. As such there is limited opportunity to engage the public on its development.



HUCA 5– Lakes and industry

Key characteristics

- ◆ Characterised by a mixture of large scale commercial and industrial areas.
- ◆ Large lakes, created by former quarries.
- ◆ Areas of planted woodland.
- ◆ Crossed by major roads and the railway.
- ◆ Large commercial brick, metal and concrete buildings.
- ◆ Open yards for storage.
- ◆ Large car parking facilities.

Landscape History

Palaeolithic hand axes have been recovered from the aggregate quarries in the character area (HER: MLI80602, MLI60504), although occupational evidence is not recorded until the Roman period. These remains include a Roman kiln (HER: MLI80635), which dates to the 2nd century. By the medieval period, much of the area was probably arable which was part of the open-field system or meadow. This landscape remained until the post-medieval period when it was enclosed through a Parliamentary Enclosure Act, changing the landscape from open arable fields to smaller hedged or fenced enclosures. In the mid 19th century, the railway was constructed across the landscape, truncating the area. Hykeham was connected to the line in 1854. This area became a focus for industries, due to improved accessibility to the area and efficient transport. In the modern period, the area has become highly industrialised with the excavation of large areas of sand and gravel quarries. In the late 20th century, these former pits were converted into lakes and nature reserves and are now used for recreational activities such as sailing and walking. Factories and industry have continued to operate next to the railway station and have spread to the north of this along Doddington Road. The railway line acts as a boundary for some of the industrial units. This area has also become a focus for large commercial businesses and retail; it was probably chosen for being a large open space which is proximal to Lincoln allowing for large units with parking. In the 21st century, an energy from waste plant was constructed on Doddington Road. This is a large white building which can be recognised from many areas across Lincoln and has brought new employment to the town.

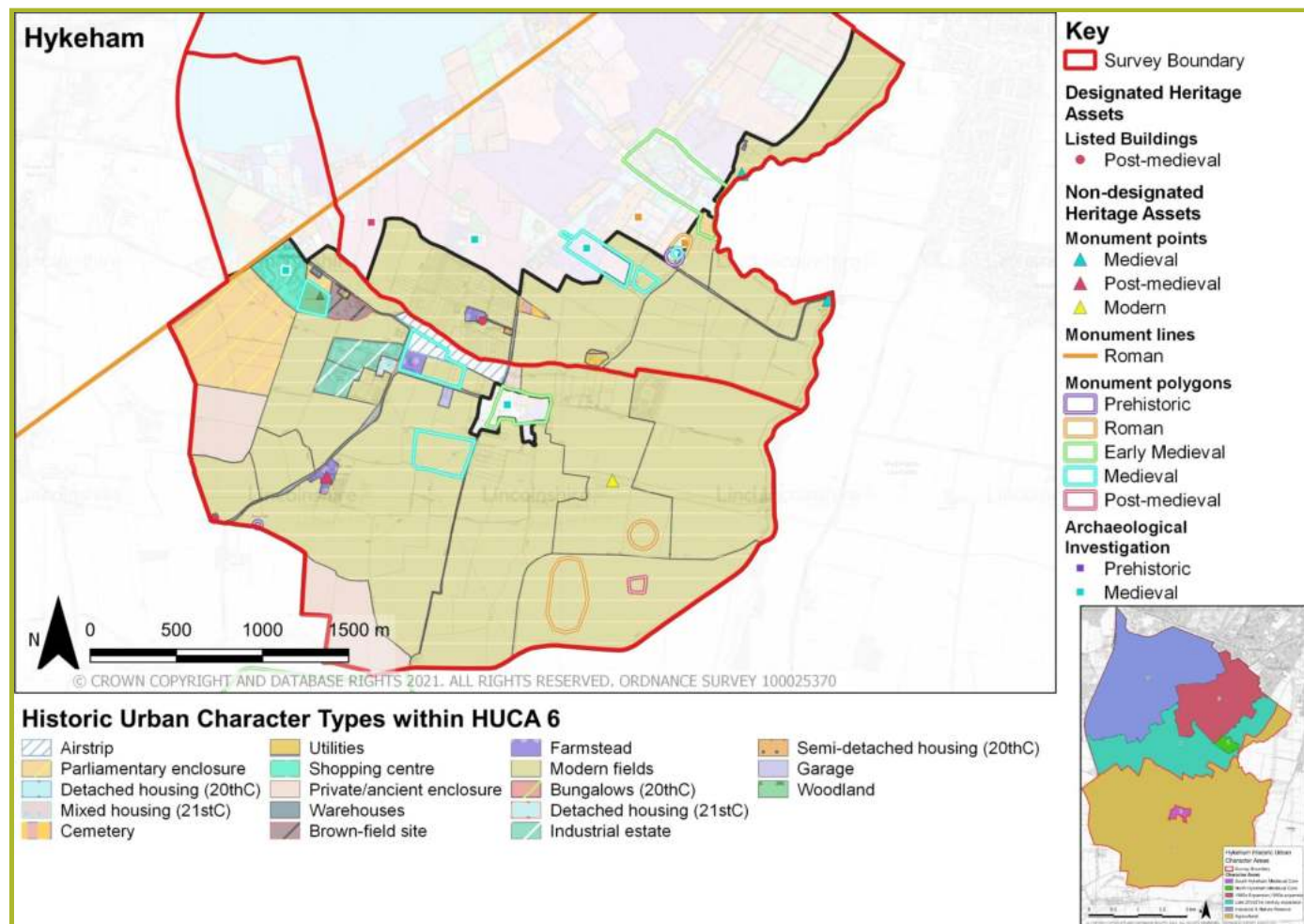


Evidential Value: There is evidence of activity from the prehistoric through to the modern day, including palaeolithic hand axes, a Roman kiln and post-medieval farmsteads. The introduction of the railway saw an increase in industrial and commercial development as companies sought to take advantage of the transport links it provided. This industrialisation has continued throughout the modern period, which has contributed to the growth of the town as a whole by providing employment opportunities.

Historical Value: Growth within the character area in the modern period contributes to the wider narrative of North Hykeham. The development of the area has largely been due to space restrictions in the adjacent city of Lincoln. The character area and wider town provided new areas of growth for the city and as such, a large amount of modern development has taken place.

Aesthetic Value: The development of the character area is represented by the buildings and lakes within the area. Despite this the reasons for growth within the area is not immediately legible without interpretation.

Communal Value: Communal value is provided by the former quarries which have been made into lakes and reserves. These areas provide a good opportunity to engage the public on the modern industrial history of the area.



HUCA 6 - Agricultural landscape

Key characteristics

- ◆ Agricultural landscape.
- ◆ Arable.
- ◆ Large modern fields.
- ◆ Some remnants of older enclosure.
- ◆ An area of ancient woodland.
- ◆ Topographically relatively level, with views to the limestone ridge in the east.
- ◆ Bounded by drainage dykes, hedgerows and scrub.
- ◆ Small number of post-medieval farmsteads are located around the character area.

Landscape History

Remains from the prehistoric and Roman period are recorded in the wider locality and are also known from the character area. Probable settlement remains from the Roman period are recorded within the character area (HER: MLI125635), although further archaeological investigation would be beneficial to ascertain the nature of these remains. The Fosse Way Roman road also truncates the character area; which would have been a well used feature in the landscape. The landscape was probably organised during the early medieval and medieval period and the land within the character area was utilised for arable and meadow. This would have been part of an open field system comprising an open landscape without dividing hedgerows. Ridge-and-furrow recorded in the character area provides evidence of these agricultural systems during this period. Ancient woodland extant to the west of the character area, known as Danker Wood (HER: MLI60753), may be the remnant of a larger area of woodland. In the post-medieval period, much of the landscape was subject to enclosure through a Parliamentary Act. This transformed the agricultural organisation of the area from one of an open communal system to a pattern of small rectangular enclosed fields in private ownership. The character area comprised sections of the parishes of Thorpe and South Hykeham during this period and therefore the timeframe of enclosure varied. In the modern period, many of these fields have been amalgamated, although the dykes which form several boundaries are still extant and are used as footpaths.



Agricultural land between North and South Hykeham



Agricultural land with a view towards the limestone cliff

Evidential Value: The character area is agricultural. As such it contains a lot of evidence regarding the agrarian systems which have been utilised and transformed through the centuries. Preserved ridge-and-furrow contributes to an understanding of the agricultural systems which have been used during the medieval period, much evidence for which in North Hykeham has been largely lost through development. Roman field systems and a potential settlement to the south demonstrate local occupation and organisation and further investigation has the potential to increase knowledge of the area during this period.

Historical Value: Changes to the agricultural systems on both a local and national level are demonstrated throughout the character area, through the preservation of ridge-and-furrow, field boundaries and dykes. These provide evidence of the open field system, as well as the post-medieval and modern farming techniques. Preserved ancient woodland can also contribute to an understanding of woodland management.

Aesthetic Value: The character area largely comprises agricultural land, which contains a large amount of evidence regarding the agrarian history, however, without interpretation this is largely illegible.

Communal Value: The character area comprises private agriculture, therefore communal value is limited, although footpaths across the area does allow the landscape to be appreciated.

DISCUSSION

Historic background

Remains from the prehistoric period are recorded across the survey area. These largely relate to scattered finds including hand axes, flint tools and a quern stone. These finds provide an indication of the possible ways in which the local population was interacting with the environment during this period. An increased amount of occupation remains are recorded from the Roman period. A Roman villa is known to the south of the Fosse Way and further potential settlements are also recorded across the area. Other domestic remains and the possible remains of iron working industry are also recorded, although further investigation is required to confirm this. The Fosse Way Roman road crosses the survey area. There would have been constant activity along the road from this period, and it would have been a prominent feature in the landscape. The later settlements of North and South Hykeham were both established in the early medieval period and are mentioned in the Domesday survey of 1086. In this survey, they are shown to contain a small number of families, arable and meadow. A church was extant in South Hykeham from the 13th century and excavations on the site indicate that there may have been an earlier church on the site. North Hykeham had a chapel from the 12th century. Consequently North and South Hykeham were known for a time as Chapel Hykeham and Church Hykeham respectively. The settlements were agricultural from the medieval to the modern period, which is supported by several areas of ridge-and-furrow identified in the survey area. South Hykeham has remained a small agricultural village. In the 19th century a railway line was constructed across the agricultural landscape of North Hykeham to Lincoln. The area surrounding the station became a small hub for industry which has endured ever since. In the modern period, North Hykeham was residentially developed; its undeveloped space and proximity to Lincoln provided an ideal area for large residential estates. These developments have created large areas of unbroken residential areas. Industry has also expanded in the area in the modern period with gravel quarries and out of town business parks. In the later 20th century the quarries have been converted into recreational lakes or redeveloped for new industrial uses.

Character summary

The character of North and South Hykeham is varied. North Hykeham has developed due to the specific needs of the major local population centre of Lincoln. Its former medieval core, HUCA 2 is still discernible despite having been absorbed into the urban extent of the area. This area is characterised by a mixture of post-medieval farmsteads and modern housing. It is formed around a probable medieval road system which once connected to a chapel, at the south-western end of Chapel Road. The residential extent of the area is defined in HUCA 3 and 4. These character areas are characterised by large scale residential developments, which included schools and local amenities from the mid 20th century to the present day. HUCA 3 represents the earlier developments of the 1960s, which has a more uniform residential character comprising semi-detached and bungalow housing, which reflect design elements from the period. HUCA 4 demonstrates the design styles of the late 20th and early 21st centuries, with a wider variety of buildings and an irregular road pattern. North Hykeham has also seen rapid industrial and commercial growth in the late 20th century, which has covered a large amount of the parish and is recorded in HUCA 5. This area comprises lakes, which are the remains of former quarrying activities and large business parks. The lakes are now recreational spaces and nature reserves. The business parks are made up of large commercial units with associated parking. Large infrastructural industry is operational in the area such as the Energy From Waste plant which can be seen from many points in the wider landscape. South Hykeham is recorded in HUCA 1. Its medieval core has remained relatively intact since this period and comprises a crossroad of country lanes next to a central church. This church has been extant since the 13th century, although a structure was present on the site before this. The buildings in the character area comprise post-medieval farmsteads and modern housing, although the more recent development has largely reflected the historic character of the settlement. The agricultural area which surrounds South Hykeham is recorded in HUCA 6. Characterised by arable land, this area is divided by internal hedgerows and dykes. The limestone cliff which crosses the county from north to south rises to the east of the survey area and creates a visual backdrop to HUCA 6.

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