



Holbeach cemetery



Post-medieval buildings, High Street

LINCOLNSHIRE EXTENSIVE URBAN SURVEY

Holbeach—2018 (revised 2023)



All Saints Church



Town sign,

The Project

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

The project consists of a written report, detailing the archaeological and historical background and development of the town. The character of the town will also be discussed within the report within specific Historical Urban Character Area (HUCA) assessments, which indicate the heritage value of each area based upon the four values identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic, and Communal, these are also compared to values seen in the National Policy Planning Framework (NPPF21).

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).

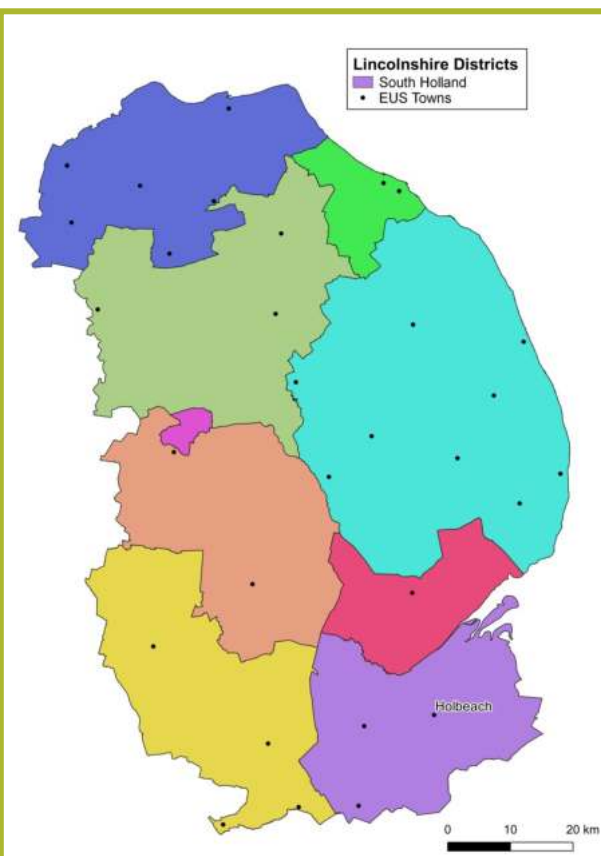
Holbeach was surveyed in 2019 as the pilot study for the Extensive Urban Survey and was the first of 30 towns within Lincolnshire to be studied. In 2022/2023, the 2019 survey was revisited and the report was brought into the current format which was used as a template following the pilot. This survey has also drawn on more recent HER data which has been recorded in Holbeach between 2019 and 2022. The character areas have been redrawn to reflect the strategy which was undertaken in later surveys; which comprised areas of broader character.

Location

Holbeach is located in the south of Lincolnshire, within the District of South Holland. It is within National Character Area 46—The Fens. This character area is described as an *expansive, flat, open low-lying wetland influenced by the Wash estuary... offering extensive vistas and huge skies throughout providing a sense of rural remoteness and tranquillity... the soils are important for agriculture which is hugely significant for the rural economy in the fens... some 40 percent of England's bulbs and flowers are also produced in the Fens... open fields, bounded by a network of drains and rivers... overall woodland is sparse, with a few small woodland blocks, shelterbelts and roadside avenues. Settlements and isolated farmsteads are mostly located on the modestly elevated 'geological islands' and the low sinuous roddon banks. Elsewhere villages tend to be dispersed ribbon settlements along the main arterial routes through the settled fens and scattered farms remain as relics of earlier agricultural settlements.*

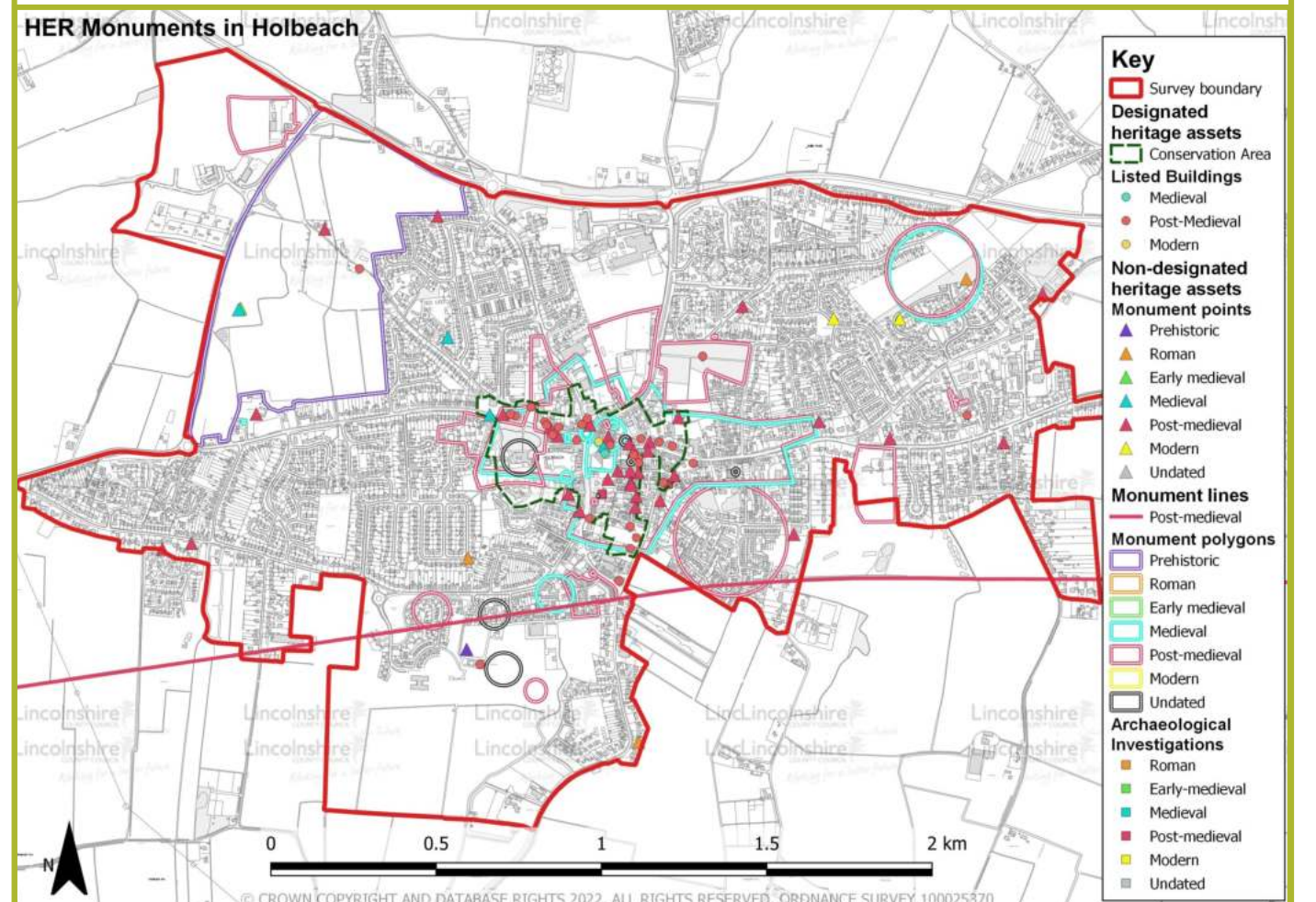
In the Lincolnshire Historic Landscape Characterisation Project, Holbeach is part of WSH4—*The Reclaimed Wash Farmlands* which is described as *primarily agricultural, and there are a number of large scale farmsteads of industrial size in the zone... The agricultural landscape of the zone comprises a semi-regular pattern of field enclosures... field boundaries predominantly comprise narrow and shallow wet dykes, although embanked natural watercourses form continuous linear boundaries across the zone. A small number of fields are bounded by hedgerows... The entire zone was reclaimed from semi-natural and natural saltmarsh between 1660 and 1811... The modern landscape is a result of widespread amalgamation of enclosures into larger field units mainly from the 1950s, and the growth of eighteenth- and nineteenth-century farmsteads into agricultural complexes of industrial size. The bedrock geology of Holbeach is West Walton Formation, mudstone and siltstone. The superficial, overlying deposits are tidal-flat deposits comprising clay and silt. Holbeach is situated on a low island of high ground, surrounded by low flat lands, which were once frequently subject to marine inundations. The east-west road which traverses Holbeach runs on a higher ridge of ground which is possibly a Roman land bank created in an attempt to keep the sea out or potentially a silt ridge, formed through the past environmental changes in the area.*

The survey area of Holbeach is based upon the 2017 local plan.



Summary

Understanding of the area during the prehistoric period is limited, which is a result of the environmental conditions of the region. Archaeologically, there are some remains relating to the Prehistoric period in Holbeach, largely to the north-west where evidence of droeways and enclosures have been recorded. There are a small number of scattered finds relating to the Roman period in the survey area and there is no evidence of settlement so far known. Evidence of a settlement in the survey area is recorded from the 8th century to the south of the town centre. This evidence corresponds with the established theory that many settlements began in the area during the 7th and 8th centuries. In the medieval period, Holbeach began to grow into the town which is recognisable today. The major road structure is likely to have originated at this time as paths extending from the junction at the centre of Holbeach; which at the time would have been crossed by a river. All Saints Parish Church was constructed in the 14th century on a site which had potentially been used for a religious purposes since the 12th century. A market was formally granted to the town from the 13th century, which was probably held on Market Hill. Holbeach continued to be a small settlement throughout the 16th-18th centuries with a small amount of development. In the 19th century, Holbeach expanded slightly to accommodate a surge in the population which was especially felt within South Holland. Several new streets were founded in this century and dozens of new buildings and houses were also built; Albert Street, Edinburgh Walk and the connecting roads were all constructed during this time. Holbeach Cemetery and Railway were also constructed in the 19th century, stimulating growth in the areas between High Street and these sites. Holbeach expanded with large areas of residential development in the 20th and 21st centuries.



1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

1.1 PREHISTORIC

Prehistoric records in Holbeach are limited. In the wider area a possible Bronze Age barrow is recorded, 2.5km to the north of Holbeach (Pastscape no: 1572345). Within the survey area, an area of probable prehistoric enclosures and droveways (a path used for moving livestock) has been identified to the north-west of the parish (HER: MLI125835). A Palaeolithic axe has also been recorded to the south of the town however its provenance is questionable (HER: MLI102780).

Multiple explanations can be given for the limited archaeological remains which have been recorded around the district; one being that the area continued to be frequently inundated by the sea until the medieval period, making the area difficult to settle. It is also suggested that these inundations have led to any prehistoric remains being buried many metres below the ground; deeper than most standard excavations would reach.

1.2 ROMAN

The Romans are known to have settled in the Wash. Excavation, aerial photography and sporadic isolated finds dating to the Roman period have been recorded in the region, some of the local sea banks are also believed to have origins in the period. Find scatters and evidence for Roman field systems have been recorded 3.5km to the south of Holbeach at Holbeach Fen. Additionally, Roman coin hoards have been recorded in Fleet and Whaplode, both dating to the 3rd century (monument no. 353771 and 353799 respectively). It is suggested in some sources that the east-west road (West End, Spalding Road, High Street and Fleet Street) is built upon the remains of a possible Roman bank. There are records of a salt evaporating site, which was in use during the Romano-British period in Holbeach St Marks. It is thought to have been in use as a domestic production site, active throughout the 2nd, 3rd and 4th centuries.

Within the Holbeach study area there are three separate Romano-British find spots (HER: MLI22231, MLI89925) and (Pastscape no. 353756). These finds are suggestive of a low level of Roman activity in Holbeach, although there is not enough evidence to confirm settlement within Holbeach at this time. It is thought that a short break in the occupation of the area occurred in the course of the 4th or 5th centuries, which goes some way to explaining the lack of evidence recorded for the Roman period. Where evidence has been recorded it is often buried beneath deep marine silt deposits.

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

It has been suggested that the Anglo-Saxon villages present around the Wash date back to the early medieval period, located upon regions of mineral alluvium. Environmental changes recorded in the fens indicate that in the early-medieval period the sea-level was retreating allowing more settlement to occur in the region from the 7th century. *'Most of the South Holland villages are of Anglo-Saxon origin, established after a period of flooding from the sea and upland rivers which obliterated any earlier attempts at embanking and draining'*. South Holland along with most of Lincolnshire was divided into smaller land divisions (hundreds) called 'Wapentake', which derives from Scandinavian words 'vápn' and 'taka' meaning weapon-take. Holbeach also shares a pre-conquest bank with the villages of Fleet and Whaplode. The names of the villages surrounding Holbeach also reflect a variety of tribal and topographical associations and indicate a strong Anglo-Saxon presence.

Recent archaeological excavation undertaken in Holbeach has confirmed that a settlement was extant in the town by the 8th-9th century. Archaeological evaluation on Fen Road, to the south-east of the town recorded mid-late Saxon pottery, fired clay, including fragments of loom-weight, as well as the remains of animals showing signs of butchery and charred plant remains. These provide an insight into the agricultural/domestic activities which were taking place and the diet of the residents. Only one medieval ditch was recorded on the site, which is perhaps an indication that the settlement was abandoned around this time, which was possibly replaced with an urban centre in Holbeach itself. Pottery suggests this occurred in the mid-11th century, following the Norman Conquest (Peachy, 2019), (Peachy, 2021). A possible late Saxon/medieval ditch is also recorded to the north of the Chequers Inn (HER: MLI82805).

The first mention of Holbeach is recorded in 810AD in a charter in which the lands in the area were granted to Siward of Crowland Abbey. It is mentioned again in a second charter dating to 833AD at which time Wiglaf of Mercia gave Siward, abbot of Crowland a grant of land in Holbeach as well as several other grants of land in the vicinity. Re-confirmation of land rights continued throughout the following centuries; in 868AD the lands were confirmed by King Burgred and in 949AD by King Eadred.

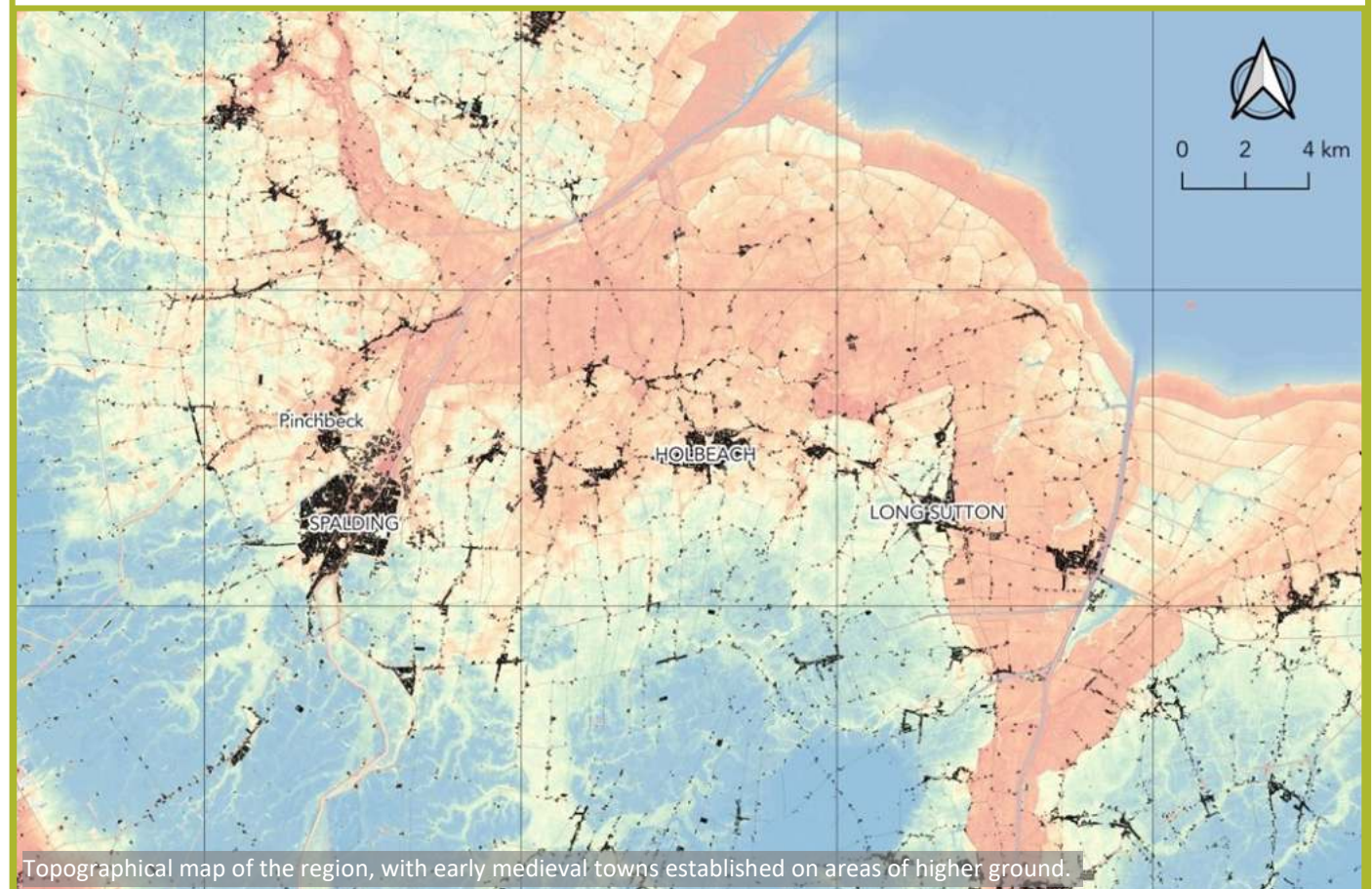
1.3.1 PLACE-NAME EVIDENCE

It is thought that the name 'Holbeach' derives from the early medieval period; 'Hol' meaning 'a concave ridge' and bæc meaning

'a back' (possibly the end of a topographical feature). Other suggestions include that it could mean a hollow or deep brook which has the potential to relate to Holbeach River. Holbeach is located on a higher ridge of land on a river and a former coast line; subsequently it is likely that 'Holbeach' is the result of a description of the topography. Holbeach is mentioned several times throughout the centuries with a variety of spellings.

1.3.2 DOMESDAY SURVEY

By the Domesday survey of 1086, Holbeach was recorded as being the largest settlement in the hundred (wapentake) of Elloe, which included other settlements like Spalding, Whaplode and Crowland. Holbeach is listed five times in the Domesday survey, representing a mixture of manors (estates), one held by Crowland Abbey and another held by Guy of Craon. As part of Guy of Craon's manor there were 33 villagers and 1 small holder, arable land, plough teams, and 90 acres of meadow. Crowland's manor included 3 villagers, arable land, plough teams and 12 acres of meadow. An estate belonging to Count Alan of Brittany had sokeland (land held by another estate) in the area and a berewic (an outlying farm belonging to another manor). Some land belonged to King William I, but was also held as part of a separate estate outside of Holbeach. It is possible that there are two manorial centres located within the area of today's town, however further work could be done to elucidate this. Land use in Holbeach is largely a varied mix of arable and meadow; however realistically it would have supported many more uses which are not noted in the Domesday survey.



1.4 MEDIEVAL

The central road pattern of Holbeach which can still be seen today is likely to have been established in the medieval period. The central focus for the town would have been located where the river and the east-west road meet. This is also the location of the church, which was established in the early centuries of the medieval period.

1.4.1 STREET PATTERN AND DEVELOPMENT

It is recorded that a market was held in the centre of Holbeach. This was likely located on the junction of the five-way cross roads, one of which still holds the name Market Hill. At this time, the Holbeach River flowed through the town rather than beneath the roads Church Street and Park Street (it would be converted to a road in the 19th century). Where the river and the east-west road, which connected Holbeach to Spalding and the eastern villages, met provided the perfect location for trade and markets, with goods being transported both on the river and by road.

The plan form of the roads to the south-west of the central cross roads, between West End and Back Lane, could suggest that

the central market was held in this rectangle of land, or that it had expanded here over time as the market grew. Permanent stalls and structures then in-filled the market over time, creating the street which has been preserved into the modern day. The property plots on the north side of West End are tenement plots, possibly laid out to face the market in the medieval period. These likely grew as the town grew and became a commercial centre for the surrounding area. Tenement plots are also visible along the north side of High Street and on the south to the east of the church, which could provide an indication of the spread of the settlement from east to west. The street plan of St Johns Street, High Street and Chapel Street could also be the result of a second in-filled market. The meeting of the roads providing another ideal place for trade; the High Street is also much wider at this point providing room for horses and livestock. Horse trading is known to have been held here in later periods outside of 'The Horse and Groom', where the horses were paraded back and forth along Chapel Street for prospective buyers.

As stated, Holbeach was the site of two manors by the 11th century. It is possible that one of these was located to the south-west of the town, between West End and Church Street. Here Church Street and Hall Gate curve round to the west. It was also the site of later post-medieval manor houses, including Stukeley House (HER: MLI20230).

1.4.2 RELIGION AND EDUCATION

There has been a church in Holbeach since at least 1177, at this point it belonged to the priory of Spalding. Further mention of a church in Holbeach is made in 1189, when a band under the direction of Prior Nicholas of Spalding consisting of discontented locals met to discuss plans to seize some of Crowland Abbey's land to graze their cattle. All Saints Church was

originally built in 1332, following the Bishop of Lincoln acquiring an advowson for Holbeach. All Saints Church (HER: MLI22221, NHLE: 1064486) is the only building dating to the medieval period still standing within Holbeach. The present church was constructed in the 14th century following the Bishop of Lincoln acquiring the right to a church benefice and proposing to pay for a replacement chancel. It is suggested that the two round towers located to the north of the church were a 16th century addition and are remnants of Moulton Castle. There are alternative suggestions for the origins of the towers, including one theory that they were added at the same time as the building of the church, and another theory that the stone came from the demolition of All Saints Hospital in the late 17th century.

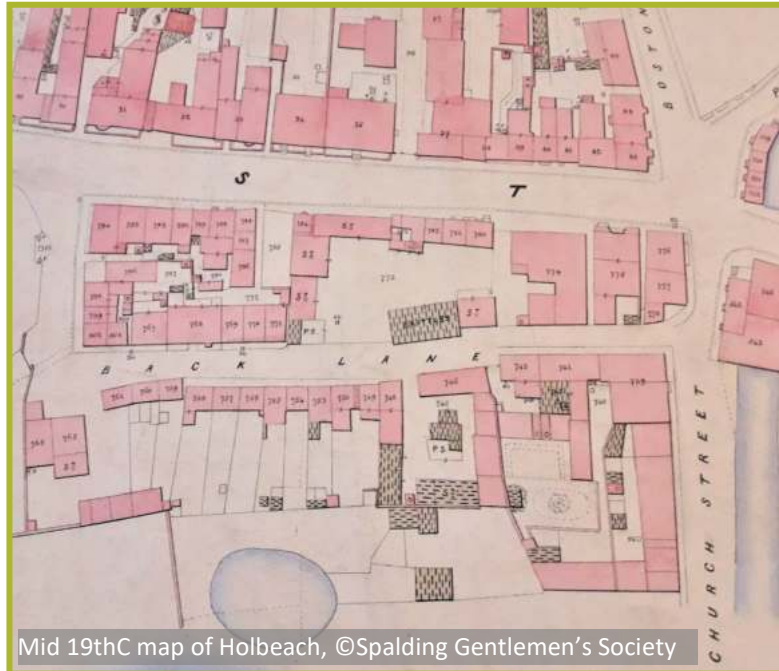
Another church was present in Holbeach, dedicated to St Peter (HER: MLI22218). This is thought to have been located on the corner of Hall Gate Road, where 'The Sidings' street and houses are located. 'Cross' is labelled on the c1888 OS map, which could be connected to the site of the chapel. Stukeley references the church in his account of an event which took place in 1719 during construction work which uncovered a number of skeletons thought to have belonged to the church (Stukeley, 1724).

Education

King Edward III granted a licence for a grammar school in Holbeach during his reign (1327-1377). It is suspected that the western portion of the church served as the school room, however there is little documentation to support this (HER: MLI22221).

1.4.3 ECONOMY AND INDUSTRY

There Holbeach's growth during the medieval period is partially the result of its continued connection to the salt industry. There are several monuments that demonstrate evidence for salt processing 2-3km to the north of Holbeach and many mounds,



Mid 19thC map of Holbeach, ©Spalding Gentlemen's Society



Ordnance Survey map, c1888. 'Cross' possible site for St Peter's Church.

known as salterns, can still be seen in the surrounding region which are the remains of salt production.

Holbeach parish produced a large amount of salt between the 12th and 15th centuries. Conan, son of Ellis is recorded to have given several local salterns to nearby monasteries; in 1190 he gave the rights to take sufficient turf for one saltern at Holbeach, outside of the sea dyke. After 1217, Thomas de Multon gave Crowland Abbey two 'middles' (a unit of measurement) of salt as payment for rent. Salt was also finished in Holbeach. Laurence de Holbeach had one saltern and 'one hill and yard' where it would be processed; this site was also rented at a rate of 12 quarters of salt which gives an indication of how important the industry was to the town.

In 1458 the manor belonging to Thomas Dacre included seven 'salt houses' 56 acres of 'salt area' and 56 of pasture. He also paid a rent in salt, and also expected rent to be paid by his tenants in salt, who would pay at the feast of St Boltoph and Michealmas. Salt production declined and eventually ceased in the 17th century due to the importation of more desirable, cleaner salt.

Despite the importance of salt, the economy of South Holland was incredibly varied in the 12th and 13th centuries. Holbeach is particularly noted for sheep and pasture. However, pastoral farming decreased towards the end of the 13th century in favour of arable due to the availability of newly reclaimed fertile land. It is thought that 60-70% of the land was devoted to arable farming, the remaining land was utilised for pasture and meadow.

Markets and Fairs

Markets grew throughout South Holland, reflecting the expansion of new markets around the country, to provide a designated (and taxable) space in which to sell goods. In 1252 Thomas de Multon was granted the rights from King Henry III to hold a market. The right to hold a fair was also granted in the same year (Letters, 2004).

1.4.4 LANDSCAPE

An extensive programme of drainage took place around Holbeach in the centuries following the conquest. Saturday Dike was constructed c1160-70, Hassock/Lords Dyke was built between 1170 and 1230, Asgardyke was constructed in 1205-6 and the Common Dyke was finished by 1241. This drainage work created many hectares of new cultivated land in the parish of Holbeach. This new land was used for a variety of purposes, primarily for grazing livestock or arable farming and was usually owned by whoever had drained the lands or paid for the drainage work to be done.

These dykes highlight the large amount of cooperation that must have taken place between the villages of Whaplode, Holbeach, Fleet, Gedney, Luton, Sutton and Tydd among others. It is estimated that 50 square miles of land were drained between 1170 and 1241 and such lands were divided into common grazing areas throughout much of the 12th and 13th centuries. Despite this apparent cooperation, there were also frequent disputes over land division, grazing rights and land for salt production. In 1189 a dispute between Crowland Abbey and the surrounding villages broke out under the impetus of Nicolas Prior of Spalding, who formed an opposition to Crowland seizing some of the fenland for grazing cattle; Nicolas and his group are said to have met in Holbeach church to discuss the issue. Parish boundaries were consolidated and boundary stones were laid in some areas to settle these disputes; some of which survive.

As well as communal enclosure, private enclosure also occurred during the 12th and 13th centuries; Conan son of Ellis, is reputed to have reclaimed a substantial amount of land from the salt marshes within Holbeach parish. Much of the land (called Conaynneulandia), was donated to Crowland Abbey upon his death in 1218, including Erlesneuland, Sciwardesneuland and Ut-brokene and "all the land between the River (ripa) of Holbeach and the donation included the homage of three men (salters) who lived there".

The draining of the land created many new opportunities, including new lands for commons which provided grazing areas for the villages. Salt mining also continued to expand, becoming a substantial industry in the medieval period as a result of the land



All Saints Church

reclamations. This brought economic growth to towns like Holbeach thanks to the tolls and taxes placed on salt as it passed through the town or was processed locally.

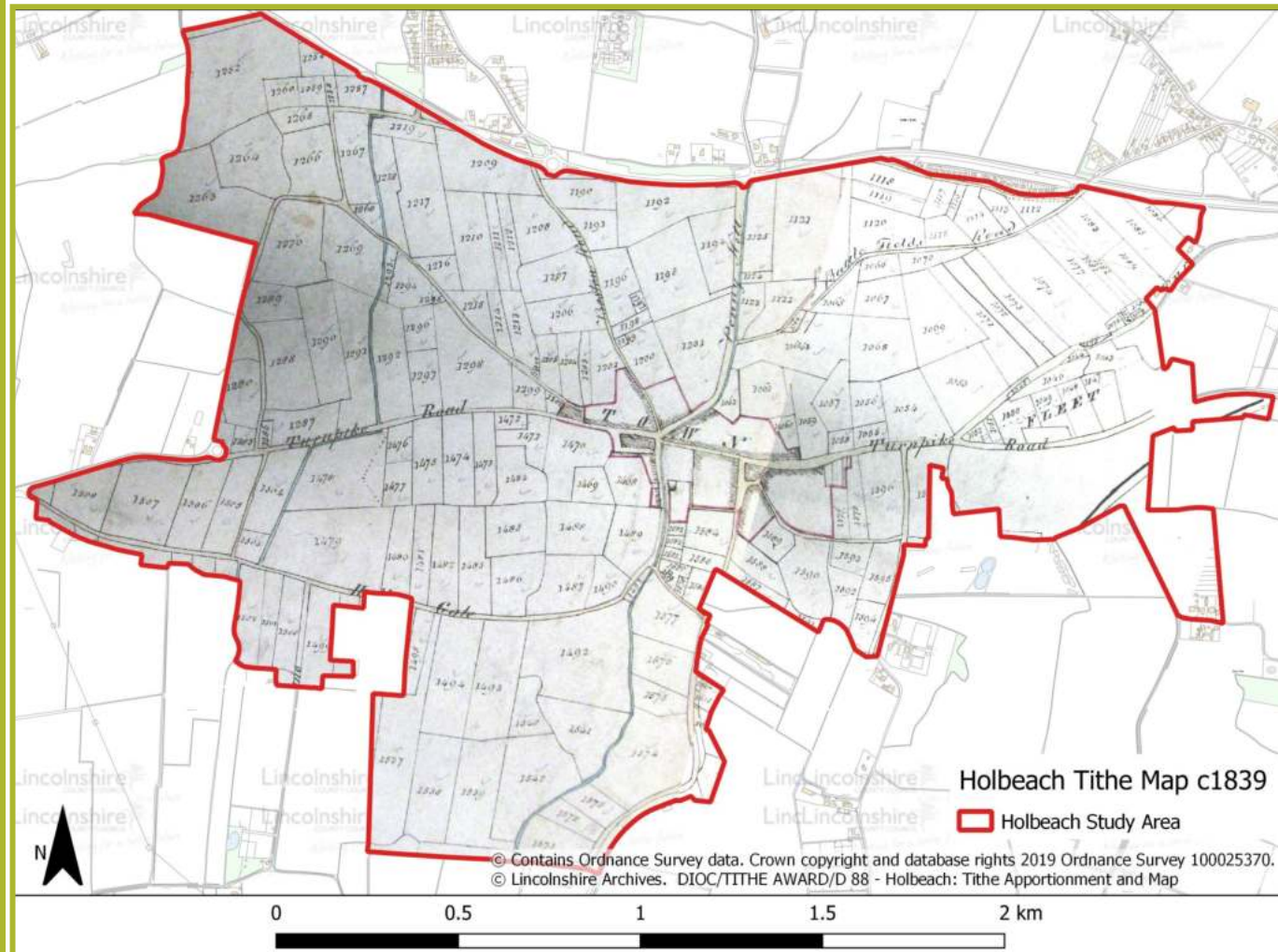
The field patterns within Holbeach are suggestive of medieval open field systems (a form of agricultural organisation). The field boundaries and shapes seen in the Tithe Map of Holbeach (c1839) demonstrate selions which were the individually farmed area of a communal field; generally arranged in strips. Some irregular field patterns are also reminiscent of medieval field systems, and the shape formed by the movement of the plough.

1.4.5 CHARACTERISTIC BUILDINGS

All Saints Hospital

All Saints Hospital was founded in Holbeach in 1351 after a request for a licence was made by Sir John de Kirton, to King Edward III for permission to construct a hospital (HER: MLI22232). The hospital and associated housing for 1 warden and 15 residents were built on a 4 acre plot of land owned by Crowland Abbey on the High Street in Holbeach. A ditch which may have been within the former presumed boundary of the All Saints Hospital is recorded north of Chequers Inn. Environmental sampling taken from the ditch indicated that it had been in use in a rural, rather than an urban landscape, and therefore it is unclear whether it would have been open at the same time as the hospital.

The hospital had ceased to function by 1545 and no mention of it is made in the reformation records. The structure itself is recorded as having been demolished by William Stukeley's father in 1683, who then built Chequers Inn on the site where it once stood. Some of the hospital site was also probably converted into a horse paddock for the inn. Prior to demolition William Stukeley made some notes on the form of the building and described it as possessing carved stonework and arched windows with mullions. It is suggested by some that the stone used for the north porch of All Saints Church derived from the demolition of the hospital.



1.5 POST-MEDIEVAL

During the post-medieval period, Holbeach was a small town of which provided a number of regional services to the surrounding area. In 1563 there were 147 households recorded in the town (each number representing a head of household). In 1705, a survey was again undertaken of households in Holbeach, of which there were 400. The population of Holbeach grew slowly over the 19th century. In 1801, a population of 2683 was recorded. This grew steadily until 1851, when it remained around 5190 until 1891 before falling to 4755 by 1901.

1.5.1 STREET PATTERN AND DEVELOPMENT

Holbeach saw a number of changes including new buildings and streets during the post-medieval period. In 1853 Holbeach River was covered over and converted to a street. The tithe map of c1839, shows the river being flanked by two streets which met at the bridge before this point. The river was highlighted as a source of disease in a report by the General Board of Health, due to the way it was used by the residents and local farmers.

New street patterns were laid out in the 19th century, to accommodate the growth in the population. In Holbeach parish the population almost doubled despite being relatively slow. A new part of the town was developed during this time including Albert Street and the smaller roads extending from it. These roads are set out in a linear grid form, with the houses lining each of the streets predominantly dating to the 19th century with a few dating to the beginning of the 20th century. This development in-filled the land between the church in the west and Barrington Gate to the east and created new dwellings which were close to the railway station. Edinburgh Walk and North Parade were also constructed in the 19th century. This development connected the cemetery on Park Road (founded in 1855) and High Street.

1.5.2 LANDSCAPE

The draining of the fens has been a constant theme in the historic narrative of Holbeach and the South Holland region. In the 14th and early 15th centuries, some of the drainage improvement works, which had been completed during the previous centuries, began to deteriorate. This was the result of a combination of multiple factors including the Black Death, civil war, increased flooding and decreased maintenance due to shared ownership and responsibility of the dykes. This resulted in frequent flooding events which quickly began to weaken the existing flood defences; Holbeach and the wider area were heavily flooded in 1571 and 1611, with a large number of livestock being drowned and a ship reportedly being wrecked upon a house. This and other events around the country resulted in the forming of the 'Commissioners of the Sewers', an organisation set up to report on and conduct improvements to water courses. Further formal drainage took place in the fens throughout the 16th and 17th centuries, in organised ventures which were promoted during the reigns of Elizabeth I and James VI. In the 17th century, inspiration was taken from the Netherlands who had drained a large amount of their low-lying lands. During this period, Dutchman Cornelius Vermuyden was commissioned to embark on a programme of embanking, excavation of dykes and the cutting of straight rivers to replace winding ones which became easily silted. Vermuyden wrote a conclusion to the work in 1642 in 'Discourse touching the draining of the Great Fennes of 1642'. Further work was undertaken by the adventurers in 1660 (Darby, 1968).

In 1819 Holbeach was awarded a Parliamentary Enclosure Award. This act saw the division of the large open-fields into smaller regular fields bounded by ditches and newly set hedgerows which were arranged in straight-lines. This pattern can be seen in the 1839 tithe map of the area. Some older, more irregular field patterns were preserved during the process however; particularly to the south of the town. To the north-east of the town some of the patterns former selions (strips of land in open fields) were preserved by the later pattern.

1.5.3 ECONOMY AND INDUSTRY

The economy of Holbeach began to see growth in the 18th century. The introduction of turnpike roads in the town prompted the growth of the coaching industry in Holbeach. The Saracen's Head was built to capitalise on the increased footfall through the town. In the 19th century, there were several public houses in business in the town. Malting was an industry which saw huge growth in the post-medieval period supporting local public houses. In Holbeach a malthouse opened on the corner of Dam Gate and High Street. The building stood until the 20th century, but in the latter part of the century, it was redeveloped for housing.

As towns grew across the county new brick pits were opened up in many towns. Brick pits had been established by the 19th century to the south of the High Street. By the end of the century however, they had been exhausted and were left as ponds. A gas works was opened in the town in 1834, the funds for which were raised through subscriptions.

1.5.4 RELIGION AND EDUCATION

In the post-medieval period a growth of non-conformism occurred across the county, and in Holbeach in 1705 it is recorded

that there were 10 families of Quakers, 20 Presbyterians and 1 family which was associated with the Anabaptists. Holbeach Baptist Chapel, a Methodist Church and a Sunday school, were founded in the mid-19th century within the new Albert Street development, the Baptist Chapel is listed (HER: MLI94556, NHLE: 1308789). A Congregationalists Church was also constructed on Park Road in 1870.

Holbeach Cemetery was founded in 1855, it was the product of a local petition in 1849 which condemned the overcrowded condition in the original church burial ground (HER: MLI125023). Superintending Inspector William Lee Esq provided a report to the General Board of Health, on 'the sewerage, drainage and supply of water, and the sanitary condition of the inhabitants'. In this report Lee stated that *'the parish burial ground is inadequate to contain the bodies of the dead, without injury to the health of the living; that it ought to be closed without delay and a cemetery provided at a convenient distance from the town'* (Lee, 1849). This led to the establishment of the new cemetery, which at the time of founding was at a distance to the town. The cemetery chapels (HER: MLI94348, NHLE: 1253325) were located within Holbeach cemetery and are Grade II listed. They were constructed in c1854-1855, in a decorated gothic style designed by James Pritchett Jnr. The chapels were built to serve the Church of England and Non-conformists within the community.

Education

In 1551 a school was founded by John Harrox. In 1669, George Farmer 'of St Andrews in the County of Middlesex' gave seventeen acres of land to six local men of Holbeach, 'so that they may appoint a master of bachelor of arts to teach and instruct the children of Holbeach without expecting any salary or recompense from the family or friends of the children'. Other donations were given for the education of the children of Holbeach throughout the centuries. Several donations, particularly from wills, were made for the upkeep of Holbeach School. In 1719, James Thompson bequeathed £5 to be paid yearly as an additional salary to teach and instruct twelve poor children of the inhabitants of Holbeach.

At the end of the 17th century, Holbeach children were taught in the chancel of the church. A room over the north porch of the church provided the teaching space for the 18th century. In the early 19th century a school was built on Church Street due to the north porch becoming over-crowded. Holbeach Grammar School was constructed to the north of High Street. The master's house at 71-77 High Street served as a dormitory for boys who boarded at the school as well as lodgings for the master (HER: MLI94345, NHLE: 1064489)

In 1661, Richard Davie gave three acres in Holbeach for the poor of Holbeach forever, and this may have been the first grant for the construction of a workhouse in Holbeach. The workhouse, which was located on the corner of Penny Hill Road and what is now Park Lane, is directly mentioned in a Parliamentary report as being in operation in 1777. It is recorded as being able to house 35 people, and was in use until 1836. The workhouse building was labelled as the 'Old Workhouse' until the c1956 OS map, at which point it appears to have been used for housing and the land behind became allotments. In the late 20th century the entire plot was developed for housing.

In 1835, Holbeach was established as the head of a Poor Law Union to oversee the care of workhouses and the poor of the parish; this led to the designing and construction of the new Holbeach Workhouse on the north side of Fleet Road (NHLE: 1253325). The architect Robert Ellis Jnr, based the construction on the hexagon plan of the Poor Law Commission, designed by Sampson Kempthorne. The Holbeach workhouse is unusual in the fact that Ellis did little to change the design from the original. When it was finished it could house 386 people and in total cost £4,830 for its construction. The workhouse was in operation until 1930, at which point it became the Holbeach Public Assistance Institution, and then in 1948 as part of the advent of the National Health Service it became Fleet Hospital. In the 21st century the building has been used as a nursing home, and in 2018 was renovated to make new residences.

1.5.5 RAILWAY AND TRANSPORT

Improvements were made to the roads within Holbeach when the east-west road through the town was turnpiked in 1764. Its development coincided with an increase in coaching inns in the town. By the second half of the 19th century turnpikes were



Cemetery Chapels

being phased out in favour of the railway. The Local Government Act, 1888 effectively made the highway network a public asset and passed responsibility for its maintenance to the newly formed county councils.

The railway connecting Spalding to Holbeach was opened in 1858, and the extension to Sutton Bridge was completed four years later, opening on the 1st July 1862. The construction of the railway allowed for larger amounts of goods and agricultural produce to be transported through Holbeach. Prior to the railway being constructed the land was used for pasture and a single dwelling. The introduction of the railway to Holbeach led to the land between the station and the centre of Holbeach being in-filled in the late 19th century. It has been suggested that railway rolling stock was constructed in Holbeach, at the site of the current garage on Boston Road, however, this is not confirmed.

1.5.6 RECREATION

There were a few sites for recreational activities in Holbeach in the post-medieval period. A cricket ground was in use from the 1880s to the north of Park Road. This site has continued as a park in the modern day. In 1829 a theatre was built for Joseph Smedley as the 'Public Rooms' in Park Road. A reading room was also established on Church Road (HER: MLI126265). This building was originally built as a private school in 1870. It became a reading room in the 1880s and in 1901 it was given to the town by William Snarey. It is now used as a meeting room for the Holbeach Civic Society.



Reading Room

1.6 MODERN AND 21st CENTURY

The population of Holbeach has expanded over the modern period. In 1901, there were 4755 people recorded in the parish, by 1951 this had increased to 6736, it fell slightly in 1961 to 6620. In 2011 it was recorded at 7346. It has remained a local service centre and is surrounded by agricultural, predominantly arable land.

1.6.1 STREET PATTERN AND DEVELOPMENT

Holbeach has seen a large amount of residential development during the modern period. It is during this period that the suburbs surrounding the centre of the town have been developed. The developments which have been built have generally been within the pre-established 'star-shaped' road plan of Holbeach. Holbeach responded to the need for new housing in the interwar period just like many of the other settlements in the district. In the mid-20th century council houses were constructed in Fishponds Lane, East Elloe Avenue and Alison Avenue to help with the housing crisis. Some low density housing was also constructed on Battlefields Lane, Spalding Road, Wignal's Gate and Dam Gate.

In the later 20th century a lot of the agricultural land on all sides of the town have been residentially developed. Housing estates and highly regular patterns of development are seen across the town. The pattern of Holbeach roads have changed over time; the latter half of the 20th century saw roads moving from grid pattern to long sinuous developments with cul-de-sacs. This street pattern can be seen in the developments between Spalding Road, Wignals Gate and Hall Gate; as well as in much of the former agricultural land to the north east between Fleet Street, Battlefields Lane and Park Road. Bungalows appear to have been (and often still are) the preferred building style adopted in the town.

1.6.2 TRADE AND INDUSTRY

In the early 20th century the town has remained as a commercial centre for the surrounding villages. Over this period, South Holland and Holbeach became the tulip and daffodil growing capital of England. The tulip is represented on one of the town signs of Holbeach. The corn mill which had been established during the post-medieval period on Barrington Road has continued in use into the 20th century. It is now owned by a national company.



Town sign



Modern mill complex on the site of an post-med corn mill

1.6.3 RELIGION AND EDUCATION

The Church of the Holy Trinity, located on the corner of Fleet Road and Foxes Low Road was dedicated in October 1966. It is the latest church to have been consecrated within Holbeach.

William Stukeley School was founded in 1993 following the demolition of the former Stukeley House which had, at this point become a care home. The George Farmer Secondary Modern School was built in 1958, with accommodation space for 600 pupils.

1.6.4 RAILWAY AND TRANSPORT

Holbeach railway was in operation throughout much of the 20th century, and closed to passengers in 1959. The site continued to be industrial and was converted into a warehouse in the late 20th century before being residentially redeveloped. In the 21st century, thought has been given to the redevelopment of the five-way junction in the town centre as traffic and congestion through the town has become an on-going issue.

1.6.5 RECREATION

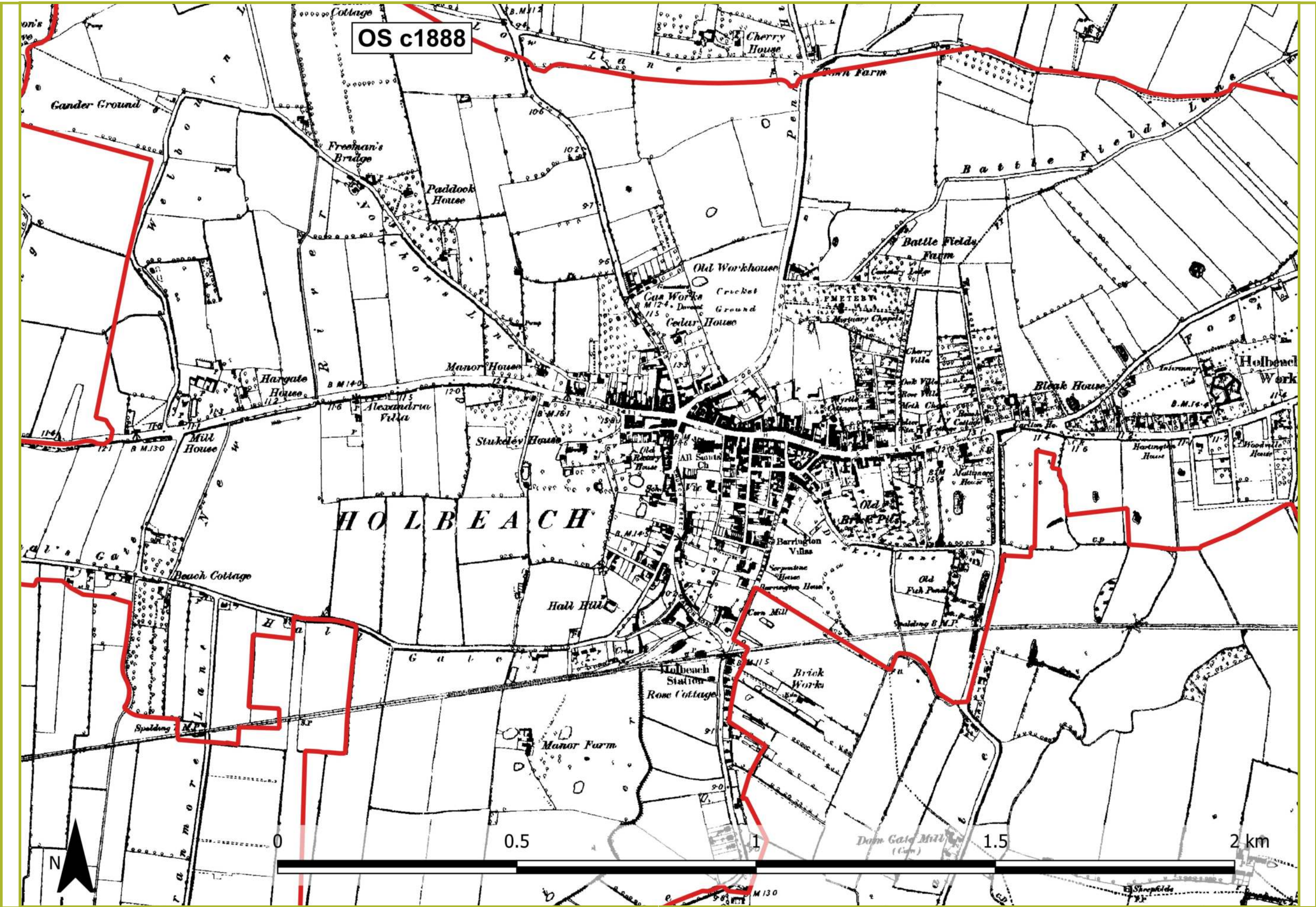
Carter's Park was donated to the people of Holbeach in 1929 by Herbert Carter, a local farmer. Prior to this the park was in use as a large cricket ground. The park in conjunction with Holbeach Cemetery creates a large central open space within Holbeach, which has been and continues to be used for town markets, fairs and recreation.

1.6.6 MILITARY

Holbeach war memorial was initially designed by Henry Gilbert Gamble in 1920 constructed in 1921 to commemorate the 85 men of Holbeach who had died in the First World War. The unveiling including a well-attended church service, choir and dedication given by the vicar (HER: MLI125245).



Holbeach memorial



HISTORIC URBAN CHARACTER ASSESSMENT

Summary

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

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

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

The values are as follows:

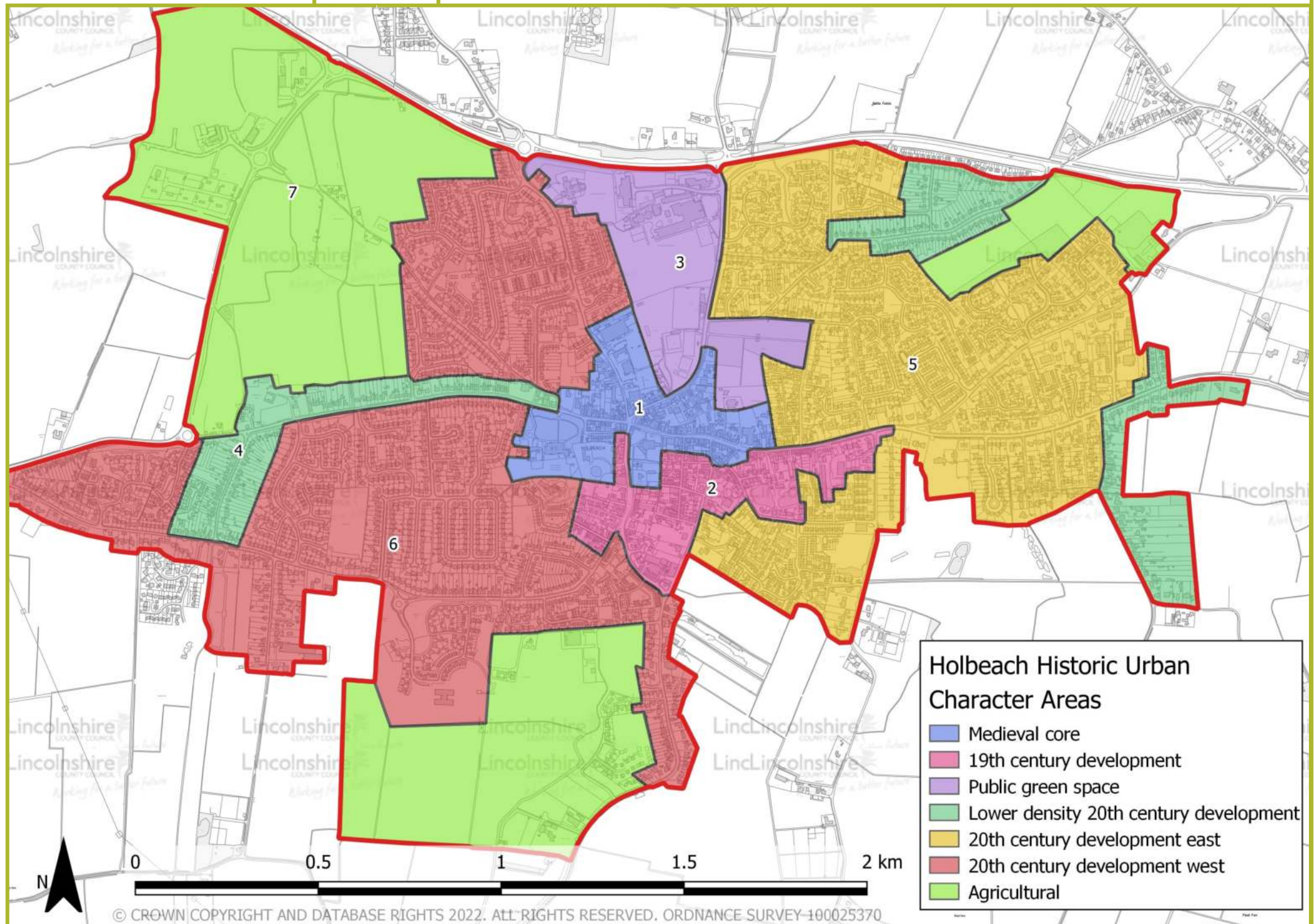
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological 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

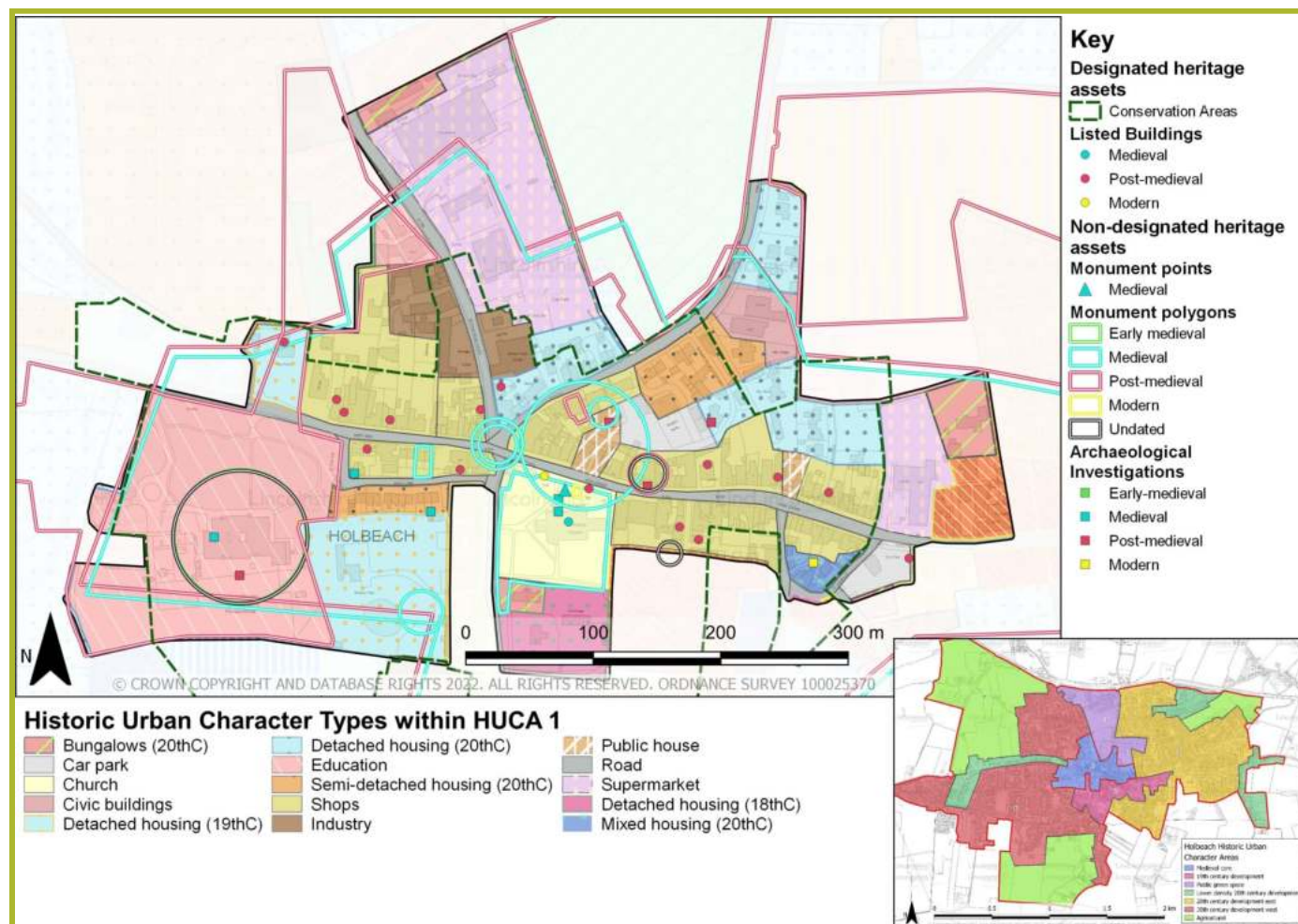
NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>“the potential of a place to yield evidence about past human activity.”</i>	<i>“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence 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

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

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

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



HUCA 1— Medieval core

Key characteristics

- ◆ Market town character, focussed around the five way junction and the church,
- ◆ Comprising local amenities, shops, church, a school and residential properties,
- ◆ Mixture of materials but a higher use of red brick and tile,
- ◆ Buildings are largely post-medieval; although the church is medieval and there has been some 20th and 21st century infilling,
- ◆ Generally 2-3 storeys,
- ◆ High density with buildings generally built wall to wall,
- ◆ A mixture of 20th century signage as well as more traditional signage,
- ◆ Most of the HUCA is with the Holbeach Conservation Area.

Landscape History

HUCA 1 is the medieval core of Holbeach. The impetus its development was likely around the church and crossing point of the road and river. This area became the commercial centre for the town and was probably the location of a market from the 13th century. Probable medieval burgrave plots were established to the north and south of the main east-west road; the shape of these properties is discernible in the modern layout of the town and elements of the road pattern. A larger square of land is visible to the south-west of the crossroads which may be the outline of a former market place. There would have been medieval buildings in the town centre and the majority of buildings, which make up the town centre in the present-day, date to the post-medieval and modern periods. The HUCA has always been Holbeach's centre for commercial premises and public buildings. It is probable that medieval remains survive beneath the later buildings. In the 19th century, the river which once flowed through Church Street and Park Lane was culverted and it became a street, which has immortalised the shape of its former course through the town. Stukeley Hall is a post-medieval building, although there has possibly been a manor on this site from the preceding centuries. The site was redeveloped in the 19th and 20th centuries and now serves as a school, although the gardens of the former house preserve elements from the 18th century. In the 20th century and 21st centuries, the HUCA has seen increased development, including a number of houses, public buildings such as the Women's Institute and a supermarket. These buildings demonstrate aspects of social history and changing needs of a town centre throughout in recent decades.

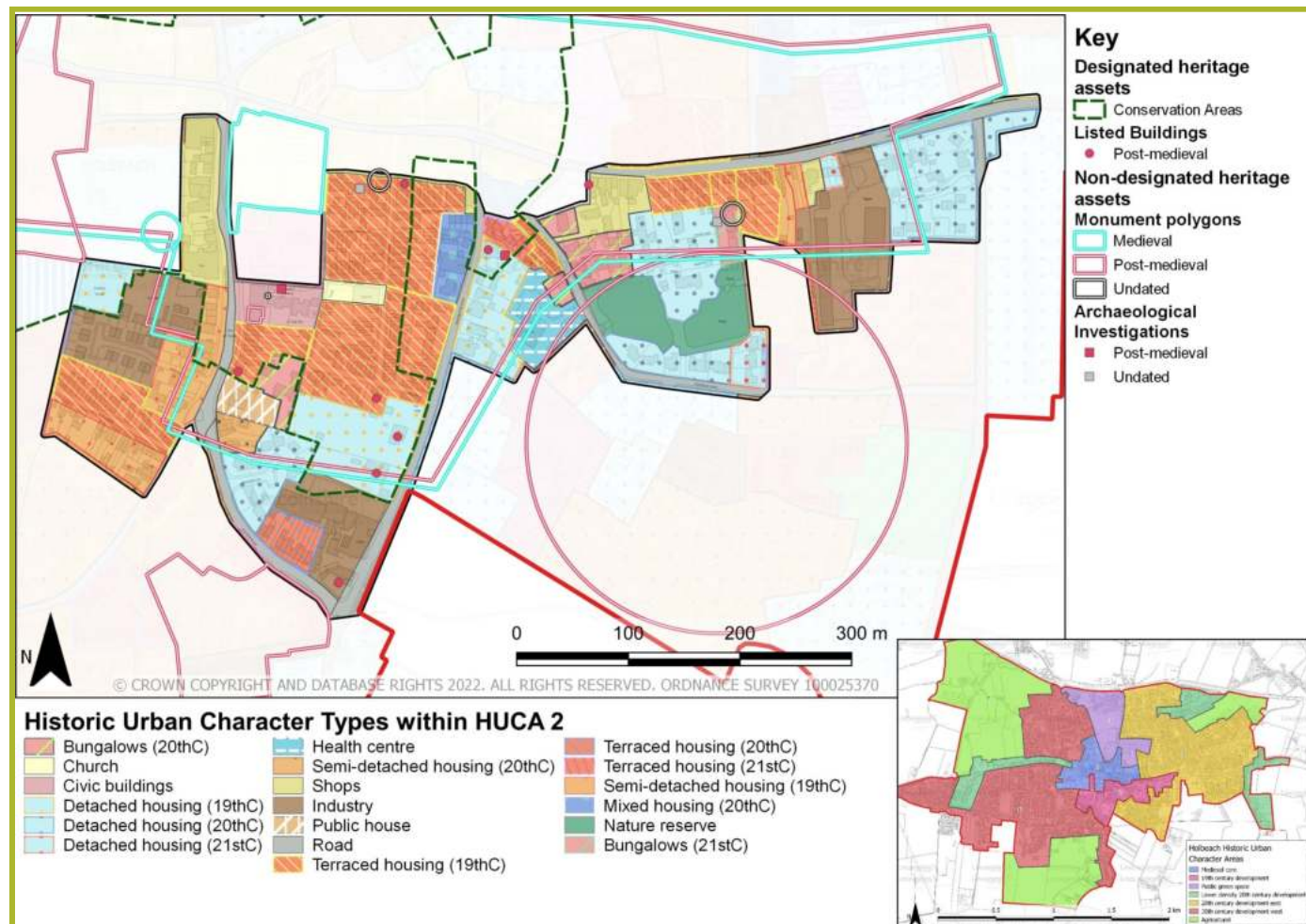


Evidential Value: The town centre is central to the history of Holbeach and its narrative can be read in its contents. The church is the only remaining medieval building in the town and provides a historic focal point to the locality. The five-way junction is a remnant of the historic road pattern and this has been the heart of the historic town from the medieval period through to the present-day. There is a high potential for medieval or earlier archaeological remains to be extant below ground. It is also highly likely that many of the buildings also have earlier fabric, which could inform our understanding of their form and function. The HUCA is the former site of Stukeley Hall and gardens which has been a site of importance in the town for a number of centuries.

Historical Value: The plan form which can be seen in the town centre is key in understanding the history of the development of Holbeach. The heritage assets within the HUCA make a great contribution to the narrative of the town. Stukeley Hall has been redeveloped, the hall has been completely removed and the gardens have also seen great alteration. However there are strong associations to the Stukeley family within the HUCA.

Aesthetic Value: The town's development from the post-medieval to modern periods is visible in the HUCA. There is potential for heritage-led regeneration to further enhance the historic character of the HUCA. The historic character of the former Stukeley Hall and gardens have been altered, however there could be increased interpretation of this site, this is also highlighted in the Conservation Management Plan.

Communal Value: The HUCA has many assets which could be utilised to engage the public. The church is a central point which is seen from the entire town and much of the surrounding area. This view has not changed since its construction which provides shared memories and a reminder of medieval history of Holbeach. The Women's Institute provides an insight into some of the



HUCA 2—19th century development

Key characteristics

- ◆ Characterised by 18th & 19th century development,
- ◆ Largely residential, some public buildings and shops,
- ◆ Small scale, generally 2 storeys,
- ◆ Red brick, some render,
- ◆ Some timber windows but mainly uPVC replacements, brown/grey tile roofs, some concrete replacements,
- ◆ Mid to late 19th century terraces interspersed with small simple churches, as well as semi-detached and detached housing,
- ◆ On street parking,
- ◆ Fish ponds and nature reserve on site of former brick works,
- ◆ Some industry and small businesses.

Landscape History

Prior to the post-medieval period, the HUCA appears to have been agricultural. Holbeach River, formerly flowed through the HUCA on Church Street. Its course was culverted in the mid 19th century, although its shape is preserved in the street layout. The HUCA is on the periphery of the medieval town and would have probably have comprised a number of paddocks and smaller fields. A brick pit was founded on Fishpond Lane, probably some time in the early post-medieval period. By the 19th century, the site is recorded as being disused and full of water and in the modern period it has been converted into a nature reserve. The character area was mostly developed over the course of the 18th and 19th centuries. It is likely that the earliest development occurred on the main roads like Church Street and High Street. Mid to late 19th century residences were constructed on a Victorian development surrounding Albert Street. This was laid out in a grid-iron development with streets arranged at right angles. The houses were interspersed with small simple churches, mostly located on the street corners and a Sunday school which is located on Barrington Gate. In the 20th century, small areas of modern development has in-filled between earlier development. A corn mill was extant on the corner of Station Road and Barrington Gate. This has remained in use as a flour mill, although the buildings have been redeveloped in the 20th century, as technologies have been developed; some historic buildings remain.

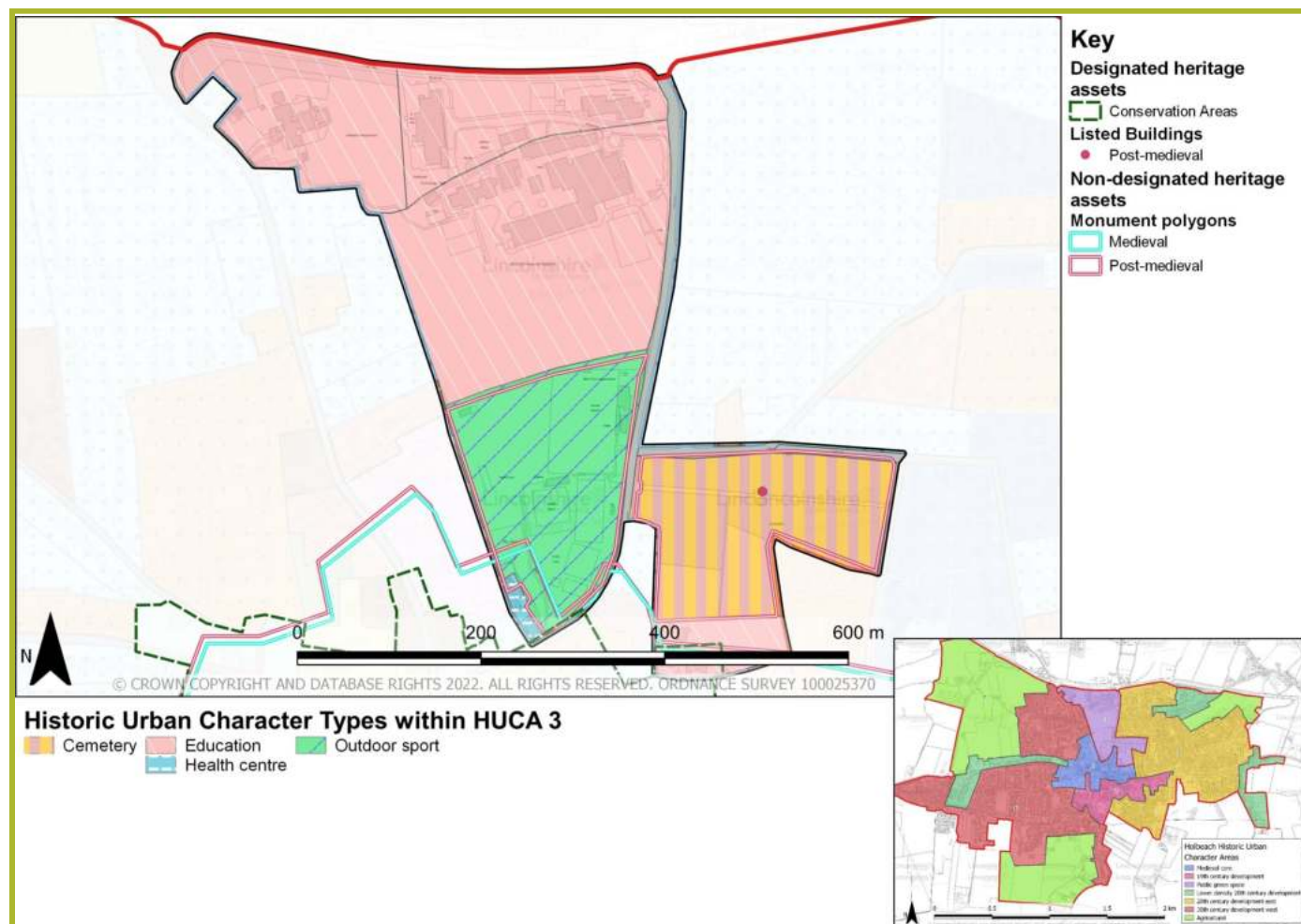


Evidential Value: Some excavation within the HUCA has recorded 19th/20th century truncation which is consistent with the construction of the housing, the majority of which took place from c1840 onwards. There has been no change to the plan form and many of the private houses retain historic character. Socially, it represents the expansion of Holbeach at a time when new housing was required for the growing population.

Historical Value: During the 19th century, brick production peaked in Lincolnshire, in response to the sharp growth in population and need for new houses, especially in south Lincolnshire where the population increased over 66% between 1801 and 1851; this is demonstrated clearly in its predominant use here. There were also brick production sites in Holbeach and on its outskirts.

Aesthetic Value: The character area contains heritage assets which demonstrate the post-medieval expansion of Holbeach, the types of housing that were constructed and the new churches which were constructed for the increasingly religiously diverse population of the town.

Communal Value: There are some assets within the HUCA which could be used to engage the public on the wider heritage of the town. The fishponds could provide this opportunity, not only being an area of modern recreation but of historic activity.



HUCA 3— Public Green Space

Key characteristics

- ◆ Characterised by green spaces and some public buildings,
- ◆ Holbeach Cemetery, Carter's Park and the school/university campuses provide a green break from residential development,
- ◆ The park and cemetery have 19th century origins, although they have been updated in the 20th century,
- ◆ Some well established, mature trees, the park is defined to the north by a long avenue of mature Cypress trees,
- ◆ Campus and school buildings are large public buildings with associated parking,

Landscape History

It is probable that the area was primarily agricultural for much of its history, no archaeological remains have been recorded which provide an insight into the history of the area. The tithe apportionment records that in 1839 prior to the founding of the cemetery, the land was two separate fields which were used for pasture. The land which was developed for Carter's Park and the University of Lincoln were also agricultural. Holbeach Cemetery was founded in 1855 after a report was published by the General Board of Health on the state of welfare in Holbeach. In this report the overcrowded conditions of the parish church cemetery was one of the issues within the town which were condemned, resulting in several improvements including the foundation of a new cemetery on the then edge of the town. The landscaped park, which is strongly influenced by the work of John Claudius Loudon, has a central footpath which directs visitors in a straight line to the two cemetery chapels (although these chapels are connected by a central arch and spire, they are still counted as two). Carter's Park was founded in 1929 by Herbert Carter and in the same year was donated to the town, before this it had been used as a cricket pitch. The park currently serves the town as a multi-sports centre with pitches, sports huts and open grassed areas interspersed with mature trees and landscaped borders. It is also sometimes used for the Thursday market. In the 20th century the park was used for many fetes and festivals, and the park gates also commemorate the coronation of Queen Elizabeth II in 1953. The park has been improved over the modern period. The university campus and primary school were developed over the late 20th and 21st centuries, to the north of the HUCA.

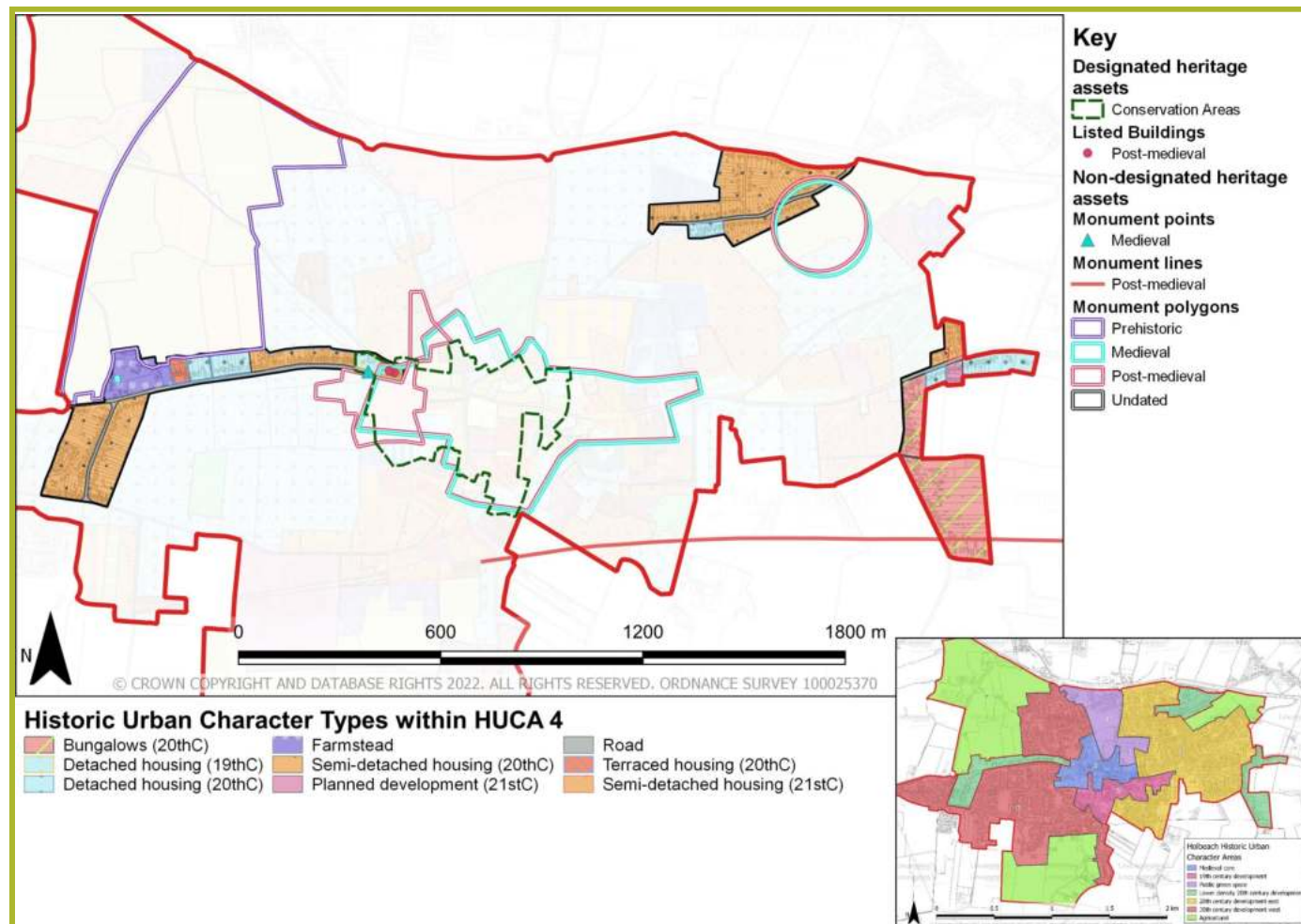


Evidential Value: The character area contains assets largely from the post-medieval period such as the cemetery and the park. There are no earlier remains recorded, although, the pattern of the former field system is preserved in the present-day boundaries in the character area.

Historical Value: The cemetery and park reflect the development which took place over the 19th century in Holbeach. The cemetery particularly contributes to an understanding on what conditions were like in the town prior to the mid 19th century. The HUCA also records the changing attitudes towards the importance of health and welfare in towns, such as access to green space. It is not clear whether the park was located next to the cemetery as a design feature or whether it occurred as a fortuitous outcome, however, each of the assets combined contribute to the significance of the other.

Aesthetic Value: The park and cemetery have retained much of their historic fabric, both were intentionally designed public spaces and have remained broadly intact. The landscaping within Holbeach Cemetery also contributes to the historic aesthetic character of the space. The path leading to the cemetery chapels is still used as a central focus for the space in present-day.

Communal Value: The Holbeach cemetery and park are an important public resource in Holbeach. The HUCA retains a large amount of historical fabric, it is being already used to engage the public on the history of Holbeach through information boards. There is potential to further educate a wide audience on the development of the town.



HUCA 4– Lower density 20th century housing

Key characteristics

- ◆ Mid 20th century residential development,
- ◆ Lower density with larger plots than most of the town,
- ◆ Detached, semi-detached or bungalows,
- ◆ Brick built, uPVC windows,
- ◆ Houses generally set back from the road with front gardens and driveways,
- ◆ Open aspects,
- ◆ Boundaries include hedges, fences and brick walls,
- ◆ Many of the houses were built by council led developments some were constructed as piecemeal private developments,

Landscape History

There are no assets recorded in the HUCA prior to the medieval period. These largely relate to scattered finds and support the hypothesis that the area was used agriculturally. The areas were probably part of an agricultural open-field system prior to the 20th century. In the 20th century houses were developed in the HUCA. These largely reflect council led design as well as private piecemeal construction, particularly on Branches Lane. A dominant character of these houses is the size of plots and the noticeable lower density of development.

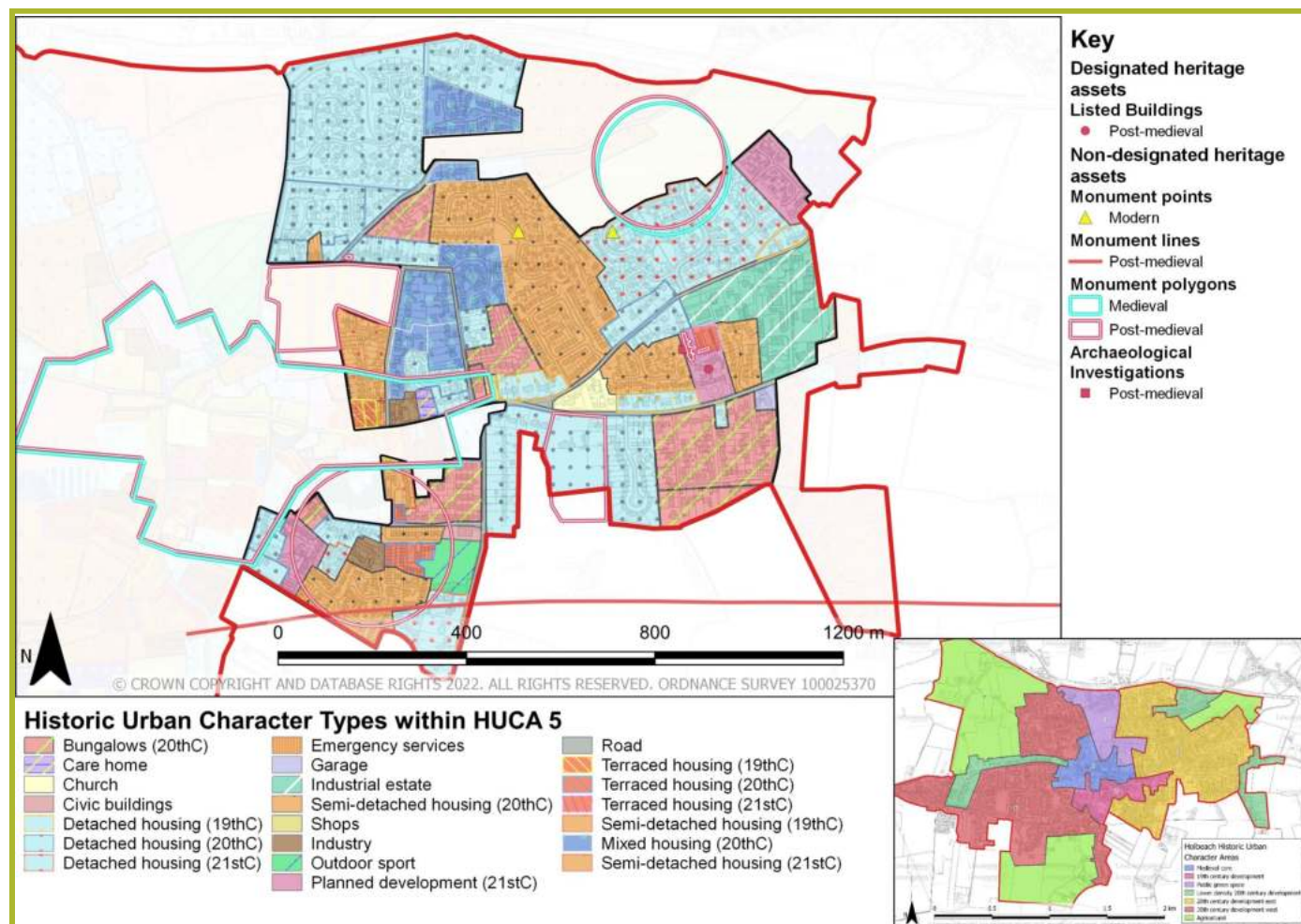


Evidential Value: This HUCA is on the very edges of Holbeach and was agricultural before becoming residential in character. The modern houses demonstrate changing housing styles and possess long thin plots, which are much larger than later development in the town. The former field boundaries are no longer legible within the HUCA, and there are few recorded heritage assets which could make a contribution to the wider history of Holbeach.

Historical Value: There are few heritage assets within the HUCA, their contribution to the understanding of the history of Holbeach is limited. The modern housing styles demonstrate the changing development of the town and the aspirations behind more socially focussed housing.

Aesthetic Value: The former agricultural character of the HUCA is no longer legible due to the construction of residences in the 1950's. This development possesses a strong recurrent character and demonstrates the housing style at the time of construction and the changing building styles of the period.

Communal Value: The HUCA is largely private residential. Therefore the opportunities to engage the public on the wider history of Holbeach are limited.



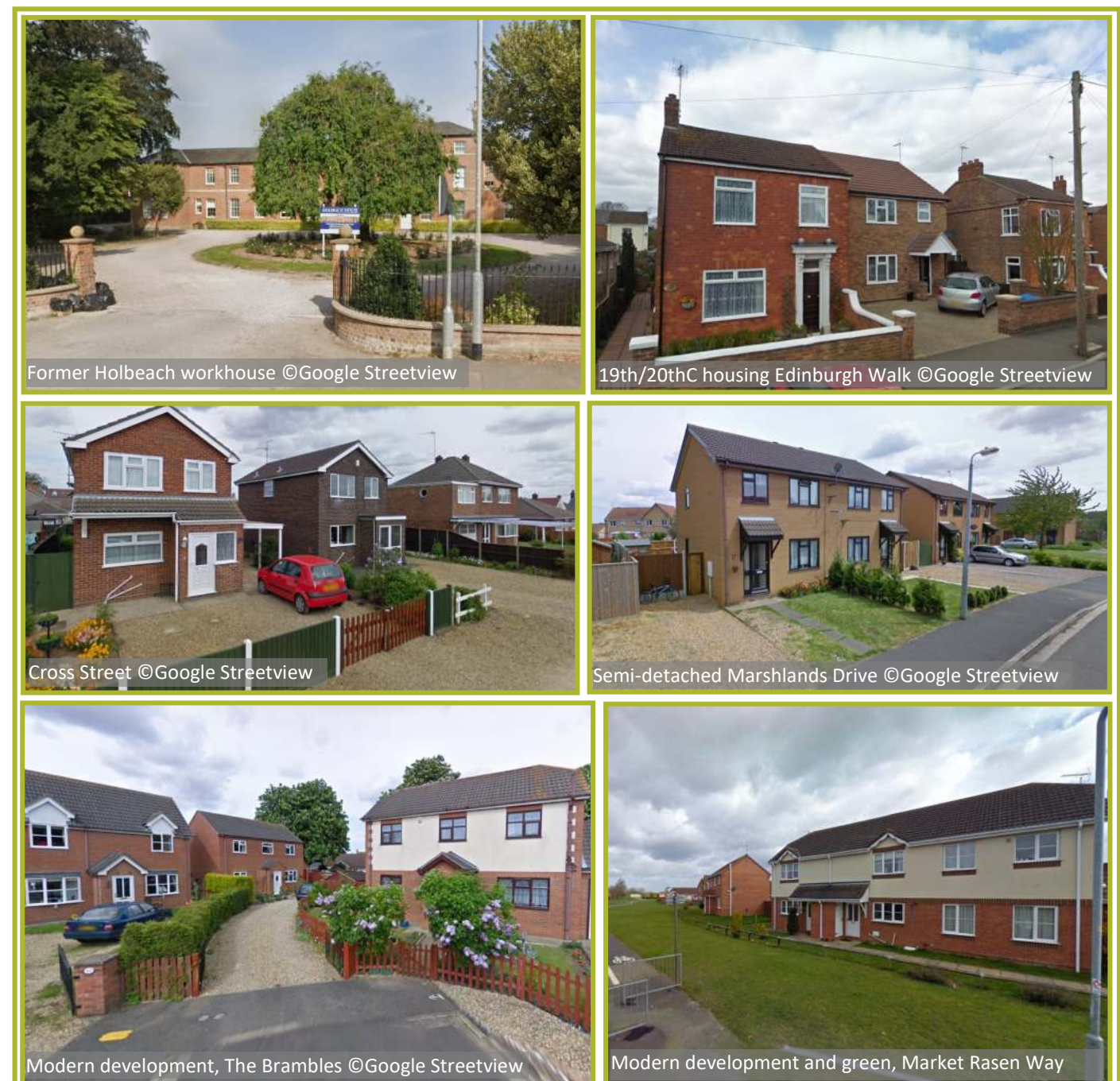
HUCA 5– 20th century housing east

Key characteristics

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

Landscape History

During the medieval period, the HUCA was agricultural. Field boundaries seen in 19th century maps indicate the presence of early agricultural systems in the area. In the 19th century, Holbeach was enclosed through an Act of Parliament. This divided the open fields into smaller regular units bounded by hedgerows and dykes. This pattern was preserved across much of the HUCA into the 20th century, although have since been obscured. The first Holbeach workhouse was located on the junction of Park Lane and Park Road. It is possible that there was a structure here from the 17th century, however the first official mention of the workhouse was in parliamentary records of 1777. This workhouse was in use until the construction of the Union Workhouse on Fleet Road in 1837 (NHLE: 1253325). In the 20th century the Union Workhouse site was used as a health centre, hospital and nursing home. In the 21st century it has been converted into new dwellings and apartments. The grounds have maintained the original landscaping design; with mature trees positioned along the front and the shape of the entrance has been preserved. During the modern period, the original workhouse on Park Road was demolished and a house was constructed on its site. Some housing in the HUCA was developed during the 19th century, including those on Edinburgh Walk; there has been in-filling between the earlier development in the 20th century. The HUCA has been developed over the course of the mid-late 20th century, generally with the development of fairly large estates. There were two resistance hides dating from the Second World War; (HER: MLI125213) and (HER: MLI125212) set up within the HUCA near to Marshlands Drive.

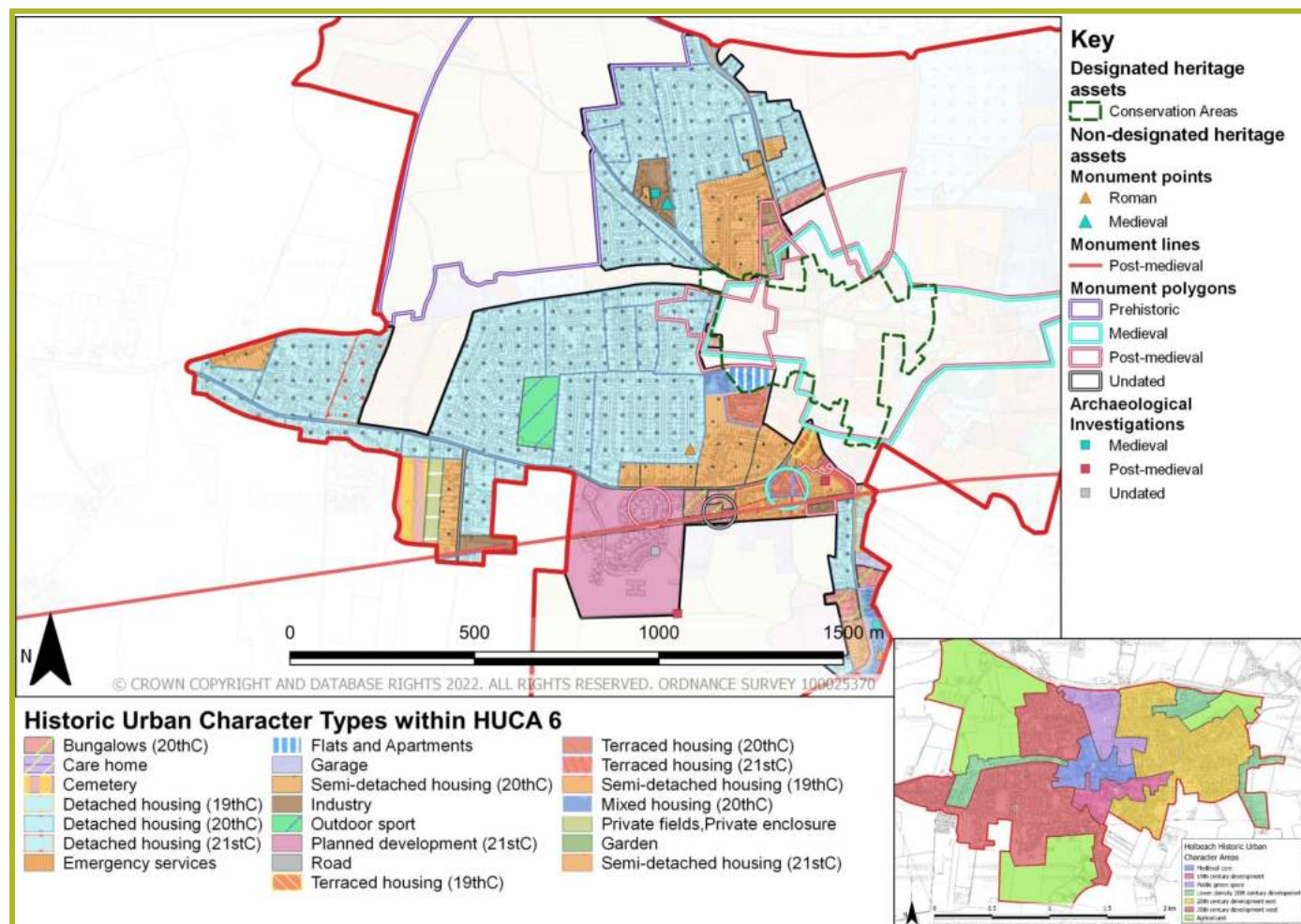


Evidential Value: The HUCA contains a small number of heritage assets, largely dating to the post-medieval period. This includes the Holbeach workhouses and their associated structures. Other assets include examples of housing from the 19th and 20th centuries. Hides from the 20th century are also recorded to the north-east of the HUCA.

Historical Value: Holbeach Union Workhouse contributes to an understanding of the social history of Holbeach during the 19th century. Their closure and conversion reflect the changes which have been made to social care throughout the 20th century. Although no longer extant, the sites of the Second World War hides are a part of the modern history of Holbeach and contribute to its role during the wars.

Aesthetic Value: The Union Workhouse has been converted into housing in the 21st century, although its external appearance has been maintained. The 19th, 20th and 21st century development of Holbeach is legible in the housing styles across the HUCA. The historic boundaries which were organised prior to the HUCA's development have largely been removed during the residential development of the HUCA.

Communal Value: The workhouse is an important aspect of Holbeach's history and has the potential to inform and engage a wide audience.



HUCA 6-20th century housing west

Key characteristics

- ◆ Residential character,
- ◆ Purpose planned and built residential development,
- ◆ Dating to the 20th and 21st centuries,
- ◆ Medium density,
- ◆ Bungalows are very common, with some detached, semi-detached,
- ◆ Brick is most common, some render
- ◆ Concrete tile roofs,
- ◆ uPVC windows and doors,
- ◆ Most houses have driveways and front gardens.

Landscape History

The field pattern first seen in the tithe map shows that the character area was largely comprised of strip fields in the medieval period, demonstrating that the land was being cultivated for agriculture. At the east of the HUCA, Hall Gate sweeps around the south of the town to meet Church Street. Records suggest that 'Holbeach Hall' was formerly present within this area of the character area; on the corner of Hall Gate. A hall can be seen on a c1600 map of South Holland and Byrant's 1828 map. It is possible that the road shape of Hall Gate is the result of bordering a former park or large formal site. The site of St Peter's chapel is thought to be located within the HUCA and the c1888 map depicts the plot where present day 'The Sidings' is, as the site for a burial ground and a cross; although no evidence of the chapel structure survives. The land in the HUCA was enclosed following a Parliamentary Act during the 19th century. During this time new farmsteads were also developed. The Midland and Great Northern Joint Railway and a station were constructed in 1858 on Hall Gate. Fen Road was partially developed in the mid-late 19th century; there are also several residences which are mentioned in the tithe apportionment. The 19th century houses, when built, were separated by small tracts of land spread along Fen Road. Following the initial development, the land has been in-filled with housing creating one long settlement throughout the 20th century. Residential growth has taken place in large separate developments within the HUCA over the course of the 20th century. The railway was dismantled in 1965. The former station yard and line have been redeveloped for industry and housing.

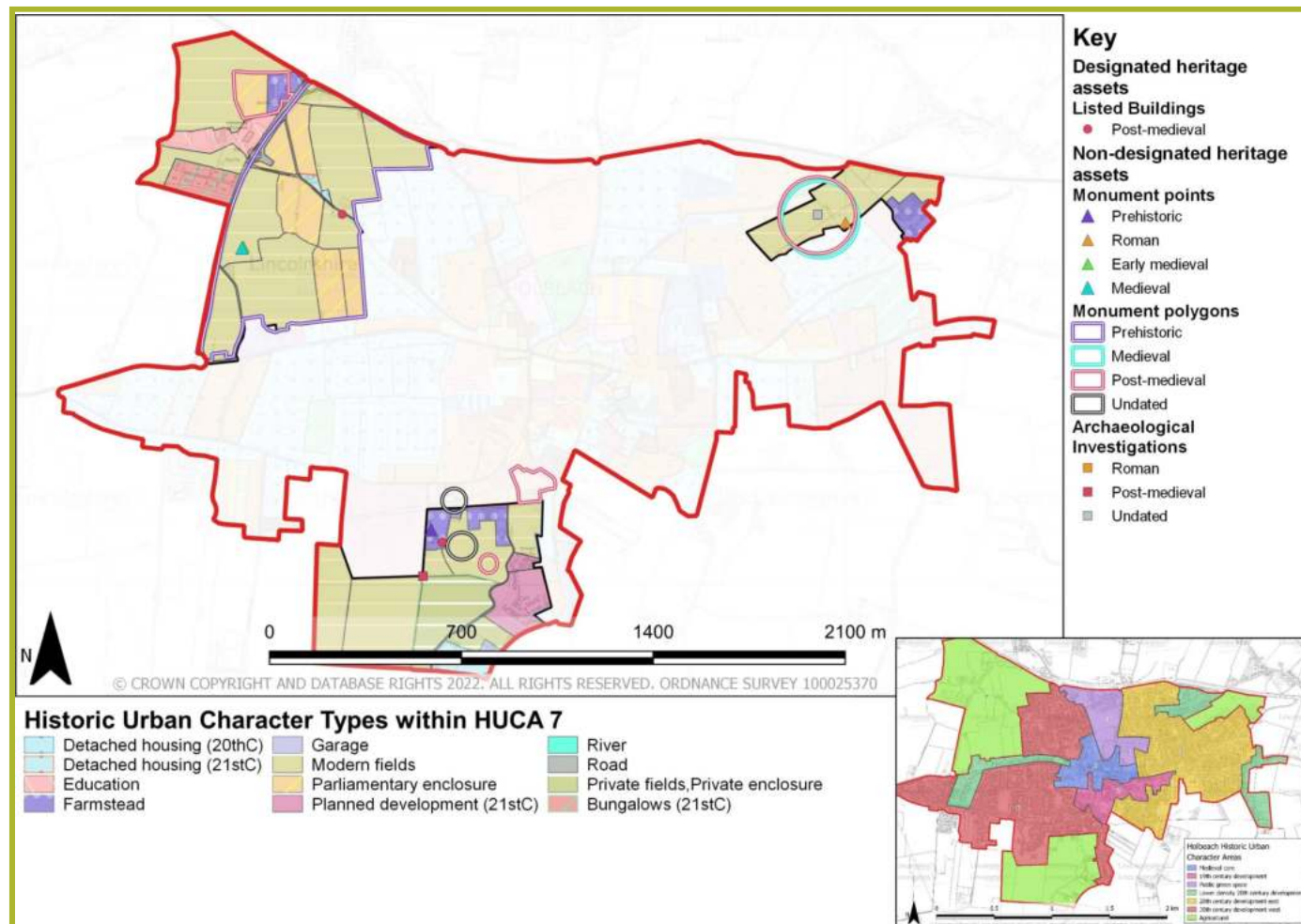


Evidential Value: The HUCA contains several assets which are important to the wider history of Holbeach. Particularly for the medieval period due to the location of the potential site of the hall as well as St Peter's Chapel. Furthermore the field shapes which were established in the medieval and post-medieval period have been preserved in some form in parts of the HUCA. The HUCA also contributes to the 19th century history of Holbeach due to the site of the former railway falling within the area.

Historical Value: There are heritage assets within the HUCA. They are not prominent and have undergone redevelopment, however they are important details in Holbeach's history. Further investigation would improve our understanding of the role of a potential hall site and chapel within Holbeach and their role in the development of the town. The railway is a central part of the development of Holbeach in the 19th century and its subsequent closure is part of a national event which occurred during the 20th century.

Aesthetic Value: The HUCA is dominated by 20th century residential development, although some of the developments have preserved the historic field pattern.

Communal Value: There are assets which could be used to engage the public on the history of Holbeach, although they require interpretation.



HUCA 7

Key characteristics

- ◆ Agricultural in character,
- ◆ Large modern amalgamated field systems,
- ◆ Some of the fields are former strip fields,
- ◆ Boundaries generally include hedgerows or ditches
- ◆ Some field trees,
- ◆ Topographically very flat.

Landscape History

The HUCA contains an area of probable prehistoric enclosures and droveways (a path used for moving livestock) which has been identified to the north-west of the area. Prior to the discovery of this site, understanding of prehistoric Holbeach was limited. To the south of the HUCA, archaeological evaluation has recorded mid-late Saxon pottery, fired clay, the remains of animals showing signs of butchery and charred plant remains; which are indicative of a settlement. One medieval ditch was recorded on the site suggesting that occupation of the site was abandoned around the mid-11th century and pottery evidence from the site. Settlement evidence in Holbeach town centre indicates that settlement had potentially moved to here by that time or shortly after. The HUCA was likely to have been part of the open-field system, the strip pattern and irregular boundaries are visible. In the 19th century enclosure was undertaken through a Parliamentary Act which divided the agricultural land into smaller rectangular parcels, bounded by hedgerows. Many of these parcels were amalgamated during the 20th century and in the present-day modern fields are the dominant field pattern type visible in the HUCA; comprising larger fields. In the 21st century, a new educational facility has been established within the HUCA and is part of the history of the wider region and its role in agriculture.



Evidential Value: The HUCA has the potential to contribute an understanding of the town's historic industries particularly salt production. However, the current understanding of the historical land use and activity is limited.

Historical Value: Assets in the HUCA make a great contribution to the wider historical narrative of Holbeach. Principally the archaeological record associated with the prehistoric and early medieval periods. These records provide an insight into local settlement and activity in Holbeach during these periods, which is not well understood.

Aesthetic Value: The character of the HUCA is agricultural. Some of the medieval field boundaries are visible however these are difficult to discern from the ground level, and many of the fields have been altered in the 20th century.

Communal Value: The HUCA comprises private agricultural land and a few private dwellings.

DISCUSSION

Historic background

Archaeologically, there are remains from the Prehistoric period in Holbeach, largely to the north-west of the survey area where evidence of droveways and enclosures have been recorded; although understanding of the area during the prehistoric period is limited. The environmental conditions of the region obscure archaeology with marine inundations resulting in the accumulation of great amounts of silt which cover the remains. Equally limited remains are recorded from the Roman period. Evidence of a domestic site in Holbeach is recorded from the 8th century. This also coincides with the hypothesis that many of the towns in the fens were established during the 7th-9th centuries as sea-levels retreated; and is further supported by place-name evidence, which reflects an early medieval foundation of the town. The Domesday survey records Holbeach to have a number of land holdings, these represent a mixture of manorial centres within the town and land held by other manors which are external to the town. In the medieval period, Holbeach began to grow into the town which is recognisable today, potentially beginning from the meeting of the east-west road (Spalding Road, High Street) and the river Holbeach. All Saints Parish Church was constructed in the 14th century on a site which had probably previously also held a religious purpose. There are records for a church in Holbeach from 1189 and it is possible that the church was located in the same area. All Saints Church is the only medieval building which is still extant in Holbeach. There is evidence of a second religious structure known as St Peter's, in Holbeach. Although its exact site is not known it may have been located to the south of Holbeach on Hall Gate. All Saints Hospital was another well-known medieval building within Holbeach, built in the 14th century, however it was not in use as a hospital by the time of the dissolution of the monasteries in the 16th century and was demolished in the post-medieval period. There are two potential medieval markets within the centre of Holbeach, one on Market Hill, although it is possible that this market was actually much bigger than has been previously thought, and extended into the space between West End and Back Lane. A second possible market is located in the land between Chapel Street, High Street and St John's Street. Tenement plots make up a large portion of the early property plots in the centre of Holbeach, extending from West End and High Street. The boundaries have remained largely the same since the medieval period for several of the plots. These divisions were possibly designed in the medieval period following the establishment of the market. Holbeach continued to be a small settlement throughout the 16th-18th centuries with a low level of development. The first workhouse was founded in Holbeach possibly by the 17th century, and definitely by the 18th century. It was located on Park Road, and was in use until the Union Workhouse was built in the 19th century on Fleet Road. In the 19th century, Holbeach grew to accommodate a surge in the population which occurred across South Holland. Several new streets, Albert Street, Edinburgh Walk and the connecting roads were all constructed during this time were founded in this century and dozens of new buildings and houses were also built. Holbeach cemetery and railway were also constructed in the 19th century, stimulating growth in the areas between High Street and these sites. Several new places of worship were also constructed in the at this time century as part of the new developments. Holbeach expanded significantly in the 20th and 21st centuries. The majority of this expansion was residential, with very little change within the centre. The change in housing fashion throughout the 20th century is highly legible in the plan of Holbeach.

Character summary

The character of Holbeach is of a small scale, brick built fenland market town. HUCA1 reflects its medieval and post-medieval development arranged around the town centre. Its character is of terraced shops radiating out of the busy five-way junction in the centre. The expansion of Holbeach during the 19th century largely comprised brick built terraced streets, new commercial premises and churches. The development of this HUCA was driven by the rapid growth in the local population over the century and the adoption of new technologies both locally and nationally. HUCA 3 contains the group of the largest open green spaces in Holbeach including Carter's Park, the cemetery and education campuses. These areas create a largely uninterrupted open space in the town. Carter's Park and the cemetery are also historically important areas in the town and are part of its social history. The modern residential development is recorded by HUCAs 4, 5 and 6. These HUCAs have been developed throughout the 20th and 21st centuries in a variety of styles. Brick remains the dominant material across the houses, which comprise detached, semi-detached and large areas of bungalows. Bungalows are particularly common in HUCA 6. Agricultural land on the out-skirts of the town are recorded in HUCA 7, which largely reflects modern agricultural field patterns.

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Extensive Urban Survey



Public House, High Street

Holbeach

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