



LINCOLNSHIRE EXTENSIVE URBAN SURVEY  
Mablethorpe - 2022



## 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 town.

The project consists of a written report, detailing the archaeological and historical background and development of the town. The character of the town will also be discussed within the report within specific Historical Urban Character Area (HUCA) assessments, which indicate the heritage value of each area based upon the four interests identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic and Communal, these are also compared to interests 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 p194).

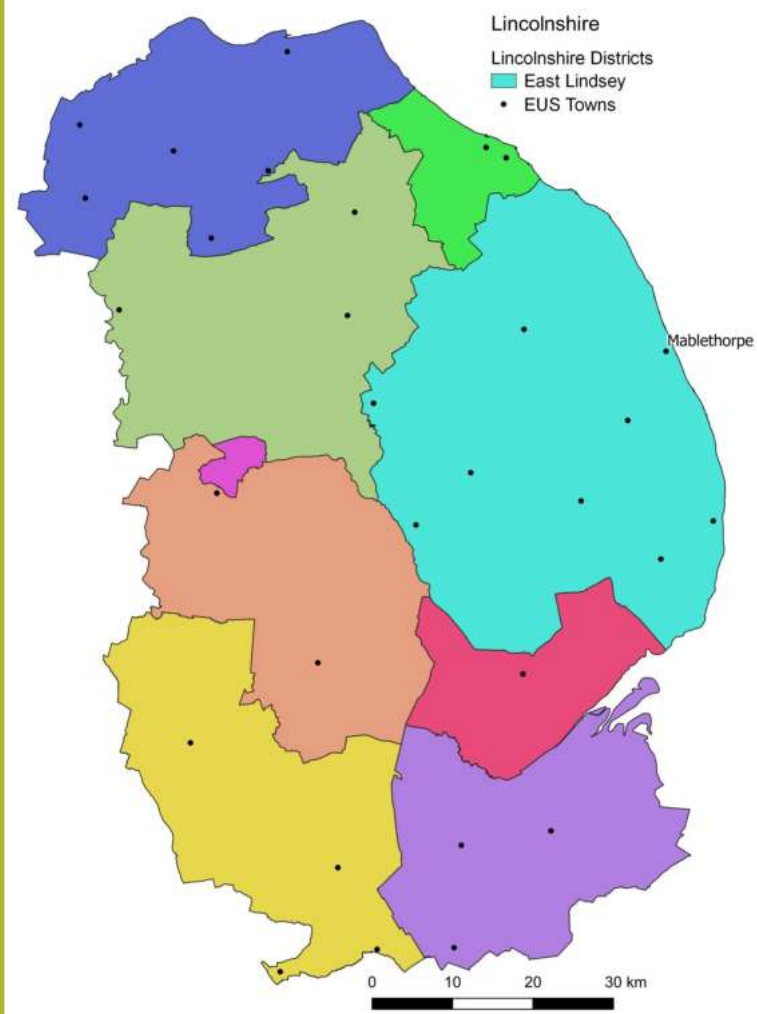
## Location

Mablethorpe is located in the district of East Lindsey on the Lincolnshire coast. The town falls within Natural England's Character Area 42 Lincolnshire Coast and Marshes. It's described as being *characterised by a wide coastal plain which extends from Barton-upon-Humber in the north, across to Grimsby at the mouth of the Humber and south to Skegness. The area is bounded by the North Sea along its eastern edge and by the Lincolnshire Wolds to the west there is the open, wild and ever-changing landscape of the coast itself, which is subject to continuous erosion and accretion. It has extensive stretches of intertidal habitats including salt marsh, coastal dunes and wetlands... More settlement is concentrated on the coast, around Grimsby and the resort of Skegness, Mablethorpe and Cleethorpes, whose fine sandy beaches and low rainfall have attracted holiday-makers for generations. The extensive caravan parks, particularly around Skegness, are very distinct from the rest of the area...* The Lincolnshire Historic Landscape Characterisation includes

Mablethorpe in Character Area 8 The Grazing Marshes. The landscape history of this area, particularly near Mablethorpe, is recorded as *the dominant process of reclamation and drainage appears to have been the result of more familiar processes, such as Parliamentary Acts and private agreements. This area also lost land through erosion to the sea during the medieval period. Aside from the major settlements, such as Skegness and Mablethorpe, this part of the area is characterised by dispersed settlement types, such as isolated farmsteads, and string villages of predominantly nineteenth-century character. This is the result of a planned process of drainage and enclosure with the establishment of farmsteads on newly drained land.*

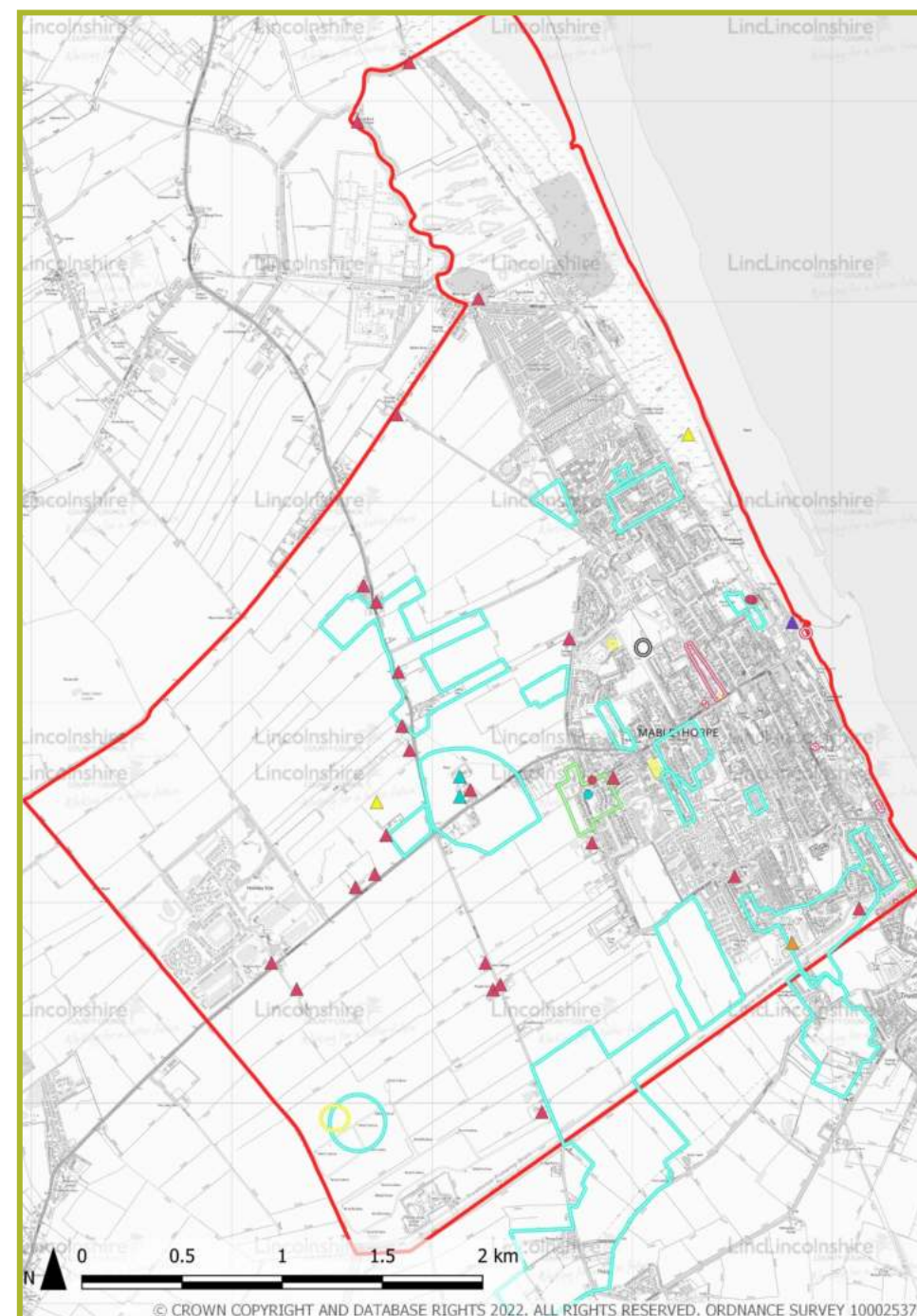
The British Geological Society records the bedrock within the survey boundary as comprising Burnham Chalk Formation. This is overlain with Tidal Flat Deposits inland, blown sand on the beach and Beach and Tidal Flat Deposits on the shoreline. Mablethorpe is, on average, at two metres above sea level. The exception to this are the beach sandhills which rise up to 15 metres and act as flood defences.

The survey boundary for the project is the northern part of the Mablethorpe parish boundary up to the Wold Grift Drain to the south.



## Summary

Mablethorpe's history is typical of many coastal resort towns having developed largely over the past two centuries due to improved transport and access to its coastal attractions and fine sandy beach. It has developed both to the north and south following the coast from its historic core around the High Street. Mablethorpe was occupied in the early medieval period and is recorded in the Domesday Book. It is possible that the settlement was located in the vicinity of St Mary's Church. In the medieval period Mablethorpe was divided into two parishes, Mablethorpe St Peter and Mablethorpe St Mary. The latter had its church moved to its current location in the 14<sup>th</sup> century while the former was lost to coastal erosion. There is evidence of two possible medieval settlements to the west and north of St Mary's Church, one of which may be linked to a moated site and hall. The rest of the survey area would have been primarily agricultural private enclosures with livestock grazing being an important activity. In the post-medieval period the only settlement remaining is that adjacent to St Mary's Church. In the 19<sup>th</sup> century the town expanded eastwards along the High Street, especially towards the end of the century. It is in this century that the town also expanded along Victoria Road. The town's development at this time was furthered by the arrival of the railway. The station was opened in 1877 and the ease of rail travel attracted more visitors to the coast. During the 20<sup>th</sup> century there was further urban expansion to the north and south of the town which continued into the 21<sup>st</sup> century. This was caused by an increase in population and was also helped by the improved communications brought by bus services and personal car use. This also led to the proliferation of caravan parks and camp sites further to the north and south.



## HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

### 1.1 PREHISTORIC

There is some evidence for prehistoric activity within the survey boundary, although recorded evidence is so far limited. Much of the coastline, along the east coast has been affected by erosion over time and, as a result, possible remains on the former coastline may have been lost. The archaeological evidence consists of two late Neolithic flint axes, one found in Mablethorpe (HER: MLI41427) and the other in Trusthorpe (HER: MLI41449). As well as this, an Iron Age urn was found on the beach alongside round hut sites with rush floors (HER: MLI41436). These were exposed after a storm but are now once again covered with sand.

### 1.2 ROMAN

Roman pottery has been recorded in different parts of the survey area (HER: MLI41441, MLI43089, MLI43685, MLI115860), indicating Roman presence in what may have been a minor settlement. Coastal erosion has meant that a lot of the remaining archaeology consists of unstratified pottery. This coincides with the archaeological pattern found in other minor Roman settlements along the coast such as Sutton on Sea, Chapel St Leonards and Ingoldmells (Whitwell, 1992). Although no archaeological record for a Roman salt-production industry exists in Mablethorpe, the industry during this period is well known in the wider area and within the Lincolnshire fens. It is therefore probable that salterns existed in Mablethorpe and its surrounding area.

### 1.3 EARLY MEDIEVAL AND ANGLO-SAXON

As mentioned previously, in Roman times eastern Lincolnshire and the Fens were known for their salterns. This is due to the geography of the area at the time and in the early medieval period. The Lincolnshire coast was likely to have been protected by offshore 'barrier' islands before the 13<sup>th</sup> century. Existing for 4,500 years prior, this sheltered tidal lagoon ameliorated the full effect of the North Sea's tides and storms (Green, 2015). The mainland coastline would have consisted of marshland, within which were higher areas of land or islands in which there is evidence of Anglo-Saxon activity. One of these is the deserted medieval village of Stain in the parish of Withern with Stain, which is also likely to have been inhabited in Roman times (Green, 2014). Stain is approximately 2.2 miles west of Mablethorpe, this proximity to Stain and the *-thorpe* element in the placename could mean a possible dependency of Mablethorpe to this estate (Green, 2014).

#### 1.3.1 PLACE-NAME EVIDENCE

Mablethorpe: 'Malbert's thorp'. Malbert is an Old French personal name of Old German origin. *Thorpe* derives from the Old English or Old Norse for a small settlement, normally dependant on a larger one (Ekwall, 1991).

#### 1.3.2 DOMESDAY SURVEY

Mablethorpe is recorded in the Domesday survey as being in the wapentake of Calcewath in the South Riding of Lindsey. There were three landowners in 1086: Earl Hugh of Chester, Rainer de Brimou and Rademar, the latter of which had Gilbert de Gant as tenant-in-chief. The Gants were the wealthiest landholding family in Lincolnshire and would continue as such for over two centuries (Platts, 1985).

The total land of Earl Hugh's manor was recorded as comprising 20 carucates (2400 acres of land) and 2 bovates (30 acres of land) assessed to the geld, 1000 acres of meadow and 80 acres of underwood. There were 83 sokemen (freemen), 33 villeins (unfree peasant, meaning he owed his lord labour services, but who also farmed land for himself) and 35 bordars (unfree peasant with less land than villeins) with 18 and a half plough teams. There were also 20 salt pans rendering 10 shillings that indicate medieval salt-making. These encompass all of Earl Hugh's lands in Wainfleet, Haugh, Calceby, Theddlethorpe and Mablethorpe. This means that the recorded land owned by Earl Hugh corresponding to Mablethorpe would be a fraction of this.

Rainer de Briomu had half a carucate (60 acres) of land assessed to the geld, land for 10 oxen and 20 acres of meadow. The land was a berewic (an outlying portion of land belonging to a manor). There were 5 villeins with 1 plough team.

Gilbert de Gant is recorded as having half a carucate (60 acres) of land assessed to the geld, land for 1 team (taxable land that can be ploughed by a team of 8 oxen) and 20 acres of meadow. There were 4 villeins with 1 plough team.

In the Lindsey Survey (a survey which was carried out between 1115-1118) Randulf de Criol is recorded as having 1 carucate (120 acres) and 6 and a half bovates (97.5 acres) of land in Mablethorpe, Cumberworth, Sutton in the Marsh and Ulceby by Alford.

### 1.4 MEDIEVAL

#### 1.4.1 STREET PLAN AND DEVELOPMENT

Medieval Mablethorpe was divided into two parishes, Mablethorpe St Mary and Mablethorpe St Peter, which were associated with their corresponding churches. Mablethorpe St Mary would have been centred around the current church of St Mary and

Mablethorpe St Peter would have been centred around the now-lost church of St Peter, beyond the current coastline, to the north-east of St Mary's church. Neither of the original church buildings are still standing and their exact locations are not known. The archaeological evidence for medieval settlement in the town is centred around Alford Road on the eastern side of Mablethorpe Road and Mile Lane (HER: MLI98447, MLI98489), as well as around St Mary's church (HER: MLI84230). Just north of Alford Road is where Mablethorpe Hall (HER: MLI41431) stood and the area still remains a moated site (HER: MLI98717). Medieval tofts and small enclosures are also recorded to the east of Mablethorpe Road and to the north of Mablethorpe Hall.

#### 1.4.2 LANDSCAPE

A large portion of the land in medieval Mablethorpe consisted of private enclosures. In the 13<sup>th</sup> century the Lindsey marshlands, which Mablethorpe was located in, would have been important for livestock husbandry. This marshland had a higher proportion of its land dedicated to this than any other part of Lincolnshire. It did, however, also have an equivalent amount of land dedicated to arable uses (Platts, 1985). There were open fields to the north of the survey area near Crook Bank (approximately 4 hectares), to the east of Mill Lane (approximately 5.5 hectares) and to the north of Alford Road (approximately 55 hectares). The landscape in this region was organised with the most well-drained areas reserved for arable cultivation, the land beyond that for hay meadows and the wettest areas for seasonal common pasture. The drainage during the medieval period may have been pioneered by those living in the moated site (HER: MLI41431) just east of the Alford Road and Mile Lane junction. The possible hall at the site would have led an effort to reclaim marshland so the land could be more fully utilised (Fenwick, 2001). The HER records numerous examples of medieval ridge and furrow within the survey area indicating the nature of the cultivation which it was under.

#### 1.4.3 ECONOMY AND INDUSTRY

A large portion of Mablethorpe's medieval economy relied on agricultural production. As stated a large amount of land in Mablethorpe was given over to pasture. Consequently the parish probably played a role in sheep grazing during this time. The wool trade was very important in the medieval period and brought a great deal of prosperity to Lincolnshire and the wider country. It peaked in the 13<sup>th</sup> century when wool was being exported to the Low Countries and Italy. The presence of a market and fair at Mablethorpe may have played a role in these exports, probably as an intermediary to larger markets such as Grimsby or Boston and not as a direct link. A small port was located to the north of Mablethorpe in Theddlethorpe, through which it is likely that goods were exported.

In the 14<sup>th</sup> century, rising sea levels and wetter weather meant the loss of agricultural output and grazing lands in the Marsh and Fens. Mablethorpe, located on the coast, was greatly affected and it undoubtedly impoverished its population.

In the medieval period a lot of production took place at a domestic level and contributed to the local craft and market economy. It is probable that activities such as brewing and cloth making, normally carried out by women in their homes, was taking place (Platts, 1985). This would have taken place at Mablethorpe too, as well as limited larger-scale production.

#### 1.4.4 MARKETS AND FAIRS

A market charter for Mablethorpe was granted to David de Monte Alto by King Henry III on 10 May 1253, and a charter for a fair was granted on the same day. The market was celebrated on Mondays and the fair on the 8<sup>th</sup> September, Nativity of Mary. There were other markets and fairs up and down the Lincolnshire coast, such as Skidbrooke and Saltfleetby. These probably gained importance due to the nearby salt production which allowed them to preserve fish and meat for trade (Platts, 1985). The proximity of Mablethorpe's market to these markets, approximately 6 miles south-east, means it probably underwent similar processes. Mablethorpe's coastal and marshland location was ideal for fishing and animal husbandry. At the same time, these were probably complemented by salt production in the nearby area. It is probable the salt was used to cure the animal produce that could then be traded at markets.

#### 1.4.5 RELIGION AND EDUCATION

As stated medieval Mablethorpe was divided into two parishes, Mablethorpe St Mary and Mablethorpe St Peter, both dating back to at least the 12<sup>th</sup> century. There was severe flooding along the coast in 1287 and 1288 as a result of which the Church of St Peter was damaged. Tithe and offerings were collected from the parishioners in 1290 for it to be repaired. The church was destroyed in a flood, probably only a few years before 1540. After this catastrophic flood it was never rebuilt although it is likely its ruins remained visible for some time afterwards. St Mary's church on the other hand was relocated in the early 14<sup>th</sup> century after Roger de Montalt ceded one and a half



St Mary's Church

acres of pasture for the purpose to the parson of St Mary in 1300. This was possibly a pre-emptive decision with a view to avoiding similar damage to that which had befallen St Peter's.

#### 1.4.6 CHARACTERISTIC BUILDINGS

##### St Mary's Church (HER: MLI41432, NHLE: 1359994)

The church was built in the early 14<sup>th</sup> century to when the nave arcades possibly date. The nave was encased in brick in 1714 and was rebuilt in the 1970s.

### 1.5 POST-MEDIEVAL

#### 1.5.1 STREET PATTERN AND DEVELOPMENT

Mablethorpe did not grow much in the post-medieval period and appears to have been bifocal in the 19<sup>th</sup> century, with some urbanisation around St Mary's church and the coastal end of the High Street. Towards the end of the 19<sup>th</sup> century Mablethorpe seems to have grown in this second focal point. Development was focused around the east of the High Street; the Louth Hotel and Book-in-Hand Hotel were important for tourism and economic development. In the mid to late 19<sup>th</sup> century Victoria Street was developed with residential development as well as a new church and new premises, such as the boat shed. This was probably due to the increasing importance of coastal recreational activities and their impact on Mablethorpe's economy, brought in part by the introduction of the railway mid-century.

#### 1.5.2 LANDSCAPE

The few remaining open fields in the parishes of Mablethorpe St Mary and Mablethorpe St Peter were enclosed in 1840. Public access to agricultural land finished and the outlines of these now amalgamated fields can still be seen. The enclosure of the land was facilitated by the organised drainage of the Outmarsh throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries (Historic England, 2020).

#### 1.5.2 ECONOMY AND INDUSTRY

From 1563 there had been a population decline in the settlements between Sutton-le-Marsh (Sutton-on-Sea) and Skegness. However, during the early 18<sup>th</sup> century, the Lincolnshire Marshland population remained static (Beastall, 1978). It is likely that the rise in sea levels and the floods of the medieval period had, at least in part, led to these long-term demographic patterns in these seaside settlements. The economy continued to depend on agriculture and fishing for most of the post-medieval period, as well as the unquantifiable effect of coastal smuggling. By the beginning of the 19<sup>th</sup> century Mablethorpe was becoming a summer holiday destination for minor gentry and the middle classes, mainly from the Louth and Alford regions. Its commercial expansion was probably furthered by the introduction in 1770 of turnpike roads connecting them to nearby Saltfleet, approximately 6.5 miles up the coast from Mablethorpe. The population of Mablethorpe in 1811 consisted of 204 people, implying that only a small number of visitors could be accommodated locally.

It wouldn't be until 1848 and the arrival of the railway to Louth, approximately 10 miles northwest of Mablethorpe, that the population would begin to rise rapidly, as the expansion in tourism began, facilitated by the improved transport network. In 1877 Mablethorpe gained its own railway station, with a branch line from Louth. The construction of which further increased investment in the town. After the opening of the line the traffic generated by tourism became more profitable than agricultural traffic (Wright, 1982). It was local and Louth businessmen who were the main investors in Mablethorpe during the 19<sup>th</sup> century. Mablethorpe being considered an open parish, meaning that it lacked a single vision and authority with which to develop, unlike Skegness for example (Neller, 2000). This led to a principally market-led development of the town with a non-unified approach where buildings were erected at different times and in different styles. This also meant that investment in certain areas might not have occurred until demand was met, leading to less accommodation on offer, for example. A brickworks located just east of St Mary's Church would have probably produced bricks for these new developments. Adjacent to the brickworks was also located a gas works.

A convalescent home was built in Mablethorpe in 1871, to the east of Queen Park Close (HER: MLI116207). Many similar homes were established in seaside resorts offering bathing facilities often for patients from poorer in-land industrial towns. The building has since been demolished and flats have been constructed on the site.

#### 1.5.3 RELIGION AND EDUCATION

During the post-medieval period the non-conformist religion grew, both locally and regionally. The first known Methodist service held in Mablethorpe was in 1786, in the house of Thomas White (Pope, 2012). The first Methodist chapel, built in 1820, was located on Quebec Road and in 1887 it was redeveloped into either a shop or a residence. It has since been demolished (Pope, 2012). The Primitive Methodist Society moved to the Victoria schoolrooms in 1887, located at the current St Peter's Methodist Church on Victoria Road. In 1909 a 275-seat chapel was added (HER: MLI99033). The Wesleyan Methodist Society had a chapel built in Church Road in 1836. It was demolished in 1869 and they moved to a chapel on the High Street, on the corner with Alexandra Road (HER: MLI99034). It was enlarged in 1881, increasing its seating to 400, and in 1888 a Sunday

School was added (HER: MLI99242). A Baptist chapel was erected in 1808, known as "Hunter's Chapel", in reference to John Hunter who was the minister there for many years (Pope, 2012). Where this chapel was is no longer known.

There were no schools in Mablethorpe in the 18<sup>th</sup> century and the beginning of the 19<sup>th</sup> century. However, it is probable that education was provided in buildings not specifically designed for this purpose. Anglican ministers in Mablethorpe, Sutton-on-Sea, Trusthorpe, Beesby and Theddlethorpe St. Helen all stated to the National Society (a Church of England society that promoted education for the poor) that "the poor had ample means of having their children educated" despite the lack of schools (Patchett, 1968). The Rev. James Quarmby was threatened with having his wages cut by the Bishop of Lincoln after he discovered that the reverend had been using the church as a school. Rev Quarmby stopped using the church and stated he would look for alternative accommodation. The Anglican Church felt a parish school was needed and by 1854 the Rev. Cornelius Bourne had collected approximately £150 in contributions for its construction (Patchett, 1968). The school was built as Mablethorpe St Mary and St Peter Parochial School in 1856 in the same location as the current school. It was rebuilt in 1886 and re-named Mablethorpe St Mary CE School from 1888.

#### 1.5.4 RAILWAY AND TRANSPORT

Roads were the responsibility of the parish and were often not very well maintained during the post-medieval period. However, nearby Saltfleet had a turnpike road which connected it to Louth and Alford. Turnpike roads were toll roads which were supposed to be regularly maintained. They were the fastest and most reliable land-based routes to places west of the Wolds until the opening of the East Lincolnshire Railway in 1848, which connected Boston, Louth and Grimsby. With the arrival of this new line, people from further afield, including from London, were able to access this part of the Lincolnshire coast. Added to this was the 1870 omnibus service between Louth and Mablethorpe started by H. Hall, that would further help connect visitors travelling by train between Louth and Mablethorpe. It would not be until 1877 that the Louth and East Coast Railway would connect Louth to Mablethorpe by rail. In 1886 the Sutton and Willoughby Railway and Dock company opened a line from Willoughby to Sutton-le-Marsh, which is approximately three miles south-east of Mablethorpe. The company intended to create a fishing dock at Sutton but failed to acquire the necessary capital for the investment. They instead connected the Sutton Line from the south to Mablethorpe in 1888, forming a loop off the main East Lincolnshire Railway line which connected Willoughby and Louth via coastal towns including Mablethorpe and Sutton. An Act to build a line from Alford to Mablethorpe was obtained in 1864 but the project did not receive sufficient financial backing.

#### 1.5.5 RECREATION

During the late 18<sup>th</sup> and early 19<sup>th</sup> century Mablethorpe was a small tourist destination. The seaside village received visitors from the minor gentry and the middle classes. One such group of visitors was the Tennyson family, from Somersby, who visited Mablethorpe on several occasions. The famous poet, Alfred, would go as a child with his family. His father, George Clayton Tennyson, described the village in a letter of 1813. He stated that it was a small village where it was difficult to find accommodation, where private residences took guests and where lodgings at inns in the area were of not great quality and overpriced (Neller, 2000). One of the accommodations the family stayed at was Tennyson's Cottage (HER: MLI92915), a 17<sup>th</sup> century cottage that is thought to be referred to in Tennyson's poem "Ode to Memory". The only public house with lodgings at the time was Mablethorpe Inn on the High Street, later called the Castle Inn and finally known as Book-in-Hand Hotel. It was a two-storey thatched white-washed building where council meetings (Pope, 2012), inquiries and auctions were also held.

When an Act to build a railway line from Alford to Mablethorpe was obtained in 1864 the construction of the Eagle Hotel in Mablethorpe was planned, so as to capitalise on this. The railway project was never realised due to lack of financial backing, despite this the hotel opened in 1869. It was very large for the size of the village and suffered from the unsuccessful railway project. When a railway station was built in Mablethorpe it was in a different location to that planned for the Alford line, this meant the Eagle Hotel was further away from the station than had been planned. These factors led to it being uneconomical and it was partially demolished and reduced in size (Neller, 2012). The Louth Hotel was opened around the year 1879. The construction of the building seems to have been an investment by East and Co Brewers in Louth, to capitalise on the construction of the nearby railway station in 1877.

There were plans for a pier to be built in Mablethorpe in the early 20<sup>th</sup> century, with tendering being advertised to contractors at the Book-in-Hand on the 14<sup>th</sup> July 1837 (Stamford Mercury, Friday 7<sup>th</sup> July 1837); this ambition was never fulfilled. Pavilions



could also be found between the town and the beach during the 19<sup>th</sup> century, which would have provided entertainment in the form of music and dance.

### 1.5.6 CHARACTERISTIC BUILDINGS

#### Tennyson's Cottage (HER: MLI92915, NHLE: 1062983)

A late 17<sup>th</sup> century grade II cottage built of colour-washed brick with 19<sup>th</sup> and 20<sup>th</sup> century alterations. It was used as a holiday home by the Tennyson family in the early 19<sup>th</sup> century. "It is thought that 'Ode to Memory' refers to this cottage" (HER: MLI92915).

#### Old Wesleyan Methodist Chapel (HER: MLI99034)

The chapel is constructed of red brick with a gabled roof. It was opened in 1868 and was enlarged in 1881. A Sunday School (HER: MLI99242) was added in 1888. Both buildings were repurposed as apartment blocks in 1985.



Old Wesleyan Methodist Chapel

## 1.6 MODERN AND 21st CENTURY

### 1.6.1 STREET PATTERN AND DEVELOPMENT

The majority of Mablethorpe's urban expansion has occurred in the 20<sup>th</sup> and 21<sup>st</sup> centuries. The expansion was mainly to the north-west and south-east, following the coast, although there has also been westerly expansion towards St Mary's Church. The majority of this was residential expansion, including caravan parks and holiday lets. The main roads parallel to the shoreline are Quebec Road and Victoria Road, both of which are 19<sup>th</sup> century in origin; perpendicular to these is the High Street which ends at the Church Road and Alford Road junction. Many of the 19<sup>th</sup> century residential properties on Victoria Road and High Street have been converted into commercial premises. The core of the town is enclosed by Golf Road to the north and Seaholme Road to the south. Throughout the 20<sup>th</sup> century urban development in Mablethorpe and Trusthorpe, located just to the south, began to merge and by the late 20<sup>th</sup> century the two towns have become a continuous area of urbanisation along this part of the Lincolnshire coast.

### 1.6.2 TRADE AND INDUSTRY

The majority of trade and industry in the 20<sup>th</sup> century was associated with tourism. With the arrival of the railway, and later on the expansion in use of motor cars and buses, tourism increased. This increasing demand led in turn to an increased offer of services, be it cinemas, cafes, amusement arcades or holiday accommodation. Agriculture is also an important part of the economy, although not as visible in the modern town's evolution, which has seen land repurposed for tourism. This continues to be the case in the 21<sup>st</sup> century; Mablethorpe's economy continues to rely on tourism and ancillary businesses. The only major non-tourism related industry in the 20<sup>th</sup> century was the former gasworks off the western end of the High Street.

### 1.6.3 RELIGION AND EDUCATION

In the 20<sup>th</sup> century a Roman Catholic presence began in Mablethorpe with Father Bull starting to give mass in 1906; in 1907 he formed a small chapel in a former carpenter's workshop in what is now Queen's Park Close (formerly Gibraltar Road). The chapel was sold and services stopped when Father Bull left the town. In the early 1920s a temporary hut for worship was erected on Seaholme Road. Although no longer residing in Mablethorpe, Father Bull left £1200 in his will for the construction of a church. He died in 1937 and in 1939 St Joseph's church opened on Seaholme Road. The church was serviced from Louth until there was a resident priest in 1956. The Lady Chapel in the Church is the first public shrine dedicated to the Lady of Fátima in England, the statue of which was ordered from and sculpted in Portugal, near Fátima.

Non-conformist churches were also developed in the 20<sup>th</sup> century: a 275-seat chapel (HER: MLI99033) was added in 1909 to the Victoria schoolrooms that the Mablethorpe Primitive Methodist Society were using. The chapel was damaged in the Second World War and by the 1953 flood. After this it was reformed and renamed St Peter's. The schoolroom is now St Peter's Community Hall. The Wesleyan Methodist Chapel (HER: MLI99034) on the High Street also underwent alterations at the beginning of the 20<sup>th</sup> century and closed in 1965; all of the services were transferred to the Victoria Road chapel. It was used as a painter's workshop and warehouse after this and was eventually converted into flats. Mablethorpe Primary Academy has been known as such since 1999. Prior to 1905 it had been known as Mablethorpe Council School. In 1906 it was transferred to the responsibility of Lindsey County Council and was rebuilt. Around 1947 it was renamed Mablethorpe County School. In 1965 Mablethorpe Tennyson County Secondary Modern School was opened on Seaholme Road and senior students from Mablethorpe County were transferred to the new school. The primary school was re-named Mablethorpe County Primary School until it was given its current name in 1999. The secondary school itself was reorganised as a comprehensive school in 1977 and later became a campus of the Louth-based Monks' Dyke Tennyson College. It closed and merged with the Louth site in 2016, which in turn amalgamated into Louth Academy a year later. Springwell Alternative Academy opened in 2019 on part of the site of the previous cam-

pus on Seaholme Road. The academy educates pupils with emotional, social and mental health difficulties. As of March 2021 Lincolnshire County Council are planning to demolish the buildings on the site, except for tennis courts and fencing, for further development.

### 1.6.4 RAILWAY AND TRANSPORT

Lincolnshire's first known regular bus service started in the summer of 1900; it was a half-hourly service in Mablethorpe, from the Pullover to the Cross Inn. The bus used was a ten-seater single-cylinder Benz that the operator T. H. Barton purchased in London at the Imperial Exhibition and which he took three days to drive back to Mablethorpe in. It was also one of the first regular services in Britain. From the mid-1930s the flexibility of bus services compared to rail, led to resorts such as Mablethorpe, Sutton and Skegness developing further (Mills, 1989).

The railway in Mablethorpe continued operating until 1970 when it closed; the station was demolished shortly after. This was due to the Beeching cuts which affected the Grimsby-Peterborough line and its branches to Skegness, Mablethorpe and Lincoln. Analysis of traffic data was criticized at the time. The 1962 passenger flow data was based on April figures which did not take into account increased seasonal traffic. The falling number of train passengers due to the increased use of cars and buses for transportation continued throughout the 20<sup>th</sup> century.

From the late 19<sup>th</sup> century, Mablethorpe had a coastguard station between Gibraltar Road and the beach with an associated semaphore, for signalling to passing ships.

### 1.6.5 CHARACTERISTIC BUILDINGS

#### St Joseph's Roman Catholic Church

Built in 1939 as one nave with red brick and gothic-inspired pointed arch windows, the narthex was added in 2003. Some of the original furnishings were damaged or destroyed during the 1953 flood. The Lady Chapel in the Church was the first public shrine dedicated to Lady of Fátima in England, the statue of which was sculpted in Portugal near Fátima.

#### Mablethorpe War Memorial (HER: MLI125271)

The war memorial was originally unveiled on the Promenade in 1921 and was moved to its current location in the High Street in 1985. The memorial is a 11ft 5inch high Red Aberdeen Granite pillar with names of First World War and Second World War fallen.

### 1.6.6 RECREATION

The main driver of Mablethorpe's modern economy is seaside recreation. This means a variety of recreational activities and businesses developed in the town throughout the 20<sup>th</sup> and 21<sup>st</sup> centuries. There have been several cinemas in Mablethorpe. At the beginning of the 20<sup>th</sup> century there was a cinema on George Street called The Central Hall and another on the High Street called Empire. There were also 'picture houses' at the Pie-in-Hand and at Fulbeck Hall. Mr W. Jackson of the Pie-in-Hand learnt to operate the films at The Central Hall (Pope, 2012). The latter changed its name to Lyric Cinema after installing a sound system in 1930, it closed in 1973 when it became a bingo club. It is now a DIY shop. The Empire was repurposed into an amusement arcade around 1930. At the end of the 19<sup>th</sup> century the Victoria Pavilion was built on Victoria Road, and by 1907 it had become the Victoria Cinema or Victoria Theatre until it was destroyed in 1943 by a German bomber. The Bijou cinema opened in 1983 on Quebec Road. It was renamed The Loewen, its current name, in 1995. Being on the seafront, Quebec Road has other recreational facilities such as the Dunes Complex which replaced Dunes Theatre at the turn of the century and Golden Sands Holiday Park which was built on the site of a golf course after the Second World War. There is also a carnival parade which is celebrated in Mablethorpe annually, however, it suffered a hiatus between 2002 and 2018.

### 1.6.7 MILITARY

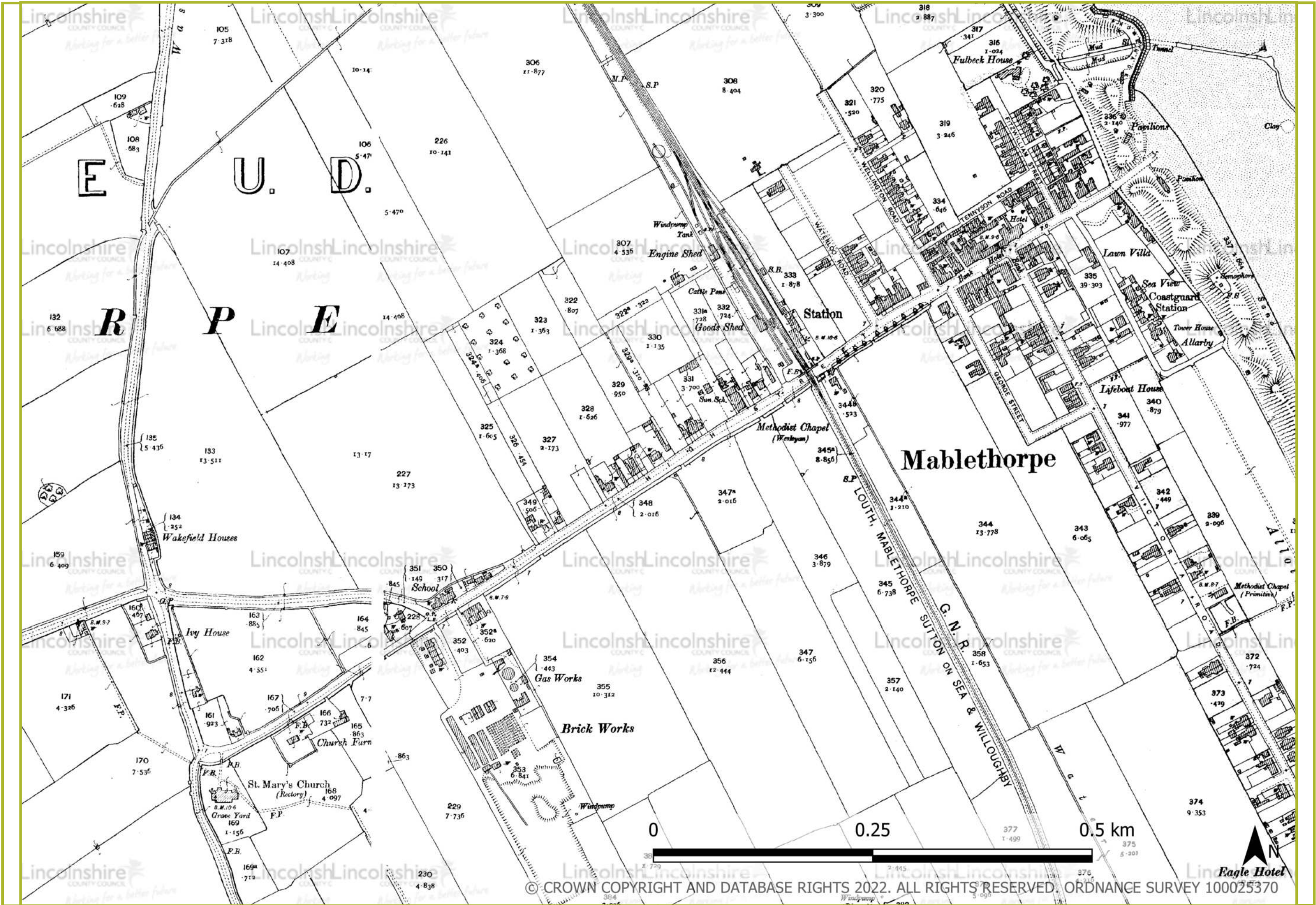
The war memorial in Mablethorpe was unveiled in 1921 on the Promenade and originally featured the names of First World War casualties; following 1945, it also featured names of the fallen from the Second World War. It was moved from the Promenade to its current location, adjacent to the High Street car park, in 1985. There are two extant Second World War pillboxes in the survey area, one off Grift Bank (HER: MLI125109) and one at Mile Lane (HER: MLI89185). Mablethorpe was bombed by a Dornier 217 bomber on January 6<sup>th</sup> 1943. Four bombs were released, of which three caused damage. They damaged buildings in different parts of the town, including houses on Gibraltar Road, the Social



Old Lyric Cinema, George Street



War Memorial



# HISTORIC URBAN CHARACTER ASSESSMENT

## Summary

The Historic Urban Character Areas (HUCAs) have been defined based on the Historic Urban Character Types (HUCTs). The HUCT maps are available separately to this document. The HUCTs highlight patterns of development through areas 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, incorporating the Industrial Revolution and the fast pace of development throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries.

The character areas are discussed in terms of heritage value, based upon Historic England's 2008 'Conservation Principles', these include: Evidential, Historical Aesthetic and Communal. 'Conservation Principles' sets out a method for thinking systematically and consistently about the heritage values that can be attributed to a place. People value historic places in many different ways; 'Conservation Principles shows how they can be grouped into four categories. A concordance table has been produced to compare the values taken from the 'Conservation Principles' with the NPPF, in terms of significance p13.

The values are as follows:

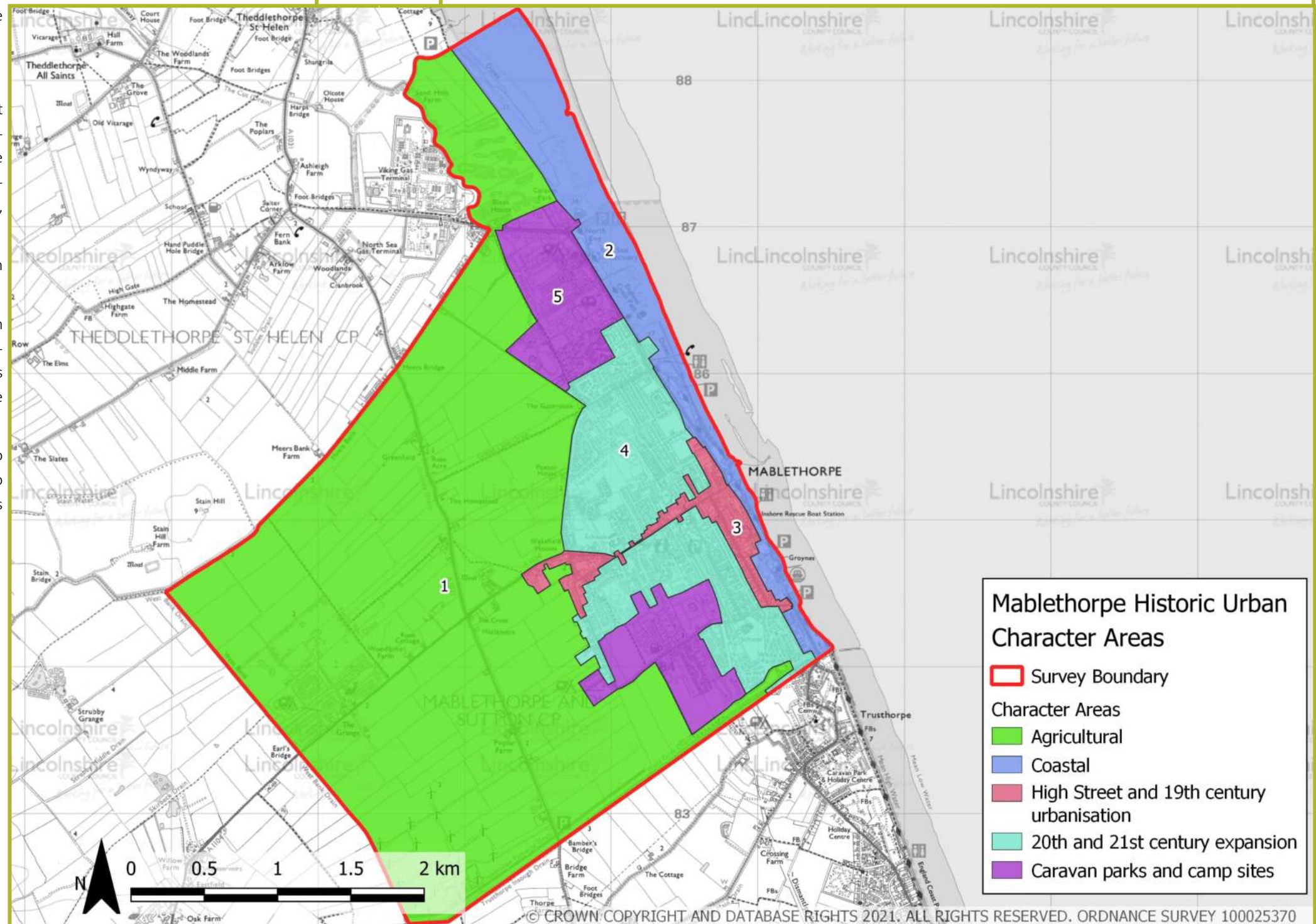
**Evidential:** the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

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

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

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

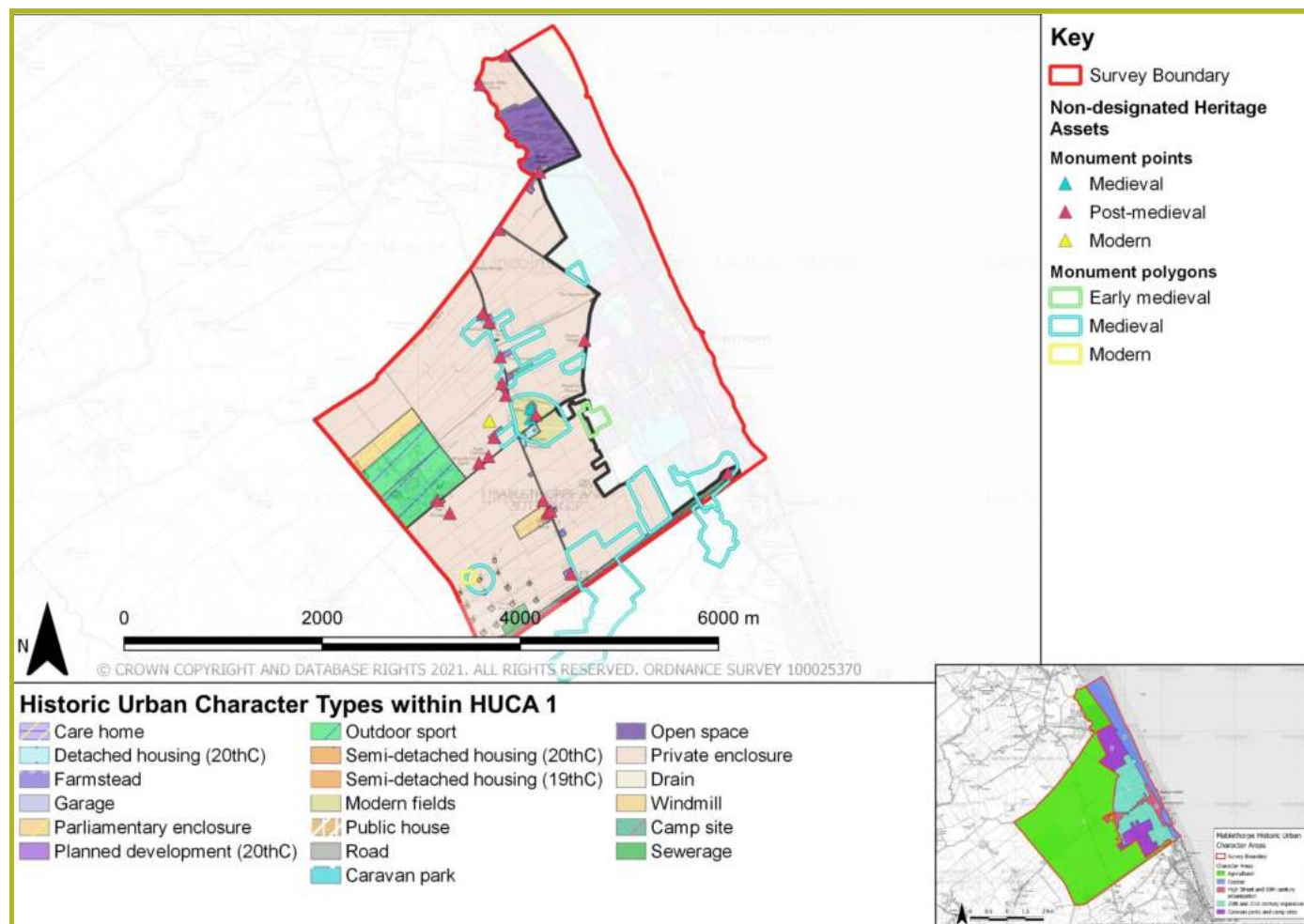
Period	Date Ranges	Abbreviations
Prehistoric	10000-43	Pre-H
Roman	43-409	Rom
Early Medieval	410-1065	E-Med
Medieval	1066-1539	Med
Post Medieval	1540-1759	P-Med
Late 18th Century	1760-1799	Late 18thC
Early 19th Century	1800-1832	Early 19thC
Mid 19th Century	1833-1865	Mid 19thC
Late 19th Century	1866-1899	Late 19thC
Early 20th Century	1900-1924	Early 20thC
Early Mid 20th Century	1925-1949	Early-mid 20thC
Late Mid 20th Century	1950-1974	Late-mid 20thC
Late 20th Century	1975-1999	Late 20thC
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—Agricultural

### Key characteristics

- ◆ Characterised by agricultural fields
- ◆ Arable
- ◆ Topographically flat
- ◆ View west towards the rising land of the Lincolnshire Wolds
- ◆ Fields are rectangular with straight boundaries
- ◆ Field boundaries are often ditches, some of which may have been open since the medieval and post-medieval periods
- ◆ Some field trees and hedgerows
- ◆ Farmsteads and agricultural units
- ◆ Dominant materials used include red brick and corrugated iron
- ◆ Water-sports park and caravan park
- ◆ Windfarm and Sewerage plant

### Landscape History

There is no archaeological evidence of prehistoric or Roman activity in the character area. During the medieval period the HUCA would have consisted mainly of arable and grazing enclosures, as well as two small areas of open fields. There is also evidence, in the form of cropmarks, for the possible existence of two small medieval settlements (HER: MLI98489, MLI98447) along the A1031. The line of the A1031, which seems to follow that of Girdike Drain is also sinuous, which often suggests an earlier date than the ruler straight roads and ditches. One of these possible settlements (HER: MLI98447) is also the location of a moated site (HER: MLI41431) and was the location of Mablethorpe Hall (HER: MLI41430), seat of the Fitz William family in the 15<sup>th</sup> and 16<sup>th</sup> centuries. In the mid 19<sup>th</sup> century the open fields in the character area were enclosed. Many of the current farmsteads also began to develop in the 19<sup>th</sup> century. During the 20<sup>th</sup> century the Mablethorpe water-sports park was constructed as well as the sewerage works to the south of the character area. The caravan park associated with the water-sports park continued to grow into the 21<sup>st</sup> century and a windfarm was also developed in this century, adjacent to the sewerage works.

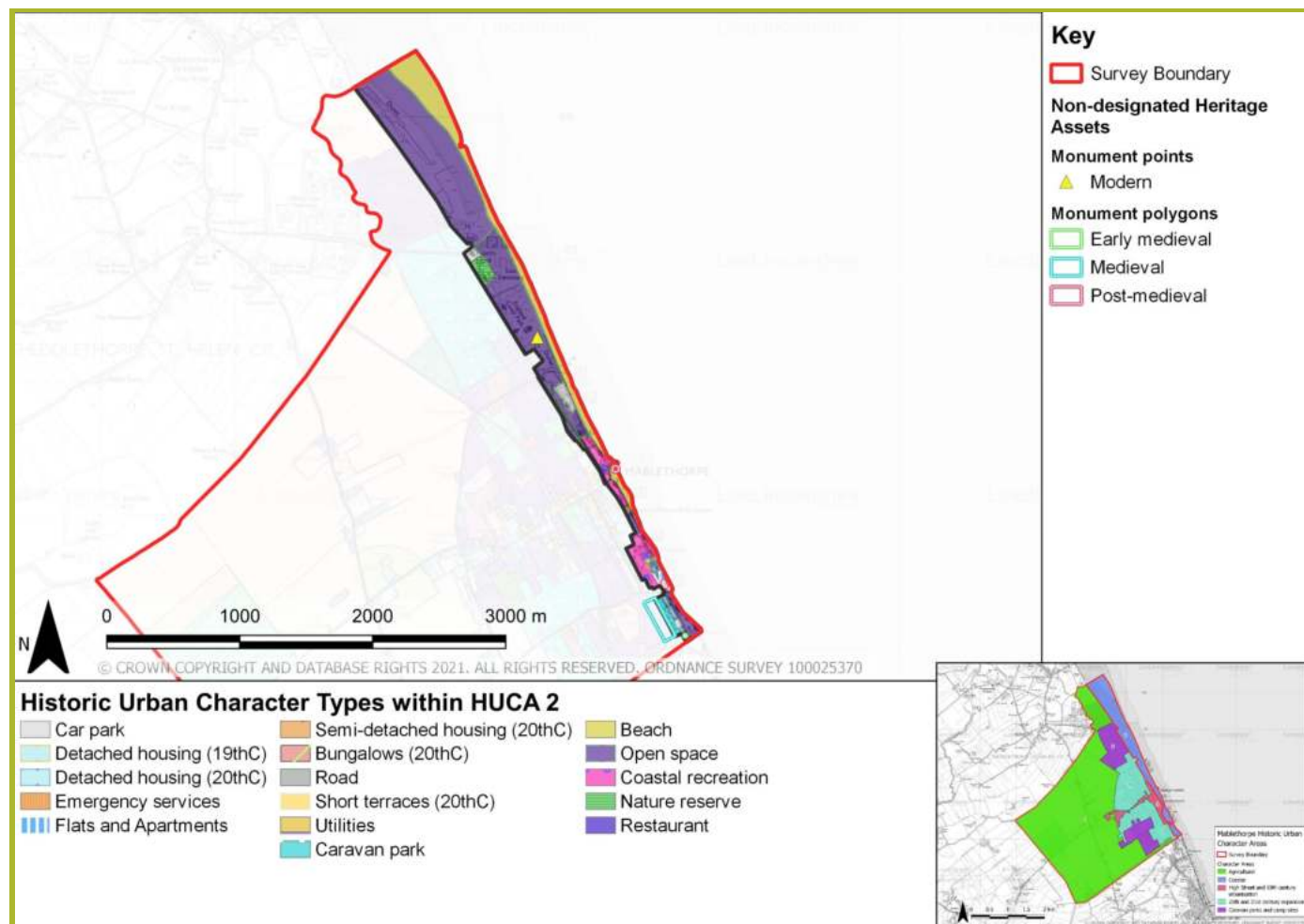


**Evidential Value:** There is evidence from the medieval and post-medieval periods within the character area. Probable cropmarks and earthworks of enclosures, ridge-and-furrow and boundaries are visible in aerial photographs and were plotted by the National Mapping Programme between 1992-1996. There are the remains of tofts, enclosures and field systems that are indicative of an area of medieval settlement around the medieval moated hall which stood here. The hall is no longer extant and a modern house stands on the site. In the 20<sup>th</sup> and 21<sup>st</sup> centuries the character area has had some industrial development with the construction of a sewerage works and a windfarm. A campsite and water park have also been constructed for coastal tourists.

**Historical Value:** Evidence of medieval and post-medieval settlement, contributes to the historical value in this character area. It provides insight into occupation of the area during the period as well as organisation of the agricultural landscape. The changes made during the modern period reflect the changing use of the area from agricultural to commercial with increased coastal recreation sites. Windfarms have also become a common feature of the coast, reflecting changes in national infrastructure.

**Aesthetic Value:** The character area is mainly agricultural with 19<sup>th</sup> century red-brick farmsteads throughout as well as some industry. The field pattern was largely formed during the medieval and post-medieval periods and reflects historic land management, although it is not very legible without interpretation.

**Communal Value:** The character area is largely private agricultural or industrial. There are some historic assets which could be used to engage the public on the development of the area, however, these assets are not immediately obvious. In the present day communal value can be gained from modern coastal recreation sites such as the Mablethorpe waterpark and its associated caravan site.



## HUCA 2—Coastal

### Key characteristics

- ◆ Beaches, sand dunes and coastal recreation.
- ◆ Colourful seaside architecture of multiple styles.
- ◆ Mixed character reflecting development over multiple periods.
- ◆ Mixture of 19<sup>th</sup> and 20<sup>th</sup> century residential buildings.
- ◆ Mixture of red brick, buff brick, render of varying colours.
- ◆ Between 1 and 4 storeys.
- ◆ Colourful seaside street furniture.
- ◆ Beach huts and public amenities are located close to the coast.
- ◆ Seal sanctuary.
- ◆ Open views towards the sea.

### Landscape History

The only evidence of prehistoric activity in the character area is a Neolithic flint axe (HER: MLI41427) that was found on the foreshore and out of context. There is no evidence for Roman activity in the character area. It is likely that there was early medieval activity in the area due to the presence of Saxo-Norman pottery (HER: MLI41450). Despite this, not much is known before the medieval period due to the effects of coastal erosion in the character area; even the medieval landscape would have been different to the current landscape. The foreshore would have been further out to sea and the area that is now beach would have probably been agricultural land. A large sand bank was constructed to defend the shore from increased encroachment from the sea. Fishing also would probably have featured more in the landscape during the medieval and post-medieval periods. In the 19<sup>th</sup> century the area became more focussed towards coastal tourism and a new convalescent home was constructed adjacent to the shore (HER: MLI116207). The convalescent home has since been demolished and the site redeveloped for flats. In the 20<sup>th</sup> century, housing was built in the character area, many of which has been converted into guest houses. Tourism also meant the construction of larger coastal amusements and car parks, including a seal sanctuary which was built in the late 20<sup>th</sup> century.

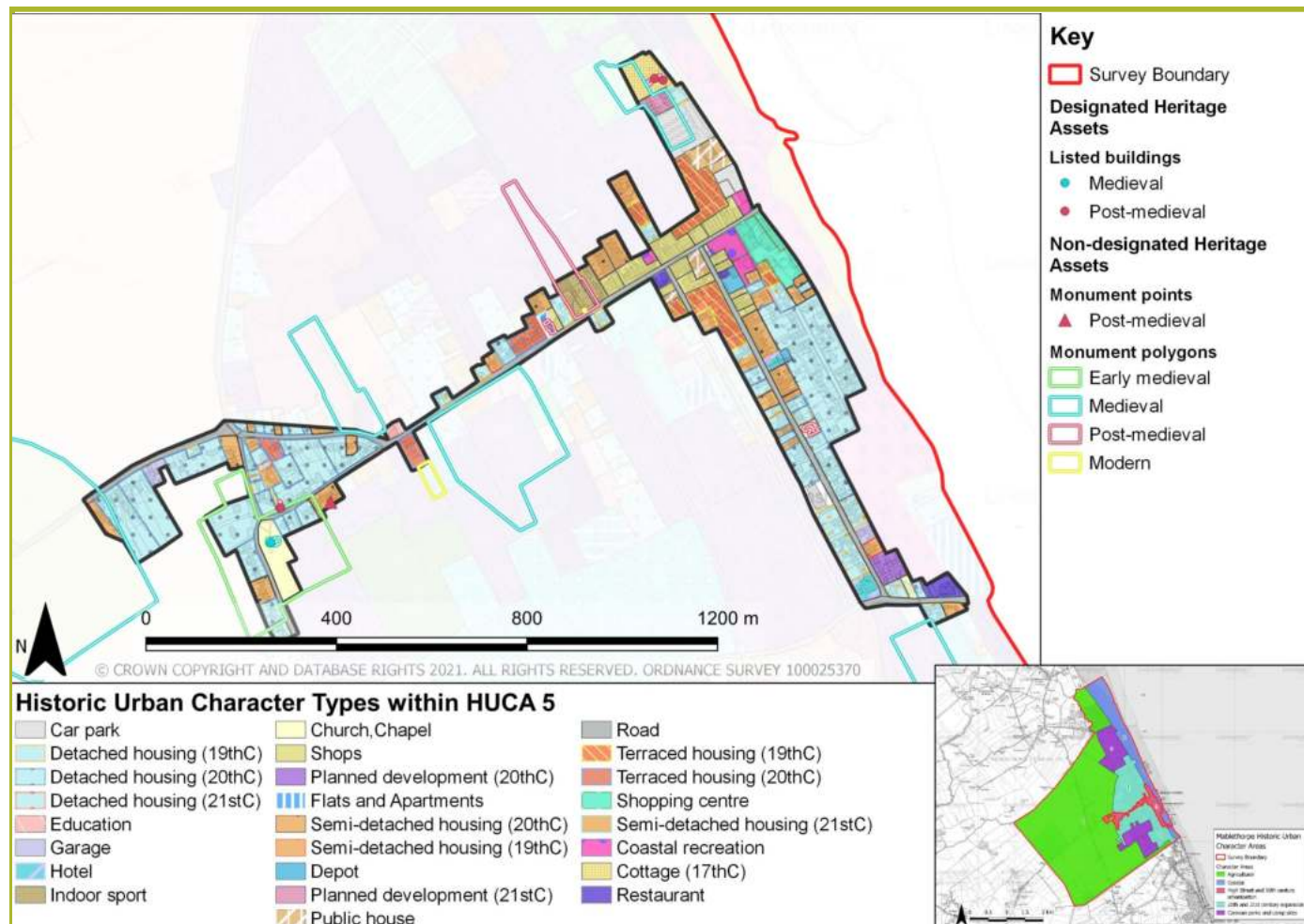


**Evidential Value:** The character area provides evidence of the changing nature of the town from a small agricultural area to a coastal resort, a change which has largely taken place over the 20<sup>th</sup> century. There is limited evidential value for any period before the 19<sup>th</sup> century; this is possibly due to the effects of coastal erosion. Most of the current built environment dates from the 20<sup>th</sup> century although some housing was constructed in the late 19<sup>th</sup> century. The presence of the convalescent home provides context on Mablethorpe's connection to in-land industrial towns and reflects a trend which is seen in other seaside resorts.

**Historical Value:** There is important post-medieval historical value which contributes to the narrative of the wider town in this character area. It has for centuries been used as a holiday destination, such as the poet Tennyson experienced in the early 19<sup>th</sup> century. Although the convalescent home from 1871 is no longer extant, its history and presence still contributes to the narrative of the town.

**Aesthetic Value:** The HUCA's coastal character is highly legible in the architecture and buildings which are extant in the area, such as beach houses, the lifeguard station and amusements. It demonstrates the changing nature of coastal recreation and its increasing importance in the area throughout the 20<sup>th</sup> century.

**Communal Value:** There are opportunities to engage the public on aspects of the history of the character area, particularly its change from a largely agricultural area to one of tourism. Tennyson's house provides a narrative which members of the public may be interested in. The coastal landscape and its recreational facilities provide communal value for residents and tourists as a place of convergence, especially during the summer months.



### HUCA 3—High Street and 19<sup>th</sup> Century Urbanisation

#### Key characteristics

- ◆ Historic core and High Street.
- ◆ Now commercially and recreationally focused with amusements and cafes/takeaways.
- ◆ 17<sup>th</sup> to 21<sup>st</sup> century buildings.
- ◆ Medieval street pattern around the church
- ◆ Buildings centred along the High Street, Victoria Road, Alford Road and Church Lane.
- ◆ Most of the 19<sup>th</sup> century buildings are centred along Victoria Road and the High Street.
- ◆ Mixture of construction styles and materials.
- ◆ Buildings between 1 and 3 storeys high.
- ◆ Street lamp decorations on the High Street which are reflective of seaside decoration.
- ◆ Some green open areas around St Mary's church.

#### Landscape History

There is no evidence for prehistoric or Roman activity in the character area. There is evidence of early medieval settlement activity in the area surrounding St Mary's church. The church was constructed in the 14<sup>th</sup> century and is the only surviving medieval building in Mablethorpe. There probably would have continued to be settlement around the church throughout the medieval period. In the wider area agricultural private enclosures and arable farming are recorded. In the post-medieval period buildings were constructed extending down the High Street to the coast. This urbanisation increased in the 19<sup>th</sup> century with the arrival of the railway and the increased popularity of Mablethorpe as a coastal resort. It is also in this century that urbanisation extended down Victoria Road. The lack of a single landowner led to a scattered and bifocal development of the town. Houses which were constructed on the northern side of Victoria Road have been converted into shops and cafés in the 20th century, which has extended the commercial area. The 20<sup>th</sup> and 21<sup>st</sup> centuries are marked by residential development and the introduction of more commercial activities, including amusements towards the beach.

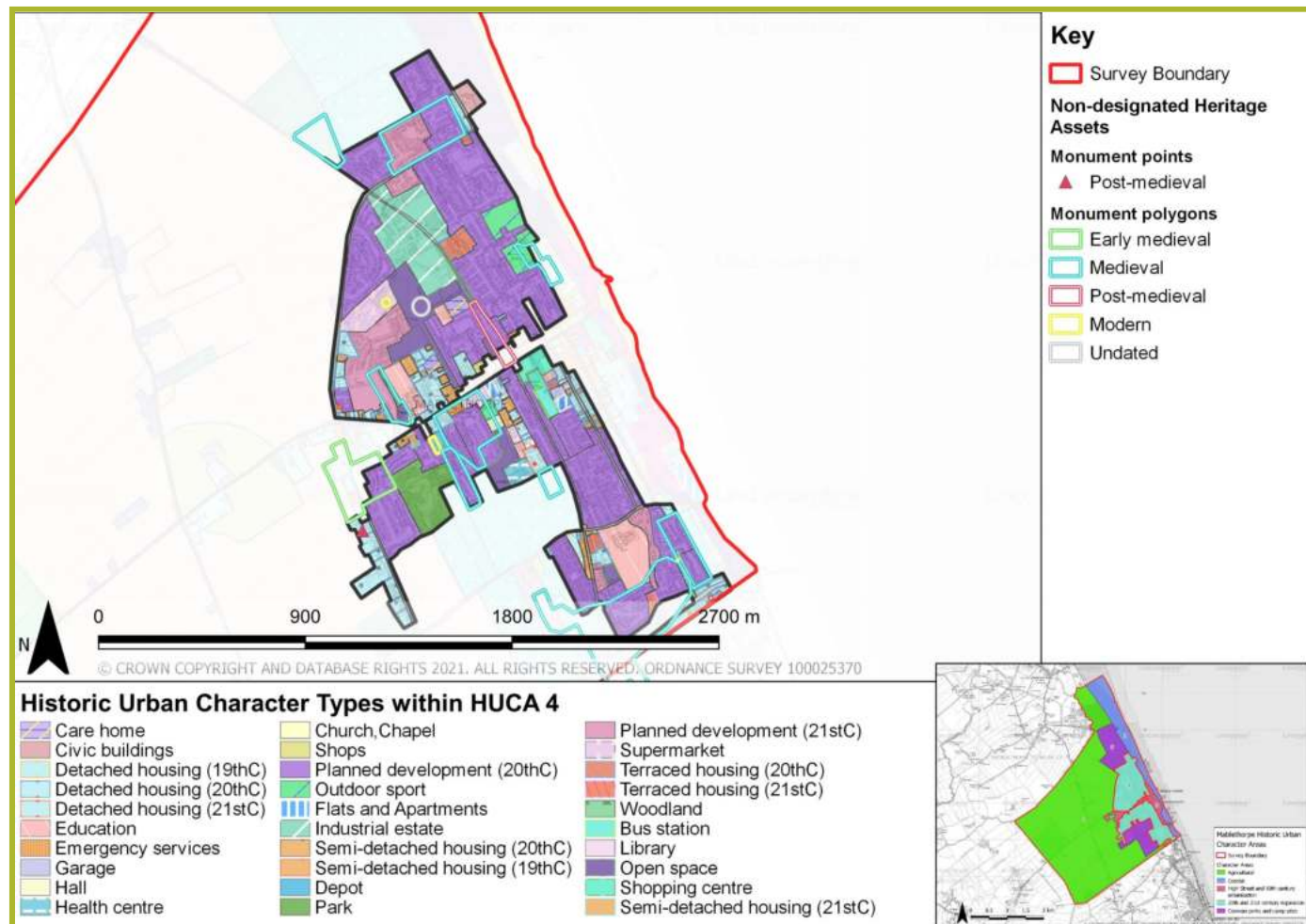


**Evidential Value:** There is archaeological evidence of early medieval and medieval settlement activity in the western part of the character area. This part of the HUCA also has potential for more archaeological remains being excavated. There is post-medieval evidential value in two 17<sup>th</sup> century listed cottages and many of the 19<sup>th</sup> century buildings along the High Street and Victoria Road.

**Historical Value:** The variety of styles and periods of the built environment is important for the understanding of the evolution of the character area, and of the town in turn.

**Aesthetic Value:** There is aesthetic value to be found in the medieval and early post-medieval buildings, such as St Mary's Church, Sarra Cottage and Tennyson's Cottage. The 19<sup>th</sup> century residential developments south of the High Street are also characteristic of the post-medieval period. The High Street has many 19th century buildings which have been remodelled, especially their street frontages, which take away from their original character and replace it with a more modern commercial character.

**Communal Value:** Most of the town's shops, restaurants and amusements are located in this character area, making it a place for the community's recreational visits. It is also in this HUCA where the town's places of worship are located, which further adds to its communal value.



## HUCA 4—20<sup>th</sup> and 21<sup>st</sup> Century Expansion

### Key characteristics

- ◆ 20<sup>th</sup> and 21<sup>st</sup> century residential expansion.
- ◆ Some industry and civic buildings.
- ◆ Mixture of house styles: detached housing, semi-detached housing and terraced housing.
- ◆ Wide roads. On-street parking, as well as driveways and garages.
- ◆ Road pattern consists of long straight roads which extend from the High Street. Cul-de-sac developments have also become more common in the late 20<sup>th</sup> century.
- ◆ Vegetation provided by front and rear gardens, little in the way of street greenery.
- ◆ Mixture of red brick, buff brick and render.
- ◆ uPVC windows, and doors.
- ◆ Between 1 and 2 storeys high.
- ◆ Parks and greens are present amongst the residential areas.

### Landscape History

There is no evidence of activity in the prehistoric or Roman periods. There is evidence for agricultural activity throughout the medieval period, with ridge-and-furrow recorded by the HER in the character area. This agricultural land is likely to have consisted of arable and grazing private enclosures. It is not until the 19<sup>th</sup> century that the agricultural nature of the area began to be transformed into an urbanised area. Some residential buildings were built in the 19<sup>th</sup> century, as well as Mablethorpe railway station (HER: MLI43506) and the railway line. In the 20<sup>th</sup> century there was large scale urban development in the character area, mainly residential, which has continued into the 21<sup>st</sup> century. This once primarily agricultural character area was transformed completely to an urban one throughout the last century.

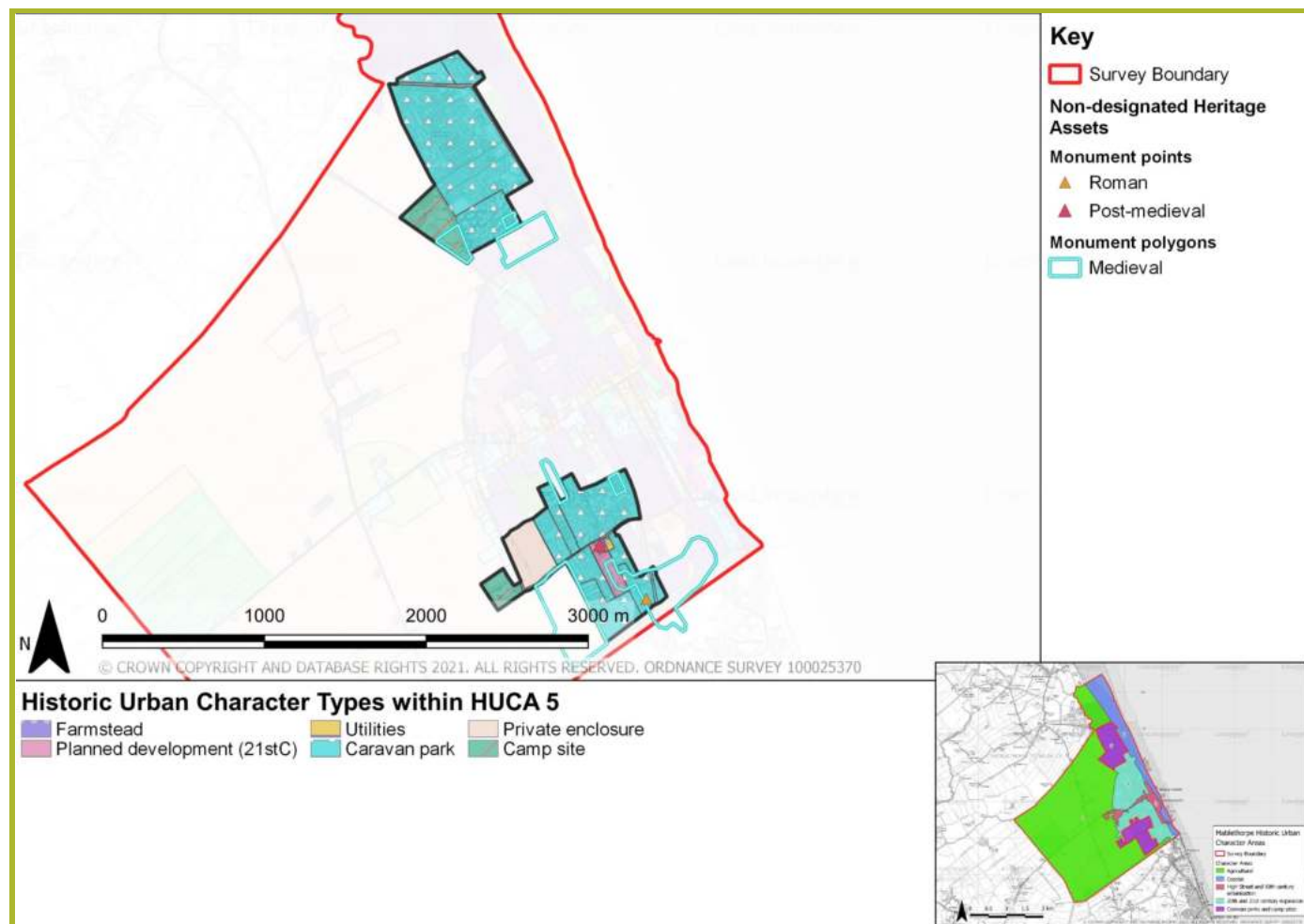


**Evidential Value:** There are a number of examples of fields of medieval ridge and furrow in the character area. The majority of buildings are from the 20<sup>th</sup> and 21<sup>st</sup> centuries, although there are some 19<sup>th</sup> century buildings in the HUCA. The character area is mainly residential, although there are also many civic and commercial buildings in the character area, as well as open spaces and an industrial estate. The train station was incredibly important to the development of the character area and the wider town. The division caused by the now-dismantled railway tracks can still be seen in the layout and boundaries of 20<sup>th</sup> century developments

**Historical Value:** The HUCA represents the modern development of the town and symbolises the town's exponential growth in the last century. The character area was also traversed by a railway line which was dismantled in the late 20<sup>th</sup> century and which can still be seen in plot boundaries. This is a reminder of a part of the town's history without which it would not have experienced the growth it did during the 19<sup>th</sup> century and consequently its 20<sup>th</sup> century expansion.

**Aesthetic Value:** The mainly residential character of the area is a sign of the growing population in Mablethorpe throughout the 20<sup>th</sup> and 21<sup>st</sup> centuries. The buildings have followed national trends in planning and architecture over several decades, with changes in road layout as well as building materials and decoration.

**Communal Value:** The character area is predominantly private residential, although there is communal value in this character area. This HUCA is where most of the civic buildings in Mablethorpe are concentrated, such as emergency services, libraries, schools and health centres which creates public spaces where the community can come together.



## HUCA 5—Caravan Parks and Camp Sites

### Key characteristics

- ◆ Coastal tourism and accommodation
- ◆ Holiday caravan parks and camp sites.
- ◆ Demonstrative of the changing nature of British seaside holidays.
- ◆ Caravans and bungalows in open green spaces.
- ◆ One storey wooden buildings.
- ◆ Flat and gable roofs.
- ◆ Variety of colours.
- ◆ One small 21<sup>st</sup> century planned residential development in between caravan parks.

### Landscape History

There is no evidence for prehistoric activity in the character area. Roman pottery and tile (HER: MLI43685) was found in the south end of the HUCA, this means there may have been some activity at the time. The area was of an agricultural use since, at least, the medieval period as is evidenced by examples of ridge and furrow in the area (HER: MLI89027). Late medieval activity (HER: MLI98120) and pottery (HER: MLI43684) is also identified to the south of the HUCA. This continued throughout the post-medieval period, as is exemplified by the records of the former Mizpah Farm (HER: MLI118381). In the 20<sup>th</sup> century, the character area has been transformed from an agricultural landscape to caravan parks following the introduction of mass tourism in the 20<sup>th</sup> century. This is reflective of the changing nature of the Lincolnshire coast and the rise in holidays and day trips for the public.



Caravan park



Chalets in caravan park

**Evidential Value:** There is evidence for human activity in the HUCA from the Roman period, although most of the remains date to the medieval period. These remains are indicative of an agricultural environment and the drainage ditches indicate the land management and organisation which was taking place during this period. The current built environment has resulted from 20<sup>th</sup> and 21<sup>st</sup> century caravan park and camp site developments.

**Historical Value:** The HUCA provides historic value in that its archaeological remains demonstrate agricultural activity in the area from the medieval period. The development of the caravan parks reflect the changing nature of the Lincolnshire coast during the modern period.

**Aesthetic Value:** The character of the HUCA is consistent, with modern caravan parks and camp sites covering most of the area. The holiday parks contribute to an understanding of the changing nature of the town and the tourism which has become a large part of its economy.

**Communal Value:** The communal holidays provided by caravan parks and chalets contribute to a collective memory of the seaside for many visitors. Their presence also makes a large contribution to one of the main economic focuses of the town which is tourism and as such will provide a large amount of employment. It may be possible to engage the public on the history of the holiday parks and their place in the narrative of Mablethorpe and the Lincolnshire coast.

## DISCUSSION

### Historic background

Prehistoric and Roman archaeological evidence in the survey area is sparse. Added to this is the fact that much of it is unstratified due to the historic and on-going coastal erosion. It is possible that there was a Roman salt-production industry in and around Mablethorpe as in other parts of the Lincolnshire coast, however there is no evidence for this. The earliest record of Mablethorpe as a settlement is in the Domesday Survey of 1086, meaning it existed from the early medieval period. The origin of the name derives from the personal name “Malbert” and the place name “Thorpe”, which denotes a small settlement dependent on a larger one. In the medieval period Mablethorpe was divided in two parishes, Mablethorpe St Peter’s and Mablethorpe St Mary’s. The church of the former was lost to coastal erosion while the latter’s church location was changed so as to avoid this outcome. It was relocated in the 14<sup>th</sup> century and is the current St Mary’s Church. The land was mostly privately owned and used for crops and grazing. There is evidence of two possible medieval settlements off the A1031 which were abandoned at some point during their history. The survey area was mainly agricultural in the post-medieval period until the 19<sup>th</sup> century when Mablethorpe began to expand. The arrival of the railway to Louth in 1848 and to Mablethorpe in 1877 saw tourism and investment in the town. This expanded Mablethorpe’s urban area and increased its population, the main motor of this growth being tourism. During the 20<sup>th</sup> and 21<sup>st</sup> centuries Mablethorpe has continued to expand to the north and south of the High Street. In the 20th century there was an increase in recreational facilities, such as cinemas and amusements, due to the increased importance of tourism. Towards the end of the 20<sup>th</sup> century the number of caravan parks and camp sites increased, which occupy large areas of land.

### Character summary

Mablethorpe has five Historic Urban Character Areas, each of which represent distinct characters and phases of the town’s development. HUCA 1 represents the agricultural land of the survey area, it includes most of the western part of the survey area. It mainly consists of private agricultural enclosures and 19<sup>th</sup> century farmsteads with some camp sites, caravan parks and a water park. HUCA 2 represents the coastal area, it is mainly characterised by large open spaces, mainly sand dunes and beach. It is also the location of the majority of the town’s coastal recreational facilities as well as 19<sup>th</sup> and 20<sup>th</sup> century housing. HUCA 3 represents the High Street and 19th century expansion. It includes the medieval listed church of St Mary and two 17<sup>th</sup> century listed cottages. However, the majority of the buildings are from the 19<sup>th</sup> and 20<sup>th</sup> centuries. They represent the town’s urban expansion particularly in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The High Street is also the commercial centre of the town. HUCA 4 represents the 20<sup>th</sup> and 21<sup>st</sup> century expansion to the north and south of the High Street. This area is mainly residential but also includes many civic buildings, a park and outdoor sport areas. HUCA 5 represents the bulk of the caravan parks and camp sites in Mablethorpe. These were mainly developed in the late 20<sup>th</sup> century and in the 21<sup>st</sup> century. They are located to the northern and southern limits of the town and are mainly for summer recreational use.

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### Acknowledgements

Lincolnshire Central Library, Historic Places Team.

# Extensive Urban Survey



Mablethorpe

2022

Project Number 2897

Historic England, Lincolnshire County Council

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