



LINCOLNSHIRE EXTENSIVE URBAN SURVEY
Woodhall Spa- 2020



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.

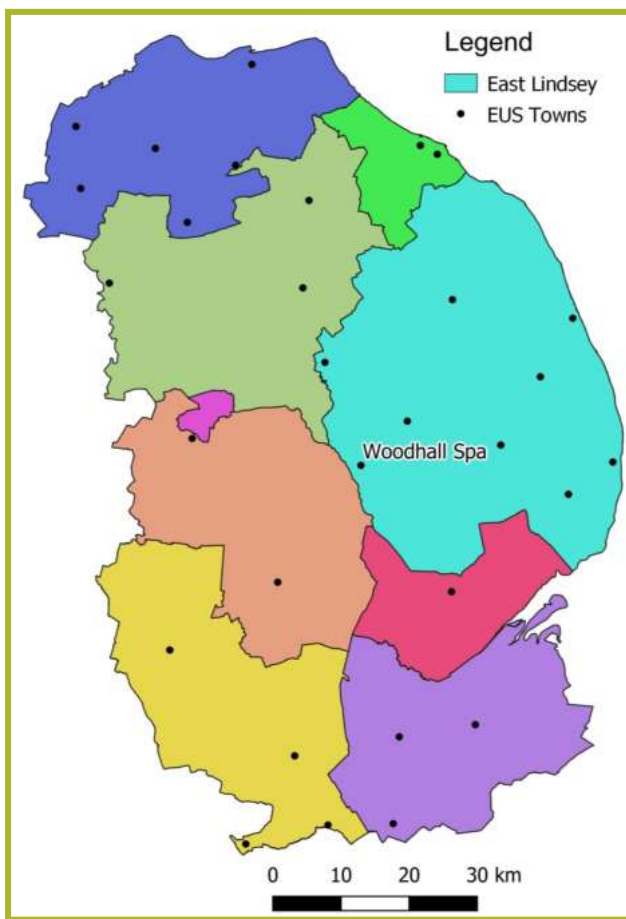
The project consists of a written report, detailing the archaeological and historical background and development of the town. The character of the town will also be discussed within the report within specific Historical Urban Character Area (HUCA) assessments, which indicate the heritage value of each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

The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains an up to date record of all historical and archaeological data that is known within the county, and should be consulted as part of planning applications (NPPF19 p189).

There is debate and energy in Woodhall Spa about its status as a village. Prior to 1994, the settlement was under the control of the Woodhall Spa Urban District Council, which had been established in 1898. Before 1994, when local government reform acts were established, the settlement was considered a town. Shortly after this a debate apparently confirmed that Woodhall Spa was in-fact a village (D, Hill, Pers Comm, 2021). In current East Lindsey planning guidance Woodhall Spa is categorised as a village. The survey boundary for Woodhall Spa is based on the parish boundary.

Location

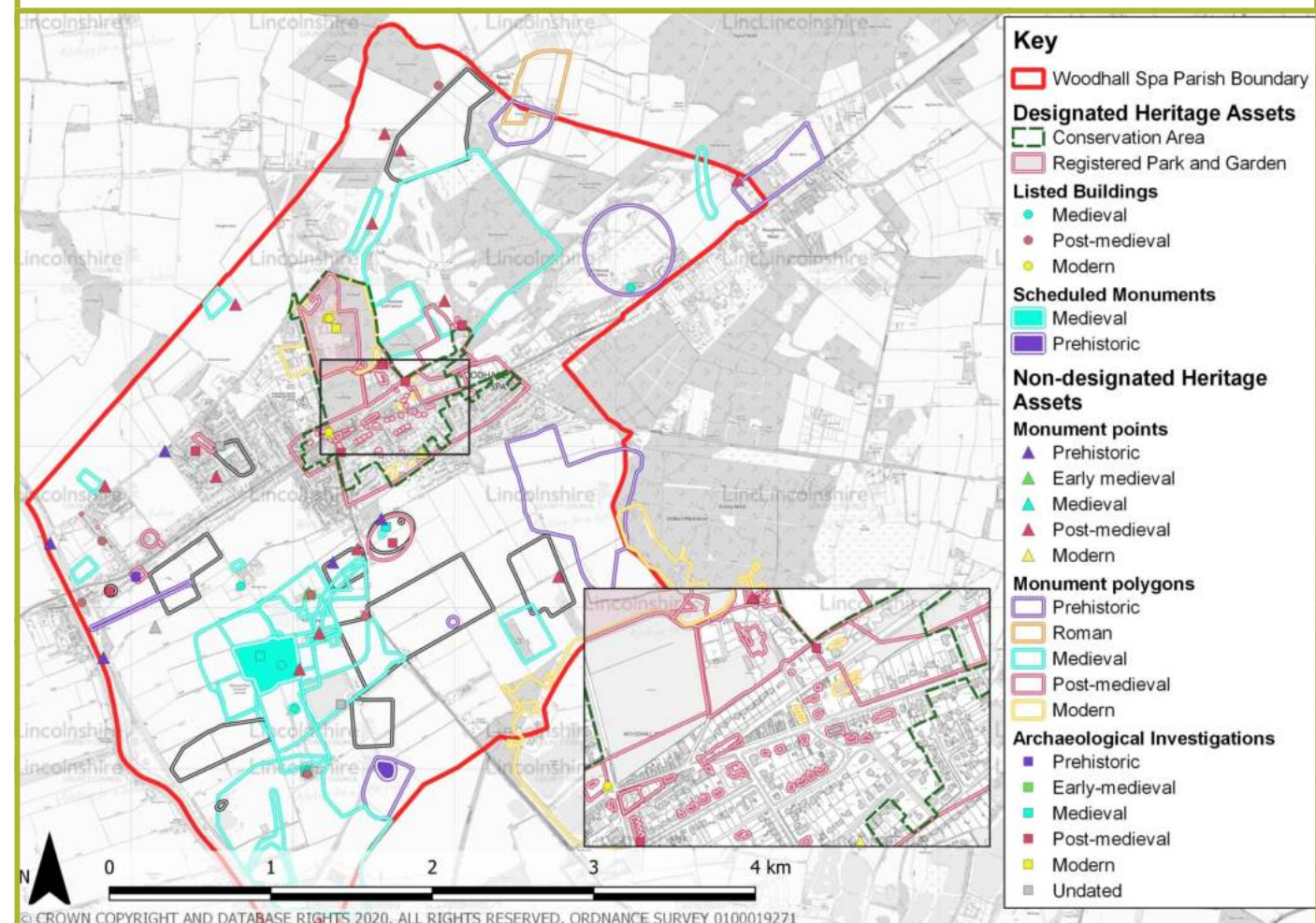
Woodhall Spa is located on the southern edge of the Lincolnshire Wolds, to the east of the Witham Valley which cuts across the landscape from Lincoln to Boston. The town is 15 miles south-east of Lincoln, 7 miles south-west of Horncastle and 17 miles north-west of Boston. The British Geological Survey records the geology at Woodhall Spa as Amphill Clay Formation mudstone, it is overlain by superficial deposits made up of different varieties of sand and gravel including, Diamicton, river terrace deposits of sand and gravel and alluvium and glaciofluvial sheet deposits. Woodhall Spa is located in Natural England's National Character Area number 44: the Central Lincolnshire Vale. The landscape is summarised as being a *broad, low lying, gently undulating vale which is mainly used for agricultural production. The landscape is crossed by many streams which empty into the Ancholme River at the northern end of the character area and into the River Witham to the south. The fields are largely rectangular in pattern and are enclosed by hawthorn dominant hedgerows. Some ancient woodlands remain as well as lowland heath and acid grassland. The area is rich in medieval settlements with associated ridge-and-furrow as well as medieval monastic sites, often close to the River Witham. Traditional building material is brick and pantile, which reflect the availability of local clay. Stone is also used, however, it is often preserved for high status buildings including churches. The Lincolnshire Historic Landscape Characterisation Project classifies Woodhall Spa as being part of the Regional Character Area 5—The Clay Vale, and describes the area as a low lying ground between the Wolds to the east, the gentle westward slope towards the Northern Cliff and the Fens. Limewoods and conifer plantations are common, the latter sometimes planted to make use of unproductive cover-sand soils. The fields are a mixture of ancient enclosure, planned enclosure, and modern fields. Ancient boundaries are often marked by hedges rather than ditches. Several ruined abbeys line the course of the River Witham. These religious communities have made early attempts to alter the course of the river Witham and to drain some of the nearby fens. It is likely that they controlled crossing points across the rivers and fens and possibly exacted tolls from travellers. Several military air-fields have left their mark on the landscape.*



Summary

Situated on the southern end of the Lincolnshire Wolds, Woodhall Spa is a unique inland resort village. The centre which was developed in the 19th and early 20th centuries has provided a character palate on which much of the rest of the town is based. The town is highly thematic, with a strong character, which is the product of its first and most influential developer Richard Adolphus Came, which clearly references the Arts and Crafts movement, Mock Tudor architecture, and also draws parallels from continental spa resorts. The village does not have a market centre, rather it possesses a single wide promenade which is lined by trees and shopping parades. The shops themselves are generally small and owned by independent retailers. Behind the street frontages, are the residential areas of the town, hotels, and the golf course which has been central to the viability of the settlement. The newer houses are set into larger than average plots, contributing to the resort feel, furthermore the roads are also frequently planted with trees, continuing the aesthetic of the centre. Plantation woodland and some semi-natural ancient woodland borders much of the village, which is a draw for locals and visitors alike.

There is an abundance of archaeology in the surrounding area, prehistoric monuments are recorded on all sides of the settlement, however, further investigation is required to confirm the character of these features. Roman field systems are also recorded within the boundary. During the medieval period, Kirkstead Abbey was an important religious centre in the area and was connected to several abbeys within the Witham Valley. The area was also used as a hunting chase by Ralph, Lord Cromwell in the 15th century. The Tower on the Moor was built as part of the hunting park. Following the dissolution in the 16th century, the abbey and its lands was granted to Sir Charles Brandon, who incorporated the site into the wider hunting park, which were also in his possession. In the 18th century the area was enclosed as part of Parliamentary Enclosure, dividing the landscape into smaller fields. The town began to emerge as a resort in the 19th century following a failed coal exploration which instead hit mineralised water. The presence of the water inspired Tomas Hotchkin to build a spa in 1839, and the facilities were enhanced throughout the rest of the century. An architect, Richard Adolphus Came had a large influence on the design and development of the village, and is largely responsible for its architectural style which draw heavily from the Garden City Movement. In the early 20th century, the spa continued to prosper and the town grew, with new residential roads constructed to the south. The spa declined in the late 20th century, however the village has managed to preserve its resort feel, which has also been sustained by the golf course. In 2020, work commenced on the former spa buildings, with the aim that the former use will be restored in part, as part of possible holiday accommodation.



1. HISTORICAL AND ARCHAEOLOGICAL

BACKGROUND

Woodhall Spa as a village was not founded until the late post-medieval period, however the area surrounding the village has extensive archaeological remains and historic evidence of earlier occupation.

1.1 PREHISTORIC

Woodhall Spa is located to the south of the Lincolnshire Wolds, in an intensively occupied prehistoric landscape. The HER holds numerous entries dating to the prehistoric period including one scheduled monument relating to a multivallate enclosure (HER: MLI40096, NHLE: 1017880). A multivallate enclosure is an Iron Age hillfort often built from the 6th century BC to the mid 1st century AD, comprising two or more defensive ditches which are separated by 15-30 metres. The hillfort, which is located 900m south of Kirkstead, comprises an area enclosed by three concentric ditches. The Kirkstead enclosure has two outer ditches with causeways at various points in the rings; a third inner ditch has no causeway and is thought to have a bridge that provided access to the enclosure interior. The monument has suffered plough damage, despite this, it is thought that a good level of preservation is likely. A similar enclosure is recorded at Tattershall Thorpe, which is suggested to have possibly been contemporary.

Evidence relating to several groups of cropmarks within the survey boundary indicate that a high level of activity took place during the prehistoric period: at the northern extent of the survey boundary, earthworks of a prehistoric field system are recorded (HER: MLI40419). To the west of this potential settlement earthworks are also recorded (HER: MLI40409). Further possible prehistoric remains are recorded at the north-east extent of the survey boundary (HER: MLI40092), these remains comprise a square ditched enclosure, ring ditches and linear ditches. At the eastern extent of the survey boundary a rectangular enclosure with rounded corners and numerous ring ditches are believed to be prehistoric remains (HER: MLI40411). To the east of Kirkstead, a possible barrow has been identified (HER: MLI82239). The presence of an Iron Age settlement has been confirmed in a site on Witham Road through excavation; ditches containing pottery, slag and a fired clay loom-weight identify a likely settlement from the Iron Age nearby.

There is conjectural evidence for a southwest-northeast causeway, located to the west of Woodhall Spa (HER: MLI83350). The causeway is aligned with what is now known as Martin South Drove. What are thought to be votive offerings have been discovered next to the causeway, however, most of these date to the medieval period.

Scattered finds from the area include a Bronze Age spear-head (HER: MLI40083), Neolithic axes (HER: MLI40085), a Bronze Age axe (HER: MLI40090), Romano-British pottery (HER: MLI40089), a Bronze Age sword (HER: MLI40102), as well as small flints and flakes (HER: MLI40093). This evidence supports the possibility of intensive occupation in the area surrounding what would later become Woodhall Spa during this period. A dug-out boat of likely prehistoric date (HER: MLI40110) was discovered in 1840 while digging for clay, it was found to the east of Tattershall Road.

A great number of the sites identified are, as of yet, imperfectly understood. Further investigation will be required to ascertain the nature and age of a large proportion of the local remains in the area. Many potential archaeological sites have been identified through aerial photography, undertaken between 1975 and 1990, by Paul Everson for the Royal Commission on the Historical Monuments of England (RCHME).

1.2 ROMAN

Despite a large amount of documented Roman archaeology in the surrounding area and a major Roman settlement in Horncastle (5.5km north-east), there are only two recorded sites within Woodhall Spa. The River Witham (which borders the west side of the survey boundary) is well known to have been a very important river throughout the prehistoric and Roman periods and was utilised to transport goods to and from Lincoln.

One recorded monument (HER: MLI40390) relates to a probable Romano-British field system, with finds of 2nd century pottery also being recorded in this area. Roman pottery has also been identified at a second monument (HER: MLI40089) which records four Romano-British Ollae (cooking vessels). Roman activity within the survey boundary is recorded by the PAS (Portable Antiquities Scheme) with several findspots relating to coins, brooches and pins from the 1st-4th centuries. It is likely that further remains from this period are extant within the survey boundary, however, the nature of these remains and their context in the wider landscape is yet to be ascertained.

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

One monument (HER: MLI89292) dating to the early medieval period is recorded by the HER within the survey boundary having been identified from a potsherd of late Saxon/early Norman date.

1.3.1 PLACE-NAME EVIDENCE

There is limited evidence for the area during the early-medieval period. Several of the surrounding villages have place-name evidence which supports the argument of an early medieval foundation including: Stixwold which means Stigr's forest in Old English (University of Nottingham, 2020), Coningsby (King's farm/settlement) from Old Danish and Old Norse and Kirkby on Bain (Church farm/settlement on the River Bain). The name 'Kirkstead' has origins in Old Norse and Old English: 'Kirk' (kirkja) meaning church, and 'stead' (stede) a place, sometimes the place of a religious house or communal site or estate—a locality.

1.3.2 DOMESDAY SURVEY

The parish of Woodhall Spa, at the time of the Domesday Survey, was made up of one or more estates from the surrounding region. The settlements nearest to Woodhall Spa which are mentioned in the Domesday Survey are Tattershall Thorpe, Stixwold, Roughton, Haltham and Kirkby on Bain.

1.4 MEDIEVAL

Woodhall Spa is an unusual village, unlike many villages in Lincolnshire, its foundation is not in the medieval period but in the early 19th century.

1.4.1 RELIGION AND EDUCATION

Kirkstead Abbey (HER: MLI43629 NHLE: 1288192, NHLE: 1005050) was a Cistercian monastery, founded nearby in 1139 and moved to its present location in 1187, on land given by Hugo son of Eudo lord of Tattershall. It was established as a daughter house of Fountains Abbey. In 1378 Kirkstead is recorded as having 28 monks. Today a ruined fragment of the south transept of the abbey church is all that remains standing. After the Dissolution stone was robbed for use in numerous local buildings. Most of the complex of earthworks is protected as a scheduled monument and the upstanding fragment of wall is also Grade I listed.



Kirkstead Abbey ruins and earth works.

The abbey remains are within a larger precinct, surrounded by a moat, which is itself set into a larger landscape which was likely enclosed and utilised by the abbey. The entire site was surveyed by the RCHME in 1994. To the north of the abbey precinct are the remains of a series of fish ponds (HER: MLI40099). To the south is St Leonards which served as the chapel *ante portas* for the abbey (chapel before the gate) (HER: MLI40097, NHLE: 1288191).

Kirkstead Abbey was implicated as being heavily involved in the Lincolnshire Rising in 1536. Abbot Richard Harrison and three of his monks were executed for treason. The abbey was dissolved in 1537, at which point Kirkstead Abbey was seized by the Crown and its lands were given to Charles Brandon, Duke of Suffolk. It is thought that the precinct was redeveloped post-dissolution into a hunting lodge by Brandon.

A project is currently underway (2021), which is undertaking a study into the medieval monastic landscapes of Wales and Central Lincolnshire. It is anticipated that this work will increase our understanding of the history of the religious houses of the Witham Valley, including the foundation and topography of Kirkstead Abbey. Within the survey boundary, preliminary investigation highlights the area south and west of Witham Road and Abbey Lane as an area of potential interest, including the potential site of the early monastery and a managed water course (Sacred Landscapes of Monasticism Project, University of Wales, Lampeter, 2021).

1.4.2 ECONOMY AND INDUSTRY

Kirkstead Abbey was not a settlement, therefore it did not have a market centre. Although Kirkstead village was established in the medieval period to support the abbey. The abbey did invest in building warehouses in Boston to capitalise on the wool trade which was highly profitable. It also possessed local quarries and was active in salt production (Owen, 1971).

1.4.3 LANDSCAPE

Much of the landscape within the survey boundary during this period was utilised as a chase (a hunting ground which is reserved for one or more persons), belonging to the Lord of Tattershall. This chase landscape included a large amount of heathland and woodland. Some of the woodlands within the survey boundary are included in the Nature Conservancy Council's *'Inventory of Ancient Woodland'* and are highly likely to be ancient woodland. Ancient woodland is defined as land which has been woodland continuously since at least 1600AD (NPPF, 2019).

To the west of the survey boundary, an area around the Kirkstead Abbey was enclosed and moated, and to the south of the boundary is former parkland (HER: MLI92429) which belonged to the lords of Tattershall. Much of the heathland and woodland in the area was owned by the Tattershall family, Kirkstead Abbey had also been gifted land for their own use. In 1239, an agreement was drawn up between the Abbot of Kirkstead and Robert Tattershall. The agreement defined an area around the abbey in which hunting was not permitted, and further safeguards were put in place for the driving of animals from the abbey's lands into the chase (Everson & Stocker, 2008). After the dissolution of the monasteries, the land was gifted to Charles Brandon, Duke of Suffolk, responsible for suppressing much of the rebellion in 1536. The abbey enclosure is then thought to have been incorporated into the chase and the precinct was redeveloped into a hunting lodge by Brandon (Everson & Stocker, 2008).



The Tower on the Moor

1.4.4 CHARACTERISTIC BUILDINGS

The Tower on the Moor (HER: MLI43570, NHLE: 1017216)

The Tower on the Moor is the remains of a mid-15th century hunting lodge to Tattershall Castle, thought (but not confirmed) to have been built by Ralph, Lord Cromwell, Treasurer of England and companion of Henry VI. Although it is called 'tower' the remains actually represent the former stair turret attached to the main building, which no longer survives. The hunting lodge and tower were short lived with much of the building material removed in 1472 for the construction of Tattershall Castle. Archaeological evidence confirms that stone and brick robbing took place on the complex. The building was largely constructed of red brick, and had close parallels to the tower at Tattershall Castle, Rochford Tower, and Hussey tower, which were constructed in the same period. In the 15th century, brick was very expensive, and using it to construct large and impressive buildings was an overt expression of status. In the present day the tower has been incorporated into the golf course. This hunting lodge was part of a wider hunting chase landscape, which comprised woodland and heathland and was used recreationally (Everson & Stocker, 2008).



St Leonards Chapel

Church of St Leonard (HER: MLI40097, NHLE: 1288191)

The Grade I listed Church of St Leonard dates from 1230-1260 and was restored in the early 20th century. It is believed to have been built as an *'ante portas'* chapel (before the gate) at the southern boundary of the Kirkstead Abbey precinct (Everson & Stocker, 2008). The building is constructed of limestone ashlar and squared coursed rubble with a timber bellcote.

The Old Hall (HER: MLI93335, NHLE: 1215720)

The Old Hall, which is Grade II listed, is located to the north of Kirkstead Abbey and largely dates to the 16th century. It is believed to have been constructed with reused limestone rubble robbed from Kirkstead Abbey as well as red brick in an English bond. The hall underwent modifications in the early 18th and mid-19th century.

1.5 POST-MEDIEVAL

Between 1796 and 1821, John Parkinson of Bolingbroke purchased land in the parishes of Woodhall and Langton, which were at the time, combined (Czajkowski, 2000). His ambitions to 'plant a forest, build a city, and open coal mines' resulted in the foundation of New Bolingbroke, the planting of Ostlers Plantation, and the first coal shaft being sunk in Kirkstead (HER: MLI88550). This shaft failed to locate coal seams, however this did not deter Parkinson who, in 1821, sunk a second exploratory shaft a mile to the east of the first, in Coal Pit Wood (HER: MLI88551) on land owned by Thomas Hotchkin, Lord of the Manor. The exploration hit water at a depth of 155m causing the shaft to be abandoned, however by 1824, this water had begun to overflow and gained a reputation for possessing 'healing' qualities. Hotchkin reportedly had the mining rights in the parish and was in possession of the shaft by at least 1826. By 1839, Hotchkin had built his first bath house, containing 8 bathing rooms (HER: MLI88552). Hotchkin, under the advice of Dr Granville sent the water to Mr West of Leeds, who tested it and produced a report of its mineral content. *The Spas of England, and Principal Sea-bathing Places, Volume 1A* produced by Dr Augustus Granville reports that "The chief peculiarity of this water is the abundance, as compared with others, of that principle—iodine. Here we have an established fact, that at Woodhall... there exists a most remarkable spring, supplying large quantities of mineral water, endowed with most important chemical properties, which in the hand of a judicious and skilful practitioner, may be made instrumental in curing some of the diseases mostly prevalent in England" (Granville, 1841).



Long Avenue

By 1849, a new bath complex had been built, including a bath house and hotel, called the Woodhall Spa Iodine Hotel, it was later renamed to the Victoria Hotel (HER: MLI92056). This hotel is believed to be one of the largest and most impressive to have existed in the town, and was enlarged in the 1880's-1890s.

Woodhall Spa has an unusual development rule, thought to have been instigated by the Syndicate, whereby the roads are not allowed to have 'street' as the suffix: Avenue, Close, Walk are the more common names in the village. Further to this, the local road names are in honour of prominent local people; Iddesleigh Road, Stanhope Avenue, and Alverston Drive are all named in honour of the Syndicate members at their time of construction in the early 20th century. The 'e' was removed from Lord Alverstone's name in the road name. Cromwell Road was named for Oliver Cromwell (a local builder) and Tarleton Avenue, was named after a visitor, who had been cured at the spa. The 'Broadway' was named for its wide aspect and broad pathways. Came Crescent, is in reference to Richard Adolphus Came, the renowned architect behind the design and construction of much of the village centre.

Richard Adolphus Came

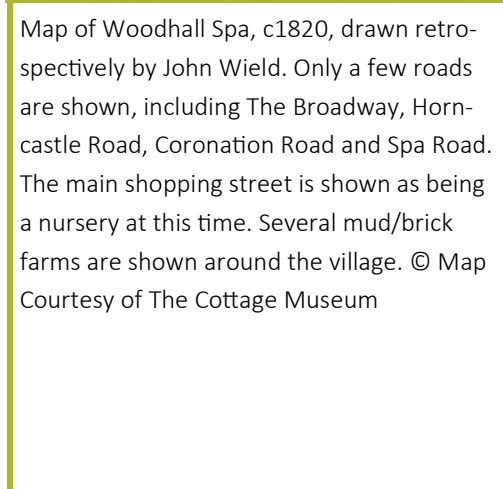
In 1886, a Syndicate was formed by a number of prominent local individuals including the Rector of Blankney, Reverend John Otter Stephens, the Rector, R.H. Edward Stanhope M.P., R.H. Henry Chaplain M.P., Sir Richard Webster M.P. (Lord Alverstone), Sir Stafford Northcote (Earl of Iddesleigh) and Thomas Cheney Garfit Esq (Conway Walters, 1899). In 1887, the Syndicate purchased 100 acres of the Woodhall Spa estate from Stafford Hotchkin and promptly appointed an architect, Richard Adolphus Came, to design Woodhall Spa as a new village (Ritson, 2007). He was responsible for the design and development of much of Woodhall Spa in the late 19th and early 20th century, incorporating half timbered buildings and over-fired brick panels (sometimes called clinker bricks), into many of the buildings and homes around the centre (Antram, 2002). It is thought that Came was influenced by the Garden City Movement, which was gaining popularity in the late 19th century. Came was also influenced by traditional British architectural designs including Arts and Crafts as well as Tudor, Jacobean and Queen Anne Revival styles. Some of his influences were also derived from Continental styles: the medieval German appearance reflected in Woodhall Spa's character may be connected to the time Came spent receiving his education in Germany. The Iodine-Bromine content of the water has drawn parallels between Woodhall Spa and Bad-Kreuznach in Germany. The roads he designed were very wide and lined with pines, birch, and oak, often planted with trees before the roads themselves were constructed. Long Avenue has remained a planted pathway rather than a formal 'road'.

1.5.1 STREET PATTERN AND DEVELOPMENT

Until the early 19th century Woodhall Spa comprised a number of paths and unkempt roads connecting local settlements and



Armstrong map, c1778 . Showing the Tower on the Moor, the road is shown as being to the north of the tower, this is either incorrect or it is not showing Horncastle Road. The surrounding land is moor/common land and Bracken Wood is detailed. Kirkstead Abbey is shown in ruins. © Map Courtesy of The Cottage Museum



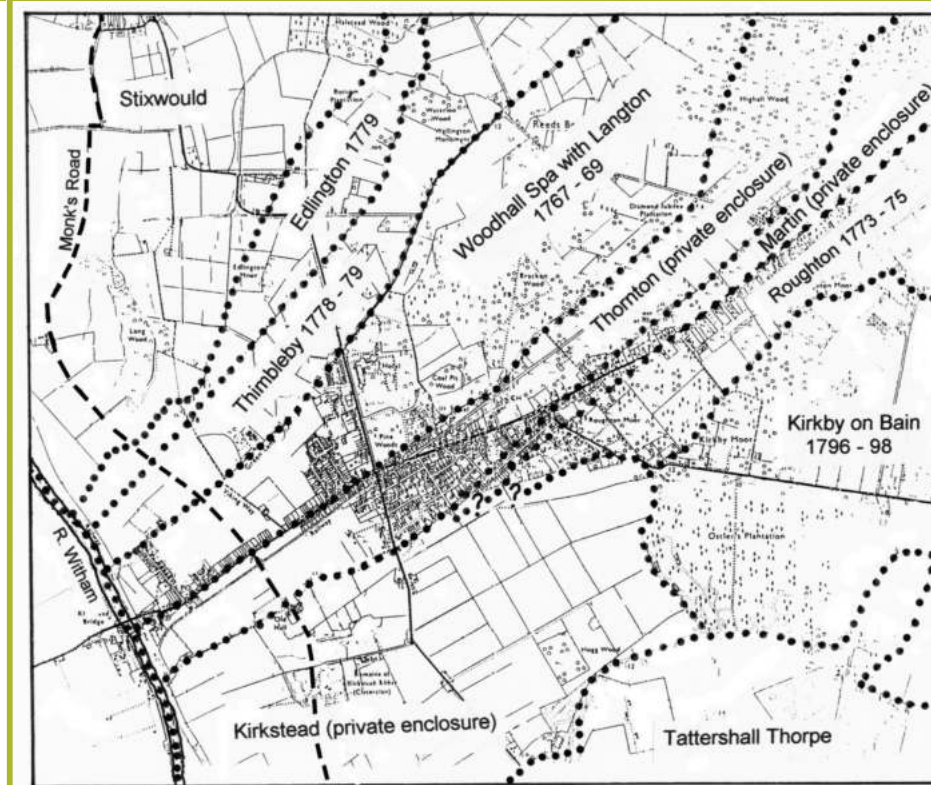
Map of Woodhall Spa, c1820, drawn retrospectively by John Wield. Only a few roads are shown, including The Broadway, Horncastle Road, Coronation Road and Spa Road. The main shopping street is shown as being a nursery at this time. Several mud/brick farms are shown around the village. © Map Courtesy of The Cottage Museum



Map of Woodhall Spa, c1845, drawn retrospectively by John Wield. Showing the early development of the Victoria Hotel and baths, with very little other development. © Map Courtesy of The Cottage Museum

destinations such as the River Witham. A map produced by Captain Andrew Armstrong in 1778 shows that the land which would later become Woodhall Spa was, at this time 'common moor', implying that it was owned by the lord, but local people were allowed to graze their animals as part of the rights of common system. The Tower on the Moor is shown to be close to the north of this open expanse, located to the south of a road connecting Whithill (likely White Hall Farm, now Thatched Cottage), and Roughton to the River Witham.

A map dating to 1820 and drawn by John Wield shows Broadway/Horncastle Road, Stixwold Road/Tattershall Road, Spa Road, and Idesleigh Road (northern arm) as being extant. The growth of the village was slow throughout the 19th



Parish Boundaries at the time of the enclosures © Map Courtesy of Micheal Czajkowski. Woodhall with Langton 1767-69. M. J. Czajkowski 2001

century and by the end of the century Victoria Avenue, Stanhope Avenue, and Idesleigh Road had been constructed. Between the 1889 and 1905 Ordnance Survey plan, Long Avenue, Cromwell Avenue, Stanhope Avenue, Sylvan Avenue, and Alverston Avenue had been built.

1.5.2 LANDSCAPE

Following the dissolution of the monasteries, the land and properties belonging to Kirkstead Abbey were commandeered by the crown and subsequently gifted to Charles Brandon, the Duke of Suffolk and close friend of King Henry VIII. The land adjacent to Kirkstead Abbey, which had protected status as part of an agreement made between Kirkstead Abbey and the lords of Tattershall (Everson and Stocker, 2008) was likely absorbed into the wider hunting landscape.

Prior to the establishment of the spa, this area was named Langton St Andrew as it was still part of the Langton glebe/parish, and the parish of Woodhall. Woodhall Spa takes its name from the parish of Woodhall and the spa which was founded within it. In 1769, the parishes of Woodhall and Langton were enclosed by Acts of Parliament. In the 19th century, the parish of Woodhall Spa was carved out of these two parishes. The field pattern surrounding the woodland of Woodhall Spa resembles post-medieval enclosure, comprising straight boundaries and rectangular fields, which are common throughout Lincolnshire at this date.

The landscape of Woodhall Spa changed dramatically in the 19th century when acres of land surrounding Woodhall Spa were planted with woodland. Initially this was instigated in Woodhall Spa by John Parkinson, who had ambitions to plant a forest. Thomas Hotchkin the founder of the spa continued to plant woodlands to improve the appearance of the resort. A survey of English Spas, undertaken by Dr Granville records that 'the small village...stands in the midst of a flat tract of land which is often covered in water...a belt of fir plantations of recent growth... stands at a short distance from the well, and affords one of the means to be employed embellishing the place' (Granville, 1841). Richard Adolphus Came's vision for the resort incorporated tree lined streets into his design, further transforming the bleak landscape into a desirable destination.

Waterloo Wood was planted 'from acorns sown immediately after the battle of Waterloo'. A monument to Wellington was erected adjacent to the wood in 1844 (HER: MLI93026, NHLE: 1063171).

1.5.3 ECONOMY AND INDUSTRY

Although the catalyst for the foundation of Woodhall Spa came from the search for industry: when in 1821 the exploratory coal shaft was sunk. Industry did not (unlike many other towns) fuel its continuous growth, which was instead driven by the establishment of spas and hotels.

1.5.4 RELIGION AND EDUCATION

The earliest post-medieval chapels within the survey boundary, are located in Kirkstead, these include a Presbyterian Chapel (HER: MLI93697), built on Mill Lane in 1821. This was reportedly built after the Kirkstead Abbey Chapel fell out of use. The chapel is now in use as a children's nursery. A Primitive Methodist chapel was also constructed in Mill Lane in 1835, but it closed in the latter half of the 20th century, and has since been incorporated into a residential property.

The need for new churches grew with the village's popularity with several new churches being constructed in Woodhall Spa in the latter half of the 19th century. The Church of St Andrew (HER: MLI116401) with associated cemetery (HER: MLI91961) was constructed in 1846; the stone for the building was taken from the ruins of Stixwold Priory. The church was demolished in 1957, after it suffered extensive damage during the Second World War, although the churchyard has been preserved as a cemetery. The destruction of the church was partially attributed to the poor preservation of the stone taken from the abbey, due to it being buried for a number of centuries. Mature oaks line one of the boundaries of the cemetery which were planted during the enclosure in 1769 (QuBE, 2008). St Andrews School was built to the west of the churchyard in 1847 (HER: MLI91963). It was rebuilt in the late 19th/early 20th century with red brick and half timbering and is now a private residence.

The Church of St Peter (HER: MLI92009) was constructed in 1893, located on the south side of the junction of The Broadway and Iddesleigh Avenue. The brick and half timbered building with a bell-turret is surrounded by pine trees reflective of the village centre character. In 1896, the Catholic Church of Our Lady and St Peter (HER: MLI91990) and a Presbytery (HER: MLI91991) were constructed to the south of Long Avenue.

On Iddesleigh Road, (on the north side of The Broadway), a new Methodist chapel was constructed in 1899 (HER: MLI92012). This was soon deemed too small and in 1907 a second Methodist chapel was constructed adjacent to the first, on the north corner of Iddesleigh Road and Broadway (HER: MLI92011). The original chapel was converted to a Sunday School. Their use changed in 1990 when the second chapel was sold into private ownership and the original chapel was once again made into the main chapel.

1.5.5 RAILWAY AND TRANSPORT

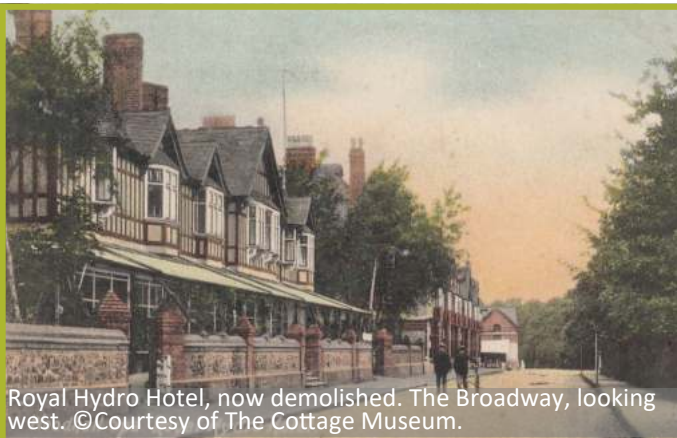
In 1847, Great Northern Railway (GNR) began construction of the 58 mile Lincolnshire Loop Line from Peterborough to Lincoln via Spalding and Boston (Catford, 2017). The Loop Line, which followed the course of the River Witham for part of its journey, had a station in Kirkstead (HER: MLI93642) with a local hotel and several goods sheds adjacent to the station. Kirkstead already had a wharf, as seen in Armstrong's 1778 map. It was originally called 'Wath' and was first used as a mill leat (Pers Comm, S, Stennet, 2021). After the construction of the station it became a transport centre possessing both a railway station and wharf. Prior to 1891, a ferry crossed the River Witham at Kirkstead Wharf, connecting the east and west banks, in this year the ferry service ceased and a new swing-bridge was built by the GNR (Catford, 2017).



Former 1835 chapel, now garage. Mill Road



St Peter's Church, The Broadway.



Royal Hydro Hotel, now demolished. The Broadway, looking west. ©Courtesy of The Cottage Museum.



Winter Gardens, now demolished. © Lincoln Archives

Kirkstead station was constructed in 1847 in red brick with yellow hip dressings. It was constructed in an Italianate style which was often used by the Great Northern railway for their stations. Since the closure of the station, the building has become a house, and the railway platform remains, although the line has been dismantled.

In 1855, Woodhall Spa became a junction on the Lincolnshire Loop Line to Horncastle. The line was constructed due to the increasing prosperity of Horncastle, by the Horncastle Railway Company.

The railway line was constructed along the main thoroughfare in the village, adjacent to the spa (HER: MLI92052). This luxury was afforded by the fact that very little development had occurred in the village by this point, therefore no buildings had to be removed or demolished prior to the railway's construction, which was often influential in other settlements. A benefit of this was that tourists would be able to alight the train adjacent to the spa. Until this point the spa had been difficult to access. The introduction of the railway increased the number of visitors to the spa substantially, resulting in the extension of the station platform in 1888 and, by 1898, passengers could reach the resort daily from London without changing trains (Sargeant, 2008).

1.5.6 RECREATION

Woodhall Spa was built as a resort for tourists, a trait which is reflected in its design and development. The hotels and large houses around the village in this period were built for entertainment. Furthermore the large detached houses set into large plots of land were built for attracting wealthy visitors and provide additional accommodation options.

The Mall Tavern (HER: MLI91982) is first mentioned in 1890 (Sargeant, 2008) and was appears on the 1905 Ordnance Survey map. Its tree-trunk porch columns are a variation of the Arts and Craft type which is seen in German spa resorts (QuBE, 2008).

The Woodhall Spa Hotel (HER: MLI92004) began as Eagle House, which was built as a residence for Charles Blyton in the mid-1870s. By 1882 it was known as the Eagle Lodge Hotel but it was converted into a home for the elderly in the 1960s. It has since been returned to a hotel.

The first golf course was established in the village in 1890, on land between Tattershall Road and Abbey Lane. By 1895, a second golf course had been constructed to the north-east, adjoining the former Victoria Hotel (Sargeant, 2000). This course too was short lived, and in 1905 a new course, designed and informed by an 'Open' champion and several prominent local players, was opened. During the winter months, the spa was closed and visitor numbers was vastly reduced. To address this Richard Adolphus Came designed the Royal Hydropathic Hotel and Winter Gardens, which was completed in 1897 (HER: MLI91976). This was located on the south-east corner of Tattershall Road and The Broadway. The Winter Gardens, which covered an area of 1000 square yards, was a large glass room with palms, tropical plants, a stage and seating. It was used throughout the year for events such as concerts or dances, and did attract visitors in the winter months addressing the gap in revenue which had occurred during the winter season. The hotel was renovated in 1922 with parts of the hotel being converted into apartments. The hotel and gardens were badly damaged during the Second World War and the site has since been made into a memorial garden (HER: MLI92057).

1.5.7 CHARACTERISTIC BUILDINGS

Cottage Museum (HER: MLI92014)

The Cottage Museum (HER: MLI92014) is a rare example of a corrugated iron flat-pack bungalow. It originally stood 2.5 miles to the north, on land which would become the Hotckin Golf Course, and was moved to its present location in 1887.

The building became the home of Thomas Wield (bathchair proprietor and well known photographer). Johnny Wield continued his fathers interest in photography, capturing many early pictures of the village. The Woodhall Spa Cottage Museum opened to the public in May 1987 as a community museum run by the Woodhall Spa Cottage Museum Trust. The purpose of the museum



The Cottage Museum.



Clevedon House, then Golf Hotel.



The Kinema.

is to preserve the community history of Woodhall Spa and district.

The Golf Hotel (HER: MLI92036)

Clevedon House, designed by Richard Came in 1888, was built as a private house (HER: MLI92036). By 1896, the building had become the Clevedon House Preparatory School. This school was short lived and by 1906 the building had become a gentleman's club. Alterations were made to the building to make it more focussed to tourists and it soon became the Clevedon Hotel, subsequently being renamed The Golf Hotel in 1921.

Alexandra Hospital (HER: MLI92039)

The Alexandra Hospital was constructed by the Syndicate in 1890, to cater for patients who could not afford to stay at the spa. It's architectural design reflects a Queen Anne revival style (Woodhall Spa Community Website, 2021). It was used as a Red Cross hospital in the First World War and following the Second World War became part of the National Health Service. In the late 20th century the building became a nursing home but has now been renovated and converted into apartments (Sargeant, 2008).

Kinema in the Woods (HER: MLI91955)

The Kinema was built in the late 19th century as a barn (QUbE, 2008) and rebuilt in 1888 as a cricket pavilion also for concerts and dances. In 1922, it was converted to a rear-projection cinema in Art Deco style. It is now believed to be Britain's only rear projection cinema. The building has seen several episodes of renovation throughout the 20th century.

The Spa

The foundation of the spa was instrumental to the formation of Woodhall Spa as a settlement. In 1821, John Parkinson sunk a shaft on this site in search for coal and instead hit mineral water. In the 1820s the restorative properties of this water began to become well known, inspiring Thomas Hotchkin to build a brick bath, and within 10 years he had built a larger bath complex with treatment rooms (Woodhall Spa Community Website, 2021). He was also encouraged by Dr Granville (a contemporary writer on spas and baths) to establish a parkland to surround the hotel, with the aim of to improve the area, which in the 19th century was open and flat. This has resulted in the evergreen woodland which characterises much of the village in present day.

The former spa buildings located on Coronation Road (HER: MLI88552) were originally built in 1839 in an Italianate style, and underwent much restoration in 1887 through the efforts of the Syndicate. At this time the spa buildings were expanded, a pump room (which is still extant) was constructed as well as a veranda and a new main entrance. The pump room was designed by C, F, Davis for the Syndicate (Woodhall Spa Community Website, 2021). The resort was popular until the First World War, after which it went into decline. The baths closed for a period in the 1920s until the prominent Weigall family established the Spa Bath Trust, to maintain the baths following their departure from the area. After 1945, the spas came into the ownership of the National Health Service, however using spas for healing fell out of favour in the 1960s-70s.



The former Woodhall Spa, undergoing renovation 2020.

In 1983, the boiler chimney collapsed into the well, causing the water to swell and the walls and roof to fall. This also undermined the chimneys, which were used for the steam boilers, which collapsed, taking some of the outer buildings down too, including the water tower. Limestone was bulldozed into the shaft which had been left behind by the demolition of the buildings, signalling the end of the spa baths. The baths came under private ownership and were left derelict for 37 years, in 2020 work to refurbish the bathhouse began with the intention of returning it to holiday accommodation with spa facilities.

The Manor House

The Manor House (HER: MLI91954) dates to the 18th century and is believed to have been the home of the Hotchkin family. The house was renovated in several episodes of development in the 19th and 20th centuries and is now in use as a hotel, located within the golf course. *The manor was the seat of a branch of the Hotchkin family of Jamaican slave-owners, who also owned other estates in Rutland and Leicestershire* (Wills & Dresser, 2020).

1.6 MODERN AND 21st CENTURY

Woodhall Spa was made into an Urban District in 1898, formed under the Local Government Act of 1894. As a result of local government review in 1974 the Urban District Council was replaced by a parish council. The parish of Kirkstead was amalgamated with the civil parish of Woodhall Spa in 1987.

1.6.1 STREET PATTERN AND DEVELOPMENT

The centre is located on the cross roads, new housing developments have taken place throughout the 20th century. This was mostly focussed around the streets laid out at the south-east of the village, by Richard Adolphus Came in the late 19th and early 20th centuries. His work, incorporated with the Garden City Movement is reflected in later design, including low-density housing, large gardens, and tree-lined streets. In the mid-late 20th century, large detached properties had begun to be constructed on Horncastle Road, Witham Road, Stixwoud Road, and Tattershall Road. New housing estates have been constructed on all sides of the village in the late 20th these houses have reflected national trends rather than village character. In 2018, a Local Development Order was instigated within the Conservation Area to 'arrest cumulative decline in the integrity of historic fabric', through the creation of a design code (East Lindsey, 2018). The 21st century development is more sympathetic to the historic character of the village centre and incorporates some of the design from Came's design as well as the arts and craft movement.



Former station, now residential, Kirkstead.

1.6.2 TRADE AND INDUSTRY

The nature of Woodhall Spa's growth is not the result of industrial expansion. Consequently, there is only a small amount of industry in the present day village. A chick hatchery was in operation in the village in the late 20th century. Some of the former clay pits which were used in the earlier centuries have become ponds and caravan sites. Former railway buildings, adjacent to the Kirkstead Station (Woodhall Junction) have been converted into large shops or warehouses.

1.6.3 RELIGION AND EDUCATION

There have been two boarding schools for girls in Woodhall Spa, founded in the early 20th century. Hartington House, located on The Broadway, was built as a girls boarding house (HER: MLI92043), it was designed and built by Richard Came with Victoria Lodge which was an annexe to the school (HER: MLI92045). A former boarding house called 'Raftund' (HER: MLI91993) became a girls school between 1905 and 1907. St Hugh's Private School was constructed in 1929 on Alverston Avenue and was extended in the 1950s (HER: MLI91992).



Petwood House.

1.6.4 RAILWAY AND TRANSPORT

In 1922, Kirkstead Station was renamed Woodhall Junction to encourage visitors. The Woodhall Spa station was closed in 1954 and the buildings have since been demolished, however the line remained open for traffic between Kirkstead and Horncastle until 1971 (Catford, 2017). Following its closure, the station and railway line have since been redeveloped; in the village centre Clarence Road and several new bungalows have been constructed, as well as a village centre car park and small seated area, this area has one section of track *in-situ* as a reminder of the former station. To the south-west of the village centre, the line has been absorbed into modern housing estates and to the north-east the line has become part of walking routes and the golf course. Much of the former Lincolnshire Loop Line has since been converted into a recrea-



Registered Park and Gardens at Petwood

tional cycle path between Lincoln and Boston.

The swing bridge which had been in operation since 1891 closed in 1968 when the new permanent Kirkstead Bridge was built crossing the River Witham.

1.6.5 CHARACTERISTIC BUILDINGS

Petwood Hotel and garden (HER: MLI91958, NHLE: 1308567), (HER: MLI115975, NHLE: 1442113)

The Petwood Hotel was constructed in 1905 as a house for Baroness von Eckhardstein, later Lady Weigall, who had bought 40 acres of woodland to the north of the village two years prior. The house was constructed in an Arts and Craft style and is heavily influenced by mock-Tudor half timbering. The woodland was the Baroness' 'pet wood' which is the source of its title. The gardens surrounding the house were formally laid out in 1912, by Harold Peto, who incorporated water features, pergolas, a sunken garden and a loggia (garden room) into his structured landscape design. It remained a private residence until 1934, when the Weigalls arranged for it to be taken over as a hotel. The hotel was used during the Second World War as the Officers Mess for three squadrons, including 617 squadron, the Dambusters. Shortly after the end of the war the building reverted to being a hotel and is now Grade II listed, the gardens are also designated as a Grade II registered park and garden (HER: MLI115975, NHLE: 1442113).

1.6.6 RECREATION

Spa resorts declined in popularity in the 1920s although Woodhall Spa has remained popular, in part due to its golf courses, established in the late 19th century and stimulated by the investment in the golf course made in the early part of the century. The Hotchkin Course, which opened in 1902, is *named after Stafford Vere Hotchkin, a descendant of the Hotchkin family of Jamaican slave-owners* (UCL, 2021).

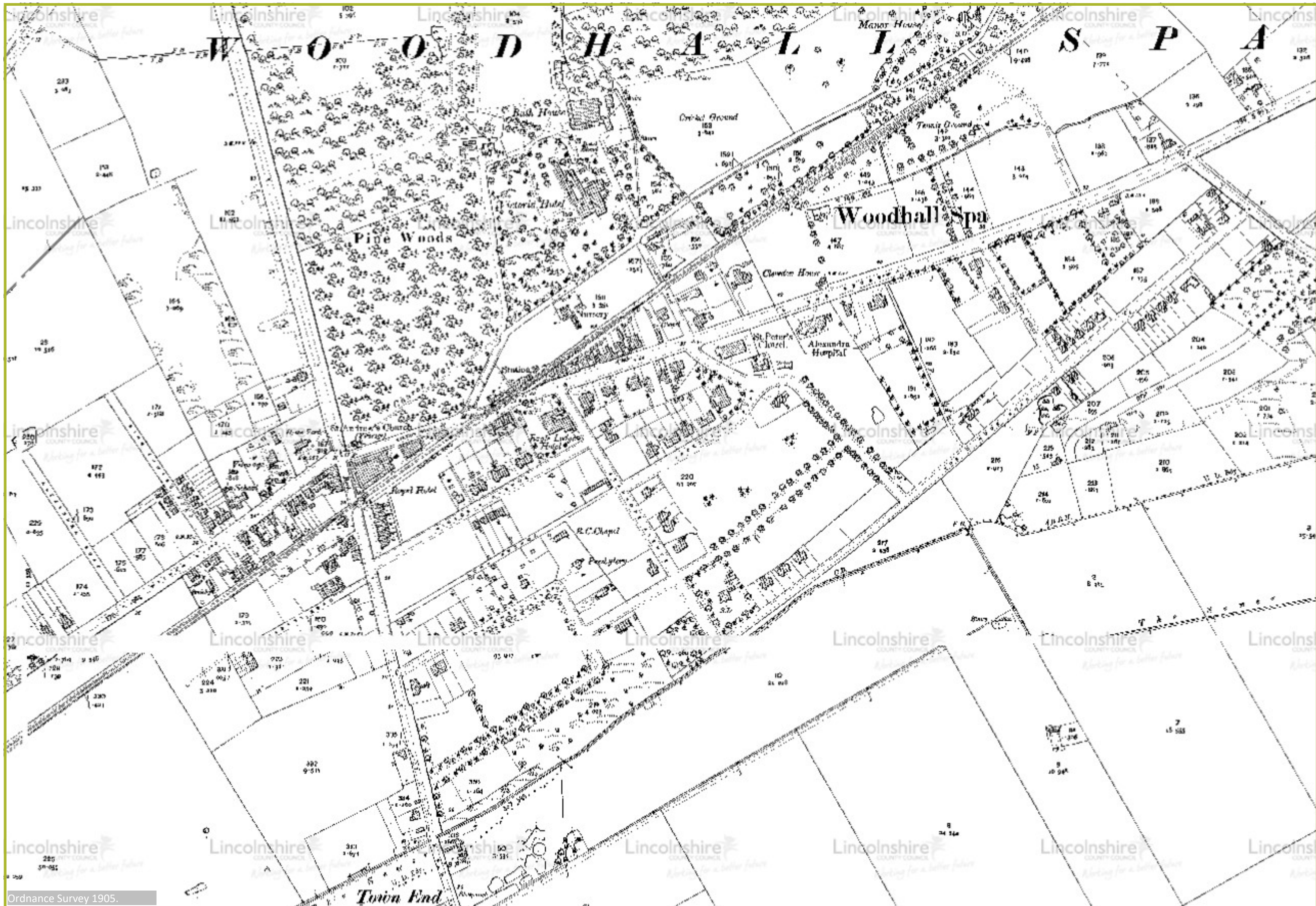
The plantation woodlands surrounding the village are a huge draw for visitors. Jubilee Park (HER: MLI91960) was established in commemoration of King George V's Silver Jubilee in 1935. The site included a heated lido which is still open to the public. It was gifted to Woodhall Spa Council in 1947 and was heavily altered in the 1960s. The site was saved from closure in 2014 and is currently run by a charity.

1.6.7 MILITARY

RAF Woodhall Spa (HER: MLI43397) was opened in 1942 in response to the urgent need for additional local airfields to increase the bombing capacity of the RAF under the threat of Nazi Germany. The airfield was used by multiple squadrons, with capacity to accommodate 1000 personnel, however, it was most famously used by the 617 Squadron, also known as the Dambusters. Prior to RAF Woodhall Spa opening, the village was already heavily involved with the military due to its proximity to RAF Coningsby and Tattershall, army camps were also operational at Roughton and Kirkby Moors. Many large local houses and hotels were commandeered by both the RAF and the army throughout the war (Harvey, 2016). After the end of the war, flying no longer took place, although between 1960 and 1967 the airfield site was used as a 'Bloodhound Missile site' (Bowyer, 2000). The base is partially retained by the RAF, although much has been sold and is now woodland, gravel pits and a golf course.

The Woodhall Spa (HER: MLI88552) was used throughout the First and Second World Wars for convalescence and the recuperation of soldiers suffering from nervous and mental fatigue. After the 1945 the spas came into the ownership of the National Health Service.





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 NPPF, in terms of significance p13.

The values are as follows:

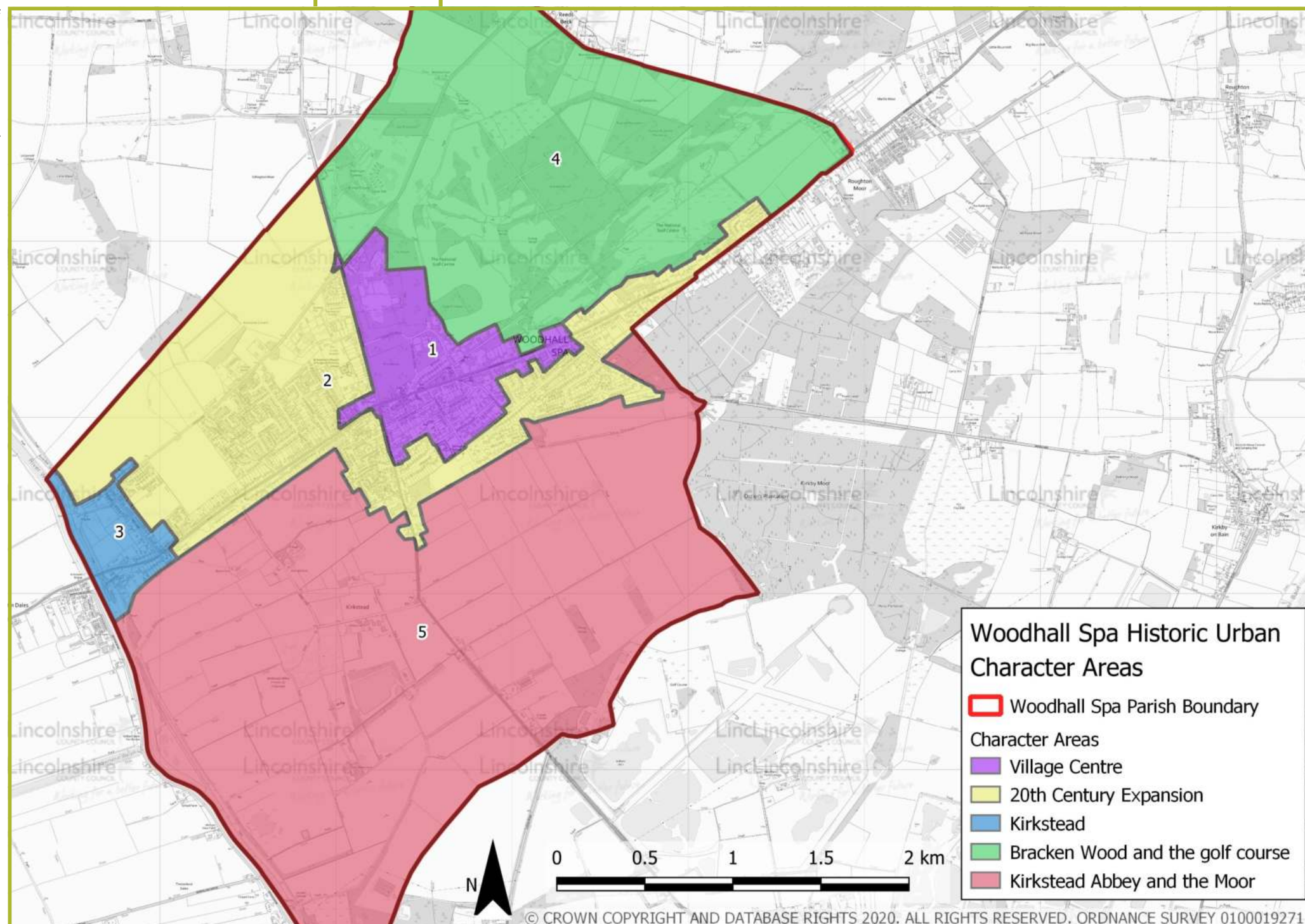
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

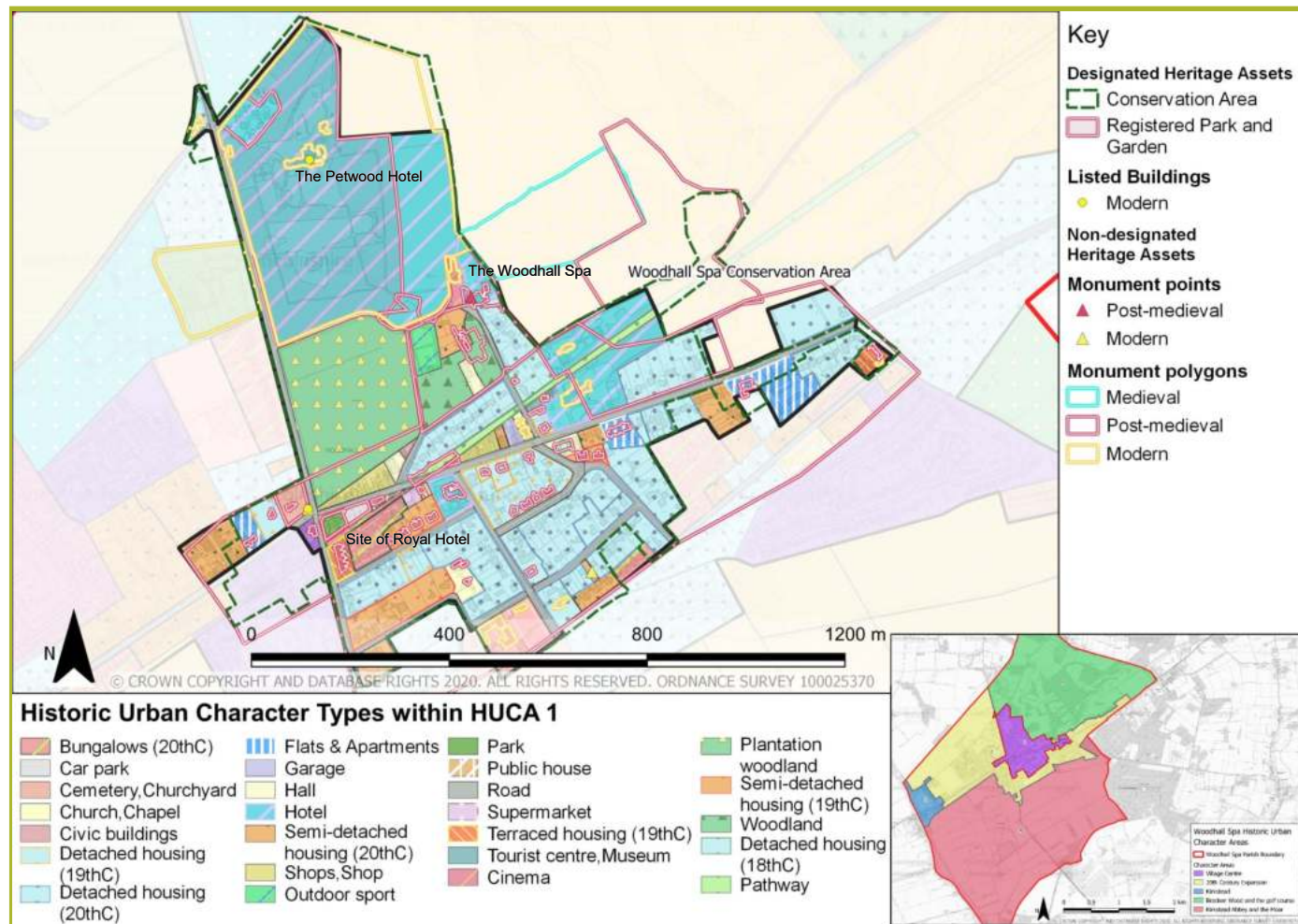
Communal: the values the local community attach to the HUCA - what it means to the local population, including commemorative, symbolic and social values. Also to what extent the HUCA has the potential to increase public sensitivity towards the historic environment.

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



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 redevelopment 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 185 (b) and (c), 188, 192 (b) and (c), 199, 200,	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 2019 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.</p> <p>The EUS discusses local character, including built character and landscape setting, the evidence provided in the character assessments can be used to support 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— Village centre

Key characteristics

- ◆ Very strong character centred around the main shopping street. Mainly late 19th century and early 20th century. Later construction has been largely sympathetic to the existing historic character.
- ◆ Character area is a mixture of commercial, mainly hotels and shops, and private residential, mainly large, often detached housing and sympathetic apartments.
- ◆ The architectural style is a pleasant blend of Arts and Crafts, Mock-Tudor, and Garden City.
- ◆ Roads lined with mature trees which connect the town to its woodland surroundings. Wide roadways, some without footpaths.
- ◆ Dominant material is brick (some over-fired for effect), timber weatherboarding, timber windows or replacement uPVC.
- ◆ Lines of shops are single storey with flat roofs and decorative parapets.
- ◆ More suburban housing is extant to the west and south of the character area.
- ◆ Majority of residences are large, detached, semi-detached or bungalows. Large buildings in the centre have been made into luxury apartments.
- ◆ Property plot sizes are noticeably generous and give the village a recreational feel rather than one of utility.

Landscape History

Prior to development, the character area was woodland, farmland and heathland, it is described as a comparatively bleak landscape by early visitors. The village centre is the oldest developed section of the resort village. The impetus for the settlement was provided by the coal shaft around which the earliest hotel complexes were constructed. Development was relatively slow following its initial foundation, with only a small amount of development, including churches and the railway station. It was not until the Syndicate was formed in 1886 and Richard Alopheus Came was appointed as architect, that many new streets were designed and developed that Woodhall Spa began to grow into the settlement which is recognisable today. Came's architectural style favoured the Arts and Crafts aesthetic and reflected continental spa villages. This is seen in the timber boarding and panels of over-fired brick, visible throughout the character area. He also continued embellishing the landscape through tree-lined streets, many of which were planted before housing was built. Buildings in the village were repurposed in the first half of the 20th century for military use, however they have since been reverted to residential, recreational or commercial use.

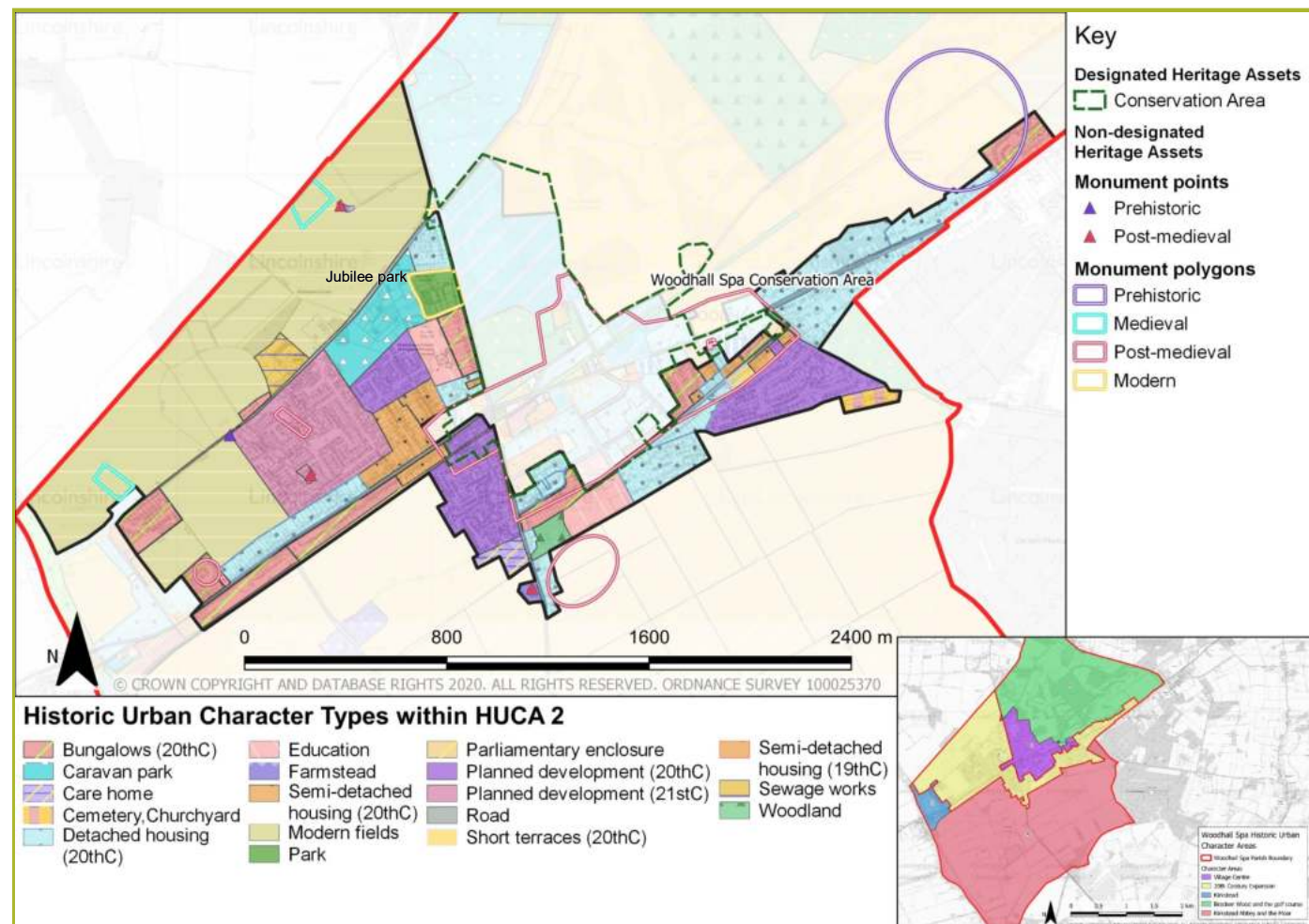


Evidential Value: The development of Woodhall Spa began in HUCA 1. There is a large amount of recorded and preserved heritage within the character area. Including 19th century spa buildings, hotels, churches and houses. The railway station which was formally in the centre also contributes to the history of the development of the settlement, and also to the wider history of the Wolds. The Petwood Hotel and its gardens are designated assets. The Registered Park and Garden is designated for its structured revivalism and garden architecture and the house is heavily influenced by a Mock-Tudor and Arts and Crafts Style.

Historical Value: The value of the monuments within the character area is collective and creates a highly legible character area. The development of the village and the forces which guided its design are well understood and are reinforced in the buildings and roads throughout the area. The 20th century heritage of the town is also well understood within the town, due to its involvement in both of the World Wars.

Aesthetic Value: The strong, consistent character in HUCA 1 provides a visual record of the development of the village. The unique woodland style provides the village with a resort feel, which was designed and implemented by its early 20th century developers. The unique cast iron and glass canopy over the shops provides a resort feel to the shopping parade.

Communal Value: There are several open spaces within the character area with reminders of the village's history including Royal Square Gardens, founded after the destruction of the Royal Hotel and Winter Gardens, which also serves as a memorial for 617 Squadron. A small garden is also located on the site of the former railway line with a section of the track still *in situ* as a feature. Several information boards located around the village elaborate on the history of Woodhall Spa and the Cottage Museum provides an in-depth historical background to the settlement. Modern visitors can enjoy much of the same entertainment as the original tourists, creating an important continuity in the town and adding to its draw.



HUCA 2—20th century expansion

Key characteristics

- ◆ Characterised by residential development which has taken place throughout the 20th and 21st centuries.
- ◆ A variety of housing styles, in a mixture of brick, although predominantly red brick. Some reflect the Arts and Crafts style of the town centre.
- ◆ 21st century housing has increased sympathy with historic character of village core.
- ◆ Housing is predominantly detached, with bungalows a dominant house type.
- ◆ Properties are set within larger boundaries than average dwellings.
- ◆ Roads are generally wider than average some new development being tree lined.
- ◆ In keeping with the village rules, 'street' is not used, 'Avenue', 'Drive', 'Walk', 'Close', and 'Crescent' are more common.
- ◆ Housing is set back from the road, separated by front gardens and driveways are common.
- ◆ Some of the new developments have continued the practice of tree-lined roads dominant in the centre.
- ◆ Windows are often traditional in style although uPVC is a common material.
- ◆ More recent buildings celebrate the village centre architecture with over-fired brick panels, wooden porch beams and decorative gables.

Landscape History

Prior to its development the HUCA was likely part of the medieval chase hunting landscape, comprising woodland and heathland, and was also used agriculturally. The HER records ridge-and-furrow (HER: MLI84830, MLI84831) and also post-medieval farmsteads (HER: MLI117018, MLI117016). The field pattern is reflective of post-medieval private/parliamentary enclosure and an Act enclosing the parishes of Woodhall and Langton (the parishes which Woodhall Spa was later carved out of) is recorded in 1769. The character area was developed in the 20th century as the demand for new housing grew throughout the period. The main routes out of the village (Tattershall, Witham, Stixwould, and Horncastle Road) saw increased development of large detached houses and bungalows in the middle part of the 20th century. Housing estates have been developed on the outskirts of the town both in the late 20th and early 21st century. It is notable that these new estates, in common with Woodhall Spa as a whole, include a high proportion of bungalows.

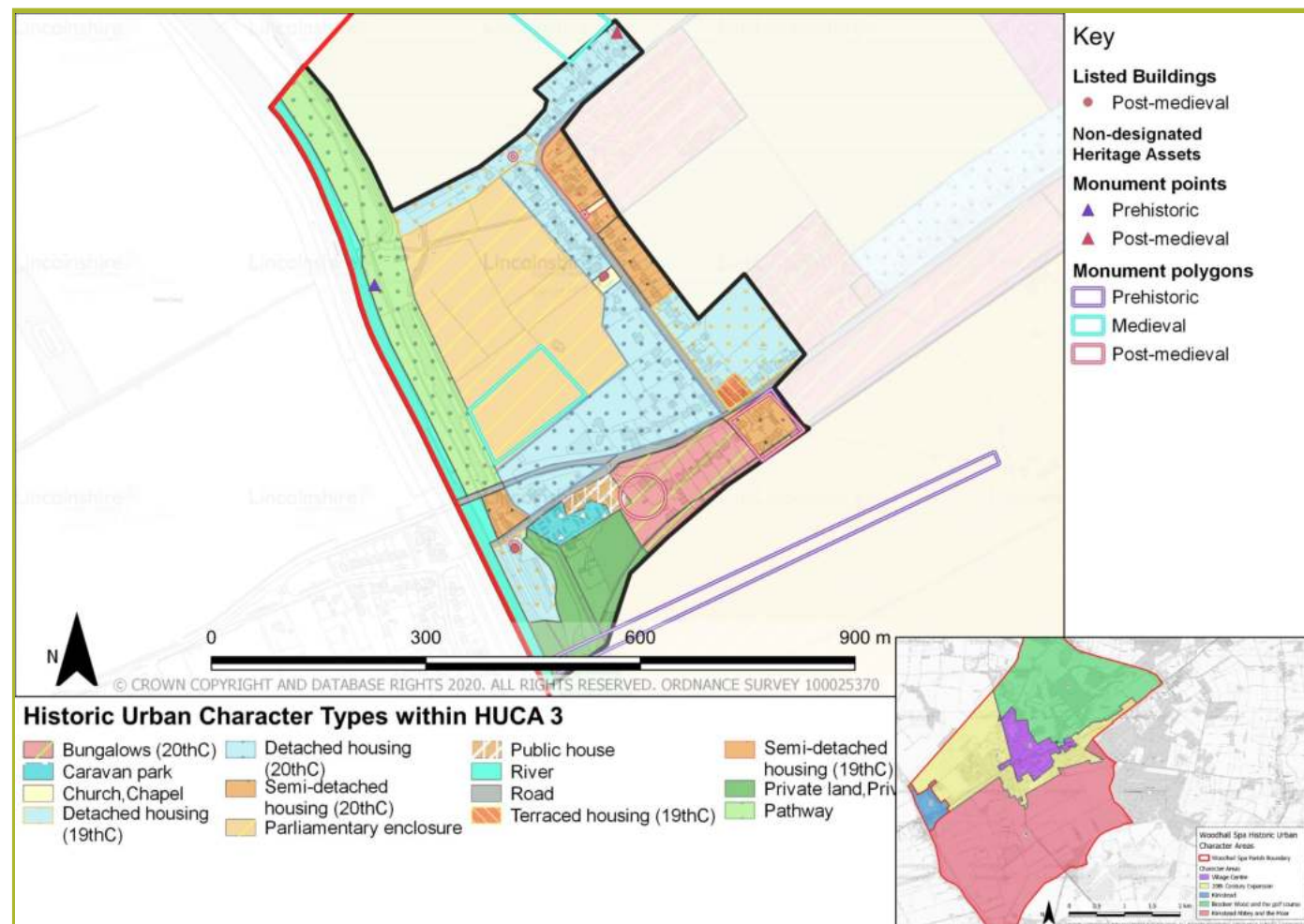


Evidential Value: The character area records a small amount of evidence prior to the 20th century, including the ridge-and-furrow and farmsteads. The former landscape markers which would have provided additional indications of the village's history have also been removed as part of the development process.

Historical Value: The character area does not make a large contribution to the narrative of Woodhall Spa. It does demonstrate the expansion of towns in the late 20th and early 21st centuries which is reflected nation-wide. Continuity of development is preserved through the road naming conventions.

Aesthetic Value: The character of the village core (HUCA 1) is reflected in much of the architecture seen in HUCA 2. The use of weatherboarding, decorative gables and timber porches, is a homage to the Edwardian Arts and Craft style prevalent in the village centre. Tree-lined roads have also continued to be a key feature on many of the new developments in the settlement. The 21st century residential development is more sympathetic to the character of the village centre, and incorporates design elements from the arts and craft and garden city movements, including low density housing, ornamental gables, and tree cover.

Communal Value: Jubilee Park public garden, founded in commemoration of the silver jubilee of King George V was gifted to the village by Lady Weigall in 1947, and retains its historic character despite suffering heavy alteration in the 1960s. The majority of the HUCA is private residential, therefore communal access is low.



HUCA 3— Kirkstead

Key characteristics

- ◆ Residential in character with a small number of former industrial buildings.
- ◆ 19th century houses are largely red brick, some are rendered. Timber windows, and tiled roofs.
- ◆ 20th century housing, reflective of building styles at the time rather than to any particular character.
- ◆ Largely focussed on Mill Lane, newer development has taken place behind older properties.
- ◆ Narrow road, with a path along one side, few trees.
- ◆ Most buildings are set back from the street frontage apart from the church.
- ◆ Village is surrounded by arable countryside.
- ◆ Driveways and on-street parking.
- ◆ Several of the buildings around Kirkstead station have been repurposed from industrial buildings to residential and commercial uses.
- ◆ Kirkstead station reflects the Italianate architectural style often used by Great Northern Railway.

Landscape History

Kirkstead is named after the former Kirkstead Abbey located to the south-east of the character area. It is unclear when Kirkstead was first settled, however, it is possible that a small settlement was formed in association with the abbey. Ridge-and-furrow local to Kirkstead (HER: MLI84829), indicates that arable farming took place from the medieval and in to the post-medieval period. Kirkstead Wharf is recorded in maps from the post-medieval period, and it is likely that this provided the stimulation for the present town which grew around the economy generated by the wharf and later the railway junction. The village was clustered around the wharf and several buildings were also constructed along Mill Lane in the 19th century, including churches (HER: MLI93697, MLI99110, NHLE: 1365613) and a mill (HER: MLI85664). The town was connected to the railway network in 1847, several buildings were constructed adjacent to the station to store goods. The Ragged Anchor public house was renamed 'The Railway Hotel' at this time. A ferry between the west and east sides of the River Witham was replaced by a swing bridge in 1891, which ceased to function in 1968 when the Kirkstead Bridge was built. Development in the 20th century has seen new housing constructed between the older properties and on Witham Road, which has created a continuous line of development between Kirkstead and Woodhall Spa.

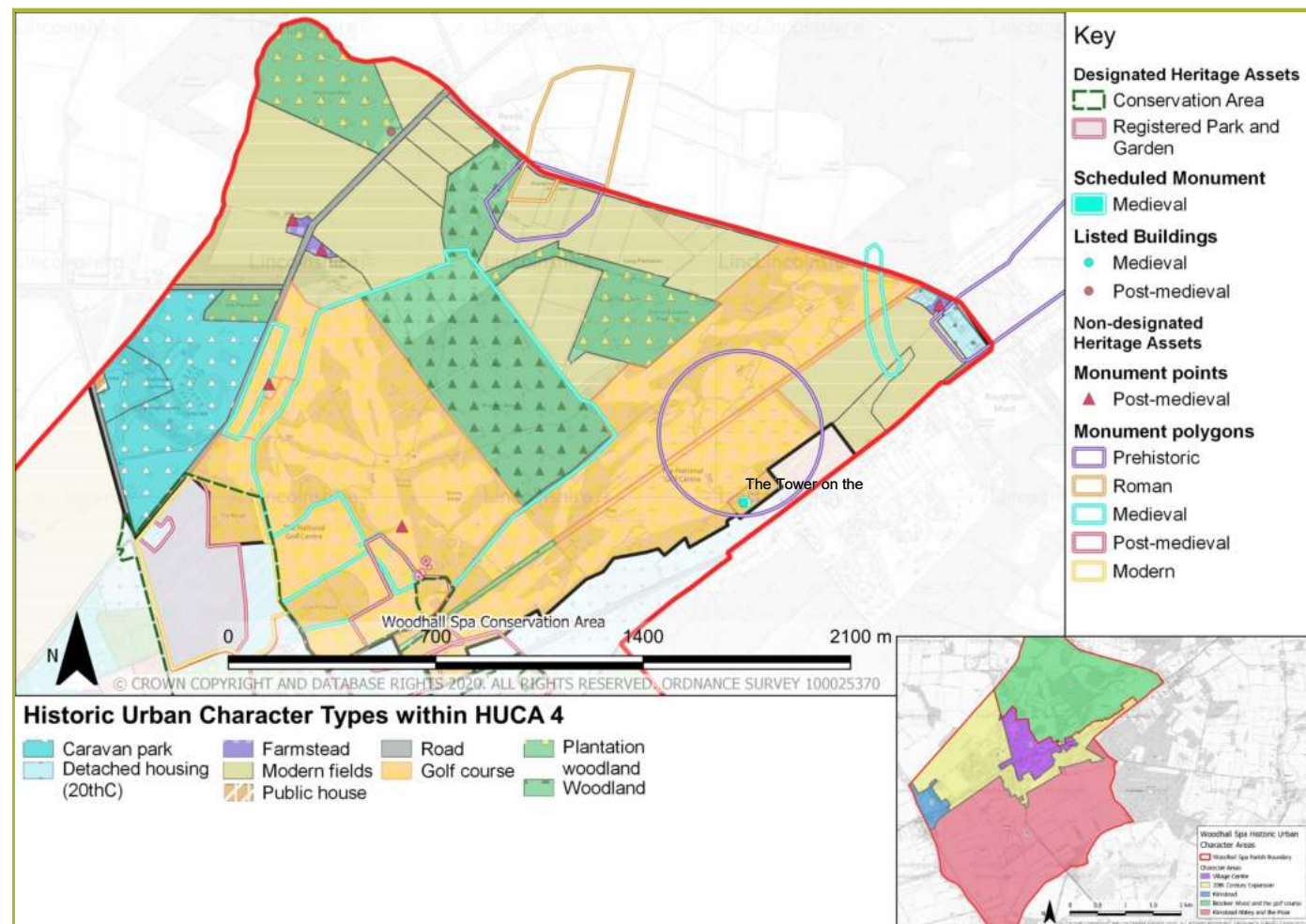


Evidential Value: The evidence within the HUCA largely relates to the medieval and post-medieval periods. Ridge-and-furrow within the character area demonstrates that the landscape was cultivated for arable in these periods. Kirkstead as a settlement grew separately to Woodhall Spa, however, it makes a contribution to the narrative of the village. The first coal shaft to be sunk was in Kirkstead. The wharf and railway also make a large contribution to the narrative of the wider area.

Historical Value: Kirkstead wharf and railway station play an important role in the development of the surrounding area as the ferry and swing bridge provided a crossing across the River Witham, it is unclear when the ferry was founded. The railway provided a mode of transport to the resort in the 19th century and the construction of the branch-line to Horncastle further encouraged visitors to Woodhall Spa.

Aesthetic Value: Former railway buildings and churches demonstrate Kirkstead's post-medieval development as a self-contained village. It has a separate historic character to that of Woodhall Spa, however, historic character is present, particularly within the Italianate design of Kirkstead Station.

Communal Value: The HUCA is predominantly private residential, therefore scope for communal value is low. Interpretation boards could highlight the role of the ferry and railway station to the public.



HUCA 4— Bracken Wood and the golf course.

Key characteristics

- ◆ Characterised by a mixed undeveloped (although heavily altered) landscape of woodland, arable, and a golf course.
- ◆ Comprises plantation woodland and semi natural ancient woodland (Bracken Wood).
- ◆ Agricultural land comprises largely rectangular fields with an arable focus. Some scattered farms dating to the post-medieval period are extant.
- ◆ Fields bounded by trees and vegetation, some of which was feasibly planted at the time of enclosure.
- ◆ The golf course is made up of manicured heathland, grass, woodland, and sand bunkers. Some of the site is a designated SSSI.
- ◆ Small section of the HUCA within the Woodhall Spa Conservation Area.
- ◆ The Manor House, is the former home of the Hotckin family and is thought to date to the 18th century.

Landscape History

Prehistoric field systems are recorded within the character area (HER: MLI40419), as well as flint blades (HER: MLI40093). The occupation and human activity seen in HUCA 4 reflects the high level of activity seen throughout the Lincolnshire Wolds. Roman enclosures and archaeological features have been identified on the same site as earlier remains, indicating that there was a continuation in local occupation from the prehistoric through to the Roman periods. Undated settlement remains at the north of the character area (identified through aerial photography), could provide further information about how the landscape was utilised if further investigated (HER: MLI40409). In the medieval period, the landscape was likely part of a wider hunting landscape and part of a chase, belonging to the Lord of Tattershall. The evidence for this is demonstrated by the Tower on the Moor (HER: MLI43570, NHLE: 1017216, 1359921) built as a hunting lodge in the 15th century. Furthermore, an agreement was made between Kirkstead Abbey and the Lord of Tattershall, defining land which was *not* part of the chase, thus indicating that much land in the surrounding area was. Evidence for ridge-and-furrow is recorded in the character area, indicating that as well as being used for hunting some of the landscape was also used for agriculture. In the 18th century, the landscape was enclosed, some of the field pattern within the character area possess hallmarks of this enclosure style such as straight boundaries and rectangular shape. The 19th century saw the expansion of plantation woodland comprising pine and oak trees in the character area, adding to the already wooded landscape. Extraction was also undertaken in this area in the 19th century demonstrated by clay and sand pits recorded in the 1887 Ordnance Survey plan. The golf course was founded in the early 20th century, and has been improved and expanded throughout the 20th and 21st centuries.

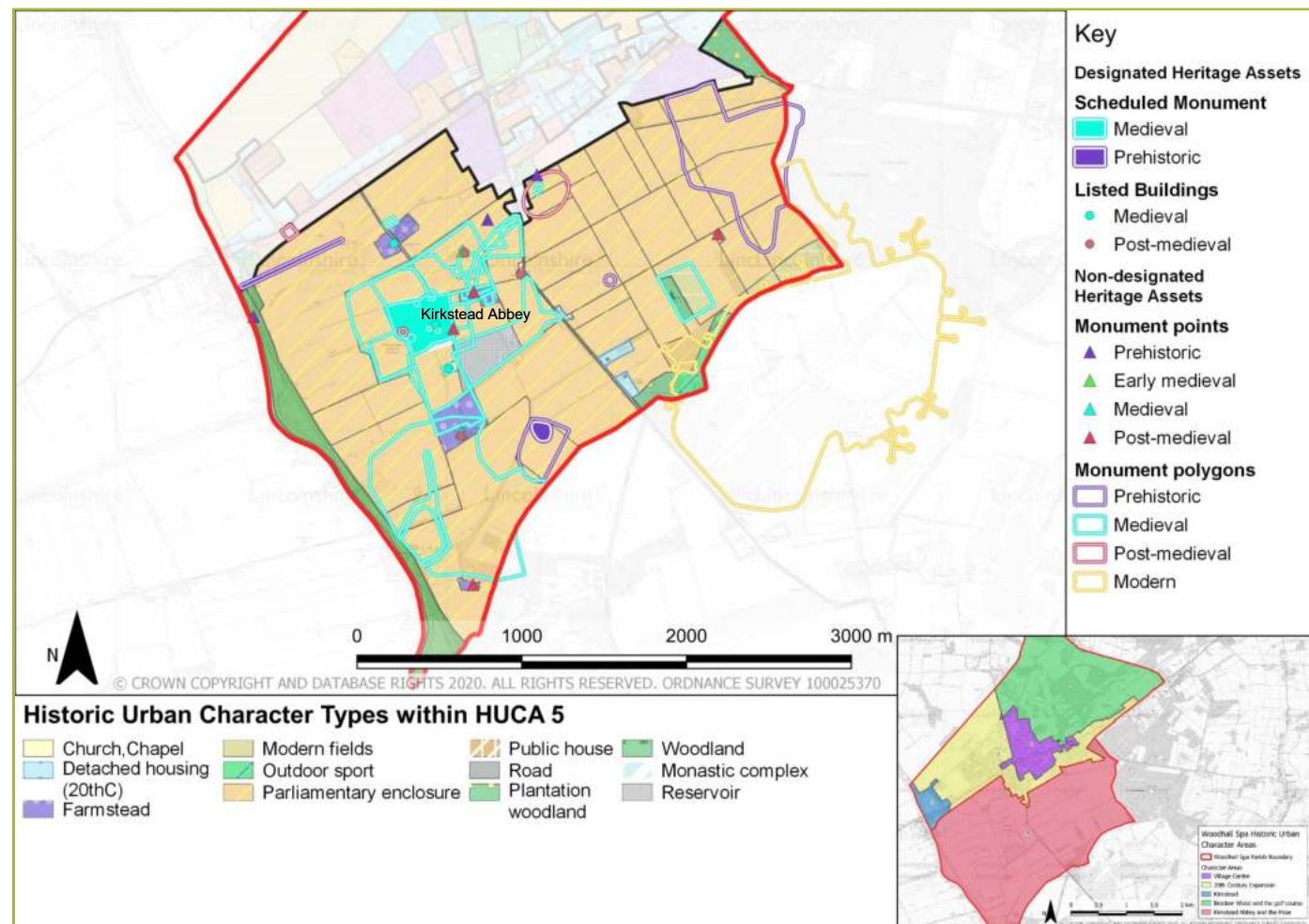


Evidential Value: There is a high level of evidential value within the character area, this is provided by standing monuments, landscape evidence and a combination of both. The Tower on the Moor hunting lodge is in direct relation to the landscape which was designed for hunting, despite the golf course having changed the surrounding landscape. The morphology is highly legible throughout the landscape, from medieval hunting landscapes, 18th century enclosure boundaries, 19th century plantation woodlands and 20th century golf course. Prehistoric and Roman activity is also recorded in the character area showing a consistent level of activity. The Manor House is of value locally as the home of the Hotckin family.

Historical Value: The landscape changes, particularly from the medieval period onwards, are well preserved and provide a great amount of context for the historic activity within Woodhall Spa, particularly before it began as a resort town. The Tower on the Moor is linked with the wider social history of hunting, the technical history of brick making and the connection between castle building and status in the wider landscape in the 15th century. The Wellington Monument also provides context for social events of the 19th century, as it was planted in celebration of the battle of Waterloo. The success of the golf course has preserved Woodhall Spa's status as a resort village following the closure of the spas, in the modern period.

Aesthetic Value: The changes to the landscape influenced through human action are highly visible. The field boundaries and plantations provide evidence dating to the post-medieval period. The landscape during the medieval period is also recognisable through the ancient woodland and scheduled monument the Tower on the Moor.

Communal Value: The character area is of mixed use, some of which is accessible land, such as the golf course and woodlands. Information boards could be utilised to provide more information on the historic development of the area and local monuments.



HUCA 5— Kirkstead Abbey and the Moor

Key characteristics

- ◆ An agricultural landscape, with a small number of farms and isolated houses.
- ◆ Field pattern is largely post-medieval likely parliamentary enclosure.
- ◆ Fields are bounded by hedges and field trees.
- ◆ Kirkstead Abbey is a key feature in the landscape with a small amount of above-ground architecture.
- ◆ The moated enclosure and below ground earthworks surrounding the abbey are also highly visible.
- ◆ Further medieval remains are likely.
- ◆ The River Witham on the west of the character area was heavily altered in the 17th century.

Landscape History

Prehistoric remains are recorded throughout the character area, including ditched enclosures (HER: MLI40096, NHLE: 1017880), and numerous cropmarks which indicate barrows (HER: MLI82239) and causeways (HER: MLI83350). These remains indicate a heavily occupied landscape during this period. The character area was exploited in the medieval period, partly as a monastic landscape associated with Kirkstead Abbey (HER: MLI43629 NHLE: 1288192, NHLE: 1005050). Recent research has indicated that early monastic structures are possible to the south-west of Witham Road and Abbey Lane. After the abbey was dissolved much of the stone from the abbey buildings was reused in local building projects. The landscape was also used for hunting and as a parkland, belonging to the lords of Tattershall. This possibly comprised both woodland and moor. Armstrong records the area as being common moor in c1778. Ordnance Survey mapping from c1888 suggests that the landscape was enclosed during the post-medieval period, demonstrated by the rectangular field pattern. Enclosure Acts for Woodhall and Langton (the parishes which Woodhall Spa was later carved out of) were awarded in 1769, it was at this time when the area was enclosed. Many of the former field boundaries have been preserved into present day. Evidence of the Second World War is visible to the south of the character area, with many of the former runways and storage buildings of RAF Woodhall Spa preserved in the modern landscape.



Evidential Value: The evidential remains within the character area are significant. The scheduled multivallate enclosure contributes to our understanding of the area during Iron Age period. Further investigation would increase understanding of this site. Kirkstead Abbey and its enclosure is also nationally important providing evidence of the medieval monastic landscape and culture. There are features from multiple periods in the character area, providing an insight into how the landscape has been used and developed over time. As yet unknown prehistoric and medieval remains are likely to be present within the character area.

Historical Value: The connection of the multivallate enclosure to other remains in the surrounding area provides a wider perspective on the landscape in the prehistoric period. The ruins of Kirkstead provide not only physical evidence of the monastic landscape in this period but records of the foundation and dissolution of the abbey contribute to the wider context of several abbeys located in Lincolnshire and to key periods in the county's history.

Aesthetic Value: Kirkstead abbey and its surrounding precinct are highly visual reminders of the medieval history of the region. The abbey is set in a landscape which was modelled in the medieval period and was altered in the post-medieval period following the religious reformation. St Leonard's is also a built reminder of this period. The character area was heavily altered in the post-medieval period and many of the hedgerows and straight boundaries were created during this time.

Communal Value: The character area is largely private agricultural land, however, the abbey precinct is publicly accessible and also has an information board at its entrance providing key information to the public about the site. A proportion of the woodlands in the character area are ancient woodland, many of these are publicly accessible walking areas.

DISCUSSION

Historic background

The landscape surrounding Woodhall Spa was intensively occupied in the prehistoric period. There are several examples of monuments from this period, including one scheduled monument, a multivallate enclosure (an Iron Age hill fort often built from the 6th century BC to the mid 1st century AD). Numerous cropmarks recorded within the survey boundary are believed to be from this period, providing evidence of field systems and barrows. Many of these sites have been identified through aerial photography and require further investigation to fully understand their precise nature and date. Scattered finds provide further evidence of local activities and include a Bronze Age spear-head (HER: MLI40083), Neolithic axes (HER: MLI40085), a Bronze Age axe (HER: MLI40090), Romano-British pottery (HER: MLI40089), a Bronze Age sword (HER: MLI40102) and Mesolithic flints and flakes (HER: MLI40093). Excavated evidence is recorded on Witham Road, including ditches containing pottery, slag, and a fired clay loom-weight, which indicates that a Roman settlement was likely extant locally. Roman settlement is recorded in the wider area, however, there is only limited evidence from this period within the survey boundary. One recorded monument (HER: MLI40390), relates to a probable Romano-British field system. Romano-British ollae (cooking vessels) were also identified in nearby (HER: MLI40089). Similarly, there is limited evidence for the early-medieval period within the survey boundary, one potsherd from this period is recorded here. Place-name evidence indicates that local settlements were founded during this period. Kirkstead Abbey was founded in the 12th century and was moved from elsewhere to its current position at the end of that century. In the 16th century, Kirkstead and several adjacent abbeys were accused of supporting the Lincolnshire uprising, and were subsequently closed as part of the sweeping reforms which took place across the country. The Tower on the Moor was built as a hunting lodge in the 15th century. Its use was short lived as the bricks were reused for Tattershall Castle in 1472, only leaving the stair turret still standing. The former hunting landscape was enclosed in the post-medieval period, much of the field pattern extant in present day dates to this period. In 1819, a shaft was sunk in Kirkstead with the aim of locating coal seams. None were located, however, a second shaft was sunk in 1821 a mile to the east, to the north of the present village centre, this shaft failed to find coal too, and instead overflowed with water. Within four years, this water had gained a reputation for possessing healing properties. In 1839, a hotel had been built making use of this water for a spa resort. The following decades up until the 1920's saw Woodhall become a fashionable resort village. In 1886 a Syndicate was formed, they hired an architect to plan and embellish the spa village, Richard Adolphus Came. Came set out many new buildings, streets and established the woodland style which endures into the present day. The village centre is consistent in its architectural style and is heavily influenced by the Arts and Crafts style. The streets are wide and tree-lined which is a distinctive design feature of the resort village. Large houses were built for fashionable residents and subsequently turned into hotels. Many of the houses and hotels in the village were repurposed during the Second World War. This left an impression on Woodhall Spa, with many wartime themes recognisable around the village including information boards and events. Woodhall Spa has expanded greatly in the late 20th century with several new roads and avenues constructed on the edges of the settlement ('streets' were disallowed by the Syndicate, a rule which is maintained into the 21st century).

Character summary

The overall character of the village is a highly thematic woodland village, characterised by red brick, timber weather-boarding and over-fired brick. Tree-lined roads and wide avenues are also a key feature. HUCA 1—The village core, is the commercial, recreational, civic and religious centre of the settlement. The buildings, which are mainly public focussed, vary between 1 and 2 storeys and were built in the 19th and 20th centuries usually in red brick. Timber boarding and over-fired (sometimes called clinker) brick are a common feature and were a favoured design technique of the first architect Richard Adolphus Came. HUCA 2 represents the growth of the village which has taken place in the 20th and 21st centuries. New roads and housing estates have been constructed around the settlement with their character reflecting that of the centre with many new roads having an above average number of trees and timber weatherboarding on houses being a common feature. However, some of this style reflects national trends rather than that of the historic core and is therefore not in keeping with the dominant character of the village. Kirkstead, was incorporated into the village in 1987, and, until recently, it was divided from Woodhall Spa by fields, however, development along Witham Road has connected the two settlements. Despite this, it still has its own character, it is residential with many of the houses dating from the 19th and 20th centuries and largely focussed around Mill Road. HUCA 4 is characterised by woodland, a golf course, and arable. Much of the woodland is plantation, however a section is categorised as ancient woodland. The Tower on the Moor dates to the 15th century and is a remnant of the former hunting landscape. The village is surrounded by agriculture, which characterises HUCA 5. This character area comprises arable fields, bounded by hedges and sparse field trees. The field pattern largely dates to the post-medieval period when the land was enclosed, however it is also heavily influenced by the medieval period with Kirkstead Abbey as a key feature in the area.

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Extensive Urban Survey



Woodhall Spa 2020

Project Number 2897

Historic England, Lincolnshire County Council

Nicola Grayson