



The Angel and Royal

LINCOLNSHIRE EXTENSIVE URBAN SURVEY

Grantham—2022



The town hall and Newton statue

The Project

The primary objective of the Extensive Urban Survey (EUS) is to create a record of the development and historic character of Lincolnshire's towns. It is anticipated that the survey will be of use and interest within the planning system and to the public, particularly those living within or visiting the towns. It should be noted that although every effort has been made to be thorough, the reports are not completely comprehensive and should not be expected to cover all that is known about a place. The project consists of a written report, detailing the archaeological and historical background and development of the town. The character of the town will also be discussed within the report within specific Historical Urban Character Area (HUCA) assessments, which indicate the heritage value of each area based upon the four values identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic, and Communal; these are also compared to values seen in the National Policy Planning Framework (NPPF).

The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey; as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains an up to date record of all historical and archaeological data that is known within the county, and should be consulted as part of planning applications (NPPF21 para194).

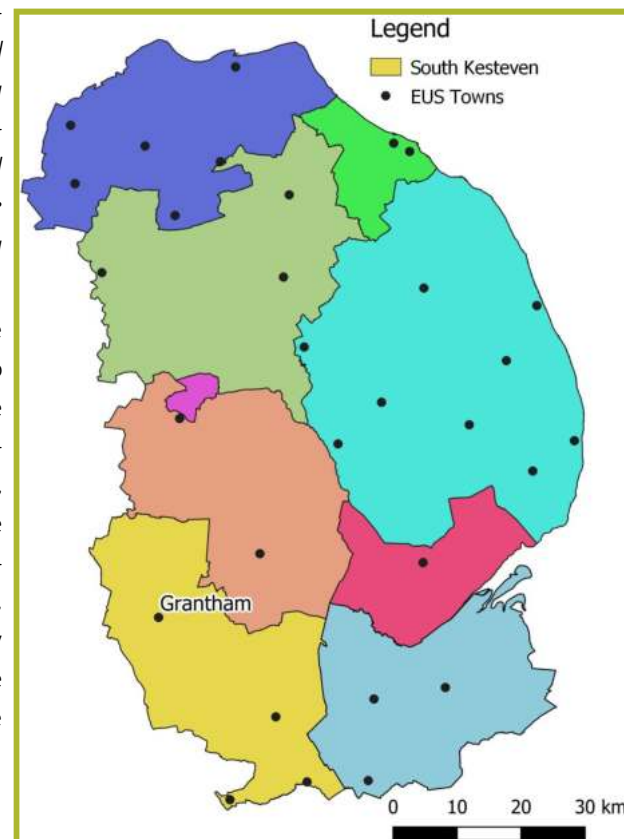
Location

An earlier version of a Grantham report was produced in response to a request from InvestSK: *South Kesteven District Council's economic growth and regeneration company*. This covered the historic and archaeological background for the High Street Heritage Action Zone project for Grantham, which began in April 2020. The Heritage Action Zone Scheme is a national fund for the revival and enhancement of England's high streets. This current report covers the entire town of Grantham as defined by the parish boundary.

Grantham is located within the National Character Area 75: The Kesteven Uplands. The surrounding area is described as *Medium-scale, undulating mixed farmland landscape gently rising from the Fens in the east to the limestone ridge in the west. Enclosure is generally by hedgerows and more locally by stone walls. Rivers Witham, East Glen and West Glen dissect the area, their valleys containing species-rich meadows, grazing marsh and woodlands. Significant areas of woodland including semi-natural and ancient woodland, commercial woodlands and parkland landscapes which, in combination with the topography, frame and contain views. Picturesque villages and towns with buildings constructed in the local honey-coloured limestone, with roofs of the local yellowish Collyweston slate in the south and red pantiles in the north. Also present is a concentration of historic country houses with their associated parklands. An archaeologically rich area containing ancient trackways, Roman settlements, deserted medieval villages and Scheduled Ancient Monuments such as Car Dyke, which runs along the western edge of the Fens.*

The Lincolnshire Historic Landscape Characterisation includes Grantham in The Kesteven Parklands within The Southern Cliff Character Area. The historic evolution of this area is described as consisting of a *nucleated settlement pattern with the survival of ridge-and-furrow earthworks throughout the zone... cultivated according to a typical open field system from the medieval period until the 18th century. This entailed, in addition to arable fields, many flocks of sheep, and wool production.... Much of the zone was subject to planned enclosure in the 18th and 19th centuries, and much of this survives now, along with its associated isolated farmsteads.*

Topographically, Grantham town centre is located within a valley. The land rises to a ridge which bounds the town from the north-east to south-west. This ridge comprises fields which can be seen from the town. To the west, there are smaller rises in the landscape. The geology beneath Grantham, as noted by the British Geological Survey, largely consists of variations of mudstone, a band of Lincolnshire limestone runs to the south and east of the town while there is sandstone and ironstone to the west of the town. In the town centre, which is topographically in the valley floor, the bedrock is overlain by superficial deposits of sand and gravel and alluvium deposits are found along the course of the River Witham, which flows through the town.



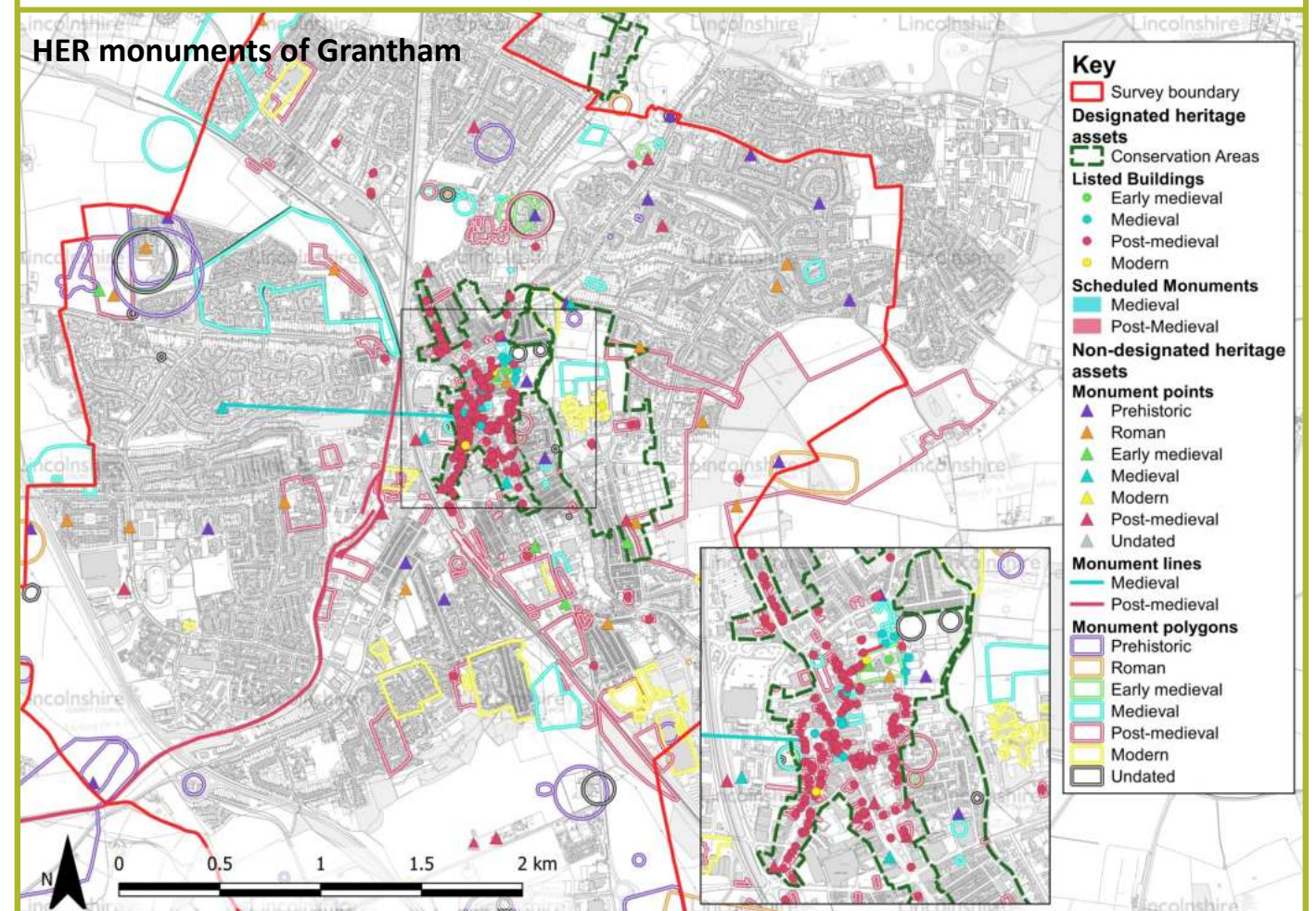
Summary

In the landscape around Grantham there is evidence of finds from across the prehistoric period. Evidence in the survey area ranges from Palaeolithic axes, through flints of the Mesolithic and Neolithic to Bronze Age artefacts and some burials. From the Iron Age there is extensive evidence of settlement, particularly to the south and east of the survey area. Occupation continued into the Roman period as farmsteads and isolated finds are recorded across the area. In the early medieval period Grantham was a populous settlement and by the Domesday survey of 1086 many residents were recorded living in the town. The layout of the town centre, largely dates to the early medieval and medieval period, including the road pattern and the property boundaries, many of which have survived through to the present day.

One important factor in Grantham's success was the construction of a bridge across the River Trent in Newark in 1168. This led to an increase on the west side of town as traffic was diverted north along High Street and Watergate rather than Swinegate. Grantham played a key role in the lucrative medieval wool industry and the prosperity generated by it contributed to the rapid growth of the town during this period. In the post-medieval period the wool industry declined and in the 18th century the introduction of turnpike roads resulted in Grantham becoming an important coaching town on the Great North Road. In the following centuries, the town's regrowth was largely enabled by the introduction of improved transport networks including the turnpike roads, the canal and the railway. In the 19th century, the town enjoyed increased prosperity as a result of the development of a manufacturing industry, which thrived in the town into the early 20th century.

Grantham became an industrial town in the 19th century and this pushed large-scale development beyond its medieval boundaries as new streets, schools, public houses and churches were built close to the canal and railway. These residential developments and amenities were established for the railway employees and people working in the town's new factories which had been built in the south of town. In the modern period the town has large areas of residential suburbs, many with schools and local amenities included as part of the development. In 1961, the A1 was constructed which bypassed the town but enhanced accessibility to the town. Grantham's character has been heavily influenced by its history. This is legible in the town's street plan and the areas of development across the town.

HER monuments of Grantham



1. HISTORICAL AND ARCHAEOLOGICAL

BACKGROUND

1.1 PREHISTORIC

Grantham's location, within the valley of the upper river Witham, created ideal settlement opportunities throughout prehistory. In the surrounding landscape evidence of settlement and early hunting and gathering are common. Evidence from the Grantham area demonstrates a considerable amount of activity during the prehistoric period. The earliest recorded remains date to the Palaeolithic, including an axe which was recorded on the Cherry Holt Estate, to the north-east of the survey area (HER: MLI30545). Remains from the Mesolithic, such as flint tools, are found across the survey area (HER: MLI83355, MLI86436, MLI87015, MLI30115, MLI30512). As well as Mesolithic finds, there are numerous remains from the Neolithic and Bronze Age recorded; flint scatters are recorded to the south-east (HER: MLI35058, MLI35057) and a barrow is documented 600m to the east of this (HER: MLI84293). Further features from the Bronze Age are seen at the north of the survey area where the remains of a cemetery have been recorded (HER: MLI30525). To the south-west of the survey area, a pit alignment and artefact scatter are recorded adjacent to the course of the A1 (HER: MLI33382, MLI87755, MLI34209, MLI34208). In the town centre, a Bronze Age macehead (HER: MLI30768) was also recovered to the north of St Wulfram's Church. Settlement evidence is recorded from the Iron Age with activity being noted on Gorse Road, at the south of the survey area, where evidence of animal bone, daub and ditches are suggestive of the existence of a domestic site (HER: MLI81614). Further remains recorded 500m to the south-west of this site show iron smelting was also taking place during the Iron Age, as well as the potential for further domestic occupation (HER: MLI97604). Scattered Iron Age finds demonstrate activity outside of settlement sites with pottery found in Saltersford (HER: MLI30510) and in the town centre where an Iron Age Coritanian stater (HER: MLI30541) was found in a close proximity to Grantham House. Romano-British remains demonstrate a continuation of occupation in the area following the Roman conquest including coins and pottery which are known across the area (HER: MLI30776, MLI30777, MLI30778, MLI30779, MLI30781, MLI34684, MLI30436, MLI30513, MLI30518).

1.2 ROMAN

A Romano-British settlement site has been discovered in Saltersford, to the south-east of the survey area. Here evidence included a well, the footings of domestic buildings and a 5 metre wide roadway (HER: MLI33968). A large number of iron and bronze metalwork finds were retrieved such as domestic and industrial items including iron keys, locks and bolts, pliers, sickles, knife blades, a chisel, ladles, a hammer head, horseshoes, nails, brooches, rings, coins (including coin hoards), seal boxes, bracelets, pins, a spoon, a face mask and a small silvered hand mirror. Pottery included domestic and high-status wares some of which were used as funerary urns. There were also two inhumation burials with grave goods. The site is believed to extend across a wide area and further remains from this 'urban' site could be extant in the vicinity (HER: MLI33968). At the east of the survey area, another possible Romano-British farmstead has been indicated by the presence of probable round houses and pottery (HER: MLI30123). As well as these two sites, scattered finds of coins (HER: MLI30547, MLI30780, MLI35051), pottery (HER: MLI30772, MLI83360, MLI35070, MLI82296, MLI35022) and a glass bead (HER: MLI87014), have been recorded within the survey area.

1.2.1 STREET PATTERN AND DEVELOPMENT

The development of the street pattern is discussed in much detail in Start and Stocker, 2011, 'The making of Grantham'; a collection of academic papers delivered at a conference held in 2011 and collated into a publication. Many of the explanations given here are derived from this text. The main routes through the town could potentially have their origins in the Romano-British period. It is suggested that before the town became a settlement, the site of Grantham was a crossroads, which later evolved into a settlement. These roads initially ran north-south through the settlement and crossed the Mowbeck, at the top of Swinegate.

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

Grantham began as the settlement it is known as today in the early medieval period. HER entries within the town centre record numerous finds from the early medieval period and of Anglo-Saxon origins, the majority of which are scattered, isolated find-spots. These finds comprise pottery from the 5th-10th centuries along with spearheads, brooches and animal bone.

Within the town centre scattered artefacts have been identified, including those found on Greyfriars Street (HER: MLI101081, MLI10063, MLI100634, MLI100083), which included an equestrian strap end and brooches. Also recorded is an Anglo-Norman pit located on Westgate (HER: MLI83952) containing 9th-12th century pottery. A church on the site of St Wulfram's, as men-

tioned in the Domesday Survey (see paragraph 1.3.2), is thought to have been built in the Anglo-Saxon period (HER: MLI30496, NHLE: 1062501). Additionally, Saxon pottery has also been recorded in the churchyard (HER: MLI35073). A cemetery was established during this period on Spitalgate. This site, which was excavated in the late 20th century, held a number of cremations and inhumations as well as spearheads, knives and shield bosses (HER: MLI30516). Further Anglo-Saxon finds are known from across the area, largely pottery which may have originated through agricultural farming (HER: MLI30526, MLI35069, MLI30457, MLI30527). Some pits dug during this period also indicate that there was activity taking place outside the settlement centre to the east of the town (HER: MLI87012).

1.3.1 PLACE-NAME EVIDENCE

The name 'Grantham' is thought to derive from Old English, providing the town with a foundation dating to as early as the 5th century. The name is thought to be made up of two components: 'Granth' and 'ham'. 'Granth' or 'gravel' could be a topographically correct description of the landscape given that the superficial geology in Grantham is Belton/Alluvial sand and gravel. 'Ham' is a common Old English naming element, meaning homestead or estate (Cameron, 1997). Another theory suggests that 'Granta' derives from a personal name, which could mean 'Granta's-Ham'.

1.3.2 DOMESDAY SURVEY

Grantham at the time of the Domesday Survey was an estate centre, within the wapentake of Winnibriggs (wapentake being an early form of land division like a shire or parish). Before the Domesday Survey Grantham was held by Queen Edith, wife of Edward the Confessor; as such it was a royal borough during this period. Edith was one of the largest land-owners in the country at this time. After the conquest Grantham was held by King William (the Conqueror). A hall belonging to Edith and a church were the most important buildings in the town, the latter probably being the church of St Wulfram. The location of the hall site is unknown, however it is likely to have been near the church possibly in the sub-rectangle of land to the north between Brook Street and St Wulfram's Church.

The church is recorded to have owned 8 tofts. There were also 4 mills and 8 acres of meadow. The town recorded 72 smallholders and 111 burgesses (townspeople), 77 tofts (houses of the sokemen), and 12 carucates (a carucate is approximately 120 acres). These records suggest that Grantham was a large settlement during this period, worth £60 in 1066 and £110 in 1086.

Physically, the records equate to a hall, church and a borough style settlement, which would have incorporated, streets, properties and gardens, with the surrounding land used for agriculture. The church is likely to have been built in close proximity to the hall, which were both probably located within an enclosure. The line of this suggested enclosure is preserved in the modern day road pattern; with Swinegate to the west, Bluegate to the south, and to the east and north by Castlegate and Brook Street respectively.

The property boundaries in the town centre, which are long thin plots (although much divided in later periods), are believed to date to the late 11th century burgages. The potential location of these burgage plots is thought to be from St Wulfram's Church, between Swinegate and Castlegate towards St Peter's Hill, and between Swinegate and Watergate/High Street. In comparison to the clearly defined burgage plots of Westgate these also appear to be larger plots of land.

1.4 MEDIEVAL

Grantham as we know it today was largely developed throughout the medieval period; the majority of the streets extant within the town centre were established during the period. Many of the plot boundaries date to this period although subsequent development within the properties has made their legibility less reliable now.

In 1168, the River Trent was bridged at Newark, this had an enormous impact upstream in Grantham as it increased the level of traffic moving through the town between London and York.

1.4.1 STREET PLAN AND DEVELOPMENT

The town grew exponentially from the 12th century onwards, with the street pattern we see today largely being established by this time. The town was defined in this period and until the 19th century by the River Witham to the north and east, the River Mowbeck to the north and west, and Wharf Road to the south. As



mentioned in paragraph 1.3.2, in the early medieval there was already a manorial centre and a church (St Wulfram's) in the north of the town centre, and the focus of the town was probably Swinegate with potential burgrave plots extending down both sides of Swinegate towards St Peter's Hill.

Although Swinegate was already a main north-south road in the town, the bridging of the River Trent, in the late 12th century, possibly altered the focus of the town; shifting from Swinegate to High Street and Watergate (which connected to Newark in the north and Stamford in the south). This is thought to have provided Grantham with an economic boost and prompted new growth along the west of Watergate and High Street resulting in the formation of a new market, between Watergate and Westgate, in the 13th century. It is likely that around this time that new growth also continued towards the west and south of the town centre.

In the 15th century the eponymous hospital by the 'Spittlegate' (Spital/Spittle meaning hospital) of Grantham was in existence, although there is some evidence which suggests that a hospital was present as early as the 13th century. This hospital provided care for a mixture of individuals including men, women and children. A cemetery adjacent to the structure has been excavated and a number of the bones analysed showed signs of leprosy and malnutrition (HER: MLI30493).

1.4.2 ECONOMY AND INDUSTRY

Like many East Midland towns, Grantham held a key role in the wool trade, which was England's dominant industry throughout the 12th-15th centuries. Watergate was formerly known as Walkergate, in reference to the fullers who would 'waulk wool' to soften and thicken it. The property boundaries on the western side of Walkergate extended down to the Mowbeck stream which would have provided water for the industry. The wealth that was brought into Grantham through the wool industry paid for St Wulfram's Church, which resulted in its large and impressive stature.

In 1463, a royal charter of incorporation was granted to Grantham by King Edward IV, this allowed the town a greater level of self-governance and increased freedom from external interference. This charter granted rights to hold a market (although a market had in fact been held since the Domesday), to establish a prison, make by-laws and hold two annual fairs; on the feast of St Nicholas and Passion Sunday (although some sources suggest this was granted by Richard III in 1484).

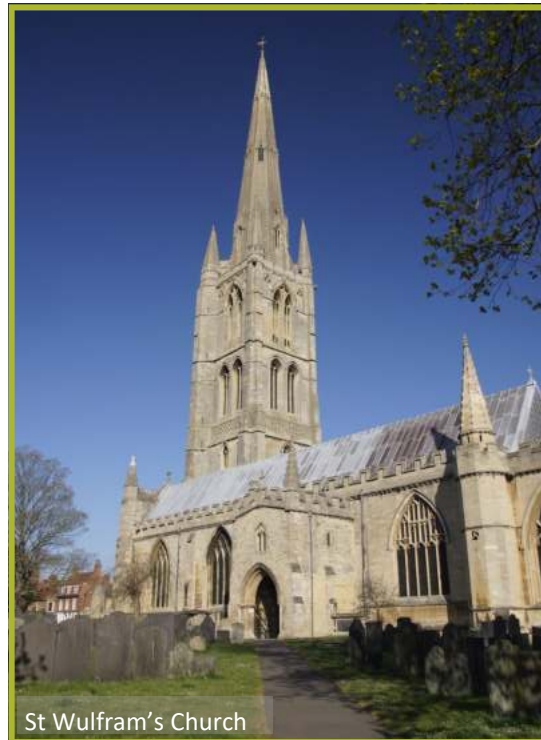
Leather work is thought to have accounted for 25% of trade in the town with food, drink and agriculture making up a further 14% and metal working accounting for 13%. Archaeologically, possible evidence for a tannery or butchery site has been recorded close to Welham Street (HER: MLI89111).

Markets and fairs

Locations identified by Stocker in 'The making of Grantham', as probable medieval market places include St Peters Hill, near the Apple Cross in Swinegate and the Market Place (between Watergate and Westgate). St Peter's Hill, is thought to have been the location of an Eleanor Cross (HER: MLI30503). The Eleanor Crosses were erected by King Edward I to commemorate the twelve stopping points on Queen Eleanor's funeral procession between Lincoln and London, upon her death in 1290. This suggests that St Peter's Hill was an important public space in the town, and potentially a market; to be chosen as a public site for the Eleanor Cross.

The market near the Apple Cross on Swinegate, potentially has early medieval origins, although it is thought to have been surpassed in importance by the other markets and eventually fell out of use. The market had a short period of revival through the efforts of Bishop Fox, who donated a market cross; however, this cross was later demolished and Market Place and St Peter's Market continued to be of greater importance. Market Place is the third and latest market, thought to have been established in the 13th century. It is suggested that it was purposefully planned, and its rectangular plan form would have originally opened up fully onto Watergate. Later infill development within the Market Place (the buildings facing onto Watergate), obscures the rectangular shape. The properties to the north of Market Place are probably the remains of older east-west burgrave plots, which were divided along their length in the medieval period to create new property frontages which faced south onto the new market place.

From the junction of Westgate and Guildhall Street, south to Dysart Road, the street 'bulges'. This part of the road was the location of a livestock market and is likely to have been widened for just such a use.



St Wulfram's Church

1.4.3 RELIGION AND EDUCATION

St Wulfram's Church

The present St Wulfram's Church was constructed in the 11th-13th centuries although, as stated above, a church was probably in existence by the 11th century. One wall of herringbone brickwork is thought to be the only fragment of the 11th century construction remaining above ground. In the early 12th century the spire was added to the church thanks to the profits generated from the wool trade. In the late 12th century nave-arcades were added onto the church on both the north and south sides. Further construction and building and modifications continued until the late 15th century, much of which was constructed in the new Perpendicular style.

The Franciscan Friary (Grey Friars)

By 1290, a Franciscan friary (HER: MLI30494) had been founded in the town, located to the west of Westgate, close to what is now Grey Friars Street. The friary is thought to have been quite small. In 1300 there were 20 friars. By its dissolution in 1529, the friary contained two kitchens, malting floors, workshops, stables, a wood yard, orchards, gardens, and over 5 acres of fields. The land and possessions of the friary were given to court gentlemen, namely Robert Butcher and David Vincent. A manor house was constructed on the site and was the seat for the Bery (Bury/Berry) family. That house was in turn was demolished in the early 19th century. The Greyfriars site was redeveloped for housing again in the late 20th century after a programme of archaeological excavation in 1972-1973.

Grammar School/ The King's School

Documentation shows a school to have existed in the town by 1322/1329 although it is unclear where it was located. It was re-founded in 1494 and in 1550 became the Free Grammar School of King Edward VI, located to the north of St Wulfram's Church (HER: MLI30500). The Old School House (HER: MLI94949, NHLE: 1062519) survives as the earliest structure dating to the early 16th century and is now two Grade I listed buildings, although it is now surrounded by 19th and 20th century development.

1.4.4 LANDSCAPE

The landscape surrounding Grantham was largely utilised as part of the open-field system during the medieval period. There are several examples of ridge-and-furrow which demonstrate that arable production took place across much of the area (HER: MLI82294, MLI84296, MLI82412, MLI84298, MLI84297, MLI87017, MLI88564, MLI98335, MLI98870, MLI84284, MLI125437). During this period parts of the current survey area were within the boundaries of other surrounding parishes.

1.4.5 CHARACTERISTIC BUILDINGS

The Angel and Royal /Angel Inn (HER: MLI85835, NHLE: 1062486)

The Angel and Royal Hotel is one of the oldest standing medieval buildings in Grantham. Originally called the Angel Inn, its name was changed following a visit by Edward VII in 1866 while still the Prince of Wales. The current building dates to the 15th century, although, there was an earlier, 13th century building on the site (HER: MLI30501). It is suggested, although it is yet to be confirmed, that this building was a base of the Knights Templar. Records indicate that the Templars were granted land in Grantham by 1185. The Templars were suppressed in 1308 at which time the inn is suggested to have passed to the Knights Hospitallers. The location of the inn, opposite the market (although, as stated the market has been in-filled with later buildings fronting onto the Watergate), would have been an advantageous position in this period. The row of buildings on this site was in place by at least the late 13th century, although it probably has earlier origins, which coincide with the High Street/Watergate becoming the major north-south route in the late 12th century.

Blue Pig Inn (HER: MLI96184, NHLE: 1062474)

The structure of the Blue Pig dates to the 16th century. It became an inn in the early 19th century. Grade II listed, it has a stone ground floor and a jettied timber-framed first storey.

The Market Cross (HER: MLI30502, NHLE: 1062499)

The Grade II listed Grantham Market Cross was constructed using a 13th century base and a 15th century cross. In 1886, the cross was replaced by an obelisk; however, in 1910, the obelisk itself was removed and the cross reinstated.



The Blue Pig Inn

The Apple Cross and the Oratory

There is a large amount of detail in Start and Stocker, 2011, about the Apple Cross, which is summarised here. The Apple Cross, a gift from Bishop Fox, is thought to have been built in the first few decades of the 16th century. It was erected in the corner of St Wulfram’s churchyard adjacent to Swinegate. It is thought that the cross was part of Bishop Fox’s plans for the revival of Grantham. The cross was demolished during the civil war in 1646 and the stones are thought to have been appropriated by Edward Rawlinson. Rawlinson is believed to have lived two buildings north of the George Hotel, where the stones were installed in a small room at the rear of his house—the Oratory. Although the Oratory is no longer standing, it was discussed and drawn in detail by John Carter and William Stukeley, who were contemporary with the time of its demolition in the late 18th century. The interior made up of the stones taken from the former Apple Cross, depicted many elaborately detailed scenes of religious iconography. Following the demolition of the Oratory, new buildings were constructed on the site in the early 19th century (possibly HER: MLI95479).

The Chantry

The Chantry was a stone built late medieval house (possibly dating to 1470). Located on the west side of Watergate, the house was extensively remodelled in the 16th century and was demolished in 1839. The stone mullioned bay window was taken 5 miles north and installed in a building at Belton, where it survives today.

1.5 POST-MEDIEVAL

Grantham was a prosperous town in the post-medieval period, primarily through agricultural production, the town’s position on the Great North Road as well as mechanisation. In 1545, the population is estimated to have been 1467 but by the end of the 17th century it had grown to 2358. In 1801 it was 4288 and by 1901 it had grown to 17,593. In 1870 the boundaries of Grantham were extended into the surrounding parishes as part of the Grantham Borough Act providing the town with a greater size with more land available for expansion (Wright, 1982).

1.5.1 STREET PATTERN AND DEVELOPMENT

Although the population grew from the 16th to the 19th century, most urban growth continued to occur within the medieval boundaries for much of that period. Such was the growth that Grantham was forced to implement measures in the 17th century to gather donations for the poor of the town, many of whom were coming to the town from other areas (Holmes, 1980). As a result of this higher population some unpermitted development took place on the wastes of the town, which was often subsequently dismantled by local authorities. Changes to plot boundaries and growth did not occur to a large extent in the post-medieval period due to the fact that most development took place as infill or through the redevelopment of extant plots. It was not until the late 18th and early 19th century that development occurred to the north and south to a larger extent, and to a lesser extent to the west, adjacent to the canal. Some redevelopment occurred in the town centre following fires, one of which occurred in 1707 destroying 17 houses and causing £3000 worth of damage (Wright, 1982). This also allowed for buildings constructed from timber and stone to be replaced with brick structures, which was fashionable at the time; as brick making technology became widely used across the country. Grantham had episodes of heightened prosperity which also resulted in high levels of redevelopment across the survey area. The beginning of the 19th century was one such period with large numbers of older properties being replaced with more modern brick equivalents.

Increasing confidence in Grantham’s economy in the 19th century resulted in the construction of many larger buildings including commercial and civic buildings. This included banks and businesses as well as more public buildings like schools and hospitals. The Midland Bank (HER: MLI94895, NHLE: 1062453) and the National Provincial Bank (HER: MLI95987, NHLE: 1360256) were built in the early 19th century. Grantham’s Savings Bank (MLI94919, NHLE: 1062480) was built in 1841 and a further bank was built in the 19th century (HER: MLI96321, NHLE: 1288964). Grantham Corn Exchange, now Westgate Hall, was built in 1852, providing a space in which farmers and merchants could conduct business and negotiate the price of grain (HER: MLI94885, NHLE: 1062439). There was another corn exchange in High Street which developed around the same date following the arrival of the railway in the town. Grantham Hospital was constructed in 1874-5, based on a design from R Adolphus Came; an architect who had also worked on other buildings around the county (HER: MLI915331). In the early 20th century the building was expanded and in the late modern period, hospital buildings have been established adjacent to the older buildings.

Between 1830 and 1890 several new terraced streets and housing developments were constructed for the employees of the emerging industries within the town and the railway. These new streets were constructed on the outskirts of the town centre, including those to the south of Wharf Road, to the north on North Parade and Sidney Street and east of London Road. As a result the housing was close to the railway station, iron works, several malthouses and the workhouse. New churches, schools, and public houses were also built as part of the developments to serve the local residents.

1.5.2 ECONOMY AND INDUSTRY

The wool trade, which had dominated much of the economy of Grantham during the medieval period, was overtaken in importance in the post-medieval period by agricultural service industries such as the corn trade. Later it was also overtaken by the coaching trade and, eventually, by the growth of industry and particularly manufacturing. By the mid-19th century the coaching and service industry employed more people in the town than any other trade. By the late 19th century the town had become known for industry and for the production of high quality machinery.

The agricultural and coaching trades encouraged smaller secondary service industries such as nail makers, brass and iron foundries, ropemakers, blacksmiths and wheelwrights. There was a ropewalk in the town from the 17th century situated to the west of Westgate (HER: MLI91471); ropewalks were often long, narrow outbuildings or alleyways in which workers would weave ropes from small fibres. A smithy (HER: MLI91472) is also recorded to the east of Westgate.

By 1760, the Duke of Rutland was meeting locally for a hunt 140-180 days a year. His hunting party would spend time in the town and its inns. This had an affect on ‘high end’ crafts within the town. A spike in clock making, saddlers, watch making and gun making/servicing coincided with the increase in the Duke of Rutland’s hunting activities. Cock fighting also saw an increase at this time, with the hunting party spending time in the local public houses, particularly the Blue Ram Inn (HER: MLI96179, NHLE: 1062443).

Grantham became increasingly industrialised in the late 18th and throughout the 19th century so that by the end of the century Grantham was a major manufacturing town. Its growth was further enabled by the construction of the canal in 1792 and the railway in 1850. In the 1760s coal was relatively expensive in the town due to the transport costs of it being brought to Grantham along the River Trent and then by road. Its price was drastically reduced by the introduction of the canal which in-turn would have allowed the town to expand its industrial outputs due to reduced cost.

A number of industries were focused to the south of Wharf Road, close to the canal head and the later railway station. Hornsby and Sons was founded in the early 19th century. By 1900, they employed 400 men, to the south of the HAZ boundary many of the terraced streets around Spittlegate were constructed to house their employees. The Boyall’s Carriage and Steam Wheel Works (HER: MLI91470) was established in 1860 and for the next 30 years would produce and distribute a broad array of carriages, artillery, wheels and cart components. The Perseverance Works belonging to James Coultas, was located on Queen Street; these works produced agricultural machinery, winning national awards for their designs. Richard Hornsby and Sons were one of the main agricultural manufacturers in the country, from the early 19th century up to 1918, at which time they merged with Rustons of Lincoln (and became Ruston and Hornsby). Their production site was located to the south of town between London Road and the railway line (HER: MLI91502). The site, has been partially developed for modern commercial uses, although some buildings remain.

Public Houses and Coaching Inns

As a coaching and service destination on the Great North Road, Grantham saw a large number of inns and public houses being established and was reported to have ‘*an abundance of very good inns, some of them fit to entertain persons of the greatest quality*’ (Wright, 1982). The George and the Angel Inns (the two most important coaching inns in Grantham), were already trading by the beginning of the post-medieval period. The new public houses and inns included, among others, the Blue Dog public house (HER: MLI94883, NHLE: 1062437), Black Dog public house (HER: MLI94916, NHLE: 1062477), White Hart public house (HER: MLI94926, NHLE: 1062490), Blue Lion Inn (formerly the White Lion), (HER: MLI95670, NHLE: 1261696), Beehive Inn (HER: MLI95995, NHLE: 1360266), Blue Ram Inn, Blue Man (formerly the Green Man), (HER: MLI69181, NHLE: 1062446), Rose and Crown (HER: MLI96370, NHLE: 1360284) and Granby Inn (HER: MLI94930, NHLE: 1062496).

The propensity for having ‘blue’ in the title of many public houses is thought to relate to William Manners, whose family were prominent local land owners in Grantham throughout the 18th and 19th centuries, who owned a number of the establishments in the town. ‘Blue’ derives from the Whigs political party, with which Manners was connected. Additionally some which are listed here are no longer extant having been demolished or converted.

A surge in brewing in the late 18th and early 19th centuries resulted in several new maltings being established around the town; these



High Street, with The George to the right.

maltings doubtlessly served the local inns and public houses. Maltings were extant on Wharf Road (HER: MLI91469, NHLE: 1261694) Union Road (HER: MLI91528), Gonerby Hill (HER: MLI91457) which had its own railway sidings, Baird’s Maltings which was located on Springfield Road (HER: MLI91489), Lee and Grinling’s Maltings on Bridge Street (HER: MLI91514), another on Harrow Street (HER: MLI91522), and one on North Parade (HER: MLI91529). There are varied levels of preservation with some having been converted in recent decades although a number have been demolished.

1.5.3 RELIGION AND EDUCATION

Non-conformist faiths grew nationally in the post-medieval period. This trend is reflected in Grantham, where a small number of new chapels were constructed in the 18th and 19th centuries. Wharf Road saw the construction of an Ebenezer Wesleyan Methodist chapel (HER: MLI99346) in 1834 although by 1859 it had been demolished and replaced with a Wesleyan day school (HER: MLI99393). A Methodist Wesleyan chapel was also opened on Finkin Street in 1841, built in the then popular Italianate style. A Baptist chapel was also constructed on Wharf Road by 1872, although in 1856 meetings were recorded as being held in the Exchange Hall, indicating that the demand for such a chapel had existed for some time. This chapel was demolished in 1930 and replaced with a smaller chapel on the same site. On Castlegate an 18th century cottage was converted into a Calvinist chapel by 1887 (HER: MLI94946) although it later became a chapel for the Zionist faith. In new areas of town such as Spittlegate, churches were constructed for the local population such as the church of St John the Evangelist in 1841 (HER: MLI91497, NHLE: 1253742), a Primitive Methodist chapel on Commercial Road (HER: MLI99286) and a Roman Catholic church was also established on North Parade (HER: MLI91941).



1.5.4 RAILWAY AND TRANSPORT

The transport links in Grantham changed rapidly in the 18th and 19th centuries. Primarily a coaching town, Grantham established 5 turnpike roads between 1725 and 1804. These made transport more efficient and less hazardous, connecting Grantham to the north in 1725, Stamford in 1739, Nottingham in 1758, Melton in 1780, and to Bridge End in 1804. However, by the end of the 18th century the construction of the canal had changed the way Grantham transported its goods by creating competition and offering a cheaper alternative to turnpike roads.

Petitions from local businessmen resulted in the construction of the Grantham Canal in 1792 (HER: MLI89128). The 33 mile canal connected Grantham to the River Trent in Nottingham. The canal basin was located to the south-west of the town centre and it made an instant impact on the development of the town. The coaching industry contributed less to the economy of the town following the introduction of the canal as it took much of the commercial traffic off the roads. Further to this, heavy goods including coal and grain were transported by canal instead of by cart, stimulating the agricultural economy within Grantham, as a result of it being cheaper to transport goods. As the economy changed so warehouses and coal yards were established adjacent to the canal wharf. The canal did not reach its anticipated initial return on the investment but by the early 19th century was producing a steady return. Its productivity was hampered by the introduction of the railway network to the town in the mid-19th century. The canal is the longest to have been engineered by William Jessop and was the first canal to draw its water source solely from reservoirs.

The railway reached Grantham in 1850; the station was opened by Ambergate, Nottingham, Boston and Eastern Junction Railway next to the Grantham Canal in the south of the survey area. The introduction of the line made the canal trade less vital to the industry of the town as heavy goods could be transported via the rail network. The Great Northern Railway opened a line in 1852, connecting Grantham to London, and by 1867 the line had been connected to Lincoln.

The development of the railway resulted in new streets being established to the south of the study area including Station Road. Several new streets of housing were constructed for the railway employees (HER: MLI95659, MLI95658, MLI96313, NHLE: 1261507, 1261508, 1261509).

1.5.5 LANDSCAPE

Grantham was subject to a Parliamentary Enclosure Act in the post-medieval period which transformed its open field agricultural system to one of private ownership. This allowed for more efficient and profitable grain production, which was in turn boosted by more effective modes of transport in the 18th and 19th centuries. A number of farmsteads were established in the landscape surrounding the town during the enclosure of the area, some of which survive into the modern day, although most

were subsumed into the growing town over the course of the 20th century.

1.5.6 MILITARY

In 1852, the Militia Act was passed which required counties to construct secure barracks for storing arms and providing training for the local militia (HER: MLI90085, NHLE: 1062467, 1375585). The Old Militia Barracks building on Sandon Road comprises a ‘keep’ which was built in about 1858-72 with officers quarters attached. The militia officers' quarters, now houses, were built in 1858, designed by Henry Goddard, architect, the county surveyor, for the Royal South Lincs Militia Regiment.

1.5.7 CHARACTERISTIC BUILDINGS

George Hotel (HER: MLI96367, NHLE: 1360255)

The George Hotel is an important local building. Grade II* listed, it demonstrates the importance of Grantham as a way point on the Great North Road. It was a principal holding in the late medieval manor of Grantham, supported by records dating to the 15th century which refer to ‘Le George’. A survey in 1650 indicates that it rivalled The Angel Inn in size and importance. The George was largely rebuilt in the mid 18th century. The hotel was one of the larger establishments in the town extending from the High Street around the rear of the properties to onto Guildhall Street and Westgate. Its development removed any trace of the older boundaries between these two streets. A one way street directed travel from the High Street through to West Street and into the Market Place.

Vine House (HER: MLI95981, NHLE: 1360248)

Vine House, a Grade II* listed property, was built in 1764, using red brick with a pantile roof; it is a good example of early brick use within the town. The 3 storey townhouse was designed by local architect John Langwith.

The Conduit (HER: MLI30497, NHLE: 1253690)

The conduit located in the Market Place was built of stone in 1597 to provide safe drinking water. The conduit utilises an older water pumping system which was installed by the Greyfriars in 1314 and was the main water supply in the town for the early post-medieval period.

The Beehive Inn (HER: MLI95996, NHLE: 1360266)

The Beehive Inn dates to the late 18th century. The street sign is unique due to the fact that it is a living beehive, located in a tree, adjacent to the building.



1.6 MODERN AND 21st CENTURY

1.6.1 STREET PATTERN AND DEVELOPMENT

The predominant character of the study area has become more of a concentrated, ‘modern’ town centre, with residences in the town being converted to shops and the outskirts of the town becoming suburbs, in place of the agricultural fields which once surrounded it. There was little change to the street pattern within the town centre, the majority of which was developed in the medieval period and then in-filled or redeveloped throughout the post-medieval period. This trend of redeveloping decaying buildings and infilling has continued into the 20th and 21st centuries.

Much of this redevelopment has taken place behind the traditional street fronts. The George Hotel was redeveloped in the 1990s creating a shopping centre to the rear of the hotel, remodelling the post-medieval courtyard/carriage yard, which had, itself replaced older medieval properties. Similarly, the construction of the Isaac Newton shopping centre in 1984 removed many of the former property boundaries behind St Peter’s Hill, although many of these had already been obscured by numerous warehouses built in the mid 20th century.

Watergate was widened in the mid-20th century which resulted in the demolition of several historic buildings. The east side of Watergate is now dominated by 20th century buildings. The west side has seen some redevelopment; however, it still retains many of its 19th century buildings. High Street has similarly seen post-war redevelopment, much of which has disregarded the former plot boundaries and historic character of the street. The cattle market, located to the west of Westgate, had been a market since the post medieval period and can be seen on the 1888 OS map. It closed in 2003 following the spread of Foot and Mouth disease and never reopened and St Augustin’s Retail Park was built on part of the site.

Grantham has expanded on all sides over the course of the 20th and 21st centuries. In the 1930s new housing was developed to encourage commercial growth in the town. To the south of the town the Walton Gardens housing estate was one such development, constructed specifically to house families moving up from Rochester and Peterborough when the new Aveling Barford company was founded in the town (HER: MLI91493). Other estates were established, particularly to the north-east and south - west of the town in the early-mid 20th century. In the latter 20th century, larger private developments have taken place. In the recent decades, the green belt between Grantham and surrounding villages has been eroded. Consequently, although the other settlements are distinct from Grantham, there is no break in the urban development between the settlements. The construction of the A1 has also created a new boundary to the south-west of the town limiting development in this area.

1.6.2 TRADE AND INDUSTRY

The malting industry, which had been prevalent within Grantham, particularly in the 18th and 19th centuries, declined in the 20th century with many of the former maltings being demolished or converted. The use of some of the local factories changed in the first half of the 20th century particularly when companies were required to produce equipment for the war effort.

On the west side of London Road, Hornsby's and the Sullivan Machinery Company had offices. The latter was established in Grantham following persuasion from the council's drive in the 1930s to bring new industries into the district. Between 1936 and 1946 this American-based company made a range of coal cutters and other mining machinery which pioneered the mechanisation of Britain's coal mining and boosted the wartime demand for this vital part of the war effort (HER: MLI91505). The offices have since been demolished although light industry still occupies the site.

Aveling Barford Ltd was invited to come to Grantham in the mid-1930s, formed by the amalgamation of the roller activities of Aveling and Porter of Rochester, Barford and Perkins of Peterborough and Ruston and Hornsby of Lincoln. The latter company provided its new home from its previous boiler making shop and First World War 'shadow factory' building which was used to make submarine engines (HER: MLI91508).

In the late 20th century, industry has continued to be focused to the south of town, in areas which were established during the previous centuries, particularly to the south and west of the town. Small local industries have continued such as garages within terraced streets.

1.6.3 TRANSPORT

By 1921, the Grantham Canal was largely under the control of the London and North Eastern Railway Company. A Closure Act was passed in 1936 but with the proviso that a two foot level of water should be maintained to support agricultural needs. In 1947 the railways, and hence the canal, were nationalised and in 1963 control of the canal passed to British Waterways. By the mid-20th century most of the bridges which had crossed the canal were removed to make way for road improvements. In the present day, restoration projects are underway, instigated by the Grantham Canal Society, to re-open the canal to full navigation, connecting Grantham once again to over 2000 miles of inland navigable waterways (Granthamcanal.org, 2022).

The largest change seen in the transport system in Grantham was the construction of the A1 in 1961. This road bypassed the town taking away a lot of traffic which had, until that point, been passing through the centre and causing severe congestion. The creation of this road also meant that the canal was then cut off from the town centre. Much of Grantham, particularly the town centre, cannot be seen from the A1, due to its location in a valley.

1.6.4 MILITARY

RAF Harlaxton, to the south-west of Grantham, opened as an airfield during the Great War in 1916 and closed in 1920. At the beginning of the Second World War it re-opened as a relief landing ground for RAF Grantham and remained open throughout the war. The airfield was sold by the government in the 1950s and returned to agriculture (HER: MLI35028). Wyndham Park was opened in 1924 as a First World War memorial park, following a donation by Lady Leaconfield for the creation of a memorial to her son. The park consists of a memorial garden, a footbridge over the River Witham, tennis courts, an ornate iron pavilion and a miniature sandy beach. The park was altered in 1935 when a brick entrance archway with stone dressings was added. The gate has a plaque commemorating the First World War soldiers who had their barracks at Harrowby Camp (HER: MLI97464).

1.6.5 CHARACTERISTIC BUILDINGS

Grantham War memorial

The Grade II* listed Grantham War Memorial (HER: MLI94935, NHLE: 1062502) was constructed in 1920 based on designs by Sir Charles Nicholson. The memorial, located in St Wulfram’s church yard, was constructed in a Gothic style using Clipsham stone. Wyndham Park was opened in 1924 as a First World War memorial park, following a donation by Lady Leaconfield for

the creation of a memorial to her son. The park includes an original 1920's bandstand, a lime tree avenue, tennis courts, bowling greens, a paddling pool, a boating lake, play areas and a pavilion (HER: MLI97464).

1.6.6 RECREATION

In the first half of the 20th century, Grantham boasted one picture theatre on the west of St Peter’s Hill. In the late 20th century, the Guildhall was converted into a theatre and arts centre. In 2018, a new cinema complex was also constructed to the rear of the Guildhall.



HISTORIC URBAN CHARACTER ASSESSMENT

Summary

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

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

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

The values are as follows:

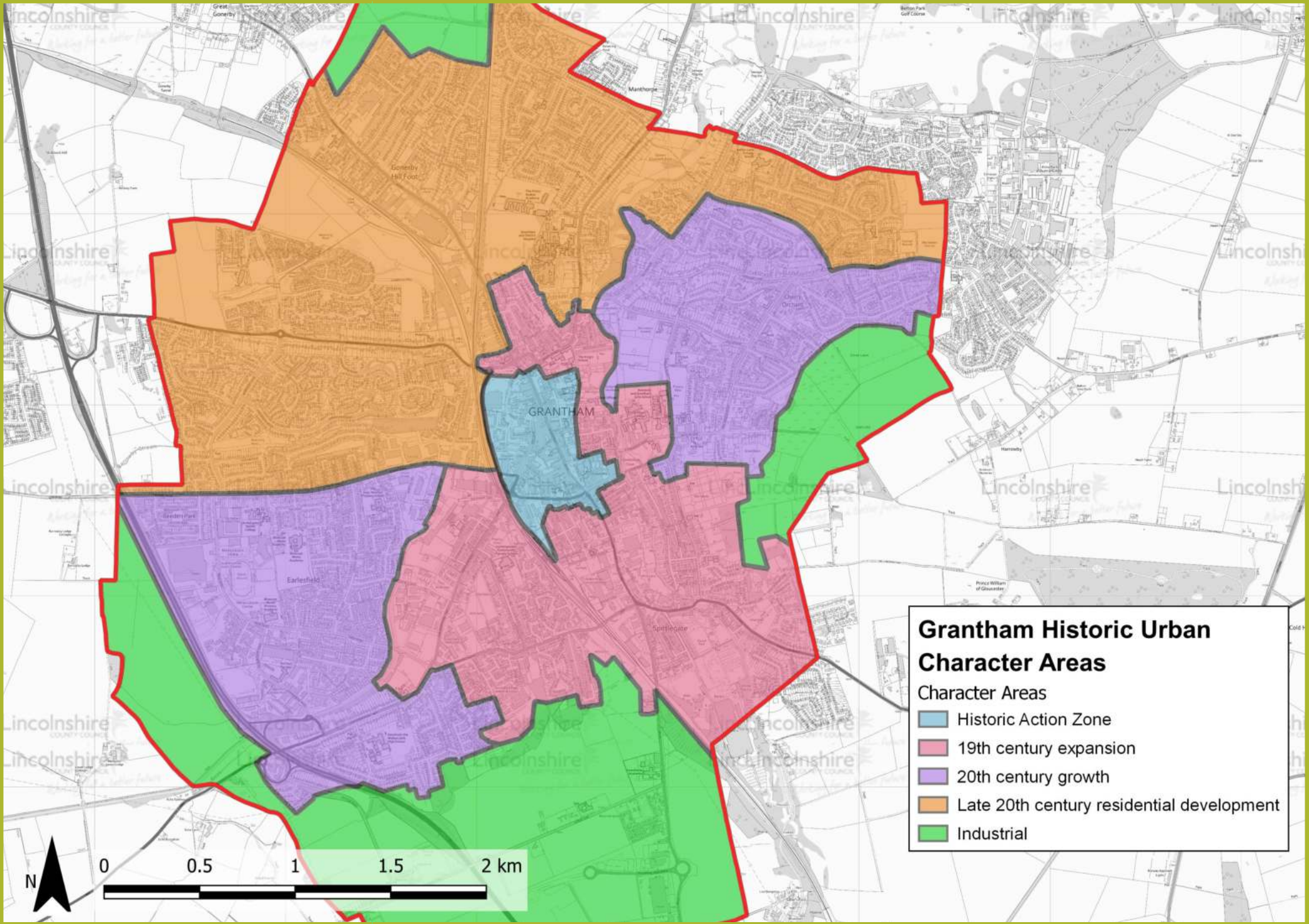
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

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

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

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

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



The Conservation Principles values

This can be used to understand how value has been assigned in the value tables which can be found in the Historic Urban Characterisation Area Assessments (HUCAs).

Evidential value	
High	There is a high potential for the heritage assets within the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Lincolnshire and more widely.
Medium	There is the potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development.
Low	There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potential of the individual sites being developed.
Historical value	
High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20th/21st century alterations to the historic character.
Medium	Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time.
Low	There are no or very few known legible heritage assets; where they exist their associations are not clearly understood.
Aesthetic value	
High	The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas.
Medium	The components of the townscape are legible, but there may have been considerable impact by 20th or 21st century re-development of elements of the historic character. It is not possible within this project to discuss whether the modern alterations have positive, neutral or negative impacts upon overall aesthetics.
Low	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.
Communal value	
High	Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.
Medium	The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access.
Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.

Concordance Table between Historic England Conservation Principles and the NPPF

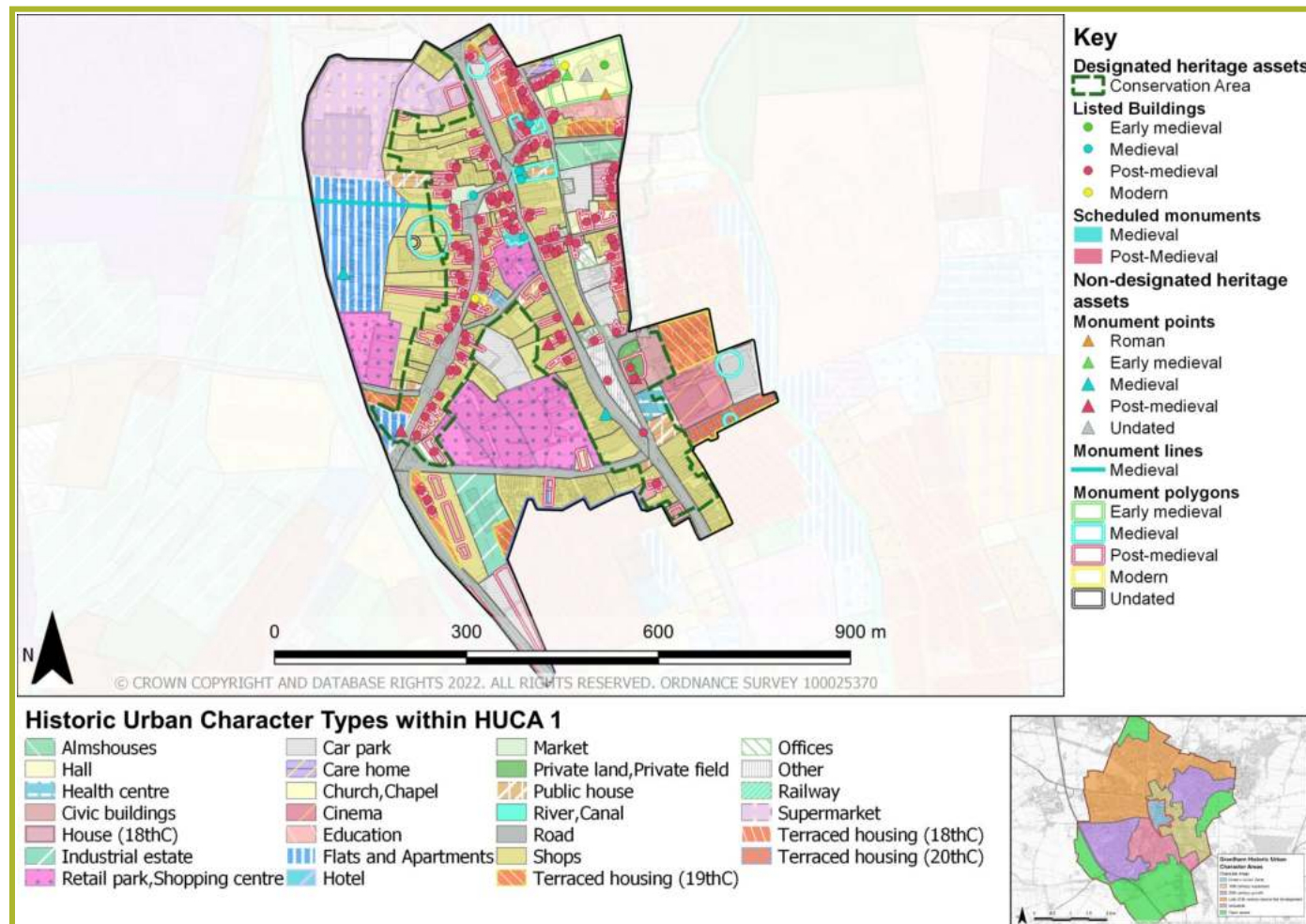
NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>“the potential of a place to yield evidence about past human activity.”</i>	<i>“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”</i>
Historic	Historical	<i>“the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.”</i>	<i>“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”</i>
Architectural/ Aesthetic	Aesthetic	<i>“the ways in which people draw sensory and intellectual stimulation from a place.”</i>	<i>“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.”</i>
*See Paragraphs 190 (b) and (c), 193, 197 (b) and (c), 205, 206.	Communal	<i>“the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”</i>	<i>N/A see relevant paragraphs</i>

EUS in planning

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

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

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



HUCA 1 - The Heritage Action Zone of Grantham

Key characteristics

- ◆ HUCA 1 is the civic and commercial centre of the town. The town centre predominantly comprises shops and cafes.
- ◆ Grantham Conservation Area covers a large part of the Heritage Action Zone area, with the exception of 19th and 20th century redevelopment to the west and south.
- ◆ Building dates range from the 12th-19th century. However most of the buildings were built in the 18th-20th centuries.
- ◆ Buildings are generally 2-3 storeys in height.
- ◆ Buildings are typically located on the street front, separated from the road by a pathway, creating a continuous building line - a common feature in town centres.
- ◆ The road pattern in the HAZ is largely medieval.
- ◆ New roads were built in the mid-late 19th century. These are focussed towards the south of the HAZ.
- ◆ There are 125 listed buildings in the HAZ and 2 scheduled monuments.
- ◆ Material palette is varied, depending on age of construction: older buildings are constructed in stone, with timber. After the 18th century brick was dominant with pantile/ slate roofing.
- ◆ Street furniture is common around the HAZ.
- ◆ 20th century redevelopment has removed some of the historic character, particularly to the east of Watergate, and some of High Street.

Landscape History

The HAZ area originated in the early-medieval period as a small settlement. This settlement was probably focussed around St Wulfram's Church, and along Swinegate. From here the town spread west and south along High Street and Westgate. By the medieval period the street pattern and property boundaries had largely been established. The Market Place and burgage plots were largely formed throughout the medieval period. In the post medieval period Grantham became a coaching town and many coaching houses and public houses were founded. There was much re-development of the town centre in the late 18th and 19th centuries and many of the stone buildings were converted to brick. New industries were also established particularly around Westgate and to the south of the town, where the railway station and canal basin were located. There has been large scale re-development in the 20th century, particularly on Watergate, High Street, and behind street fronts.

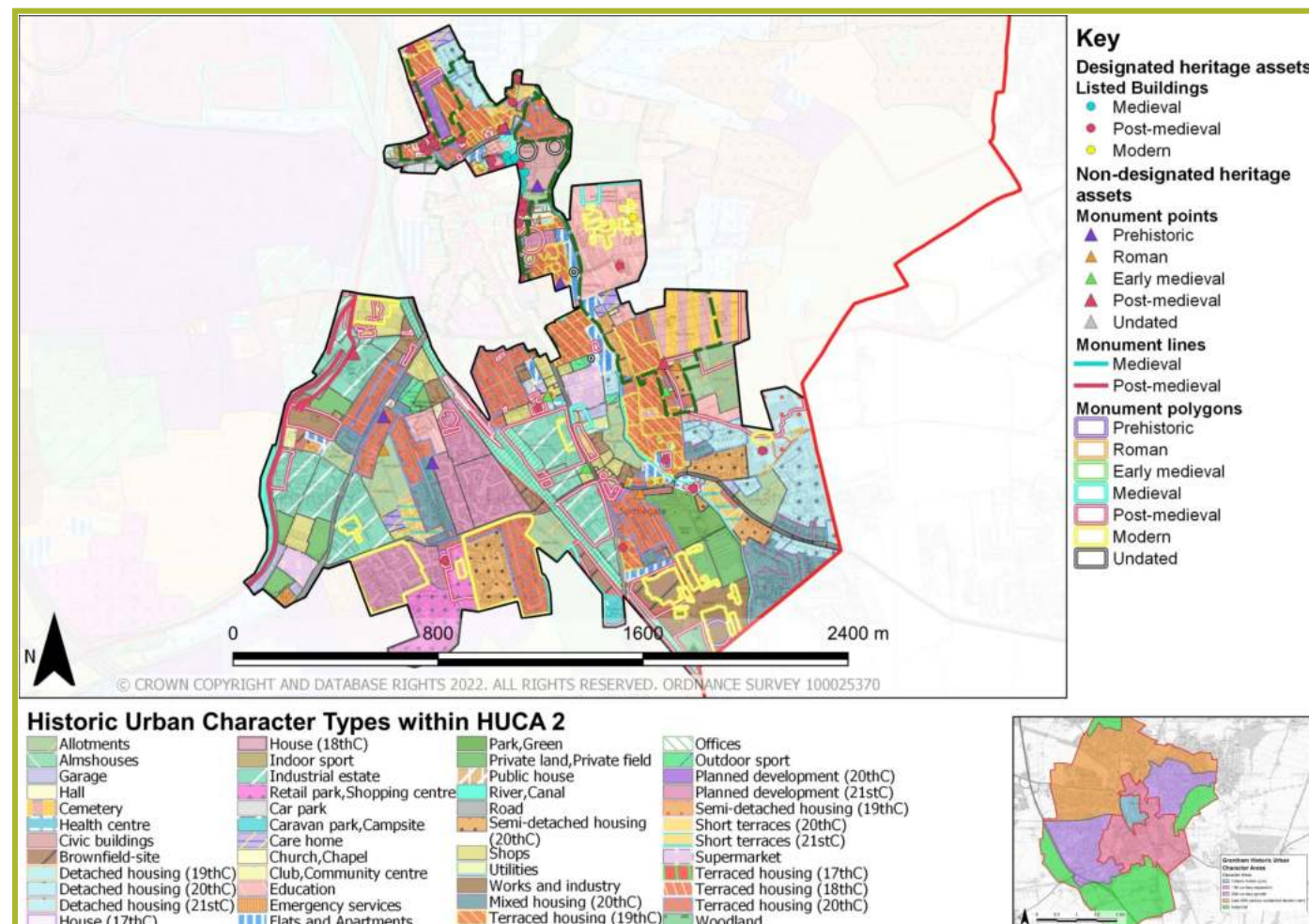


Evidential Value: There is a lack of prehistoric and Roman evidence in the HAZ area. However, there is a large amount of evidence from the early-medieval period onwards. The early-medieval evidence in the area demonstrates the beginning of the town as a nucleated settlement. Further investigation could further elucidate the development of Grantham during this period. The historical narrative is highly visible for the medieval and post-medieval periods within the HAZ. The growth of the town is clearly shown in its layout which is well preserved throughout most of modern Grantham. Investigation in the town centre, prior to development would increase our understanding of the nature of Grantham's lost medieval buildings, many of which were redeveloped in the 18th and 19th centuries. Evidence for the industries which were imperative to the growth of the town in the post-medieval period is also common around the HAZ; buildings relating to the former coaching, malting and manufacturing industries still make up a large proportion of the modern day street-scape.

Historical Value: The extant built heritage demonstrates Grantham's long history and growth. Medieval stone buildings are common as well as post-medieval coach houses and industry. Evidence of the town's foundation and development is predominantly found within the HUCA. This HUCA provides Grantham with its sense of place and is the focus for the entire town. Unique elements such as naming all pubs 'blue' provide a broader understanding of the town's events and people.

Aesthetic Value: There is a good level of preservation in the town with buildings ranging from the 12th to the 20th century. The historic plan is largely intact and visible in the street-scape. Historic building fabric is highly legible. Elements that are unique to Grantham are also common in HUCA 1 such as the public houses and their individual street signs, including the timber framed Blue Pig, the Angel and Royal and the Beehive Inn, which possesses a living Beehive as its sign. Some unsympathetic redevelopment on High Street and Watergate and to the west of the Market has affected the historic character and disrupted the cohesion of the street-scape. Overall, the historic character is dominant in the town centre and the historic fabric is well preserved.

Communal Value: There are many communally important places and heritage assets within the HUCA. St Wulfram's Church, the market and St Peters Hill are three very important religious, civic, and commercial centres in the town. These are a focus of worship, family and public events, such as markets and fairs which have been occurring since the medieval period, if not the early medieval period. Grantham's unique sense of place is found within this character area, and is apparent throughout the town centre.



HUCA 2 — 19th Century expansion

Key characteristics

- Characterised by mixed development, with much development taking place in the late 19th and early 20th centuries
- Terraced housing constructed in association with local trade
- Some redevelopment during the late 20th and early 21st centuries for flats
- Generally small scale although newer flats are part of larger building developments
- A number of businesses and large shops
- Brick buildings are dominant
- uPVC or timber windows and tile roofing
- High density, on street parking

Landscape History

The character area contains evidence from the prehistoric period largely in the form of scattered finds. Finds including a beaker, a Neolithic axe and blade as well as Bronze Age pottery from across the character area, indicate that activity was taking place locally, although there is no recorded settlement within the HUCA from this period. During the Roman period occupation is known in the wider area. However, again, within the character area, the remains from this period only relate to scattered finds of pottery and coins, which have been recovered from across the area. In the early medieval period, there is clear evidence of activity with an Anglo-Saxon cemetery recorded on the junction of Bridge End Road and South Parade. Further to this an early medieval rubbish pit which dated to between the 5th and 8th century was recorded on George Street and further artefacts have also been recorded across the area. It is likely this HUCA was on the edge of the early medieval settlement which was in the town centre although properties were established to the east of the HUCA facing onto Castlegate and extending to the River Witham in the east. In the medieval period, the area was largely part of the agricultural system on the periphery of the town, largely comprising open fields, for which there is a small amount of evidence in the form of ridge-and-furrow in the north-east of the HUCA, and private fields. The Kings Grammar School was established to the north of the HUCA in the late medieval period, which has remained as a school. A medieval hospital and cemetery was also founded on London Road. Much of the character area dates to the post-medieval period, with the redevelopment of buildings along Castlegate although these were within older early medieval and medieval property boundaries. The Grantham Canal was established in the late 18th century which attracted development to the south of the character area. This was followed by the development of Grantham railway to the east of this which further encouraged development resulting in the growth of the Spittlegate area of the town with the introduction of many new terraced streets, and industries being built into the character area. In the 20th century residential and commercial/industrial development has continued with the development of larger industrial estates and planned development.

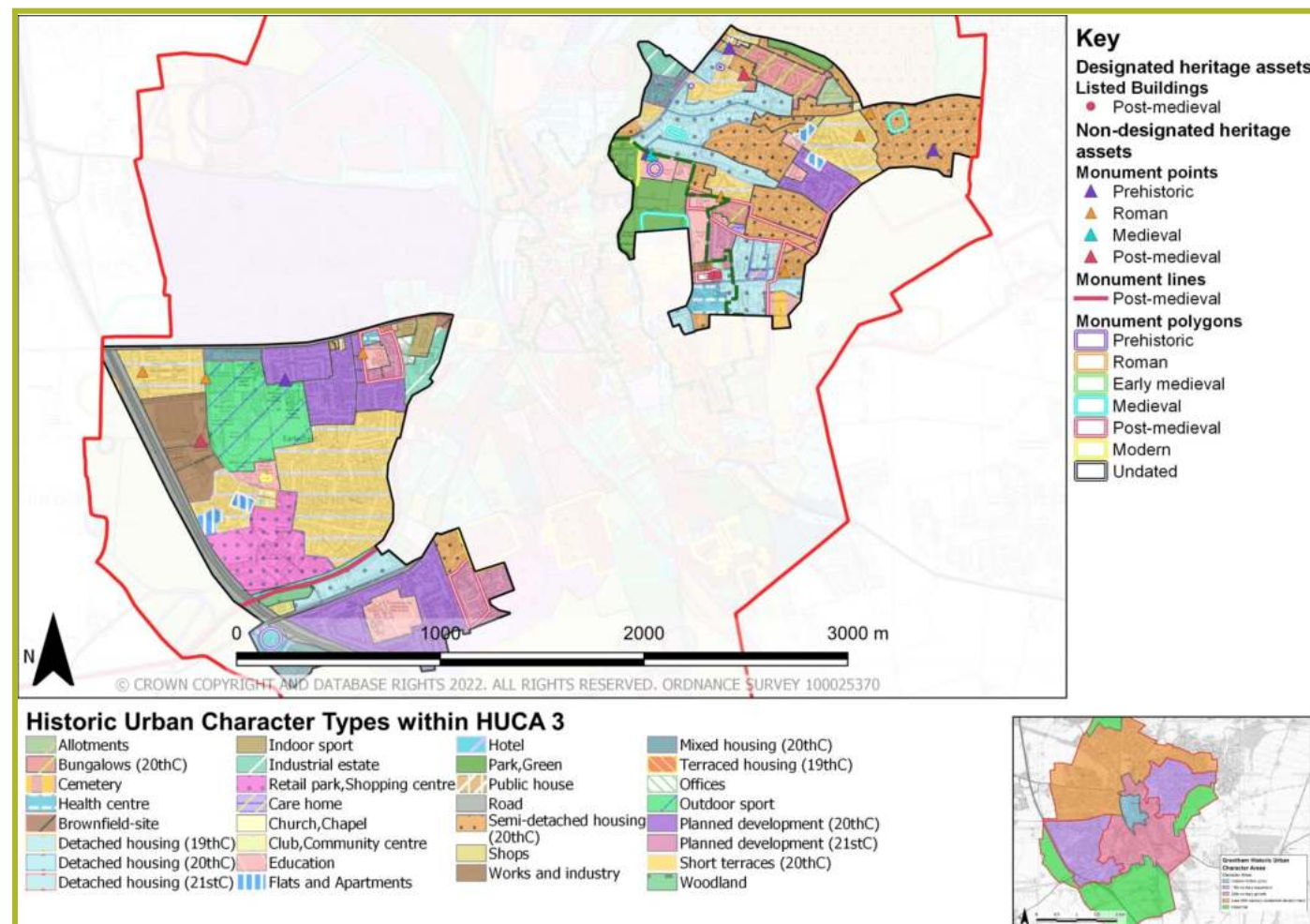


Evidential Value: There is a large amount of evidential value within the character area, particularly from the early medieval period onwards. The HUCA is an important area on the edge of the historic core and as such it has seen a high level of activity since the town's foundation with a cemetery in the early medieval period, a hospital and school in the medieval period. The majority of the heritage assets within the character area date to the 19th century. These are central to the growth of Grantham as an industrial centre during this period. The reuse of industrial buildings and the redevelopment of some former sites of industry further demonstrates the changing needs of the town.

Historical Value: The character area makes a large contribution to the historical narrative of the wider town. Including the occupational history of the early medieval and medieval periods. Further to this the post-medieval and modern growth of the town particularly the residential and industrial are vital in understanding how Grantham grew into the town of the present day.

Aesthetic Value: The development of the character area is highly visible across the character area with a high number of buildings from the 18th-21st centuries. The growth of the area as an industrial centre, particularly in the 19th century is key to the development of Grantham as a whole.

Communal Value: There are many assets which could be used to engage the public on the history of the area. These assets also connect local people with previous residents of Grantham particularly with cemeteries from multiple periods recorded within the character area.



HUCA 3 – 20th century growth

Key characteristics

- ◆ 20th century residential development,
- ◆ Mixed development including semi-detached, detached, bungalows and short terraces,
- ◆ Mixture of small private developments and council-led schemes.
- ◆ 1-2 storeys,
- ◆ Main material is brick, uPVC windows and doors,
- ◆ Clay tile and concrete roofing,
- ◆ Wide residential streets,
- ◆ Grass verges, street trees and wide pathways are common,
- ◆ Most houses have driveways, front and rear gardens.

Landscape History

Several finds from the prehistoric period are recorded within HUCA 3. These mostly have been recorded as small collections of finds or singular artefacts; the earliest of which dates to the Palaeolithic period (HER: MLI30545) which was recovered from the Cherry Holt Estate at the north-east of the character area. Most finds from this period, within the character area, date to the Neolithic and Bronze Age. An increased number of Roman finds in the HUCA indicate the presence of activity in the area during this period and settlement has been recorded in the locality. In the medieval period, the character area was largely part of the agricultural systems surrounding the town, evidenced by ridge-and-furrow seen in the area. A potential medieval or post-medieval occupation site is also recorded to the north-east of the HUCA, indicating the possibility of an isolated moated house or farmstead (HER: MLI30504). The area remained largely agricultural until the modern period apart from a small number of buildings which were built in the 19th century, including a work house on Dysart Road and a militia barracks, built in 1852 on Sandon Road. In the modern period, the character area saw a large amount of residential development in the early-mid 20th century, with the construction of estates. These are of a mixture of houses including semi-detached, detached, short terraces and bungalows. Schools, local shops and some light industry was also established in the character area. The workhouse was also re-developed during the modern period, and has been replaced with housing. The militia barracks is partially remaining although it is now used for offices and housing.

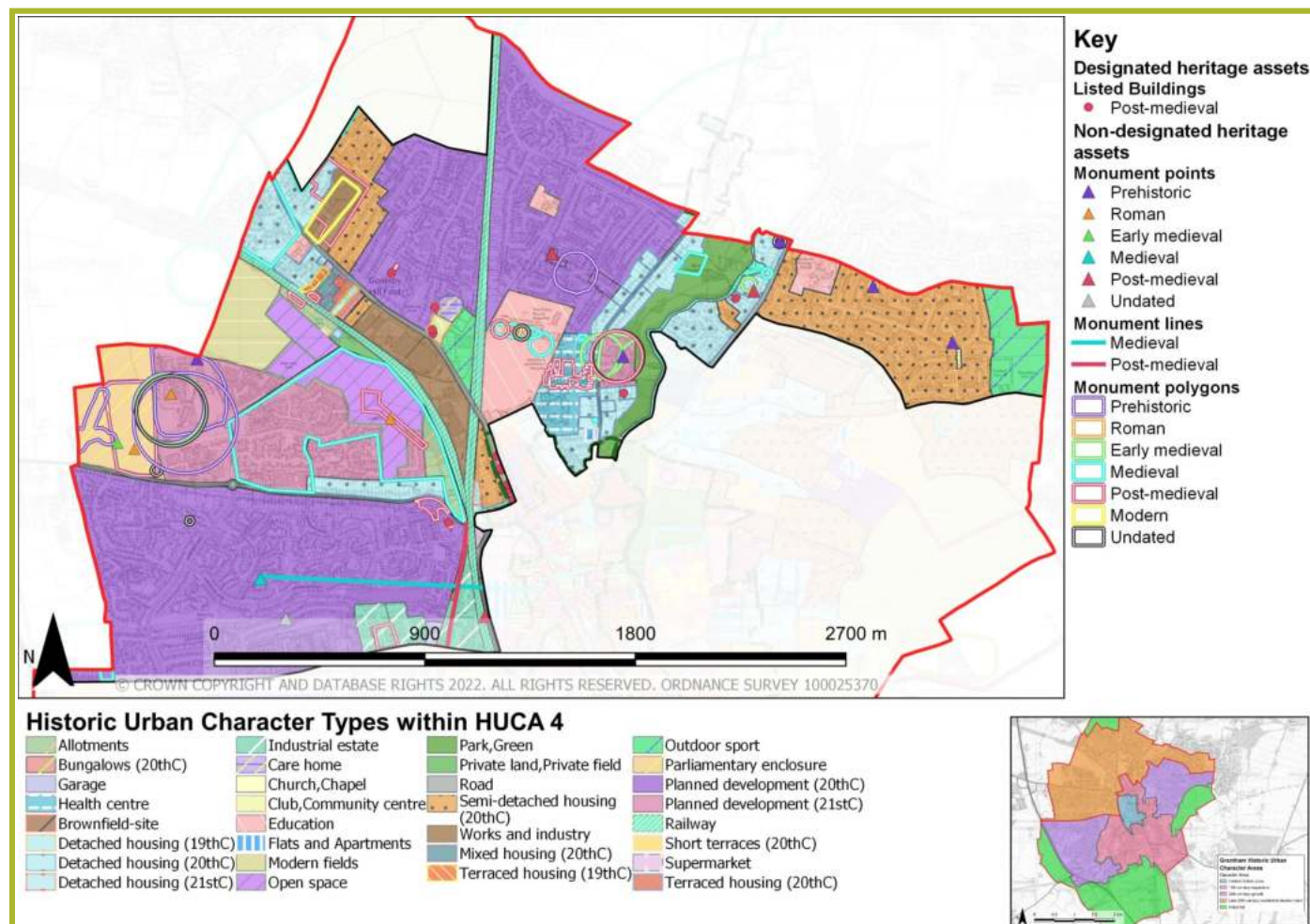


Evidential Value: The HUCA contains a number of finds and archaeological remains from multiple periods; largely known through archaeological excavation and as surface finds. These assets demonstrate the nature of the HUCA which was largely agricultural, throughout most of its history. The presence of prehistoric and Roman artefacts also contribute to an understanding of early Grantham. The character area also contained public institutions of the workhouse and the militia barracks.

Historical Value: The presence of the workhouse and militia barracks also contribute to the town's history as an important regional centre during this period, as such buildings were located in larger population centres such as Grantham. The character area mainly contributes to an understanding of modern Grantham and its residential growth over the 20th century.

Aesthetic Value: The assets which would have been present in the character area prior to its development in the 20th century have largely been obscured by modern development. Despite this, the modern day housing styles and growth of the town are legible across the area. The militia barracks provides some historic interest within the character area.

Communal Value: There is limited communal value within the character area as it is predominantly private residential. Schools, parks and leisure centres do provide communal places for the public to gather.



HUCA 4 – Late 20th century residential development

Key characteristics

- ◆ Late 20th and early 21st century residential character,
- ◆ Large planned developments,
- ◆ Some schools and local businesses,
- ◆ 1-2 storeys, some small scale 3 storey buildings,
- ◆ Modern buff and red brick,
- ◆ Most houses have front and rear gardens and driveways,
- ◆ Boundaries include hedges, walls while some properties are open to the street front.

Landscape History

Activity took place in the character area during the prehistoric period. To the west of the character area, lithic scatters from the Mesolithic, Neolithic and Bronze Age are suggestive of prehistoric activity in the local area. Within the north-eastern corner a barrow cemetery is also recorded. Roman activity is largely represented by a small number of artefacts which have been recovered from a variety of places across the character area. A farmstead has been recorded in the grounds of the Priory Ruskin Academy. This site appears to have been occupied between the 2nd and 3rd centuries and charred cereal remains and animal bone indicate that both arable and pastoral farming was taking place. From the early medieval and medieval period, the character area was likely to have been cultivated for agriculture. Sherds of early medieval pottery have been recorded in the area which indicate local activity and from the medieval period ridge-and-furrow earthworks provide further evidence of agricultural activity in the HUCA. The character area remained mostly agricultural throughout the post-medieval period although some activity took place in the post-medieval period as the town expanded and looked for new areas of development. A railway was constructed across the area in the mid-19th century the line of which provided a limit for later development. Grantham Hospital was constructed in 1874 on land donated by Earl Brownlow. The building was expanded in the 20th century although it appears to have fallen out of use in the present day with a new hospital structure having been constructed adjacent to this. A brickworks was also established on Gonerby Hill in the 19th century although the site was converted into an ammunitions factory during the Second World War. A tannery was also established. Dysart Road has seen industrial development since the 19th century and both industrial and commercial development continued into the 20th century. In the 1930s the area saw increased development after companies were encouraged to come to Grantham to establish businesses. The majority of the character area has been developed in the mid-late 20th century and early 21st century. This has comprised of large private developments.

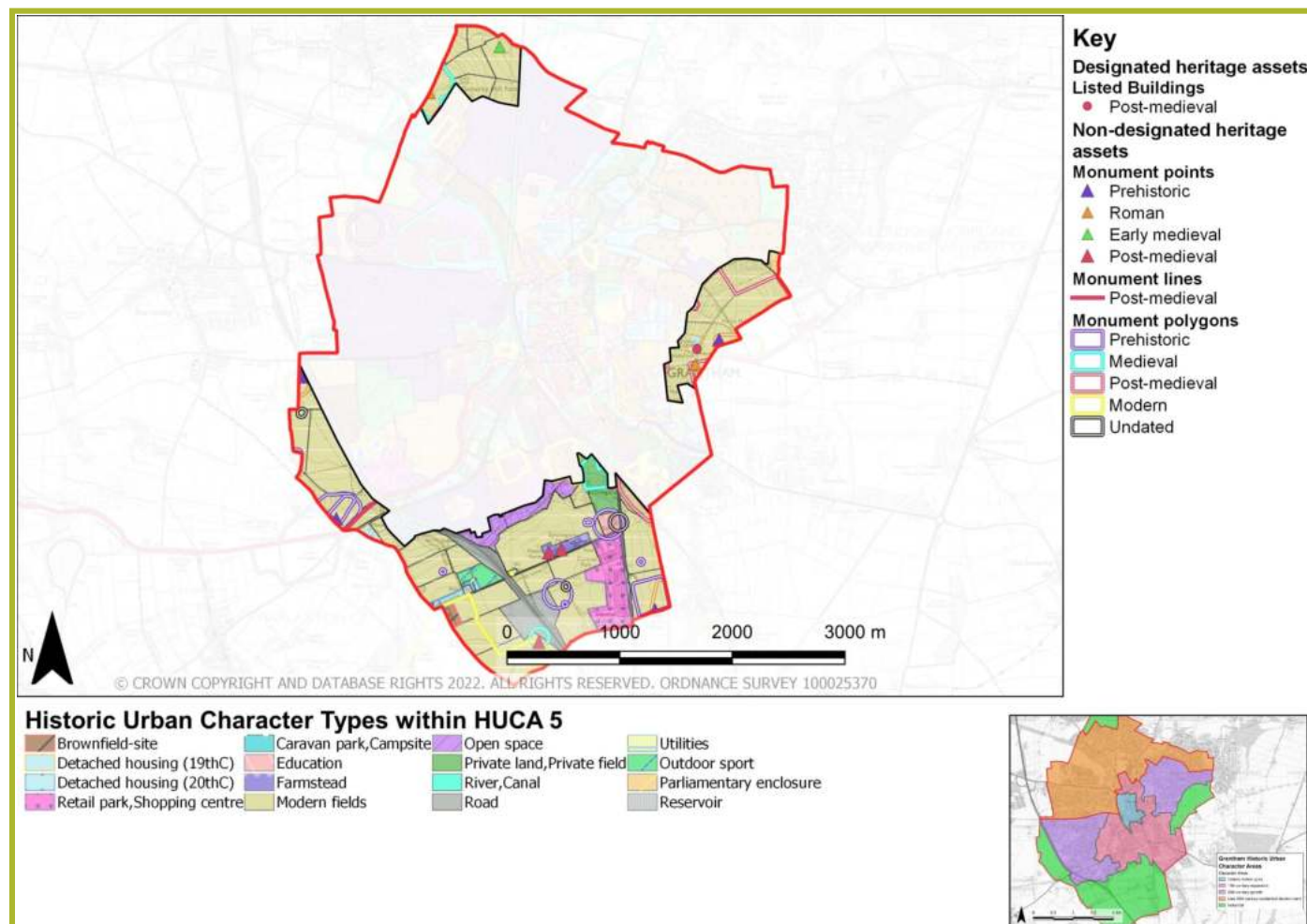


Evidential Value: Modern development of the HUCA, which has been subject to archaeological mitigation as part of planning control, has created opportunities for archaeological investigation. Consequently there are a number of sites in the character area, particularly from the prehistoric to medieval periods which have been identified.

Historical Value: The character area contains assets which contribute to the historic narrative of Grantham. Sites including excavation sites have contributed to an understanding of settlement and activity in the town during earlier periods. The hospital and industry extant in the town provides insight into the changing role of Grantham and its changing needs over the 19th century.

Aesthetic Value: The character area largely reflects the 20th century growth of Grantham although some older buildings are extant throughout the area. The scattered buildings from the 19th century provide interest across the character area and provide insight into the former agricultural history of the town.

Communal Value: A small number of assets could be used to engage the public on the history of the HUCA and wider area of Grantham. These assets, such as the Grantham hospital, are important assets of shared history which are important to the town.



HUCA 5 – Open space

Key characteristics

- ♦ Agricultural edge of Grantham,
- ♦ Arable fields
- ♦ Hedgerows and field trees provide the boundaries,
- ♦ Topographically undulating with much of Grantham town hidden from view in a valley,
- ♦ Mostly modern field shapes,
- ♦ Some industry and a small number of farmsteads.

Landscape History

To the west of the character area, a ritual complex has been identified which comprised a pit alignment and a potential long barrow. Evidence of occupation within the character area is recorded from the Iron Age. This site, located on Gorse Lane, included two sub rectangular ditched enclosures, and daub and animal bones were recovered from the site. Artefacts recovered from the Roman period suggest continued activity in this period. During the early medieval and medieval period the character area would have been cultivated. The area was probably largely arable with some land reserved for grazing. Ridge-and-furrow has been recorded at the north of the character area which provides evidence of its former arable nature. In the post-medieval period the landscape was enclosed. This took place over time due to the character area falling within different parishes at this time. Harrowby Park to the east of the character area appears to have been established during the 19th century and was probably a managed parkland belonging to Harrowby Hall. The parkland area remains as a modern park and modern fields. In the modern period, the field pattern across the area was largely amalgamated creating a modern field pattern.



Evidential Value: There is evidence within the character area, including archaeological remains dating to multiple periods such as enclosures and settlement evidence dating to the prehistoric and Roman periods. Later evidence includes landscape history although some evidence of this has been lost to modern field amalgamation.

Historical Value: The character area provides an insight into the prehistory of Grantham, particularly its funerary and occupational history. As well as this, the development of the field systems surrounding the town have also been charted in the character area.

Aesthetic Value: The historic narrative of the town is not immediately legible within the character area without interpretation. Harrowby Park does show some evidence of mature trees and historic landscaping.

Communal Value: The character area is largely private agricultural; however, there are open spaces which are publicly accessible. There are relatively few opportunities to engage the public on heritage within the character area.

DISCUSSION

Historic background

There are extensive recorded finds and monuments from the Prehistoric period. Evidence of Palaeolithic axes, Mesolithic and Neolithic tools have been recorded across the survey area. There is increased archaeological evidence from the Bronze Age and cemeteries are seen to the north and south of the town. Settlement evidence is not seen prior to the Iron Age, although it is possible that there was occupation within the survey area. From the Iron Age extensive evidence of settlement is seen particularly to the south and east of the survey area.

Archaeological and documentary evidence from the early medieval period demonstrate that the town was a populous settlement at this point. The Domesday Survey documented that Grantham belonged to Queen Edith before passing to William I after the conquest. It is recorded as having a hall, a church, over 100 burgesses as well as mills, agricultural land and meadow, and would have been a sizeable settlement at the time. St Wulfram’s Church was also noted in the Domesday Survey. The name ‘Grantham’ probably derives from this time with the root for the name possibly originating in Old English. In the early medieval and medieval periods, much of the town was planned and established, including the road pattern and the property boundaries, many of which have survived through to modern day. One important factor in Grantham’s success was the construction of a bridge, crossing the River Trent in Newark in 1168. This bridge caused traffic to be directed north along High Street and Watergate rather than Swinegate, resulting in increased development on the west side of the town.

Like many towns in the Midlands, Grantham’s wealth was, for a long period, due to the wool industry. To the west of Westgate, a Franciscan friary (HER: MLI30494) was established in 1290. This friary was in operation until the mid 16th century, at which point the land, as well as the friary, kitchen, malthouses, fields and orchards were given to court gentlemen following the religious reformation.

In the post-medieval period, wool was displaced as the leading industry in Grantham’s economy. Coaching, grain production, malting and machine manufactory became the main industries in the town. Several new coaching inns, public houses and service industries were established as it grew in importance as a waypoint on the Great North Road. This importance was further enhanced by the introduction of the Turnpike roads in the 18th century which created more efficient connections in all directions. In 1792, Grantham was connected to the canal network; this reduced the reliance on the road network to transport goods and the turnpike trusts were closed by the end of the 19th century as a result. This was further exacerbated by the introduction of the railway in 1850, which in-turn also reduced the reliance on the canal network. Grantham became an industrial town in the 19th century; consequently large scale development grew outside of the medieval boundaries, as new streets, schools, public houses and churches were built close to the canal and railway. These residential developments and amenities were established for the railway employees and also for those working in the machinery factories which had been built in the south of town.

In the modern period the town has become a commercial and civic centre. New residential suburbs have largely been moved to the outside of the town centre, and the properties which originally were houses have been converted into shops. Prior to 1961, traffic travelling north-south would pass through the town causing severe congestion as numbers on the roads increased. In 1961 the A1 was constructed allowing traffic to by-pass the town centre. Within the town centre there has been much redevelopment; a large amount of this has taken place behind historic street frontages, such as The George and Isaac Newton shopping centres. Some redevelopment has taken place on the street fronts such as the post-war redevelopment of Watergate and High Street which has removed some of the historic fabric of the town.

Character summary

HUCA 1 is the medieval core of the town and has been characterised separately for the purposes of assisting the HAZ in providing a baseline for that project. The character area is predominantly commercial with most of the streets comprising rows of shops. There are a small number of residential streets in the character area; however most of the residential areas in Grantham have moved outside of the town centre. The buildings extant in the street-scape are a mix of ages, mostly from the 17th –19th century; however some earlier properties survive. The older properties in the town centre are usually constructed in Ancaster Limestone; however, brick is the main material in the character area with the post-medieval and modern development constructed using this material. HUCA 2 records the late 18th and 19th century expansion of the town, largely through industrial and residential development. The dominant material here is red brick, some of which would have been manufactured locally and the dominant style is terraced streets. In the modern period, some of the older development has been replaced by new industry as well as some flats. HUCA 3 and 4 represent the 20th century residential expansion of the town. The earlier development, which comprises more mixed houses as well as council led developments is recorded in HUCA 3. The later 20th and early 21st century development is recorded in HUCA 4. Schools and local amenities were developed as part of both of these HUCAs. HUCA 5 represents the agricultural land on the edge of Grantham and open parkland. This largely reflects modern field patterns and some buildings such as farmsteads and light industry are extant.

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Acknowledgements

John Manterfield, David Stocker, Lincolnshire County Council Historic Places Team.

Extensive Urban Survey



The Blue Pig

Grantham

2022

Project Number 2897

Historic England, Lincolnshire County Council

Nicola Grayson