



Stamford Baron



Kings Mill Lane

LINCOLNSHIRE EXTENSIVE URBAN SURVEY  
Stamford—2022



Stamford Bridge

## 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 comparable to values seen in the National Policy Planning Framework (NPPF).

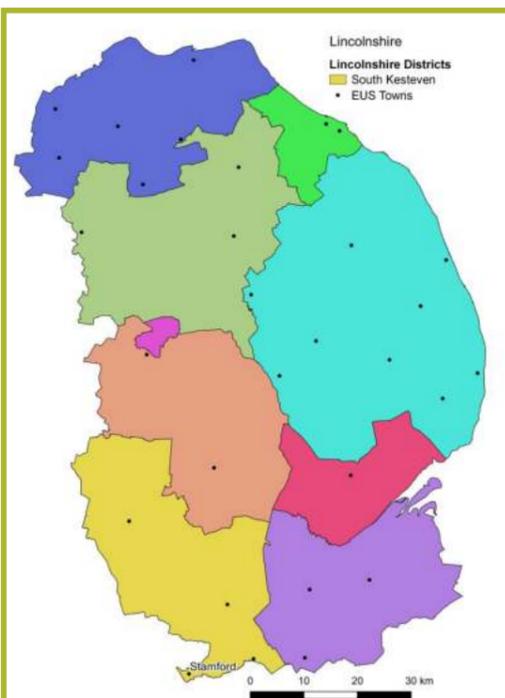
The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey; as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains 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

Stamford is located in the district of South Kesteven, on the southern edge of the Lincolnshire, very close to the boundaries of the unitary authorities of Rutland and Peterborough and the County of Northamptonshire. In Natural England's National Character Areas, Stamford is located within Area 75—*The Kesteven Uplands*. This describes the landscape as one of *Medium-scale, undulating mixed farmland landscape gently rising from the fens in the east to the limestone ridge in the west. Large arable fields predominate on the higher ground of the Kesteven Plateau, with clipped and gappy hedgerows, while heavier land in the river valleys provides good grazing for cattle and sheep. Enclosure is generally by hedgerows and more locally by stone walls... Limestone quarries are scattered across the area, many of which are disused...Significant areas of woodland including semi-natural and ancient woodland, commercial woodlands... Picturesque villages and towns with buildings constructed in the local honey coloured limestone... brick is seen frequently alongside the stone... with roofs of the local yellowish Collyweston slate and red pantiles.*

The Lincolnshire Historic Landscape Characterisation includes Stamford in the *Southern Cliff Character Area*. It records the landscape history of the area: *The earliest discernible landscape features are the Roman roads in this case Ermine Street... later villages appear, from their names, to be a mix of Anglo-Saxon and Danish foundations... much of the land was unsuitable for arable cultivation, the pre-enclosure farming regime appears to have been centred on the traditional open strip field system...settlements in the central upland area appear to have had smaller open fields with large areas of ancient enclosure, much of which has been lost to modern field consolidation... the rolling Kesteven countryside has, historically, been much favoured for the raising of sheep. Indeed, the wool trade was responsible for much of the historic wealth of the area, which is evident in the widespread survival of stone farm buildings from the seventeenth and eighteenth centuries...The wealth generated by the wool trade also allowed the establishment of several large estates by local aristocrats, and each has had a significant impact on its local area. The parks created new 'designed landscapes'...The enclosure movement of the eighteenth and nineteenth centuries was a major force for change throughout the area...The popularity of the area with commuters has put pressure on local towns... Modern housing estates, both social and private, can be found especially around the major towns, Stamford. Topographically, Stamford is located on the interface between the uplands to the west and fenland to the east. It sits on the northern bank of the River Welland. Stamford sits on multiple bands of bedrock including Lincolnshire Lower Limestone, Upper Lincolnshire Limestone, Rutland Formation, comprising Sandstone and Limestone, Bilsworth Limestone, Bilsworth Clay Formation Mudstone, Cornbrash Formation Limestone. There is minimal superficial geology, found along the routes of the Rivers Gwash and Welland comprising alluvium.*

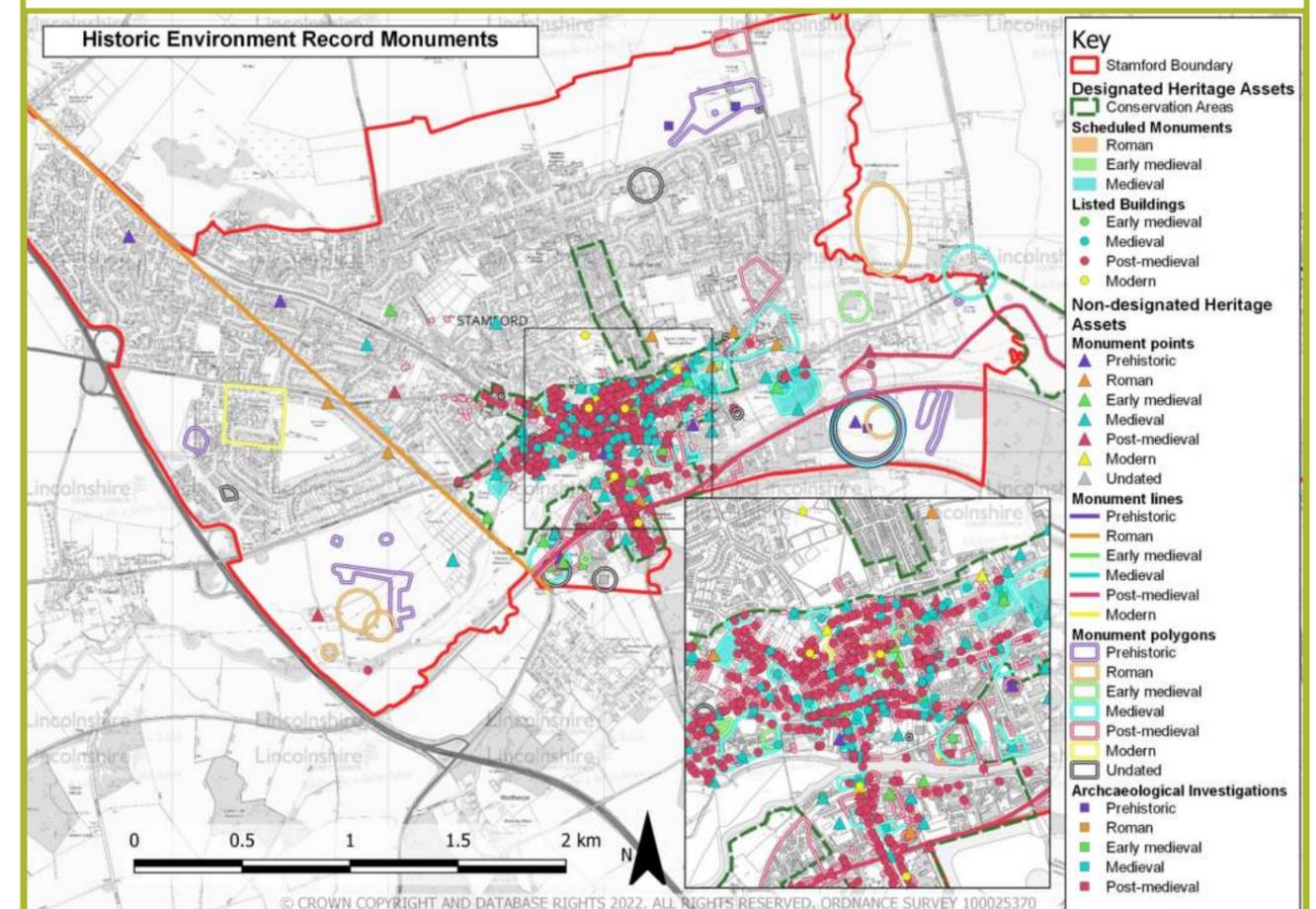
The survey boundary is based upon the boundaries of the town's four modern parish boundaries – St John's, All Saints, St Mary's and St George's.



## Summary

Stamford's historical importance is reflected in the town in the present day. Historic commercial areas, churches and large civic buildings dating to the medieval period attest to this. The town is unusual in being the only principal town of the Danelaw not to go on and become a county town; however it has still been a settlement of great importance and influence over the last millennium. This is shown by the number of high status, high quality buildings from the medieval and post-medieval periods. Furthermore, another unusual aspect of the town's character is the high level of preservation of historic fabric in the town centre. This is due to the building medium, which largely comprises locally sourced limestone, and the influence of prominent landowners in the town.

The extent of Stamford's history and archaeological remains have been well documented by a large number of researchers. At the time of reporting there are 755 non-designated monuments recorded in the HER, 444 listed buildings and 13 scheduled monuments. This report provides an overview of the town's history, historic environment and character, however, it has not been feasible nor was it desirable to discuss everything in detail. Therefore, the advice of the HER, planning archaeologists and conservation officers must be sought when proceeding with development in the town as remains from multiple periods are highly likely across much of the survey area. Stamford has been subject to multiple surveys including one undertaken by the Royal Commission on the Historical Monuments of England (RCHME), published in 1977, which provides a detailed study of the town. An additional resource character study was published in 2019 commissioned by community group Stamford First to support the Neighbourhood Plan between 2016-2036. The EUS has drawn from these publications and reflects their findings as well as the Historic Environment Record which maintains an up-to-date historical and archaeological record of Lincolnshire.



## 1. HISTORICAL AND ARCHAEOLOGICAL

### BACKGROUND

#### 1.1 PREHISTORIC

Prehistoric activity is recorded by the HER within the survey area. Geographically, Stamford lies on the northern slope of the River Welland, at the lowest crossing place for several miles. The prehistoric route now known as the *Jurassic Way* also traverses Stamford; which approximately created a connection between Yorkshire and Somerset. The presence of routes probably encouraged settlers to station themselves in the area (RCHME, 1977). There are a number of heritage assets from this period within the survey area and further evidence of activity in the area is highly likely to survive. Most of the evidence, so far identified, consists of scattered finds, although there is evidence of cut archaeological features in the later prehistoric period. Scattered finds from across the prehistoric period have been recorded (HER: MLI97559, MLI80782), including flint blades from the Palaeolithic and Mesolithic periods (HER: MLI98503, MLI30695) and stone axes from the Neolithic and Bronze Age (HER: MLI97821, MLI30693, MLI125465). Cropmarks and earthworks within the survey boundary indicate further probable prehistoric remains, including enclosures. These are recorded to the south of Empingham Road (HER: MLI30720) and south of Uffington Road (HER: MLI88502). Evidence of Iron Age activity is recorded to the south-east of the survey area, on the south bank of the River Welland. Excavation in the area has revealed Iron Age domestic activity as shown by pottery which has been recovered from the site, as well as animal bone and post holes (HER: MLI97818). Further associated remains include ring ditches (HER: MLI82290), a pit alignment (HER: MLI85248) and enclosures (HER: MLI85247). Roman finds on the site suggest that activity continued here after the end of the prehistoric period (HER: MLI97819). On the northern side of the River Welland prehistoric remains are recorded to the south-west and north-east of the survey area. To the south-west a farmstead (probably dating to the later prehistoric period) is recorded (HER: MLI88532) which also shows cropmarks of a potential round-barrow (HER: MLI88533), as well as a possible building (HER: MLI88500). A Roman villa is also known from the site, showing that it too may have been occupied after the Roman conquest. To the north-east of the survey area, evidence of an Iron Age to Roman settlement has also been investigated (HER: MLI88501). This uncovered an enclosure ditch with a single roundhouse in its centre, along with associated agricultural and industrial activity. Occupation on the site appears to have come to an end between the 1<sup>st</sup> and 2<sup>nd</sup> centuries BC as is indicated by the deliberate backfilling of the ditches on the site.

#### 1.2 ROMAN

Stamford is located on the former line of an important Roman road; at the point where it crossed the River Welland. This road, known as Ermine Street connected London to Lincoln and York, and in the present day runs through the modern urban area of south-west Stamford and exits to the north-west, from the Mill Lode. Some of its route is preserved in later roads including Roman Bank, Water Furlong and Old Great North Road, although much of it has been obscured by late 20<sup>th</sup> century development between Casterton Road and Roman Bank. A surviving section of the road is designated as a scheduled monument (HER: MLI30719, NHLE: 1005031) and a section of tessellated pavement which may have been related to the road was recorded adjacent to the it in 1837 (HER: MLI30679).

As well as Ermine Street, there is a great deal of evidence relating to Roman occupation and activity in the area. Random finds have been recorded across the survey area such as coins (HER: MLI30692, MLI97708), pottery (HER: MLI35003, MLI97560, MLI30750), a pewter dish (HER: MLI30680) and a spatula (HER: MLI30752). Evidence of funerary and ritual remains have been found in the town hinting that a settlement may have been nearby. These finds include the remains of a Roman cist (a form of burial) and a small brass figure which were recorded in the garden of Barn Hill House in the centre of the later medieval settlement (HER: MLI30678). An altar, bearing a depiction of the goddess Concordia, was found in a garden on Melbourne Road (HER: MLI30684). Occupation remains are also seen on Conduit Road including pottery, coins and a potential building.

Some sites with recorded Iron Age remains also contain Roman remains, a fact which is suggestive of the continuation of settlement and the enduring significance of the river crossing. Excavations on Barnack Road revealed the possible presence of an iron smelting furnace with evidence of waste material (HER: MLI97819). Evidence that there was landscape management taking place during this period is noted adjacent to the River Gwash. Here the remains of ditches of a Roman date would have channelled water towards the river and contributed to land drainage (HER: MLI90238). The site of a Roman villa, adjacent to Iron Age enclosures, is known to the south-west of Stamford next to South View Farm (HER: MLI97336). This site contains evidence of walls, roof tiles and red stucco (plaster), as well as an ornamental tessellated pavement, indicative of a high status residence. Remains of a farmstead from the Iron Age (seen above HER: MLI88532) suggest that the site may have begun before the con-

quest and continued as a Romano-British residence after. Evidence of human remains within a stone sarcophagus and a wooden coffin have also been found close to the villa, along with Roman pots, a glass bottle and a bone pin (HER: MLI97707, MLI97708).

#### 1.3 EARLY MEDIEVAL AND ANGLO-SAXON

Stamford was a settlement of major importance during the early medieval period and there were possibly three phases of separate settlement in Stamford over this period. A Saxon settlement, the location of which is not known, and a Danish settlement located within a planned burh/borough (meaning a fortification containing a settlement) and a later Saxon settlement (burh) to the south of the River Welland. From the 10<sup>th</sup> century, Stamford was also the location of a mint (Sawyer, 1998).

The earliest Saxon settlement in Stamford, to the north of the river, has not yet been located with certainty and the date of its foundation is also unknown, although it would have been prior to the 9<sup>th</sup> century. It is suggested that it was located in the area of Red Lion Square (RCHME, 1977).

From the 9<sup>th</sup> century, parts of England were under the jurisdiction of the Danelaw. This was an area which covered a large swathe of England running south-east to north-west approximately between the modern counties of Essex and Cumbria. The Danelaw was the imposition of Danish laws and customs and resulted in the establishment of 5 principal burhs, from which Danish rule would be enacted including Derby, Leicester, Nottingham, Lincoln and Stamford.

The layout of the Danish burh is discernible in the modern town plan and is thought to approximately cover the area confined by the present day Broad Street in the north, St George's Street in the east, St Mary's Street to the south and Red Lion Square to the west (Mahany, Burchard & Simpsom, 1982). It was probably established here due to its highly defensible position overlooking the River Welland. In 918, Anglo Saxon King Edward the Elder ordered the establishment of a second burh to the south of the Welland. The shape of this burh is preserved in the modern street layout and approximately covered the area between Park Lane in the east, Wothorpe Road in the west and Pinfold Lane and Burghley Lane in the south (RCHME, 1977). The name Burghley is probably derived from this early settlement.

Archaeological remains of this period are recorded, particularly around the town centre, and much of the town's modern layout derives from this period, including later road networks following the course of the walled Danish burh. Further remains have been recorded to the south of the river. A ringwork ditch is recorded within the south-east corner of the former site of Stamford castle. This ditch which probably dated to the 10<sup>th</sup> century is interpreted to have formed a defensive structure around a residence; it also contained a concentric palisade (HER: MLI30666). A pottery kiln has also been recorded on the site, which dates to between the 9<sup>th</sup> and 10<sup>th</sup> centuries. Pottery made at this site shows that domestic wares were being produced, although some international design is noted (HER: MLI30671).

Excavations undertaken on the High Street show occupation taking place from the early medieval period with the remains of a Saxo-Norman building aligned with the street (HER: MLI30757, MLI30758).

Scattered remains have been recovered from across the survey area including a Saxo-Norman lamp on Water Street (HER: MLI30748) and a Stamford mint silver penny from near to Water Furlong (HER: MLI30743). Burials and funerary monuments from the early medieval period are recorded to the east of Stamford, to the north of Uffington Road (HER: MLI30676) as well as to the south of the town (HER: MLI30747).

##### 1.3.1 PLACE-NAME EVIDENCE

The name Stamford derives from Old English, which was in use between the 5<sup>th</sup> and 12<sup>th</sup> centuries. It translates to a 'stone' 'ford', probably in reference to the settlement being located on a stone river crossing. The first reference to a settlement in Stamford is found in the Anglo-Saxon Chronicle written in 918 (Mahany and Roffe, 2011). Early examples of the name include Stean forda, recorded in 922 and Stanford in 942 (Ekwall, 1998).

##### 1.3.2 RELIGION

Stamford had at least four religious institutions in the early medieval period, although the church of St Peter (HER: MLI30606,



Site of St Peter's Church

NHLE: 1004974) and All Saints Church (HER: MLI30601, NHLE: 1062310) are the only institutions known by name (RCHME, 1977). The church of St Peter was located to the west of the castle but it was demolished in the 16<sup>th</sup> century and its masonry was subsequently removed. The site is now an open park area. All Saints Church survives and is located on the northern edge of Red Lion Square in the area of possible Saxon settlement. The fabric of the building does not date to earlier than 1200 despite its pre-conquest origins.

Legend states that a monastery was founded by St Wilfrid in 658, on the later site of St Leonard's Priory to the east of town; however it is now doubtful that this monastery ever existed (HER: MLI30612).

### 1.3.3 INDUSTRY AND ECONOMY

Stamford was prosperous during the early medieval period and exported several commodities. It was in possession of a mint, the output of which was the fifth greatest in the country after London, York, Winchester and Lincoln (RCHME, 1977). A market is also recorded in the town from 918 (Letters, 2004).

Stamford was known for its pottery during this period and 'Stamford Ware' was one of the earliest forms of lead-glazed ceramics in England. It was produced between the 9<sup>th</sup>

and 13<sup>th</sup> centuries and traded across eastern England and on the continent. The remains of kilns have been recorded in the area of the former site of Stamford Castle, to the west of the town (HER: MLI30671) and on Wharf Road (HER: MLI30751). Stamford Ware pottery has been recorded in the centre of the town, particularly around Star Lane (HER: MLI85396), St Paul's Street (HER: MLI86322), Scotgate (HER: MLI125066) and St Mary's Street (HER: MLI30697). Saxon pottery of unknown type has also been recovered from the High Street (HER: MLI30727).

Cloth, known as Haberget, which was exported across Britain and Europe till the 13<sup>th</sup> century, is likely to have been manufactured in Stamford before the Norman conquest (RCHME, 1977). This cloth is known to have been worn by royalty such was its quality (Carus-Wilson, 1969). As well as pottery and Haberget cloth production, iron working is identified in the local archaeological record and furnaces have been recorded in the High Street (HER: MLI30755), St Leonard's Street (HER: MLI30731), Star Lane (HER: MLI82128, MLI85390) and in the area of Brazenose College (HER: MLI34882). Further remains of industrial activity, probably related to iron working, are recorded on Wharf Road (HER: MLI85332), where Stamford Ware and archaeological features have been noted; industry is recorded to have continued on this site throughout the medieval and post-medieval periods.

Finds from multiple periods have been recovered in the grounds of the present (2022) Stamford Junior School on Kettering Road, including pottery from the 5<sup>th</sup>–7<sup>th</sup> century (HER: MLI83832) and the remains of iron working (HER: MLI90804).

### 1.3.4 DOMESDAY SURVEY

Stamford is listed in the Domesday survey of 1086 as a royal borough, which falls within Lincolnshire, Rutland and Northamptonshire. The survey lists extensive holdings in the town which included properties owned by burgesses and sokemen, mills, churches as well as arable and meadow. The mill, known as the King's Mill (formerly North Mill) has been extant since at least the 11<sup>th</sup> century although the current building dates to the 17<sup>th</sup> century.

## 1.4 MEDIEVAL

There are extensive medieval remains in Stamford both above and below ground. Medieval buildings are preserved across the town and medieval building stone is frequently seen reused in later buildings. Concentrations of remains are particularly focused around St Paul's Street, St Mary's Street, St Mary's Hill and High Street St Martin's although remains are recorded across the town. The high level of preservation seen in Stamford is largely due to stone, which is incredibly durable, being the dominant building material of the town.

The town had two major economic peaks in the medieval period and its historic narrative during this period is complex and varied. In the early centuries of the medieval period, the extent of the town had expanded to the size of the town centre of Stamford. By the 15<sup>th</sup> century, the population began to decline. A high number of medieval structures remain, although some redevelopment has taken place in the subsequent centuries some of which incorporated materials taken from the older structures. To the north-east of the town centre, an area of land by Barn Hill House is one of the few areas which has remained undeveloped in later periods and is now a scheduled monument due to its likelihood of preserved remains (HER: MLI30734, NHLE: 1004971).



All Saints Church

The town to the south of the River Welland became known as Stamford Baron in the late medieval period.

### 1.4.1 STREET PATTERN AND DEVELOPMENT

By 1066, Stamford consisted of six wards: Stamford All Saints, Stamford St George, Stamford St John, Stamford St Mary and Stamford St Michael. One was located to the south of the river, which was administratively part of Northamptonshire and belonged to the Abbey of Peterborough (RCHME, 1977). This area became known as Stamford Baron, and was often included within the town. Each of the parishes had a church by the 12<sup>th</sup> century (RCHME, 1977). There were 412 houses recorded within the 5 wards, and Stamford was probably close to its medieval size by the 11<sup>th</sup> century.

A castle was constructed in Stamford after the Norman conquest some time between 1066 and 1086 (HER: MLI30667, NHLE: 1005011). It was constructed in Norman fashion with a motte and bailey which covered an area to the west of the Castle Dyke, north of Bath Row, south of St Peter's Street and Sheepmarket, and to the east of St Peter's Hill. The castle was besieged during the civil wars of the 12<sup>th</sup> century, and it remained in use throughout the 13<sup>th</sup> century, although by the mid 14<sup>th</sup> century, it was said to be decayed. Materials from the castle were granted by Richard III to repair the Carmelite friary (Rogers, 1965) and nothing of the castle remained by 1600; apart from the east section of the hall which remained in use as the Court Leet until the 19<sup>th</sup> century and still stands in the present day. The motte was levelled in the 1930s to make way for a bus station. Stamford was able to defend itself on three separate occasions during the Anarchy (1135-1153) with the town only being taken in the final siege which suggests that it may have had a defensive circuit external to the castle.

The town was walled in the 13<sup>th</sup> century with its boundaries approximately following West Street, North Street, East Street and Wharf Road. A number of sections of the wall are known and remain intact (HER: MLI98830, MLI95120), as well as the remains of a bastion which is recorded on Wharf Road (HER: MLI30637) and a tower on West Street (HER: MLI35034, NHLE: 1360072). Prior to the wall being dismantled, there were numerous towers including Beesfort, Holme, Carpe, White tower and North Bulwarke. Access to the town could be gained through a number of gates, including St Peter's Gate to the west (HER: MLI30629), which was dismantled in 1770 of which no remains survive. Bridge Gate (HER: MLI30635), to the south of the town, was the gateway to the bridge over the River Welland. The town hall was also located above this gate and both the gate and the hall were demolished in 1776 when the town hall was moved to its current location on St Mary's Hill (HER: MLI95759, NHLE: 1306544). To the east was St Paul's Gate (HER: MLI86105) which was demolished in 1780 and to the north-west St Clement's Gate/Scotgate which was demolished 1767-1780; the material was sold for road material (HER: MLI30630). Other gates included St George's Gate/Cornstall Gate, which was located to the south-east (HER: MLI30633) and demolished in 1805, and New Gate on the north-east side of the town (HER: MLI30631). The course of the wall is largely traceable in the modern layout of the town, with many streets following its former route along West Street, North Street, Elm Street, part of Brazenose Lane and Wharf Road. The route is also shown on a 17<sup>th</sup> century map produced by John Speed.

Another small settlement, separate to Stamford itself, was also extant within the survey area, located to the south-west of the town, known as Breadcroft (HER: MLI30715). Its name was apparently taken from the large number of bakers who worked in the area; although further work is currently being undertaken on this. A chapel and mill were also known to have existed here (HER: MLI30716, MLI30717). By the 19<sup>th</sup> century, the name remained although the settlement itself had ceased to exist and the site is now a recorded deserted medieval settlement.

Stamford consisted of a number of central streets, which were formed around blocks of development, often comprising burgage properties. These blocks were intercut by alleys, passages and courts, sometimes filled with shops and houses many of which survive into the modern day.

### 1.4.2 RELIGION AND EDUCATION

Stamford has an extensive religious history. The town had 11 parishes, to the north of the river, as well as 2 in Stamford Baron and many churches and chapels. Many of the churches are located in prominent positions in the street plan. At least four churches were established prior to the conquest, although only All Saints Church and St Peter's Church are known to have existed for certain. St George's Church, which is located to the south-west of the town centre on St George's Street, dates to the 13<sup>th</sup> century although it was heavily renovated in



St Mary's Street

the 15<sup>th</sup> century (HER: MLI30603, NHLE: 1168674). There has been a church on this site since 1199 and it is suggested it may be one of the preconquest churches. St Martin's Church is another which may have preconquest origins, although the present structure dates to the late 15<sup>th</sup> century (HER: MLI30605, NHLE: 1169102). Located on High Street, to the south of the river, this church is within the area of the former Saxon Burh. A second church, dedicated to All Saints, was located on Water Street to the south of the river (HER: MLI30608). This church was established by 1189 although it may also have been established prior to the conquest (HER: MLI30608). The parish merged with St Martin's in 1434 and by the 16<sup>th</sup> century, the building was no longer extant (RCHME, 1977), (HER: MLI30608). St Mary's Church, is located on St Mary's Street, overlooking the River Welland (HER: MLI30600, NHLE: 1062961). The church dates at least to 1146 although the building predominantly dates to the 13<sup>th</sup> century with some 15<sup>th</sup> century alterations. The church was home to the medieval guilds of St Mary and Corpus Christi. A churchyard cross was erected in its grounds although it no longer survives (HER: MLI30648). It is unclear when St Michael's Church, Cornstall was founded, although it was one of the original parish churches (HER: MLI30607). It ceased to function as a parish church in the early 14<sup>th</sup> century and the parish was absorbed into that of St George's (RCHME, 1977). The current Church of St John the Baptist dates to around 1450, although there has been a church on this site since the 12<sup>th</sup> century (HER: MLI30602, NHLE: 1360419). The church is located on St John's Street, at the western extent of the High Street. St Clement's Church was located on Scotgate, it comprised a church and a churchyard on the outside of the town wall (HER: MLI30642). The exact site of the church is not known, although it has been suggested it was in what is now the garden of Barn Hill House. Guilds were associated with several of the parish churches in Stamford. Many guilds had their own chapels within the church although only one survives, within St Mary's Church (RCHME, 1977).

Between the 11<sup>th</sup> and 14<sup>th</sup> centuries several religious houses were established. Many of these were located on the periphery of the town; a good indication of its probable size at the time. St Leonard's Benedictine Priory was founded in 1082 by William II (HER: MLI30611, NHLE: 1007690). The priory was located to the east of the town centre between Priory Road and the River Welland and is believed to have been on the supposed site of a monastery. Legend suggests that it was founded by St Wilfrid in 658 and destroyed by the Danes in the 9<sup>th</sup> century, although evidence relating to this early establishment is very limited (HER: MLI30612). The site of the priory, a scheduled monument, was excavated in the 1960s revealing the priory church, chapels, a chapterhouse as well as outbuildings and a possible medieval laboratory (HER: MLI30611, NHLE: 1007690). Material found here may relate to the practice of alchemy/science, the preparation of medicinal compounds or even coining. The priory was destroyed following its dissolution in the 16<sup>th</sup> century and evidence of this destruction is seen in the upper layers of the archaeological deposits, with broken stained glass and building materials as well as burnt material. Part of the Norman western front and north arcade of the church survive into the present day and are listed at Grade I (NHLE: 1062210).

From at least 1241, a Dominican (black) Friary stood between the town walls and the river, to the east of town (now between St George's Gate and Adelaide Street). The friary was dissolved in 1538, and some of the buildings within the precinct were demolished, replaced by a large house on the site, although a church tower and part of the precinct wall were noted to have been extant in the 18<sup>th</sup> century (HER: MLI30620).

To the north of this site stood a Franciscan (grey) Friary, which was established by 1230, on a large site defined in the present day by Pinfold Lane, Brazenose Lane, Priory Road and St Paul's Street; much of this area is also scheduled (HER: MLI30621, NHLE: 1004973), although some residential development has taken place on the site in the 20<sup>th</sup> century. The friary was dissolved in 1538 following which much of it was demolished although a section of wall from the friary survives (NHLE: 1062211). Excavation on the site has revealed evidence of structures and industry which appear to predate the friary (HER: MLI86322), as well as demolition layers relating to its destruction after its dissolution.

The Carmelites (also known as the White Friars) established a friary to the east of the town before 1268, between Deeping Road and Bourne Road. The construction of the friary is documented; with oaks for the build being granted by Henry III. It was dissolved in 1538 as part of the dissolution and all that remains of the complex is a 14<sup>th</sup> century gateway which is now scheduled (HER: MLI30614, NHLE: 1005006). In the 19<sup>th</sup> century the site was redeveloped for the Stamford and Rutland Hospital (HER: MLI30613) which has since become a larger medical facility although parts of the site are now vacant and being considered for redevelopment. It should be noted that there has been some controversy regarding the location of the Grey and White



An information board on the site of the Augustinian Friary

Friaries.

An Augustinian Friary was established to the west of the town in 1343, on land which had been previously occupied by the Friars of the Sack between 1274 and 1317. This Augustinian Friary, which was partially excavated in the 18<sup>th</sup> century, contained buildings largely in a square plan with an oratory, church and housed 12 friars. It was dissolved in 1538. Today the site is an open paddock and provides views from the town over the River Welland. It is also a scheduled monument, covering an area between Rutland Terrace and Melancholy Walk (HER: MLI30616, NHLE: 1005054).

Religious houses were also established to the south of the river in Stamford Baron. A house of Augustinian Canons was established on the High Street sometime before 1189 (HER: MLI30618). The site existed until after 1227 and included a church, a hospital and the Chapel of St Mary Magdalen (HER: MLI30619). Human remains recorded on the site indicate that it had its own cemetery, probably connected with the hospital. In 1155 a nunnery of St Mary and St Michael was established on the south bank of the river as a cell of Peterborough Abbey (HER: MLI30617). The nunnery was dissolved in 1536 (RCHME, 1977). Many of the buildings were destroyed during, or in the centuries following, the dissolution; building foundations of the site were discovered during the construction of the railway in the 19<sup>th</sup> century and during the construction of a new school building in 1973, revealing part of a reredorter (latrine) which is now scheduled (HER: MLI80573, NHLE: 1007811).

Two churches are recorded to have existed on West Street. One was located around Torkington Gardens (HER: MLI30736). Another church which was further south, between West Street and St Peter's Street (HER: MLI30609), was

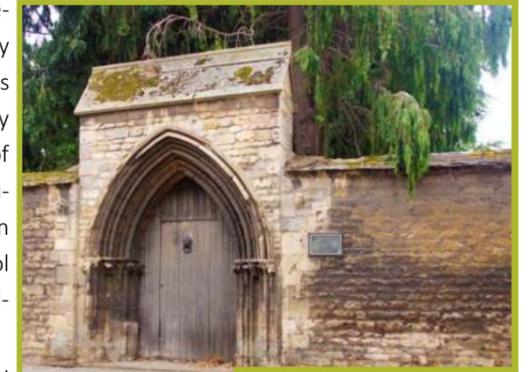
dedicated to St Mary of Bennewerk; this church ceased to exist by the 15<sup>th</sup> century. The Church of the Holy Trinity and St Stephens, located on East Street was first referenced in 1154 and also destroyed by the Lancastrian army in 1461. The materials from the structure were used in the repair of St Michaels and the town bridge although the church cemetery remained in use in the 17<sup>th</sup> century. St Michael's Church, situated on the High Street, was founded in the medieval period and belonged to Crowland Abbey until the dissolution when it passed to the Cecil family (HER: MLI30650).

The current church building dates from 1836 and was designed by the architect John Brown of Norwich in an Early English style and the remains of a Norman arch are extant beneath the structure.

Stamford is one of a few settlements in Lincolnshire to have a large recorded Jewish community in the medieval period, during the 12<sup>th</sup> and 13<sup>th</sup> centuries. Jewish houses are suggested to have been close to Red Lion Square, although the evidence for this is unclear (RCHME, 1977). Following public unrest during the Crusades the Jewish community in the town was attacked and in 1290 Jews were expelled from England following a royal decree by Edward I.

### Education

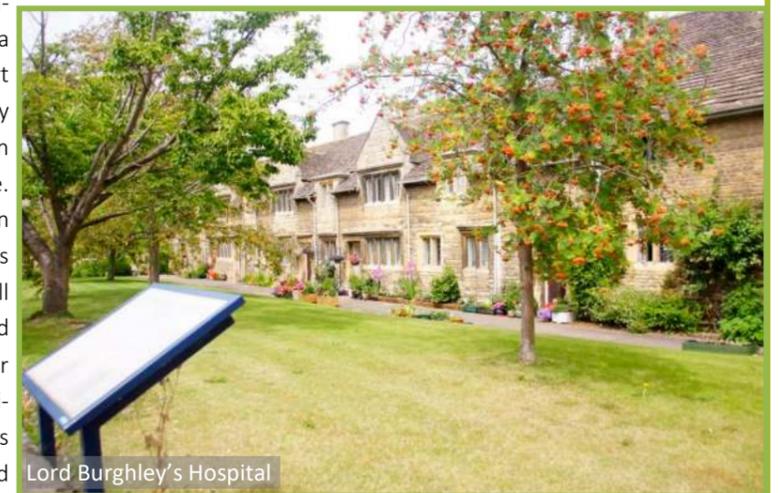
As well as providing religious and administrative services for the community by the early 13<sup>th</sup> century the friaries were also providing education to local children (Ball, 2021). The Gilbertines had a hall in Stamford where teaching took place, and St. Leonard's Priory may also have had some educational facilities. In the 14<sup>th</sup> century Stamford also had a university college establish themselves for a short period in the town. Dissident students and university masters left Oxford to establish a new college in Stamford during an argument which split the college. In Stamford the Brazenose College may have been established by the rebelling scholars. Its location is widely thought to have been within an existing hall on St Paul's Street, part of which is now scheduled (HER: MLI30625, NHLE: 1004972). The door knocker for its gate was reportedly brought from Oxford University and attached to the entrance. The college is widely thought to have been suppressed by Edward III after he had been lobbied by the universities of



Brasenose Gate



Gate knocker



Lord Burghley's Hospital

both Oxford and Cambridge. Such was the disruption caused by this dispute that until 1827, Master of Arts Students of Oxford had to swear an oath never to give or hear lectures in Stamford (Madan, 1909). The gate and walls are the only section of the college remaining, much of the building having been demolished in the 17<sup>th</sup> century. The site is now used as a school. The nose (door knocker) was also removed in 1890 and taken back to Brazenose College Hall, Oxford. A replica was made for the gate in 1961, and both the gate and the replica knocker are now scheduled (HER: MLI35035, NHLE: 1005008).

### Hospitals and Almshouses

Hospitals, which during the medieval period were often associated with religious institutions, were established in Stamford in the medieval period. St Giles the Leper Hospital, was founded close to the entrance into Stamford on High Street St Martins prior to 1189, and was in use until the 16<sup>th</sup> century (HER: MLI30654). The hospital of St John the Baptist and Thomas the Martyr was founded in around 1189 (HER: MLI30623). The hospital and an associated chapel to St Thomas were founded in 1170. The hospital stood to the south-west of Stamford bridge, on the later site of Burghley Hospital, although its original site may have moved from being on the bridge itself (HER: MLI30656). Traces of the chapel remain including a water-gate arch, buttress and walling along the river side. As part of local churches and religious institutions, many of the hospitals were closed following the Dissolution in the 16<sup>th</sup> century.

Stamford had an unusually high number of almshouses, many of which are still extant across the town, some still as almshouses. St Peter's Almshouse was constructed on All Saint's Street in 1466, and belonged to the Church of St Peter. Its name was changed when the parish was absorbed into All Saints, from which point it was known as All Saints Callis (HER: MLI34028, NHLE: 1062270). A number were also opened following the Dissolution. Lord Burghley's Hospital (Burghley's Almshouses), founded by William Cecil in 1597 was one such establishment, constructed on the site of the Hospital of St John the Baptist and St Thomas the Martyr (HER: MLI34032, NHLE: 1360417). After the Dissolution, the hospital was bought by William Cecil and was maintained as an almshouse until 1597 when it was formally endowed. The almshouses accommodated 13 poor men, one of whom served as warder. Almshouses and a Hospital were set up by William Browne in 1485 (see paragraph 1.4.5). They accommodated 10 men and consisted of a courtyard with the main range including the chapel, dormitory, audit room, gatehouse, a cloister on the west and service accommodation and gardens to the north.

Stamford was one of the 12 sites of a Queen Eleanor's Cross, in which Edward I erected crosses in honour of his deceased wife Eleanor of Castile, although the one erected here is believed to have been destroyed by Cromwell's forces during the civil war in the 17<sup>th</sup> century. The site of the cross has been debated, and separate locations identified. The discovery of some decorated stone in the garden of Stukeley House has since connected the cross to a site on Casterton Road, formerly known as Anenome Hill (StamfordandDistrictLocalHistorySociety, 2020).

### 1.4.3 ECONOMY AND INDUSTRY

Stamford's economy was highly successful during the opening centuries of the medieval period. Sheep rearing and wool production was the foundation upon which the regional economy was increasingly built and upon which Stamford's fortunes grew (Rogers, 1965). Stamford was a collecting centre for wool produced in its surrounding area, the wool then being exported via the River Welland (although only small vessels were able to navigate it until the 17<sup>th</sup> century). Some of the local wool was sold at the numerous local fairs or crafted into luxury cloth, a practice which had been taking place since at least the 9<sup>th</sup> century. The booming economy of Stamford is attested by the number of religious houses which established themselves in the town during the 12<sup>th</sup> and 13<sup>th</sup> centuries. Furthermore, monasteries from across the country acquired property in the town to gain access to the fair and markets without paying entrance tolls and to store goods prior to sale. This all attests Stamford's economic importance at this time.

The limestone ridge upon which Stamford is built was quarried during the medieval period and a high proportion of the town's buildings constructed at this time were built of stone, the more common practice in areas where good building stone was readily available. Some of the stone was also traded and exported via the River Welland meaning stone buildings in towns downstream like Market Deeping and Spalding were constructed from stone from the Stamford quarries. The large quarries of Ketton and Barnack, stone from which was used in the town, were 4 miles from the town and the Clipsham quarry was 7 miles. Quarries are also recorded in the town centre itself and may be the cause of some of the unusual topographical variations of ground level across the town. One is known to have been in operation in the later site of Maltings Yard (HER: MLI35002) and another on the site of St Leonard's Priory (HER: MLI97504).

Stamford Ware pottery also continued to be produced in the town until the 13<sup>th</sup> century, the trade having begun in the early medieval period. Kilns and production sites are recorded in the town centre including at sites on Wharf Road (HER: MLI91263), St Paul's Street (HER: MLI30730) and Ryhall Road (HER: MLI30732). Scattered pottery finds are also recorded from across the

town.

The commercial functions of the town were spread across a wide area (RCHME, 1977). Red Lion Square and St. Mary's Hill were both important areas for trade in the 12<sup>th</sup> and 13<sup>th</sup> centuries. Markets were also established in High Street, Barn Hill, St Mary's Place and Broad Street, the latter having its own market cross until the 17<sup>th</sup> century (HER: MLI30672). A butcher's shambles was established on the north side of High Street, a portico to which was added in 1808 (HER: MLI96112). By 1868, it had become dilapidated and part of the shambles was demolished. It was subsequently converted into the public library in 1906 (HER: MLI96112, NHLE: 1360402). It is probable that Red Lion Square was much larger in the medieval period potentially stretching to Sheep Market. Over time temporary shops were made permanent, particularly to the south and west of the market, creating its present day shape. The market held in the High Street was also infilled with permanent stalls/shops by the 18<sup>th</sup> century (RCHME, 1977). Stamford Baron was slightly separate from the rest of the town economically and had its own shops from the 13<sup>th</sup> century (RCHME, 1977).

Large areas of arable in the surrounding open fields provided grain to the Stamford market and processing industries are also recorded in the town including a mill in Breadcroft (HER: MLI30717), a corn drying kiln at the Kings Mill and a water mill, known as Hudds Mill, which was located on the River Welland from at least the 14<sup>th</sup> century (HER: MLI95663). A list of trades noted in Stamford in 1465 show it to have had a local trade based upon local domestic and agricultural markets (Rogers, 1965). The town also had public houses by the end of the medieval period, as it increased in importance as a coaching town. These included the George and Angel Inn (HER: MLI30698, NHLE: 1062959), first mentioned in 1458 (RCHME, 1977).

The 13<sup>th</sup> century saw the peak of Stamford's prosperity. Although the true nature of the town's economic decline in the following two centuries is contentious, it appears that wealth was largely owned by a small number of wealthy citizens and guilds (Hodgett, 1975). This is evidenced by the number of religious, domestic and public buildings of the period which were built or underwent restoration (Rogers, 1965). In the late 14<sup>th</sup> century, the town's economy suffered following the Black Death which depleted its population. The economy continued to founder in the 15<sup>th</sup> century largely as a result of the cessation of the cloth manufacturing and wool industry, the market for which had come to be dominated by East Anglia by this time (Hodgett, 1975). Furthermore, the prosperity which had been associated with the religious houses of the town was also beginning to fail in the later 15<sup>th</sup> century as public support for the orders was diminishing. Destruction in the town in 1461 by the Lancastrian Army, en route to St Albans, was a further blow to the town. A number of buildings were damaged, but, it is debated how much of Stamford was destroyed. This economic stagnation continued until the end of the medieval period and into the post-medieval period, and was further exacerbated by the Reformation and the closure of the religious houses which disrupted many existing social systems (see paragraph 1.5.3).

### 1.4.4 LANDSCAPE

Stamford was surrounded by 1700 acres of agricultural land during the medieval period, as part of an open-field system. This area largely comprised arable land with pasture which surrounded the town in a large arc. It was common practice for arable land to be worked in a three field rotation. Meadow and grazing land amounting to 1300 acres lay adjacent to and within a slither of land created by the divergence of the River Welland (Elliot, 1965). Possible remains of ridge-and-furrow are recorded in the area of Barnack Road (HER: MLI82298).

### 1.4.5 CHARACTERISTIC BUILDINGS

#### Browne's Hospital (HER: MLI30626, NHLE: 1062247)

The Grade II\* listed Hospital of All Saints, was founded by William Browne in 1485, located on Broad Street (HER: MLI30626, NHLE: 1062247). It is unusual as it was built with two floors providing accommodation for ten poor men and two women under the supervision of a warden. Alterations and additions were made to the building to the 18<sup>th</sup> and 19<sup>th</sup> centuries including the construction of a tower. The entire structure was partially rebuilt in 1870, although it retains many original features.

## 1.5 POST-MEDIEVAL

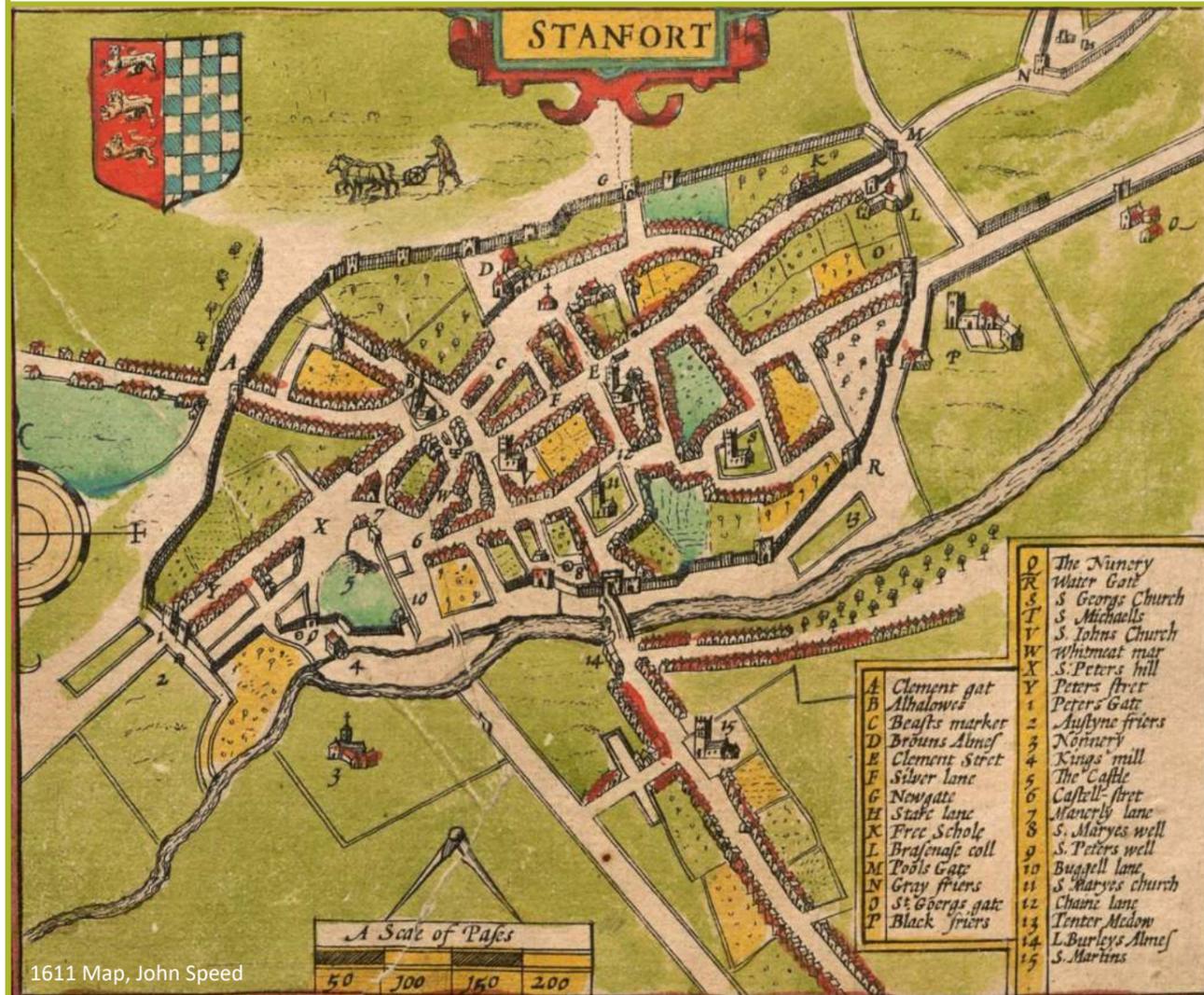
### 1.5.1 STREET PATTERN AND DEVELOPMENT



Browne's Hospital

Stamford in the late 16<sup>th</sup> and early 17<sup>th</sup> century was relatively poor, compared to the economic success which it had enjoyed for much of the medieval period. In 1548, the parishes of the town were amalgamated and their number reduced by half. The population rose only slightly over the 16<sup>th</sup> century although in the early 17<sup>th</sup> century it fell again as a result of the plague. In 1624, Stamford was described as a 'poor decayed town' (RCHME, 1977). In the late 17<sup>th</sup> century Stamford's prospects and population began to improve once more. This was in part thanks to its position on the Great North Road which saw an increasing number of travellers using the improved road network, travelling through the town and braking their journeys here. This trend continued throughout the post-medieval period following numerous advancements in the town including the coming of the railway and the introduction of parliamentary enclosure.

Redevelopment of buildings throughout the period often saw the reuse of building materials from earlier periods during the 18<sup>th</sup> and 19<sup>th</sup> centuries which has resulted in a town centre which is heavily influenced by Georgian architecture. The sites of the former religious houses were reused during this period, partially due to a lack of development land in the town. Stamford



did not expand much beyond its medieval extent until the late 19<sup>th</sup> century. The agricultural land which surrounded Stamford remained part of an open-field system until 1875 which restricted the areas available for new development. This system endured due to the will of the local major land owner, the Marquess of Exeter, who had a number of reasons for preventing the enclosure of the landscape (see 1.5.2). In the 19<sup>th</sup> century, driven by population growth, some development did take place on the wastes to the north of the town; however it was not until the last decades of the 19<sup>th</sup> century that large-scale new developments took place in the area and the population was allowed to expand outside of its medieval boundaries. Much of the development during this period was defined by the medieval layout of the town comprising parcels of land separated by intercutting streets. In Stamford Baron growth was also dictated by the Cecil family who owned much of the surrounding land on the edge of the town. To the west of St Martin's the land which had formerly been owned by the nunnery of St Michael was also in the ownership of the Cecil family following the Dissolution and was not made available for development. Additionally to the south-

east development was confined by the Cecil family's estate at Burghley Park which was also extended in the late 18<sup>th</sup> century thereby further restricting growth. As a result development was largely restricted to Water Street, which became quite industrialised by the 19<sup>th</sup> century, and Church Street. After the enclosure initial growth occurred to the north on Conduit Road and Recreation Ground Road.

### 1.5.2 LANDSCAPE

Stamford was relatively late to be enclosed. For much of the post-medieval period the agricultural land around Stamford, to the north of the River Welland, remained part of the open-field system. To the south of the river, the landscape underwent enclosure in 1796 at which time Burghley Park was extended to reach the Great North Road, which prohibited growth to the south-east. A Parliamentary Act was passed in 1875, although in reality, a limited amount of the fields surrounding the town had been subject to small-scale piecemeal enclosure throughout the 19<sup>th</sup> century which led to increasing disputes between different factions in the town. From 1810 cottages were beginning to encroach on the waste on the town's periphery (RCHME, 1977). This late enclosure is attributed to the involvement of Lord Exeter of Burghley House who quashed attempts to enclose the open-fields. Numerous reasons have been put forward to explain his hesitancy. One factor may have been that the Freemen would have to be compensated for the loss of their rights of common, something which could be costly. The struggle to establish a satisfactory arrangement over landholdings with the Freemen of the town and the Corporation possibly encouraged Lord Exeter to resist an enclosure until it could be arranged on his own terms. It is also suggested that he resisted enclosure to ensure he could continue to exert influence over voters within his landholdings, believing that new development would result in an increase of voters who would be beyond influence (Elliot, 1965). The effects of the late enclosure can be seen in the layout of the later town as tenements and residential areas were established in the open areas of the town, such as gardens for its expanding population which was unable to develop on new areas.

### 1.5.3 ECONOMY AND INDUSTRY

During the early post-medieval period, Stamford's economy remained stagnant following the decline which had taken place in the 15<sup>th</sup> and early 16<sup>th</sup> centuries. In the late 16<sup>th</sup> century, the town's tenter meadows (land used for the drying and stretching of cloth and skins) were rented out to raise funds for the town (Hodgett, 1975). Its economy was revived over the 17<sup>th</sup> and 18<sup>th</sup> centuries, partially due to the improvement of transport links, including the construction of the Stamford Canal in the late 17<sup>th</sup> century, and the introduction of the turnpike system across the country's main roads from 1739. In the 19<sup>th</sup> century, the canal facilitated greater trade. Such products as coal and timber were brought to the town while Ketton stone and Collyweston slates as well as agricultural products were exported. Stamford's position on the Great North Road and its intersection with a number of smaller routes resulted in the town becoming a successful coaching town during the 18<sup>th</sup> century. Sport and entertainment in local inns proliferated in the 17<sup>th</sup> and 18<sup>th</sup> centuries and the town was described in 1724 as having an 'abundance of very good inns, some of them fit to entertain persons of the greatest quality' (Wright, 1982). In these inns, blood sports such as cock fighting were common entertainments. An octagonal cock pit was operational behind the George Hotel between 1725 and 1849 (HER: MLI34179).

Brick production began to increase from the 18<sup>th</sup> century, onwards. From the early 1800s an increasing number of brick buildings were being constructed in the town. Brick production firms were also beginning to be established, the earliest of which was to the south of the river in St Martin's parish during the 18<sup>th</sup> century (Birch, 2021). Further firms were established to the north of Stamford in the Lings, between Little Casterton Road and Casterton Road in 1776 and close to the Recreation Ground from 1825 (Birch, 2021). A terracotta works was also established using local clay from quarries which belonged to the Marquess of Exeter. Intricate terracotta designs from this manufacturer were made on Wharf Road and are seen across the town from the mid 19<sup>th</sup> century.

The former buildings in the Brazenose college site were rebuilt before 1704 using the old material and in 1739 the building was then repurposed for the local workhouse (HER: MLI30625). In 1836-7 Stamford became the location of a Poor Law Union Workhouse, the area of the union covered a total of 37 parishes across 4 counties, Lincolnshire, Northamptonshire, Rutland and Huntingdonshire (Higginbotham, 2020). A new workhouse was constructed on Barnack Road in the same period as part of the new union. An infirmary was added in 1873, which is the only part of the workhouse which survives today (HER: MLI90083) and in the modern period, the infirmary was converted into housing. In 1899, a new workhouse was erected on Bourne Road (now Ryhall Road) (HER: MLI90084). Following the abolishment of the workhouse system, the site has become a centre for adult health care with retirement care homes, now only a small part of the workhouse complex survives.

In the 19<sup>th</sup> century, agricultural practices were increasingly mechanised and engineering firms began to be established in the town. One of the main firms to begin in the town was Blackstone and Co Ltd and from 1837 workshops belonging to the company for repairing agricultural machinery, were located on St Peter's Street. In 1886, a large site of 10 acres was acquired on

Ryhall Road for the expanding business which manufactured several products including engines and grinding mills (Birch, 2021). Other businesses in the town included Cummings, Williamson Cliff and Twilleys, Coulson and Wear and Thomas Gibson and son. These companies provided a variety of services including fitting engines, iron founding and producing generators.

In the 19<sup>th</sup> century, the town saw an increase in local utilities. In 1824 the gas works were erected by the Stamford and St Martin's Baron Gas Light and Coke Company. These works, which were the first gas works in Lincolnshire, were opened on Gas Street, the site was redeveloped as car parking in the 20<sup>th</sup> century. In 1899, an application was made for a Stamford Electric Lighting Order, although work would not start for new street lights until 1902 (Birch, 2021). An electricity generating station was established on Wharf Road, although the site has been redeveloped in the 21<sup>st</sup> century (HER: MLI34776). In 1871, the decision was made by Stamford Town Council's sanitary committee to create a receptacle at Hudd's Mill for the town's night soil, which took refuse and mixed sewage. Drainage from the manure heaps and washings from the sanitary tubs leached into the River Welland causing pollution and a foul smell resulting in the new sewage works being constructed on the site in the early 20<sup>th</sup> century. By 1912, the systems were already struggling with the quantity of sewage and the works were subsequently extended. By 1976, a larger sewage plant serving Stamford, Uffington, St Martin's Without and Wothorpe, and capable of coping with more than one million gallons of effluent daily, was opened on land between Barnack and Uffington in 1976 and the Hudd's Mill site was closed (Nick Sheehan perscomm, 2022).



Truesdale Almshouses

#### 1.5.4 RELIGION AND EDUCATION

The religious orders which had continued to grow in influence and importance supplied economic and administrative oversight which benefitted the town. As well as providing relief for the poor, education and health care they also constructed public amenities such as water conduits (HER: MLI30729, MLI30711). In the 1530s and 1540s the friaries and associated religious institutions were closed following the religious reforms implemented by Henry VIII. As a result, in a very short period, the lands of the former friaries were divided and sold, often to local nobles, and Stamford lost much of its organisation and public oversight. As we have seen above, the Dissolution contributed to the economic decline of Stamford in the 16<sup>th</sup> and early 17<sup>th</sup> century.

In the 18<sup>th</sup> and 19<sup>th</sup> centuries, several new churches were constructed in the town as religious laws were relaxed and the new non-conformist denominations grew in popularity. Despite this Stamford had a relatively small number of non-conformist chapels founded during this period. This was possibly due to the fact that the established church remained so strong in the town. There was limited scope to build outside of the medieval extent of the town until the 1870s and as a result, many churches were constructed as infill in the town centre. There was a Congregational Chapel in the town from as early as the early 18<sup>th</sup> century, located in St Paul's Street, although the building during this period was destroyed by a mob in 1714, a new chapel was built in 1719 and in 1819 the Congregational Chapel in Star Lane was constructed (HER: MLI95404, NHLE: 1170369). The Primitive Methodists established a chapel on Blackfriar's Lane in 1878, which closed by 1913 and was subsequently demolished (HER: MLI99354). A Trinity Methodist Chapel was constructed to the rear of Barn Hill in 1803, funded by Miss Frances Treen (HER: MLI95792, NHLE: 1308533). The building underwent a number of alterations and eventually became a Sunday school serving a new chapel built to the front of Barn Hill in 1886 (HER: MLI97688). A Particular Baptist Chapel was constructed on North Street in 1834, the structure was largely rebuilt in 1900 (HER: MLI98038). Another Baptist Chapel for General Baptists was constructed on Bath Row in 1835; however it was short lived and had closed by 1846 (HER: MLI99303). In 1864 the Roman Catholic Church of St Augustine was founded on Broad Street; a school for the church was also founded at the same time (HER: MLI96085, MLI96157, NHLE: 1360372).

The St Martin's National School was founded in Stamford in 1855; it later became the music school for Stamford's High School for Girls (HER: MLI96379, NHLE: 1360410). The school now occupies many buildings across Stamford St Martin's. A Girls National School, also known as St George's School, was established on Wharf Road in the early 19<sup>th</sup> century and lasted until at least 1886 (HER: MLI91264). A Bluecoat School was established in 1873 and is by Richardson of Stamford, located on All Saint's Street (MLI98043). Stamford School was founded in 1532 and moved into the former church of St Paul around 1548, shortly after the parish of St Paul had been amalgamated with St George. It remained in use as a school until 1930 when it was re-

stored as the school chapel (HER: MLI30604). In 1873, a grammar school for girls was founded in Stamford, and was one of the few in the county to cater to girls. A technical school was established from 1894 in an old-fashioned Italianate style which was later occupied by the Stamford Museum until 2011. Above the front doorway is the legend 'School of Art' (HER: MLI95331).

Further almshouses were also established during the later post-medieval period, many of which have remained almshouses into the present day. Williamson's Almshouses, on St Peter's Street date to the early 17<sup>th</sup> century, and was founded by a local grocer, George Williamson. The building, which is located on the corner of All Saints Street and Sheep Market, retains 17<sup>th</sup> century features and ceased to be an almshouse in the late 20<sup>th</sup> century (HER: MLI34027, NHLE: 1062270). Snowden's Almshouses were constructed on Scotgate in 1604 by Rich Snowden, Minister of the Church of St John (HER: MLI30627; NHLE: 1170284). This was rebuilt in 1822, in a Tudor/gothic style. In 1700, new almshouses were built adjacent to Snowden's Almshouses on Scotgate for 6 poor men, and were rebuilt in 1833. Also constructed in a Tudor/ gothic style, the building was funded by Thomas Truesdale (HER: MLI97259, NHLE: 1062925). Hoskins Hospital, on St Peter's Street was built in 1773, through funding provided by Mayor of Stamford John Hoskins, local subscriptions as well as local charity events (HER: MLI34025, NHLE: 1306216). Fryer's Callis Almshouse was founded in 1832 on Kettering Road for 6 poor widows (HER: MLI96160, NHLE: 1062265).

#### 1.5.5 RAILWAY AND TRANSPORT

In 1571, a Navigation Act was passed by Queen Elizabeth I in response to the economic difficulties facing Stamford. This Act aimed to make Stamford navigable once again owing to the fact that by the 16<sup>th</sup> century, it had become impassable, reportedly due to the number of mills which had come to block much of the water way. A new watercourse was cut between Hudd's Mill in Stamford to Market Deeping which avoided the many watermills (HER: MLI34762). It is thought to be the second earliest post-Roman canal to be built in Britain, preceded only by the Exeter Canal. The canal remained in use and was profitable until the 19<sup>th</sup> century; by this time its condition had declined, with leakages. The arrival of the railways in 1846 expediated the decline of the waterway and in 1865, sections of the canal were sold and backfilled and the it ceased to be used for goods traffic (Comrie, 1977). In the present day, sections of the canal are preserved as earthworks and a lock from the canal has been recorded in the vicinity of the sewage works (HER: MLI30706).

Stamford was well connected by road, and was located on several busy routes, the most important of which being the Great North Road. By 1685, a stage coach service was already in operation between London and Stamford. Over the 18<sup>th</sup> century many of the major roads surrounding the town were overtaken by turnpike trusts. The earliest trust to be established was in 1739 on the Great North Road exiting the town to the north, eventually creating a full turnpike connection to Grantham between 1767-1870 (turnpikes.org, 2022). The southern arm of this route out of Stamford became a turnpike road in 1749. The road between Bourne and Stamford was established as a turnpike route in 1749, and in the following decades, the road eastwards to the Deepings (now the A1175) was also turnpiked in 1762-1872, and westwards to Oakham (now the A606) in 1773-1881. The introduction of the turnpike trusts boosted the economy of the town

by allowing increased and more efficient road travel. As a result, Stamford became a successful coaching town. At its peak in 1830, 40 post and 30 stage coaches passed through Stamford daily, consequently the number of inns and hotels in the town increased rapidly (Wright, 1982). In 1776 Bridge Gate, which had been part of the town wall established in the medieval period, and the townhall which had been constructed above it, were demolished following the establishment of a turnpike route through the centre of Stamford. The new town hall was subsequently built at the expense of the turnpike trust (Wright, 1982). In the late 19<sup>th</sup> century, the popularity and power of turnpike trusts was beginning to wane, as laws changed and railways were established across much of the country. Consequently, at this time, turnpike trusts were closed and the road systems were taken over by Local Authorities. This trend was reflected in Stamford where turnpike trusts ceased to operate during the 1870s and 1880s.



Stamford Theatre



Modern High Street redevelopment

Stamford was the first town in Lincolnshire to be connected to the railway network. Construction of the first line began in 1846 between Syston and Peterborough via Stamford (HER: MLI125711). In 1845, the Midland Railway Company obtained an Act authorizing the construction of the line, the route of which was originally intended to follow the river through Stamford. This was quashed by the Marquis of Exeter, resident of Burghley House, who owned a large amount of land in Stamford, who insisted on a cut-and-cover tunnel which avoided a level crossing and kept the railway out of sight of the town and Burghley House. A temporary station served the town until the construction of the official station was completed in 1848 (HER: MLI125712); in 1856 a second station—The Stamford East Railway Station was added (HER: MLI124911, NHLE: 1222365). The East Railway Station has since been converted into 2 dwellings and goods sheds at this station have also been converted into flats (HER: MLI124913, NHLE: 1331240).

### 1.5.6 RECREATION

Stamford also became a social hub in the post-medieval period with several balls, which attracted people from the surrounding counties (Olney, 1979). Bull running, which had begun in the medieval period took place every November. During which men and dogs would chase the animal, which had been provided by a local butcher, through the streets with the aim of driving it onto the town bridge and ditching it (Wright, 1982). This custom was particularly treasured by local people, and a such was its popularity that a second bull was sometimes offered by a local parliamentary candidate as a way of winning votes (Chambers, 1864). This practice was abolished in 1839 following a campaign by the Society for the Prevention of Cruelty to Animals. Racing was also established from the 17<sup>th</sup> century, with new courses constructed in the 18<sup>th</sup> century outside of the town (RCHME, 1977).

A permanent theatre was opened in Stamford after 1718. A theatre was built on St Mary's Street between 1766-8 by mason William Clark and comedian James Whitley. Whitley had a company of actors and managed several Midlands theatres. The theatre originally comprised a large stage, gallery, pit and two tiers of boxes. It underwent extensive alterations in 1849-53, and the floors of the pit were levelled (HER: MLI96228).

Stamford was the earliest place in the county to have a newspaper with the creation of the Stamford Mercury in 1712.

### 1.5.7 CHARACTERISTIC BUILDINGS

Stamford has 95 Grade II\* listed buildings and 303 Grade II listed buildings dating to the post-medieval period.

## 1.6 MODERN AND 21st CENTURY

### 1.6.1 STREET PATTERN AND DEVELOPMENT

Much of the infilling which had taken place in areas such as North Street and Bath Row during the post-medieval period, became slums during the early 20<sup>th</sup> century. In the early-mid 20<sup>th</sup> century, several areas within the town centre underwent slum clearance with North Street and Bath Row becoming car parks. A pair of early 19<sup>th</sup> century houses from the period remain on Bath Row (HER: MLI95789, MLI94765, NHLE: 1308492, 1062286). Prior to this, the large houses within the town centre were often adjacent to complexes of small tenements and there was a mixture of social communities. The residents of these areas were moved out of the town centre into new estates to the north of the town in the area leaving the large houses within the town centre. Melbourne Road, New Cross Road, Sussex Road and Lincoln Road are some of the first examples to be built by Stamford Town Council. These continued to be extended to the north and north-east of the town centre, within the arc created by Little Casterton Road and Ryhall Road into the 1970s. This has resulted in a larger ratio of large historic properties being extant in the town centre with suburbs moving to the outskirts of the town. There were also numerous new schools which were also constructed within the residential developments. To the west of the town, new developments took place in the 1960s, between Tinwell Road, Empingham Road and Casterton Road. The former line of the Roman Road to the north of Empingham Road was obscured by these developments. In the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, development has continued westwards up to the line of the A1 which was constructed in 1960.

Stamford has a well preserved town centre, although there has been redevelopment in the town, particularly on High Street during the 1960s. It was during this period that larger glass frontages and 20<sup>th</sup> century signage were introduced to shop fronts. Some historic buildings were also replaced during the mid 20<sup>th</sup> century with buildings which were unsympathetic to the character of the town.

Stamford was the first town in Britain to have a designated conservation area, established in 1967, following the introduction of the Civic Amenities Act, which promoted the preservation of areas of special character. Stamford's conservation area includes hundreds of Grade I, II\* and II listed buildings, and scheduled monuments. A second conservation area has since been designated, to the north of the town centre encompassing an area of 19<sup>th</sup> century terraced housing in Northfields.

### 1.6.2 TRADE AND INDUSTRY

Stamford's industry has been transformed over the modern period. The former site of the Blackstone Engineering firm continued on Ryhall Road into the 20<sup>th</sup> century and has since continued to be an industrial area in Stamford, now housing large commercial units and light industry. The stone quarrying which Stamford had been known for over the preceding periods closed in 1915-16. Furthermore in the 20<sup>th</sup> century, as the pattern of work has changed; Stamford has become a commuter town for Peterborough and London.

### 1.6.3 RELIGION AND EDUCATION

Stamford's High School for Girls expanded over the 20<sup>th</sup> century, and now incorporates numerous buildings across the town, including many former houses on the High Street in Stamford Baron. New dedicated school buildings were also constructed between High Street St Martin's and Park Lane, to the south of the River Welland.

### 1.6.4 RAILWAY AND TRANSPORT

In 1960 the A1 was constructed to the west of Stamford and now forms the town's western boundary. Its construction relieved traffic pressures which until that point had been directed through the town.

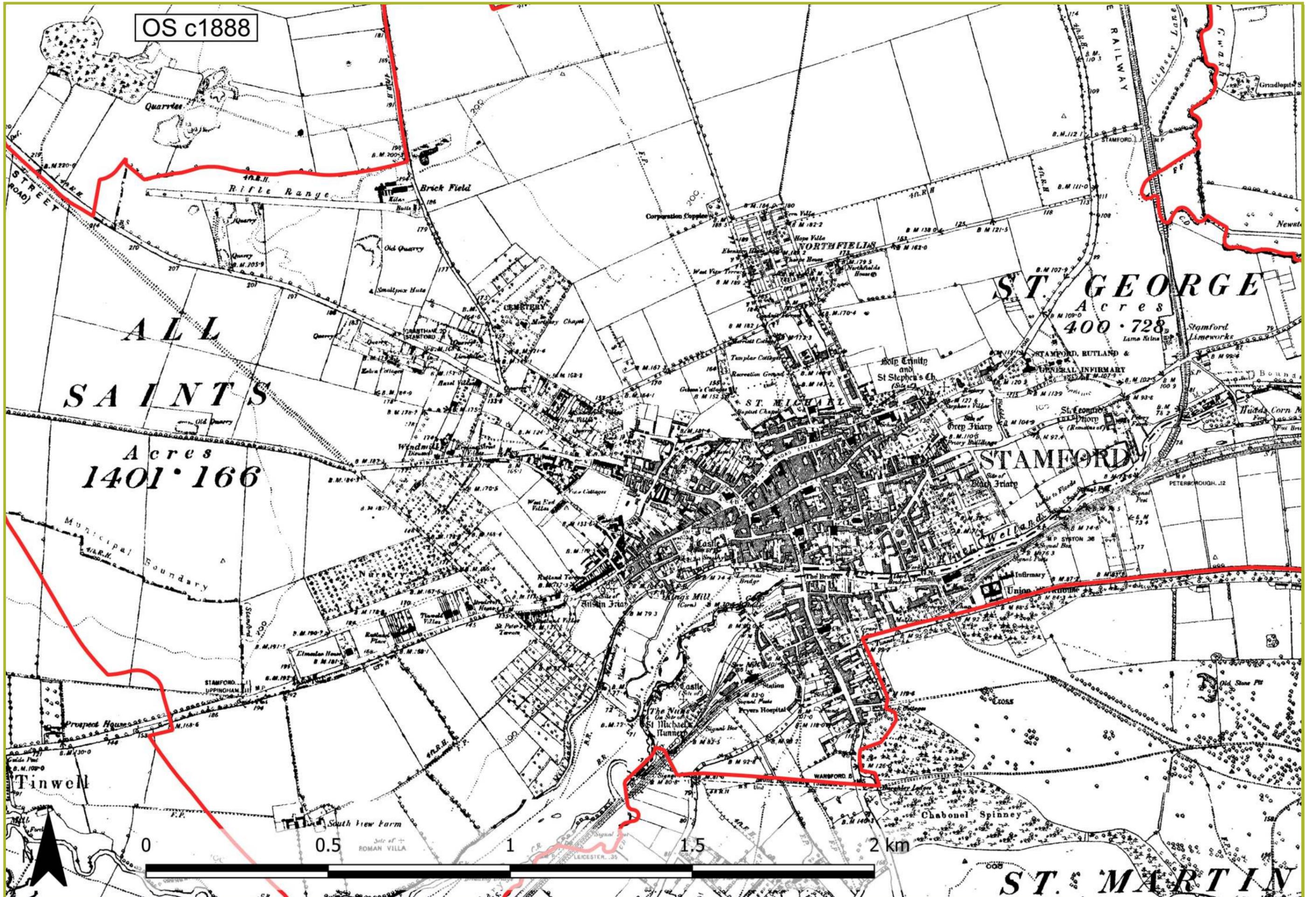
### 1.6.5 RECREATION

Stamford has become a tourist destination in the latter half of the 20<sup>th</sup> century and attracts visitors for a number of events held over the year including the Mid-Lent fair and the Georgian festival. A major draw to the town is its retention of heritage assets and the consistent historic stone built character of the town, which has been well preserved. As much as 10% of Stamford's employment is based around hospitality and accommodation (Neighbourhood Plan 2016-2036).

In the modern period, the Corn Exchange, which was built in 1859 has been repurposed as a theatre (HER: MLI98039). Stamford has many green open spaces. The Recreation Ground, the site for which had been established following the enclosure of Stamford in 1875, was 'beautified' in 1909 and a band stand was constructed in the park in 1910 (HER: MLI96141, NHLE: 1389639). The town meadows, which are former meadows and grazing land on a fork of land created by the river, has become the largest recreational park space in the town and provides views out of and into the town. Stamford also has a number of allotment garden spaces across the town, many of which were established in the early 20<sup>th</sup> century.

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## 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 20<sup>th</sup> 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:

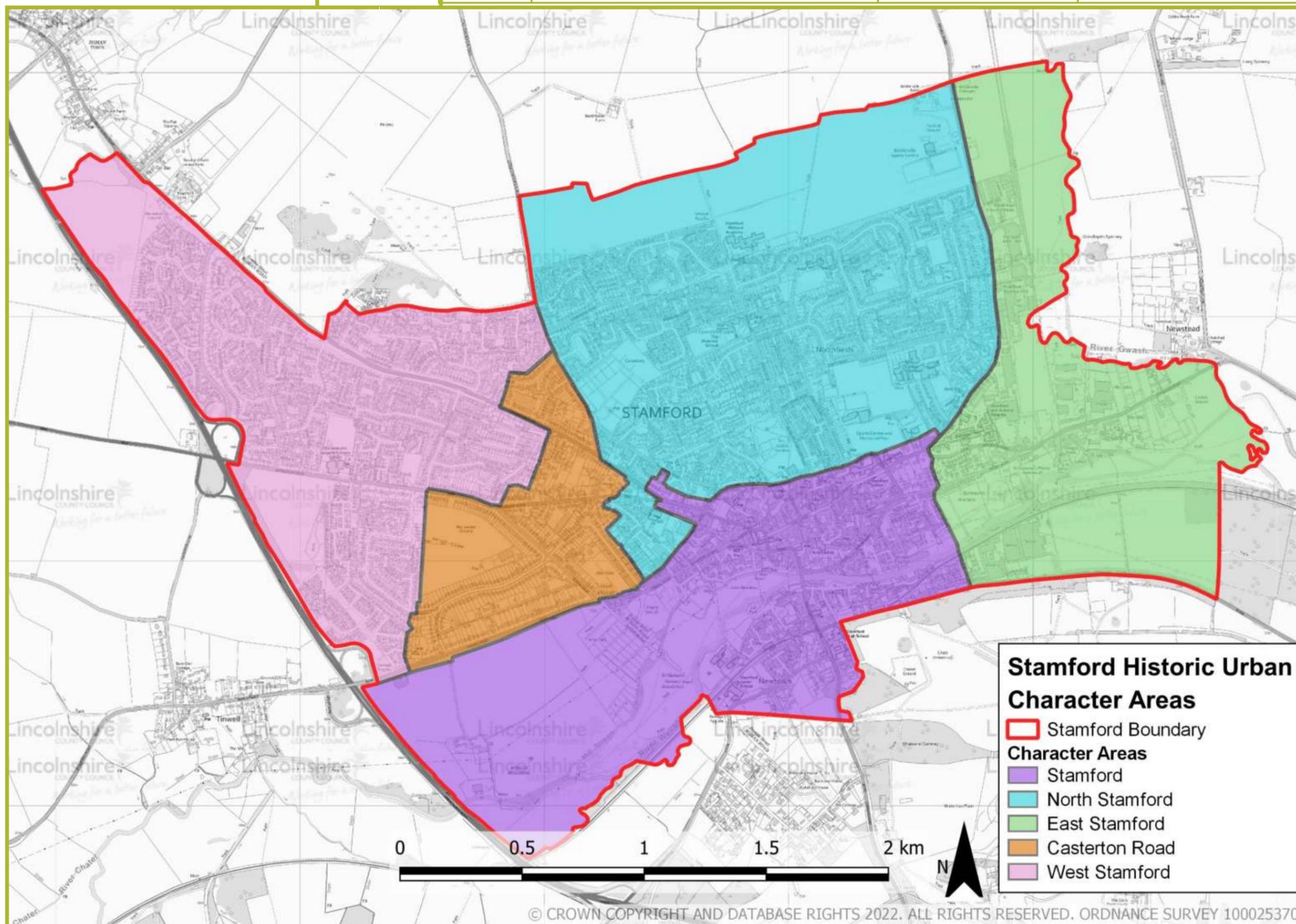
**Evidential:** the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological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

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

| Period | Date Ranges            | Abbreviations |                 |
|--------|------------------------|---------------|-----------------|
| 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 Heritage 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

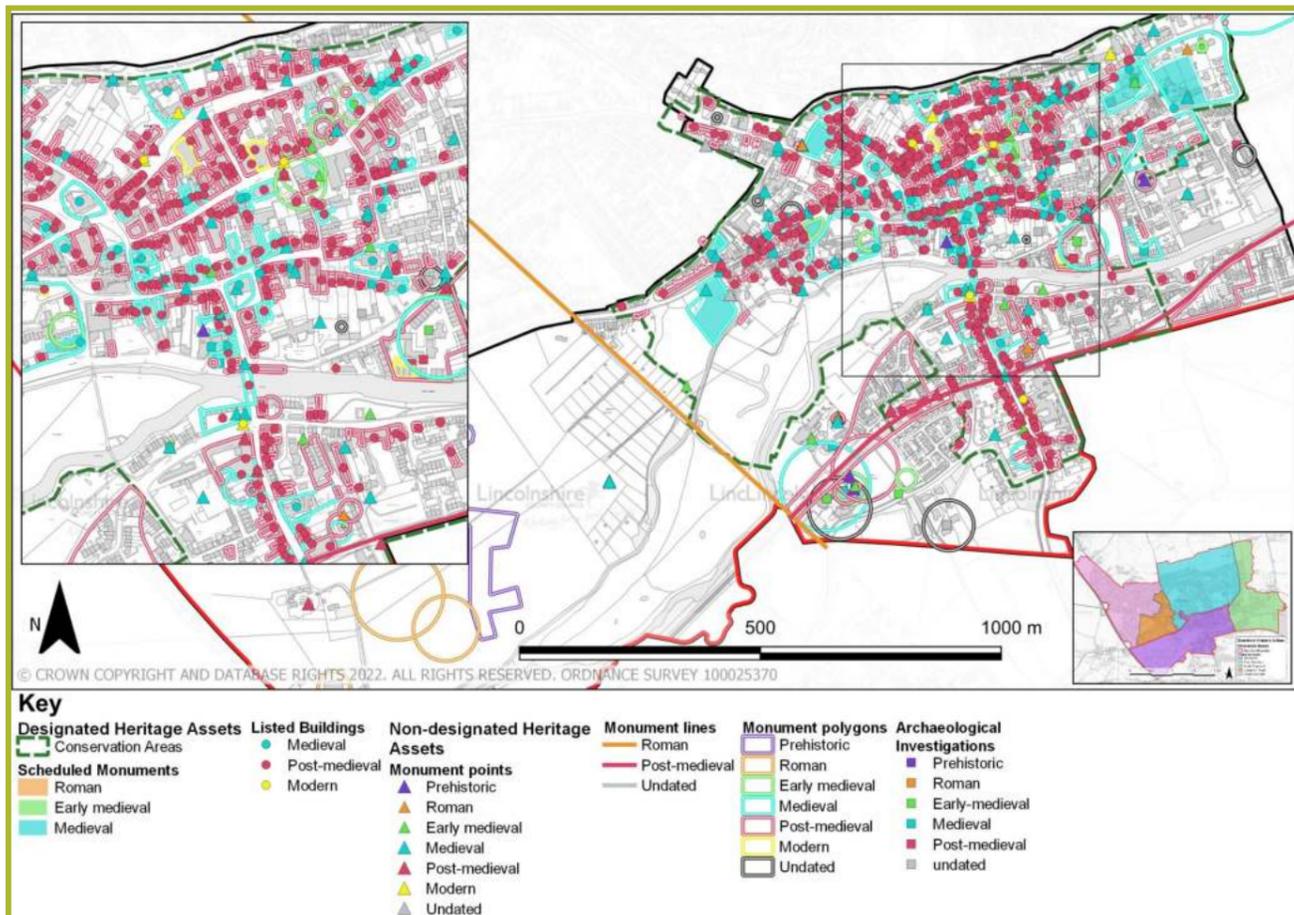
| NPPF Significance  | Conservation Principles | Conservation Principles Scope Note   | NPPF Scope Note  |
|--|-------------------------|--|--|
| Archaeological   | Evidential              | <i>“the potential of a place to yield evidence about past human activity.”</i>   | <i>“There will be archaeological 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/<br>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.



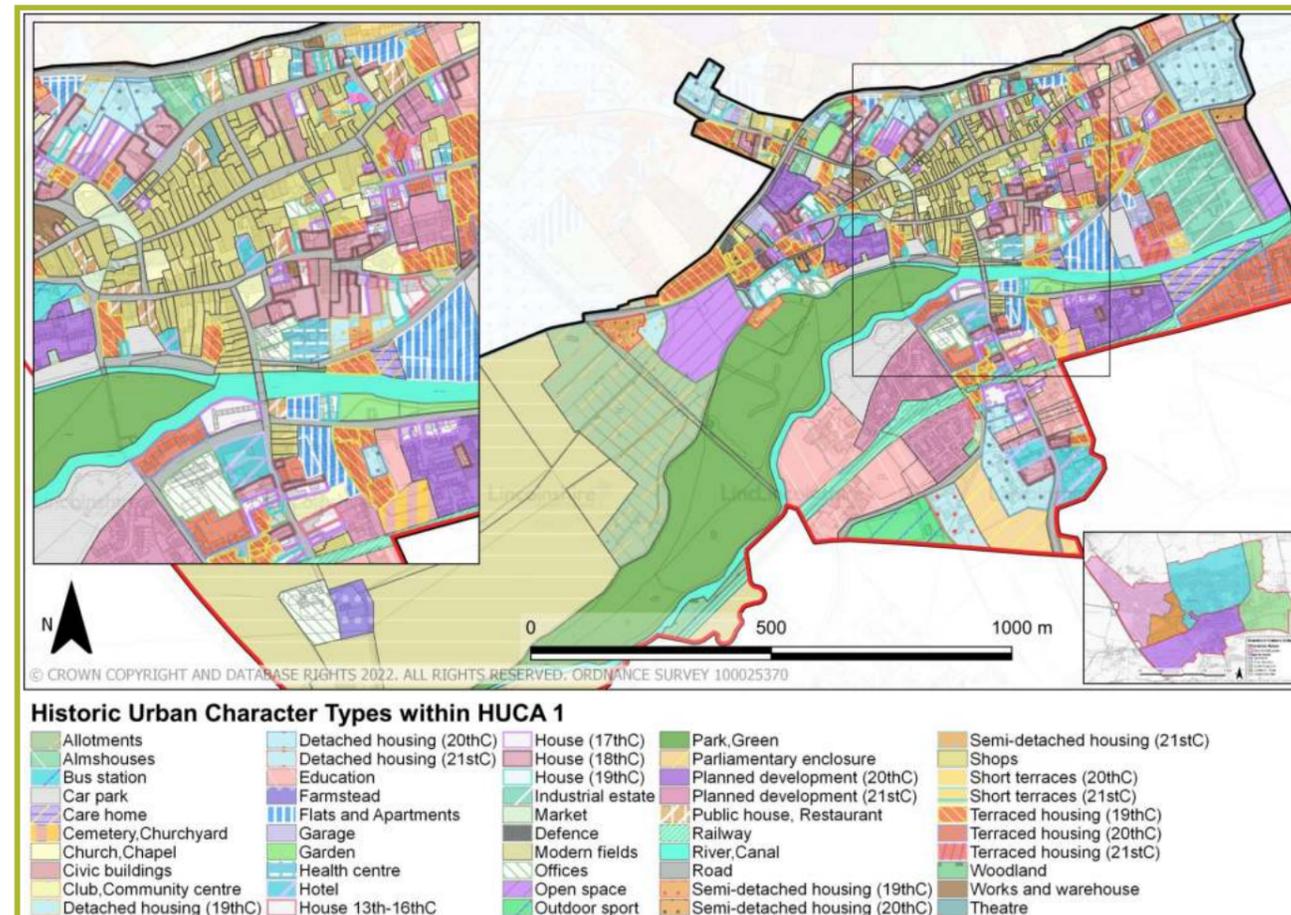
## HUCA 1—Stamford

### Key characteristics

- ◆ Very strong historical character, commercial and civic town core, partially covered by a Conservation Area,
- ◆ Irregular organic medieval layout, with multiple blocks of development connected by irregular roads and crossed by alleys,
- ◆ High density, largely terraced properties across the town centre, scale of 2-3 storeys,
- ◆ Topographically, the town is spread over two sides of a valley which face each other, town meadows is a flat expanse providing views out to the landscape beyond,
- ◆ Honey coloured limestone is the predominant material, some buildings are half timber. A small number of red-brick buildings, timber windows and traditional roofing materials such as slate and tile are common,
- ◆ Several churches scattered across the town centre; most are not surrounded by a green and are located on the street frontage. Their spires can be seen from multiple places across the town often at the same time,

### Landscape History

A small number of prehistoric findspots are recorded across the character area, and a potential site of activity has been identified near to the modern route of Wharf Road. A possible prehistoric farmstead has also been recorded to the south-west of the town centre, adjacent to South View Farm (HER: MLI88532) which contains cropmarks of a potential round barrow (HER: MLI88533) as well as a possible building (HER: MLI8850). A Roman villa on the site indicates that it may have been occupied continuously for an extended period. This villa is also close to the trajectory of the former Roman road Ermine Street (HER: MLI30719). In the early-medieval period a settlement was established, its location is unknown, although it is suggested that it may have been in the area of Red Lion Street. A Danish burh was established by the 9<sup>th</sup> century, to the east of the earlier settlement, in the modern roads Broad Street, St George's Street, St Mary's Street and Red Lion Square. Its shape has endured through the following centuries and is preserved. The establishment of the burh, is thought to have redirected the route of St Mary's Street, the shape of which has two distinctive 90 degree turns, which indicate later alteration. In 918, a second burh was established on the south bank of the River Welland, instigated by Edward the Elder, approximately delineated by the Park Lane, Wothorpe Road, Pinfold Lane and Burghley Lane. The town was divided into 11 parishes in the medieval period, and the many churches from this time are extant in the present day, despite the number of parishes being reduced over the centuries. Burgage plots were established on both sides of the river, with the front of the plots facing towards the main routes and market places were based in multiple places across the town; the shape of these market places has impacted the shape of the later town and the openness of Broad Street and Red Lion Square reflect their earlier uses. The importance of Stamford as a trading centre in the early centuries of the medieval period also led to merchants, and religious orders establishing themselves in the town, and building large stone structures and houses. Over the centuries the development continued in the town centre, which soon became constricted resulting in a large number of tenements and terraces. Developmental pressure was alleviated in the late 19<sup>th</sup> century when the agricultural land around the town was enclosed creating more development land for the town. Over the 20<sup>th</sup> century commercial properties have become more concentrated in the centre as residential areas have grown on the outskirts of the town. Stamford's role as a tourist centre has grown over the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, with the historic character of Stamford being a primary draw to the town.



**Evidential Value:** The majority of Stamford's history took place in the HUCA, which did not expand outside of its medieval boundaries until the 19<sup>th</sup> century. The character area contains hundreds of assets of national importance including Britain's first Conservation Area, scheduled monuments and Grade I, II\* and II listed buildings. The heritage assets in the HUCA are pivotal to understanding the history of the town, as an early medieval settlement and one of the five principal towns of the Danelaw. The character area contains the site of the Saxon and Danish burhs, castle, multiple churches, religious institutions and houses from multiple centuries, as well as a historic and well preserved historic street layout. Much is known about the town, although further research would increase understanding of its history and its narrative is likely to continue to be developed.

**Historical Value:** The character area is the most important area in the town in terms of strong associations between the heritage assets (both tangible and intangible) which are imperative to the history of Stamford. The assets illustrate the town's historic narrative; how it became an important settlement in the early medieval period, its growth and decline during the medieval period, its post-medieval regrowth as well as the changing nature of town centre in the 20<sup>th</sup> and early 21<sup>st</sup> centuries.

**Aesthetic Value:** The completeness and integrity of the extant historic townscape is significant. The built environment, including the historic use of stone creates continuity across the area. Furthermore, the medieval street layout, with interconnecting alleys, burgage plots, and irregular roads has largely been preserved creating visual interest and denoting the antiquity of the town. The importance of Stamford as a medieval town is demonstrated by the number of spires which are seen across the town from both sides of the river and are an important element of Stamford's skyline. One of the largest changes in the town in the modern period has been the resurfacing of the roads, with a change in material from older paving or cobble stones to modern materials, which detracts slightly from the historic aesthetic of the centre. Furthermore redevelopment of the town, particularly seen on the High Street during the mid 20<sup>th</sup> century is indistinct and could be improved. Recent development in the character area has been more in-keeping with the stone built Georgian town centre.

**Communal Value:** There are opportunities across the area which could be used to engage the public on the history of the town. Many of which are taken, with multiple infographic boards and blue plaques. The character area is the historic core of the town and its built environment, street layout and green spaces actively engage residents and visitors with the history of Stamford. The heritage and built environment are one of the major draws to the town which has developed a significant tourism focus in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries.



Shops mixed signage, Ironmonger Street



High Street St Martin's



Modern sympathetic housing St Paul's Street



Barn Hill with a view of multiple churches



Shops, High Street



Information Boards Stamford town centre



View towards the town along All Saint's Street and Sheep Market



Maiden Lane



Cheyne Lane



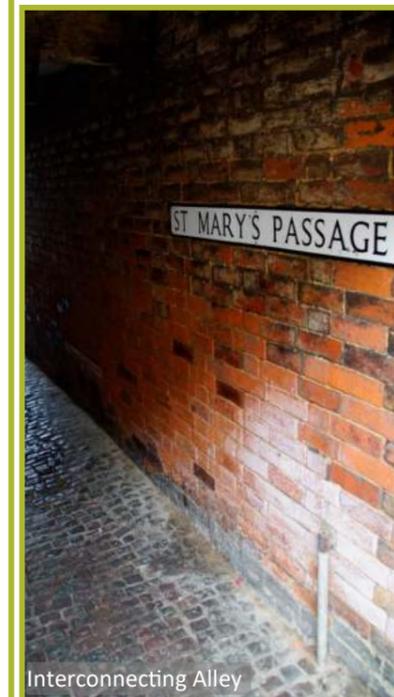
Information boards, town centre



View of the Town Meadows



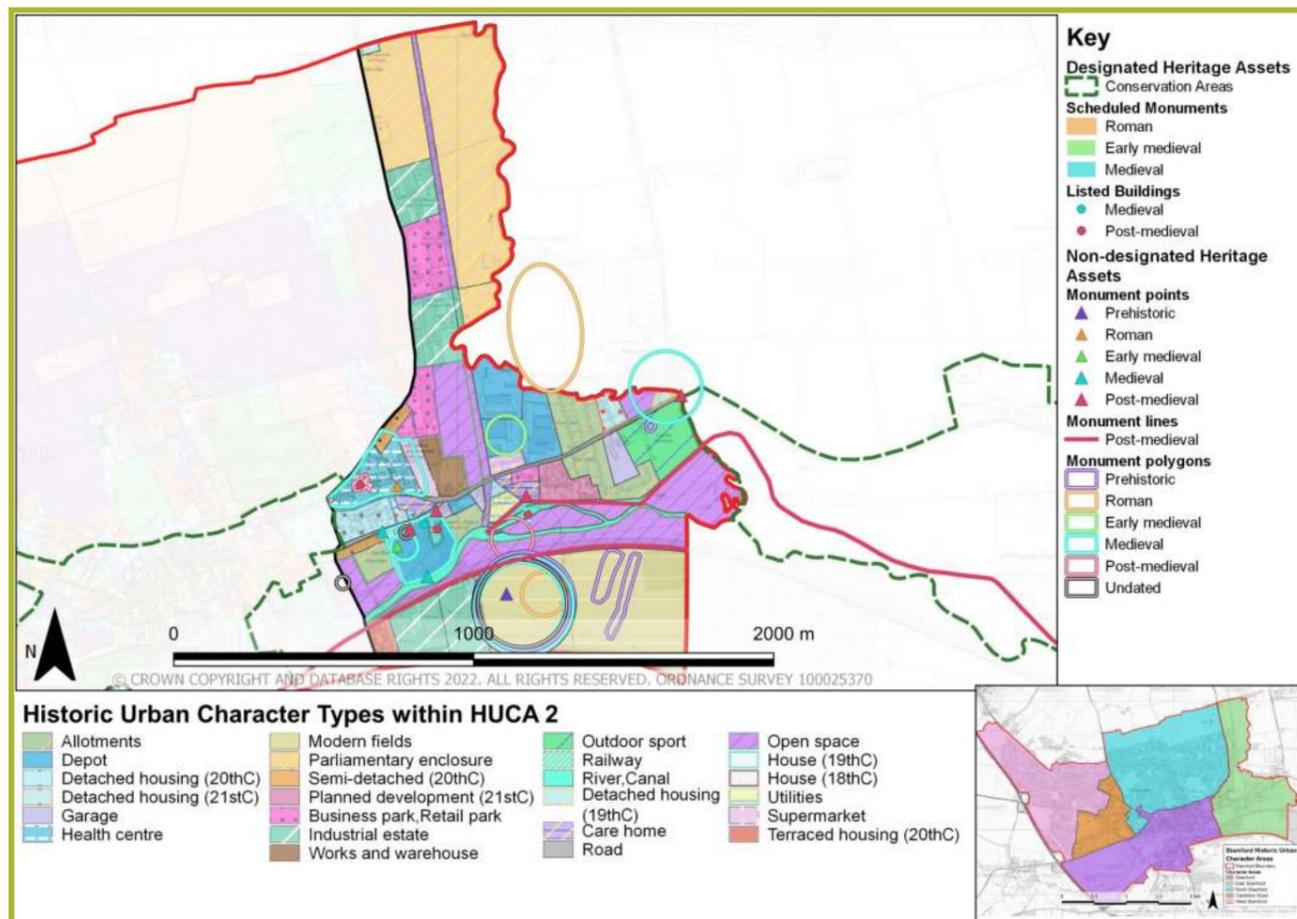
St Mary's Church



Interconnecting Alley



Former site of the castle, now bus station



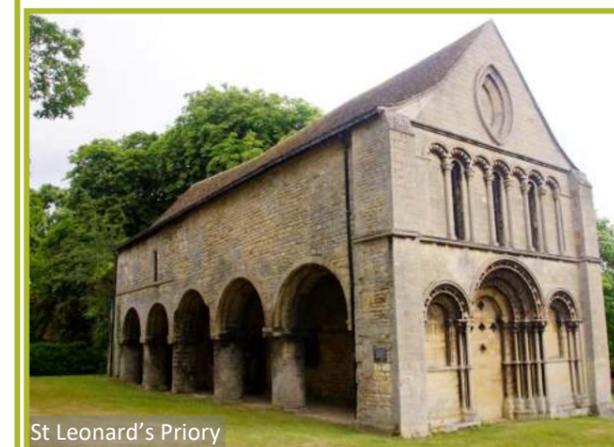
## HUCA 2—East Stamford

### Key characteristics

- ◆ Characterised by edge of town industry and commercial units, some residential areas and open space,
- ◆ Large commercial buildings, with associated carparks,
- ◆ Mixed materials, brick, limestone, metal, uPVC windows, some timber,
- ◆ Allotments, cricket grounds and agricultural land make up large areas of open space,
- ◆ HUCA is bordered by Stamford and Uffington character areas,
- ◆ Commercial units partially bounded by amenity vegetation and open fences, Some older limestone walls
- ◆ Some medieval and post-medieval buildings including the priory of St Leonard which overlooks the Welland.

### Landscape History

Numerous prehistoric monuments are recorded in the character area, especially to the south of the river. Pits and ditches indicate that the area was actively used and managed during this period. Possible prehistoric enclosures are also recorded to the north of the river, although the full nature of the complex is as of yet unknown (HER: MLI88502). Roman activity is recorded on the same site as the prehistoric remains, to the south of the river (HER: MLI97819). Here industrial activity including the potential remains of an iron smelting furnace was revealed. From the early medieval period, the character area was probably used agriculturally, although activity on the river is also likely. It has been suggested that St Leonard's Priory was founded on the supposed site of a monastery established there by St Wilfrid in 658 and destroyed by the Danes in the 9<sup>th</sup> century, although evidence for this is highly tenuous. The Priory of St Leonards was founded to the north of the river in 1082 by William II (HER: MLI30611, NHLE: 1007690). The priory was dissolved in 1534 during the reformation, many of the buildings were demolished and survive now as earthworks, although one building remains, which was formerly part of the church belonging to the priory. The site became a farm following the Reformation with the church building being converted into a barn. In the present day, the site is scheduled. In 1268, the Carmelites founded a friary on a wedge of land, between Uffington and Ryhall Road. This walled friary was founded here on donated land on what would have been the outskirts of the town, due to a lack of space within the walls of medieval Stamford. The Friary was closed in 1538; the only remains of the site is a 14<sup>th</sup> century gateway, and in the early 19<sup>th</sup> century it was redeveloped for the Stamford hospital (HER: MLI96159). The land in the wider character area, would have been used agriculturally, with water meadow to the south, along the river and open arable fields towards the north, as the ground gained height towards the north. It remained unenclosed until the late 19<sup>th</sup> century, at which point a Parliamentary Enclosure Act was passed, altering the shape of the field patterns. Some of these patterns were preserved, although many were amalgamated in the 20<sup>th</sup> century, producing large modern fields. Industry began to be developed in the late 19<sup>th</sup> century and has continued to grow over the modern period with the inclusion of some light industry and large commercial units.

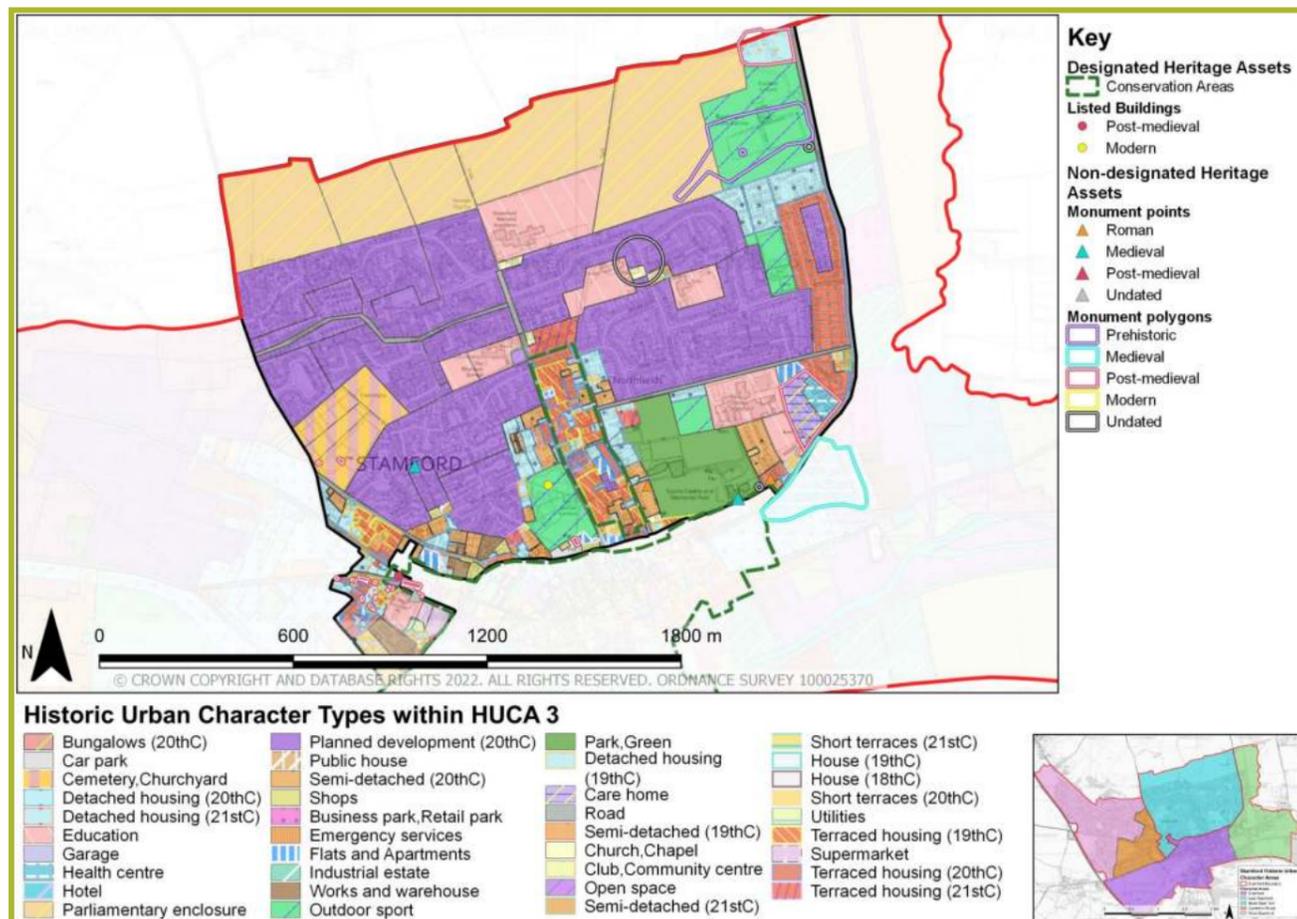


**Evidential Value:** The character area contains many assets of significance, including the sites of former medieval religious houses, prehistoric archaeology and a 19<sup>th</sup> century hospital. Built remains from these sites are preserved in the modern town and contribute to our understanding of the narrative of Stamford.

**Historical Value:** The assets within the character area contribute to the history of Stamford. The religious houses across Stamford made a significant contribution to the history of the town, through development, trade and by providing organisation. Their closure in the 16<sup>th</sup> century resulted in large changes across the town. The redevelopment of the Carmelite Friary in the 19<sup>th</sup> century, demonstrates the changing needs within the town and its growth over time. The commercial and industrial areas of the HUCA signify the changing role of the town centre, as trades moved to the edge of the settlement. The presence of Hudd's mill contributes to the agricultural and milling history of the town, and its association with the River Welland.

**Aesthetic Value:** There are multiple assets within the character area which display the history of the town, particularly the remaining buildings of the religious houses. The hospital and the reuse of the friary site also contribute to the narrative of Stamford. The modern commercial units are indistinct however; they do demonstrate the changing needs and expectations in a modern town such as the rise of large retail parks with parking.

**Communal Value:** There are many opportunities to engage the public within the HUCA through the extant assets and these are largely taken through the display of information boards and signs. The medieval religious buildings also create interest and contribute to Stamford's sense of place.



## HUCA 3—North Stamford

### Key characteristics

- ◆ Residential character, interspersed with some schools and local shops,
- ◆ Victorian and 20<sup>th</sup> century housing,
- ◆ Large areas of council-constructed housing,
- ◆ Mix of materials, red and buff brick, render common in later structures, slate, clay or concrete roofing, timber and uPVC windows; largely dependent on the building's age,
- ◆ Short terraces, semi-detached and terraces are most common, some bungalows,
- ◆ The road pattern largely consists of small cul-de-sacs, and interconnecting roads extending off the main encircling roads,
- ◆ Greens are common, as well as street trees and grass verges,
- ◆ Vegetation is also common in front and rear gardens,
- ◆ Parking is largely in driveways, which are sometimes converted front gardens; some on-street parking.

### Landscape History

There is some evidence dating to the prehistoric period within the HUCA. This is confined to an area of undeveloped land to the north-east of the HUCA. Much of the character area had already been developed prior to the requirement for archaeological investigation as part of development. The site, represents the remains of a probable domestic site dating to the late Iron Age and Roman period (HER: MLI88501). Evidence from this site indicates that it was an agricultural settlement, based on arable farming and animal husbandry. The landscape continued to be agricultural in the subsequent centuries and during the medieval period became part of the open-field system. The character area was largely devoted to arable farming, with some waste land. Some minor piecemeal construction took place, and in 1855, a new cemetery was enclosed to meet the needs of the town. The open-field system endured for a comparatively long time and was only changed in the late 19<sup>th</sup> century, when a Parliamentary Enclosure Act was passed. This allowed new developments to take place and construction began at the south of the character area on Conduit Road and Recreation Ground Road. At the time of enclosure, Lord Exeter also stipulated that an area of open land was to be retained for a park for the local residents, resulting in the enclosure of the recreation ground. In the early-mid 20<sup>th</sup> century, many of the slums, which had been developed in the town centre and on the town's periphery in the previous century, were cleared. The town council began a construction programme to house the displaced residents, resulting in large housing estates being erected within the character area. New schools were also constructed over the 20<sup>th</sup> century to accommodate the growing population of the town.

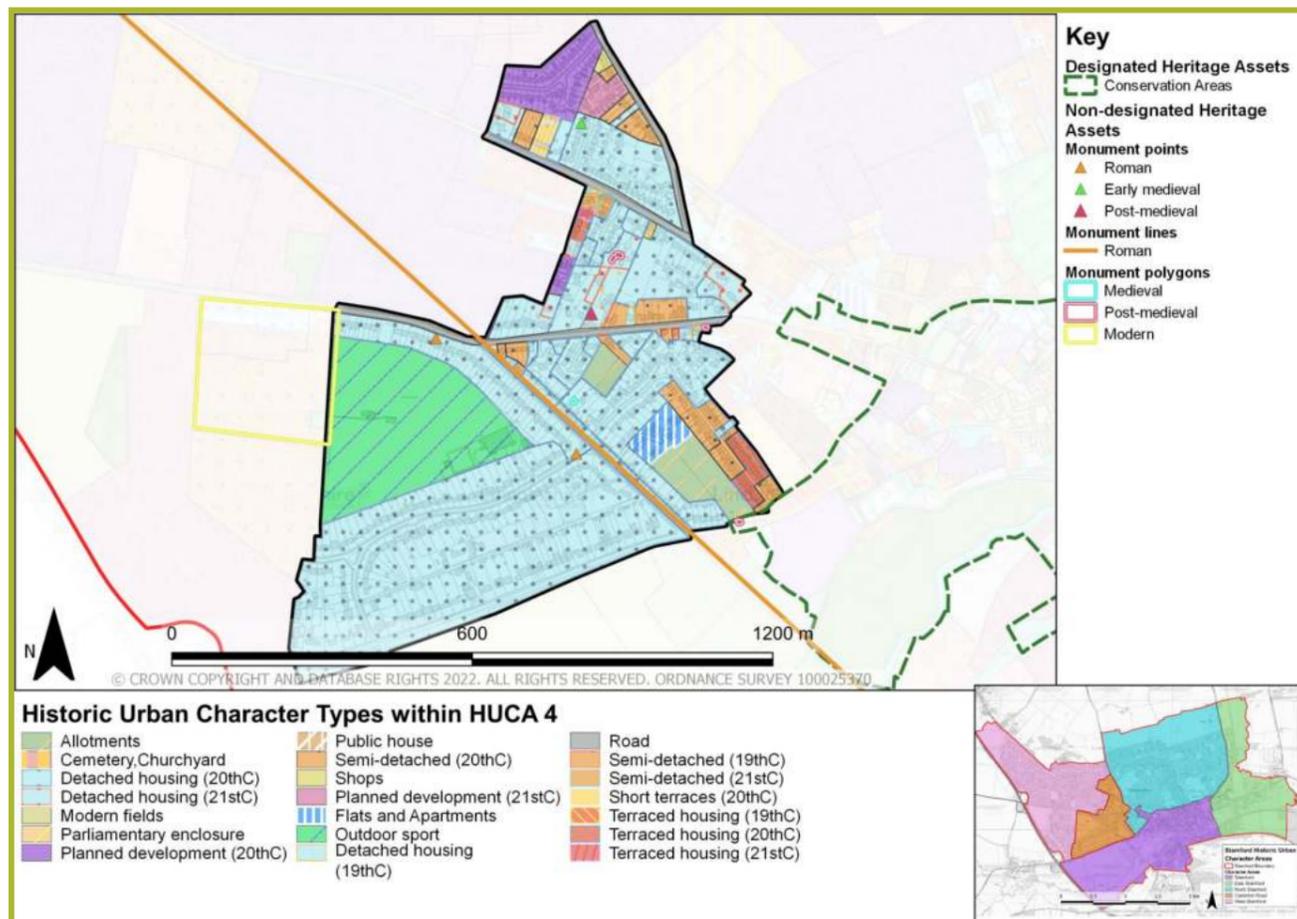


**Evidential Value:** Understanding of the archaeological potential of the character area is limited, largely due to most of the area being developed without investigation. Some archaeological remains may have been preserved in areas which have remained undeveloped such as greens, gardens or on the arable land within the northern boundary of the character area.

**Historical Value:** The character area's main contribution is to the modern history of the town and the narrative associated with the slum clearance of the first half of the 20<sup>th</sup> century, and the changing needs of the town over this period. The development of this character area was partially due to clearance in the town centre, and as such indirectly influenced the retention of the character found in the historic centre of the town.

**Aesthetic Value:** The built character of the HUCA is consistent, with local authority design being the dominant architectural style. The aspirations behind these types of housing schemes, such as social living and housing arranged around crescents or greens is also highly visible throughout the area.

**Communal Value:** The character area plays a key role in the development of the modern town of Stamford. The importance of the character area to the history of Stamford could be expanded on as it is not immediately obvious without interpretation.



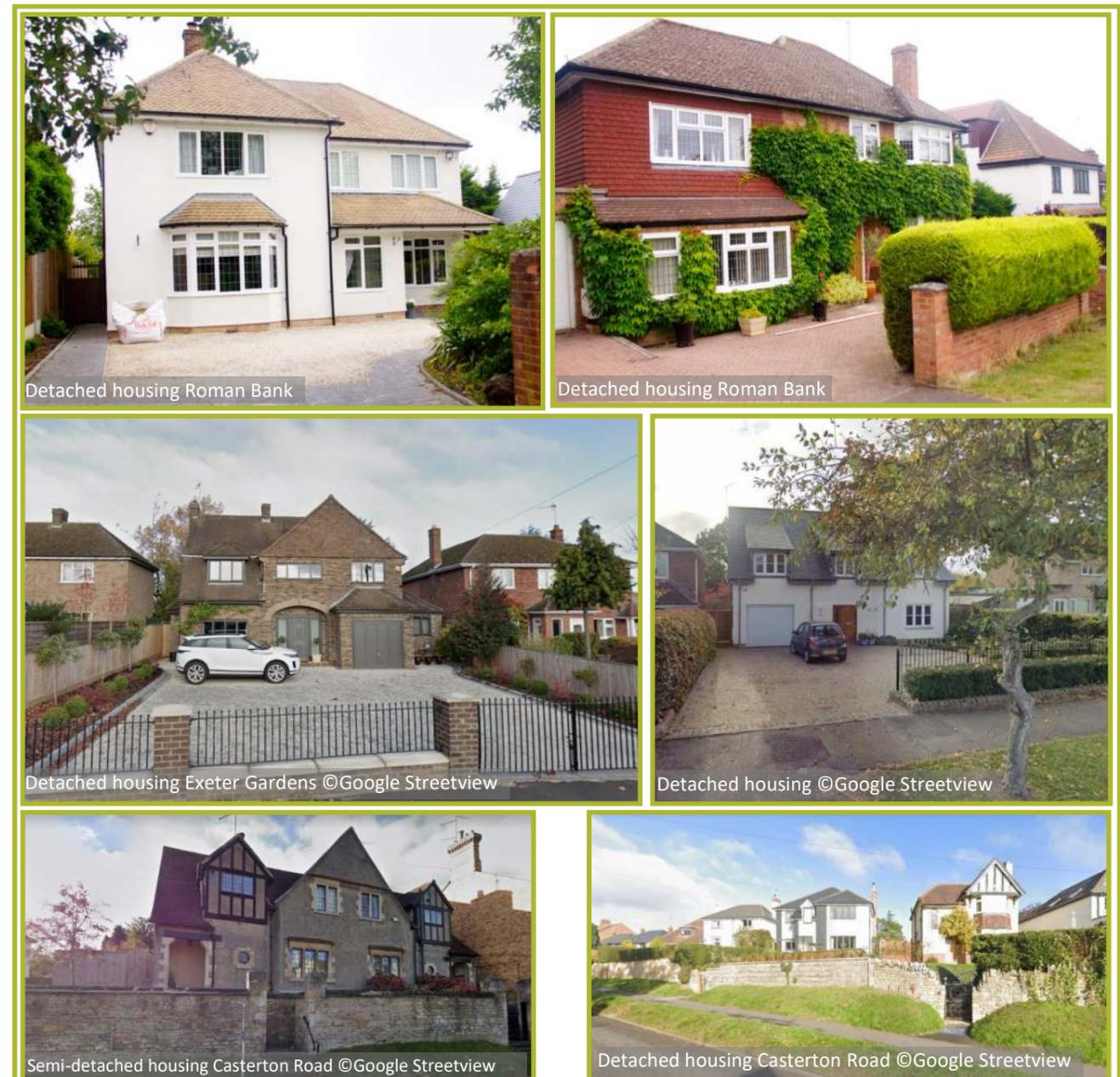
## HUCA 4—Casterton Road

### Key characteristics

- ◆ Residential character area,
- ◆ Mainly detached, some semi-detached,
- ◆ Material is largely red brick, some render,
- ◆ Two storeys, small number of bungalows,
- ◆ Houses are set higher than the road surface on Casterton Road,
- ◆ Variety of styles,
- ◆ Medium density,
- ◆ Houses bounded by low walls or hedges,
- ◆ Grass verges, and wide roads, some street trees,
- ◆ Front and rear gardens with driveways.

### Landscape History

The earliest evidence of activity within the character area dates to the Roman period. It is crossed by the line of the Ermine Roman road (HER: MLI30719). The course of this route is preserved in places in the modern road Roman Bank. A piece of Roman tesserae and spatula are also recorded in the HUCA (HER: MLI30679, MLI30752). In the medieval period, this HUCA was probably part of the open-field system of Stamford and utilised for arable production. It remained as part of this system until the late 19<sup>th</sup> century, at which time Stamford underwent enclosure. A limited amount of development took place in the late 19<sup>th</sup> century, on Casterton Road. During the middle 20<sup>th</sup> century, the character area has seen most of its development. This largely comprised private development which has resulted in a varied character.

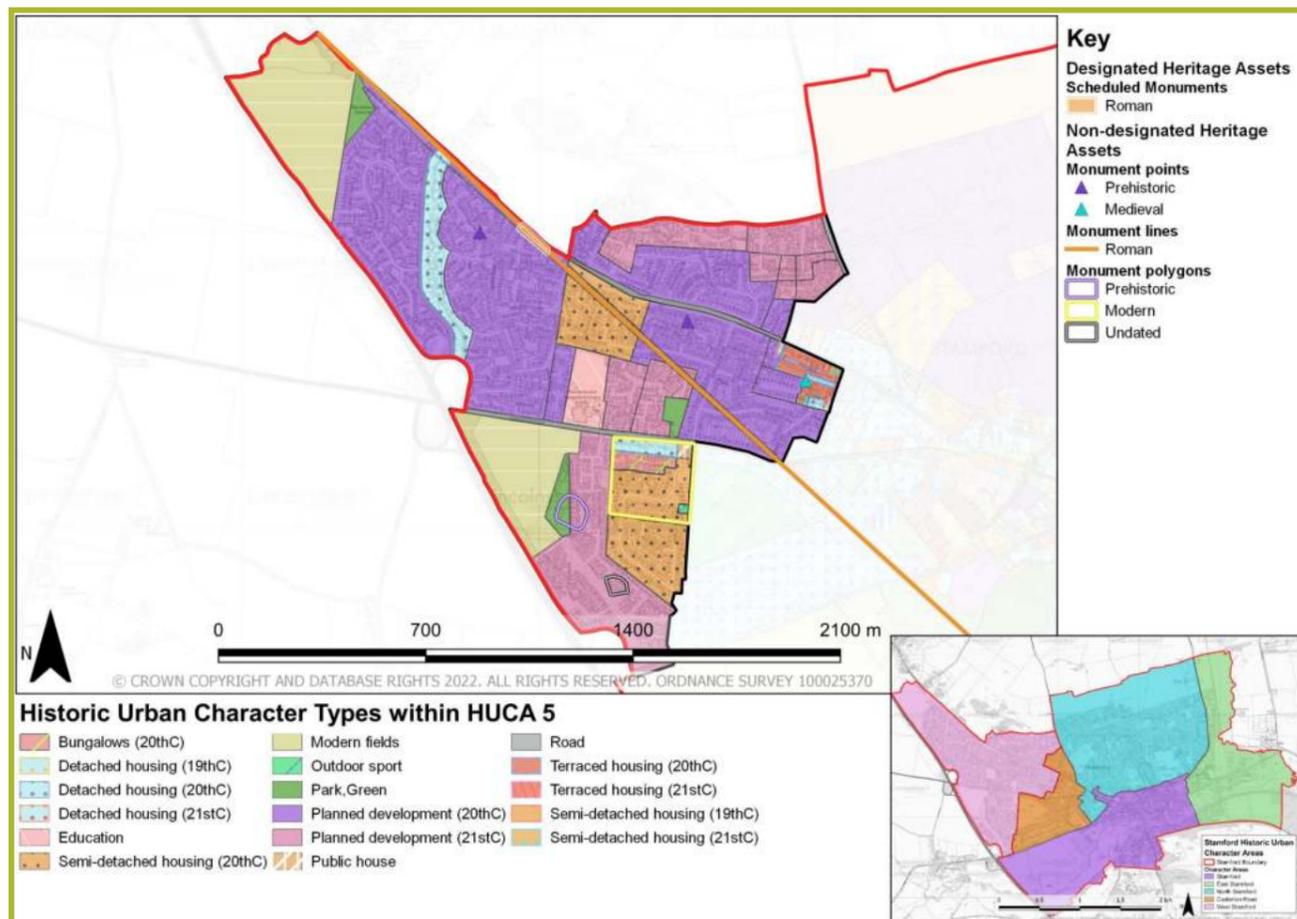


**Evidential Value:** There are only a few known heritage assets within the character area. Part of the reason for a lack of known archaeology may be due to new development not requiring archaeological mitigation during the period of construction in the mid 20<sup>th</sup> century. Further remains may be extant in areas which have not been developed.

**Historical Value:** Legible heritage assets are present within the HUCA, but are not predominant. The presence of the Ermine Street is important to the Roman history of Stamford and the wider area. The character area's main contribution to Stamford is that of its modern history and development.

**Aesthetic Value:** The character area contributes to the modern developmental history of Stamford. The housing within the HU-CA largely reflects private housing projects, which is shown in its style. The trajectory of Ermine Street is preserved in the modern Roman bank demonstrating the longevity of historic road layouts, although without interpretation its significance is not obvious.

**Communal Value:** There are only a few known heritage assets which could be use to engage the public on the history of the character area or the wider history of Stamford.



## HUCA 5—West Stamford

### Key characteristics

- ◆ Modern residential development, some educational complexes and small parks,
- ◆ Development is between main roads, with smaller roads extending between them,
- ◆ Detached, semi-detached houses and bungalows
- ◆ Largely two storeys, some bungalows and more recent developments include a low third floor,
- ◆ Dominant materials are mixed red or buff brick, uPVC windows, and concrete or faux slate roofing,
- ◆ Private developments, reflecting a mixture of national styles,
- ◆ Greenery is extant in grass verges, street trees and front and rear gardens,
- ◆ Gardens are defined by hedges and walls or open onto the street,
- ◆ Driveways are common, as well as on-street parking.

### Landscape History

The character area has been predominantly agricultural for much of its history. A Mesolithic flint has been recorded in the area (HER: MLI30695), as well as a Neolithic Axe (HER: MLI30695). The artefacts provide some insight into how the landscape was being managed in the prehistoric period. A cut feature comprising an enclosure has also been identified to the south of Empingham Road, which is thought to date to the prehistoric period (HER: MLI30720). In the Roman period the HUCA was traversed, north-west to south-east, by the Roman road- Ermine Street, which connected London to Lincoln and York via Stamford, one section of which is a scheduled monument (NHLE: 1005031). It is possible that further Roman sites and structures were located close to the route, which would have been well used. Ermine Street may have continued as a major route into the later periods, although from the medieval period it is likely that the route through the town was more important. The character area would have been part of the open-field system in the medieval and post-medieval periods. It remained part of this system until the late 19<sup>th</sup> century, when Stamford underwent enclosure, changing the open landscape to one of smaller hedged enclosures. A small amount of development occurred in the late 19<sup>th</sup> century which included several houses and a rifle range, although the character area remained largely undeveloped until the latter half of the 20<sup>th</sup> century. It was over this period that several large residential developments took place, largely undertaken through private enterprise, resulting in the expansion of the urban extent of the town towards the north-west. In the modern period, a German Prisoner of War Camp was established to the south of Empingham Road (HER: MLI90575). Following the end of the war, the site was redeveloped for housing.



**Evidential Value:** The character area is mostly developed; consequently archaeological remains in these areas may have been truncated. The presence of the Roman road through the HUCA as well as the prehistoric enclosure could suggest that further evidence from these periods is possible, particularly in undeveloped areas.

**Historical Value:** The character area contributes to the history of Stamford; however this is now largely illegible in the HUCA due to development which has taken place across the area.

**Aesthetic Value:** A number of the modern boundaries reflect those which were set out during the Parliamentary Enclosure, and modern development has taken place within that older layout. The built character of the HUCA reflects national trends rather than the traditional built form of Stamford town and as such does not provide a sense of place unique to the town, however, it does reflect modern architectural trends and as such the date and narrative of development can be read in the area.

**Communal Value:** Some heritage which may be used to engage the public on the history of the area, particularly that associated with the Roman road Ermine Street, the route of which is still partially followed by the route of Casterton Road, and the Stamford Prisoner of War Camp.

## DISCUSSION

### Historic background

Stamford's development has been affected by multiple factors including its location, topography, geology as well as human factors, which have been influencing its change since before the 9<sup>th</sup> century. Stamford's geographical location on the lowest crossing place over the River Welland has made it into an ideal area for settlement and there has been occupation within the survey boundary since the prehistoric period. There are a number of heritage features relating to this period within the survey area, the majority of which are findspots. Flint tools from the Palaeolithic, Mesolithic periods as well as axes from the Neolithic and Bronze Age have been discovered within the survey area. Evidence of settlement is seen from the Iron Age period and occupation is recorded both to the south and north of the River Welland and on the western slope of the River Gwash. Excavation of these sites indicate that occupation continued into the Roman period. The origins of what became the later town of Stamford began in what has since become the town centre during the early-medieval period. Initially a Saxon settlement was established, probably to the north-west of the town, followed by a Danish burh in the 9<sup>th</sup> century, from which the town centre's layout partially originated. The town began to grow into an economically successful settlement in the 9<sup>th</sup> century with the establishment of multiple industries including pottery and fabric manufacturing, both of which endured as highly successful trades into the middle of the medieval period. In 918 a second Saxon burh was established to the south of the River Welland by Edward the Elder, to whose rule both sides then submitted themselves. The character of Stamford's core dates to the medieval and post-medieval periods and was formed by a variety of factors. In the medieval period, Stamford was divided into multiple parishes, hence the numerous churches. These stone built churches are a common feature on street corners across the town and their spires can be seen from across Stamford and the surrounding area. During the medieval period religious houses, public institutions and large merchant's halls were also established in large numbers, many of which are still extant. Consequently the layout of the early town, which consists of modular areas of development divided by irregular roads has been well preserved. A large amount of redevelopment took place in the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries following a period of economic decline. Consequently, the town reflects a mixture of medieval and Georgian/ Victorian architecture. Lord Exeter of Burghley House had a huge impact on the town in the post-medieval period, influencing many decisions regarding its design and restricting or promoting development. The modern period has witnessed the clearance of some older residential areas in the town centre and the development of suburbs in their place, although the town centre has a good level of preservation. This is partially credited to the establishment of the UK's first Conservation Area in 1967, and to the decisions of major local landowners in the earlier period. In the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, Stamford has increasingly become a tourist attraction.

### Character summary

The town contains a small number of distinct character areas. Topographically, the town slopes towards the River Welland providing views from both sides towards the other. The town centre, separated by the River Welland is part of HUCA 1. This area is the present day commercial heart of the town and also contains the largest portion of the town's heritage assets, a well preserved built environment and historic street layout. Local stone is used across the area, due to its proximity to the town and this has given Stamford a built form which is rare within Lincolnshire. Modern retail parks and light industry are recorded in HUCA 2. This development is a feature which was once common within town centres, although it is more often found in purpose built areas on the edge of towns in the modern period. Consequently the main character of HUCA 2 is fairly indistinct with large shopping units and associated parking and small local industries. In the early-mid 20<sup>th</sup> century, Stamford Council built large new housing estates for the growing town and the residents who had been displaced by clearances in the town centre. This housing, as well as additional 20<sup>th</sup> century development, is recorded in HUCA 3, which is predominantly residential alongside some public buildings such as schools. Although the council built a large number of houses in the town over the 20<sup>th</sup> century, some private development also occurred which is recorded in HUCA 4. This HUCA was developed piecemeal through numerous private ventures which has created a highly varied architectural character. HUCA 5 was residentially developed in the latter part of the 20<sup>th</sup> and the early 21<sup>st</sup> centuries. It is reflective of architectural styles common at time of construction.

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# Extensive Urban Survey



Stamford Bridge looking north

## Stamford

2022

Project Number 2897

Historic England, Lincolnshire County Council

Nicola Grayson