

Background Paper  
The Deepings  
Neighbourhood Plan

Background paper on  
Character Areas

Appendix 3 - The Survey  
Report

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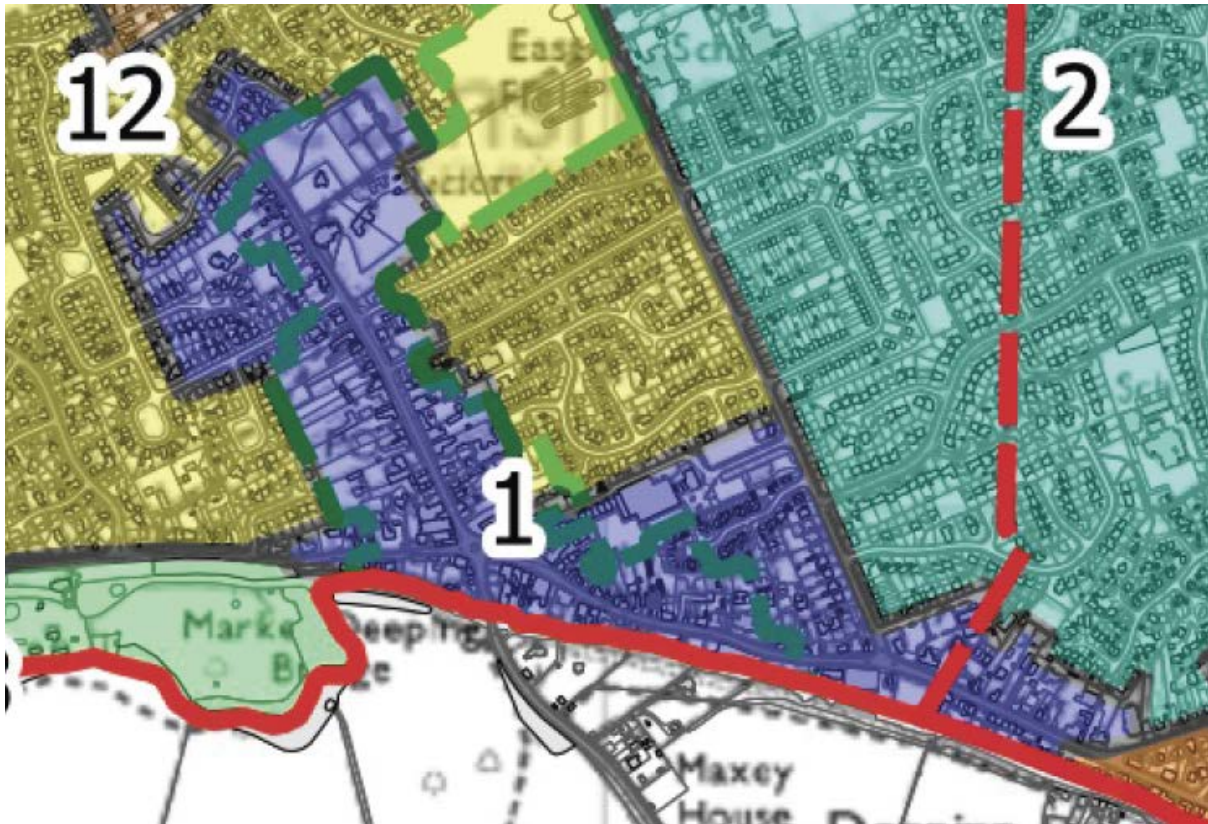




## AREA 1 - MARKET DEEPIING CORE

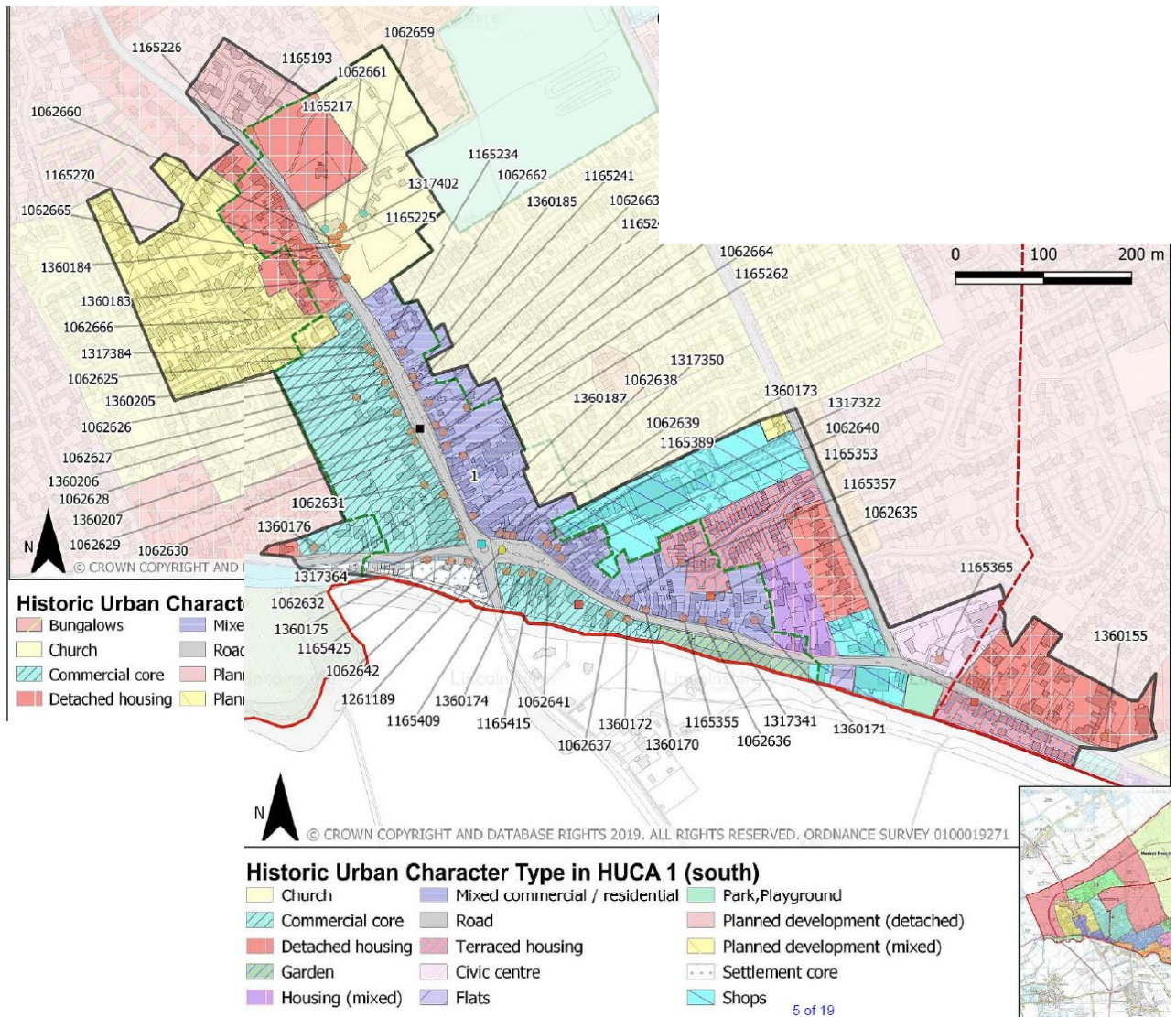
## AREA 1 - MARKET DEEPIING CORE

This area forms the core of the town centre and is located close to the River Welland at the crossroads of the old A15 and A16, now the B1524 and B1525





## AREA 1 - MARKET DEEPING CORE



## **AREA 1 - MARKET DEEPING CORE**

### **a. Historic Urban Character**

- The road plan is medieval in origin, straight until the River Welland at which point the road follows the course of the River.
- Civic and commercial centre of the town comprising shop fronts, town and market.
- Medieval marketplace in centre of the Historic Urban Centre located on and to the east of the crossroad, retains the original shape.
- Buildings predominately date from the 17<sup>th</sup>-19<sup>th</sup> Centuries, in 2-3 storeys, built in varying styles but consistent materials. Limestone and Collyweston slate create a strong continuous character throughout the Historic Urban Character Area, with some later brick-built buildings inserted into the open spaces.
- 20<sup>th</sup> Century shopping precinct located to the rear of the High Street with large square shops with low pitched roof, connected to the main street through an alley and an arcade.

### **b. Landscape History**

The village is likely to have been founded in the early medieval period. The plots of land were probably established in that period along with the street layout. There would have been medieval buildings along the main roads, however these have mostly been replaced in the post medieval period by stone buildings. The stone was likely to have been transported along the Welland from the quarries close to Stamford. Twentieth century residential developments have occurred around the outside of the settlement core which has obscured some of the historic plot lay outs, but the centre retains its historic character.

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value: 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. Two-thirds of all listed buildings in the Deepings are within this Historic Urban Character area. The original medieval street plan and marketplace are also preserved in the modern townscape and it is highly likely that there are earlier remains beneath the post-medieval buildings.

Historical Value: heritage assets make an important contribution to the history of the wider area. The area has a very strong character and the assets including the medieval street plan are highly legible. The many buildings, both listed and unlisted illustrate the development of the town and its prosperity in the medieval and post medieval periods.

Aesthetic Value: The completeness of the 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 area. Its strong character is helped by preserved medieval street plan and consistent local building materials. It demonstrates the development and history of the area and provides a strong sense of place within the town.

Communal Value: The town core has been the centre of civic and commercial life within the town since the medieval period is still the heart of the town in present day. It 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.



## **AREA 1 - MARKET DEEPIING CORE**



### **d. Review of area from Character Assessment Walks**

#### **Buildings, Spaces, Views, Greenery and Landscape**

The appearance of the buildings in the conservation area were rated highly, their contribution to the space, the size and the scale of the buildings, their age, construction materials and the roofs, chimneys and gables. Comments were made on the poor state of repair of some of the listed buildings and the poor retail precinct at the back of the Market Place (at the time the Co-op, now Poundstretcher).

The Historic Market Place, High Street and the area from Church Street to St Guthlac's Church were highlighted as historic and popular views incorporating Medieval, Georgian and Victorian vernacular. There were negative comments regarding the Stamford Road entry, by the ex-garage site.

The eastern and western approaches scored highly in terms of views as did the views of the historic Market Place buildings. Valued views into and outside the area from the countryside are limited to those from the southern bridge (B1524 Lincoln Road) and from property backing onto the river.

The River Welland and river side parks are an attraction, but access is limited, and it was felt more could be made of this feature. Trees and verges were attractive.

#### **Ambience**

The strong independent retail, hospitality entertainment and leisure offerings are viewed positively as are the busy but open and inviting aspect of the town centre.

#### **Spirit of the Place**

The town centre of Market Deeping incorporates mainly historic, well preserved buildings several centuries old, surrounding the town centre. It is very charming, vibrant and well served marketplace area, which is attractive to residents of the area and visitors alike. The aim should be to conserve and enhance the Centre's offer both in its historic story and in its role as a significant town centre.

The major feature that needs improvement is the Precinct Shopping centre. This centre is not visibly detrimental to the old marketplace area and an underdeveloped resource and is a potentially attractive retail asset, being so close to the town centre and housing the Wednesday market in the car park.

## **AREA 1 - MARKET DEEPING CORE**

West of Halfleet – The area has a very open feel with good width roads, and several bungalows. There are green spaces with areas for games and recreation. There is also a play area, albeit needing attention. Cars are mostly kept off road with some specific exceptions. There are also useful footpaths within the area.

There are views of St Guthlacs from many parts of the area and there are attractive, largely Georgian houses with well-maintained gardens. Despite the area primarily being housing there are good green spaces, with views of trees and well-maintained gardens.

### **Ambience**

The area is a very pleasant place to live and has a feeling of spaciousness and tranquillity, with attractive housing, wide roads, grass verges and trees enhancing the pleasant views. There is some noise from the main road and some smell from the Anglian Water Plant. The play area (old Feoffies school) is poorly maintained with dead trees and graffiti and feels intimidating. There are some parts of the area where on road parking is an issue and one of the footpaths has a potentially dangerous exit onto the Stamford Road.

### **Sense of Place**

The blend of bungalows, houses and some older cottages is attractive with plenty of open space and views of greenery and gardens. Views of St Guthlac's church add to the ambience. There is a very usable green space and footpaths available. This area is an attractive place to live.

## **e. Key issues and projects.**

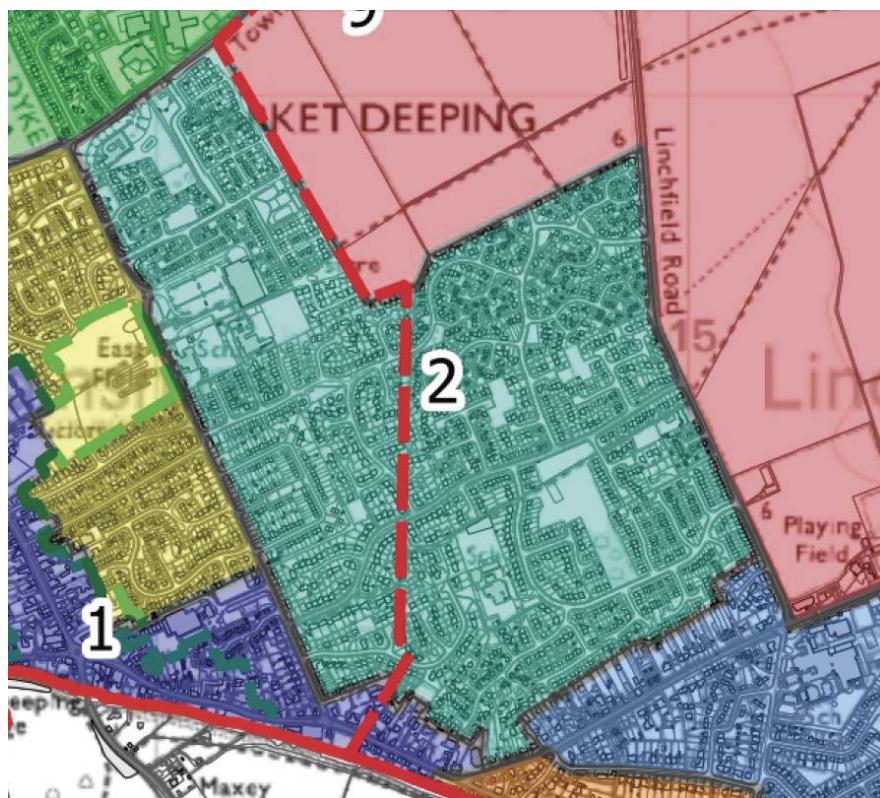
1. Guard open and green aspects
2. Attractive cul-de-sacs with sizeable central greens
3. Mostly off-street parking allowing for a generous open feel to the road. Maintain the tranquil character of residential streets
4. Protect views of St Guthlac's Church.
5. Protect riverside views
6. Promote improved access to and use of the Precinct Shopping Centre



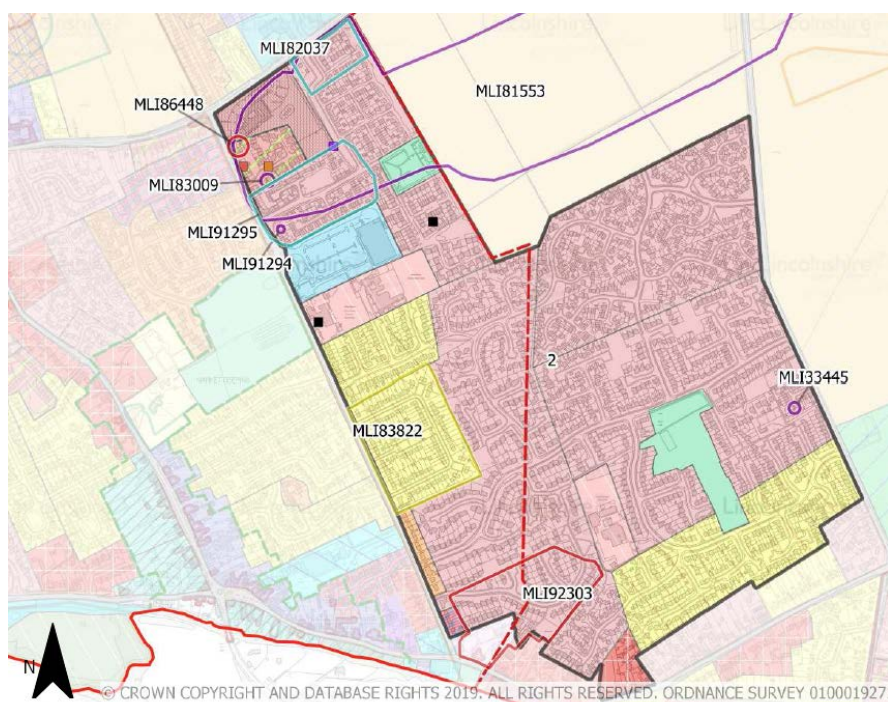


## Area 2 – Thackers Way, Meadow Road and Lady Margaret's Avenue

### AREA 2 – THACKERS WAY, MEADOW ROAD AND LADY MARGARET'S AVENUE



An area to the east of Godsey Lane, being a predominantly 20<sup>th</sup>C suburban area.



#### **Historic Urban Character Type in HUCA 2**

Bungalows	Road	Planned development (detached)
Detached housing	Semi-detached housing	Planned development (mixed)
Education	Supermarket	
Health centre	Park, Playground	



## **Area 2 – Thackers Way, Meadow Road and Lady Margaret's Avenue**

### **a. Historic Urban Character**

- Mid to late 20<sup>th</sup> century suburban development. Mixture of detached, semi-detached and short terraces built in one/ two storeys in brick and tile, many houses are also rendered. Streets are a mix of long connecting roads and cul-de-sacs. Houses are set back from the road with driveways, a moderate verge of grass, trees and a pathway.
- Parks, schools and amenities have been built into the developments with surrounding houses.
- Godsey Crescent development designed and built in 1976 as a 'village within a village'.
- History of the Deepings is preserved in the street names, such as Lady Margaret's Avenue and Beaufort Avenue.

### **b. Landscape History**

Remains from the Bronze Age, Iron Age and Roman period have been recorded within the HUCA. The landscape in the medieval period was part of the open field system. It is suggested by Ingulph that the land was enclosed by Richard de Rulos in 1076 when Market Deeping was extended. The field system changed in the 19th century as part of the Parliamentary Enclosure Act of 1815. The new developments do not preserve the former field boundaries, but some remnant field boundaries are seen.

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value: A small amount of excavation prior to development has led to a limited understanding of the archaeology within the HUCA. Recorded ridge and furrow (HER: MLI91295) demonstrate that the area was part of the open field system.

There are 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 of new development 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: Written evidence tells us about the growth of Market Deeping with the enclosure of new lands within the HUCA in the medieval period. These elements are no longer legible in the landscape.

Legible heritage assets are present within the area, 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.

Aesthetic Value: Mid-late 20<sup>th</sup> century housing has removed any suggestion of the former landscape use. The area thereby has low value.

Communal Value: Predominant character is residential, therefore perceived symbolic and social values are limited. There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation.

## **Area 2 – Thackers Way, Meadow Road and Lady Margaret’s Avenue**

### **d. Review of area from Character Assessment Walks**

#### **Buildings, Spaces, Views, Greenery and Landscape**

The following consider separately a. North and b. South of Thacker’s Way

##### **a. North of Thackers Way**



The area is almost completely dominated by 2 storey modern suburban homes (20<sup>th</sup> century) varies within the area in terms of age, construction and attractiveness.

There are several attractive, public, grassed areas including John Eve Field, Glebe Park and the Spinney. In some of the housing areas there are small areas of green space adding to a positive ambience in the area.

However, there are some small estates where no consideration to space has been given. The area deficient in open space lie to the east of this study area. There are several small



## **Area 2 – Thackers Way, Meadow Road and Lady Margaret’s Avenue**

spaces unrelated to the housing they are meant to serve. These are mostly inaccessible, not overlooked, and a clear by-product of poor design and layout. In the absence of better spaces, they are still however pleasant important breaks in the built-up area.

There are views of St Guthlac’s church from the footpath crossing fields to the North of this area.

Some of the housing has well maintained attractive gardens and there are numbers of trees visible around the area. There are also public areas with flowers and deciduous trees. Benches in the larger green spaces enable people to sit and enjoy these areas. These areas also give opportunities for recreation, including walking and sporting activities. There is play equipment for younger members of the community.

There are also other areas of interest, including the allotments that are not yet completed (east end of Charter Avenue). St Guthlacs Church, and the listed Old Rectory. To the eastern edge are the major amenities for the Deepings, including a large supermarket, the health centre, community centre and schools.

### **b. South of Thackers Way**



Source: Google

Jubilee Park (above) constitutes the largest formal open space with several much smaller spaces within the area. Grass verges alongside primary roads through the area contribute to an open feeling. Little activity was observed on the smaller spaces, but Jubilee Park is used for play, walking and exercising dogs. Most of the spaces are generally not impacted by traffic noise. The Linchfield School and Linchfield Rd feature significant numbers of mature trees. There are large trees on Jubilee Park, but these are more discrete rather than forming a more continuous group. There is a significant contribution to a green image from the planting within private gardens and the open spaces.

The beacon on Jubilee park is a focal point for community events to mark important national occasions. This is where the ground is highest, providing a view across the park and surrounds. There are views of an historic nature from Horsegate and the setback buildings give a feeling of openness. Linchfield Rd serves as a boundary between urban and rural areas, with agricultural land to the east and the large green expanse provided by the rugby club.

### **Ambience**

This area is generally busy with significant traffic noise due to the major route to the North and the central amenities situated along Godsey lane. Off the main routes there are areas

## **Area 2 – Thackers Way, Meadow Road and Lady Margaret's Avenue**

that are peaceful and tranquil. There are some small estates where there is no bin storage and limited car parking giving a sense of clutter, spoiling any ambience and encouraging litter.

### **Spirit of the Place**

#### **a. North of Thackers way**

The area includes the major commercial amenities and is, therefore, busy with a lot of traffic and noise, there are however also very pleasant attractive areas, with trees, flowers and an air of tranquillity. The housing in the area is very varied ranging from traditional historic old stone properties to modern brick-built properties, many of which are attractive and well maintained. Unfortunately, there are areas where little thought has been given to basic needs including off road parking and bin storage.

Some of the newer estates in the eastern section, although small, have poorly designed layouts with a lack of character and little consideration given to privacy, footpaths, rat runs and a local area for children to play. No direct routes to schools or shops.

The newer high-density areas are also suffering from inadequate off-road parking, with considerable obstruction of footpaths. A few large open spaces exist but they do not serve the area well as they are low maintenance grassed areas with no facilities, nor seats. Houses back on to them so there is no natural surveillance.

#### **b. South of Thackers Way.**

The area features some good examples of provision for active travel which makes a positive construction to the areas character. Footpaths within the area are paved, often lit, and often run within a corridor wider than the paved surface which helps to make them more attractive to use.

Some of the paths, such as one joining two parts of Swift Close, do though feature barriers which may be an inconvenience to users, particularly disabled and less mobile users, or indeed be impassable. Swift Close itself is unlike surrounding roads, having many spurs and so navigation around and sense of belonging are compromised.

#### **e. Key issues and projects.**

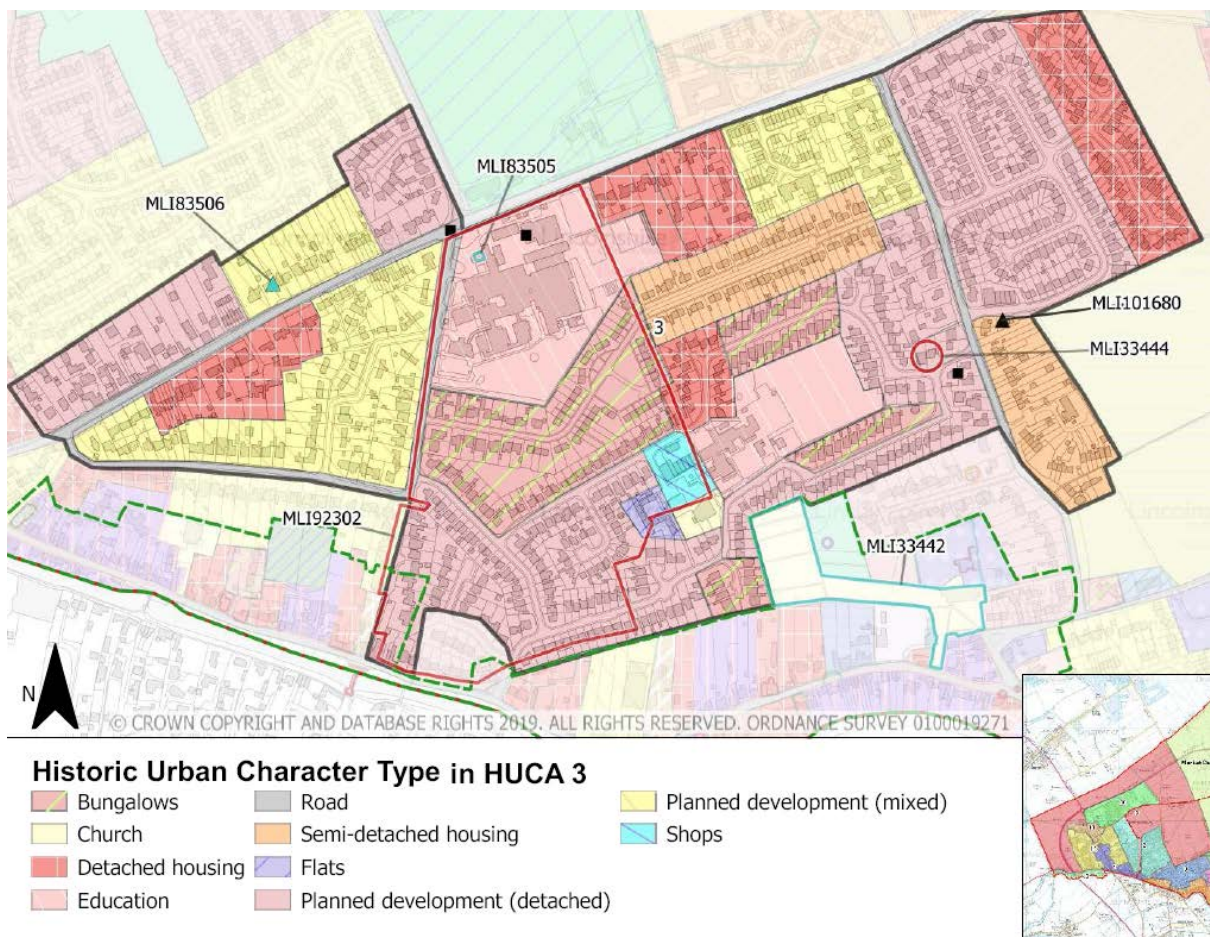
- a. Prevent loss of off-street parking
- b. Protect valued local green spaces and open spaces, as well as views of those spaces
- c. Improve clarity and signage of footpath connections





## Area 3 Church Field

### AREA 3 CHURCH FIELD



The area lies on the south side of Spalding Road, and includes the immediate area of the Deepings Academy.

## **Area 3 Church Field**

### **a. Historic Urban Character**

- Planned mid-late 20th century developments, suburb of Deeping St James, built with amenities such as schools and parks.
- Housing is a mixture of detached, semi-detached, terraces, flats and bungalows. The dominant material is brick with tile.
- The main roads were likely established in the medieval period as main through roads, the 20th century roads are smaller and winding with cul-de-sacs. The houses are set back from the road behind front gardens, grass verges and pathways.
- Residential development has eroded the gap between Market Deeping and Deeping St James, making one continuous settlement.
- History of the town is preserved in street names, like Waterton Close, and Manor Way.

### **b. Landscape History**

Prior to the residential developments the HUCA was agricultural. Church Field was part of Deeping St James' open field system. The open field system field pattern was changed with the introduction of the Parliamentary Enclosure Act of 1815. A medieval coin hoard and windmill are recorded within the HUCA. Waterton Hall and Park (which was redeveloped in the 20<sup>th</sup> century) was possibly built on the site of a former manor, the garden of this hall formerly covered the western half of the HUCA.

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value: Few known archaeological records due to small amount of excavation prior to development. 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.

Historical Value: The former field pattern has been obscured by mid-late 20th century developments and is no longer discernible. The Waterton family did develop some aspects of the town and the hall is reputed to have been built on the site a former manor house. Legible heritage assets are present 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

Aesthetic Value: The 20th century developments have masked any historical character.

Communal Value: The mostly residential nature of the area limits its communal, spiritual, symbolic and commemorative value. There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation.



## **Area 3 Church Field**

### **d. Review of area from Character Assessment Walks**

#### **Buildings, Spaces, Views, Greenery and Landscape.**



The area primarily consists of a late 20th century development centred on Park Road. These properties are a mixture of brick built detached bungalows and two-story houses; designs are cleverly placed as to give an attractive development.

The greenery and landscape are predominantly of front gardens, the majority of which are unfenced so readily viewable from the road. The gardens are well maintained and attractive.

The area has a sense of space with very little traffic at the time of the review despite it being on a direct north south link. Noise was minimal and the area had a very attractive feel. School arrival and departure activity adds a short-term congestion to the area around the school.

Ambience. The area is attractive with a spacious feel, it has the Deepings school to the north and a primary school to the south. Perhaps at other times of the day, in the week the feeling might be influenced by more traffic.

Spirit of the Place. The area is an attractive housing development and despite most of the houses being built within a short time frame a successful effort has been made to produce a pleasing mixture of bungalows and two storey houses. It has a very open feel and housing is well maintained and looked after.

### **e. Key issues and projects.**

1. Management of school traffic
2. Management of traffic and road safety associated with the nearby sports fields (in Area 9) and the Open Door Church 99999

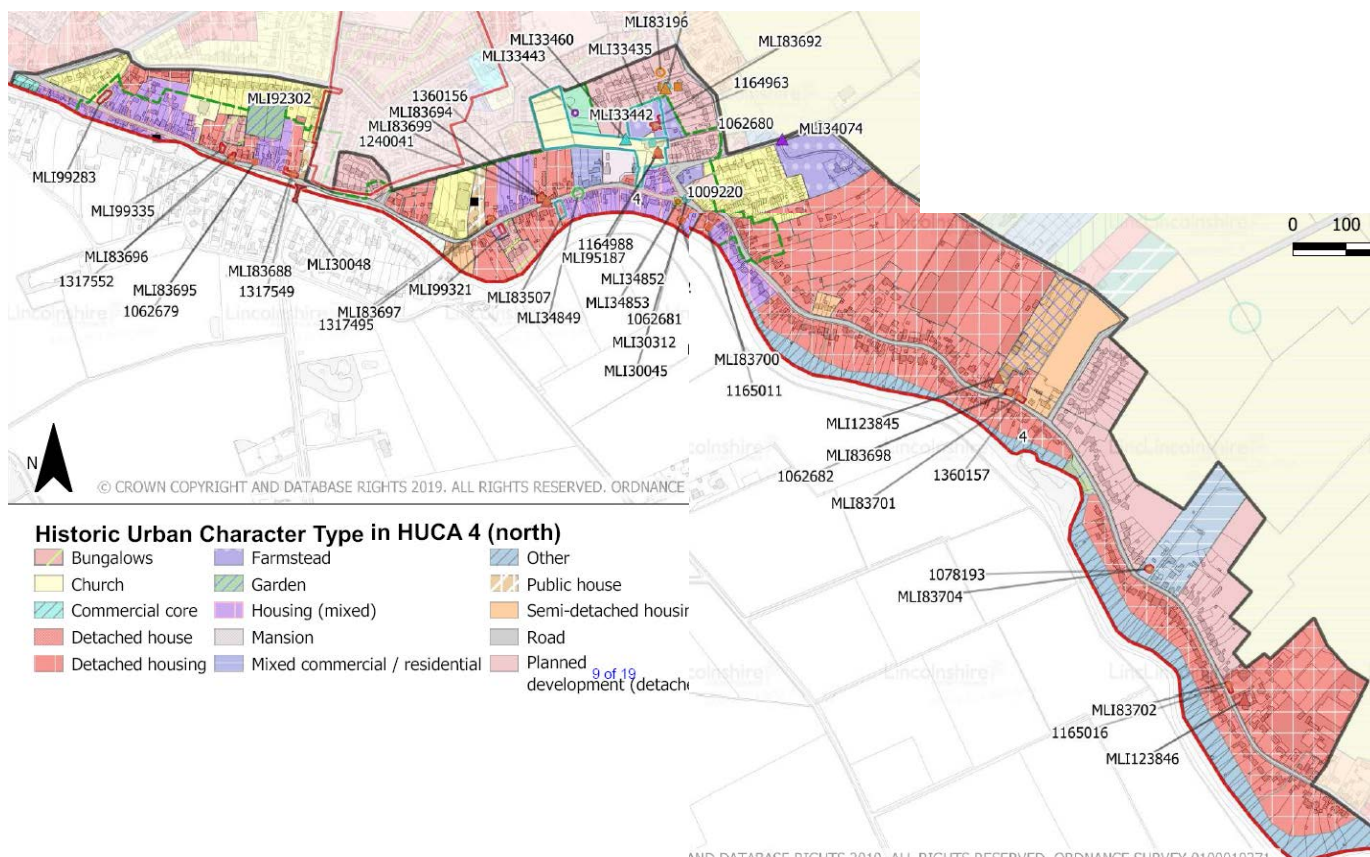
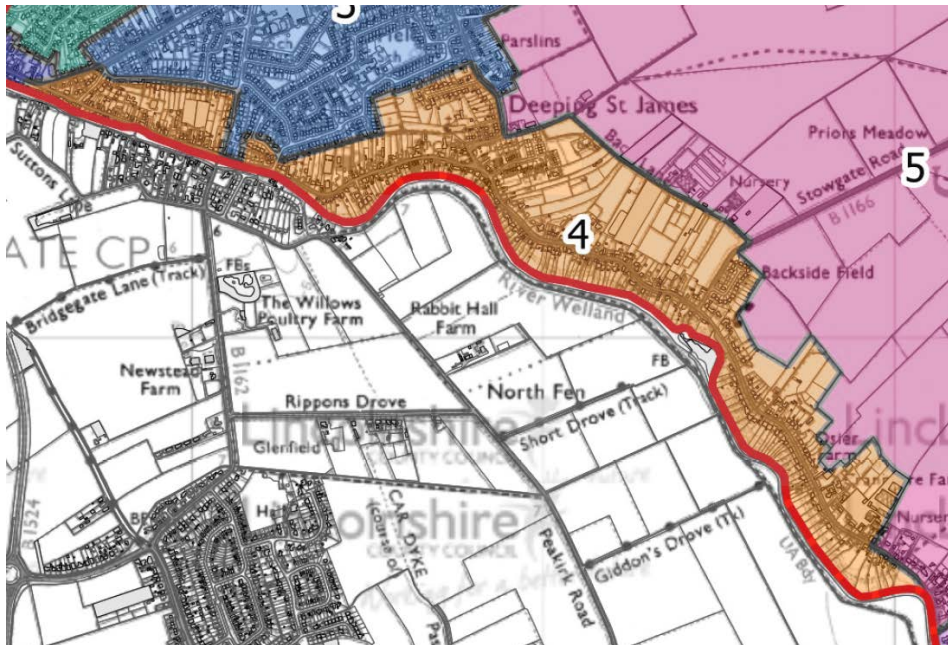




## Area 4 - Deeping St James Historic Core - Church Street and Eastgate

### AREA 4 - DEEPING ST JAMES HISTORIC CORE - CHURCH STREET AND EASTGATE

The historic core of Deeping St James characterised by older limestone housing.



## **Area 4 - Deeping St James Historic Core - Church Street and Eastgate**

### **a. Historic Urban Character**

- Residential character, comprising a mixture of developments from the 17-21<sup>st</sup> centuries – the character is varied and some of the 20<sup>th</sup> Century development is not sympathetic to the area's character.
- 17<sup>th</sup> – 19<sup>th</sup> century limestone houses, built to the front of the road
- Unsympathetic brick-built 20<sup>th</sup> century housing has been built in open spaces between older houses. These are set back from the road with driveways, juxtaposing the older properties which are positioned on the street front.
- 21<sup>st</sup> century housing has also been constructed in gaps between older housing. These are constructed with a stone-effect which is more sympathetic to the vernacular post-medieval buildings and positively contribute to the character.
- Well preserved medieval layout, irregular main road following the course of the River Welland. Burgage plots (historically plots made available in return for services or rent) are well preserved and can still be seen in the plan form of the town. These plots are connected at the rear by a 'Back Lane' which has remained part of the road system in present day.
- St James' Church and Priory were built on the site of a 12<sup>th</sup> Century Benedictine priory, re-using the stone from the former building.
- South of the Church is a 15<sup>th</sup> Century village cross, modified in the 19<sup>th</sup> century and incorporated into a lock-up.

### **b. Landscape history**

Road layout and plan form of the main road established in the medieval period and remains in use with little modification today. Town reputedly established by Richard de Rulos, this is not definite, however the town was certainly planned in the medieval period.

Deeping Priory was founded in 1139 as a cell to Thorney Abbey.

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value. A high level of preservation of the burgage plot boundaries are retained within the HUCA and many medieval and post medieval buildings are also still extant and visible within the area. The road pattern is chiefly medieval and well preserved in the modern town. There is a high potential for the heritage assets to contribute to an understanding of the history 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.

Historical Value. The historic value of the HUCA is due to the high level of preservation of the medieval road layout and burgage plots. This layout was planned in the medieval period and this planning is still visible in the streetscape. The church and lock up also contribute to the narrative of Deeping St James.

The legible heritage assets either dominate or significantly contribute to historic character. The high value is not precluded by some degree of 20<sup>th</sup>/21<sup>st</sup> century alterations to the historic character.

Aesthetic Value. There is a high level of preservation of the medieval post medieval buildings, however many 20<sup>th</sup> century buildings have been inserted between older properties. These buildings are not of the same material and their position in the plot creates inconsistency in the street-scape. The impact is variable.

Communal Value. The vernacular architecture, lock-up and St James Church create a sense of place and stories to which the local people and visitors can connect. 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.



## **Area 4 - Deeping St James Historic Core - Church Street and Eastgate**

### **d. Review of area from Character Assessment Walks**

#### Buildings, spaces, views, greenery and landscape.

This area includes the Deeping St James Conservation Area and has 17 listed buildings, including the 12<sup>th</sup> Century Priory Church, the 15<sup>th</sup> Century Cross and several houses dating back to the 17<sup>th</sup> Century. There are attractive views of the River Welland, the Priory Church and the Welland Bridge. Eastgate meanders along the line of the River and has a mixture of housing, some of which have attractive open frontages. Some of the houses are large and individually designed with ample off-road parking, these are interspersed with older buildings, including 18<sup>th</sup> century cottages, often with no off-road parking.

There are several large trees in the conservation area, some of which have Tree Preservation Orders, including the Oak tree planted on the small green near Priory Church. The River runs behind the houses on the South side of Eastgate, with those gardens having river access. However, the river is only publicly visible from the small riverside park in Church Street, which provides an open space with seating. The river is visible again at the east end of Eastgate where the houses become more widely spaced. The houses on the north side of Eastgate predominately back onto open fields (including Back Lane) giving a rural, open feel.

Off road parking in Church Street is restricted as many houses of the older houses front onto the pavement with no garage space. Crossing the historic bridge at the end of Church Street can cause some queueing at busy times.



#### Ambience

The area of Church Street is a very attractive place to live or visit, with views of the river, the Church and the Cross. At busy times this road can be busy as it forms one of the main exit routes, across the Welland bridge leading to surrounding villages and towns. Eastgate is comparatively quiet with less on road parking occurring.

#### Spirit of the Place

The historical development of this part of Deeping St James is intrinsically linked to the River Welland, which historically provided an important communication route for waterborne transport. As the buildings are arranged in a linear fashion, they follow the contours of the river, which is continued along Eastgate, taking in a footpath on the Deeping Gate side of the river, leading to the Nature Reserve.

## **Area 4 - Deeping St James Historic Core - Church Street and Eastgate**

### Sense of Place

Both Church Street and Eastgate benefit from the proximity to the River and the historical centre of the settlement. The blend of houses, mixing newer with old, smaller with large, provides a light and spacious area, encouraging walks to local pubs.

### **e. Key Issues and Projects**

1. Protect small open green spaces
2. Maintain the tranquil character around the listed buildings and historic area.
3. Protect the view of The Priory Church
4. Recognise the ability for the heritage assets to contribute to the history of the town as this is limited by the current understanding, their legibility within the townscape or through limited access.
5. Protect the limited riverside views
6. Some homeowners have used gardens for back land development, resulting in additional properties being built into the riverbank and the Welland Green Corridor.
7. Secure greater public access to the river if the opportunity arose.
8. Support the completion of the footbridge near the Railway bridge at Sandy Bank.



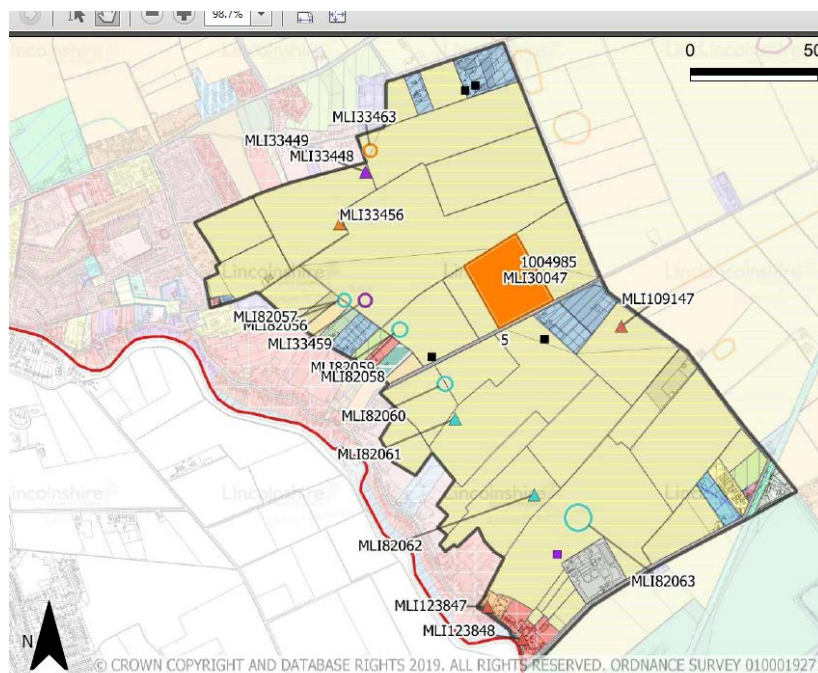
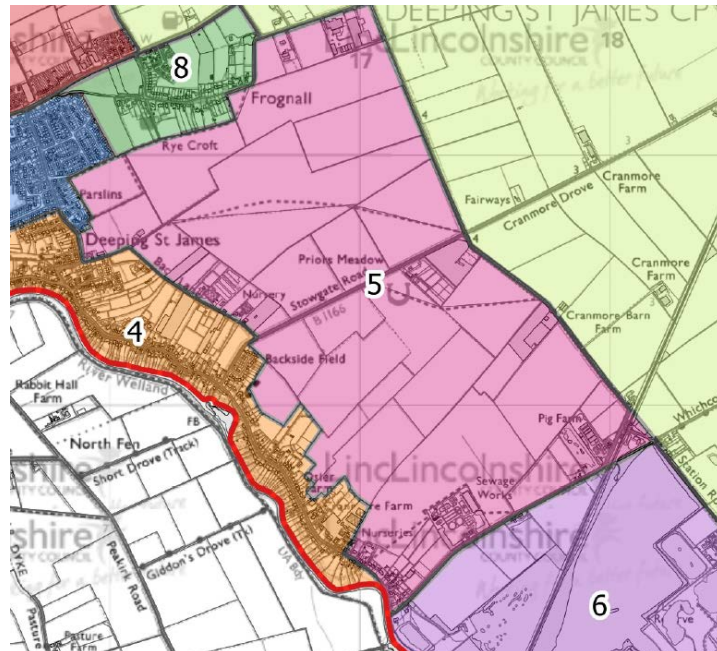




## Area 5 - Back Lane Field and Priors Meadow

### AREA 5 - BACK LANE FIELD AND PRIORS MEADOW

An open countryside area on the edge of the town, with sparse vegetation. A Character Walk survey was not done as the initial focus was on the built-up area, however a heritage review is recorded below .



#### Historic Urban Character Type in HUCA 5

Bungalows	Semi-detached housing	Lake
Detached house	Terraced housing	Office
Detached housing	Unspecified agricultural	Parliamentary enclosure
Modern fields	Waste ground	Railway
Other	Caravan park	Sewerage
Road	Farm	

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## **Area 5 - Back Lane Field and Priors Meadow**



### **a. Historic Urban Character.**

- Agricultural in character, large flat rectangular fields, field boundaries are predominantly dykes, some have sparse hedges and scrub.
- Fields are mostly 20th century, characterised by larger areas, created to accommodate modern technology. These fields are the product of the amalgamation of smaller 19th century parliamentary fields.
- 'Priors Meadow' suggests that the land was once owned or used by the Priory.

### **b. Landscape History**

Priors Meadow, a scheduled monument (NHLE:1004985), is the site of a Roman ritual landscape and settlement. Samian pottery found alongside a coin hoard and close to the ritual site which included 3 bronze crowns and a bowl has led to the site being designated as a site of national importance.

Back Lane field during the medieval period was part of Deeping St James' open field system and the pottery scatters found in the field support this statement.

The field pattern was altered in 1815 with the Parliamentary Enclosure Act, which divided the large open fieldscapes into smaller rectangular fields.

Many of these fields were merged in the 20th century to aid modern farming techniques.

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value. The presence of a known Roman ritual landscape, settlement and coin hoards demonstrate that the landscape was intensively occupied in the Roman period. Additionally, recorded medieval pottery and Back Lane Field being part of the open field system contributes to the wider history of Deeping St James. There is a high potential for the heritage assets to contribute to an understanding of the history of the town.



## **Area 5 - Back Lane Field and Priors Meadow**

Historical Value. The assets within the area which contribute to the history of the towns are not immediately legible, therefore the value is low.

Aesthetic Value. The modern field pattern has obscured some of the earlier field patterns, the historic character of the HUCA is not immediately obvious.

Communal Value. There is little in the way of symbolic, communal and social value within the area to which the public can engage, therefore the communal value is low.

### **d. Review of area from Character Assessment Walks.**

Back Lane was valued as one of the few remaining rural lanes. A recreational resource as well as Byway.

### **e. Key issues and projects.**

1. Preserve back Lane as a Quiet or Green Lane



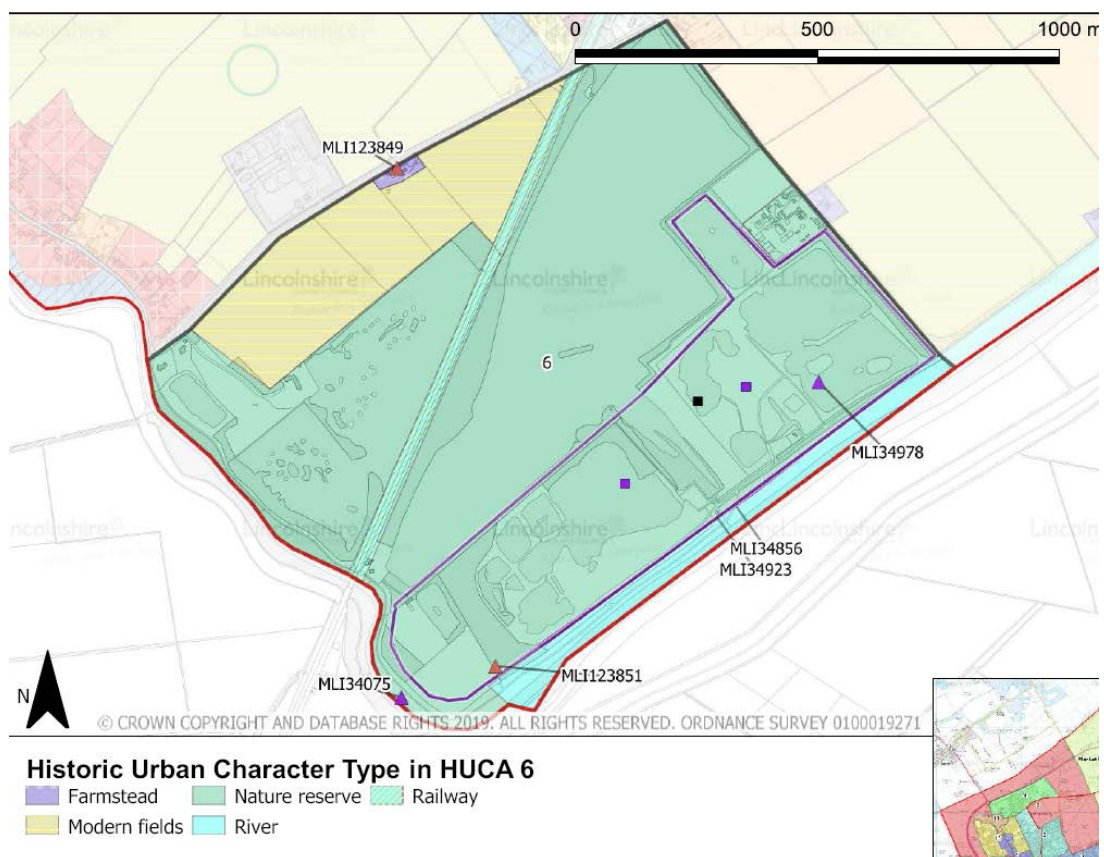
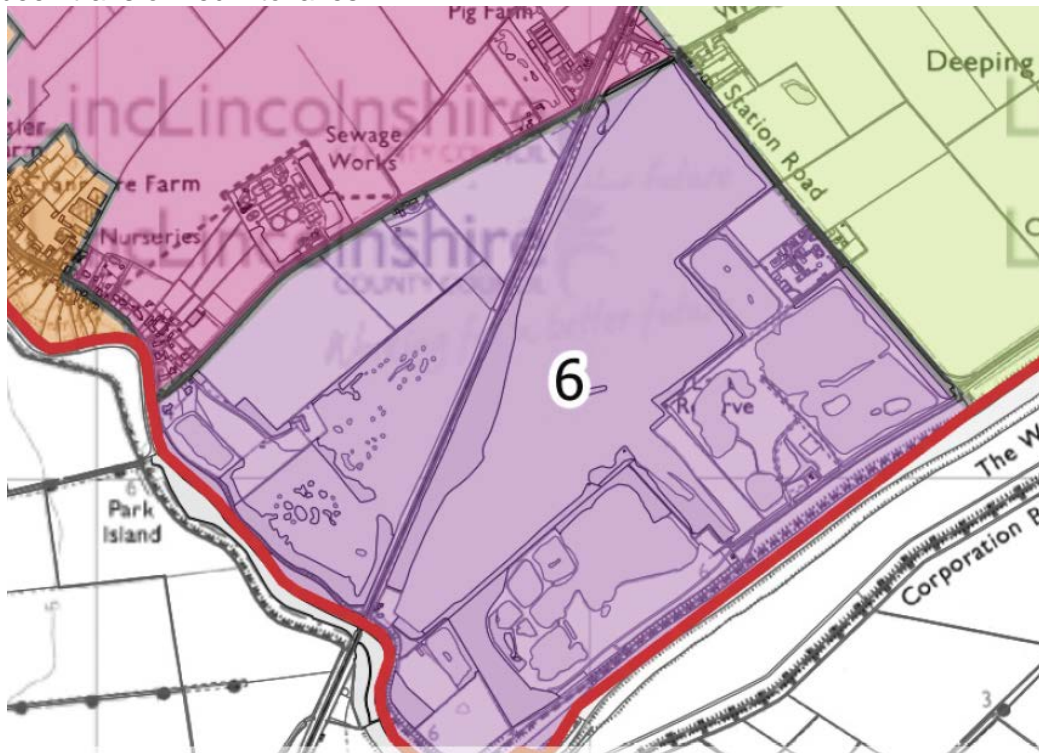




## Area 6 Deeping Lakes

### AREA 6 DEEPING LAKES

Nature reserve on the eastern edge of the Deepings comprising former gravel pits which have been transformed into lakes.





## Area 6 Deeping Lakes

### a. Historic Urban Character

- Surrounded by trees and scrub.
- The HUCA has been extensively altered by human activity.





## **Area 6 Deeping Lakes**

### **b. Landscape History**

This site holds some of the earliest remains found in the Deepings, including a Palaeolithic elephant tusk with evidence from gnawing, demonstrating the environmental conditions of the period.

Extensive Bronze Age and Iron Age settlement remains have been found alongside evidence for salt making. Roman remains discovered in 1740 included two daggers and a possible vexillum (military standard).

The site was used for gravel extraction in the 19th century, and it was intensively quarried to provide gravel for the Great Northern Railway, a line of which was built through the centre of the HUCA in the mid-19<sup>th</sup> century.

The lake to the north has been used as a private fishing lake next to a residence.

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value: The evidence from the Prehistoric period is extensive and illustrates the way that past humans occupied and managed the environment. The post-medieval use of the site provides evidence of how it developed into the present-day site. There is a high potential for the heritage assets within the area to contribute to an understanding of local history.

Historical Value: There is a large amount of prehistoric archaeological remains located within the area, however it does not make a large contribution to the story of the town's development

Aesthetic Value: Multiple periods of human activity have produced the modern landscape, the quarrying of the 19th and 20th centuries were especially crucial for forming the lakes. This activity is reasonably legible in the landscape.

Communal Value: The nature reserve is an asset to the Deepings as an easily accessible place to visit. There are several information boards around the nature reserve which explain the history of the site and the archaeological remains which have been recorded.

### **d. Review of area from Character Assessment Walks**

*This was not done as the rural areas were not covered, and is an outstanding task.*

### **e. Main attributes and key issues**

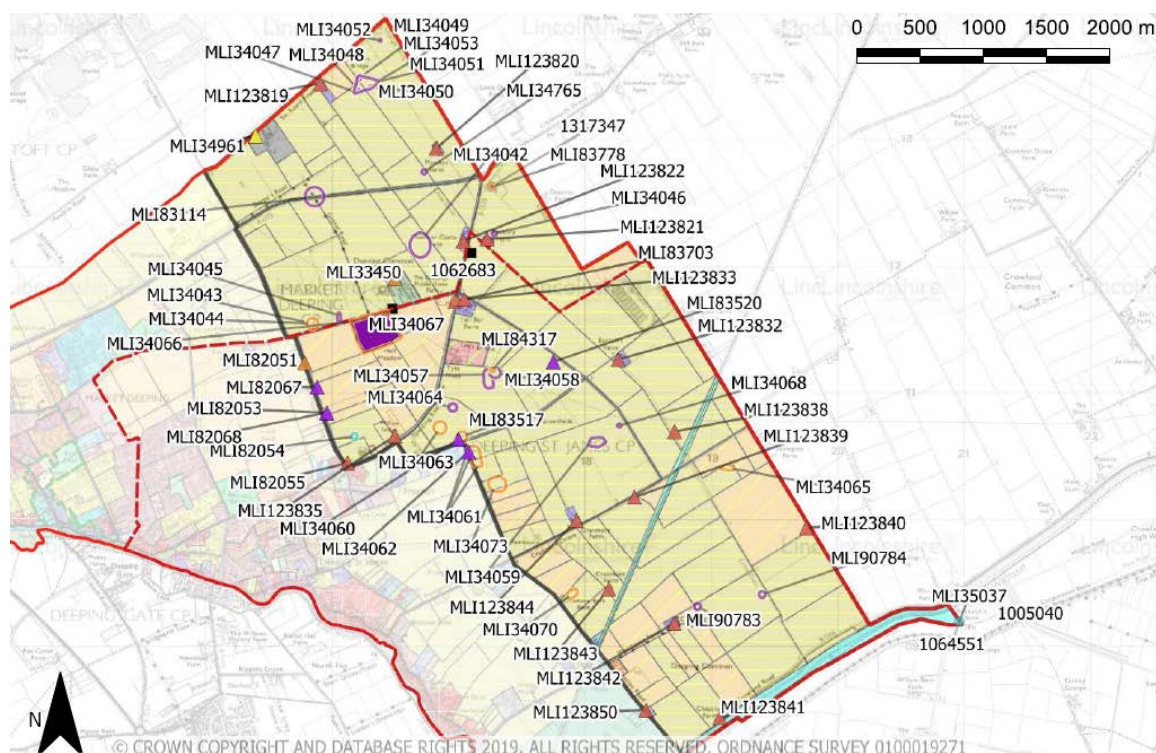
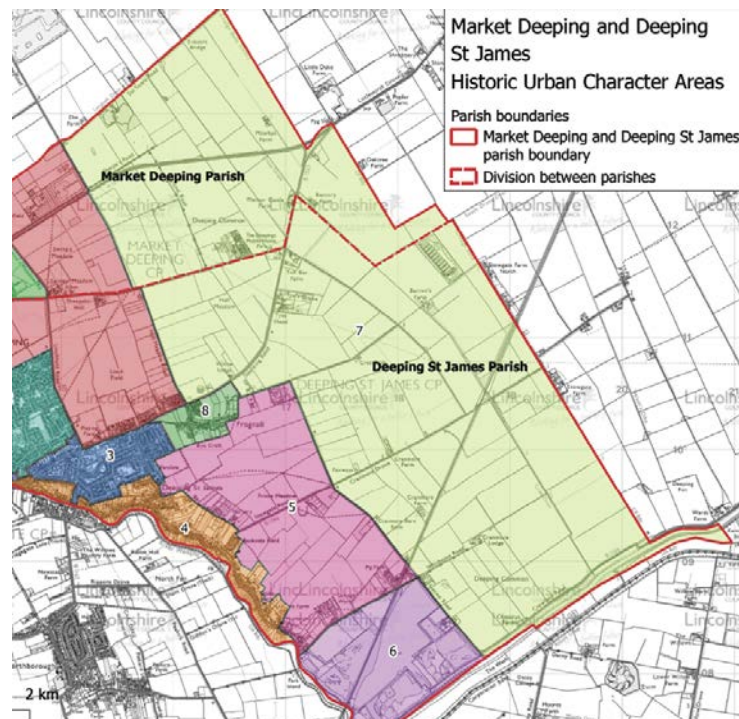
1. Green Walk Key project is to secure a crossing of the River Welland by the railway bridge as it provides a link southwards to join the Peterborough Green Wheel



## Area 7 – Deeping Common

### AREA 7 – DEEPING COMMON

Open countryside, classic Fen landscape.



#### Historic Urban Character Type in HUCA 7

- |               |              |                         |
|---------------|--------------|-------------------------|
| Bungalows     | River        | Parliamentary enclosure |
| Farmstead     | Road         | Railway                 |
| Modern fields | Caravan park | Scrap yard              |





## Area 7 – Deeping Common



### a. Historic Urban Character

Large rectangular arable fields

Boundaries are mostly dykes, some with sparse hedges and trees, the open landscape creates a 'big sky character, which is reflective of the wider fenland landscape.

Large industrial field barns.

Fields are the product of amalgamation of older 19th century parliamentary enclosure.

### b. Landscape History

There is extensive evidence for prehistoric settlement and funerary activity in the area. The Common in the medieval period was likely to have been used for pasture and hay production by the people of the Deepings.

The parish boundary of the Deepings was defined in the medieval period after several disputes between the Deepings and Crowland. These disputes led to the construction of several crosses on the border between the two. One such stone was Kennulph's Stone (NHLE: 1064551), which was erected in c1200 and was re-erected several times following the stones being knocked over in continued unrest.

The land was completely transformed in the 19th century following the Parliamentary Enclosure Act which divided the fields into small rectangular lots.

Many fields were amalgamated in the 20th century with the advent of modern farming techniques, however the straight boundaries and roads of the 19<sup>th</sup> century fields are still legible.

## **Area 7 – Deeping Common**

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

**Evidential Value:** Large amount of archaeological activity in the HUCA demonstrates an intense occupation and use of the landscape. There is a high potential for the heritage assets within the HUCA to contribute to an understanding of the history of the town.

**Historical Value:** The HUCA makes a slight contribution to the story of the town through the documented disputes between Crowland and the Deepings and the building of Kennulphs stone. Their presence, however, may contribute to an understanding of the development of the character area and there are potential associations between assets.

**Aesthetic Value:** The landscape development of the HUCA is visible in the shape of the fields and field boundaries. The rectangular 19th century landscape although altered has created the landscape which is extant today. The earlier history is not immediately discernible, although assumed prehistoric barrows are dispersed around the landscape.

**Communal Value:** There is not a high amount of communal value due to the landscape being privately farmland.

### **d. Review of area from Character Assessment Walks**

*This was not carried out as rural areas remain is to be reviewed*

### **e. Key issues and projects.**

*This is to be done as part of a review of the Neighbourhood Plan.*

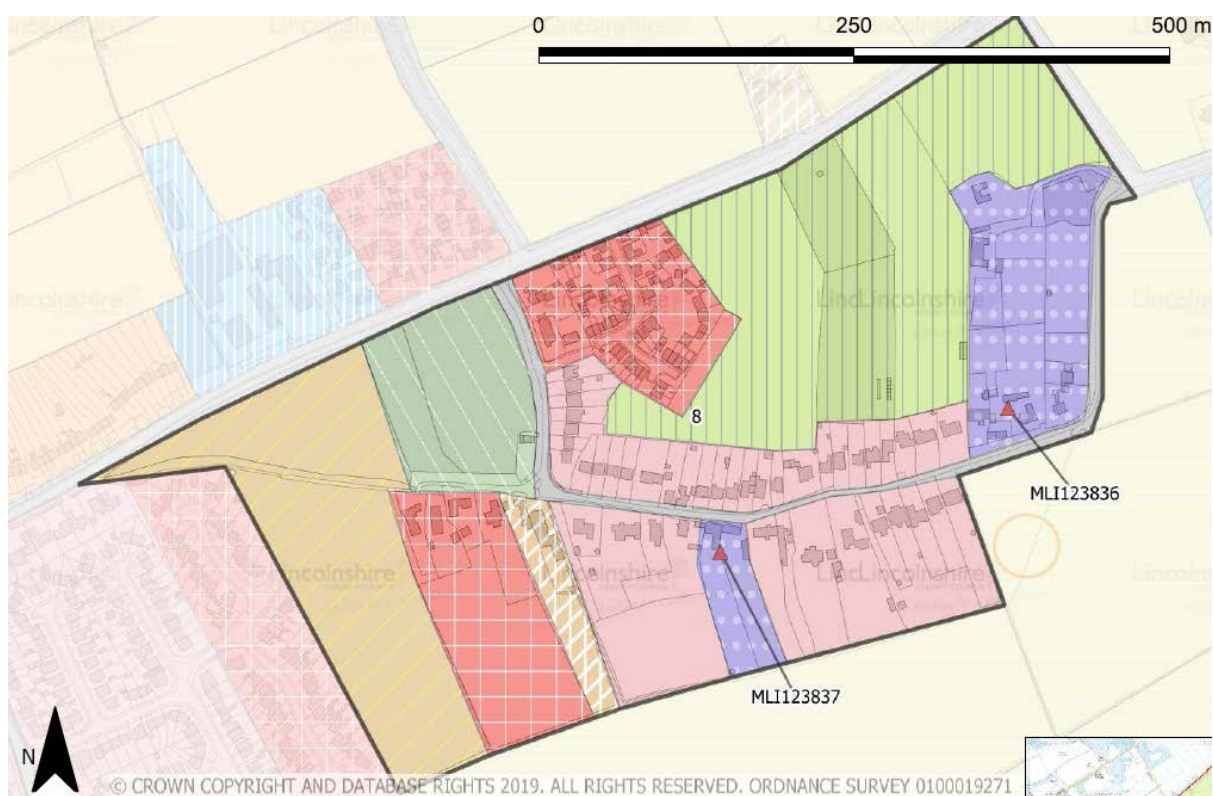
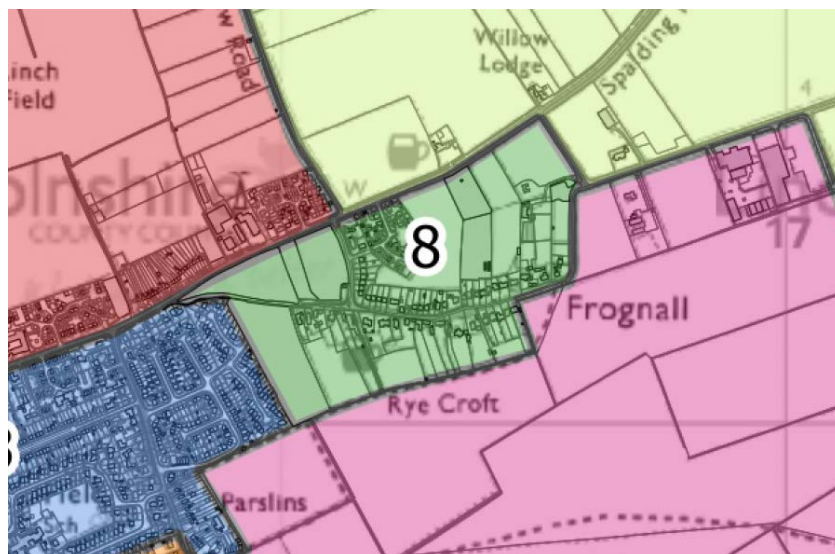




## Area 8 – Frognall Village

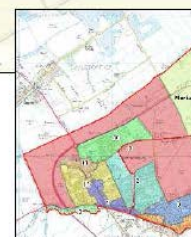
### Area 8 – Frognall Village

A reasonably self contained section of the Deepings with a village feel



#### Historic Urban Character Type in HUCA 8

- |                  |                          |                                |
|------------------|--------------------------|--------------------------------|
| Detached housing | Road                     | Planned development (detached) |
| Farmstead        | Unspecified agricultural | Private fields                 |
| Public house     | Parliamentary enclosure  |                                |



## **Area 8 – Frognall Village**



### **a. Historic Urban Character**

- The character of the village is rural with one to two storey houses long the single main road through the village. Many of the houses have an outlook towards open countryside, contributing to the rural village character.
- The settlement break between Frognall and Deeping St James has gradually been eroded, the village is at risk of being subsumed and losing its rural village character.
- The 18<sup>th</sup> and 19<sup>th</sup> century houses, built in limestone, are close to the roadside edge.
- The 20<sup>th</sup> century houses are built of brick in a variety of styles. These are located further back in the plot with a driveway and front garden, creating a disparity between the old and newer properties.
- The 21<sup>st</sup> century developments to the north of the village, extending southwards from Spalding Road, feel entirely separate from the main village. These houses are built in town-house style consisting of two and three storeys around planned street and are not consistent with the more organic village character.
- The shape of the village is defined by the road layout which is likely to be medieval.



## **Area 8 – Frognall Village**

### **b. Landscape History**

The origins of Frognall are first recorded in 1175-93 in a charter in which the Frognall (Frokenhale) and the lands to the east, were granted by Abbot Solomon of Thorney Abbey to Baldwin, son of Hugh Wake. The village has seen little change until the 20<sup>th</sup> century, at which point a high level of development has taken place.

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value: There is limited evidence which could contribute to the history of the Deepings. The integrity of the historic buildings have been affected by mid-late 20<sup>th</sup> century development.

Historical Value: The 20<sup>th</sup> and 21<sup>st</sup> century developments obscure the character from a heritage perspective, but historic Charters exist and these will illuminate the origins of the village, these possibly highlight the founding of the road pattern.

Aesthetic Value: The character of the Historical Urban Character Assessment is varied and has been drastically altered by mid-late 20<sup>th</sup> century development, however it has retained a small village character. The village is at risk of being negatively impacted by being absorbed into the Deepings.

Communal Value: There is a small amount of communal value from a heritage perspective due to the amount of private residences.

### **d. Review of area from Character Assessment Walks**

#### Buildings, spaces, views, greenery and landscape

The houses in Frognall were thought to be particularly attractive with positive views being expressed about the variety and range of housing, styles and construction materials in this area. However the comments were less favourable about Derbyshire Close, particularly in relation to access and egress.

The area has some very good rural views from many viewpoints. There are few focal points but Frognall village has a curved route with pleasant views. Whilst there were generally positive comments on the rural views it was recognised that recent developments were not in keeping and detracted from the village scene.

#### Ambience

Frognall does have a public house and a small industrial estate on the outskirts of the village. Traffic is significant along the Spalding Road, where the new housing developments are located. This main road does bypass the village of Frognall which as a result remains quiet and peaceful.

#### Spirit of Place

The traditional village of Frognall has lovely vistas and views of the countryside. It is generally well maintained together with the industrial estate and the public house.

### **e. Key issues and projects.**

1. Preserve the separation of Frognall from the Deepings.
2. Preserve the unique character







## **Area 9 North, Millpit, Pit and Linchfield**

### **a. Historic Urban Character**

- Former open field system of Market Deeping.
- Arable agricultural character, field pattern is product of 20th century amalgamation of 19th century parliamentary enclosure.
- Field pattern truncated by late 20th century bypass.
- Boundaries are dykes and sparse hedges.
- Mill field is used locally for recreation and was until 2013 used to host the Deepings Show.

### **b. Landscape History**

Archaeological evidence from the Mesolithic period is recorded in the HUCA, with a large amount of Bronze Age round houses, ditched enclosures and a co-axial field system demonstrating extensive use of the landscape.

Settlement evidence from the Iron Age and Roman period is also very extensive.

All four fields were part of the medieval open field system, Mill and Pit Field are potentially the oldest of the four, the other two are documented as being formed when Richard de Rulos extended the village.

### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value: There is a high potential for the heritage assets within the HUCA to contribute to an understanding of the history of the town. High levels of prehistoric, Roman and medieval activity within the area are demonstrated by the number of remains recorded. Documentary evidence, although not completely reliable, also supports the land-use within the HUCA in the medieval period.

Historical Value: The assets within the HUCA which contribute to the history of the towns are not immediately legible, therefore the value is low. There are no or very few known legible heritage assets; where they exist, their associations are not clearly understood.

Aesthetic Value: 20th century field amalgamation and the insertion of the bypass has obscured much of the former 19th century field pattern. Therefore the aesthetic value, from a heritage perspective is low.

Communal Value: Mill Field is valued by the community as a field that has been used for fairs and events including the Deepings Show from 1945-2013 that can clearly form part of a wider history narrative. It is still used for relaxation and leisure today.

### **d. Review of area from Character Assessment Walks**

#### **Buildings, Spaces, Views, Greenery and Landscape.**

##### **i. Tattershall and Mill Field**

There are several formal open spaces off Tattershall Drive (the adjacent Area 12) and the fields off Millfield Road serve as an informal open space with extensive dog walking and recreation. The grass verges contribute to making the area feel open. There are open fields, formal and informal footpaths, but there is no play equipment, nor benches.

Spaces between buildings, other than Millfield Rd are limited and some of the footpaths are enclosed due to boundaries and vegetation. Millfield Road itself provides a soft edge to the built-up area with hedgerows alongside and the fields beyond. The formal open public spaces within the adjacent developed area (Area 12, 10 and 2) also have a positive impact on the landscape.



## **Area 9 North, Millpit, Pit and Linchfield**

Further evaluation of open space value is given in background documents to the Neighbourhood Plan that address Local Green Spaces.



### **ii. Peterborough Road**

The area mainly comprises undeveloped land that is scheduled for housing (west of Peterborough road) or housing and light industry (east of Peterborough Rd in Area 10). Currently the land to the west has some housing at its southern perimeter (Area 11), on Towngate west, and a few large individual barn conversions at the Peterborough Rd junction, otherwise there are fields, trees and scrubby land.

To the east of Peterborough Rd there are glimpses of lorry parking along with light industrial units. There is mixed housing along the Towngate east border. At the eastern edge there is Car dyke running north to south and beyond that views of a housing development.

There is considerable space and wide-ranging views out to Langtoft. There is a fair amount of traffic on the Towngate Roads and higher levels on the Peterborough Rd itself. The industry can be seen from the road but could easily be disguised with the use of trees.

### **Ambience.**

Noise from traffic on the bypass impact negatively on the area as does high levels of traffic on Stamford Rd and Peterborough Road. Paths through the area are often narrow and enclosed by hedges/fences making them unattractive to use at night

### **Spirit of the Place**

#### **i. Tattershall and Mill Field**

Whilst mostly being housing estates of relatively recent construction, there are some relatively large open spaces. Millfield Rd itself, with its narrow, in part tree-lined character, along with large individually designed houses, is an important feature of the area. This is complemented by the adjacent agricultural fields which to a degree also serve both a leisure and recreational function for the residents of the housing.

The Mill Field open space is a unique environment being visually contained with mature landscaped bunds along the Bypass and mature hedgerows for the most part. Long northerly views towards Langtoft Church and its spire provide a distant focal point. It is mostly used for grazing and recreation.

#### **ii. Peterborough Road**

The area is an attractive under-developed area at present other than the less attractive eastern side of the Peterborough Rd which has clear views of lorry parking and industry. The presence of Car Dyke could be better celebrated as a local archaeological feature. Road noise and the eastern side vistas are the major drawback of the area, but well planned and

## **Area 9 North, Millpit, Pit and Linchfield**

designed developments would benefit the area as it is the northern entrance to Market Deeping.

### **e.. Area 9 North , Millpit, Pit and Linchfield - Main attributes and key issues**

- Protection of key open spaces at Mill Field, and on Tattershall Drive
- Protection and promotion of Millfield Road as a Quiet or Green Lane
- The entrance to Market Deeping from the north needs to complement the Georgian history of Church St as you get closer to the town centre.
- Reestablishment of public footpath continuity (eg FP 1 north-westwards east of Bypass)
- Linchfield Road Character assessment to be enhanced for an update of this report

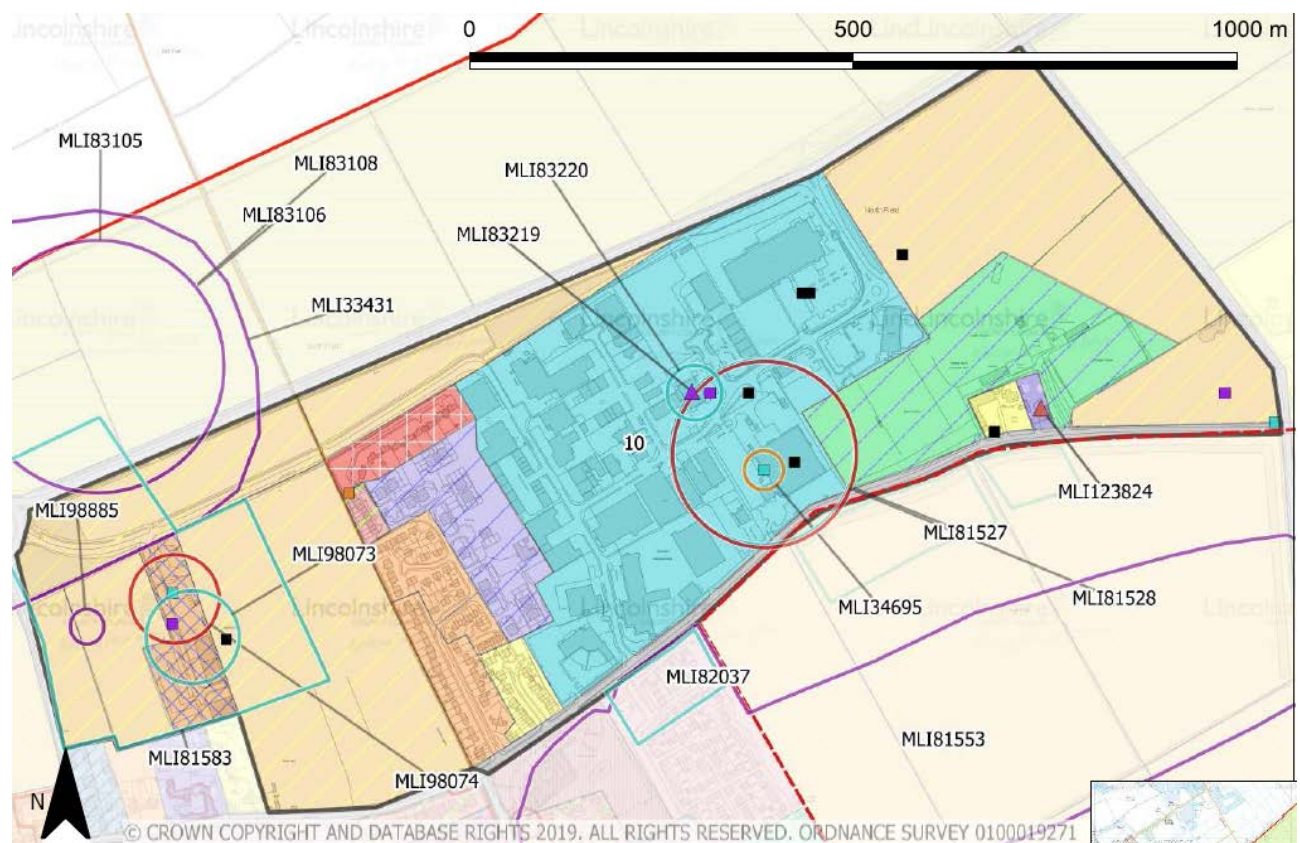
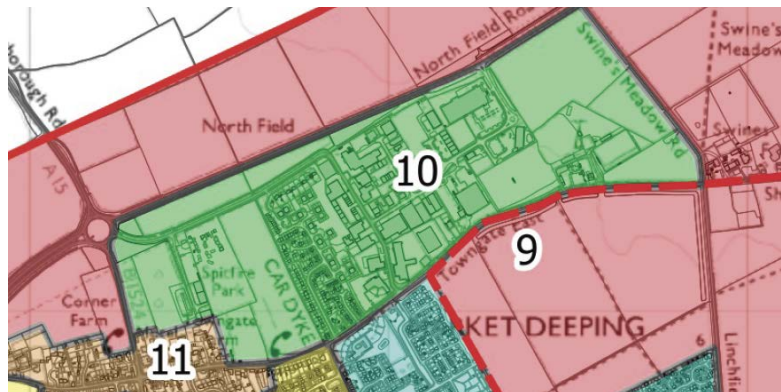




## **AREA 10 - NORTHFIELD INDUSTRIAL ESTATE AND TOWNGATE EAST**

This is a very mixed area with:

- its western edge faces alongside Peterborough Road offering attractive listed barn conversions, merging eastward into a prospective industrial development area (also Area 11)
- A 1940's-1960's residential area alongside Wellington Way
- The Northfields Industrial Estate at the eastern end.



### **Historic Urban Character Type in HUCA 10**

Building yard	Road	Outdoor sport
Bungalows	Semi-detached housing	Parliamentary enclosure
Detached housing	Flats	Planned development (mixed)
Industrial estate	Mixed commercial	



#### **a. Historic Urban Character**

- Late 20th century industrial estate on the outskirts of Market Deeping, comprises large industrial warehouses and parking.
- Mid-late 20th century residential properties to the west of the area include a mixture of houses and flats. Some of the houses were part of a previous RAF base.
- Wide grass verges and communal living areas creates a micro-village feel.
- Agricultural fields adjacent to the estate still retain their 19th century boundaries from the parliamentary Enclosure Act.

#### **b. Landscape History**

Prehistoric pottery, flint scatters and cropmarks are recorded demonstrating an intensively occupied landscape during this period. The Car Dyke (HER: MLI60706) also transects the character area and has defined development edges.

#### **c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value: Prehistoric, Roman, medieval and post medieval remains contribute to the wider history of the Deepings, further excavation could yield more settlement information. There is the potential for heritage assets to contribute to an understanding of the history of the town. 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 area. The potential may also be impacted by levels of development.

Historical Value: There are few legible heritage assets within the area which contribute to the wider story of the Deepings. Those that do exist have been obscured by mid-late 20th century development.

Aesthetic Value: Some of the 19th century field boundaries are preserved in the modern field pattern; most however have been developed in the mid-late 20th century.

Communal Value: Its residential and commercial nature does not contribute to commemorative, social or symbolic values within the town.

#### **d. Review of area from Character Assessment Walks**

This is reviewed in three sections:

1. Peterborough Road corridor, and land to east
2. Residential area off Wellington Way
3. Industrial estate

##### 1. Peterborough Road corridor, and land to east

#### **Buildings, Spaces, Views, Greenery and Landscape**

##### **Greenery and Landscape, Buildings, Spaces**

Relates to area 9. Mixed housing from 18<sup>th</sup>c to modern along the southern edge of the area. These are few and vary in both construction and age. The west side of the Peterborough Road has a recently completed development of 1 and 2 bed flats and houses. These are in keeping with the listed barn conversions and the main northern entrance to Market Deeping.

Car dyke runs north to south and beyond that views of Wellington Way.

The land to the east is scheduled for industry in the SKLP. This will need to be aesthetically pleasing to not compromise the main northern entrance to Market Deeping. Currently large areas of undeveloped fields and trees dominate the site. There is considerable space and wide-ranging views out to Langtoft. There is a fair amount of traffic on the Towngate Roads and higher levels on the Peterborough Rd itself.

##### **Ambience**

The area has a very rural aspect but reasonably heavy traffic. Other than traffic there is little activity. Road noise from the Peterborough Road is significant and at the western extreme noise from the bypass is obtrusive.

##### **Spirit of place**

The area is an attractive under-developed area at present other than the less attractive eastern side of the Peterborough Rd which has clear views of lorry parking and industry (now partially masked with new residential development) . The presence of Car Dyke could be better celebrated as a local archaeological feature. Road noise and the eastern side vistas are the major drawback of the area, but well planned and designed developments would benefit the area as it is the northern entrance to Market Deeping. The entrance to Market Deeping from the north needs to complement the Georgian history of Church St as you near the town centre.



## 2. Residential area off Wellington Way



Wellington Way - Source: Google.

### **Greenery and Landscape, Buildings, Spaces**

A well-defined area with only a single footpath link to the industrial estate to the east. It is generally pleasant, light, open area of housing with grass verges and trees. There are some well-maintained gardens and open fronted properties allowing views of trees and shrubs. Extensive views of fields, green spaces and trees, add to a feeling of openness and space. This is also created with wider than normal roads, with a low density of housing and several bungalows. There are also generous pavements.

### **Ambience**

Residential homes for a mix of older people, families and singles, a play park with little play equipment. There is generally a low level of traffic and this is limited to residents and visitors.

### **Spirit of the Place**

The area has a sense of being a quiet friendly safe place where the environs have a positive impact on residents. Houses are attractive well looked after with well managed gardens. The larger (officers') houses were built to a particularly high standard and are in an attractive setting. Parking is adequate for the population. The low-rise apartment blocks are light coloured and with the surrounding green space are reasonably attractive.

### 3. Industrial estate



Whitley Way, looking east. Source Google.

#### **Noise, Smell, Traffic, Surfaces and views**

On the weekend and when the visit was made there were no smells emanating from the recycling plant, however during the week there are often pungent smells. During the working week there is a lot of traffic. Insufficient parking at the Inside Out Home Store and there is a dangerous bend at Ken Read & Son (Northfield Road) has resulted in several accidents. Street parking outside Wilcox (on Blenheim Way) unduly narrows this important access to the estate.

A light but hard urban landscape with unattractive views over industrial units. This is fit for purpose.

#### **Ambience**

A busy well used industrial estate with a lot of traffic during the working week. Light and airy feeling but dark at night with little street lighting. Smells are very noticeable in the working week.

#### **Spirit of place**

The estate has been allowed to grow without any positive overview as to how it would develop with no consideration given to the users or employees in the place. Permissions have been passed which have arguably used up space that is in demand by commercial operators (there are few vacant units). Retail uses as well as gyms and nurseries are side by side with industrial units. The larger offices have their own gated area, green spaces and modern buildings. However, the units on the bulk of the estate are merely functional.

#### **e. Main attributes and key issues**

1. Further work to record the RAF base history desirable.
2. Land astride Peterborough Road to be recognised as a key gateway into the town
3. Screen or soften views of present and prospective industrial buildings (e.g. from Peterborough Road)
4. Preserve the industrial estate for Class B (industrial warehouse) uses
5. Celebrate the presence of Car Dyke (roman archelogy); information panels and access
6. Protect amenity of Wellington Way from adverse impact from the industrial estate.

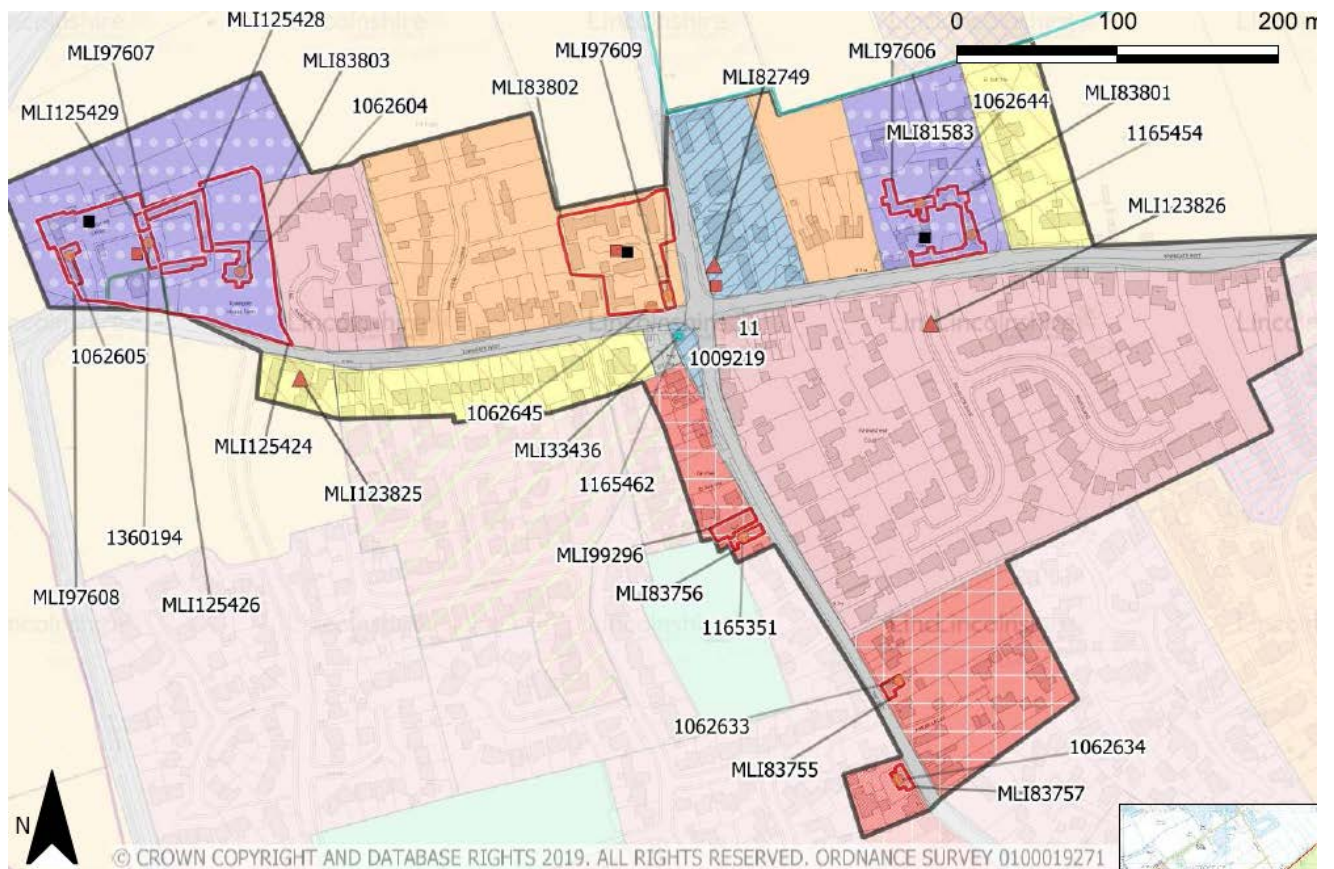
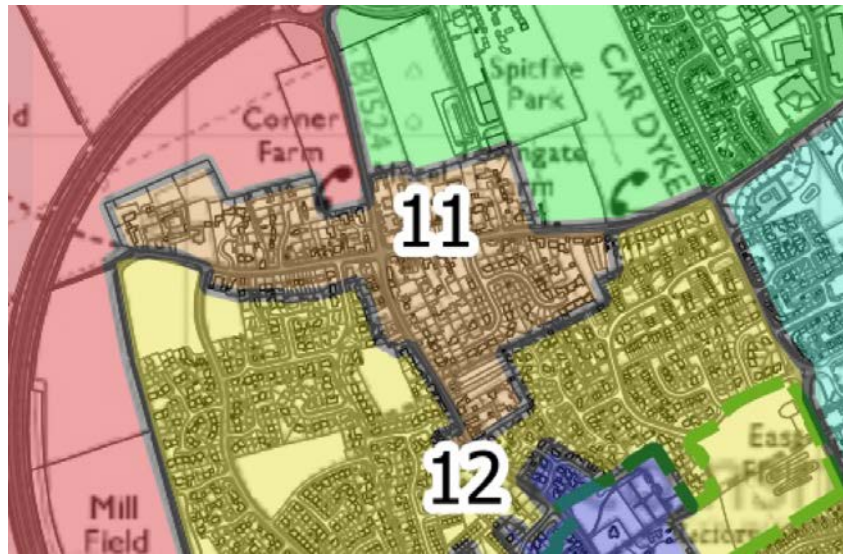




## Area 11 - Towngate

### Area 11 - Towngate

A mixed area forming the northern built gateway into the town.



#### Historic Urban Character Type in HUCA 11

- |   |  |   |
|---|--|---|
| <span style="color: red;">■</span> Detached housing | <span style="color: grey;">■</span> Road                           | <span style="color: yellow;">■</span> Planned development (mixed) |
| <span style="color: blue;">■</span> Farmstead       | <span style="color: orange;">■</span> Semi-detached housing        | <span style="color: grey;">■</span> Sewerage                      |
| <span style="color: lightblue;">■</span> Other      | <span style="color: pink;">■</span> Planned development (detached) |   |





## Area 11 - Towngate



Photos with permission of LCC Heritage

### a. Historic urban Character

- Towngate historically and socially was historically a separate settlement to Market Deeping
- The area includes older 17<sup>th</sup> and 19<sup>th</sup> century buildings, predominately built in limestone and Collyweston slates
- The 20<sup>th</sup> century buildings have been built in red brick adjacent to the older properties and are not sympathetic to the older limestone buildings.
- The 17<sup>th</sup> and 19<sup>th</sup> century houses are built adjacent to the road whilst the 20<sup>th</sup> century buildings are set back with front gardens/driveways.
- The 20<sup>th</sup> century buildings are brick built and have two storeys
- The 21<sup>st</sup> century housing is more in-keeping with the historic character

### b. Landscape history

The area is historically a separate settlement to Market Deeping with close links. The settlement likely expanded due to its proximity to the larger town. The Village Cross was constructed of sandstone in the 14<sup>th</sup> century, the cross stands at the crossroads to the north of Market Deeping and it was like used as a pilgrims cross or marked the boundary of the town.

### c. Core heritage issues from recommendations of the Extensive Urban Survey

Evidential Value: There is a high level of preservation among the historic post-medieval buildings, particularly farmsteads within the area. The presence of the village cross furthers the understanding of medieval Towngate.

Historical Value: The buildings within this area and plan of the crossroads contribute to the history of the Deepings.

Aesthetic Value: There is inconsistency between the older properties and newer houses on the street which affects the character of the area. The crossroads have been modified and it is no longer immediately obvious as the defined entrance to the town.

Communal Value: The communal value is limited by the predominant private residential nature of this area.

### d. Review of area from Character Assessment Walks

#### Buildings, spaces, views, greenery and landscape

The area to the west of Peterborough Road currently has some housing at its southern perimeter on Towngate west, with some large barn conversions at the Peterborough Road junction. There is mixed housing from 18<sup>th</sup> century to modern along the southern edge of the area. Currently there are areas of undeveloped fields and trees heading northwards towards the Peterborough Road. The Industry on the nearby industrial site is visible from the road and could be better hidden by trees.

Northfields is a mixture of housing which provides a pleasant and light road with grass verges and trees. There are some well-maintained gardens and open fronted properties allowing views of trees and shrubs. There is a definite feeling of openness and space with wider than normal roads and low density of housing with several bungalows. The pavements are wide. This road leads to the health centre, Tesco's and leads through to the Industrial Estate.

#### Ambience

The area has a very rural aspect but reasonably heavy traffic, other than the traffic there is very little activity. The road noise from the Peterborough Road is significant and at the western extreme the noise from the bypass is obtrusive. However further along Towngate itself, there is a residential mix of homes for older people, families and singles, a small play park with a small amount of equipment. Here the traffic levels are much lower and are generally limited to residents and visitors.

#### Spirit of the place:

The area is attractive with ongoing development of the Eastern side where lorry parking and industry is still visible. The Car Dyke could be better celebrated as a local archaeological feature. Road noise and the eastern side vistas are the major drawback of the area, but well planned and designed developments would benefit the area as it is the Northern entrance to the Deepings. The entrance to Market Deepings from the north needs to complement the Georgian history of Church Street as the town centre is approached.

The area does have a sense of being a quiet friendly safe place where the environs have a positive impact on residents. The houses are well looked after with well managed gardens with the larger houses being built to a particularly high standard in an attractive setting. Off road parking appears to be adequate for the population in this area.



### **e. Key Issues and Projects**

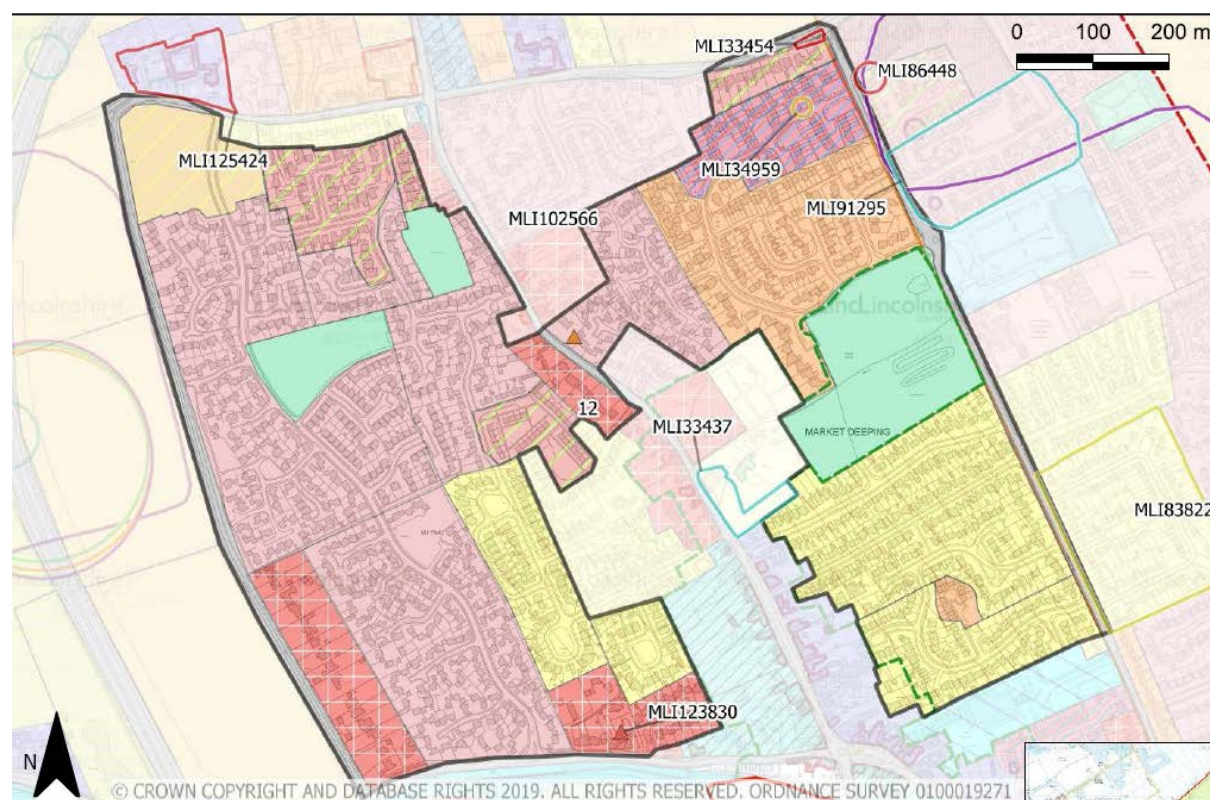
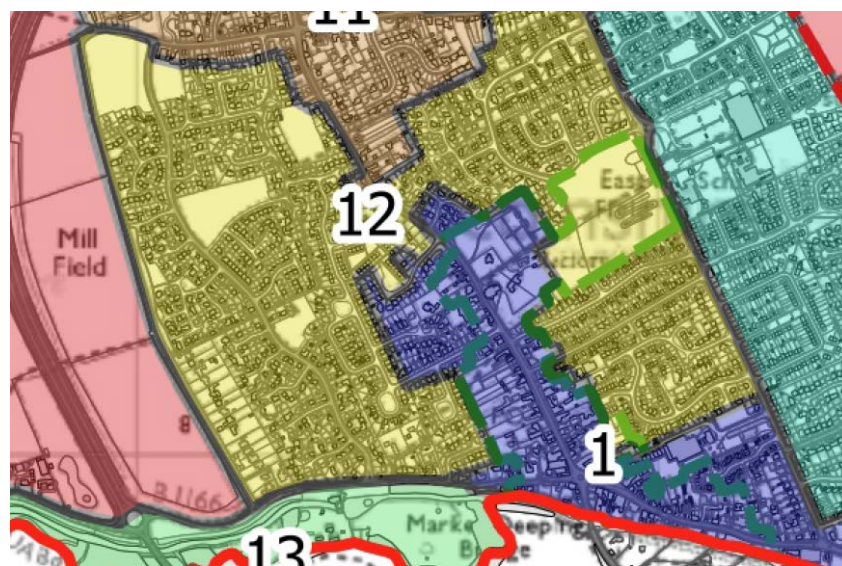
1. Land astride the north-south Peterborough Road is to be recognised as part of a key visual gateway into the town.
2. The aim is to screen utilitarian commercial buildings
3. Further work necessary to advance the understanding of medieval Towngate
4. Expansion of commerce welcomed
5. Preserve commercial uses and discourage retail-v-commercial mix.
6. The Car Dyke could be better celebrated as a local archaeological feature



## Area 12- Millfield Road , Tattershall Drive and West of Halfleet

### Area 12- Millfield Road , Tattershall Drive and West of Halfleet

This is the western built up part pf the town extending westward from Halfleet towards Millfield Road.



#### Historic Urban Character Type in HUCA 12

- |                  |                       |                                |
|------------------|-----------------------|--------------------------------|
| Bungalows        | Semi-detached housing | Parliamentary enclosure        |
| Detached housing | Terraced housing      | Planned development (detached) |
| Road             | Park, Playground      | Planned development (mixed)    |





## Area 12- Millfield Road , Tattershall Drive and West of Halfleet



Photos sourced with permission from LCC Heritage

### a. Historic Urban Character

- Mid-late 20th century residential expansion of Market Deeping, older properties are extant along Millfield Road. Houses are brick built, some are also rendered, built in a variety of styles depending on the style at the time of building, they do not conform to the vernacular style of the town. Some properties built in arts and craft style with timber frontages.
- Millfield Road has remained largely untouched and retains its historic green lane character, it is also the border between rural and urban Market Deeping.
- Numerous properties are located on the road front separated by a verge and path, others have front gardens, driveways are also included with most properties. Numerous parks and open green spaces have been included in the developments.
- Market Deeping Essential Oil Distillery was located behind Church Street, it has been redeveloped. It is preserved in street names.

## Area 12- Millfield Road , Tattershall Drive and West of Halfleet

### b. Landscape History

The landscape was largely agricultural in the medieval period then organised into smaller rectangular fields in the 19th century as part of the Parliamentary Enclosure Act. To the north of St Guthlac's, Hall Farm was likely the site of an early medieval/medieval hall.

### c. Core heritage issues from recommendations of the Extensive Urban Survey

Evidential Value: Limited excavation took place prior to development, therefore some of the potential present archaeological remains have likely been truncated. The 20th century developments have also obscured the former field boundaries; therefore the evidential value is low.

Historical Value: The presence of the distillery in the contributes to the history of Market Deeping as hundreds of acres were used to grow herbs and many local people worked for the distillery company. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area.

Aesthetic Value The former historic character has been largely obscured by mid-late 20th century residential housing. Millfield Road however presents a lasting reference point that pre-existed Enclosure Act changes and can be one of the few remaining green lanes in the town.

Communal Value: Mostly private 20th century residences, the parks and open spaces contribute to the communal value.

### d. Review of area from Character Assessment Walks

#### Buildings, Spaces, Views, Greenery and Landscape

There are several formal open spaces off Tattershall Drive and the fields off Millfield Road serve as an informal open space with extensive dog walking and recreation. The grass verges contribute to making the area feel open. There are open fields but there is no play equipment, nor benches etc.

Spaces between buildings, other than at Millfield Road, are limited and some of the footpaths are enclosed due to boundaries and vegetation.

Millfield Road provides a soft edge to the built-up area with hedgerows alongside and the fields beyond. It offers the sense of a detached rural walk. The formal open public spaces within the developed area also have a positive impact on the landscape.

In the area just west of Halfleet, there are:

- attractive cul-de-sacs with sizeable central greens,
- views of St Guthlacs Church from parts of the area and
- attractive, largely Georgian houses with well-maintained gardens.

Despite the area primarily being housing there are some good green spaces, with views of trees and well-maintained gardens.

#### Ambience

The eastern part the areas (west of Halfleet) has a feeling of spaciousness and tranquillity, with attractive housing, wide roads, grass verges and mature trees enhancing the pleasant views.

## **Area 12- Millfield Road , Tattershall Drive and West of Halfleet**

Noise from traffic on the bypass impact negatively on the area as does high levels of traffic on Stamford Rd. Footpaths through the area are unlit, often narrow and enclosed by hedges/fences making them unattractive to use at night.

### Spirit of the Place

Whilst in large part the area is a housing estate of relatively recent construction (Tattershall Drive area) , there are some relatively large open spaces. Millfield Road for example, with its narrow, in part tree-lined character, along with large individually designed houses, is an important feature of the area.

This is complemented by the adjacent agricultural fields (Mill Field). These also serve both a leisure and recreational function. The Mill Field open space is a unique environment being visually contained with mature hedgerows for the most part, and noise bunds with mature landscaping. Long northerly views towards Langtoft Church and its spire provide a distant focal point. It is mostly used for grazing and recreation (and is fully described elsewhere in a background document on Mill Field

The A15 bypass now presents a perceptual outer boundary to the western extent of the town. Whilst there remains a buffer of Mill Field between it and the built limits to the town, the road now offers a distinct and containing feature to the town. This delineation is both physical and perceptual, characteristics which are reinforced by the trunk road screen bund and structural planting that in themselves have created the attractive enclave of the Mill Field open area.

Some of the footpaths through the area have been poorly considered, with the section behind Chatsworth Close/Meadway being particularly winding, narrow and unwelcoming, making it unsuitable for its mostly utilitarian purpose. The section west of Tattershall Drive is better but the surfaced path is still narrow, and vegetation has an impact on the route. The footpath across Mill Field offers an introduction to longer country walks.

The play area (old 'Feoffies' school playground , now called Cherry Tree Park) is poorly maintained. It feels intimidating and it does not benefit from natural surveillance. However it is still a valued play area in the context of poor local provision.

### **e. Key issues and projects**

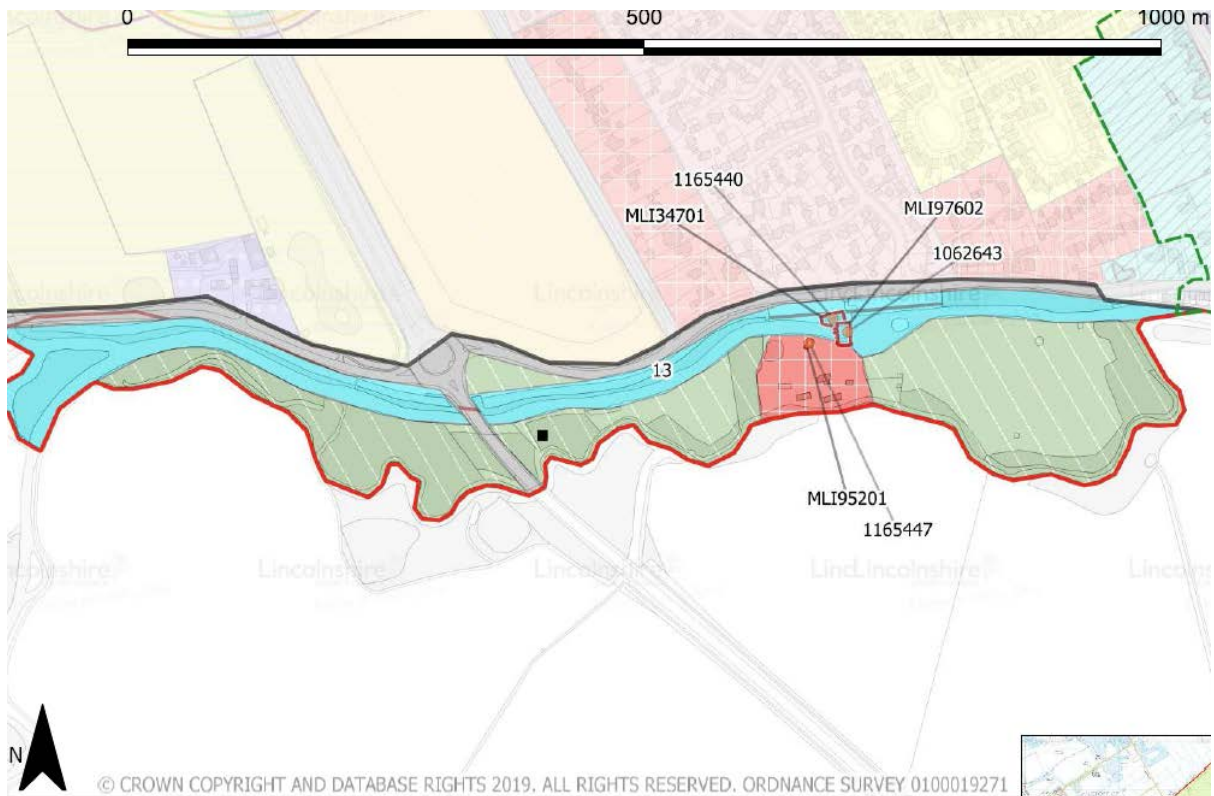
1. Common with other areas, further research may clarify archaeological associations and assess the contribution of these assets referred to above the history of the wider area.
2. The Mill Field open space form part of Area 9; it has scope for improved management as a joint recreational and agricultural use. It is protected as a Local Green Space elsewhere in the NP.
3. Millfield Road has the potential to act as a Green or quiet Lane.
4. Protect views of St Guthlac's Church





## Area 13 - The River Welland and Stamford Canal

A small section of the River Welland reaching from its rural western extent to close to the town centre.



### Historic Urban Character Type in HUCA 13

- Detached housing
- Canal
- Private fields
- Road





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#### a. Historic Urban Character

- Rural river character, heavily wooded.
- One property dating to the 17th century, built in limestone, later additions include a pigeon cote and sluice in the 18th century, both in-keeping with the vernacular style.

#### b. Landscape History

- It is documented that the landscape south of Market Deeping up to the bridge was once a hunting forest, and was cleared in the 12th century, the wooded nature of the land reflects its former land use.
- Canal built by the Stamford Corporation in 17th century to bypass the River Welland due to many mills obstructing the route.
- The introduction of the railway made the canal less viable and much of it was sold in the 19<sup>th</sup> century.



**c. Core heritage issues from recommendations of the Extensive Urban Survey**

Evidential Value: There is a small amount of evidential value from a heritage perspective in the presence of the Stamford Canal. However, the evidential value is low.

Historical Value: The location of the towns on the Stamford Canal and River Welland made them an ideal stopping point for vessels which contributed to the prosperity of the towns and would have stimulated growth and development.

Aesthetic Value: From a heritage perspective the contribution made by the area to the story of the town is not immediately visible

Communal Value: The area is predominantly private land, therefore the communal value is low.

**d. Review of area from Character Assessment Walks**

*This work has not been done and will form part of a review of the Neighbourhood Plan.*

**e. Key issues and projects**

*This work has not been done and will form part of a review of the Neighbourhood Plan.*

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