

# BILLINGHAY HERITAGE AND CHARACTER ASSESSMENT

FEBRUARY 2017



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## Introduction

This report presents a summary of the history and character of Billinghay, which lies within North Kesteven in Lincolnshire. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Billinghay Community Plan group and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as "..... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors." This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



## Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the "Approach to Landscape Character Assessment" (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity: Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

This study builds upon previous work carried out by Billingham Parish Council including Billingham Parish Plan. The Billingham Parish Plan takes into account both the past development of the parish as well as the present scenario, aiming to guide future development within the village. Adopted in 2009, the Billingham Parish Plan identifies residents' thoughts on the area along with ideas on how to influence future development in the parish in terms of economic, environmental and social characteristics. Some of the topics covered in the Billingham Parish Plan are as follows:

- Community Facilities;
- Children and Young People;
- Education and Employment;
- Environment;
- Health;
- Housing and Conservation;
- Safety and Security;
- Sports and Social Facilities; and
- Transport.



*Arable farmland just off Sprite Lane to the west of the village*



# CONTEXT

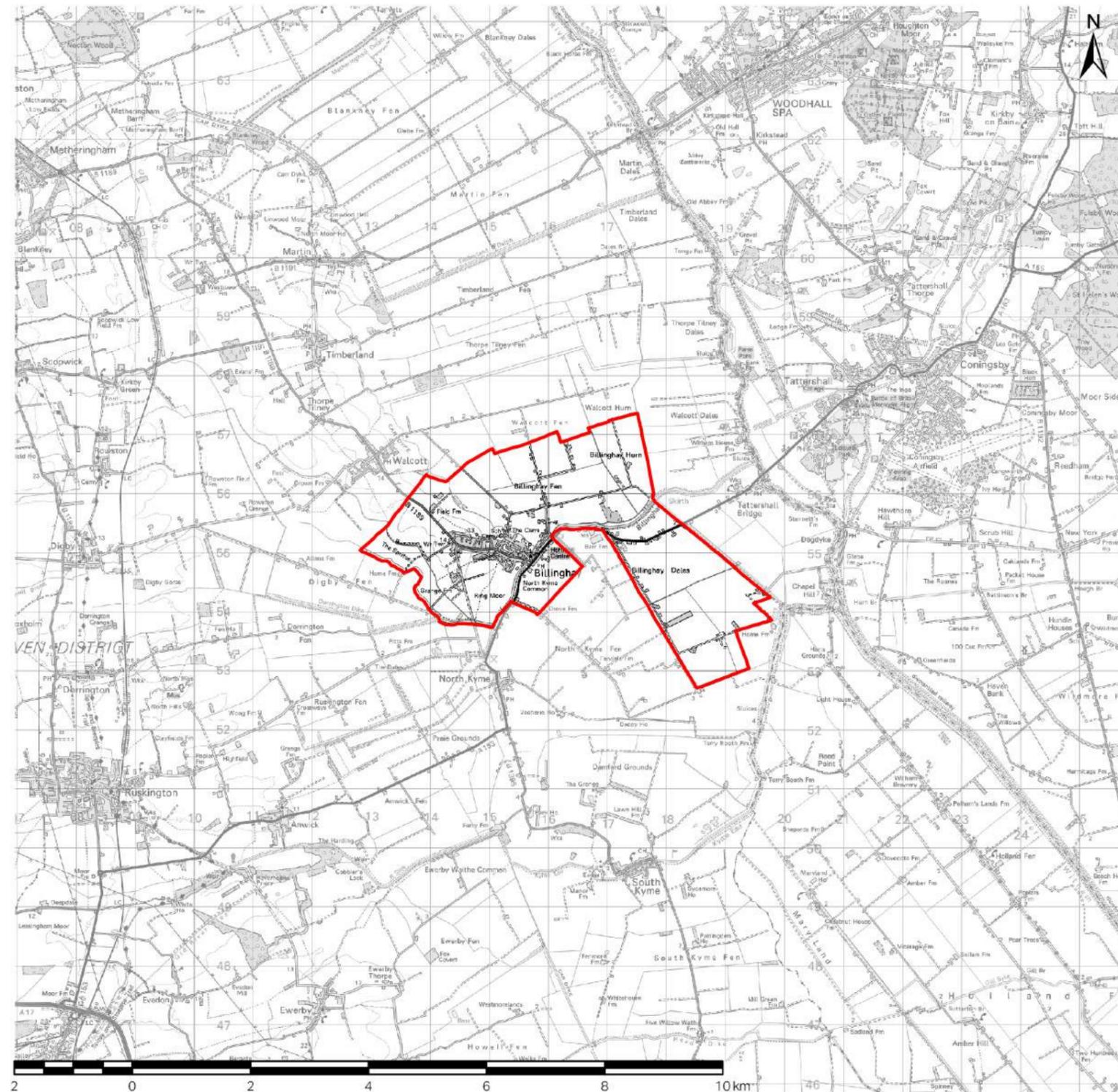


## Location

Billinghay is located in the North Kesteven District of Lincolnshire, as shown on Figure 1.

The village is situated approximately 11km north-east of the settlement of Sleaford, 2.5km south-east of the village of Walcott, 2.5km north of the village of North Kyme, and 7km south-west of the settlements of Tattershall and Coningsby. Billinghay is situated along the B1189 Walcott Road and High Street, just off the A153, which connects the settlements of Sleaford and Louth approximately 35km north-east of Billinghay. The Lincolnshire Area of Outstanding Natural Beauty is located 22km to the north-east of Billinghay.

The parish is bounded to the north by the parish of Walcott, to the east by Dogdyke parish, to the south by the parish of North Kyme and to the west by Digby parish. Overall, the parish has an area of 1404ha, which equates to 14.04km<sup>2</sup>. The 2011 census recorded the population of Billinghay as 2,190.



Legend  
Study Area

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Figure 1: Location and Context Overview

## Planning Policy Context

### National Planning Policy

*National Planning Policy Framework (NPPF), 2012*

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise *"the desirability of new development making a positive contribution to local character and distinctiveness"* and should seek *"opportunities to draw on the contribution made by the historic environment to the character of a place"*.

*Planning Practice Guidance, 2014*

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that *"development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development"* and that the *"successful integration of new development with their surrounding context is an important design objective"*.

### Local Planning Policy

*North Kesteven Local Plan, 2007*

The North Kesteven Local Plan adopted in 2007 currently forms part of the planning policy for the area. Although there is a new Local Plan being drafted, a number of policies from the North Kesteven Local Plan have been saved. The saved policies relating to character and heritage include:

- Policy C1 – Development within settlement curtilages,
- Policy C2 – Development in the countryside,
- Policy C18 – Design,
- Policy C19 – Landscaping,
- Policy C22 – External lighting schemes,
- Policy LW1 – Landscape Conservation,
- Policy LW7 – Features of importance for wildlife,
- Policy HE5 - Development affecting the setting of a listed building,
- Policy HE7 – Development in a conservation area, and
- Policy HE10 – Local distinctiveness.

Policy C1 - Development within settlement curtilages states that development proposals within the settlement curtilages will be granted permission in cases where they *"will not adversely affect the character or appearance of the area."* Similarly, regarding development within the countryside Policy C2 dictates that planning permission for development

will be granted as long as it *"will protect and, where possible, enhance the character of the countryside."*

In regards to design, Policy C18 - Design outlines that development will only be granted permission *"if it will:*

- *Reinforce local identity and*
- *Not adversely affect the character or appearance of its surroundings; and*
- *Existing site features that contribute positively to the character or appearance of the area are retained, ... incorporated into the design;*
- *The proposal responds satisfactorily to its context in terms of its layout, scale, massing, height, density, detailing, external appearance, and the use of materials; and*
- *The proposal has a cohesive character, and adds interest and vitality to its surroundings."*

Policy C19 - Landscaping states that development must *"protect and enhance the existing landscape and townscape character...and... retain and incorporate key landscape features on the site."* With regards to lighting developments proposals must ensure they will *"not adversely affect the character of the area."*

Within Policy C22 - External lighting schemes, the council state that *'Planning permission will be granted for proposals which include a scheme of external lighting, only if the proposed lighting scheme ... will not adversely affect the character of the area.'*

Policy LW1 – Landscape Conservation states *"the council will seek to protect the distinctive landscape of the identified Landscape Character Area and any special features which contribute to that character. Where development is acceptable, it will be required to contribute to the local distinctiveness of the area, be ... integrated into the local landscape character, protect any features of importance to the local scene, and respect any important views."*

Policy LW7 - Features of importance for wildlife underlines that *"planning permission will be granted for proposals that will ... adversely affect any habitat listed as a priority in the Lincolnshire Biodiversity Action Plan or ... [a] landscape feature ... that is important for wild flora or fauna, only if:*

1. *The need for the development clearly overrides the importance of the feature; and*
2. *Where appropriate, the implementation of measures to minimise, mitigate or compensate for the harm, or to ensure the future management and enhancement ... is assured by ... an agreement between the developer and the Council, or ... a [planning] condition"*

With regards to heritage policy, HE5 - Development in a conservation area states that development will only be granted planning permission where *"proposals that will not adversely affect the setting of a listed building."*, Policy HE7 says *"planning permission will be granted for development ... within or adjoining conservation areas provided that it would preserve or enhance the area's character, setting and appearance."* Similarly, Policy

HE10 - Local distinctiveness states *"planning permission will be granted for proposals that will not adversely affect the contribution made by a locally important traditional building or structure to the character of its surroundings."*

*2012-2036 Central Lincolnshire Local Plan*

The Central Lincolnshire Local Plan is currently in Draft Submission form and at examination stage. The document is being produced by Central Lincolnshire Joint Strategic Planning Committee and will aim to replace the North Kesteven Local Plan. The draft policies that relate to character and heritage are: Policy LP17: Landscape, Townscape and Views, Policy LP20: Green Infrastructure Network, Policy LP25: The Historic Environment, and Policy LP26: Design and Amenity.

With regard to character and setting outlined in Policy LP17, proposals should aim to *"protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area."*

In Policy LP20 the Central Lincolnshire authorities, including North Kesteven District Council will aim to *"maintain and improve the green infrastructure network in Central Lincolnshire by enhancing, creating and managing multifunctional green space within and around settlements that are well connected to each other and the wider countryside."*

Development proposals must *"protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire."* Policy LP25 catalogues listed buildings, conservation areas and archaeological remains as important to our historic environment.

In relation to design and amenity LP26 states that *"all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all."*

This report is also informed by a number of other studies relevant to the local area as follows:

*North Kesteven Landscape Character Assessment, 2007*

The North Kesteven Landscape Character Assessment was undertaken as part of the evidence base used to inform the Local Development Framework for the district. It identified four landscape character types within North Kesteven District. These landscape types are split into 13 landscape character sub-areas. These are considered further in the Character Assessment section (Page 16) below.



# HISTORICAL DEVELOPMENT



Mosaic at the junction of Fitzwilliam Place and High Street

# BILLINGHAY - HERITAGE AND CHARACTER ASSESSMENT

## Timeline

Billinghamay occupies an island site and is raised above the otherwise low lying fen. The settlement is probably of early medieval origin, its place name being derived from the Old English 'the island of the Billingas'.

The settlement's situation within the fen ensured that for much of the medieval period there was little growth in the size of the settled area and the economy was based largely around fishing and fowling. Drainage of the fens, allowing for the establishment of arable land, began during the post-medieval period and from the 18th century there was significant growth in both the population and settled area of Billinghamay. The village has continued to expand with successive new areas of residential development established during the second half of the 20th century.

This timeline is not exhaustive and is not intended to provide the entire history of the Neighbourhood Plan area, but instead highlighting key dates relating to its development; particularly the key buildings that have influenced the heritage and character of the area. Further information on the sources can be found within our reference section in the Appendices.

### Roman AD43-410

Roman activity within area surrounding Billinghamay is well documented. A fort was established at Tattershall, five miles to the east of Billinghamay and the Car Dyke, a former navigable water course, which extends for some 85 miles along the western edge of the Fens, defines in part the eastern boundary of the village.

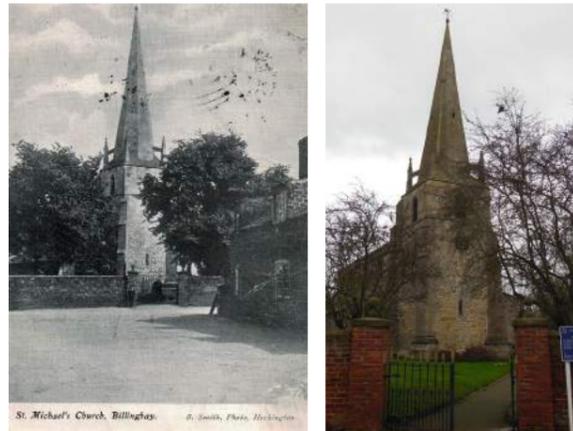
### Early Medieval AD411-1065

Billinghamay's Anglo Saxon origins are relatively unknown, with limited evidence for the earliest occupation of the settlement.

### Medieval, AD1066-1537

Throughout the medieval period Billinghamay remained small, surrounded by the marshes and streams of the fens. Some land close to the village was used for agricultural purposes, apparent from ridge and furrow dated to this period.

### 1100s



The earliest parts of the Church of St Michael were constructed in the 12th century, with further additions throughout the 13th, 14th and 15th centuries.

### 1148-1154

Peter of Billinghamay endowed the island of Catley, with the church of St Michael at Billinghamay and a chapel at Walcote, for the establishment of a Gilbertine Priory to St Mary along with pastoral land and fishing rights.

### 1086

'Belingei' is mentioned in the Domesday Book described as having 16 acres of meadows and three fisheries.

### Post-medieval, 1537-1800

### 1538

Catley Priory was dissolved, and the house was surrendered by the Prior and Canons to the Crown Bailiff.

### 1672

An act was passed for the improvement of the River Witham, to the east of Billinghamay, including drainage and flood defence. Further improvements were enabled by acts of 1762 and 1812.

### 1773

The Enclosure Act enabled the enclosure of private lands, and the removal of commoners rights of access. Across the fens this gave rise to a great increase in investment by land owners for fen drainage works, and an Act of Parliament was passed in 1777 to enclose the lands within the Parish of Billinghamay.

During the post-medieval period, drainage of the fens and subsequent enclosure of land enabled the development of a more agricultural based economy.

### 19th Century

The 19th century saw a rapid expansion in the population enabled by an increase in the abundance of cultivatable land bringing both farm labourers and professionals to the village. A population of 579 in 1801 had more than doubled to 1283 by 1900.

Milling became established and a number of windmills were constructed during this period. A post mill located on the banks of the River Skirth was recorded as being in use during this period, although its exact origins are not known.

### 1806

Billinghamay East Mill, a tower mill with a fantail, was constructed. Wind power was harnessed to grind corn at the mill until its sails were removed in 1945. The mill, now a ruin and reduced to two storeys is located on West Street.



**1838** Billingham West Mill, another tower mill, was constructed on the site of an earlier post mill. Originally the mill was a wind driven corn mill and was converted to a petrol engine driven mill in 1938. Today two storeys survive as a standing ruin.



**1854** Billingham's first primitive Methodist Chapel opened in 1854 on West Street. The chapel was replaced in 1912 by a new chapel on High Street. Both chapels are still standing, although they no longer serve as chapels.

**1868** Though there had previously been a number of private schools within the village, The National Boy's School, was the first purpose built school to be constructed.

**1883** A Girls and Infants School was built on Church Street, although this no longer stands.

**1930s** New residential ribbon development along Fen Road, and the building of Brunswick Square, to the west of the village.

**1984** New developments between 1980 and 1984 largely define the present extent of the village.

**1960s** The Lafford High School for both boys and girls was constructed on Fen Road

**1988** Schools in the village were consolidated by the construction of the Billingham C of E Primary School on Fen Road, next to the Lafford High School.

**1847** A Baptist Chapel was built on Church Street and remains in use today.

**1864** A fire originating in a house at the junction of King Street and High Street spread east through Billingham, damaging a number of properties including the village's first Primitive Methodist Chapel. Over 100 people were made homeless and were given temporary shelter in a village schoolroom. The effects on a small village were considerable and there is much evidence especially along King Street for rebuilding works.

**1950s** Park Lane and Mill Lane developments built on former farm land to the south and west of the village. Further developments extended along Walcott Road.

**21st Century** Development has so far been defined by piecemeal infill developments with little development into greenfield land.

**1817** The first Wesleyan Methodist Chapel was built, although it was taken from the possession of the Methodist movement in 1831. A new chapel was constructed in 1867 on Victoria Street, to be replaced in 1869. This chapel stands today and continues in use as a chapel.



**Modern** Billingham experienced considerable growth during the 20th century with successive periods of residential development beginning in the 1930s.





# CHARACTER ASSESSMENT



*Contrast between open arable farmland and enclosed village*

## Existing Character Assessments

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within two National Character Areas (NCAs) 46: The Fens, and 47: Southern Lincolnshire Edge, as defined by Natural England (Natural England, 2013 and 2014 respectively). These two NCAs are broad but provide some context to the character of the study area. The key characteristics of these areas which are of particular relevance to this assessment are:

- Expansive flat, open, low-lying wetland landscape offering extensive vistas;
- Sense of rural remoteness and tranquillity;
- Woodland cover is sparse, with tree cover limited to small woodland blocks, isolated field trees and shelterbelts;
- The soils are important for arable agriculture;
- Fields are bounded by a network of drains and form a geometric / rectilinear pattern;
- Large built structures exhibit a strong vertical influence;
- Villages tend to be dispersed ribbon developments along main arterial routes; and
- Long, straight roads and tracks, often with wide verges.

At a local level, the study area falls mostly within the Fenland landscape character sub-area (LCA) with a part to the north-west within the Central Clays and Gravels LCA, as defined within North Kesteven Landscape Character Assessment, 2007.

The Central Clays and Gravels landscape character sub-area is located in the north-west of the parish and encompasses the village of Billingham itself. The landform comprises gently undulating lowland with a mixture of arable and pastoral land-use, although arable farming is more common. The scale of these fields is mixed, although there are several large fields, which are generally bounded by drainage ditches. Hedgerows tend to be located along roadsides, although are occasionally found bounding fields and woodland is found in small copses. Settlement is arranged in villages, which tend to be distributed along linear features; in the case of Billingham, following the ridgeline which runs north-west into the LCA from the village. Vernacular buildings in Billingham and other villages along the ridgeline tend to be constructed of red brick with tiled roofs.

The Fenland landscape character sub-area covers the rest of the parish that does not fall within the Central Clays and Gravels landscape character sub-area. In contrast with the Central Clays and Gravels, the Fenland has a uniform flatness in low-lying land. Arable farming is a key landscape component, with very large fields in a rectilinear pattern, which are divided by ditches and field drains, creating a strong landscape character. Tree cover is scarce, but there are a couple of woodland blocks near Car Dyke (to the immediate north-east of Billingham), which form a distinctive boundary to the sub-area. Settlement within the sub-area takes the form of scattered farmsteads and farm buildings. Power lines and large agricultural buildings constitute the main vertical features in what is otherwise a horizontal landscape with extensive views.

## Key Characteristics

Natural England defines key characteristics as “those combinations of elements which help to give an area its distinctive sense of place” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change.

The key characteristics of Billingham are as follows:

- Lowland landscape which is generally flat, but undulates gently in the north-west of the parish;
- Agricultural land use separates the village of Billingham from the surrounding settlements of Walcott, North Kyme and Tattershall;
- Large rectilinear fields support arable land use;
- System of drains and ditches which criss-cross the landscape add to the rectilinear pattern;
- Billingham Skirth - a drain bounded by raised embankments forms a linear feature in the east of the village;
- Soils with variable fertility, but most commonly of moderate fertility;
- Contrast between open vistas in rural countryside and sense of enclosure and restricted views in the village itself;
- Historic village core which is included in a conservation area;
- Aside from the A153 and B1189, roads (both within the village and its rural surroundings) tend to be single track or without central markings. Rural roads are relatively straight;
- Vernacular buildings built of red brick with clay pantile roofs, later development in a mix of styles, but 21st century development starting to reference the historic features;
- Activity located within the centre of Billingham village, as well as along the A153;
- Tree cover limited. Occasional individual specimens within gardens and in hedgerows and shelter belts, two small woodland copses to the east of Billingham village;
- Recreational routes limited to the west of the parish - most connecting Billingham village to Causeway Lane and Mill Lane;
- View to St Michael's Church and other historic buildings within the conservation area; and
- View of the Water Tower on Sprite Lane, which is a local landmark and aids legibility.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below in relation to the neighbourhood plan area.



*Billingham Skirth is a key hydrological feature*



*The Water Tower on Sprite Lane is situated close to the highest point in the parish*

**Geology and Soils**

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped over by natural processes including erosion and sedimentation over millions of years. The underlying geology and soils define the landform, soils, vegetation, drainage and building materials which are common in an area.

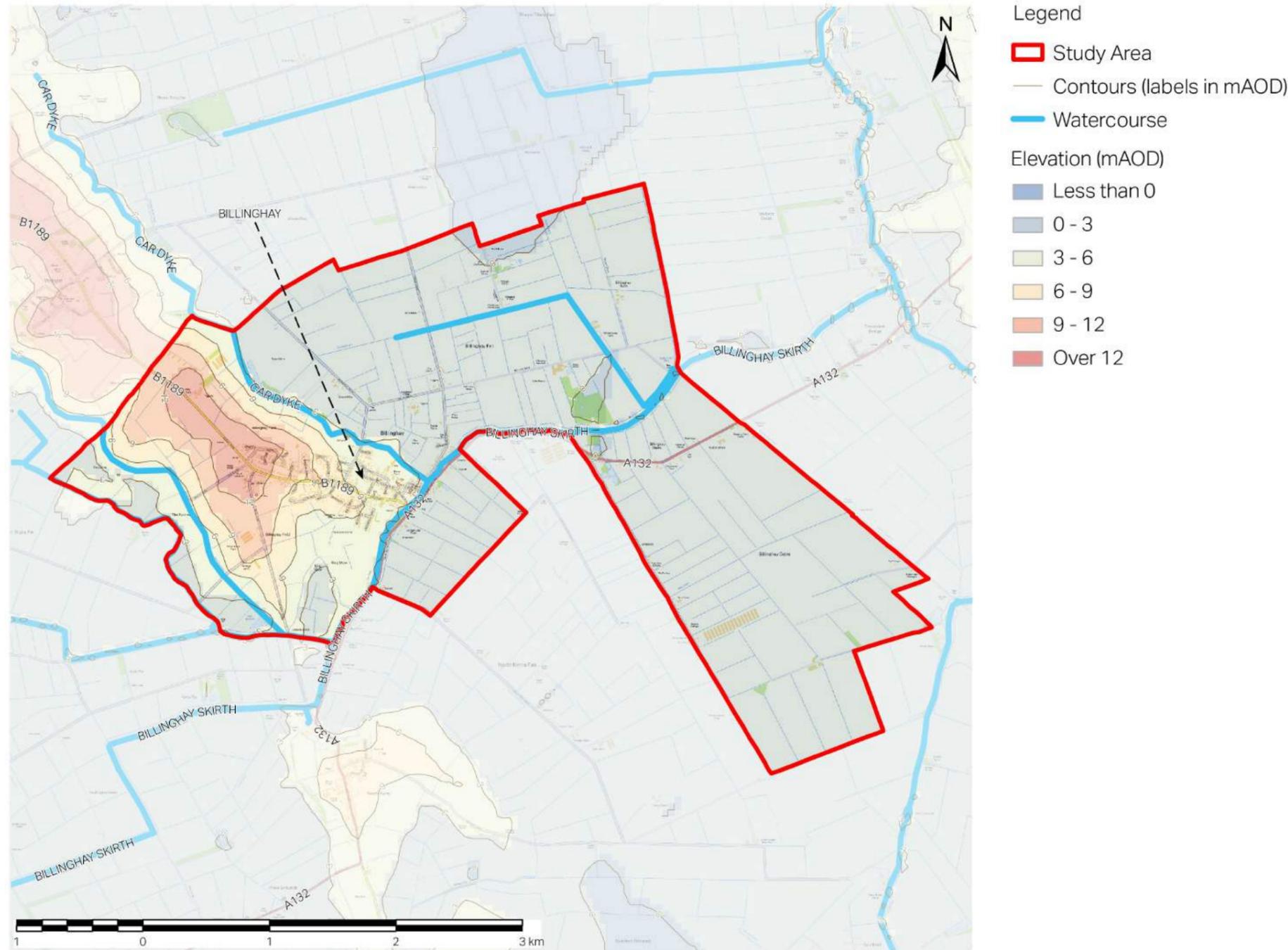
The bedrock in this area is primarily mudstone, with some siltstone and sits within three formations across the parish. The formations run north-south and comprise (from west to east) the Oxford Clay Formation, the West Walton Formation, and the Amphill Clay Formation. The three sedimentary formations were developed in the Jurassic Period 156-165 million years ago; the bedrock was formed in a shallow sea.

Soil quality is variable throughout the parish. The majority of the agricultural land within the parish (in the north, east and south-east of the parish) falls within Soilscape 21, which comprises lime-rich loamy and clayey soils with naturally high groundwater and a moderate level of fertility. Billinghay village itself and the north-west of the study area fall within Soilscape 18. It is a seasonally wet slightly acid but base-rich loamy and clayey soil with impeded drainage and moderate fertility. To the west of the parish is a thin strip of Soilscape 23. These loamy and clayey soils have a naturally high groundwater level and a peaty surface; fertility varies across the soilscape from low to high.

**Topography and Hydrology**

The topography of the parish is generally flat and low-lying, with a low point of approximately 2m AOD. The highest point occurs in the north-west of the village at approximately 14m AOD. Topography in the north-west of the village has a slightly rolling character, which contrasts with the flat landscape of the remainder of the study area. The topography lends itself to a sense of openness and facilitates long views.

Watercourses consist primarily of field drains and ditches. These tend to form a linear criss-cross pattern across the landscape and are frequently used as field boundaries. A small number of drains are enclosed by embankments, the most notable is Billinghay Skirth, which runs parallel with the A153 at the south-eastern edge of Billinghay village. Car Dyke lies to the east of the village of Billinghay. It comprises an artificial water channel thought to have been constructed by the Romans, which runs for approximately 80 miles through Lincolnshire and Cambridgeshire. The sunken nature of the majority of drains in the parish contributes to the perceived openness and large scale of the landscape.



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Figure 2: Topography and Hydrology

## Movement and Connectivity

The main gateways in and out of the parish occur in the north-western, south-western and eastern corners. The A153 is the main road running through the parish, which connects the aforementioned south-western and eastern gateways. The north-western gateway is where the B1189 enters the parish; it runs through the village of Billingham and joins the A153 at the east of the village adjacent to Billingham Skirth. The village of Billingham is in itself a node, in particular, the junction between the A153 and B1189. Within the village itself, the market place forms a key node, especially for the conservation area. In addition, the junction between the B1189 and Mill Lane is another node.

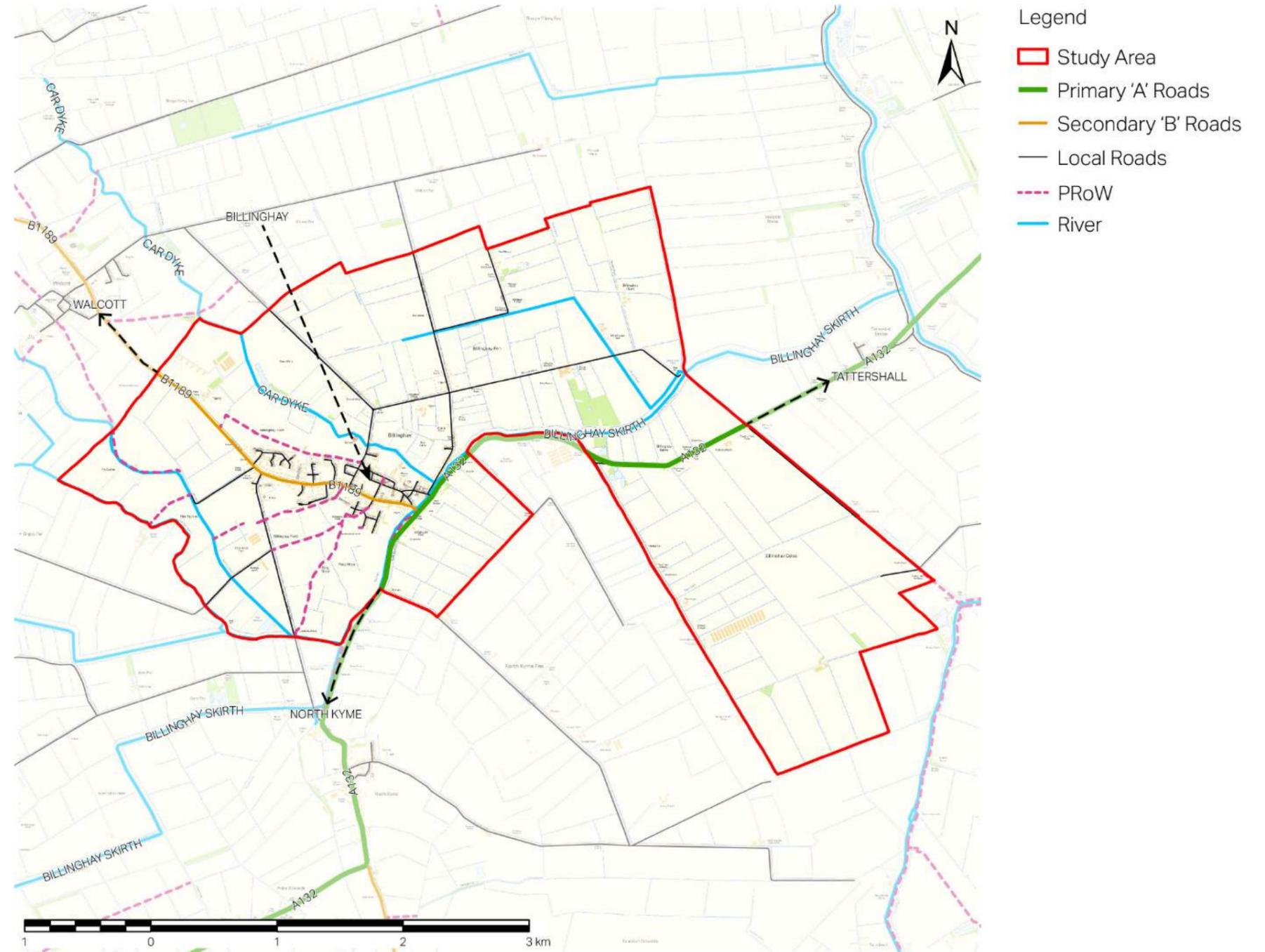
There are a limited number of Public Rights of Way (PRoW) within the area, the majority of which run from the village of Billingham to the west, with few PRoW in the surrounding fen landscape. Billingham Skirth and Car Dyke watercourses were built to be navigable, and indeed, small boats are moored up in Billingham Skirth. An element of movement which has a considerable effect on the character of the area is the periodic flypasts of Typhoon aircraft from nearby RAF Coningsby, which also have a notable audible influence.



The junction between the A153 and B1189 is a key node



The market place is another key node within the village



Contains OS data. Crown copyright 2017

Figure 3: Movement and Connectivity

**Land Use**

The main land use within the study area is arable farmland, with occasional poultry farming operations. The arable farmland contributes strongly to the rural vernacular of the parish, particularly its eastern half. Poultry farms within the parish tend to occur on large-scale sites, which tend to lend a slightly industrialised influence due to their scale. The poultry farms are set within arable farmland at infrequent intervals. Aside from movements of large vehicles such as tractors and lorries within the farmland, it has a quiet rural character, particularly when off the main roads. There are a number of derelict properties and outbuildings set within this rural vernacular, including sheds, barns, glasshouses and Nissen huts. The agricultural land separates the village of Billingham from the surrounding settlements of Walcott, North Kyme and Tattershall.

Residential land use associated with Billingham village has a considerable influence on the west of the parish, although scattered dwellings are found throughout the study area, particularly along the A153. The village itself is a focus of activity, particularly its eastern edge where the A153 and also the main village services (such as the post office) can be found.

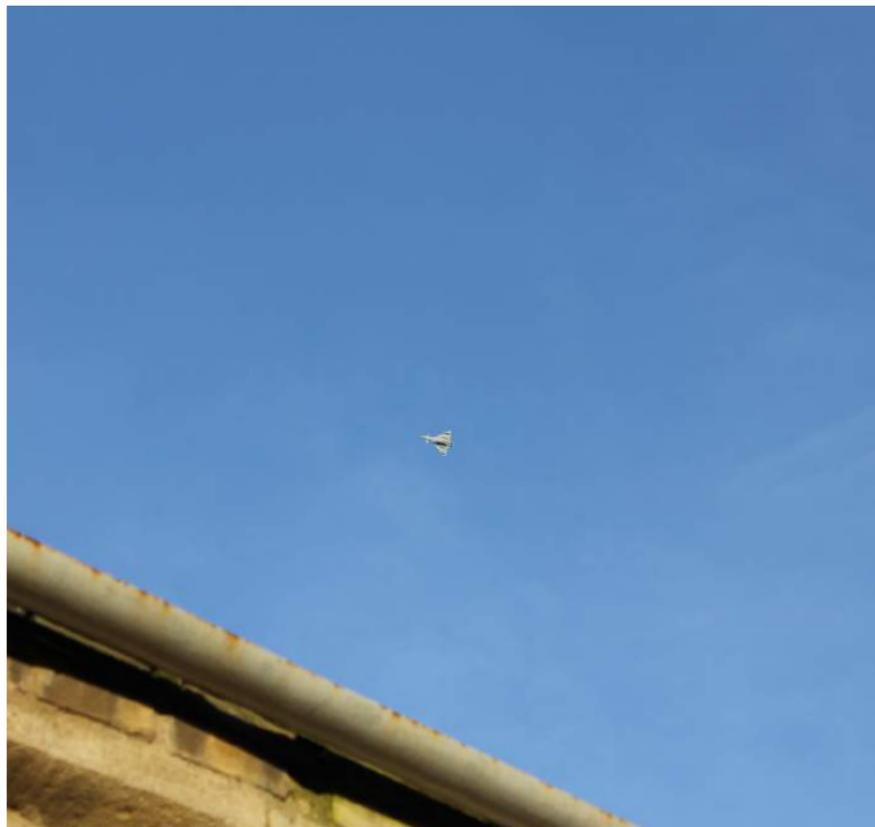
At the interface between the main block of residential development and the surrounding arable land, there are paddocks for equestrian grazing. Paddocks also occur in scattered locations within the rural landscape, but are not a dominant influence on the prevailing character.



*There are few PRow in the parish*



*Arable farming is the primary land use*



*Periodic flypasts by Typhoon aircraft from RAF Coningsby*



*Residential development has an influence on the west of the parish*



*Equestrian grazing is common on the urban fringe*

## Settlement

The village of Billingham originated as a nucleated settlement which developed around the junction of minor roads linking the village to the Billingham, North Kyme and Digby Fens. The majority of historic buildings which remain are clustered around the parish church and the market place, with later development forming a broadly ribbon extension towards the north-west of the parish. Within the historic parts of the village, residential properties have a relatively dense settlement pattern, with streets forming a fairly regular network. In this area, most buildings are two storeys tall and either front directly onto the road or are separated from it by a small front garden. The effect of the density and pattern results in a strong urban character with a sense of enclosure, with few views to the surrounding countryside.

In contrast, later development tends to lower density, located on estates or cul-de-sacs, set further back from the road, particularly along Walcott Road. Building heights in the later development in the village varies between one and two storeys. The reduced density and low building heights provide more openness in contrast to the historic core, and allows some opportunities for views to the surrounding countryside. The range of ages of the built form within the parish broadly falls between the 18<sup>th</sup> and 21<sup>st</sup> centuries. As a general rule of thumb in the village, the east comprises largely 19<sup>th</sup> and early 20<sup>th</sup> century development, with later 20<sup>th</sup> century and 21<sup>st</sup> century development occurring towards the north-west of the village.



*Historic buildings densely clustered around St Michael's Church*



*Later development is of lower density than the historic core*



*Later housing is mixed, some of it is one-storey, some of it two-storeys*



*Agricultural buildings sometimes occur within the settlement*

The prevailing architectural vernacular within the historic part of the village is of red brick buildings with clay pantile or slate roofs, and sash windows. Occasionally, there are buildings faced with painted render. The buildings are predominantly terraced and when coupled with boundary treatments in the form of walls, the buildings often form a solid built edge to the roads. There are a number of attractive architectural features, which include corner shop windows, decorative brick details to building eaves, and fantail windows above doors. One feature within the village which references the surrounding rural landscape is the presence of the various old farm buildings, such as the former Bridge Farm, which have been subsumed into the village itself.

Buildings in the western half of the village have a variety of built form and materials depending on the age of the buildings. Houses are a combination of bungalows, detached and semi-detached and are made of a variety of materials such as red brick, stone ashlar, yellow brick, pebble-dashing and render. Rooflines are varied due to the piecemeal development and comprise a variety of clay pantiles, concrete pantiles and slates. The mid-20<sup>th</sup> century estates each have a different style in terms of design of the buildings and material used, which is uniform across the individual estate. Properties built in the late 20<sup>th</sup> and 21<sup>st</sup> centuries tend to incorporate architectural features which reference the more historic architecture.

Overall, the village of Billingham has two distinct settlement patterns. There is a strong vernacular in the historic east, forms forms a unified settlement pattern; however the combination of the layout and mix of building styles and materials in the west creates an interrupted pattern which is discordant in contrast.



*Vernacular red brick buildings with sash windows*



*Retained former shop windows add variety within the streetscape*



*Common architectural detailing harmonise neighbouring structures with each other*



*Some of the 20<sup>th</sup> and 21<sup>st</sup> century development makes a positive contribution*

## Heritage Assets

### Scheduled Monuments

There are no scheduled monuments within the Billingham Neighbourhood Plan Area.

### Listed Buildings

There are 11 listed buildings. Of these the Church of St Michael (NHLE 192757) is Grade I listed.

The remaining 10 Grade II listed buildings comprise a diverse range of building types including the Old Vicarage (NHLE 1061744), the Baptist Church (NHLE 1061743), Osbournby Butcher (NHLE 1204776), the Billingham war memorial (NHLE 1434868) and a number of private houses. These include 14 and 17 Victoria Street (NHLE 1350336 & 1061746); 48 West Street (NHLE 1061747); The Fields Farmhouse (NHLE 1204782); and Blair House and associated gate piers and post (NHLE 1061745 & 1204777).

### Conservation Areas

Parts of Billingham are designated as a Conservation Area. Conservation Areas are areas designated by the local planning authority that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. A Conservation Area Review document for Billingham has been adopted by North Kesteven District Council. A link to this can be found in the references section of this report. Conservation Area Appraisals, Reviews and Management Plans are documents in which are set out the area's special interest, they analyse the positive and negative aspects of the area and identify any opportunities for additional protection or enhancement.

The Billingham Conservation Area covers the majority of the historic core of Billingham. Five listed buildings are included within the conservation area, comprising the Grade I listed church of St Michael (NHLE 192757), Nos 14 and 17 Victoria Street, Grade II (NHLE 1350336 & 1061746), the Baptist Church, Grade II (NHLE 1061743) and The Old Vicarage Grade II (NHLE 1061744).

The Conservation Area review document provides a list of those key non-listed buildings that contribute to the character and appearance of the Conservation Area. This list is included within the Appendices.

### Local Listed Buildings

Local lists play an essential role in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets, they play a vital part in informing the development of local plans. North Kesteven District Council has previously compiled a list of 'Sensitive Buildings' across the entire district but an up to date version is not currently available.

The Billingham Community Plan Group has recognised a number of buildings and structures which they consider positively contribute to the character and heritage of the area in addition to those identified by the local planning authority. This list is included within the Appendices.

Figure 4 opposite shows the location of the listed buildings, conservation area and local listed buildings within Billingham. The figure has been zoomed in on the village itself for ease of reference as the majority of listed buildings and local listed buildings are concentrated within the existing settlement boundary.



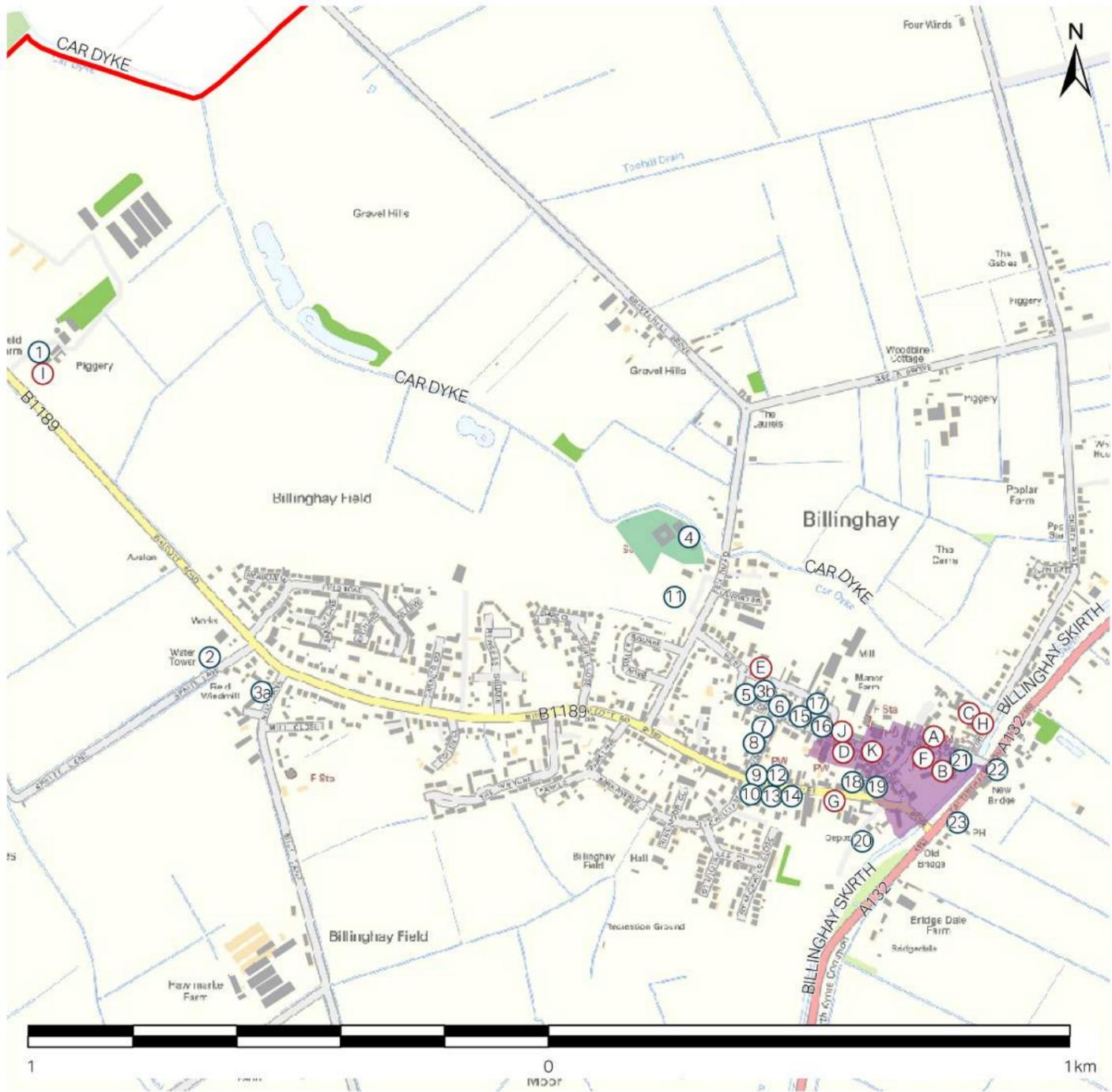
The Grade II listed Old Vicarage



Grade I listed church of St Michael



Names on the Grade II listed war memorial in the Market Place

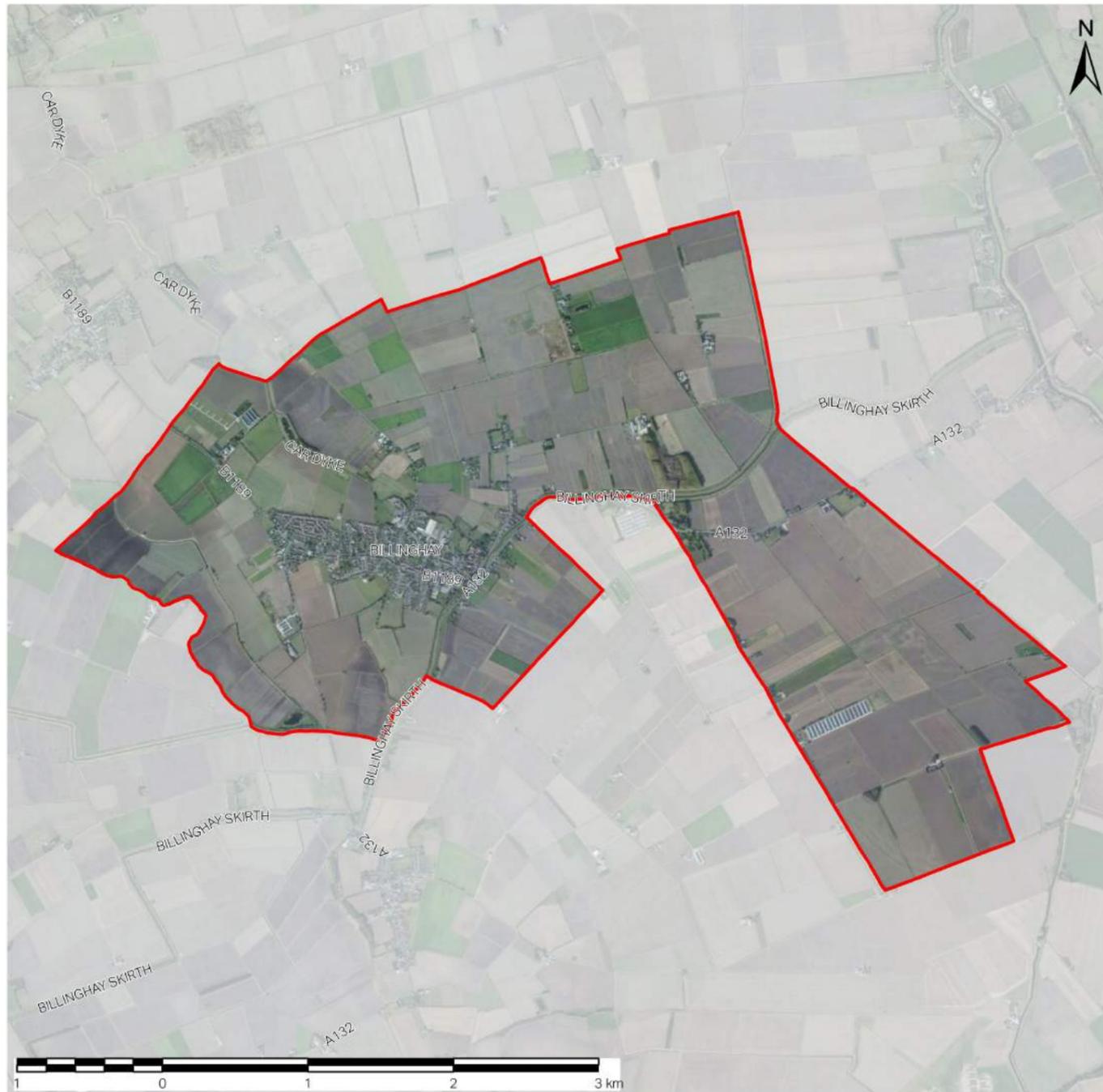


Legend

- Study Area
  - Conservation Area
  - Building
  - Woodland
  - Billinghay C of E Primary School
  - Listed building (Grade)
    - A Baptist Church (II)
    - B Cottage and outhouse to west of the Golden Cross public house (II)
    - C Blair House (II)
    - D 17, Victoria Street (II)
    - E 48, West Street (II)
    - F Church of St Michael (I)
    - G Osbournby Butcher (II)
    - H Gatepiers and gates to Blair House (II)
    - I The Fields farmhouse (II)
    - J 14, Victoria Street (II)
    - K Billinghay War Memorial (II)
  - Local feature
    - 1 Field Farm
    - 2 Water Tower on Sprite Lane
    - 3a Billinghay Mill
    - 3b South's Mill
    - 4 Open air swimming pool
    - 5 Boston House
    - 6 Property on Victoria Street opposite King Street
    - 7 14, King Street
    - 8 10, King Street
    - 9 Embers Cottage, 56 High Street
    - 10 Mosaic wall
    - 11 Green space adjacent to Fen Road
    - 12 Former methodist chapel
    - 13 Labernum House
    - 14 Cottages facing Twells
    - 15 Barley Sugar Cottage, Victoria Street
    - 16 Former Cross Keys public house
    - 17 Former primitive methodist chapel, West Street
    - 18 The Ship Inn public house
    - 19 18, High Street
    - 20 York House, Waterside
    - 21 Golden Cross public house
    - 22 Kesteven House
    - 23 Coach and Horses public house
    - 24 Field to the rear of the Coach and Horses public house - home to Billinghay Feast
- Also Vine Cottage on High Street - unable to locate*

Contains OS data. Crown copyright 2017

Figure 4: Settlement, Land Use and Heritage Assets



Contains aerial data supplied by Bing. Copyright 2017

Figure 5: Land cover

Legend

Study Area

## Cultural Associations

There are a small number of cultural associations within the village, the majority of these attached to the history. Scattered throughout the village is a trail which gives insight into the lives of individuals who lived in the village. These are displayed on finger posts giving a brief biography of the historic figure, with a zoetrope illustrating an aspect of that individual's life. Another cultural feature is the mosaic at Fitzwilliam Place which tells the history of the village from Roman settlement in the 1st century AD.

Billingham Fair and Feast takes place annually in October and has done for over 150 years adjacent to the Coach and Horses pub on the A153, opposite Old Bridge.

## Green space and public realm

Within Billingham village, there are relatively few areas of public open space. From west to east, there are two tennis courts to the south of Walcott Road, followed by Billingham Cemetery, which sits on Walcott Road opposite The Whyche. Behind the village hall on Ringmore Close are Billingham's playing fields, which include three football pitches. The peripheral location of the playing fields makes them relatively isolated from the main part of the village. In contrast, the small piece of open space on Fitzwilliam Place, the market place and St Michael's churchyard feel integral to the village. The landscape treatment of the public open space is limited and generally comprises amenity grassland with occasional scattered trees. The market place is an exception to this, with a paved square and some plant displays. It was renovated in the early 21st century and utilises modern materials such as concrete setts.

Within the historic part of the village, gardens play a subsidiary role to the overall townscape and are often hidden within blocks of built form. There are very few street trees, which contributes to an overall urban character. Elsewhere in the village, gardens are more prominent in the streetscape. In addition, there are more street trees, particularly along Walcott Road.



Zoetrope on one of the heritage trail finger posts

**Views**

Within the Conservation Area appraisal, several views within the village are noted as important. These include views along Church Street, Bridge Street and from the Market Place along Victoria Street. The close proximity of the buildings to the road forms a sense of enclosure, which is noted in the appraisal. Views open out slightly in the east of the Conservation Area at Billingham Skirth, where there are views north-west towards St Michael's Church. The only views to open countryside from within the Conservation Area are from Old Bridge (which crosses Billingham Skirth) – these look south-easterly to North Kyme Fen. Outside of the Conservation Area (within the rest of the village), views tend to be framed by built form, however do not feel enclosed to the same degree as those within the Conservation Area itself. This is due to the less dense settlement pattern. There are also occasional glimpsed views to the surrounding countryside. Outside of the settlement, views tend to be long distance and open across farmland with occasional buildings or trees punctuating the otherwise horizontal panoramas.

There are three main landmarks discernible in views towards the village. These are St Michael's Church, the water tower and Moy Park feed mill. The water tower is the most prominent of these as it sits at a high point in the village and is notable in several views. The spire of St Michael's church tends to be visible in views from the west, east and south, and the Moy Park feed mill visible from the west and east.



*View along Victoria Street from the Market Place*



*View of St Michaels Church from Billingham Skirth*



*Entrance to Billingham Cemetery*



*Distant views across flat open countryside from Old Bridge*



*The water tower is a distinctive local landmark*



# MANAGING CHANGE



The character of Billingham described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of Billingham will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Billingham neighbourhood plan].

## Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the contrast between enclosed historic centre of Billingham and the surrounding open countryside, as well as the historic vernacular.

- The strong historic core of Billingham village, particularly the Conservation Area;
- Structures within the historic core are characteristically two storeys in height, as a consequence taller buildings such as the Church of St Michael and the Sprite Lane water tower have landmark qualities and are prominent in views both into and out of the village;
- The width of streets and pavements vary within the core of the settlement, however the close grain of development and pavement edge properties provides continuity along street fronts providing a balance to this variation;
- The use of common architectural motifs acts to harmonise neighbouring structures with each other. These features include the use of margin light sash windows, ridge height chimney stacks and the short overhang of eaves;
- The more open grain of 20th century development provides a contrast to the closer grain of the historic core and defines the boundary between these separate periods of development;
- The boundary between modern and historic development is enhanced by a mix of tree cover and the built form, which act to screen views between the two;
- Occasional agricultural buildings within the village work to reinforce the rural character of the village
- The open character of the River Skirth area, as well as the spaces between buildings adjacent to the river, provide views from the south-east where the historic core can be best appreciated;
- Enclosed character of the village with few views to surrounding countryside;
- The flat, open and rural setting to the village, with long views available beyond the settlement edge;
- Positive contribution of gardens and vegetation in the western part of the village; and
- Distinctive vernacular building style, use of red brick and clay pantiles.

## Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the quality and condition of existing buildings.

- Degraded and derelict properties, particularly former traditional agricultural buildings within the settlement boundary;
- Some mid-late 20th century development to the north and west of the village which does not reflect the historic pattern;
- A number of pavement edge private gardens provide visual relief from the close grain of the historic core of Billingham. Boundary walls and areas of hardstanding, built using modern materials, have detracted from this;
- The conversion of former shop fronts into residential properties, particularly surrounding the marketplace and Queen Street, have disrupted the historic commercial centre of the village;
- Proliferation of white uPVC generally within the village has served the loss of traditional architectural features and materials; and
- The remains of the village's only two remaining windmills, West Mill and East Mill, have become ruinous. Some restoration works have taken place at West Mill.

## Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the historic core of Billingham, as well as the distinctive surrounding fenland.

- Billingham Conservation Area and its setting;
- Heritage assets such as listed buildings and their landscape settings;
- Open fenland landscape with strong horizontal emphasis and long views;
- Open areas in the village, including those around key listed buildings, are sensitive to change. Poorly designed paving, as well as the profusion of visual clutter, such as seating and signage can distract from the setting of a listed building;
- As active highways fronted by pavement edge properties, the road junction of Victoria Street and Church Street at The Marketplace is susceptible to incremental change; and
- The character and appearance of the river and its dykes are particularly susceptible to poorly designed boundary treatments among the numerous private properties along its course.

## Character Management Principles

There is a distinct contrast in Billingham Parish between the open, predominantly agricultural, landscape that surrounds the village itself. The historic core of the village and associated Conservation Area is a key positive feature. However, some later developments which do not respect the prevailing character tend to detract from the positive features afforded

by the historic vernacular. There is potential for new development to enhance the historic vernacular, therefore careful consideration needs to be given to its design. There is also potential for development within the parish to erode the open fenland landscape which surrounds the village.

In order to address the issues highlighted above, principles for managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which contribute to the historic vernacular and emphasise the agricultural setting. The following principles should be considered when defining policies with respect to heritage and character:

- The open fenland landscape surrounding the village, which separates it from the nearby settlements of Walcott, North Kyme and Tattershall should be protected in order prevent coalescence between settlements;
- Within Billingham village, development should be arranged to respect views along Church Street, Bridge Street and from the Market Place along Victoria Street, as well as views from Billingham Skirth into the conservation area;
- Development should reflect the existing contrast between the enclosure evident in built-up areas and the openness of the surrounding agricultural land, and act to conserve and enhance the distinctive character of the village;
- Development should respond appropriately to the immediate context, taking into account layout, scale, density and appearance (including materials) of neighbouring buildings;
- Proposals for development on allocated land should be supported by a place-based masterplan and design codes;
- Mature vegetation, priority habitats and riparian vegetation should be retained wherever possible to maintain the existing pattern of vegetation;
- New development should maximise access to PRow and views to the



*Derelict buildings are an issue to be addressed, particularly agricultural outbuildings*



Unusual corner entrance to a vernacular building on King Street

countryside;

- Key heritage assets and their settings as identified on page 22 should be conserved;
- Future development within the Billingham Conservation Area should demonstrate an understanding of the history and complement the existing materials, architectural detailing and roof lines;
- The list of heritage assets identified by the Billingham Community Plan Group should be considered in the production of any formally adopted local list of non-designated heritage assets;
- Former traditional agricultural buildings within the settlement boundary which contribute to the historic character should be retained and restored where possible; and
- The two village windmills at Mill Lane and West Road, should be retained and restored as they provide a strong link to the history and historical land use within the village.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having potential to be brought forward by CIL, S106 or other means include:

- Opportunities for improved recreational links, particularly between Billingham and Tattershall; and
- Further development of existing heritage interpretation within Billingham.

### Next steps and sources of further information and support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Billingham Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the North Kesteven District Council Local Plan and the incoming Central Lincolnshire Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- A design guide or code to be produced to allow new development to respond positively to the local historic vernacular.

A wealth of further information and support is available to assist Billingham Community Plan in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. Other relevant packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>



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QUEEN STREET

S.V.  
7 8

Historic street sign

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# APPENDIX A: SCHEDULE OF HERITAGE ASSETS



Gravestone in St Michael's churchyard

Table 1: Listed buildings (label refers to label on Figure 4)

LABEL	LIST ENTRY	NAME	GRADE	NATIONAL GRID REFERENCE	LIST DATE	AMEND DATE
A	1061743	BAPTIST CHURCH	II	TF 15697 54968	23/11/1990	
B	1061744	COTTAGE AND outhouse TO WEST OF THE GOLDEN CROSS PUBLIC HOUSE	II	TF 15714 54907	17/04/1985	
C	1061745	BLAIR HOUSE	II	TF 15761 55022	10/09/1982	23/11/1990
D	1061746	17, VICTORIA STREET	II	TF 15531 54941	04/03/1983	
E	1061747	48, WEST STREET	II	TF 15360 55114	23/11/1990	
F	1204770	CHURCH OF ST MICHAEL	I	TF 15681 54937	01/02/1967	
G	1204776	OSBOURNBY BUTCHER	II	TF 15510 54853	01/02/1967	
H	1204777	GATEPIERS AND GATES TO BLAIR HOUSE	II	TF 15795 55002	23/11/1990	
I	1204782	THE FIELDS FARMHOUSE	II	TF 13979 55668	23/11/1990	
J	1350336	14, VICTORIA STREET	II	TF 15517 54983	30/01/2003	
K	1434868	BILLINGHAY WAR MEMORIAL	II	TF 15568 54951	11/05/2016	

The following extract is taken from the Billingham Conservation Area Review, Appendix 1, p24-27, and comprises a list of heritage assets which are key to the historic character of the Conservation Area. These represent both listed buildings, identified as being of architectural and historical interest, as well as key unlisted buildings. These have been identified due to their relation to the traditional vernacular building form of the centre of the village. The location of these assets is given on Map 3.

For more information:

[https://www.n-kesteven.gov.uk/\\_resources/assets/attachment/full/0/6794.pdf](https://www.n-kesteven.gov.uk/_resources/assets/attachment/full/0/6794.pdf)

## Listed buildings and other important buildings within the Conservation Area

1) Brooklyn House, 14 Victoria Street, Listed building, Grade II House, early C18, enlarged 1791 and altered C20. Red brick, partly rendered, with pantiled roofs and raised stone coped gables with three chimney stacks. Five margin light sash windows beneath curvaceous or `moustache` lintels, that to the first floor centre inscribed 1791. Central porch with four panelled door and margin light fanlight over. The frontage to the street is the older wing. Painted brick with an off centre half glazed door with fanlight flanked by single margin light sashes. There is a single C20 casement to the first floor.

2) The Manor House, 10 Victoria Street House of two storeys with a lower two storey extension to the west, late C19. Brown concrete tiled roof with gable stacks. Red brick walls in Flemish Bond. Central four-panelled door, with the top two panels glazed, under a fanlight with curved glazing bars. The doorcase has a pedimented head with side pilasters. Modern upvc windows under stone lintels and with stone cills. The small front garden has interlinking hoop topped railings with two pairs of cast iron gateposts.

3) The Old Cross Keys Inn, 8 Victoria Street Former pub, closed 1956 and now flats. Edwardian, with gabled, Rosemary tiled roof and gable stacks. The first floor is half timbered with rendered panels. The south front has a jettied first floor supported by a rectangular bay below and with a gabled roof above. The latter has timber verge boarding with a finial. The bay windows have plain sash windows, the other windows all being C20 casements, some of upvc. Ground floor walls of red brick.

4) 35 Victoria Street House, now a bank. Late C19 with rear extensions of the late C19 and mid C20. Brown concrete tiled roof with gable stacks of yellow brick. Yellow brick front with red brick to sides and rear. Central four-panel door with modern plain fanlight over flanked by canted bay windows with margin light sashes. At the first floor are three windows with margin light sashes, with stone cills and heads, the latter with chamfers.

5) Methodist Church, Victoria Street Built as a Wesleyan Chapel in 1869 and dated in circular panel to front gable. Built on the site of an earlier chapel destroyed by fire in 1864 and opened on 18 January 1870. Of yellow brick with a brown concrete tiled roof, the north end of which has a raised brick gable forming a parapet. This has a finial at the ridge and one to the right. Ashlar string courses, central modern door flanked with tall round-headed windows.

6) 25 Victoria Street Early C20 house and shop. Red brick and slate roof with two gable stacks, that to the north reduced in size. Shop front has a slate roofed canopy over the door and a pair of rectangular bay windows. Early C20 casement windows.

7) 17 Victoria Street, Listed Building, Grade II Shop and house, early C19. Clay pantiled roof with a gable stack to the right and red brick walls. The ground floor has a small shop front with a corner door, the hood without brackets. Alongside is a bow fronted shop window with glazing bars supported on curved brackets. To the right is one, and at first floor two, margin light sash windows.

8) 13 and 15 Victoria Street Houses, 13 formerly house and shop. L shaped. Former shop to road is two storey, with rendered and painted brick walls and a hipped pantiled roof. The mid C19 shop front is divided with pilasters into three windows, that to the left subsequently infilled. The others retain 4 x 4 plain glass panels with a central half glazed door. The south end retains a 4 x 4 pane sash window at the first floor, to match the shop windows, with a plain glass window in the same size opening below. At right angles to the road is the other wing. This is early C19, two storey, with a gabled red concrete tiled roof with raised coped gables and gable stacks. It has upvc windows. The walls are of red brick, painted to Victoria Street.

9) 9 Victoria Street House and shop, mid C19. To the left the house is two storey, white painted brick and slate roof with an offset gable chimney. At the first floor is a margin light sash window with a mid C20 window below in an opening reduced in size with timber lintel over. The east wall has been rebuilt in a mid C20 brick. To the right is a single storey shop with white painted and rendered walls with dentillated eaves under a brown concrete tiled roof.

10) War Memorial, Market Place. A stepped base supports the panels inscribed with the Roll of Honour. A granite column with capital over is topped with a cross of a foliage design.

Ordnance Survey

NOT TO SCALE

# Map 3

Listed Buildings and Significant Unlisted Buildings



- Listed Buildings
- Other Important Buildings

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08/05/2006

Map 3 taken from the Billingham Conservation Area review (2006) showing listed and significant unlisted buildings

11) 1 Church Street Late C19 house. Red brick in Flemish Bond with dentillated eaves and verge. Gabled slate roof with brick gable stacks. Margin light sash windows under chamfered stone heads and with stone cills. The central four panel door has a plain fanlight with a pedimented and pilastered doorcase.

12) 24 Church Street. Mid C20 house of red brick and a hipped slate roof with two chimneystacks. Two storey canted bay with gable over to front and rectangular ground floor bay to the east. Contemporary windows with late Art Deco top lights. Art deco glazing to front door in recessed porch.

13) Church Room, Church Street Church Room opened 3 October 1924. Rough cast cement rendered walls with brick pilasters and a Rosemary tiled roof, hipped to the east and with a half hip to the west. Central ridge lantern ventilator with ball and cross finial. Leaded small rectangular pane windows. Central doorway to east in a projecting single storey hipped porch. The plank door has a half round top with a sunray detail in Rosemary tiles on edge with coloured mortar above. 26 | Billingham Conservation Area

14) Baptist Chapel, Church Street, Listed Building, Grade II Baptist Chapel of four building stages. The first chapel of the early C19 is of red brick with a hipped slate roof. To the east side are two porches of the late C19 and a small extension of 2005. Adjacent to the road is a mid C19 extension. This retains external window shutters and securing latches to the street windows, a rare survival. It also has a margin light fanlight above the entrance door. At the rear is a former house, 14 Church Street, of the early C19. This has a brown concrete tiled roof with one brick chimney. The red brick walls are cement rendered to the first floor north and east. Two margin light sashes to the first floor with one Yorkshire slider and one modern window to the ground floor. There is a small timber and glass conservatory/porch in the angle between the house and chapel.

15) St Michaels Church, Church Street, Listed Building, Grade I Parish Church, dating from the C12, C13, C14, C15, C17, tower and spire rebuilt 1787, north aisle rebuilt 1856, spire again rebuilt 1912. Coursed limestone rubble and ashlar with ashlar dressings and slate roofs. Churchyard has examples of late Georgian gravestones and some early slate gravestones of the early C19.

16) 2 Church Street Mid C19 house and outbuildings. Red brick with a hipped concrete tiled roof with one chimneystack. Upvc windows in openings with splayed stone lintels and stone cills. Central doorway with case including pilasters and a hood. Two, two storey, outbuildings linked by a corrugated iron workshop. That to Skirth Road has a taking in door at the first floor and a disused Edward VII wall post box.

17) Kesteven House, Tattershall Road Former late C19 Police Station, now house. Red brick, slate roof with two gable stacks and one rear stack, all with matching decorated chimney pots. Divided pane sash windows, two first floor half dormers to front elevation. Dentillated brick eaves and verges. Fully enclosed central porch of brick and ashlar incorporating a stone inscribed `Kesteven House`.

18) The Golden Cross, Church Street Public House, now restaurant and freehouse, late C19. Two storey with hipped concrete tiled roof and single storey with slate roof and later rear lean to extensions. Red brick to north and west, yellow brick, and one painted brick wall, to the south and east. Dogs tooth dentillated eaves, six chimneys. The windows are divided sashes to the first floor and plain sashes to the ground. Two rectangular bays to the west elevation have etched glass in the lower panes, reading `SMOKE`, `THE GOLDEN CROSS`, `ROOM`; `ALES`, SPIRITS; and `BILLIARDS`.

19) The Old Vicarage, Church Street, Listed Building, Grade II Former dwelling, now office and visitor attraction, mid C17. Mud and stud east wall, with the others being of C18 brick. Half hipped thatched roof. Late C18 brick and pantile extension to south. Baffle entry. Sold 1734 when a replacement vicarage was built nearby. Restored 1989. An example of the traditional vernacular building style common in Lincolnshire in the C17 and C18.

20) Workshop, Church Street, Listed by virtue of being within the curtilage of The Old Vicarage Red brick and pantile single storey workshop, now used as blacksmiths workshop. Datestone above door `WP 1870`. Large doorway under a cambered brick arch. Believed to have been built for agricultural use.

21) The Vicarage, Church Street Completed in 1832 although construction was said to have started in 1804. Believed to be on the site of the mid C18 Vicarage, of which the rear stone wall of the present building is probably being the only surviving remnant. Three storeys in red brick and a gabled slate roof with three gable stacks. Late C19 two storey extensions to the front and south end. The former is the two, two storey rectangular red brick bays linked by an advanced central single storey bay, all with roofs hidden by a parapet. The latter is of two storeys, in red brick with a slate roof and a canted bay to the ground floor east. Three second and one central first floor windows to the front elevation are of the early C19, the extensions have a mix of plain and divided sash windows.

22) 14 Bridge Street Early C19 house, said to have a brick inscribed `JS 184?`. Red brick with a slate roof with gable stacks. 6 over 6 small pane sash windows, that to the ground floor left double glazed with internal upvc glazing bars. The windows to the top left and bottom right are originals. Central door with doorcase that includes pilasters and a margin light fanlight.

23) Old Butchers Arms, 20 Bridge Street Former public house, now house. Mid C19, said to have been first licensed in 1869 and closed in 1970. Red brick with a gabled slate roof which has overhanging eaves and a saw tooth ridge. Two gable stacks. Two ground floor canted bays under a lean to roof that also forms a porch between. Rendered panel to first floor, probably for pub name.

24) 22 Bridge Street Late C19 house and shop. Red brick in Flemish Bond with yellow brick dentillated eaves and verges. Concrete slate roof with brick gable stacks. Margin light sash windows under chamfered stone lintels and with stone cills. The timber shop front is to both Bridge Street and to the Market Place. It has upvc windows and a corner door, the brickwork above being supported on decorative brackets. The latter are the same as those on the corner door to 2 King Street, the latter outside of the Conservation Area.

25) 9 High Street Mid C19 house of painted brick walls and a hipped slate roof with two chimney stacks. 6 over 6 pane sash windows under splayed stone lintels and stone cills. Central half glazed door with a margin light fanlight over, all within a pilastered doorcase with a flat hood supported by scrolled brackets. The buildings at the rear date from 1788. One of them - the former Coach House - is a 2 storey painted brick building with a hipped slate roof.

26) 13 High Street Early C19 house of red brick with a pan tiled gabled roof with raised brick coped gables. To the street is a single storey lean to C20 extension with a concrete tiled roof. UPVC windows.

27) 14 High Street Early C19 house of red brick with a brown concrete tiled roof and one gable chimney. Three six over six sash windows to the front elevation together with a blocked doorway

Consultation has been undertaken with the Billingham Community Plan Group, and a list of non-designated heritage assets has been provided by the group. These are suggested for inclusion in any list of local non-designated heritage assets which North Kesteven District Council may adopt in the future. The following extract has been provided by the Billingham Community Plan Group:

## Billingham Neighbourhood Plan - Heritage and Character Assessment January 2017 Buildings to Protect.

### *The former Primitive Methodist Chapel, West Street.*

This was Billingham's first Methodist Chapel and was originally entered via a side door. A plaque above the current door reads Primitive Methodist Chapel 1854. Later the building was used as a chemical store by Mr. A.C Gilbert who ran an extensive seed and corn business on West Street. Mr Gilbert's Bernard Gilbert, the poet and author, took over the family business on his father's death. Bernard's son, Michael also became a writer but of crime fiction.

Most recently, outline planning permission to demolish the Chapel and the agricultural building next door were approved with plans to build a row of starter homes. However, the current owner hopes to convert the former Chapel building into a family home. Billingham Neighbourhood Plan would support this change of us to a family home. (Information Fire Flood and Fenland Folk, and the Billingham Chronicle 2000)

### *The former Methodist Church, High Street,*

This Chapel replaced the former primitive chapel building on West Street. Building commenced in 1911 and the chapel was officially opened in March 1912. Fifteen foundation stones were laid, with parents paying the equivalent of £1 for their children to lay a brick. The Chapel was the first public building in Billingham to have electric lighting installed, run by a generator. In 1932, the congregation of this chapel amalgamated with that of the Wesleyan Chapel on Victoria Street. Currently the former Methodist Church is a private home. (At one time it as considered that the poorer residents would worship at the Primitive Chapel until they became well enough off to worship at the Wesleyan Chapel)



### *Number 18, High Street (The Wedgewood's).*

This property is the former Lord Nelson ale house at the junction with High Street and Queen. In 1911 seven licensed premises served a population of 1,288 residents. The local Justices, based in Sleaford thought this was excessive and set up a committee to determine which premises were the most suited. The structural condition of the building, the accommodation for the public, and the facilities. The Lord Nelson, was little more than a cottage, and being opposite the larger Ship Inn did not do much trade. In addition the Police found the cottage hard to supervise as a back entrance allowed troublemakers to escape onto the street. As a result the wife of the licensee, Mrs Haw said they would leave as they could not make a living there. An incident involving a brawl and a fatal stabbing between two men who had staggered out of the pub may also have contributed to the decision to leave. The property is now a private house. (Information Fire Flood and Fenland Folk, and the Billingham Chronicle 2000)



### *York House, formerly known as Waterside, Waterside.*

This has always been one of the largest and grandest houses in Billingham. Built on the bank of the Skirth this property was once the family home of the Creasey family, farmers and cattle dealers, whose origins go back to Catley Abbey in the 12 Century making them one of the oldest families in the area. The top floor of the granary was converted into a private school run by Emma Creasey, from the time she left school until she married. This was in the days before compulsory education and the opening of the 2 schools in the village. At one time, the grounds were designed by Pennell's Garden Centre, and the household consisted of two live in maids, a "boots" and a handyman as well as John Creasey, his wife and ten children. The property has also been an old people's home, a children's home and is currently a residential home. Trees, protected by preservation orders grow in the grounds. York House is within an area known as Waterside, an area allocated within the Local Plan 2015-2036 for housing development.

### *Embers Cottage*

Embers Cottage was built on the site of the Great Fire of Billingham. See Fire, Flood and Fenland Folk for further information about the fire.

### *King Street*

In 1864 the Great Fire in Billingham destroyed all buildings on King Street which housed 100 people. Number 10 and 14 were built in the aftermath of this fire in the 1860s. They were built by the same builder and are of similar construction. They have a tumble roof at the back giving restricted headroom. The front of the

houses have full length bay windows. The houses are Victorian in character and design. At the top of this street on Victoria Street another house has very similar design.

### *Kesteven House*

This house was the old Police Station on the edge of the village. It then became the family home of the Robinson family. T&C Robinson, saddlers, moved their business to the site next door. (Fire, Flood and Fenland Folk cover this business)



### *Swimming Pool*

This facility was built by villagers for the village 40 years ago. It is built on land owned by Lincolnshire County Council and rented to the committee who run the facility. The pool opens every year from May to September and is run by volunteers.



### *Mosaic Wall*

This giant mosaic depicting the history of the village of Billingham was the culmination of 10 years work. In all 20 people spent 6000 hours fixing 144,000 pieces of ceramic tile to the wall. Designed by Scottish artist Alan Potter, incorporates village landmarks as well as snippets of the village's history.

# BILLINGHAY - HERITAGE AND CHARACTER ASSESSMENT

## Public Houses

The oldest public houses in Billingham are the Golden Cross and the Cross Keys. The Cross Keys, located in the Market Place, closed in 1958 and although situated in the conservation area, has had some of its original windows replaced with unsympathetic UPVC. The public house is now flats.

The Golden Cross on Church Street was an Inn before Justice's records began in 1865 and was conveniently located beside the main road (A153) and the Skirth for both road travellers and boatmen. Although thriving in 2000 it closed and was turned into a multi-occupancy accommodation very recently.

The Coach and Horses Public House, originally a coaching inn situated mid-way between Nottingham and Skegness. The pub was separated from the village by the River Skirth and was, until the 1980s was in North Kyme Parish. It is a well-known stopping off point on the way to the coast on the A153.

The Ship Inn Public House on the High Street was originally a beer house owned by two farmers. It was granted its license in 1870 and extended between 1898 and 1900. It had 11 fireplaces, six of which were upstairs. The land opposite where the medical centre now stands belonged to the pub and was where outdoor games were played. One room, with an entrance off Queen Street was also hired out for official business, such as Lloyds Bank of Sleaford who attended one day a week, the Registrar for Births, Deaths and Marriages and the School Attendance Officer. The "snug" was mainly used by women when collecting the ale to have with the family meals. Five wells are present under the Ship and its yard.



*Cottages facing Twells,*

These properties are virtually unaltered since the earliest photographs of Billingham were taken.

## Barley Cottage on Victoria Street:

This old cottage was once used as a shop (photo to be sent) and had a working forge in its grounds

## Vine Cottage:

This is an old cottage, and due to its blackened bricks was possibly present at the time of the Great Fire of Billingham in 1864.

## Field Farm, Walcott Road

This property is still a working farm owned by the Lamyman family. During the war it was used as a prisoner of war camp for Italian prisoners. On a Saturday night they were walked up to the Cosy Cinema (now Twells Vauxhall dealership) in Billingham to attend the latest showings. Some settled in Billingham as opposed to returning to Italy. During WW2, the farm was the sight of the search light facility. (A former ROC bunker is still present further down the road towards Walcott beside the phone mast.)

## Green area which forms part of Fen Road site

These playing fields are between the public footpath linking Fen Road and its amenities with Field Farm, and the Carr Dyke, built by the Romans. With no other sites for playing field or leisure use within or outside the village it is vital that this green area remains for the use of the village and its wider community. A strip of grass planted with trees separates the Feb Road site from Fen Road. For visual and noise reduction reasons it would be good to keep both the grass and the trees in place.

## Water Tower

A local landmark which is still providing water to the surrounding area. Conversations are taking place with Arts NK re lighting the structure to enhance its landmark status and to use it for abseiling and others uses to protect it.



## Mills and accompanying houses

Billingham once had 4 mills – the Post Mill beside the Skirth on Kyme Road (A153) (actual site no longer known with certainty), South's Mill on the junction of West Street and Victoria Street, Billingham Mill (also known as Ravell's Mill) on Mill Lane and a mill on Victoria Street (possibly on the site of the present day feed mill). Billingham Mill, built in 1838 to replace a post mill, originally had six-sails and stood 50ft high. Details of the sale of this mill are held in Lincoln Archives. The engine room, mill house and part of the mill remain to this day and form part of Old Mills Crafts. The remains of South's mill and its house and some outbuildings can still be seen on West Street and Victoria Street. (More information can be found in Fire Flood and Fenland Folk)



## Laburnum House, High Street

This property is 300 years old, one of the oldest in the village. It is currently owned by the Twells family who have been trading in the village for 95 years.

## Boston House:

This was once used a shop and can be seen in the old photos of South's mill at the junction with Victoria Street and West Street. This house, with the former reading room next door and mill house remain virtually unchanged to this day.

## Old Mill on Skirth Road

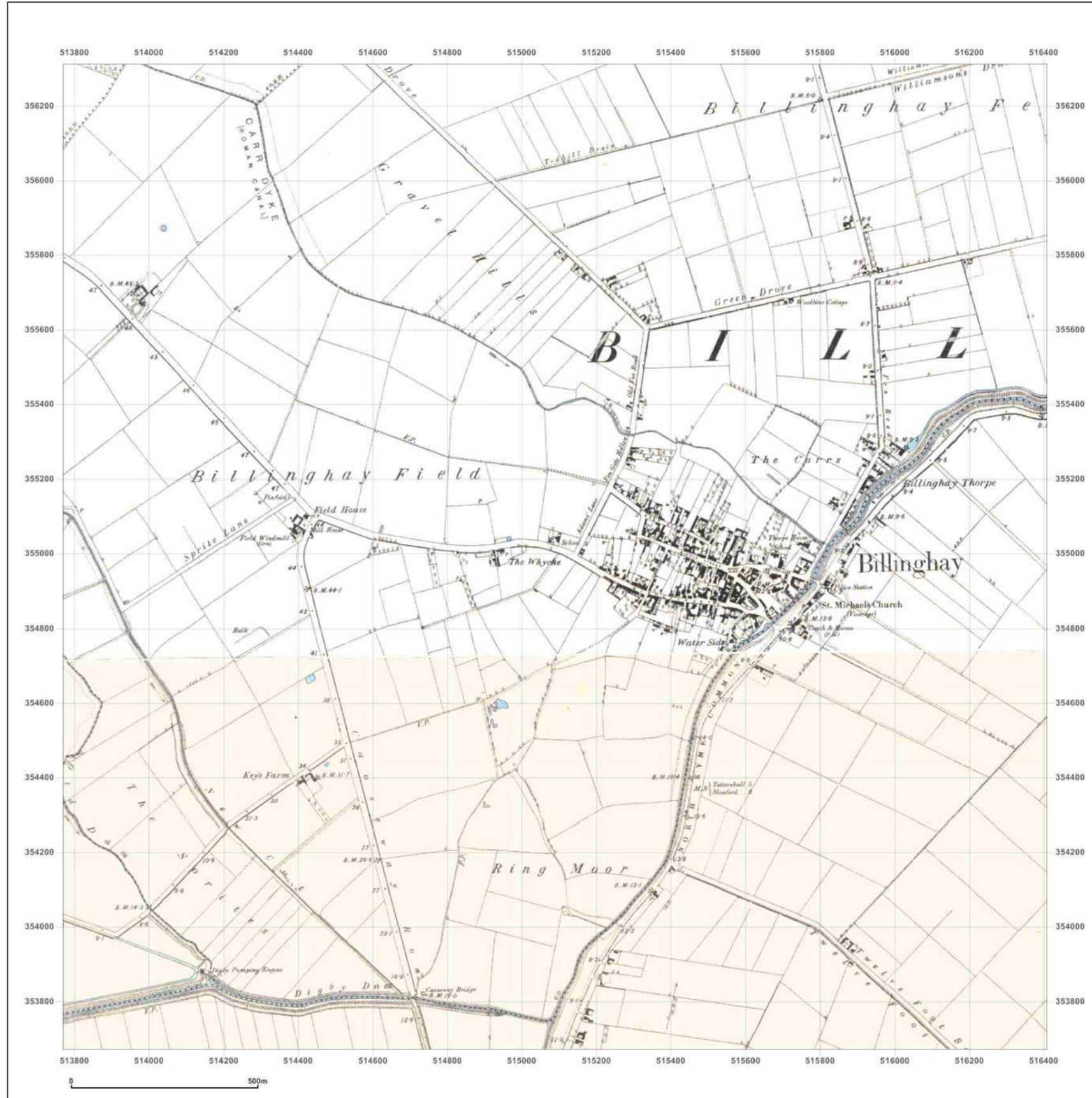
## Field behind Coach and Horses

This field is used for community events, most notably The Billingham Feast, an ancient event which takes place every October. This is a funfair and food event. Stuffed Chine is the traditional dish eaten and the Feast is still eagerly awaited each year.

# APPENDIX B: HISTORICAL MAPS



# BILLINGHAY - HERITAGE AND CHARACTER ASSESSMENT



**Site Details:**

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**Client Ref:** 39015  
**Report Ref:** CMAPS-CM-592847-39015-200117  
**Grid Ref:** 515088, 354991

**Map Name:** County Series

**Map date:** 1887

**Scale:** 1:10,560

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