

Nocton Conservation Area

An Assessment of the Character
and Appearance of the Conservation Area

Adopted July 2008



districtnk
100 flourishing communities
North Kesteven District Council

Contents

1. Introduction	3	12. Definition of the Terms Used	23
2. The Meaning of Designation	4	13. Bibliography and Sources	24
3. Policy Planning Framework	5		
4. Assessment of Special Interest	6	APPENDIX 1	
General Character	6	Listed Buildings and Significant	
Landscape Setting	6	Unlisted Buildings	25
5. Historical Development and Archaeology	7		
6. Patronage	8	MAPS	
7. Heritage Audit	11	MAP 1.	
8. Analysis of Spaces	13	Extract from OS 1.2500 maps, Second Edition 1905, Sheets 79/6 and 79/10	29
9. Character Analysis	16	MAP 2.	
Area Character	16	Analysis of Spaces	30
Prevailing Uses	16		
Building Quality and Their Contribution	16	MAP 3.	
Local Building Materials and		Listed Buildings and Significant	
Architectural Details	16	Unlisted Buildings	31
Trees, Hedges and Green Space	18		
Effect of Loss, Intrusion and Damage	19	MAP 4.	
Neutral Factors	20	Conservation Area	
Building Condition	20	Nocton	32
Pressure and Capacity For Change	20		
10. Boundary Changes	22		
11. Management of the Conservation Area	22		

1. Introduction

1.1

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and to designate that area as a Conservation Area. It also requires them, from time to time, to review those Areas. Conservation Area designation is the main way that an authority gives effect to conservation policies for a particular area.

1.2

Government advice to local authorities on Conservation Areas is included within Planning Policy Guidance Note 15; Planning and the Historic Environment. At paragraph 4.4 this states that the more clearly the special architectural and historic interest that justifies designation is defined and recorded the sounder will be the basis for local plan policies and development control decisions. It also enables the formulation of proposals for preservation and enhancement. The definition of an areas special interest should derive from an assessment of the elements that contribute to and detract from it.

1.3

This study is an assessment of the special history and character of Nocton that has resulted in the village as it is today. A draft study was prepared for the District Council to use as a consultation document with those who live in the village as well as other authorities and organisations who have an interest in the historic environment. The District Council have taken into account all of the representations received as a result of the consultation and amended the study prior to its adoption as part of the planning policies that relate to Nocton.

1.4

This study takes account of advice within the following documents concerning the definition of Conservation Areas.

- Planning Policy Guidance Note 15; Planning and the Historic Environment published by the Government in September 1994, and
- Guidance on Conservation Area Appraisals, a consultative document, English Heritage, 2005.

1.5

This is the adopted revised report on the basis of a public consultation exercise with local residents, the Parish Council and other bodies and organisations with an interest in the village. The draft report was out for consultation for a period of one month in January and February 2008 with a consultation event that took place within that period.

2. The Meaning of Designation

2.1

Designation of a Conservation Area draws attention to its architectural and historic interest and emphasises the need for any changes or new development to be sympathetic to and respect its character.

2.2

The District Council will take account of the Conservation Area as part of its consideration of planning applications in the village. It will aim to ensure that the design of both new development and extensions to existing buildings respect the local architectural character in terms of siting, design, detailing, scale, and massing. Special attention should be paid not only to building form but also window form and materials. Architects and designers should take account of the advice within it when proposals are being drawn up.

2.3

Opportunities may arise from time to time to make improvements to the appearance of the Conservation Area. The District Council will consider this as and when those opportunities arise and will work in partnership with owners and other interested parties to achieve them. The Parish Council and local residents will also be aware of opportunities from time to time and the District Council would encourage them to contact the Council so that they may be considered.

2.4

The successful management of the Conservation Area for the benefit of all will not be achieved by the District Council alone. Individual owners and occupiers of sites and buildings can carry out work without the need for any permission from the Council and it is hoped that residents will also be able to take account of this. The District Council will respond to any request for advice where needed.

2.5

Local Planning Authorities have certain additional powers of development control in Conservation Areas. The thresholds for development needing planning permission are lower, permission is needed for the demolition of buildings, and written notice must be given to the Council of any intention to lop, top or fell trees, with certain exceptions. The requirements do change from time to time and the District Council will always be happy to offer advice about the need for permissions.

3. Planning Policy Framework

3.1

Central Government requires local planning authorities to prepare and keep up to date the development plans which set out their policies and proposals for the control of development and other land use in their area. In North Kesteven these plans comprise the following.

- The Lincolnshire Structure Plan, prepared by Lincolnshire County Council and adopted in September 2006.
- The North Kesteven Local Plan, adopted September 2007. This, in particular, includes detailed policies to guide the Councils development control function relating, amongst many other issues, to historic buildings and Conservation Areas.

3.2

The adopted North Kesteven Local Plan identifies Nocton as a Third Tier Village within the Lincoln Policy Area. These settlements are those which offer

- Limited employment opportunities, with limited potential to offer more;
- No educational facilities or primary education only;
- A more limited range of shops, community and recreational facilities;
- More limited public transport services, and
- Limited opportunities for the re-use of previously developed land and buildings.

3.3

New residential development will be permitted only if it is to meet local needs for affordable housing. Preference for sites for development will be given to:

- Previously developed land and buildings within settlement curtilages
- Plots within otherwise developed frontages.

3.4

The settlement curtilage has generally been drawn tightly around the existing developed area of the village.

3.5

North Kesteven District Council designated the Nocton Conservation Area in January 1980 following a joint appraisal of the village with the Parish Council. This appraisal defined the boundaries, identified a number of Sensitive Buildings as well as the Listed Buildings and defined the characteristic details of buildings within the village. A general assessment was also included within the Local Plan Revised Deposit Draft and is set out at 4.1 below.

4. Assessment of Special Interest

General Character

4.1

The general character of the existing Conservation Area has been identified and included within the North Kesteven Local Plan and states.

Nocton – January 1980

Nocton Conservation Area covers 15.3 hectares, and covers most of the village as well as parts of the grounds to Nocton Hall. The Conservation Area generally has an open character (although, in some parts, buildings are massed together to form distinctive, large groups), with two storey, stone buildings set back from the pavement edge and separated from one another by significant garden or other undeveloped areas. Hedges or stone walls are commonly used to define the pavement edge, and these have the effect of providing a visual link between buildings. Buildings generally have steeply pitched, pantile roofs with plain or parapet verges and windows that have a vertical emphasis. Trees are essential to the character of the Conservation Area.

► *In the wider landscape view of the village, trees predominate with the church spire rising among them.*

4.2

The special interest of Nocton has been further enhanced in recent years by the variety of public art and sculpture that has been established throughout the village. This contributes very strongly to the character and appearance of the village and helps to create the strong sense of place that the village has.

Landscape Setting

4.3

The village is one of a line of settlements running in a north south direction along the spring line of the eastern edge of the dip slope of the Lincoln Heath. Lying between the 15 and 20 metre contours the land falls to the edge of the Nocton Fen to the east and rises up onto Nocton Heath to the west.



4.4

In wider landscape views the view of the village is of the roofs of buildings set within trees. The Parish Church spire rises among the trees in views from the west. It is trees that predominate.

▼ *Public art and sculpture throughout the village help create a strong sense of place.*



5. Historical Development and Archaeology

5.1

The earliest archaeological evidence from Nocton Parish are finds of the Neolithic and the Iron Ages. A Neolithic stone axe was discovered on the north edge of the village and Iron Age pottery both here and to the east of the village. The Roman Car Dyke is about 1.5km to the east, running along the Fen edge.

5.2

The place name Nocton is Old English in origin and means the settlement (tun) where wethered sheep (hnoc) are kept. In the Domesday Survey of 1086 Nochetune (Nocton) was held in its entirety by Norman de Arci who also held land in Dunston, Timberland, Kirkby Green and Scopwick.

5.3

Norman de Arci's son, Robert, was a benefactor of several monasteries and granted land to Kirkstead Abbey and the churches of Nocton and Dunston to St Mary's Abbey in York. He also founded the priory of Nocton Park, 1 km east of the village. Following the suppression of the priory at the Dissolution the lands were given to Charles Brandon, Duke of Suffolk. It has been suggested that the priory buildings were demolished to provide stone for the building of the first Nocton Hall and Henry VIII was entertained at the Hall in 1541. In 1680 the Hall was rebuilt or replaced by William Ellys.

5.4

The earliest surviving building is the east front of The Pheantry. This is probably part of a building built in about 1700 from which to provide hot food for travellers to stop passers by calling at the Hall for hospitality. The adjacent garden walls are contemporary with it. At least four buildings dating from the late C18 survive. These are The Pheantry, excluding its east wall, Park Farm House, and the two pairs of cottages, 1 and 2 and 3 and 4 Potterhanworth Road. The latter have both been radically altered subsequently but their ground floor walls are likely to be part of the cottages on this site shown on a map of 1809.

5.5

The Act for the Enclosure of the Parish fields was in 1776. Some medieval ridge and furrow still survives within grassed fields, most notably in the Cricket Field and the field next north. It was in this period also that the parkland associated with the Hall was extended, particularly to the east and the south.

5.6

Most of the older buildings date from the C19. This was largely a period of prosperity, reflected in the attention to detail of the design of the buildings, including the new Nocton Hall of 1841, as well as the Estate type houses and cottages that contribute so strongly to the appearance of the village today.

5.7

The location of The Hall and the village as it was in 1905 can be seen on Map 1.

5.8

From the middle of the C20 the village site expanded with new housing development taking place firstly to the north west to provide for Hospital staff and along the south side of Wellhead Lane. More recently development has taken place on Manor Court, Parklands Avenue and to consolidate the former MOD housing. In addition, there have been a number of dwellings built within the village on road frontage plots, including the conversion of a number of former farm buildings. In the main the design of this has been sympathetic to the character and materials of the more traditional buildings of the village and the former estate village with its distinctive buildings can still be clearly seen.

6. Patronage

6.1

The Nocton Estate has had successive owners, several of whom have left their legacy in the design and layout of many of the existing buildings and structures as well as the village landscape. In addition, has been the involvement of one of the most influential Victorian Architects, Sir George Gilbert Scott.

6.2

From the Norman invasion to 1660 the Estate was owned by the de Arci family. It then passed by marriage to Sir Philip de Lymbery and it was his grandson, Thomas, who built the first Nocton Hall after succeeding to the Estate in 1530.

6.3

Sold in 1660 it was purchased by Lord Stanhope and the house was rebuilt in 1675 by Sir William Ellys. He built a small building in the grounds as a resting place for travellers where 12 hot meals a day were provided to avoid them calling at the Hall seeking hospitality. The surviving remains of the early building now forming part of The Pheasantry may be the remnant of this.

6.4

The Estate passed through the family eventually to Sir Francis Dashwood, Chancellor of the Exchequer and founder of the Hell Fire Club. He was also the builder, in 1751, of Dunston Pillar, the unique inland lighthouse, to which Nocton Hall was connected by a carriage drive some 5km long. In 1763 he inherited an estate at High Wycombe and moved there, Nocton passing to George Hobart. It was during this period, in 1773, that the Church was moved to its present site as the earlier one was considered to be too close to the Hall.

▼ *The wall of The Pheasantry may be the remains of a C17 building built to provide hospitality for travellers.*



6.5

Frederick John Robinson inherited the Estate in 1816. He was MP for Ripon, and Chancellor of the Exchequer from 1823 - 27. He became Viscount Goderich of Nocton in April 1827 and, in August that year, for six months, Prime Minister. He became the Earl of Ripon in 1833. It was during his occupation that the Hall was burnt down, on 15 July 1834, and it was he who built the present Hall. Work started in 1841 to the design of William Sherbourne of Dorking. The Garden House, 1831, The Old Post Office, built in 1833 as a House for the Poor, and The Old Ten Row, 1841, were also built by Ripon.



6.6

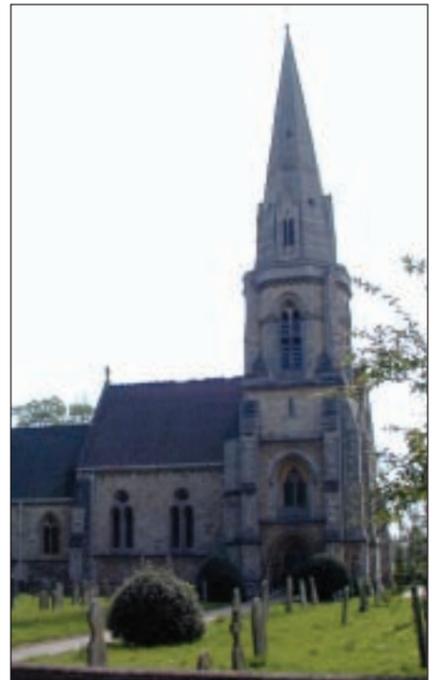
Ripon died in 1859, his widow following him eight years later. In the meantime it was she who had the present Parish Church built on the site of that of 1773 in which they are both buried. The Church and their monument inside it were both designed by Sir George Gilbert Scott.

6.7

Sir George Gilbert Scott (1811 to 1878) was a famous Victorian Architect, the leading exponent of the High Victorian Gothic Revival architectural movement. His early career was in partnership with others designing schools and workhouses. His skill and fame increased through the mid C19 from when he began to become well known for his churches. His best known buildings include the Midland Grand Hotel, St Pancras, (1868-74), for which the precursor was Kelham Hall, Nottinghamshire, (1858-62), and the Albert Memorial in Hyde Park, (1862-72). Knighted in 1872, he died in 1878 and is buried in Westminster Abbey.

◀ *The Old Ten Row was built in 1841 by the Earl of Ripon.*

▼ *The Parish Church, of 1862, was designed by Sir George Gilbert Scott.*





▲ 1 and 2 Wrays Yard were originally farm buildings built by the Hodgson family in 1913.

6.8

The Earl was succeeded by his son George Robinson, a politician who became Viceroy of India in 1880. Under his ownership the Lodge to the Hall was built, the School, 1869, another Gilbert Scott design, as was the Four Row, 18 to 21 Main Road, 1874. The New Ten Row was added in 1878, the year that Gilbert Scott died, perhaps not designed by him but influenced by his work. The village green, created in 1870, is also of this period.

▼ The village school was built in 1869 and the Green was created in front of it in 1870.



6.9

The Estate was sold in 1889 to George Hodgson of Bradford. The family owned it until 1919, building Shooters Lodge in 1912, the former stables, now converted into dwellings, 1 and 2 Wrays Yard, in 1913, and 6 and 7 Main Street in 1914. In 1919 William Dennis became the owner of the estate, and Smiths Potato Crisps followed in 1936. The Hall itself had been use as a convalescent home for American Officers during World War One and, as it was empty in 1939, it was used as an Army Casualty Clearing Station until 1943. In 1944 it became the US Army Seventh General Hospital, the Hall being used as the Officers Club. In 1945 the Hall and 100 acres of land were purchased by the Air Ministry and it reopened as a military hospital in 1947, with the Hall being used as an Officers Mess. The Ministry of Defence closed the site in 1995, the Hall being used as a residential home up to 1998 after which it became empty, subsequently being burnt out in a fire in October 2004.

6.10

The shell remains, together with its former gardens and grounds within which successive owners have left their mark. The trees, roads, paths and walkways of the latter, many now overgrown, represent a succession of layers of occupation and use.

7. Heritage Audit



◀ 18 to 21 Main Road, built in 1874, are Grade II Listed Buildings.

7.1

There are two Scheduled Ancient Monuments within the Parish, both to the east of the village, the site of Nocton Park priory and a section of the Roman Car Dyke. As the site has been occupied for over a millennium, however, archaeology may be an issue for any proposals for redevelopment. For example, the site of an earlier church and burial ground is known within the grounds of Nocton Hall and there may be evidence of early homes and farm buildings adjacent to this. If so, this will be identified at the time that an application for planning permission is made and investigation or recording, either to buried remains or existing buildings, may be required.

7.2

Ten buildings are listed as being of architectural or historic interest within the Conservation Area. These are included in Appendix 1 and shown on Map 3 below. Two of them are Grade II*, Field House now known as The Pheasantry and its adjacent walls and the Parish Church. Grade II* buildings are particularly important buildings of more than special interest. The rest are Grade II buildings, of special interest. All of them warrant every effort to preserve them.



► Garden House is Listed, Grade II, and dates from 1831.

7.3

The District Council have identified a number of buildings within the existing Conservation Area as being sensitive to change and known as Sensitive Buildings. This list contained 10 buildings within the Conservation Area prior to the survey for this report. They have been reviewed as part of the assessment and a revised list containing 25 buildings has been drawn up. They are all within Appendix 1 and they are identified on Map 3. All of the buildings previously identified as Sensitive have been included in the revised list.



Manor Farm



The New Ten Row



Albany House

► *Manor Farm, The New Ten Row and Albany House are all examples of Sensitive Buildings, important to the character and appearance of the village.*

8. Analysis of Spaces

8.1

There are three principle spaces within the village, all identified on Map 2. These are the The Green, including the village green, the School playing field and the grounds to Nocton Hall. In addition are the streets themselves, particularly around the junction of Main Road and The Green, from here north to the junction with Wellhead Lane and then Main Road again, to the east and north, as it zig zags its way to Potterhanworth Road.

8.2

The village green was created in 1870. Contemporary with it is the Primary School, of 1869, on the north side. In 1873 a Horse Chestnut tree was planted here to celebrate the coming of age of the son of the Marquess of Ripon. The cottages to the west of the school were sited to close the view eastwards along the street an effect now muted by the subsequent growth of the mature trees here. The road along the south side is of an earlier date as Park Farm and the Parish Church had been built before that date. Buildings on this side are at the back of the footpath and have a more informal relationship with the open space.

► *The school playing field contributes to the very rural feel to Nocton.*

8.3

The school playing field has no public access but does provide an open area within the centre of the village. Visually, this contributes to the very rural feel of the village. Such open spaces were common in villages up to the middle of the C20 but many have been subsequently lost to housing development. This, therefore, is a valuable open area contributing a strong sense of place to the village. The surrounding concrete post and wire mesh fencing is not the most attractive of features but it does have the merit of being open in nature, enhancing views into and over the field, and, along Main Road, it is lower and partly hidden by the existing hedge.

▼ *The attractive open space of the village green is very important to the appearance of the village.*



8.4

What were the gardens and grounds to Nocton Hall are by far the largest space within the village. Although the quality has deteriorated due to a lack of maintenance the space still provides a setting for the remains of Nocton Hall. It also includes much of what is to be expected in a country estate, a variety of former staff houses and service buildings, walled gardens, and landscaped grounds. The latter includes individual specimen trees as well as woodland with walks and rides through it. Here also are the formal carriage approach and service roads. As the site has been occupied for over 400 years subsequent owners have left their legacy. Like a building of a similar age, changes of both fashion and use have left an imprint.



8.5

The earlier village church was to the south west of the Hall and this, together with other former village buildings, will have left archaeological evidence here.

8.6

The space, and the Hall as its centre, together with the estate village buildings together contribute strongly to the special character and appearance of the village and can be considered to be physically and visually dependant as well as an expression of a social and employment dependence in previous years.

▼ *What were the gardens and grounds to the Hall are by far the largest space within the village.*

8.7

The Green and Main Road, westwards from the junction with Wellhead Lane, both have bends that not only limit views but also give an evolving view. Main Road, by contrast, both to the north and west of the junction with The Green, have more subtle curves which still limit views but give a glimpse of what is to be seen further on. The stream running along the south side of part of Main Road widens the space here and makes an interesting contrast to the other, more conventional, roads within the village.

8.8

Buildings only define the edge of the street around the junction of The Green and Main Road. Elsewhere, they are set back from the road edge and are less prominent. They play only a part in defining these spaces, shared with the many hedges, trees and occasionally walls, throughout the village.

8.9

Individual buildings become of more importance when they close views along the street. See Map 2. In the main, these buildings have been designed and sited specifically to do so. These are The Old Post Office, 15 and 16 Main Road, 6 and 7 Main Road and Wildness Cottage and The Cottage, The Green.



► *Individual buildings, important in their own right, become more important when they close views along the street. 6 and 7 Main Road and The Old Post Office are good examples.*

9. Character Analysis

Area Character

9.1.

Nocton is an estate village. The siting and design of most of the earlier buildings, up to the mid C20, do show the influence of wealthy ownership of an influence designed to impress the visitor which, at the same time, raised the standard of design and finish for homes of the many people dependent upon the estate for a living. The village also has a landscaped setting with trees and hedges being very dominant.

Prevailing Uses

9.2

The buildings of the village today are almost all dwellings. This was almost the same as in previous years but, up until the middle of the C20, the buildings also included several farm buildings, now converted to residential and ancillary uses.



Building Quality and Their Contribution

(See Appendix 1 and Map 3.)

9.3

The buildings that are particularly important to the character and appearance of the village are referred to in Section 7 above and are set out in Appendix 1 and Map 3 below. The exclusion of other buildings does not mean that it does not make its own contribution. There are others that also contribute, both older buildings as well as some built recently.

▶ Several former farm buildings have been carefully converted into dwellings. This example is Hall Barn.

9.4

It is a mix of buildings, both listed and unlisted, which are one of the principal contributions to the character and appearance of the village. Taken together, with their size, scale, detailing and materials they help to create the particular local distinctiveness that makes Nocton what it is. Some of the older ones have had more modern alterations but, in the main, these have not detracted from their value. Moreover, often those alterations, for example to windows or roof covering, could be reversed at some future time and the building restored to its earlier appearance.

Local Building Materials and Architectural Details

9.5

The prevalent local building material is stone for walls. Cottages have coursed limestone rubble walls while some houses have ashlar quoins and/or ashlar dressings, that is, the window and door surrounds. Some larger houses have raised and stone coped gables.



9.6

Natural clay pantiles are the most common roof covering. There are some Welsh slate roofs, and some with plain tiles. However, there are examples of roof replacements using brown concrete tiles. While some of these do have the traditional pantile shape they are always of darker colours than that of clay and they do change the appearance of the building.

9.7

Roofs are steeply pitched, typically more than 40 degrees, almost all with gable ends and include chimneys. Chimneys are internal to the building unless they are part of a building in the Gothic style, where they may be external to the walls. Roof top chimneys are generally of plain brick, even on stone buildings. Most are in a buff brick although some are of red brick. Verge and gable ends often have a noticeable overhang.

▲ Examples of the prevalent local building materials include coursed limestone rubble walls, gabled pantile roofs and vertical sliding sash windows.

▼ A limestone rubble wall capped with a pantile coping.



9.8

Brick is rare in the village, particularly on the front elevations. Where a buff brick has been used, either for a chimney or as an arch over a window, they are not prominent. In the few cases where red brick has been used the contrast is more noticeable. The greatest use of brick is for boundary walls, particularly within the grounds of Nocton Hall.

9.9

Another feature is the number of stone walls. These are intermixed with hedges and are capped with a mix of concrete, stone, pantile and brick copings. Stone and pantile are the traditional forms of coping for stone walls.

9.10

The palette of materials that help to create the character and appearance of the buildings is of stone for walls. Red brick is rarely used. On the older buildings brick is not generally used for the whole building but for details such as window heads, and eaves and verge details. Roofs are of natural clay pantiles or plain tiles for cottages and blue slate for higher status houses.



◀ *Eaves and verges often overhang and are muted in colour.*

9.11

Eaves and verges are muted in colour and are boarded in some of the Victorian buildings. The painting white of eaves and verge boarding does draw attention to them and this does conflict with the more traditional colours. Even light coloured guttering gives undue emphasis and dark colours are the most appropriate.

9.12

Window openings usually have a stone or brick head above with a stone cill below. Several have stone mullioned windows. Windows are generally of timber and are taller than they are wide. Sash windows, sliding vertically, are common, and some examples of the Yorkshire Sash, sliding horizontally, can be found. Many windows are casements. All windows are set back slightly from the face of the wall and this, together with the step in the traditional sash window or the reveal of the mullioned window forms brings relief to the facades of buildings. A few buildings have dormer windows.

9.13

Railings and fences are not a strong feature of the village streets. There are some but they are very much a minority and can provide a foil to a frontage that would otherwise be all of similar materials. However, their widespread use on public frontages would bring about a change to the character and appearance of the village, including a potential loss of the more traditional materials.



▲ *Important tree groupings include the grounds to Embsay House and alongside Main road as well as those within the grounds of Nocton Hall*

Trees, Hedges and Green Space

9.14

Trees, hedges and green open spaces are an essential element of the Conservation Area. Because there are so many of them no attempt has been made to survey the individual trees, identify their species or determine their health or potential to reach their optimum height. However, this will be part of any assessment of any development proposal which will or may affect any tree within the Conservation Area. The District Council's aim is to protect and conserve trees where possible.

9.15

Trees outside of the Conservation Area are no less important to the setting of the Conservation Area and to the landscape setting of the village. The fact that they have been excluded from within the Conservation Area boundary should not be taken as an indication that they are of any less importance.



9.16

Tree groupings of importance in the Conservation Area include.

- Within the former gardens and grounds of Nocton Hall.
- Around the junction of Wellhead Lane and Main Road.
- On Main Road by the Primary School playing field.
- Around The Green
- In the grounds of Embsay House.

9.17

Several trees within the Conservation Area are protected by Tree Preservation Orders. The majority are within the grounds of Nocton Hall but individual trees are also protected. Examples are on The Green; on Main Road, both in the gardens of the houses south of the Village Hall and around the junction of Main Road and Wellhead Lane; and on The Avenue.

9.18

Trees protected by Tree Preservation Orders do change from time to time and the District Council will always be happy to provide up to date information on request.

9.19

The 1905 OS map, see Map 1, shows that in the space between the two walled gardens in the grounds of Nocton Hall, through which the drive to the Hall passes, was then an orchard. The fruit trees that survive here are a reminder of this past use.

9.20

The 1905 OS map also shows that there were avenues of trees associated with the Hall. The grand avenue leading away to the east has gone, replaced by a rather less grand avenue planted within the former Hospital grounds. However, the route of that to the south remains through this wooded area, now largely delineated by laurel bushes. Other rides through this area, to the Parish Church and the Lodge at the south end, still remain. Indeed, the route from the Lodge would have been part of a Carriage Drive, the principal approach route to the Hall by the family and their guests.

9.21

These former uses and their expression in the landscaping of the former grounds are an important element of the history of the village as well as being a feature within the Conservation Area.

9.22

Hedges are a very prominent feature of the road frontages within the village and help to reinforce the rural identity. The species are mainly hawthorn and privet with some holly and beech, the latter particularly associated with more recent developments. To these can be added the use of leylandii, a more recent introduction which, like the fences referred to in 9.13 above, do provide a contrast with the more common native species and which,

provided that its use remains small in scale, and individual hedges are maintained at no more than two metres in height will have no adverse effect on the character and appearance of the village.

Extent of Loss, Intrusion and Damage

9.23

Nocton has some elements of the street scene that do detract from its quality. These are.

- The run down nature of the former grounds to Nocton Hall, together with the current state of the Hall itself.
- The concrete block garden wall to 1 and 2 Potterhanworth Road.
- The concrete block garden wall to Wildness Cottage, The Green.
- The damage to the northern end of the gateway into the Hall Grounds at the junction of The Avenue and Main Road.
- The chain link and close boarded fence forming the southern site boundary to the Village Hall.

9.24

There may be opportunities in future to resolve these conflicts. As an opportunity arises the District Council will encourage and support such positive action to enhance the appearance of the Conservation Area.

Neutral Factors

9.25

The principal neutral factors that neither detract from nor enhance the Conservation Area include some of the mid C20 dwellings which have not included the use of natural and local materials for their construction. Because these tend to be set back from road frontages within landscaped gardens their effect is muted. Present day street furniture of modern design does not intrude.

Building Condition

9.26

The condition of most of the buildings within the Conservation Area is generally very good. This well maintained appearance is a positive feature of the village and a reflection of the care that owners have taken with their property. The one exception is Nocton Hall. Although the Hall had been deteriorating it had remained relatively intact until a fire in 2004. The Hall is currently a shell with no floors or roof remaining. It had been used as part of the military hospital, the remains of which are to the east of the immediate grounds. The hospital buildings themselves are of low architectural quality with no special interest and do not warrant protection or inclusion in the Conservation Area. It may be difficult, however, to separate

consideration of the future of the Hall and the wider hospital. See paragraph 9.28 below.

Pressure and Capacity for Change

9.27

There has been an expansion of the village in recent years and building is currently ongoing at the north end within and adjacent to the former RAF housing. Further development opportunities are limited at the present time but there are two further possible development opportunities which may arise in the future, the Nocton Hall grounds and the former hospital site. The potential redevelopment of the Hospital and Hall for Housing were explored through the recent Local Plan process. The Inspector's report found that the oversupply of housing in the District and the rural location mitigated against the allocation of a significant level of housing on the site of the Hall. Although the oversupply situation is likely to change with the emerging Regional Plan for the East Midlands the unsustainable nature of the site would remain a significant factor. Redevelopment of the site would have to be of a scale appropriate to the village location. In addition, within the current development boundary shown in the Local Plan is one significant potential development site, immediately to the west of The Pheasantry.

9.28

In December 1999 the District Council adopted a report entitled *Former RAF Nocton Hospital and Nocton Hall Development Brief*. This sets out development options for the site as follows.

- Small scale employment uses utilising the existing buildings such as craft workshops.
- A use promoting local recreation or tourism, (hotel, public house, outdoor pursuits centre, golf/country club or other leisure etc).
- A mixed development comprising a maximum of ten prestige dwellings associated with uses from those above.
- A local community or institutional facility, (educational or health related).
- A country house of outstanding architecture and landscape design, either through the reuse of Nocton Hall or on the Hospital site, but not within the grounds of the Hall.
- Restoration of the entire or a part of the Hospital site back to agricultural or woodland.

9.29

The location of any possible new dwellings is not identified but the development and use of the site must take account of the following.

- The setting and character of the surrounding countryside and buildings.
- The future management, development or restoration of the wider site.
- Development in the Hall grounds must be part of a wider scheme for the reuse of the Hall and/or the redevelopment or reuse of the Hospital site.
- Any planning application must include provision for an approved programme of archaeological investigation to assess the need for preservation or recording.
- Public access through the area.
- The design of a landscaping scheme with provision for new and supplementary planting as well as the retention, enhancement and use of existing site features including trees, hedgerows, topography and important views into and out of the site.
- A regard for the wildlife and habitats on the site.
- Car parking requirements up to current standards.
- The possibility of playing field use.
- Energy efficiency.
- The provision of public art.

9.30

Although a number of factors in the brief remain valid the adoption of the brief pre-dated the fire in the Hall, the Local Plan process and publication of a number of key national planning policy statements. The Council will have to review the future status of the brief. The findings of the Conservation Area review will contribute towards the decision on the future of the brief.

9.31

The plot of land to the west of The Pheasantry provides the principal public view of the Listed Building and its adjacent walls, the remnants of a building of the C17 and the earliest surviving use of brick for a building in the village. In addition, buildings here tend to be individual buildings set within gardens. The character and appearance of the Conservation Area would be maintained if any building here is behind a line drawn diagonally across the plot from the south west corner up to an including The Pheasantry.

9.32

Change on a smaller scale will continue to happen within the Conservation Area. Individual new buildings will continue to be built and existing buildings will continue to be extended. Such changes will require planning permission. Smaller changes should be discussed with the planning department as they may also require planning permission under the rules for the Conservation Area.

9.33

It is possible for the District Council to withdraw permitted development rights and require owners to apply for planning permission to carry out specified works for which permission is not normally required. Such changes could include, for example, changes to windows and doors in unlisted buildings, changes to roof tiles or the demolition of walls alongside roads and paths, less than one metre in height. In this report the District Council are proposing no such change. There does not seem to be evidence that such changes are needed at this time.

10. Boundary Changes

10.1

The draft report proposed some changes to the original Conservation Area boundary, which were agreed by local residents, the Parish Council and other bodies and organisations with an interest in the village that took part at the consultation exercise. In addition, a further boundary change was proposed and agreed as part of the consultation exercise. The revised area is 16.5 ha and the changes to the original Conservation Area boundary are as follows.

- A. A minor change to the west, and in the gardens of Oak House and Moremi to follow a defined boundary on the ground.
- B. The inclusion of the former gardens and grounds around Nocton Hall, forming part of the setting of the existing Conservation Area and the setting of the Hall. The history of the development of the Hall and the village are strongly interlinked and together they have a very strong sense of place. In addition, in future change within this area can be expected and Conservation Areas are expected not only to reflect those areas that are attractive to look at and live within but also to be used as a tool to guide regeneration.

- C. The inclusion of the Wrays Yard development, to provide a clear and logical boundary for the Conservation Area here.
- D. The inclusion of the former playing field behind the Village Hall, the trees, in particular, provide a backdrop and a setting for a number of buildings identified as being important to the character of the Conservation Area and the trees themselves have been identified as very important. For this reason the Conservation Area boundary has been extended to include the field, the boundary following the field boundary

11. Management of the Conservation Area

11.1

Local Authorities are advised that they should consider management of Conservation Areas. The District Council will take account of the advice within this assessment in the exercise of their Development Control function but do not consider any other specific management regime within the Nocton Conservation Area is called for at the present time.

11.2

The District Council have adopted design guidance that is relevant to the village, in particular the following. It is considered that these offer sound advice to guide future development proposals.

- Lincolnshire Design Guide For Residential Areas.
- The Use of Stone and Stone Substitutes as Building Materials.
- The Re-use and Adaption of Rural Buildings

11.3

In addition to this is the report referred to in paragraphs 9.28 and 9.29 above, *Former RAF Nocton Hospital and Nocton Hall Development Brief*.

11.4

Further details of these publications can be obtained from the District Councils Planning Service.

12. Definitions of Terms Used

Ashlar	<i>Blocks of stone with smooth flat faces and square edges</i>
Breather Holes	<i>Openings within the walls of farm buildings to allow a through flow of air</i>
Casement Windows	<i>Side hinged window</i>
Cills	<i>Horizontal projecting beam below a window opening</i>
Copings	<i>Protective capping course along the top of a wall</i>
Corbel	<i>A projection from the face of a wall</i>
Diaper pattern	<i>Decorative pattern on a flat surface of a simple geometric shape</i>
Dressings	<i>General term for all finishes, mouldings ornaments and the like around an opening for a window or door</i>
Drip-mould	<i>Moulding or hood which causes water to drip away from the face of a wall</i>
Dutch gables	<i>Gable raised above the roof and with sweeping curved sides</i>
Eaves boarding	<i>Wooden boarding along the eaves of a building, the junction between the walls and the roof</i>
Entablature	<i>The horizontal element carried by a wall or column</i>
Fanlight	<i>Glazed window above a door to let light into the hall behind</i>
Finial	<i>A knob or pommel at the highest point of a gable</i>
Gables	<i>Triangular area of wall at the end of a pitched roof</i>
Heads	<i>Top of a window or door opening</i>
Kneelers	<i>Large, approximately triangular shaped stone at the foot of a gable, cut to have a horizontal bed with a wall and an angled face to the roof. Often corbelled out from the wall face</i>
Lintels	<i>Horizontal beam spanning an opening in a wall</i>
Margin Lights	<i>Window with a large central pane and narrow panes to either side or all four sides</i>
Mullion	<i>Vertical post within a window</i>
Pantiles	<i>Roof tile of a curved S shape</i>
Pediment	<i>A gable detail used over a window or doorway</i>
Pilaster	<i>Flat representation of a classical column in shallow relief against a wall</i>
Quoins	<i>Stone or brick at the corners of a building</i>
Rockfaced Ashlar	<i>Ashlar stonework with a rough face</i>
Rosemary tiles	<i>Small, flat roof tile, of both concrete and clay</i>
Rubble	<i>Stone with a rough face.</i>
Sash Window	<i>Window of two sections, one above the other, one or both of which open by sliding up and down</i>
Voussoir	<i>A wedge shaped stone or brick forming an arch</i>
Yorkshire Sliding Sash	<i>Window of two or three sections, side by side, which open by sliding horizontally</i>

13. Bibliography and Sources

- EJ Wilson and the Architectural History of Nocton Old Hall,** Carol Bennett, in *Lincolnshire People and Places*, Society for Lincolnshire History and Archaeology, 1996
- Heritage Environment Record**, Lincolnshire County Council
- History of Nocton**, John Ireson, undated
- Kellys Directory of Lincolnshire**, 1919, 1937
- List of Buildings of Special Architectural or Historic Interest**, DOE, May 1985
- Nocton, a Lincolnshire Village Trail**, Nocton Village Trail Committee, 2007
- Nocton Draft Village Appraisal**, Nocton Parish Council and North Kesteven District Council, 1979
- Nocton Hall, Lincoln, the Seat of Mr J Hodgson**, Country Life, Sept 28 1901
- Ordnance Survey, 1 inch to 1 mile first edition**, 1814
- Ordnance Survey, County Series 1.2500 map**, Second Edition 1905, Sheet LXXIX.6 and LXXIX.10 and also as revised by Kesteven County Council, 1956
- Some Notes for a History of Nocton**, Kate Norgate and Maurice Henry Footman, 1900
- The Buildings of England; Lincolnshire**, Pevsner and Harris, revised by Antram, 1989
- The Revelations of an Imp; Nocton Hall RAF Hospital, 1947 – 1983**, Douglas Craven-Hodgson, Undated
- Whites Directory of Lincolnshire** 1856, 1872, 1882
- Information held within the records of North Kesteven District Council and Heritage Lincolnshire**

Appendix 1 - Listed Buildings and Significant Unlisted Buildings

The buildings are all identified on Map 3.

Listed buildings are those identified as being of architectural and historic interest by the then Department of the Environment in the list dated 11 January 1990. Grade I listed buildings are of exceptional interest, Grade II* are particularly important buildings of more than special interest and Grade II buildings are of special interest, all warranting every effort to preserve them.

The key unlisted buildings that are considered important to this are identified in Appendix 1 and on Map 3 in this report. They have been identified because they relate by age, design, materials and siting to the architecture and vernacular detailing of the traditional buildings in the centre of the village. Some of them have had more modern alterations but, in the main, these have not detracted from their value. Moreover, often those alterations, for example to windows or roof covering, could be reversed at some future time and the building restored to its earlier appearance.

- 1. 3 and 4 Potterhanworth Road.** Pair of cottages, late C18 with C19 + C20 alterations. Of coursed stone rubble and with a steeply pitched brown concrete tiled roof with a central brick chimney and a pair of gabled dormer windows. The ground floor windows and doors have timber lintels. No 4 has a mid C19 two storey extension of brown brick and a brown concrete tiled roof.
- 2. Manor Farm. Main Road.** Late C19 farmhouse of white painted render with a gabled, concrete tiled roof with gable brick stacks forward from the ridge. A pair of canted bay windows to the ground floor, either side of an open gabled porch. First floor windows under dormers have round heads and mullions. Dormers have decorated barge boards.
- 3. Ripon Row, 18, 19, 20 and 21 Main Road. Listed Grade II.** Row of four cottages, built in 1874, probably to a design by the architect Sir George Gilbert Scott. Coursed rubble with ashlar dressings. C20 tiled roof. Three external buttress chimney stacks with red brick tops. Gable ended cross wings at either end and dormer windows all with overhanging boarded eaves. Lancet windows.
- 4. Gateway to Nocton Hall. Main Road.** Low gate piers and flanking walls with end piers. Coursed rubble and ashlar. Walls have concrete coping. The north end pier has been demolished but the stonework remains on site.
- 5. Lodge to Nocton Hall. Listed Grade II.** Early C19, one and a half storey, of coursed limestone rubble, slate roof with one chimney stack and barge boarded eaves. Two light chamfered mullion windows with casements. Mid and late C20 extension to the east.
- 6. The Old Post Office. Listed Grade II.** Coursed limestone rubble with ashlar dressings and a concrete tiled roof. Stone coped gables with kneelers, topped with ball finials. Chimney stacks set diagonally to the roof. Projecting two storey central bay has a plaque inscribed 1833. Chamfered mullioned window openings with drip-moulds over. Casement windows.
- 7. 15 and 16 Main Road.** Symmetrical pair of late C19 estate cottages, their fronts sited to close the view past New Ten Row. Coursed limestone rubble with ashlar quoins and dressings, under a steeply pitched concrete tiled roof with projecting gables to the front, all with overhanging eaves and verges. Central ashlar chimney stack. Casement windows.

8. The New Ten Row. Terrace of ten dwellings, 1878 and refurbished in the mid C20. Coursed limestone rubble walls with ashlar quoins and dressings, under a steeply pitched plain tiled roof of red tiles with a diaper pattern in blue tiles. Gabled roofs including a series of five front gables advanced from the face of the building with finials, all with overhanging eaves and ridge. Brick chimney stacks, modern casement windows.

9. Walled Garden Wall. Coursed rubble west wall, the rest C19 yellow brick.

10. The Garden House. Listed Grade II as Lodge in grounds of Nocton Hall, and walled garden walls. Mid C19 house dated 1831 in the west gable, built to house the Head Gardener. Coursed rubble with ashlar dressings. Stone plinth, plain tiled gabled roof with moulded kneelers and finials. Two storeys with octagonal stair turret. Gothic windows divided by round shafts and with ashlar drip-moulds over. The walled garden is of a C19 red brick.

11. Outbuildings to Nocton Hall, converted to dwellings in 2007. Former stables and stores to Nocton Hall. May have included a dairy. Coursed rubble walls with slate roof. The doorways on the south side have four centred pointed archways over, a detail included as they were seen within the view north from the main door of the Hall.

12. Coachman's Cottage. Built for the Head Groom in the late C19. Coursed rubble with ashlar quoins and dressings. The slate roof has three raised gables with kneelers and two gable chimney stacks. C20 windows in stone mullioned windows.

13. The Cottage Nursing Home. Outbuilding to Nocton Hall, altered and extended in the late C20 to form a residential home. Coursed limestone rubble walls with a slate roof.

14. Outbuilding to Nocton Hall. C19, former Laundry, used by the MOD as workshops. Coursed limestone rubble with one raised stone coped gable to the south. Mainly C20 windows.

15. Icehouse. Brick Icehouse. Probably C19, with an entrance passage leading to the domed chamber.

16. Outbuilding. Possibly a Game Larder. Coursed limestone rubble walls with ashlar quoins and a hipped stone slate roof.

17. Nocton Hall. Listed Grade II. Country house of 1841, severely damaged by a fire in October 2004. Designed by William Shearbourne in the Elizabethan Revival style. Of limestone ashlar with raised stone gables. Three and a half storeys and basement. The kitchen wing retains its slate roof. Chamfered mullion and cross transom windows. East front has an entrance at the top of a flight of steps with an oriel window above. South elevation has a two storey projecting bay with a panel incorporating a coat of arms. Two storey oriel bay window to west elevation. Built on the site of and including fabric from an earlier house on this site.

18. The Pheasantry (formerly known as Field House) and adjacent Walls. Listed Grade II*. Late C18 house with one facade incorporating a garden house of c1700 and adjoining some C17 and C18 walls. Coursed rubble and brick with ashlar and brick dressings. The garden elevation, facing east, has a central projecting bay with stone quoins and moulded surrounds to the blocked windows and the door and with three oval windows with

stone surrounds above. Windows and doors are painted to look as though they are real. The two storey south front has a main block with a slate roof and a lower west wing with pantiles, the latter with a raised, stone coped, gable. The windows are a mix of timber sliding sashes and casements all under timber lintels. The wall to the north side is coursed rubble and to the south of red brick.

19. Manor House. The Green. Listed Grade II. Early C19 house of coursed rubble and with a C20 tiled hipped roof. Central door with semi circular fanlight over and open porch with pilasters. Nine sash windows with glazing bars and with segmental heads with ashlar voussairs, six over nine panes on the ground floor and six over six panes to the first.

20. Albany House, Main Road. C19 house of probably of two main builds. The coursed limestone rubble walls have a mix of windows that include conventional sliding sash, Yorkshire sliders and modern windows. The roof is a mix of pantiles and Rosemary tiles.

21. Hall Barn, The Green. Two storey former barn, now converted to a dwelling. Coursed limestone rubble walls with a half hipped, pantiled roof. Ground floor windows and former barn door all under cambered red brick arches.

22. Saffron Barn, The Green. Range of former single storey farm buildings, now converted to a dwelling. Coursed limestone rubble with gabled, pantiled roof.

23. Garage and store to Hallyard House. Single storey former farm building of coursed limestone rubble walls and a hipped pantile roof.

24. The Old Ten Row. Row of ten cottages, now converted to six including the Post Office at the east end. Date stone of 1841 in central gabled bay. Coursed limestone rubble with a pantiled roof, hipped to the east, gabled to the west. Four brick chimney stacks on the ridge. Mainly upvc windows, mostly in their original openings.

25. Embsay Cottage, 1, Main Road. Mid C19 house. Coursed rubble walls with a gabled pantiled roof with one chimney stack. Six over six pane sliding sash windows and a plain tiled porch to the front door.

26. Embsay House. House, dated 1867, formerly used as a Dower House and as the Land Agents house for the Nocton Estate. Coursed limestone rubble with ashlar quoins and red brick and ashlar dressings. Brown concrete tiled roof with both hips and gables, the latter including a raised, stone coped gable to the south elevation. The outbuildings include a former coach house and stable, also in coursed rubble and brown concrete tiles. Mainly casement windows.

27. Shooters Lodge, Main Road. House of two builds, late C19 range to the east and a roadside range dated 1912. The former has a slate roof and the latter, plain tiles and three gabled dormers to the north elevation. Red brick stacks. Coursed limestone rubble walls, with sliding sash windows to the first floor and a single two centred brick arched window to the ground floor.

28. 6 and 7 Main Road. Symmetrical pair of cottages, built 1914. Coursed limestone rubble walls with a slate roof. One central and two gable stacks. Stone mullioned windows with the windows and the door openings having gothic arches. The latter each have four tall Gothic panels. The first floor has a pair of oriel windows with steeply pitched

lead roof rising into ashlar stone coped Dutch gables.

29. Wrays Cottage, Wrays Yard. C19 house with late C18 rear wing. Coursed limestone rubble walls and a clay pantiled, gabled, roof, each wing having one ridge and one gable tall brick chimney stacks, all apart from the red brick one on the C18 wing, of yellow brick with a plinth, band, and corbelled top. Modern casement windows with stone cills, those to the ground floor under cambered brick arches.

30. 1 and 2 Wrays Yard. Single storey range of former farm buildings, dated 1913, now converted to two dwellings. Coursed limestone rubble, ashlar quoins and dressings, with canted red brick eaves and verge. Gabled roof of plain tiles, the gables incorporating circular windows with stone surrounds. The window and door openings have cambered stone arches.

31. 3 Wrays Yard. C19 barn now converted to a dwelling. Coursed limestone rubble with red brick dressings and a clay pantiled roof.

Unusual triangular former breather holes retained as wall recesses.

32. Wildness Cottage and The Cottage, The Green. Late C19 pair of cottages. Rockfaced ashlar walls with ashlar dressings and mullioned windows. Asymmetrical plain tiled roof with large paired gables to front forming dormers. Overhanging eaves and verges, central brick stack, C20 windows.

33. Nocton School and Schoolmasters House. Listed Grade II. Village primary school of 1869, designed by Sir George Gilbert Scott. Coursed rubble with ashlar dressings and a slate roof. Cross gable wings to either end, ashlar coped gables with kneelers. Four chimney stacks with fine stone detailing. The single storey school rooms have tall, three light cross transom and mullioned windows, one taller than the others projecting into a gable dormer. The two storey former house has a canted bay window with stone transom and mullions. Above this is a three light mullion window. There is a lean to porch to the east, half

glazed, with a plank door and barge boarded gable above.

34. Park Farm House and adjacent former barn. The Green. Listed Grade II. Late C18 house of coursed rubble with quoins and a double pile plan form, the rear pile being a C19 extension. Pantiled roofs, gabled to the front, hipped to the rear, the former with two brick gable stacks, the latter with two ridge stacks, all in brick. Central doorway with rectangular fanlight with canted bay window to left. The windows are all glazing bar sliding sashes, the first floor central one being narrower than the others. The coursed limestone rubble former barn to the east is being converted into a dwelling.

35. All Saints Parish Church. Listed Grade II*. 1862, designed by Sir George Gilbert Scott. Ancaster stone with a plain tiled roof with raised stone coped gables. North west tower surmounted with a tall spire, south aisle, chancel, vestry and south porch. The square tower has three storeys with angle buttresses and an octagonal bell chamber over. The octagonal spire rises to 130 feet in height. Monuments include one of 1859, designed by Sir George Gilbert Scott, to the First Earl of Ripon.