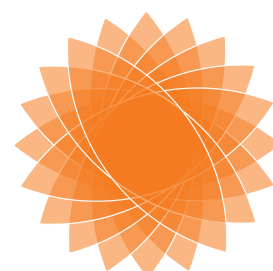


# Bassingham Conservation Area Appraisal

## Adopted December 2016



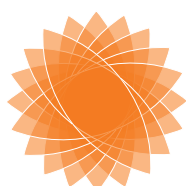
**districtnk**  
North Kesteven District Council

# Contents

1. Introduction
2. Scope of appraisal
3. Planning policy context
  - National policy
  - Local policy
  - Additional planning controls
4. Boundary changes
5. Location and setting
6. Historical development
7. Landscape and open spaces
8. Public realm
9. Sense of enclosure, planform and boundary treatments
10. Built form
11. Architectural details
12. Landmarks
13. Listed Buildings
14. Buildings of local interest (Local List)
15. Positive buildings
16. Key views and vistas
17. Character areas
18. North character area
19. Central character area
20. Carlton Road character area

**Appendix 1.** Draft local list methodology and criteria

**Appendix 2.** Proposed additions to local list



# 1. Introduction

Bassingham Conservation Area was designated in 1991. The purpose of this document is to evaluate and record the special character of this conservation area and identify potential areas for enhancement of that character.

A comprehensive survey was been carried out and a photographic record compiled. At this stage extensive consultation with the public and other interested stakeholders was undertaken to ensure that the values attached to the area by the local community were fully taken into account. As a result of this consultation the proposed boundary was amended and additional information included on the historical development of the conservation area. The conservation area appraisal was formally adopted at a meeting of the Full Council of North Kesteven District Council on 15th December 2016.

## 2. Scope of appraisal

The purpose of the appraisal is to assess the qualities which make the area special and identify opportunities to enhance them. The appraisal will:

- **Identify and record the special character of the conservation area**
- **Review the existing boundaries of the conservation area and suggest changes where necessary**
- **Identify and record buildings and structures of local interest**
- **Provide a framework against which future development can be assessed**
- **Identify any negative factors which harm the special character of the conservation area**

## 3. Planning policy context

### National policy

Section 69 of the 'Planning (Listed Buildings and Conservation Areas) Act 1990' states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest.

Paragraph 127 of the National Planning Policy Framework (NPPF) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. Paragraph 138 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Further, more detailed guidance is available from the Planning Practice Guide which accompanies the NPPF and can be found at [www.planningguidance.planningportal.gov.uk](http://www.planningguidance.planningportal.gov.uk)

## **Local policy**

### **North Kesteven Local Plan (2007)**

#### **Local Plan Policies**

Policies HE7, HE8 and HE11 of the saved North Kesteven Local Plan refer specifically to development in conservation areas. The full text of the policies reads as follows:

#### **Policy HE7 Development in a conservation area**

Planning permission will be granted for development (including new buildings, changes of use, alterations and extensions) within or adjoining conservation areas provided that it would preserve or enhance the area's character, setting and appearance.

#### **Policy HE8 Demolition within a conservation area**

Planning permission will be granted for proposals involving the demolition of all or substantially all of an unlisted building in a conservation area provided that:

1. The building does not make a positive contribution to the character or appearance of the area; or
2. The building or structure is beyond reasonable repair; or
3. Every reasonable effort has been made to continue its current use or find a compatible alternative use that would allow for the building's retention. Where permission is granted for demolition and a vacant site would harm the character of the area, a condition will be applied to prevent demolition being carried out until a redevelopment scheme has been permitted and contractually secured.

#### **Policy HE11 Advertisements in conservation areas, on listed buildings and on scheduled ancient monuments**

Consent will be granted for advertisements to be displayed within conservation areas, or on listed building or scheduled ancient monuments provided that:

1. Public safety will not be compromised; and
2. The advertisement will not adversely affect;
  - a. the architectural or historic interest or setting of a listed building or scheduled ancient monument; or
  - b. the character or appearance of a conservation area.

## **Emerging Central Lincolnshire Local Plan (2016)**

Emerging Policy LP25 of the 'submitted draft Central Lincolnshire Local Plan also refers to conservation areas and requires that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- k. Retain architectural details that contribute to the character and appearance of the area;
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against'.

## **Additional planning controls within conservation areas**

### **Planning permission**

Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting. Planning permission is normally needed to demolish all or the very substantial majority of any building with a total cubic content exceeding 115 cu m within a conservation area. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere in a conservation area.

### **Works to trees**

Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the district planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.

## **Article 4 Directions**

The Local Authority may also decide to adopt extra planning controls within Conservation Areas by the use of an Article 4(2) Direction. Article 4 Directions are not automatically applied when a conservation area is designated. An Article 4 Direction removes the normal Permitted Development Rights from a building, group of buildings or piece of land, meaning that planning permission is required for works comprising any of the following:

- the erection, alteration or removal of a chimney on a dwellinghouse, or on a building within the curtilage of a dwellinghouse; and any of the following permitted development rights for development which would front a highway, waterway or open space:
- the enlargement, improvement or other alteration of a dwellinghouse;
- the alteration of a dwellinghouse roof;
- the erection or construction of a porch outside any external door of a dwellinghouse;
- the provision, within the curtilage of a dwellinghouse, of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;
- the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage;
- the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse; and
- the painting of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse.

Article 4 Directions can be used selectively, for example to remove permitted development rights relating to fenestration while leaving the remainder intact.

## **Boundary changes**

As part of the appraisal process the boundaries of the conservation area were reviewed and the following changes made (for a larger scale map please see Appendix 1).

The following areas and/or buildings are to be removed from the conservation area as they do not meet the criteria for inclusion due to development and/or changes since the conservation area was designated.

The Manor, 25 Newark Road;

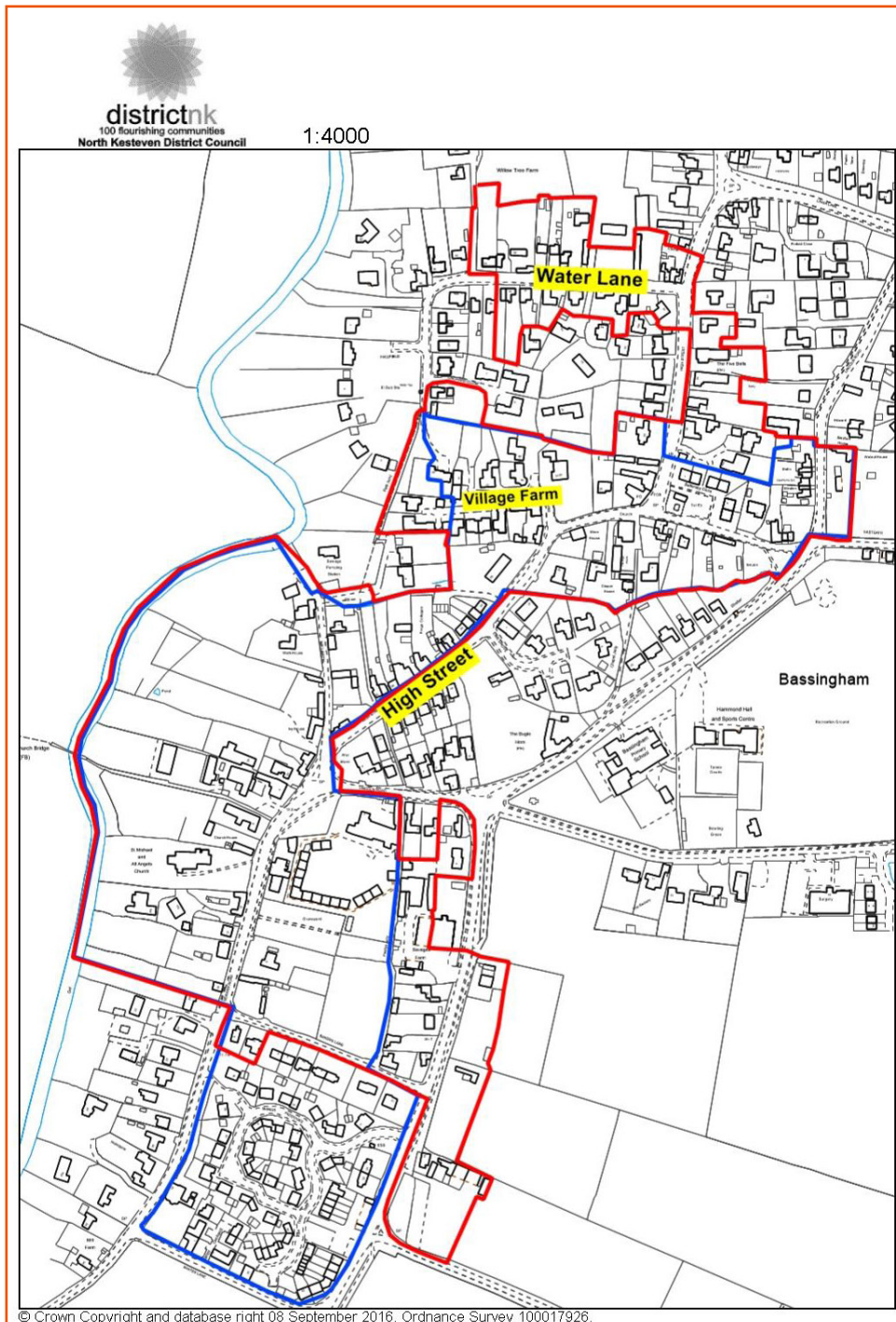
- Manor Orchard: Nos 1, 2, 3, 4, 5, 6;
- Ash Tree Way: Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 33, 35, 37, 39, 41, 43, 45;
- Manor Paddocks: Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 16, 18, 20;
- Bakers Lane: Nos 4, 6, 6A, 8, 10, 12, 14.

The following areas are included within the conservation area due to their special architectural or historic interest.

- Bakers Lane: No17;
- Carlton Road: Nos 2, 4, 14, 16, 18, 20, 21, 22, 37; 43
- High Street: Nos 10, 11, 17 (Five Bells), 19, 21, 23, 25, 25A, 25B, 27;
- Village Farm: Nos 6, 8, 9;
- Water Lane: Nos 1, 1A, 2, 3, 4, 6, 7A, 8, 9, 10, 11, 15, 16, 17, 18, 20, 22, 24, 26, 28, 30, 33, Barn Adjacent to 33 Water Lane, Water Lane Salon.

The maps on the following pages show the old and new boundaries.

# Map 1: Conservation Area old and new boundaries



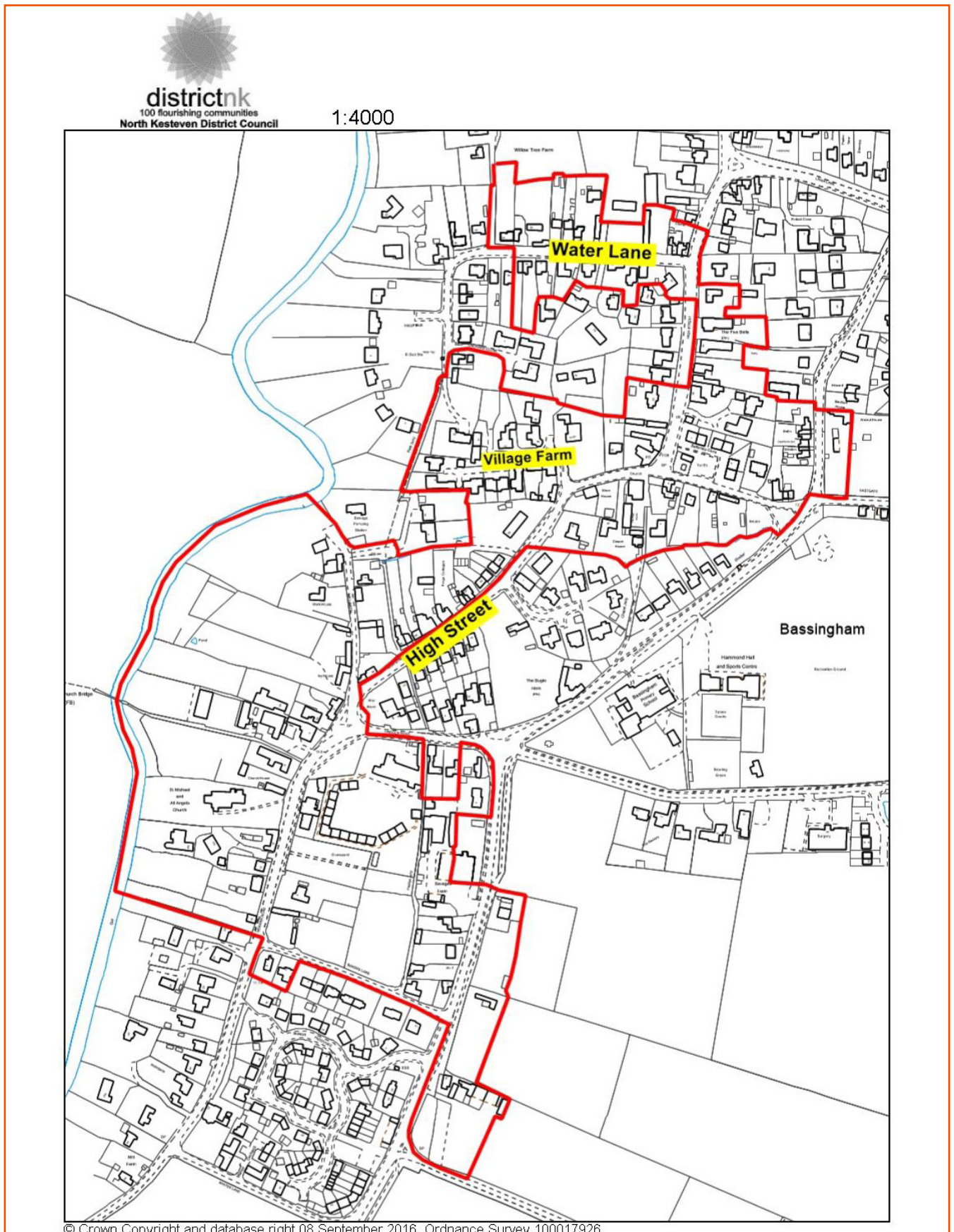
Old Boundary



New Boundary



# Map 2: New conservation area boundary



© Crown Copyright and database right 08 September 2016. Ordnance Survey 100017926.

## 4. Overview

Bassingham Conservation Area was designated in June 1991. It has an area of around 13 hectares and covers the central and southern parts of the village, with Newark Road/High Street forming the central spine. Much of the western boundary of the conservation area is sharply defined by the river.

To the south the conservation area boundary is defined by the change in character from the village core to more

modern development around the periphery of the settlement. The village townscape continues outside the northern and eastern edges of the conservation area, with the boundary lines following a combination of street edges, back lanes and private property boundaries.



## 5. Location and setting

The River Witham forms the western boundary of Bassingham, which is located on the slightly higher eastern bank and has evolved into a medium sized village from a modest agricultural settlement. It is located approximately 11 miles southwest of Lincoln, in a generally flat, fertile farmland area known as the Witham and Brant Vale. The village planform is similar to that which distinguishes many other 'Vale' settlements, comprising an irregular north-south, east-west grid street pattern, interconnected with a network of lanes and with no clearly defined central feature.

## 6. Historical development

Throughout Lincolnshire, Anglo-Saxon invasions during the fifth and sixth centuries introduced more systematic methods of cultivation and formal patterns of land management. Extensive tracts of woodland were cleared and areas defined which often continue to be reflected in present day parish boundaries. The village of Bassingham has its origins in this period, as around 600 AD a group known as 'Basa's children' set up an agricultural settlement on the eastern bank of the River Witham. Evidence of the early settlement remains in the traces of earthworks and many finds of late Saxon pottery sherds and metal items in and around the village. By approximately 800 AD, parish boundaries had been defined and an early Church founded in a timber building.

The name of the village derives from Old English and means 'the homestead, or the estate of the Basingas'. The settlement is recorded as 'Basingeham' in the Domesday Book of 1086 and described as a manor belonging to the King. At that time the village had a church and priest, and a population of about 44 people, including 35 villeins, 8 cottagers and 1 yeoman. It is also recorded in the Domesday Book that two water mills existed in association with the Manor at Bassingham. The village Church was destroyed by an earthquake in 1185 and subsequently rebuilt. Many elements from this period survive in the present day Church, making it by far the most historically significant building in Bassingham.

By the early to mid seventeenth century, the settlement had extended as far as the area now occupied by Manor Farm, with cartographic evidence suggesting that the site was divided into tofts and crofts sometime after 1629. At the time of land enclosure in 1654, fields and lanes within the village defined the form of the settlement and the pattern survives to the present day. However, the original vernacular buildings of the village have been lost, as a serious fire in 1664 destroyed most of the mud and stud structures, while extensive flooding in 1912 destroyed many of the subsequent buildings. The historic evolution of the village is therefore typified by a persistent pattern of redevelopment and many of the present buildings and structures within the conservation area stand on sites previously used for other purposes. The war memorial, which now stands on a site once occupied by a Smithy, is one such example.

Most of the vales in North Kesteven are of clay and until the end of the 19th century, vale settlements such as Bassingham invariably had their own brick pit. This resulted in the production of locally characteristic bricks which gave the built form of each settlement a distinctive appearance. Although few remains of brick kilns survive, evidence of their previous existence is recorded in street names such as Brick Kiln Lane, which branches off Carlton Road, to the south-east of the village. Due to the low lying setting, many of the Vale settlements also cultivated groves of willows for use in wickerwork and basketry, and an osier shed (where willows were treated prior to use) previously existed in the area now occupied by Battersby Close, in the north-east of the conservation area.

Changes in farming practices in the mid-19th century, together with a significant increase in population throughout the 20th century, have led to the construction of several contemporary buildings on infill plots within the centre of the village, while the continuing demand for new housing has resulted in modern estates being developed on the settlement edges.

The population of the village was recorded at approximately 44 people in 1086 and by 1563 there were 61 households within the settlement. Over a century later, there had been little increase and this may be reflective of the general population decline in many rural areas during the 16th and 17th centuries. Changes in agricultural practices and the subsequent enclosure of land had a

significant effect on land settlement patterns and led to widespread migration to towns. By the early 18th century, Bassingham had 70 households, with the population steadily increasing to 413 at the beginning of the 19th century. There was then an accelerated increase, with numbers peaking in 1861 at 928, followed by another gradual decline to about 600 people at the beginning of the 20th century. Throughout the following decades, the population expanded at a more rapid rate and the village had a population of over 1300 at the beginning of the 21st century and 1425 at the time of the 2011 census.

## 7. Landscape and open spaces

The dispersed pattern of development has allowed trees, shrubbery, well planted gaps between buildings and a number of small, green open spaces to make a significant contribution to local character. Many of the roads within the conservation area are edged with soft verges which together with the surrounding greenery, give an informal and rural quality to the streetscene.



Although the village planform has no formally defined centre, the landscaped open space to the north of The Old School is reminiscent of a traditional village green and this, together with the presence of the War Memorial, suggests something of a central point. The open green space includes several trees and some interesting items of street furniture. As a millennium project, an arrangement of decorative brickwork panels was erected to celebrate the brick making heritage of the village, while the agricultural origins of the settlement are recalled by the presence of an adjacent sculpted timber bench which represents the Parish Bull that once grazed on fields within the village. The sense of spaciousness, irregular building line, varied boundary treatments and abundance of greenery that result from the dispersed pattern of development and give the conservation area much of its distinctive character, all have a particularly strong presence at this location.

Hedges of native species such as hawthorn would have been the predominant form of boundary treatment within the village in earlier times, but more recently evergreen species with dense foliage have become increasingly common as they provide year-round privacy to domestic gardens.

## 8. Public Realm

There are few examples of street furniture within the Bassingham conservation area. However, the quirky, individually designed items set within the green open space opposite the war memorial are highly distinctive features which make a significant contribution to local character, while recalling the agricultural heritage of the village.

Hard surfaces throughout the conservation area lack distinction and uniform tarmac surfaces are common, while streetlights are of standard, suburban style. Although practical and effective, these utilitarian features make little contribution to a locally distinctive sense of place and fail to differentiate the conservation area from adjacent, less historically significant areas.



## 9. Sense of Enclosure, Planform and Boundary Treatments

The traditional dispersed pattern of development with wide spaces between buildings has resulted in a gentle sense of enclosure to the historic streets and lanes throughout the conservation area. Although buildings are frequently located at or near the pavement's edge, giving strong definition to the street, they are generally well spaced and interspersed with trees and shrubbery.

An irregular building line is a characteristic feature and where buildings are set further back, low brick walls, railings and hedges provide a visual link between them and continue the gentle sense of enclosure. In many places, low boundary walls fronting the street support good examples of original C18 and C19 century iron railings. As buildings either edge the pavement or sit behind visually permeable front boundary treatments, there is an active sense of engagement with the streetscene.



The planform within the conservation area corresponds to that of many other neighbouring settlements, where there is no clearly defined central point, but an irregular north-south, east-west grid street pattern, interconnected with a network of lanes. It is likely that many property boundaries, yards, alleyways and back lanes in the conservation area, such as those to the rear of 54-62 High Street, reflect very early boundaries and the dispersed pattern of development has allowed generous spaces between buildings to become a locally distinctive feature.

Historically, streets were laid out in accordance with blocks of earlier open fields that were set out in strips prior to the Enclosure Acts, and clusters of buildings located on the edges of the field strips gradually evolved into agricultural settlements. Many of the long, narrow plots typical of that pattern of development remain within the western part of the conservation area and thus continue to reflect the early burgage plot system. Prior to Land Enclosure, the fields surrounding Bassingham were farmed from farmsteads within the village. However after this event, farmsteads were established in the wider parish, leaving former agricultural sites within the village open to subsequent development.

Recent infill and backland development within some parts of the conservation area has somewhat eroded the earlier grid form and dispersed development pattern typical of Vale villages, although the distinctive, irregular north-south, east-west street pattern and interconnecting network of lanes remain largely discernible. In some instances, street names reflect preceding functions and an example of this evident in the name of the small lane connecting High Street with the eastern bank of the river Witham. The lane is known as Hall Wath, which is locally understood to mean a ford, or crossing place.

A number of footpaths, many probably reflecting ancient rights of way, permeate the village and connect it to the surrounding countryside. One such pathway, connecting Bakers Lane with Lincoln road, is known as Paddy's Jetty and the name recalls an influx of Irish railway construction workers who came to the village in the mid-19th century.



## 10. Built form

The built form of Bassingham Conservation Area is typified by clusters of 18th and 19th century buildings interspersed with more recent infill elements. Buildings fronting the streets are now largely residential, although a wide variety of agricultural and service uses previously existed within the village. Some evidence of this remains in the prevalence of ancillary buildings in rear yards that while converted to new uses, still retain traces of their earlier agricultural functions and form. With the exception of the occasional row of former workers cottages, such as the group fronting High Street at the junction with Hall Wath, most of the historic buildings in the conservation area are detached, although visually linked together by roadside walls or hedges.

Traditional buildings are predominantly two stories in height and the strong vertical emphasis typical of 18th and 19th century architecture is clearly evident. However, many of the newer infill buildings have departed from these traditions and are frequently of single storey with a markedly horizontal rhythm.

## 11. Architectural details

Building materials are generally consistent with the vernacular palette and include red brickwork and clay pantile, some slate, occasional render and a rare domestic example of limestone at Church House. Many of the newer infill buildings have however introduced a wider range of brick colours, together with modern alternatives to the traditional roofing materials of the village. Elevational treatments of the 18th and 19th century buildings are relatively austere, with few embellishments other than brick arches, projecting bands and occasional dentils.



Brick work in Flemish bond with contrasting headers and stretchers is a characteristic local feature, while several of the more impressive 18th century houses retain distinctive Georgian door casings complete with boot scrapers. Roof ridges are aligned in a variety of directions, with the steeply pitched roof-slopes of the older buildings forming a distinctive roofscape that is well punctuated with large chimney stacks of strong vertical rhythm. Chimneys are usually internal with gable or mid ridge stacks, although occasional mid-slope stacks occur, with particularly prominent examples evident at 48 High Street. Roofs have mainly undecorated verges and eaves and plain gable ends are the traditional village form. Many of the newer infill buildings have however departed from the gabled tradition and hipped roofs have gradually become more frequent.

Where original fenestration exists, it is usually in the form of sliding sash windows with a strong vertical emphasis. Traditionally, such windows were set in a generous reveal which, together with the central step in the sashes, resulted in well-defined shadow lines that effectively articulated building facades. Surviving examples of side hinged casements and horizontally proportioned traditional sliding sash windows are relatively few and the distinctive character of many of the historic buildings has been eroded by the introduction of unsympathetically designed modern windows. Dormer windows are not a feature of traditional village buildings and generally they have generally been successfully avoided in the more prominent of the newer infill buildings.





A distinctive feature of Bassingham conservation area is the frequent existence of bricked up window openings, known as blind windows. These bear witness to the significant social and architectural effects of the 'window tax' of the 18th and 19th centuries and in some cases, the brickwork used to close window openings was painted to mimic the previous appearance of the window. An example of this quirky treatment is clearly evident at The Grange, a distinctive early 18th century listed building which is a dominant presence in the conservation area.



## 12. Landmarks

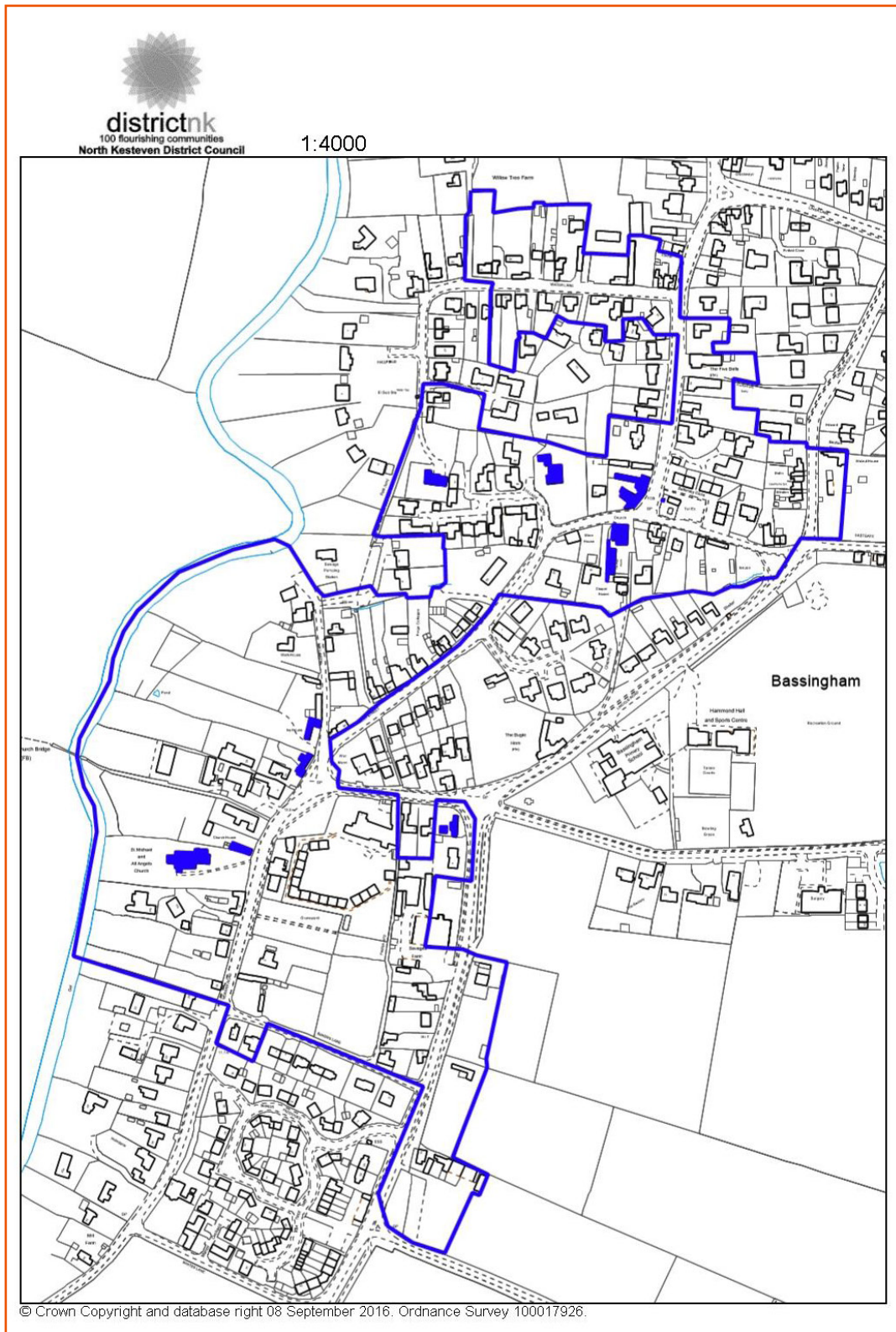
Some buildings and structures stand out from their surroundings because of their height, scale, design or location. They may also stand out because they have particular significance to the community. They can act as focal points and navigation aids. There are a number of such buildings within the conservation area which are shown on the map below. They are explored in further detail in the sections dealing with the individual character areas.



## 13. Listed Buildings

A map showing all the listed buildings within the conservation area is below. It was correct at time of going to press but for up to date information on listed buildings please see [www.historicengland.org.uk/listing/the-list/](http://www.historicengland.org.uk/listing/the-list/).

# Map 3: Listed Buildings (conservation area boundary as proposed)



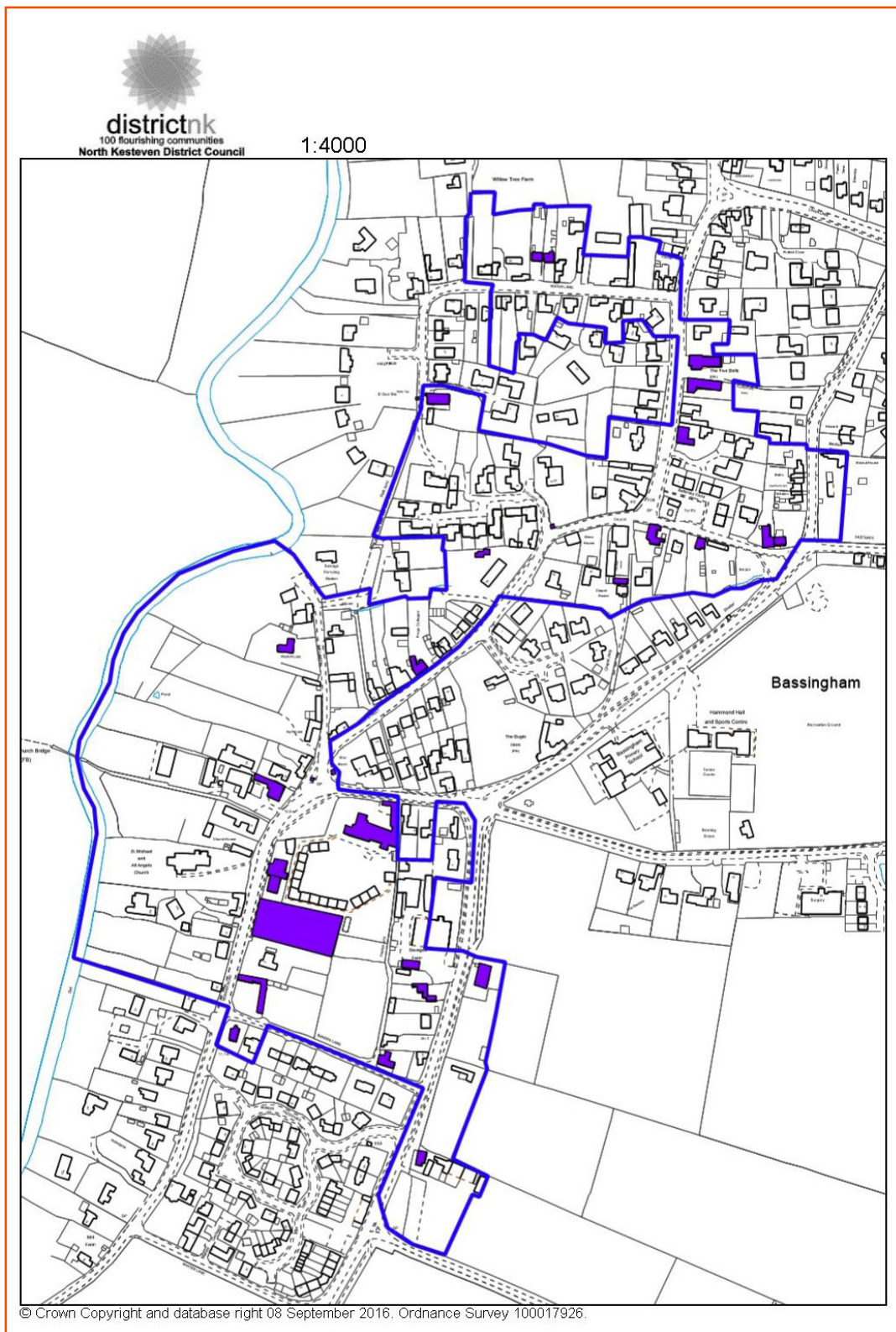
  
Listed  
building

# 14. Buildings of local interest (Local List)

As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area was reviewed. The following buildings and structures were identified as suitable for inclusion on the local list. The buildings are mapped below and listed at Appendix 2. The criteria for assessment are included at Appendix 1. Please be aware that the Council is currently reviewing the district-wide local list assessment criteria, further consultation on which will be carried out separately. Inclusion on the list does not impose any additional restrictions on the owners of these buildings but allows careful consideration of the impact of any development affecting them or their setting as set out in Paragraph 135 of the National Planning Policy Framework. The Council has taken the view that it is preferable to identify these assets in advance rather than reacting once a planning application has been submitted.



# Map 3: Listed Buildings (conservation area boundary as proposed)



  
Proposed  
locally  
listed  
building

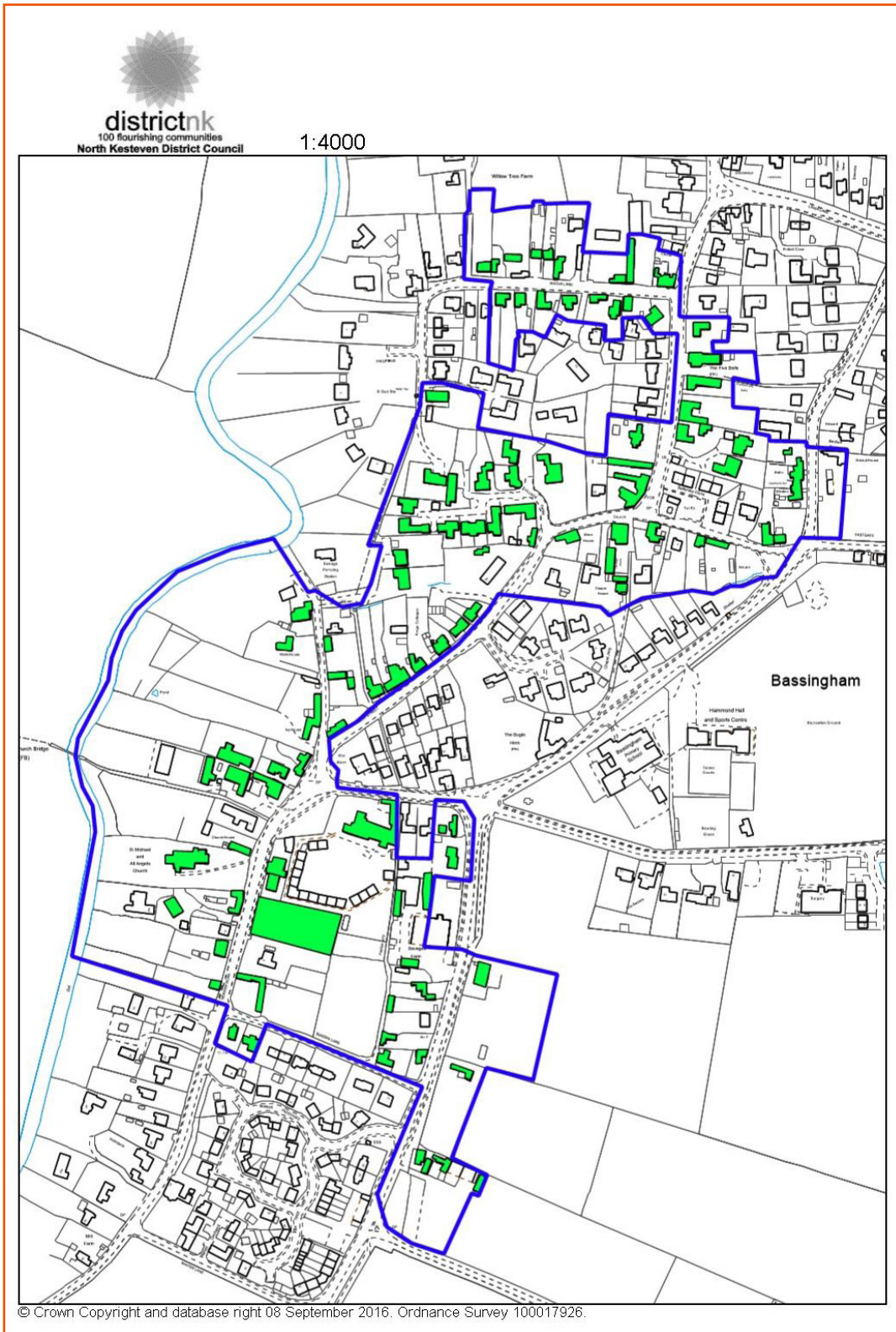
# 15. Positive buildings

Buildings play an important part in shaping the character of the conservation area. Their contribution can include their street elevations, integrity as historic structures, use of local materials, architectural and construction details and, conversely, contrasting details which make them stand out. They may make an important contribution to the roofscape or skyline. Buildings which can be partially seen or glimpsed can also make a positive contribution.

As part of the conservation area appraisal a map showing the buildings which make a positive contribution to the conservation area has been prepared and is included below. This is not an exhaustive list and the omission of a particular building does not imply that demolition or alteration would therefore be acceptable. Applicants will be expected to carry out their own assessment of the contribution made by a particular building in support of a planning application.



# Map 5: Positive Buildings



  
Positive  
building

## 16. Key views and vistas

Views and vistas are explored in more detail in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance and a thorough analysis of views affected by any proposed development will be required to accompany a planning or listed building consent application.

Bassingham was originally an agricultural settlement and the village is surrounded by flat, fertile farmland, with the River Witham to the west. The modestly scaled built form of the village is set among mature trees and shrubbery, and the settlement has an unobtrusive presence in the surrounding landscape. In consequence, long views and vistas both towards the village and away from it are limited. Views across open countryside from the south and southeast of the conservation area are obscured by tall hedgerows, and although the lane known as Hall Wath leads to the river and the countryside, views are similarly limited by trees and shrubbery. Wider countryside and riverside views do however exist from Church Bridge, a footbridge over the River Witham on the western boundary of the conservation area. Looking towards the village from the open countryside to the west of the river, striking views of the crenellated tower of The Church of Saint Michael and All Angels are visible above riverside shrubbery.



The principle streetscape running through the conservation area curves in several places and a sequence of streetscape views gently unfolds, with distinctive shorter views existing between frontage buildings to service yards and green spaces behind. The service yards and ancillary structures to the rear of the main buildings were originally associated with past agricultural functions of the village and although most of the outbuildings are now converted to other uses, many retain vestiges of their former agricultural functions. Views across the open green space in front of The Grange emphasize the past importance and status of the building within the village, while views across the spacious and distinctive area at the junction of High Street and Lincoln Road contribute towards an unmistakable sense of place.



The principle streetscape running through the conservation area curves in several places and a sequence of streetscape views gently unfolds, with distinctive shorter views existing between frontage buildings to service yards and green spaces behind. The service yards and ancillary structures to the rear of the main buildings were originally associated with past agricultural functions of the village and although most of the outbuildings are now converted to other uses, many retain vestiges of their former agricultural functions. Views across the open green space in front of The Grange emphasize the past importance and status of the building within the village, while views across the spacious and distinctive area at the junction of High Street and Lincoln Road contribute towards an unmistakable sense of place.

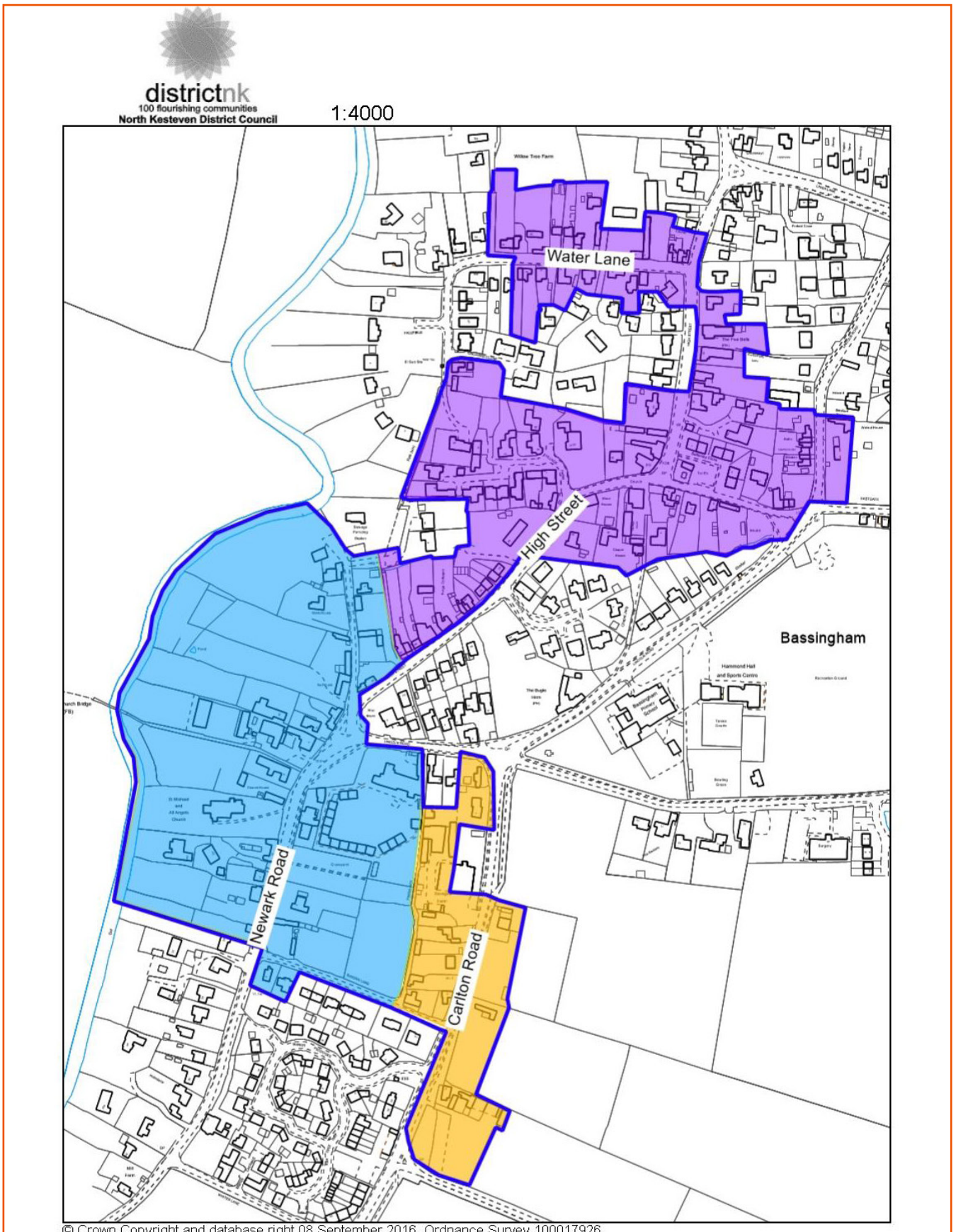


Looking eastwards from the front of The Church of Saint Michael and All Angels, a characteristic view exists of the dominant gables and blind windows of The Old Rectory, while from the southern parts of Newark Road, glimpsed views of the Church tower are visible to the northwest, between buildings and above shrubbery.

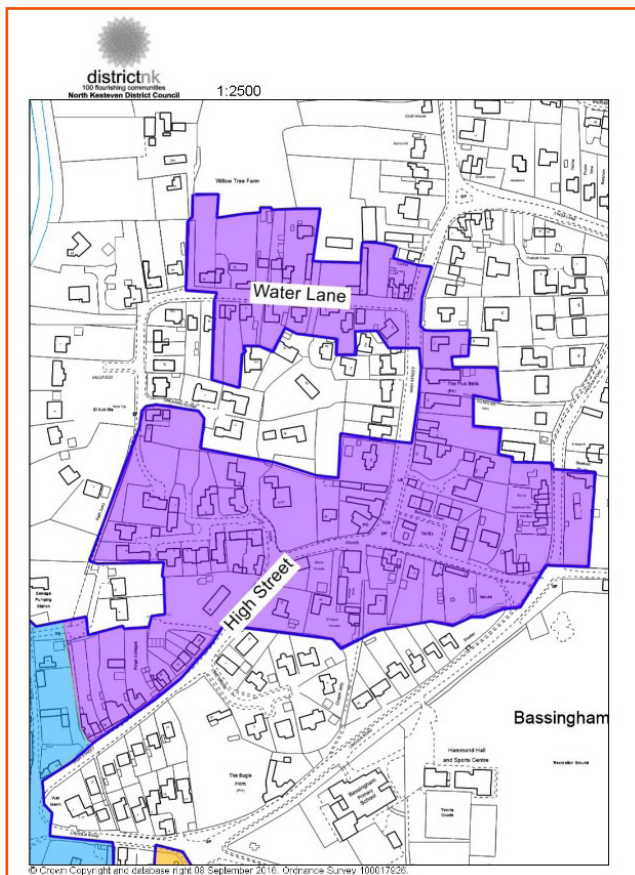
## 17. Character Areas

Within the conservation area are smaller areas each with their own distinctive character. In order to simplify the appraisal process and make the final document easier to read the conservation area has been broken down into a number of smaller character areas.

# Map 6: Conservation Area Character Areas



# 18. North Character Area



## Summary description

North character area includes commercial centre of the village on High Street with shops, post office and village pub all located here. It also includes part of Water Lane, which has a quieter character marking the transition to the quieter edges of the village and the countryside beyond.

## Landscape and routes

A pedestrian footpath runs along the western edge of the character area from Water Lane and then parallel with Hall Wath to link up with High Street. High Street is one of the main routes through the village with a number of secondary routes and cul de sacs leading off it.

The more built-up character of the central part of the character area is reflected in the lack of public green space although the mature private gardens soften this considerably. However in the rest of the character area wide green verges and mature trees contribute to a greener, leafier appearance. The varied building line means there are many relatively large front gardens which add to this character.



### **Key views and landmarks**

The straight section of High Street in the middle of the character area allows longer views but without specific focal points at either end. The gently curved layout of the rest of the streets results in views which unfold gradually when moving along them. Mature trees and hedges are prominent in all views as is the varied roofscape.

### **Predominant material palette**

The vast majority of buildings are constructed in red brick with clay pantile or natural slate roofs. There are a few examples of rendered facades and some roofs have been replaced with concrete tiles. Many buildings retain timber doors and windows although upvc is becoming more common.

### **Predominant scale and massing**

The irregular building line and boundary treatments along Water Lane make for a varied and interesting streetscape with consistency in building height at two storeys giving continuity. As many buildings are either front or side on to the back of the footway and the rest have similar boundary treatments there is a strong sense of enclosure and a good proportion of active frontages. Boundary treatments vary in materials with brick walls and hedges most common although these are generally at a similar height throughout.

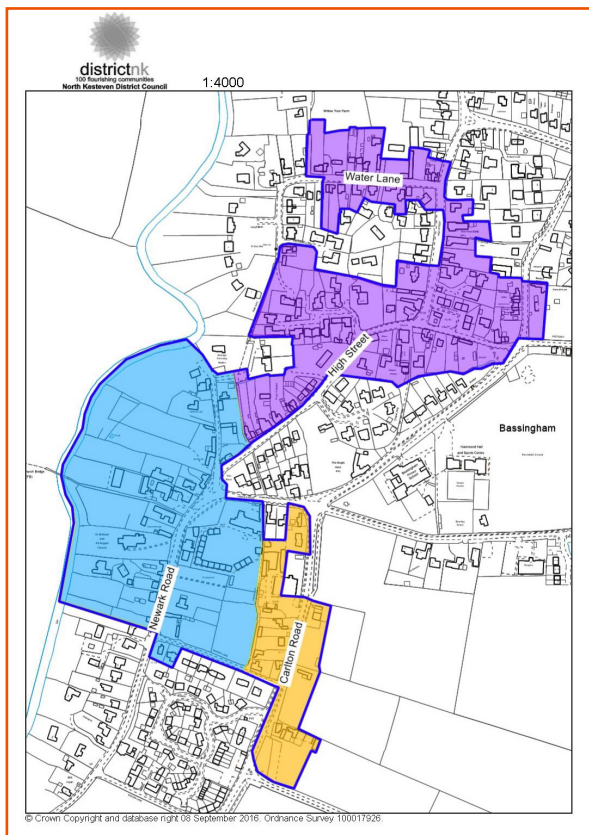
### **Positive features**

- Well-maintained private gardens and mature trees
- Good survival rate of original building materials including timber doors and windows
- Focal points of activity around commercial buildings
- Most recent infill development contributes positively in terms of both design and materials

### **Negative features**

- Loss of timber windows and doors and replacement of original roof coverings becoming a more noticeable problem
- Mid to late 20th century infill development which is not in keeping with the style or materials of earlier buildings

# 19. Central Character Area



## Summary description

The Central Character Area is a mainly residential area forming the central and southern part of the conservation area. It has a quiet, leafy character although Newark Road is one of the main routes into the village. The public open space around the junction between Lincoln Road and Newark Road is a focal point. Although the area around Whites Lane is proposed to be removed from the conservation area it nevertheless continues to contribute to its setting.

## Landscape and routes

As with the rest of the conservation area, large, well-maintained private gardens with mature trees make a significant contribution to the overall character and appearance. This is further enhanced by the churchyard and cemetery and also the small fields on the north side of Bakers Lane.



The narrow width of Bakers Lane naturally slows traffic although the lack of footpath makes it more difficult for pedestrians. Newark Road is relatively wide, the grass verges enhance this impression. The junction of Newark Road, Lincoln Road and Hall Wath is a significant focal point which is enhanced by the public open space with its planting and sculptures. A narrow footpath runs from here to the countryside beyond the village.



Hall Wath is a dead-end for vehicles but continues as a footpath which joins up with Water Lane to the north. This contributes to its generally quiet and green character.

### **Key views and landmarks**

Views along Newark Road both into and out of the conservation area, framed by mature trees, are significant in the transition between the village and the rural landscape beyond. St Michael and All Angels Church is set back from the road and relatively low in height but is nevertheless an important landmark. The group of buildings around the junction between Newark Road and Lincoln Road form an important group of good architectural quality.

### **Predominant material palette**

Red brick, clay pantile and natural slate are the predominant building materials and many timber doors and windows have been retained. However the use of concrete roof tiles and upvc doors and windows has become more widespread.

### **Predominant scale and massing**

Buildings are mainly two storey in height although there are a number of modern bungalows within the character area. They are set at varying distances from the footway but boundary lines and height are consistent which contributes to a generally good sense of enclosure and surveillance.

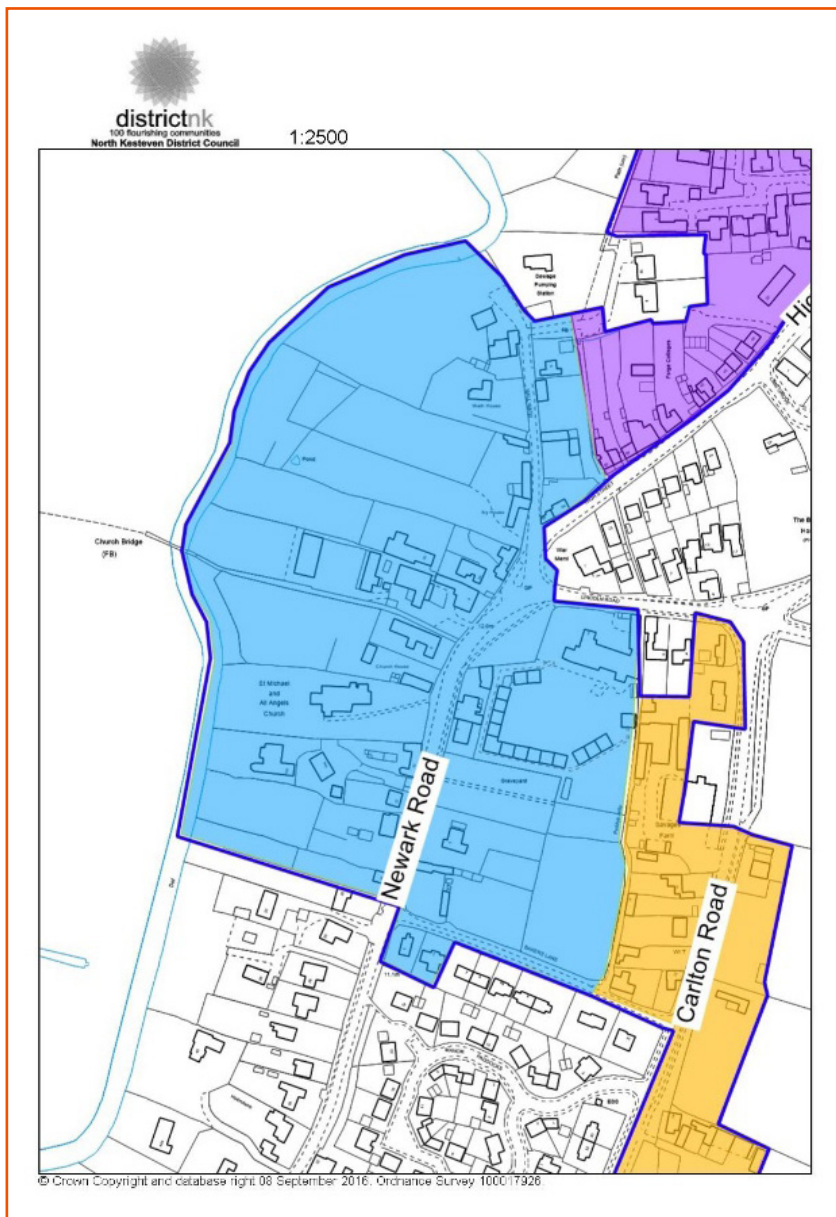
### **Positive features**

- Well-maintained public and private green space
- Consistent palette of building materials
- Good survival rate of original building materials and features
- Good, well-used network of pedestrian routes

### **Negative features**

- Modern infill development, particularly bungalows, has not taken account of existing character and appearance
- Use of inappropriate materials such as concrete roof tiles and upvc becoming more widespread

# 20. Carlton Road Character Area



## Summary description

Carlton Road Character Area is a small area on the eastern edge of the conservation area. It has a distinct character as a result of its location on the edge of the village and the agricultural character of many of the buildings. There are a number of current or former farmhouses and working farmyards as well as regular residential uses.



### **Landscape and routes**

The open, flat landscape to the east allows extensive views across as far as the Scarp slope. There are also extensive views of the rural landscape to the north and south with glimpses of the village roofscape to the west interspersed with mature trees.

Buildings on the east side of Carlton Road stand out as landmarks due to their flat surroundings, particularly 43 Carlton Road (The Hollies) and 21 Carlton Road (Savages Farm).

### **Predominant material palette**

Red brick, clay pantiles and natural slate are the predominant building materials. The majority of buildings retain their timber windows and doors.

### **Predominant scale and massing**

Most houses are two storeys in height but there are a large number of single storey outbuildings. There is no consistent building line, and also variety in orientation with some buildings set gable-on to the road and others either facing straight on or at slight angles to it. Boundary treatments are hedges or red brick walls at generally similar heights which gives a stronger sense of enclosure than would be expected given the semi-rural character of the area.

### **Positive features**

- Very good survival rate of original building materials and features
- Extensive and uninterrupted views into and out of conservation area and countryside beyond

### **Negative features**

- Large modern agricultural buildings are visually intrusive



# Appendix 1

## Draft Local List methodology and criteria

The Draft Local List of non-designated heritage assets has been compiled in order to act as a planning tool. Heritage assets are usually included in a list because they are the best of their kind within a local authority area. Other assets are included because of the contribution that they make to the character of the local area.

By their very nature, buildings will make up the bulk of the list as they are the most visible of the historic assets and contribute greatly to the character of an area.

Conversely, archaeological sites will be greatly under-represented on the list due to the difficulty in establishing the nature and extent of any individual assets without first excavating, particularly within the urban environment. Designed Landscapes, pieces of art and other assets are low in overall number and so will make up a minor part of the list; they are also the least likely to be affected by development.

## Criteria for Listing

### General criteria

Locally listed heritage assets must meet all four of the following general criteria:

1. They must be a building, monument, site, place, area or landscape and should retain the majority of their original fabric, external design style and character.
2. They must possess heritage interest that can be conserved and enjoyed.

This can include physical things such as appearance and materials as well as associations with people or past events. The physical features of an asset can help illustrate these associations.

3. Their value for the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.
4. They must have a level of significance that is greater than the general positive character of an area.

To be added to the local list a heritage asset must possess heritage value to a level that merits consideration in planning. Registered heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

## Detailed criteria

An asset must meet at least one of the criteria in each of the three sections below in order to be considered for inclusion on the list. Please provide as much information as possible on each criteria selected. The final decision on inclusion rests with North Kesteven District Council.  
architectural or artistic interest.

<b>Name and location of asset</b> (please provide a photograph and map showing its location):	
<b>Type</b> Which of the following best describes the asset?	Tick
A <b>building or group of buildings</b>	
A <b>monument or site</b> (archaeological remains or a structure that is not a building)	
A <b>place</b> (e.g. park, garden or natural space)	

## Interest

Does it have interest in any of the following ways?

**Historic interest** – a well-documented association with a person, event, episode of history or local industry (including agriculture)

**Architectural interest** – an example of an architectural style, a building of particular use, or a technique of building or use of materials

**Artistic interest** – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance its appearance

**Local value**

Is the asset valued locally for any of the following reasons?

**Association** – It connects us to people and/or events that shaped the identity or character of the area

**Illustration** – It illustrates an aspect of the area's past that makes an important contribution to its identity or character

**Evidence** – It is an important resource for understanding and learning about the area's history

**Aesthetic** – It makes an important positive contribution to the appearance of the area (either unintentionally or through deliberate design)

**Communal** – It is important to the identity, cohesion, spiritual life or memory of all or part of the community

**Local significance**

Do any of the following features make the asset stand out above the surrounding environment?

**Age** – Is it particularly old, or of a date or period that is significant to the local area?

**Rarity** – Is it unusual in the area or a rare survival of something that was once common?

**Integrity** – Is it largely complete or in a near to original condition?

**Group value** – Is it part of a group that have a close historic, aesthetic or communal association?

**North Kesteven's identity and history** – Is it important to the identity or character of the district or part of it? Of particular interest may be buildings related to the agricultural or industrial past of the area or an historic industry, process or activity specific to the village or local area.

**Other** – Is there another way you think it has special value?

# Appendix 2

## Proposed additions to local list

### **Cherry Tree Cottage, 17 Bakers Lane**

#### **Date Designated: N/A – New Proposal**

Detached cottage built in red brick, pan-tiled roof with gable end chimneys both of two stacks. Raised string course and decorative brickwork to eaves, later wooden porch to front and wooden windows and doors.

### **1 Bakers Lane including former pig sty**

Detached dwelling built end on to Newark Road. Built in red brick with pan-tiled roof with two gable end chimneys both of two stacks. Decorative brickwork to eaves and rendered to rear elevation, Wooden windows and doors. Large two storey extension erected to side.

Detached former pig sty and walls built in red brick with pan-tiled roof. Oil tank now stored with the walls of the pen

### **The Cottage, 9 Newark Road**

Detached cottage, built in red brick with pan-tiled roof with two gable end chimneys both single stacks. Later two storey extension to rear and single storey extension to side. Upvc windows inserted in original openings.

### **Rose Cottage, 14 Carlton Road**

Detached dwelling built in red brick with concrete tiles and pan-tiles to roof. Two gable end chimneys both of two stacks. Upvc windows installed in openings.

### **Savages Farmhouse, 21 Carlton Road including detached cart shed**

Detached dwelling and outbuilding, built in red brick with slate roofs. Two gable end chimneys both of two stacks and one gable end chimney to outbuilding of single stack. Front porch has slate roof with wooden finial. Wooden windows and doors.

### **Cart-shed, Savage Farm, Carlton Road**

Detached open cart shed of four bays. Built in red brick with pan-tiled roof. Square wooden columns to bays and wooden door to store.

### **The Hollies, 43 Carlton Road**

Detached dwelling built in red brick with later extensions, pan-tiled roof with two gable end chimneys both two stacks. Wooden windows and doors.

### **Longhedges, 1 Chapel Jetty**

Semi-detached dwelling built in red brick with concrete tiles to roof with gable end chimney of two stacks, later extensions to side and rear. Upvc installed in openings.

### **Chapel House, 2 Chapel Jetty**

**Date Designated: January 1986**

Detached dwelling built in red brick with slate roof, two chimneys one of two and one of three stacks. Wooden windows and doors to front elevation Upvc to side. Square brick porch to front

### **Corner Cottage, 2 Eastgate**

Semi-detached cottage built in red brick with pan-tiled roof, single chimney of three stacks. Wooden porch to front. Upvc installed in openings. Two storey flat roofed extension to rear.

### **The Hollies, 3 East Gate**

House built in red brick with pan-tiled roof with three gable end chimneys two of two stacks and one single stack. Porch to side with wooden finial. Ground floor bay windows. Wooden pilasters to doorway. Wooden windows and door. Low brick wall capped in stone with decorative railings to top

### **5 & 7 (Bytham House), Eastgate**

Terraced cottages built in red brick with pan-tiled roof, two gable end chimneys both of two stacks. Wooden windows and doors later double porch to front. Flat roofed extension to rear of number 7.

### **Ingleside, 6 Eastgate**

Detached dwelling built in red bricks with concrete tiles to roof, two gable end chimneys both two stacks, decorative brickwork to eaves. Wooden windows and doors.

### **Wath House, 11 Hall Wath**

Detached dwelling built in red brick with pan-tiled roof. Raised string course and decorative brickwork to eaves. Three gable end chimneys two of two stacks and one single stack. Wooden windows and doors. Building in poor state of repair and is open to the elements.

### **The Five Bells, 17 High Street**

Detached public house, built in red brick with pan-tiled roof four gable end chimneys all two stacks, wooden bargeboards. Large extensions to rear and side. Wooden and upvc windows.

### **Honeysuckle Cottage, 19 High Street**

Detached dwelling built in red brick with decorative brickwork to eaves and raised string course. Concrete tiles to roof with two gable end stacks both of two stacks. Wooden pilasters to doorway. Upvc windows installed.

### **25 High Street**

Large detached dwelling with smaller rear wing, built in red brick with dressed stone lintels, wooden pilasters to front door and wooden porch to side door. Slate roof with three gable end chimneys all two stacks. Mixture of wooden and Upvc windows.

### **Water Pump off High Street**

Cast Iron pump with fruit finial and lions head to front. Inscribed "Glenfield & Kennedy Ltd, Kilmarnock"

### **Building r/o 36 High Street**

Former cottage now used as outbuilding, built in red brick with pan-tiled roof, dressed stone lintels with wooden windows. One chimney of two stacks. Dormer window to smaller wing.

### **54 High Street**

Detached dwelling built in red brick in Flemish bond with decorative brickwork to eaves and raised string course. Pan-tiles to roof with two gable end chimneys both two stacks. Modern Upvc bay windows to ground floor with Upvc installed in other openings.

Outbuilding built in red brick with decorative brickwork to eaves, pan-tiled roof.

### **The Old Rectory, 2 Lincoln Road including outbuilding and front wall/railings**

Large detached dwelling now used as care home and outbuilding now joined by later extensions. Built in red brick in Flemish bond with decorative brickwork to eaves and raised string course, concrete tiles to roof. Number of chimneys to roof all of four stacks. Dressed stone to keystones and kneelered gables. Mixture of wooden and Upvc windows. Low brick wall to boundary capped in dressed stone with cast iron railings with Fleur de Lys finials.

### **Kesteven CC Road Sign, Newark Road**

Cast iron road sign. Tall main element narrows towards top which is crowned by circular finial marked with Kesteven CC. Three wooden road signs attached.

### **War Memorial, Newark Road**

Polished Pink granite obelisk with tapering base set on square of dressed stone. Inscribed with numerous names commemorating those villagers who lost their lives in both the Great War and World War II. Cast iron railings to front with oak leaf finials.

### **The Old School, 1 Newark Road**

Former school now dwelling, built in red brick with slate roof and wooden bargeboards, one chimney of single stack. Dressed stone to openings, later extensions to side and rear, Upvc windows and doors inserted in openings. Carved stone scroll to gable reads "National Schools AD MDCCCLC."

### **The School House and boundary wall, 3 Newark Road**

Semi-detached dwelling built in red brick with slate roof. Two chimneys both of two stacks with carved bargeboards to gables. Dressed stone to window openings with Upvc windows installed. Open wooden porch with slate roof to front. Red brick boundary wall.

### **4 Newark Road**

Large detached dwelling with large two storey rear wing. Built in red brick with slate roof, blue terracotta ridge tiles, pan-tiles to rear wing. Three chimneys all of two stacks. Two ground floor bay windows to front both built in dressed stone, one with slate roof and one with stone balcony/balustrade. Mixture of wood and Upvc to openings. Wooden pilasters to front door. Decorative cast iron railings to front wall on low brick wall capped with dressed stone.



### **Bassingham Cemetery, Newark Road**

Large cemetery between Newark road and Paddy's Jetty with monuments of various styles and dates including WWI gravestone to S Emmott of the RAF who died on the 22nd October 1918.

Good quality front boundary wall and pillars built in red brick and capped with dressed stone and railings with Fleur de Lys Finials. Cast Iron railings to side boundary with spear point finials.

### **20 & 22 Water Lane**

Pair of detached dwellings built in red brick with decorative brickwork to eaves, dressed stone lintels. Slate roofs with terracotta ridge tiles and two gable end chimneys to each dwelling, all two stacks. Later porch to number 22 and canopy to number 24. Upvc installed in openings.

### **Outbuilding at 33 Water Lane**

Detached two storey outbuilding wing single storey wing to side. Built in red brick with pan-tiled roof, gable end chimney of single stack to two storey element. Wooden windows and doors.

### **Water Pump adj. 33 Water Lane**

Cast Iron pump with fruit finial and lions head to front. Inscribed "Glenfield & Kennedy Ltd, Kilmarnock"

### **Buildings proposed to be removed from the list:**

#### **4 Chapel Jetty**

**Reason for deletion from list:** Original roof covering replaced with concrete tiles and timber windows replaced with upvc. Too much of original character and appearance has been lost for this building to remain on the list.

#### **Methodist Chapel, High Street**

**Reason for Deletion from List:** Building is nationally listed

#### **Church Hall, Methodist Chapel, High Street**

**Reason for Deletion from List:** Building is nationally listed

#### **The Garden House, 43 High Street**

**Reason for Deletion from List:** Building cannot be accessed and appears to be overgrown and derelict

#### **Woodbine Cottage, Newark Road**

**Reason for Deletion from List:** Unable to locate building may be demolished