

ADOPTED VERSION

Beckingham Conservation Area Appraisal



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North Kesteven
DISTRICT COUNCIL

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Introduction

A Conservation Area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. The conservation of the environment can enhance the quality of life of those who live or work in the area. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities are required to review existing Conservation Areas and, where appropriate, consider the designation of new ones.

Factors which contribute to the special quality of a Conservation Area may include:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting in the landscape
- the character of the spaces between buildings, including walls, hedges, trees, grass verges and ground surface materials
- views both within the area and from outside
- the way in which buildings, spaces and landscape reflect the historical development of the area

North Kesteven District Council has identified the village of Beckingham as having a special and distinctive architectural and historic character and has therefore designated the village as a Conservation Area. The purpose of this document is to evaluate and record the special character and identify potential areas for enhancement of that character.

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

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 186 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 200 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 201 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 195 or less than substantial harm under paragraph 196, 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

Local Policy

Central Lincolnshire Local Plan (2017)

Policy LP25 of the 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 enhance or reinforce it as appropriate, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

- a. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- b. Retain architectural details that contribute to the character and appearance of the area;
- c. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- d. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- e. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- f. 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

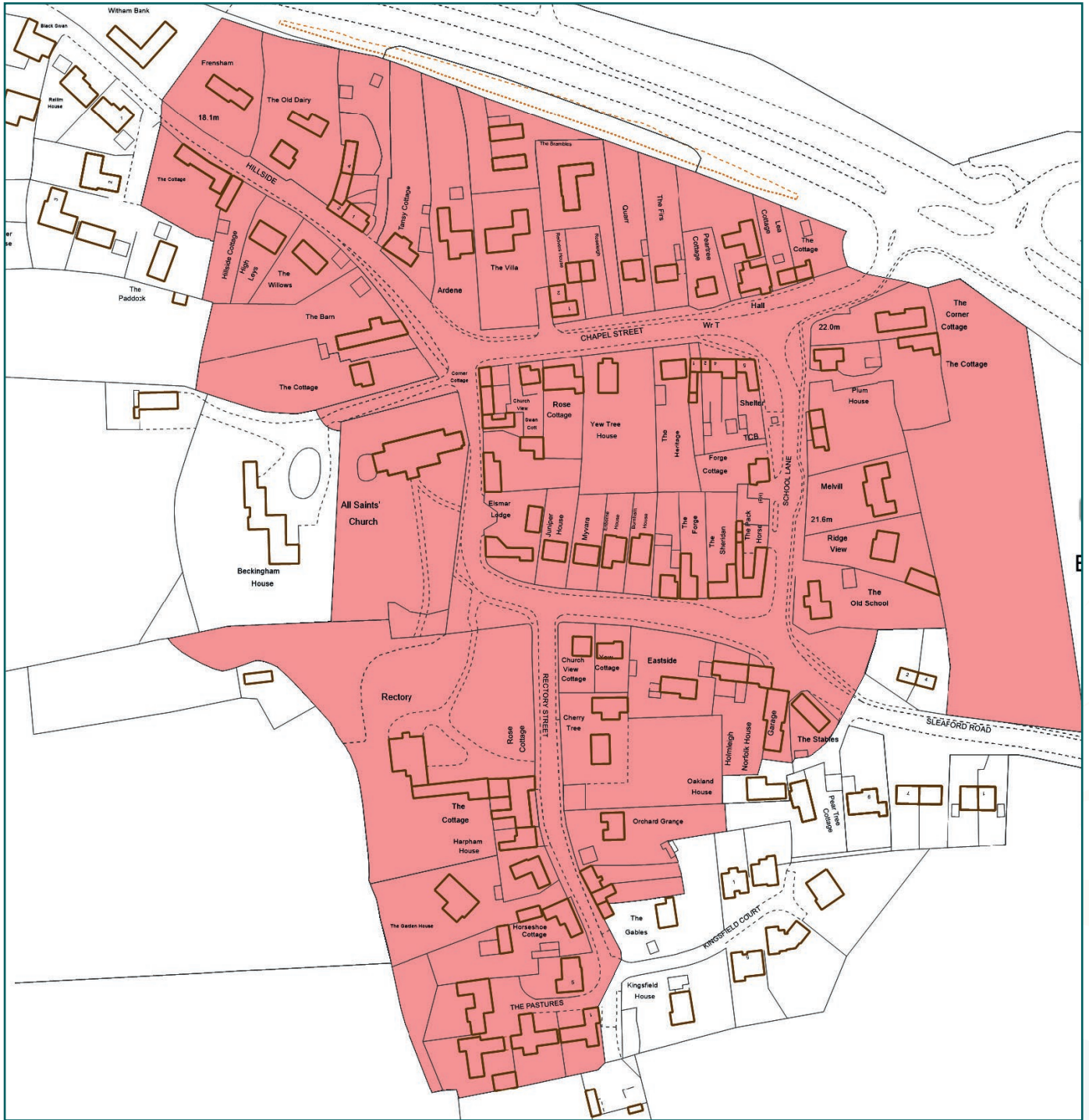
Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) 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 that would normally be exempt from planning control, for example comprising the extension, enlargement, improvement or other alteration of a dwelling house, works to roofs, the provision of freestanding buildings within the curtilage of a dwelling and the erection or demolition of walls, fences, gates or other enclosures.

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

Conservation Area Boundary



Boundary

The map above shows the boundary of the Beckingham conservation area.

The boundary has been drawn to include only the historic core of the village in those areas where a traditional architectural character and streetscape survives in an appreciable form. It also includes important open space which contributes directly to the special character of the conservation area, and a few sites which, while not having any buildings of architectural or historic interest, are prominent parts of the overall fabric of the historic centre.

Overview



"Beckingham is a well-built village, pleasantly situated on a gentle acclivity, on the east side of the river Witham, near the borders of Nottinghamshire, 5 miles E. of Newark. Its parish contains 388 inhabitants, and 2200 acres of land, including the hamlet of Sutton, 1 mile S. of the village. The soil is fertile, and the pastures near the river are excellent feeding grounds."

William White's description, in his 1872 Directory of Lincolnshire, is still quite accurate. The village is on the former main road from Newark to Sleaford, at an important crossing point of the River Witham which forms the boundary between Lincolnshire and Nottinghamshire. The present day population of the village is only a little over 300.

The conservation area covers the historic core of the village, encompassing Sleaford Road, School Lane, Rectory Street, Chapel Street and the upper part of Hillside, an area of approximately 9 hectares. Because of the extent of modern residential development, the lower part of Hillside running down to the bridge across the River Witham has been excluded.

Location and setting

Beckingham is on the border of Lincolnshire and Nottinghamshire, five miles east of Newark and fifteen miles west of Sleaford, where the A17 crosses the River Witham.

The ground rises from the river to the centre of the village which is formed by four roads or streets creating a central “island” of outward-facing development. Houses also line Hillside running down to the river on the west, and Rectory Street to the south, which ends in a footpath running across the open fields to the hamlet of Sutton.

The parish church sits in a green space on the west of the central “island” and beyond it are the park of the former Beckingham Hall and the well-wooded grounds of the Rectory, both then giving way to open countryside along the river.

The main Newark – Sleaford road, now the A17, runs via a 1970s bypass just north of the village, from which it is visually screened by trees.

There are various pockets of modern development, both as small closes of new houses and individual infill between older buildings.

Historical development and archaeology

Beckingham is not named in the Domesday Book of 1086. It was assessed as part of the manor of Holme Spinney, now a lost mediaeval site just south of the hamlet of Sutton (extensive earthworks of a Norman motte and bailey castle were still visible into the twentieth century but were destroyed in the early 1970s). The manor belonged to Gilbert de Gand and had two churches, one the manorial chapel and the other probably the church at Beckingham. The village certainly existed earlier since its name is of Anglo-Saxon origin and means “the homestead of the Beccingas, the family of Becca”.

Being on a major east-west route, Beckingham thrived while Holme Spinney did not, the manor house falling into disuse about 1300. The church at Beckingham was responsible for four dependant chapels, at Holme Spinney, Fenton, Stragglethorpe and Thorpe, suggesting it was a centre of some importance. In the following century the church was rebuilt and the tower was added about 1450. An important manorial asset was the large stone dovecote which stood north of the church until the 1970s.



In 1563, there were 36 households in the village, perhaps representing about 150 people. The Civil War of the following century saw troops quartered in the village in 1644 and 1645, and tradition has it that the lead from the church roof was used to make shot by the Parliamentarian soldiers. In the later seventeenth century the Quaker community was particularly active in Beckingham, establishing a meeting house at the south end of Rectory Street which remained in use until the 1860s.

The eighteenth century was an age of modernisation. The road through the village became the responsibility of the Leadenham and Southwell Turnpike Trust after 1759, when transport links would have improved significantly. The open fields of the parish were enclosed in 1770 and many of the houses still standing in the village date from this period of improvement.

In 1801 the population was recorded as 357, and it rose steadily to a peak of 462 in 1841, the year after the new village school was opened on School Lane, funded personally by the Rector, the Rev George Marsland. This may have been prompted by the perceived threat to the Church of England's hold on the village by both the Quakers and the Methodists, who first established a chapel in Beckingham in 1835 and provided free Sunday School education.



There was still a wide range of services available locally, as was usual for a village five miles' walk (for many) from the nearest town. The two inns, the Black Swan and the Pack Horse, catered for passing traffic too, but there were also butcher, baker, blacksmith, wheelwright, carpenter, glazier, plumber, painter, postmaster and others in 1851. The daytime quiet of the present-day village would have been very unfamiliar to previous generations.

Agriculture was changing, however, and increased mechanisation later in the nineteenth century meant fewer jobs in farming. The population started to fall in the middle of the century as people moved away to the bigger towns and cities, and had dropped to 282 at the time of the 1891 census. That figure has remained quite steady through the twentieth century.

After 1900 the nature of the village continued to change slowly. A blacksmith, who was also the licensee of the Pack Horse, was last recorded in 1937, but by that time a garage had opened opposite to cater for motorists and the farmhouse opposite the church became the "Corner House Café". Three buses a day connected the village with Lincoln and Newark.

The improved road transport brought some prosperity but the dog-leg course of the road through the village became a dangerous bottleneck as traffic increased after 1945. Surprisingly, and fortunately, there was little attempt to alleviate the problem by widening roads and landmark buildings at the tightest corners, but it was not until 1976 that the bypass was opened. With traffic now able to speed past, businesses relying on passing custom declined. The Post Office, the last shop to survive, eventually closed in 1993.

Beckingham remains an attractive and convenient place to live, but that attraction brings with it pressure to provide more houses. Some recent development has been carefully designed and respects the traditional local character, but there are examples of unsympathetic newer buildings which are either of alien materials or of a scale and form that looks out of place. Some of the "infill" development has been at the expense of gardens and opens spaces that were of value to the street scene, while in a few cases historic buildings that could have been sensitively repaired and reused have instead been swept away to provide a development site.

Character Appraisal

The historic centre of the village comprises Hillside, running up from the old bridge over the River Witham, which leads to a roughly square area bounded on the south and west by Sleaford Road, on the east by School Lane, and on the north by Chapel Street. There is further historic development along Rectory Street to the south but the old built-up area of the village ends just east of School Lane.

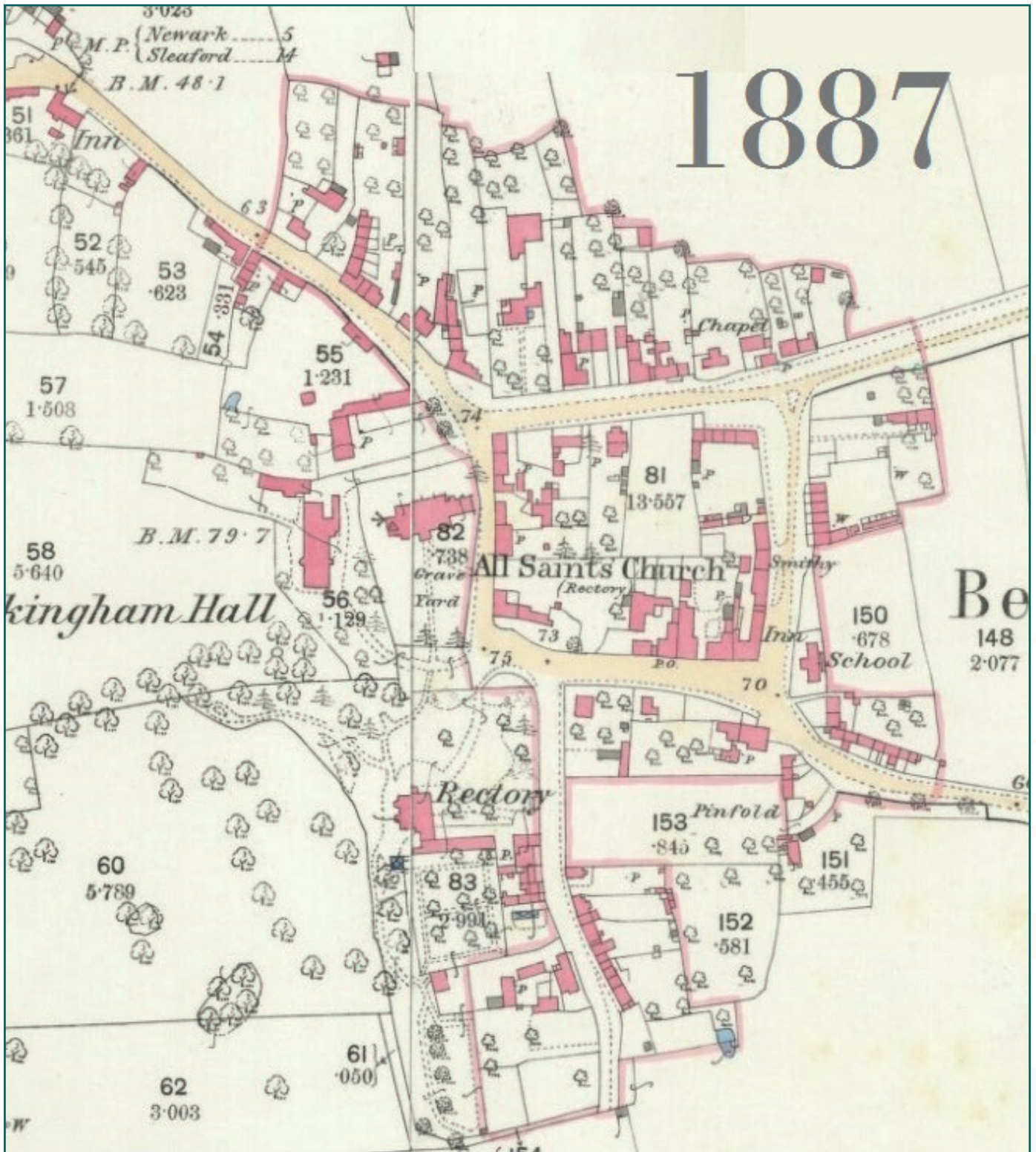
Beckingham is thus a compact village and although there has been twentieth century development on its fringes, blurring the edge of the countryside, the old village centre retains many buildings of the eighteenth and nineteenth centuries, generally forming readily-appreciated groups.

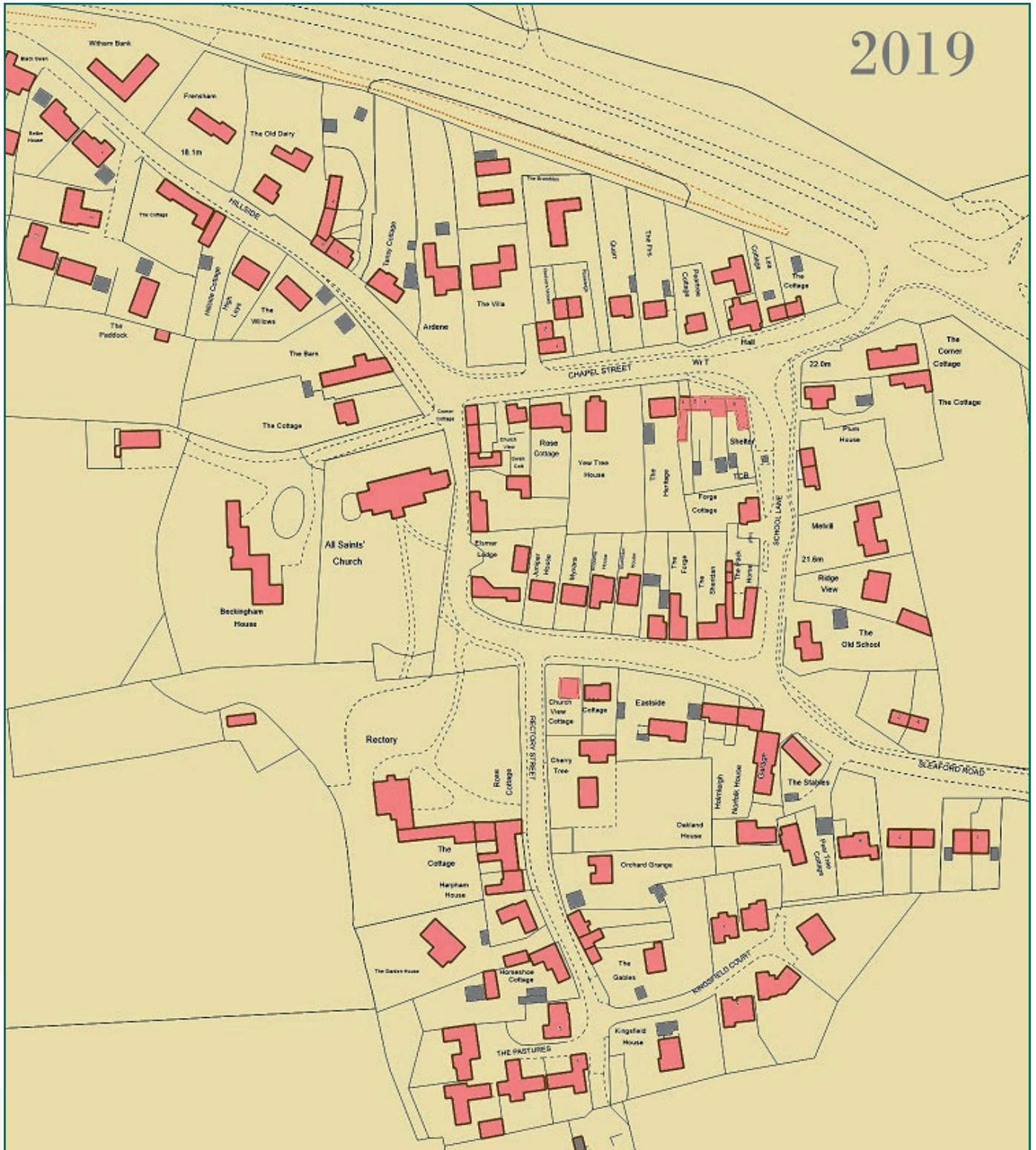


The older buildings are generally of local orange-red brick with pantiled or slated roofs. They are simple in form and detailing, and generally of two (quite low) storeys. Several form consistent terraces and many are set at the rear of the pavement, giving a tight sense of enclosure to the street. This is offset by the gaps between buildings which give longer views of trees at the village edge and a reminder that the countryside is near at hand.

Because of the road layout, with several corner junctions, what would in an ordinary street be quite unremarkable cottages have taken on an importance as landmark buildings closing or framing longer views.

The importance of these spaces between buildings, and of the "landmark" sites, has not always been appreciated in the positioning of more recent development.





Landscape and open spaces

The churchyard, and the private grounds of the former Hall to the west and the Rectory to its south, comprise the largest continuous area of open space in the conservation area. Views across this area include glimpses of the countryside beyond.

There are a number of locations where broad grass verges provide a relief and foil to the sense of enclosure created by the buildings. This is particularly the case around the junction of School Lane and Chapel Street.



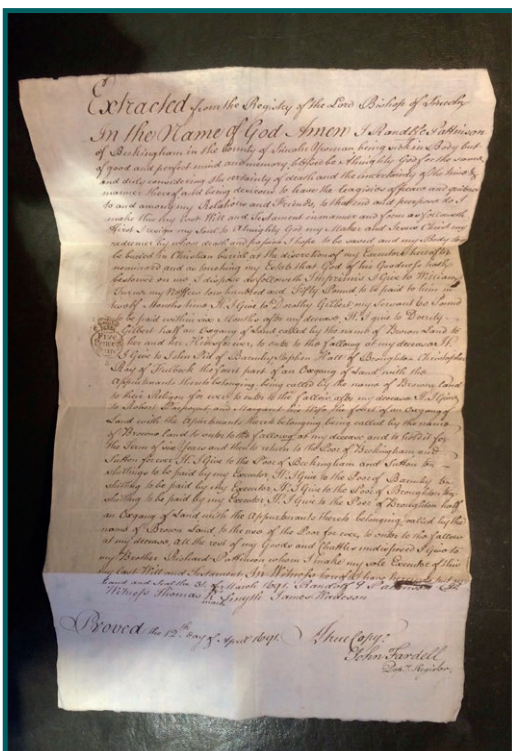
Some houses are set back behind small, well-maintained, front gardens which provide a further opportunity for greenery to lighten the street scene. Very large front gardens, on the other hand, tend to undermine the intimacy

of a village character though they are usually associated with more recent developments and do at least offer the chance for planting to screen some of the less sympathetic post-war structures.

In combination with the sense of enclosure provided by the form of the buildings, the slight widening of Sleaford Road in front of the Pack Horse with its view of the church tower, and the hard surface to the pavement on that side of the road, creates the impression of a slightly grander, "market place" type of space at this point.

Historically, perhaps the most interesting open space in the village is the Poor Gardens, east of School Lane and extending from the bypass to Sleaford Road. In his will, dated 31 March 1691, Randolph Pattinson left

"to Robert Parpoynt and Margaret his wife, the fourth part of an oxgang of land with the appurtenants thereto belonging, being called by the name of Browne Land, to enter to the fallow at my decease and to hold it for the term of six years and then to return to the poor of Beckingham and Sutton for ever"



An oxgang was a variable measurement of area, supposed to represent the amount of land that could be ploughed by a single ox in a season, typically between 15 and 20 acres, although the "fourth part" of an oxgang given to the poor of Beckingham is only about two acres. In the late nineteenth century it was used as allotments, but is now a single field which provides a small income for the charity.

Open countryside forming part of the setting of a conservation area would not normally be considered eligible to be designated as part of a conservation area, however in the case of the Poor Gardens there is a very distinct and special local interest inherent in the field itself which is supported by historic maps and documents and therefore it is considered appropriate that the Poor Gardens should be within the conservation area boundary.



Public Realm

Road and footpath surfaces are generally of standard tarmac. This is not problematic except where large areas of hard surface – calculated to take an army of pedestrians - have been allowed to encroach on grass verges leaving just a tiny strip of green. The provision of pavements generally seems a little over-generous in relation to the width and busy-ness of the roads they flank.

Overhead wires cut across and detract from potentially attractive views in several places.

Sense of Enclosure and Boundary Treatments

A sense of enclosure is provided in many cases by houses being set at the back of the pavement. Where gardens border the road, low brick walls and hedges are characteristic. Elaborate railings and tall close-boarded timber fences are generally out of place.

Architectural details

Details are generally simple and robust, as are the overall building forms – usually a plain rectangle with a gabled roof running parallel to the street. Roofs fit tightly with little overhang, gable ends do not have barge boards and rarely end in parapets.

Window openings are simple and there is a mixture of sash windows and casement windows. Old photographs show a greater number of horizontal-sliding sashes in use, which have almost all been replaced by vertical sashes or casement windows.

Landmarks, Listed Buildings, Scheduled Monuments and buildings of local interest

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.

The church is obviously a prominent landmark and its tower features in many views both within the village and from further afield. Similarly, buildings such as the Village Hall act as focal points both physically and emotionally.

Less obviously, there are several houses in the village which, because of their siting, are of particular important to the street scene and to views along roads in the village. Some of these are noted in the character area appraisals below.



Listed Buildings and Scheduled Monuments

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. There are 8 listed buildings and a Scheduled Ancient Monument within conservation area boundaries:

PACK HORSE INN

Sleaford Road
List Entry Number: 1061925
Grade: II

GLEBE FARMHOUSE

Rectory Lane
List Entry Number: 1061926
Grade: II

ROSE COTTAGES

1-5 Chapel Street
List Entry Number: 1147389
Grade: II

1 AND 2, HILLSIDE

List Entry Number: 1147420
Grade: II

THE OLD SMITHY

School Lane
List Entry Number: 1147471
Grade: II

THE RECTORY

List Entry Number: 1308541
Grade: II

REDVERS HOUSE

Chapel Street
List Entry Number: 1360524
Grade: II

CHURCH OF ALL SAINTS

List Entry Number: 1360525
Grade: I

Churchyard cross

All Saints' churchyard
List Entry Number: 1009216
Scheduled Ancient Monument

Buildings of local interest

As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area (and adjacent to the conservation area in the case of the Black Swan PH) was reviewed against the Councils' assessment criteria. The following buildings and structures inside the conservation area were identified as suitable for inclusion having regard to those criteria:

Buildings which have been added to the local list are shown underlined.

It is not proposed to remove any buildings from the local list.

Chapel Street

- The Villa
- Pear Tree Cottage
- Village Hall
- Lea Cottage and The Cottage (Lea Cottage)
- Rose Tree Cottage
- Redvers House
- Roseleigh
- Yew Tree House

Hillside

- Hillside & Hillside Cottage (Hillside and property opposite)
- Tansy Cottage (Property adjacent Ardene)
- The Barn, Hillside and The Cottage, Sleaford Road (Church Cottage)
- Black Swan PH

Rectory Street

- Goose Cottage, Harry's House and Horseshoe Cottage (Clarwill)
- Rose Cottage
- The Cottage
- Outbuilding and garden wall to Cherrytrees

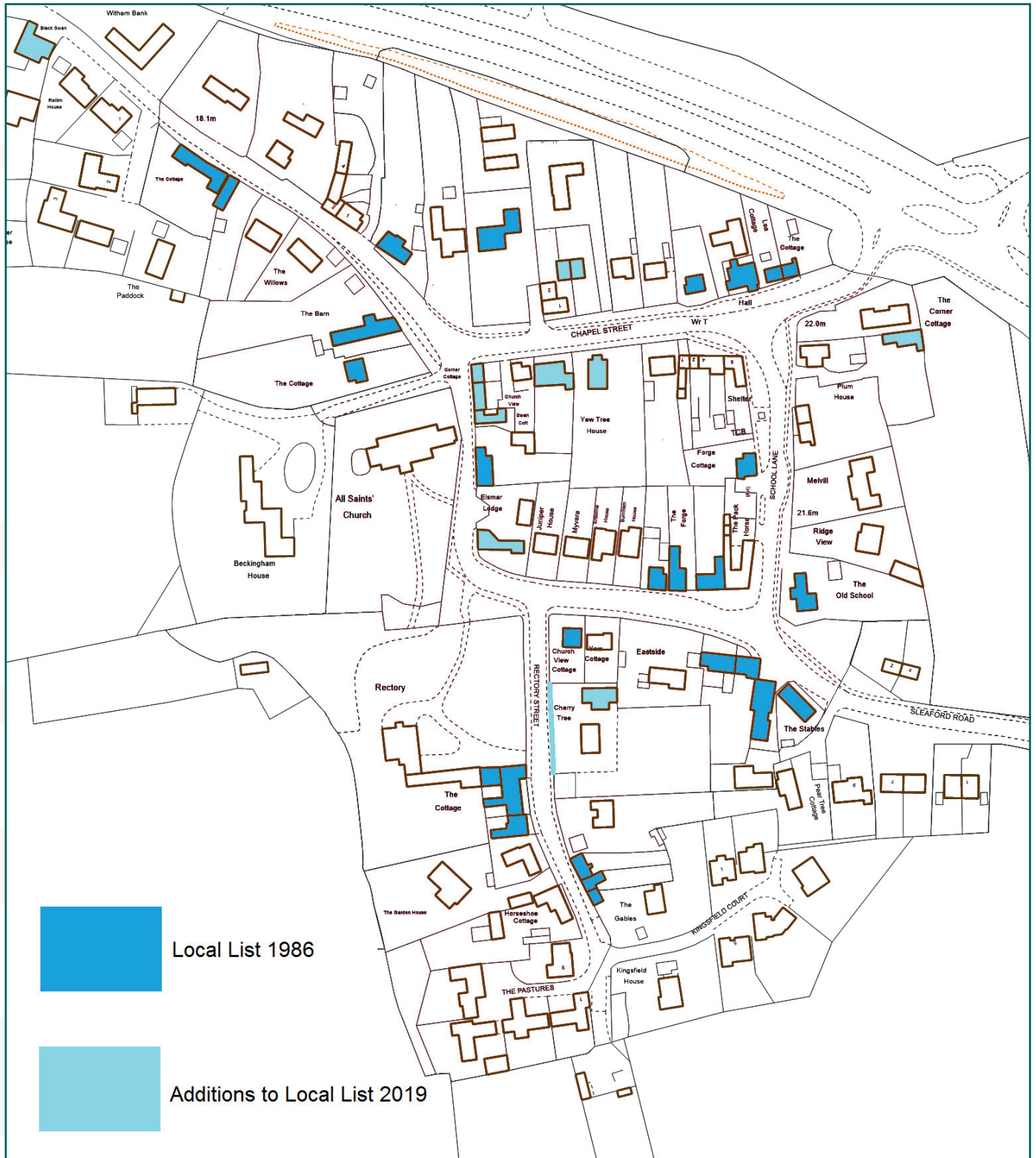
School Lane

- The Old School (School)
- The Forge
- The Cottage

Sleaford Road

- The Stables (Almhouses)
- The Garage
- Homeleigh & Norfolk House
- The Sheridan
- Post Office and The Forge (Post Office)
- Church View Cottage (Warden Ville)
- Church Cottage (Property north of Corner House)
- The Barn, Hillside and The Cottage, Sleaford Road (The Cottage)
- Elsmare Lodge (Corner House)
- Corner Cottage, Church View and Swan Bungalow

Conservation Area - Local List



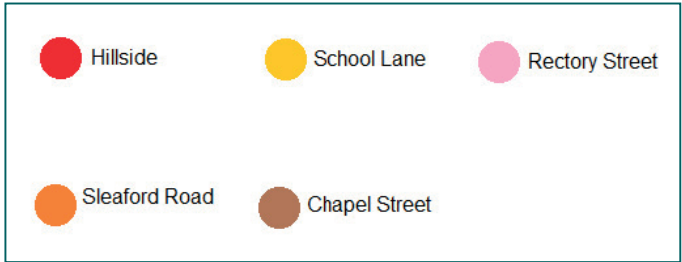
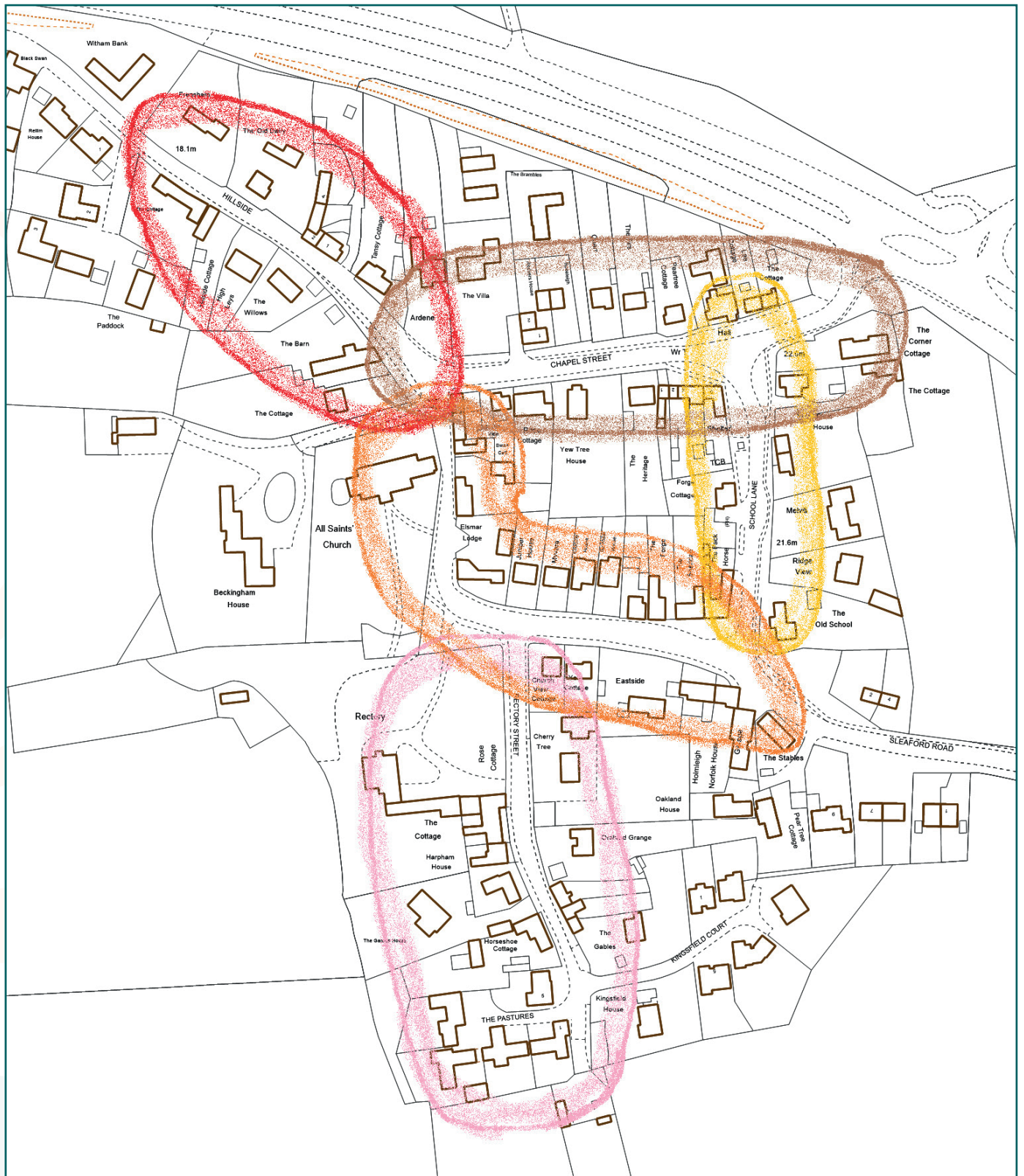
Key views and vistas

A broad overview of important views 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.

The tower of the church is the striking focal point of long views from the centre of the village, particularly from Sleaford Road and Chapel Street. Views along other streets in the historic centre often end with a glimpse of trees or with a landmark older building placed slightly off the centre line of the view – this is particularly evident in the views from the both ends of School Lane, and looking west along Chapel Street.

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.



Conservation Area Character Areas

Hillside



Summary description

North-west of the village centre, Hillside is the old main road leading to the bridge. It falls gradually towards the river from its junction with Sleaford Road and Chapel Street.

At the top of the street, on the north side, Tansy Cottage, 1-4 Hillside (The Quaker Houses) and The Old Dairy form a group of traditional character which remains largely unspoilt apart from some replacement windows. Beyond them, Frensham is a distinctive mid twentieth century house in attractive gardens.

The conservation area ends at this point and opposite Frensham is a natural break between The Paddocks, a modern development (outside the conservation area), and The Cottage and Hillside Cottage, a farmhouse and outbuildings of the mid to late eighteenth century. Returning on this side of the road there are two more later-twentieth century houses, set back, and then a converted barn which has been heavily altered for domestic use. These three properties are set slightly back along the curve of the road and do not impinge on the view up the hill which is dominated by the Quaker Houses.

Back at the junction, there is an important view across Sleaford Road to the group of cottages on the opposite corner. The Cottage, on the west side, is a landmark building which closes the view along Chapel Street.

Sleaford Road



Summary description

At the north end, Sleaford Road is bounded on the west side by the churchyard. This is an important open space and the church forms by far the most prominent element of the street scene. The three blocks of building on the east side of the road, linked by brick boundary walls, form a consistent sense of tight enclosure in contrast to the openness opposite.

At the bend in the road, the tall trees around the entrance to the grounds of the Rectory make an effective stop to the view. Turning the corner there is a broader space. The corner house, formerly a café, has been well-restored in recent years with the reinstatement of appropriate windows.

Beyond the corner house on the north side are four post-war detached houses, unfortunately set back from the road, spaced too closely, and (in the case of the more recent ones to the east) designed in a feature-filled style that is at odds with the historic character of the village. This area was not, historically, developed but was associated with the smithy and the Pack Horse Inn further along the street.

Apart from Church View Cottage on the corner of Rectory Street, the opposite side of Sleaford Road at this point was also not developed until the post war period. The large bungalow that occupies most of this side of the road is also not very sympathetic, but it is screened to some extent by planting in the front garden.

Beyond the late twentieth century interlude, the traditional character of the village is strongly reasserted with the old Post Office, Smithy, The Sheridan and Pack Horse facing Holmleigh and Norfolk House. Holmleigh, with its rendered walls, dormer windows, and small scale, is one of the few houses in the village to follow the more humble domestic vernacular tradition of the seventeenth century rather than the more formal brick Georgian character which is typical of the village.

The Old School partly closes the view along the road at this point but the route wiggles past to its right, where there is a small triangle of open space facing the garage and The Stables, an interesting house formed from three cottages built in the early twentieth century to house the poor of the parish. The view back from this point towards the church is particularly attractive.

School Lane



Summary description

The short connection between Sleaford Road and Chapel Street, School Lane is important for its views north and south, which both end in good traditional houses – Norfolk House to the south and Lea Cottage to the north. The slight bend in the road means that the village hall gradually replaces Lea Cottage as the focus of the view when walking up the road.

With the exception of The Forge on the left and The Cottage on the right, both eighteenth century in origin, the houses on the road itself are modern and are not sympathetic to the character of the village. Ridge View, next to the Old School, is however of some interest in its own right as quite a good example of a dormer bungalow of the mid 1960s which has been relatively little altered, retaining the characteristic features of the period – “crazy paved” chimney forming one end of a long box dormer in a catslide roof, with a bay window in the taller section on the other side of the chimney. It and its neighbour are set back behind well-planted gardens which screen them from the road so that their visual impact is limited.

The house opposite, under construction in 2018, attempts to copy the local traditional brick and pantile style but is too tall and looks cramped on a rather small plot.

At the north end of the road, the corner with Chapel Street has a very attractive terrace of red brick cottages of late eighteenth century date. Old photographs show that this once had horizontal sashes throughout, which are now only present in the end cottage.

Chapel Street



Summary description

With grass verges (formerly) on both sides of the wide road, and even the older houses mostly set back from the street frontage, Chapel Street has a slightly more rural character than Sleaford Road. This is amplified by the large mature trees in the garden of The Villa, an elegant early nineteenth century house which, uncharacteristically, is set well back behind a large front garden with a wall and railings to the street.

There has been a lot of twentieth century and later infill development though the new houses are mostly of an acceptable scale albeit often with poorly-proportioned windows. Between these are several surviving older properties including Rose Tree Cottage which may be the oldest surviving house in the village, in origin a simple two-roomed timber framed house with attics in its steeply pitched roof which was originally thatched, probably built in the late sixteenth or early seventeenth century. The new house built next door to the west tries to follow similar vernacular details but is too tall, and too close to the street, to sit comfortably next to such a humble dwelling.

Towards the east end of the street, the Village Hall occupies the former Methodist chapel, founded in 1835 although the present building dates from the turn of the twentieth century. It is a characteristic building of its type, relatively plain but with a gable and porch facing the street marking it out as a public, rather than a private, building. It has been extended in a matching style to the west. On either side of the Village Hall there are good eighteenth or early nineteenth century cottages (Peartree Cottage, The Cottage and Lea Cottage) whose simple form and detailing throws the former chapel into greater contrast.

The Corner Cottage, opposite, is a modern bungalow on a very prominent site at the entrance to the village from the A17 bypass. It is unfortunate that the soft hedge boundary has been replaced by a tall and rather unfriendly fence.

The view west along the street is particularly attractive, with the church tower rising above the roofs of the cottages on the left, and the vista neatly terminated by yet another house called The Cottage, this time on Hillside.

Rectory Street



Summary description

Rectory Street runs south from Sleaford Road and is a dead end for vehicles though it feeds several footpaths running into open countryside and ultimately to the hamlet of Sutton.

The wooded grounds and brick boundary wall of the Rectory occupy the west side of the street from the junction. Opposite is Church View Cottage, a simple rendered and slate-roofed house of c1800. The next property on the east side, Cherrytrees, is an unremarkable modern bungalow but the corrugated iron outbuilding in its garden is rare survival of this type of modest functional building. The brick boundary wall here is important to the sense of enclosure of the street.

Beyond the grounds of the Rectory and its gabled outbuilding there is a good group of cottages, set back behind small but attractive gardens, at the end of which are a pair of modern houses which are appropriate in scale but let down a little by their materials and the lack of chimneys. The mid eighteenth century Glebe Farm completes the group to the south.

Opposite are a pair of cottages, formerly a terrace of three, which sit at the pavement edge complete the sense of enclosure of this part of the street. It is instructive to compare their scale and height with that of the modern house and its garage to the north, set in a sea of gravel.

At the south end of the street, Kingsfield Court on the east is a rather routine modern cul-de-sac and is not included in the conservation area. On the west side of the road is a much more interesting and sympathetic development, The Pastures. Appropriately scaled and intricately planned this has a distinctive character of its own while relating well to village traditions. It is let down only by the use of reclaimed bricks, which always produce a speckled effect quite unlike that of genuinely old brickwork.

The slight curve of the street means that views along it in both directions are attractively contained by the older houses. The view north at the top of the street unfortunately ends in a modern detached house on Sleaford Road.

Threats and Opportunities

Beckingham preserves many of its historic buildings, streets and spaces in a well-maintained condition that is obvious evidence of local pride in the place.

There are, however, a number of features and more general trends which have caused some harm to the special character of the village and could erode it further in future.

Much of the modern (post-1945) development in the village has not been designed with a great deal of sympathy to established local architectural traditions in terms of scale, form, siting in relation to roads, detail and materials. In addition, the development of infill plots in the centre of the village has sometimes been at the expense of areas of gardens and other open spaces which were an important part of the village's character and the setting of some of its most attractive buildings.

There has been some replacement of traditional features on historic buildings, particularly windows and doors, with inferior designs in unsympathetic materials.

Standard solutions to road maintenance and other highway matters have led to a preponderance of tarmac and concrete where there were previously softer materials and landscaping. In some places, overhead wires are intrusive.

Appendix 1

Local List methodology and criteria

The 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 the identification of locally listed (non-designated) heritage assets

A non-designated heritage asset can be a building, monument, designed landscape, definable site or place identified as having a degree of significance. Development proposals affecting an identified non-designated heritage asset will be assessed against the requirements of Policy LP25 'The Historic Environment' of the Central Lincolnshire Local Plan, any relevant Neighbourhood Plan policies and Chapter 16 of the National Planning Policy Framework (NPPF), including paragraph 197.

General criteria

The general criteria for particular asset types will be informed by Historic England's National Heritage List Listing Selection Guides. To be included on the North Kesteven District Council local list, non-designated heritage assets must meet all three of the following general criteria:

1. They must be a building, monument, designed landscape, definable site or place, and should retain the majority of their historic fabric and character.
2. They must possess heritage interest that is able to be conserved and enjoyed. This can include physical considerations 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 to the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.

Heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

The absence of any particular heritage asset from the local list does not necessarily mean that it has no heritage value, simply that it does not currently meet the selection criteria or that it has yet to be identified.

Detailed criteria

In addition to meeting all three general criteria, an asset must also meet at least one of the criteria in two of the sections below in order to be considered for inclusion on the list, namely;

- Interest (historic, architectural or artistic)
- Local value (association, illustration, evidence, aesthetic or communal)
- Local significance (North Kesteven's identity and history, age, rarity, integrity, group value, or other)

Further information can be found on the Council's website at

www.n-kesteven.gov.uk/residents/planning-and-building/planning/conservation-and-heritage/local-list-of-non-designated-heritage-assets



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