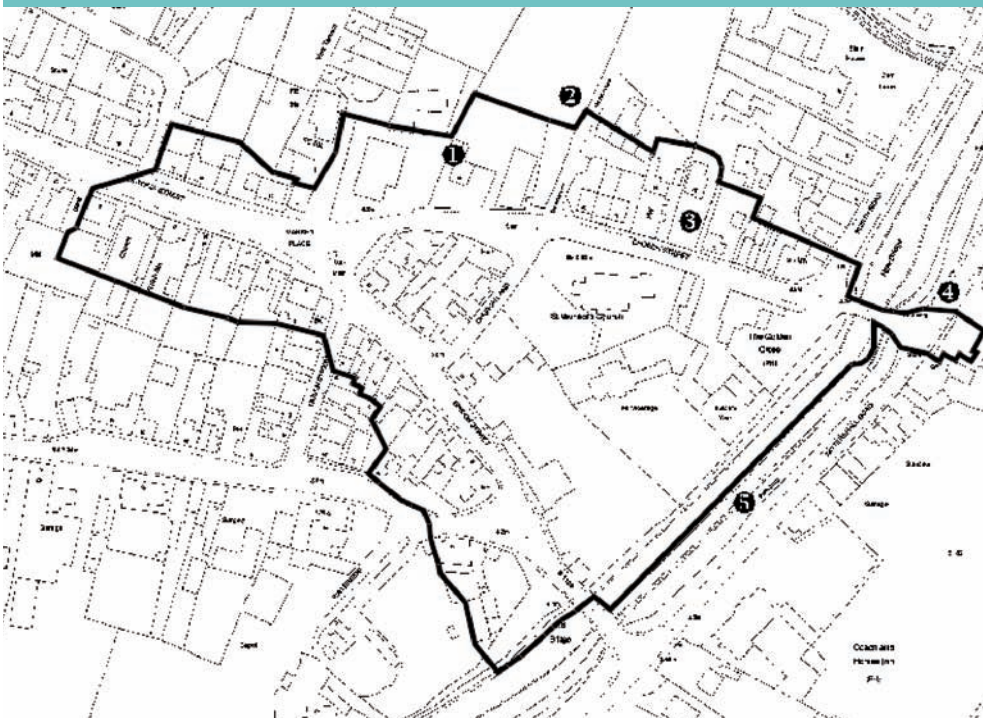


Billinghay Conservation Area



NORTH
KESTEVEN
DISTRICT
COUNCIL



Contents

1	Introduction	3	APPENDIX 1	24
2	The Meaning of Designation	4	LISTED BUILDINGS AND SIGNIFICANT UNLISTED BUILDINGS	
3	Planning Policy Framework	5	APPENDIX 2	28
4	Assessment of Special Interest	6	LISTED BUILDINGS AND SENSITIVE BUILDINGS OUTSIDE OF THE CONSERVATION AREA	
	Location	6		
	Plan Form	6	APPENDIX 3	29
	General Character	6	BUILDINGS WITHIN THE CONSERVATION AREA FORMERLY IDENTIFIED AS SENSITIVE TO BE DELETED FROM THE LIST	
	Landscape Setting	7		
5	Historical Development and Archaeology	8		
6	Heritage Audit	10		
7	Analysis of Spaces	12	MAPS	
8	Character Analysis	14	MAP 1.	
	Area Character	14	Extract from OS 1.2500 map, Second Edition 1905, Sheet LXXXVIII.14	
	Prevailing Uses and Patronage	14	MAP 2.	
	Building Quality and Their Contribution	14	Important Views	
	Contribution of Key Unlisted Buildings	15	MAP 3.	
	Local Building Materials and Architectural Details	16	Listed Buildings and Other Important Buildings	
	Trees, Hedges and Green Space	18	MAP 4.	
	Extent of Loss, Intrusion and Damage	19	Trees and Green Spaces	
	Neutral Factors	20	MAP 5.	
	Positive Factors	20	The Conservation Area - Existing and Proposed Boundary Revisions	
	Building Condition	20		
	Pressure and Capacity For Change	20		
9	Suggested Boundary Changes	21		
10	Management of the Conservation Area	21		
11	Definition of the Terms Used	22		
12	Bibliography and Sources	23		

1 Introduction

1.1

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

1.2

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

1.3

This study is an assessment of the special history and character of the centre of Billingham that has resulted in the village as it is today. It has been prepared for the District Council to use as a consultation document with those who live in the village as well as other authorities and organisations who have an interest in the historic environment. Having taken account of all representations received the District Council will consider amendments followed by adoption as part of the planning policies that relate to Billingham.

1.4

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

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

other bodies and organisations with an interest in the village. No decision will be taken until after the results of the consultation are known and further changes may be made prior to that.

1.5

Although Billingham has a Conservation Area already no detailed assessment of it has been carried out. This study also includes a review of the existing boundary.

1.6

This is the adopted report revised on the basis of a public consultation exercise with local residents, the Parish Council and other bodies and organisations with an interest in the village. The draft report was out for consultation for a period of one month in Autumn 2006 with a consultation event that took place within that period.

2. The Meaning of Designation

2.1

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

2.2

The District Council will take account of the Conservation Area as part of its consideration of planning applications in the village. It will aim to ensure that the design of both new development and extensions to existing buildings respect the character.

2.3

Opportunities may arise from time to time to make improvements to the appearance of the Conservation Area. The District Council will consider this as and when those opportunities arise and will work in partnership with owners and other interested parties to achieve them.

2.4

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

2.5

Local Planning Authorities have certain additional powers of development control in Conservation Areas. The thresholds for development needing planning permission are lower, permission is needed for the demolition of buildings, and written notice must be given to the Council of any intention to lop, top or fell trees, with certain exceptions.

3. Policy Planning Framework

3.1

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

- The Lincolnshire Structure Plan, Adopted Version, September 2006, prepared by Lincolnshire County Council.
- The North Kesteven Local Plan, currently the Revised Deposit Draft, August 2003. This, in particular, includes detailed policies to guide the Councils development control function relating, amongst many other issues, to historic buildings and Conservation Areas.

3.2

The North Kesteven Local Plan – Revised Deposit Draft, identifies Billingham as a Second Tier – Service village. These settlements are those which offer

- A modest range of employment opportunities, with some potential to offer more;
- Primary, and in the case of Billingham, secondary education;
- A service role for a rural hinterland, offering a range of convenience shops, including a post office, some community and recreational facilities, and medical and financial services;
- Public transport services linking to Sleaford and Lincoln, and
- Modest opportunities for the re-use of previously developed land and buildings.

3.3

The Service villages are the second choice location for development in the parts of the District outside of the Lincoln Policy Area. In identifying land for housing, the Council will consider the Service villages after Sleaford, and will encourage windfall housing developments. The appropriate scale of residential development for each village will depend upon its need for growth (to help sustain existing services and facilities), and its ability to accommodate growth without undue harm to its character and without

overloading its infrastructure. New employment development will be appropriate, provided it is of a scale to meet local needs only. Service villages are also appropriate locations for further minor investment in shopping, educational, social, health, leisure and community services that will serve the needs of the settlement's community, or that of the hinterland served by the village. In identifying sites for development and in considering proposals for windfall developments, preference will first be given to:

1. Previously developed land and buildings within settlement curtilages
2. Extensions to the settlement.

3.4

A settlement curtilage has been defined for of the village.

3.5

North Kesteven District Council designated the Billingham Conservation Area in June 1991. There has been no detailed assessment of its history or character. A general assessment is included within the Local Plan Revised Deposit Draft and is included at 4.3 below.

4. Assessment of Special Interest

Location

4.1

Billingham is sited at the junction of the A 153 and the B 1189, 14 km east of Sleaford and 5km west of Tattershall. Metheringham is 9 km to the north west. The village developed at a strategic point where the road westwards from Sleaford to the crossing of the River Witham at Tattershall met the road running south east from Metheringham along the ridge of high ground known as the Billingham Ridge.

Plan Form

4.2

The village has developed around the junction of minor roads linking the village with the Billingham, Digby and North Kyme Fens. The early development was around the bridge over the Billingham Skirth and the Parish Church and it is here that the Conservation Area was designated. The boundaries of this are shown on Map 5.

General Character

4.3

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

Billingham Conservation Area has an area of 3.4 hectares and covers eastern parts of the village, around Church Street, Bridge Street, Church Lane, Victoria Street and Market Place. Buildings are densely grouped, are generally two stories in height and are located on the pavement edge, clearly defining the greatly varying shape and width of the streets. Buildings are also commonly linked together with walls and fences, further increasing the definition of the highway edge. Red/brown brick is the predominant

building material, and roofs are in slate and pantile, and have plain verges. Chimney stacks rising within buildings and emerging at ridge height are characteristic. Windows generally have a vertical emphasis, are usually slightly recessed from the face of the building, and small panes and dormer windows are uncharacteristic. The Conservation Area contains a number of traditional shop fronts, which contribute significantly to its character.



The view from Bridge Street is closed by, from left to right, Brooklyn House, The Manor House and The Old Cross Keys Inn



▼
14 Bridge Street has features typical of the buildings in the Conservation Area; a shop front with a corner door, margin light sash windows and brick decoration along the eaves and the gable verges.



Landscape Setting

4.4.

The village lies at the southern end of the low and narrow ridge of land extending from the Lincoln Heath at Metheringham which supports a line of settlements including Billingham. The high point of the ridge in the village is marked by the water tower on Walcott Road, the base of which is about 13 metres above sea level. The Market Place, at the centre of the Conservation Area, is about seven metres above sea level with the land falling to the fenland to the south, east and west which is around one to two metres above sea level. The village is, therefore, a prominent landscape feature in the wider landscape views from the east, west and south.

5. Historical Development and Archaeology

5.1

Billingham is within an area of known archaeological remains dating from the early Bronze Age (2400 to 1800 BC). Pottery of this period, known as Beaker ware, has been found to the west of the centre of the village. Other finds of this period are known from throughout the Parish and include bronze swords from Billingham Dales and flints from north of the village.

5.2

Romano-British remains include a coin of the Emperor Constantine (AD 333-50). A Roman cemetery is also believed to lie to the north of the village as ten skeletons and associated pottery were found in a gravel pit. The Car Dyke, a Roman watercourse, passes to the north of the village and joins the Billingham Skirth on Skirth Road.

5.3

Billingham is first mentioned in the Domesday Survey of 1086. Referred to as *Belingei*, the name is derived from the Old English 'island of land of the Billingas'. The Billingas or Bilmigas are thought to be the name of a Saxon Tribe whose presence in the area is preserved in the place names Billingham and Horbling. The area of Billingham known as the Whyche is also Saxon in origin and is derived from the Latin *vicus*, meaning dwelling or village.

5.4

At the time of the Domesday Survey Billingham belonged to the Archbishop of York and contained 16 acres of meadow and three fisheries.

5.5

The medieval period, (1066-1500 AD), is represented by the Parish Church of St Michael, dating from the C12 with evidence also of the C13, C14 and C15. The Billingham Skirth is also medieval, although it may have utilised part of the course of the Car Dyke, and is known to have existed by 122 AD.

5.6

The road link along the Billingham Ridge ends at the Skirth, a location of some historical significance as here it met both the Skirth, navigable up to the mid C20, as well as the road between Sleaford and Tattershall Bridge, turnpiked in 1793. The village streets are linked to the former turnpike by two bridges, one at the end of Bridge Street, known as the Old Bridge, and the other at the end of Church Street, known as the New Bridge. New Bridge is shown on the first edition of the Ordnance Survey One Inch map, of about 1820, and New Bridge was built after this time but before 1843. Both of the existing bridges are mid C20 replacements for these earlier bridges.

5.7

Apart from the Parish Church the earliest surviving building within the village is the Old Vicarage. This is of the Lincolnshire vernacular design, 'Mud and Stud', and dates from about 1650. Some of the village buildings date from the C18. These include 22 Victoria Street and 48 West Street, the latter outside of the Conservation Area. By the early C19 the village was largely constrained between the Tattershall Road, West Street/Church Street, Fen Road and High Street.



▲ The Old Vicarage is a Grade II listed building and dates from the middle of the C17. The front wall is mud and stud, the traditional Lincolnshire vernacular building material, along with a thatched roof, for cottages of the C16 to C18.

5.8

In September 1864 a fire devastated an area from the High Street, down King Street, and across Victoria Street and West Street. Twelve properties are believed to have been destroyed completely. The fire damaged area is immediately to the north of the Conservation Area. Several older buildings would have been lost and this may account for the several mid C19 and later buildings here. What is clear is that many other buildings in the village were built at this time. Their typical brickwork and the many margin light sash windows in the houses, together with the corner doorways to both existing and former shops, most clearly and distinctively mark that legacy.

5.9

The majority of the buildings are of brick. Until the middle of the C19 the buildings would have been built of bricks produced locally. A brickmaker is recorded in the village in 1856.

5.10

In the C20 the village has expanded with new housing development taking place mainly to the south and west. Within the historic village core are some modern buildings and within the Conservation Area, therefore, are buildings of the last 350 years.

5.11

A map of the village as it was in the early years of the C20 is at Map 1.

6. Heritage Audit

6.1

There are no Scheduled Ancient Monuments within the village although, as the site has been occupied for over a millennium, archaeology may be an issue for any proposals for redevelopment. If so, this will be identified at the time that an application for planning permission is made and investigation or recording, either to buried remains or existing buildings, may be required.

6.2

Five buildings within the Conservation Area are listed as being of architectural or historic interest. These are the Parish Church of St Michael, 14 and 17 Victoria Street, the Baptist Chapel on Church Street and the Old Vicarage behind the Golden Cross. All of the buildings with the exception of the Parish Church are listed as Grade II, as being of local interest. The Parish Church is listed Grade I, of national interest. The listed buildings are all identified on Map 3 and included within Appendix 1. In addition there are other listed buildings within the village but outside of the Conservation Area and information these are included at Appendix 2.



▲ *The mid C19 door to the Baptist Chapel. Over the door is a margin light fanlight, a feature found on other buildings of similar date in the village.*

▼ *17 Victoria Street is a Grade II listed building. The corner door to the former shop and the margin light sash windows are typical of the Conservation Area.*



▼ *The front wing of the Baptist Chapel is an extension of the mid C19 to the earlier Chapel behind. The sash windows retain their original shutters, a rare survival.*



6.3

The District Council have identified a number of buildings within the existing Conservation Area as being sensitive to change and known as Sensitive Buildings. This list was last revised in November 1990 when it contained 21 buildings within the Conservation Area. The buildings have been reviewed as part of the assessment and a revised list is included at Appendix 1 and they are also identified on Map 3 below. Nine are proposed for removal from the list and these are identified at Appendix 3. The Sensitive buildings outside of the Conservation Area have not been reviewed.



▲ *9 High Street is typical of the mid C19. The small pane sash windows and the door with its frame, hood and fanlight are particularly notable.*

7. Analysis of Spaces

7.1.

The Conservation Area is drawn tightly around the historic core of the village. The oldest surviving buildings, the Parish Church and the Old Vicarage, are here. The Conservation Area

includes four principal spaces, Church Street, Bridge Street, the north west side of the Billingham Skirth and the Market Place with the west end of Victoria Street. See Map 2, Important Views.



▼ The south side of Victoria Street is lined by buildings dating from the last 200 years.



▲ Brooklyn House, The Manor House and The Old Cross Keys Inn help define the northern edge of Victoria Street.



7.2.

The Old Bridge, built in 1936 to replace an earlier bridge, links the end of High Street and Bridge Street with the A153. From the road junction with High Street Bridge Street curves away to link with the Market Place. The tight enclosure created by the buildings, almost all at the back of the footpath, gives an evolving view in both directions. The view south from the Street gives a glimpse of the North Kyme Fen, a valuable link from the Conservation Area as this is the only view out of open countryside. At the Market Place end the view is closed by 8, 10 and 14 Victoria Street. The High Street junction forms an unusual opening of the space, again tightly enclosed by buildings and hedges.

▼ Bridge Street looking through to Victoria Street. The street curves gently and two storey buildings with gabled roofs and chimney stacks closely line the edge of the road. A view typical of those in the Conservation Area.

7.3

Church Street links Skirth Road and the New Bridge with the Market Place. This street, too, is tightly enclosed with buildings, particularly along the north side, and is curved, giving an evolving view. The view into the Market Place is closed by the side elevation of The Old Cross Keys Inn and 13 to 27 Victoria Street. The view to the east is closed by Kesteven House.



▲ The view from Church Street is closed by 15, 17, 19 and 25 Victoria Street.



◀ Kesteven House was built as the village Police Station in the late C19.

▼ The view east along Church Street is closed by Kesteven House, built in the late C19 as the village Police Station.



7.4

The Market Place is a triangular space created by the junction of Bridge Street, Church Street and Victoria Street. This space is also tightly defined with buildings all of which are at the back of, or close to, the footpath. The focal point of the centre of the space is the War Memorial, erected here after the First World War and replacing a pump that provided nearby residents with their water supply. The pump had been removed in 1907 when piped water was laid on in the village. 1 Church Street and 22 Bridge Street, together with their linking brick wall, close the view to the east.

▼ Church Street curving away from the Market Place.



8. Character Analysis

8.1

The character of the area is very urban with buildings generally tight to the back edge of the footpath. There are few open spaces and gardens and, where these occur, they are the only places where trees and green spaces intrude.

Prevailing Uses

8.2

The buildings of the village today are mainly dwellings. As this is the village centre shops and former shops that retain their shopfronts, business uses, church and chapel, as well as community use, are also found. Former farm buildings are prominent on the south end of Bridge Street although these are now all derelict or unused.

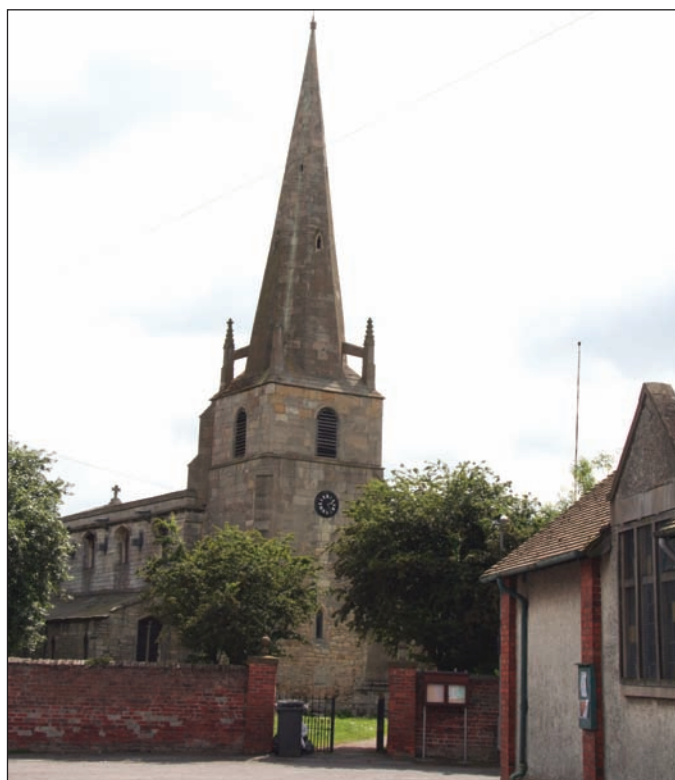
Building Quality and Their Contribution.

(See Appendix 1 and Map 3.)

8.3

Five buildings within the Conservation Area are listed buildings. The Parish Church of St Michael dates back to the C12. Listed Grade I, it is considered to be of national importance.

▼ *A contrast of styles. The Parish Church, dating from the C12, and the Church Room of 1924.*



8.4

There are four buildings listed as Grade II, of local importance. These are 14 and 17 Victoria Street, the Baptist Chapel on Church Street and The Old Vicarage, also on Church Street. The latter is particularly important to the County as an example of a `Mud and Stud` building. These buildings, with their earth walls and thatched roofs, were only found in the County and were very widespread up to the beginning of the C18. Most were cottages but there were also farmbuildings built in the same way. They were replaced from the early C18 by buildings of brick and the survivors are important as rare opportunities to understand how ordinary people used to live.

8.5.

The Parish Church is rather tucked away out of sight from principle views from within the Conservation Area. The spire is the most prominent feature, glimpsed from nearby streets as well as being a feature of the village approaches from both north and south. The Old Vicarage is not prominent being sited away from the street behind the Golden Cross. The other listed buildings do form part of the village streetscape as they are sited alongside the village roads.



▼ *The spire of the Parish Church and The Vicarage viewed across the paddock at Bridge Farm.*

▲ *The spire of the Parish Church. The Church is a Grade I listed building indicating that it is of national importance.*



Contribution of Key Unlisted Buildings. (See also Appendix 1 and Map 3)

8.6

It is a mix of buildings, both listed and unlisted, which are one of the principal contributions to the character and appearance of the village. Taken together, with their size, scale, detailing and materials they help to create the particular local distinctiveness that makes Billingham what it is. The unlisted buildings that are so important to this are identified in Appendix 1 and on Map 3 in this report. Some of them have had more modern alterations but, in the main, these have not detracted from their value. Moreover, often those alterations, for example to windows or roof covering, could be reversed at some future time and the building restored to its earlier appearance.

Local Building Materials and Architectural Details

8.7

The prevalent local building material is brick for walls. This is, in the main, a red or brown brick with some yellow brick introduced from the late C19. Some buildings, from the late C18 through to the mid C19, have raised, brick coped, gables. The only building of stone is the Parish Church. Several houses dating from the late C19 have dentillated brick courses at the eaves and verge. 1 Church Street and 22 Bridge Street are examples.

8.8

Natural clay pantiles are the most common roof covering up to the middle of the C19. There are some Welsh slate roofs, popular and more common from the early C19. However, it was not uncommon in the mid C20 when a roof needed to be replaced to do so using concrete pantiles. While these do have the traditional pantile shape they are always of darker colours than that of clay and they do change the appearance of the building. Rosemary tiles, that is, small flat plain tiles, are also found, and the Church Room is an example.

8.9

Roofs are mainly gable ended and usually with at least one, and often two, gable chimneys. There are some hipped roofs also. Chimneys are always internal to the building. They are of brick to match the rest of the building and have a simple form, usually with one or two corbelled courses at the top.

8.10

The palette of materials that help to create the character and appearance of the buildings is of a red or brown brick, and occasionally yellow brick, for walls and chimneys and details such as eaves and verge dentillation. Roofs are of natural clay pantiles for cottages and blue slate, or pantiles with a raised brick gable, for higher status buildings. Examples of buildings with raised gables are 15 Victoria Street and the Methodist Church.

8.11

Eaves and verges are muted in colour and are boarded only in mid C20 buildings. The painting white of eaves and verge boarding does draw attention to them and this does conflict with the traditional buildings. Even light coloured guttering gives undue emphasis and dark colours are the most appropriate.

▼ 2761. The Methodist Church was built in 1869 around the same time as 35 Victoria Street on the right. The front walls are built in yellow brick. They are within the area devastated by fire in 1864.



8.12

Windows openings usually have a stone head above with a stone cill below. The lower edge of the head is sometimes chamfered, especially in late C19 buildings.



▲ A Yorkshire sliding sash window at The Old Vicarage on Church Street.

8.13

Windows are generally of timber and taller than they are wide. Vertical sliding sashes are common, often plain panes with margin lights. Small pane sashes dating up to the early C19 and plain sashes dating from the late C19, can also be found. The Yorkshire Sash, sliding horizontally, can still be found but is now rare in the Conservation Area. This, especially in its three section form, is wider than it is deep. Windows are set back slightly from the face of the wall and this, together with the step in the traditional sash window forms brings relief to the facades of buildings.

▼ . 1 Church Street, on the left, and 22 Bridge Street, right, enclose the east side of the Market Place. They are both fine examples of buildings of the late C19 and their detailing, including their sash windows, stone window heads, the doorway to 1 and the shopfront to 22, and their decorated brick coursing at the eaves and gable verges are evidence of the wealth of the village at that time. Note that the windows are set back slightly from the face of the building and how this adds interest to their appearance.



8.14

Brick walls and railings are an important element of the Conservation Area. These link buildings or line the footpath where the building has a small front garden.



▲ 2765. 14 Bridge Street has a fine entrance door with a margin light fanlight over, a feature typical of buildings of the early C19 in the village.

8.15

Some higher status buildings have central front doors, often within a doorcase, and with a fanlight over. The most common form of fanlight is a margin light sash. This can be found on the Baptist Chapel, 14 Bridge Street, 9 High Street and 14 Victoria Street.

8.16

Shopfronts are a feature of the Conservation Area, both to existing and former shops. Many retain original timber shop windows and doors, the corner door, in particular, being a feature of the village, both inside and outside the Conservation Area. 22 Bridge Street retains its corner door with a distinctive design of supporting bracket over.



▲ 13 Victoria Street retains a fine example of a mid C19 shop front.

Trees, Hedges and Green Space. (See Map 4)

8.17

Trees, hedges and grass are all elements of the Conservation Area. Because of the urban nature of the village centre they play a less dominant role overall than may be expected within a village but they do contribute to the character and appearance of the Conservation Area within their immediate location. Important tree groupings are shown on Map 4. These are diagrammatic and no attempt has been made to survey the individual trees, identify their species or determine their health or potential to reach their optimum height. There may be additional trees of equal importance that are not shown.

▼ *The mature trees alongside the Billingham Skirth make an important contribution to the character and appearance of the Conservation Area.*



8.18

One tree within the Conservation Area is protected by a Tree Preservation Order. This protects one Evergreen Oak at the entrance to the Old Grave Yard. Tree groupings of importance include.

- Along the north side of the Billingham Skirth
- Within the churchyard
- At the entrance to the old cemetery adjacent to Old School Lane, including the Evergreen Oak protected by a Tree Preservation Order.

8.19

Hedges are a much less prominent feature. The well maintained hedge to the garden of 3 Bridge Street is very prominent and plays a positive role in the enclosure of the space about the junction of High Street and Bridge Street.

8.20

There are two major grassed areas within the Conservation Area. One is the north bank of the Billingham Skirth. Part of the river bank, this open space provides the foreground for views of the Parish Church and The Vicarage and provides an opportunity for an elevated walk from which the west end of the village can be viewed. The other is the churchyard. This contains some examples of C18 gravestones, with eroded faces, and some early slate headstones dating from the very early C19.

Extent of Loss, Intrusion or Damage 8.21.

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

- The Coop store. The scale, proportions and materials of this building are at odds with the traditional buildings of the area. It is single storey, with a low-pitched brown concrete tiled roof. The mix of tile hanging, reconstituted stone and brick to the front elevation, together with the brilliant white verge boarding is not typical of the Conservation Area. The eaves boarding is dark painted so has less of an adverse effect.
- The former fire station of 1961, now converted to a house. This has a shallow mono pitched roof and it draws attention to itself with its white painted walls and boundary wall.
- Several brick buildings have been rendered and/or painted. Painted render is a traditional detail found in villages in the area but, in Billingham the number of buildings that have lost their warm brick colours together contribute to a trend that could eventually have an adverse effect on the character of the Conservation Area. The effect of painting is compounded with the use of brilliant white paint. This is a very modern colour and more restrained and earthy colours would be more appropriate for the age of the buildings.

- Changes to the traditional shape of window openings on some buildings from a portrait to a landscape format. This is a feature typical of the 1960's and 70's, rarely done today, but it has left a legacy within the Conservation Area.
- The loss of traditional timber windows and their replacement with modern materials such as upvc. The value of old timber windows is in their example of the craftsmanship of skilled workers in past years, prior to present day mass production, as well as their period detail.

8.22

There may be opportunities in future to resolve at least some of these conflicts and they are the issues referred to in paragraph 2.3 above. Future changes to buildings could include the replacement of non-traditional details such as windows and paint colours. Owners can maintain their existing brickwork when this is needed and repair old windows or replace them on a like for like basis. When roofs need their tiles to be replaced this can be done with the use of natural clay pantiles or natural slate. It is the cumulative negative effect of many relatively small changes to buildings that can have an adverse effect on the character and appearance of the Conservation Area over time.

Neutral Factors 8.23

There are no changes that have been identified to the Conservation Area that have been classed as having a neutral effect.

Positive Factors 8.24

Positive improvements to the Conservation Area include the new dwellings at 16, 18 and 20 Church Street and the paving improvements to the setting of the Market Place and the War Memorial. The dwellings are of a scale, design, materials and siting appropriate for the character of the Area. The War Memorial, formerly set within a wide area of tarmac, is now within a paved area that has also reduced the extensive area of former road surface. This latter scheme was carried out in March 2006.

Building Condition 8.25

The condition of the buildings within the Conservation Area is generally very good and this well maintained appearance is a positive feature of the village. The only unused and semi derelict buildings are those of the former Bridge Farm on Bridge Street. These are prominently sited at the entrance to the village and present an opportunity for development. Some development principles are discussed in paragraph 8.27 below.

▼ *Modern houses, 16, 18 and 20 Church Street. Their size, scale, materials and siting near to the back of the footpath are very typical of the older buildings in the centre of the village.*

Pressure and Capacity for Change 8.26

Opportunities for anything other than change on a small scale have been limited within the Conservation Area mainly because of the number of individual buildings and the variety of ownerships. This does not mean that change will not happen. Individual new buildings will continue to be built and existing buildings will continue to be extended. Such changes will require planning permission. There will be other changes, small in scale, that individual owners will be able to introduce without the need for any prior permission. These include alterations to windows and doors, roof covering, and the maintenance of boundary walls, gardens and trees.



9. Boundary Changes

10. Management of the Conservation Area

8.27

The largest area which provides for a development opportunity is the former Bridge Farm alongside Bridge Street. A successful scheme here is likely to include.

- The retention and repair of, at least, some of the former traditional farmbuildings dependant upon their state of repair at the time any scheme is put forward.
- Where the existing buildings are replaced their replacements should be of a similar scale and on the same footprint to conserve the enclosure to the road.
- A new building should close the view south west from the High Street.
- The existing trees, within the site at the south end and those in The Vicarage grounds should be protected.
- A view across the site from the bank of the Skirth to the Vicarage and the Parish Church should be protected.
- New buildings should take account of and reflect the scale, mass, design and materials of the traditional buildings within the Conservation Area and as set out in this report.

9.1

The draft report proposed some minor changes to the original CA boundary, which were agreed by local residents, the Parish Council and other bodies and organisations with an interest in the village that took part at the consultation exercise. These are as follows.

- Exclusion of 4 Victoria Street, the bungalow to the rear of the Coop store, to make a logical boundary here.
- Inclusion of the line of garages at the rear of 16 to 20 Church Street to make a logical boundary following the redevelopment of the Old School.
- Inclusion of 12 Church Street, because it does help with the enclosure of views from the street and the setting of the listed Baptist Chapel, and to include all of the rear garden of 10 Church Street. The latter is to resolve a boundary anomaly where the route runs through the middle of the garden and the garage at the rear.
- Inclusion of Kesteven House, the building that closes the view west along Church Street.
- Inclusion of the river and its northern bank between the New and Old Bridges. This is to make clear that all of the trees along the boundary of the river here are within the Conservation Area.

10.1

Local Authorities are advised that they should consider management of Conservation Areas. The District Council will take account of the advice in the assessment in the exercise of their Development Control function but do not consider any other specific management regime within the Billingham Conservation Area is called for at the present time. The District Council have adopted design guidance that is relevant to the village, in particular the following. It is considered that these offer sound advice to guide future development proposals.

- Lincolnshire Design Guide For Residential Areas.
- The Re-use and Adaption of Rural Buildings.

10.2.

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

11. Definitions of Terms Used

Cills	<i>Horizontal projecting beam below a window opening</i>
Copings	<i>Protective capping course along the top of a wall</i>
Corbel	<i>Projection from the face of a wall</i>
Dentillation	<i>Row of bricks at the top of a wall corbelled out, often in a decorative way</i>
Fanlight	<i>Glazed window above a door to let light into the hall behind</i>
Finial	<i>Feature at the top of a high point on a building, usually decorated</i>
Gables	<i>Triangular area of wall at the end of a pitched roof</i>
Heads	<i>Top of a window or door opening</i>
Lintels	<i>Horizontal beam spanning an opening in a wall</i>
Pantiles	<i>Roof tile of a curved S shape</i>
Pediment	<i>Low pitched triangular gable, usually over a door</i>
Pilaster	<i>Vertical column attached to the wall from which it projects</i>
Quoins	<i>Stone or brick at the corners of a building</i>
Rubble	<i>Stones with rough faces</i>
Casement Windows	<i>Side hinged window</i>
Margin Lights	<i>Window with a large central pane and narrow panes to either side or all four sides</i>
Sash Window	<i>Window of two sections, one above the other, one or both of which open by sliding up and down</i>
Verge	<i>The junction between the top of the gable wall of a building and the tiles of the roof</i>
Yorkshire Sliding Sash	<i>Window of two or three sections, side by side, which open by sliding horizontally</i>

12. Bibliography and Sources

Billinghay Old Vicarage Museum and Craft Workshop,
North Kesteven District Council, undated

Billinghay Pastways Project, February 1988

Billinghay Village Walk, North Kesteven District Council, undated

Fire, Flood and Fenland Folk, Mildred Benton, 1993

Greens Lincolnshire Village Life

Heritage Environment Record, Lincolnshire County Council

History of Billinghay, Stuart Wilson, 1982

Kellys Directory of Lincolnshire, 1937

Lincolnshire Buildings in the Mud and Stud Tradition, Rodney Cousins, 2000

List of Buildings of Special Architectural or Historic Interest, DOE, January 1990

Ordnance Survey, 1 inch to 1 mile first edition, 1814

Ordnance Survey, County Series 1:2500 map, Second Edition 1905, Sheet
LXXXVIII. 14, and revised by Kesteven County Council, 1952

The Buildings of England; Lincolnshire, Pevsner and Harris, revised by Antram,
1989

Whites Directory of Lincolnshire 1856

Information held within the records of North Kesteven District Council and Heritage
Lincolnshire

Appendix 1 - Listed buildings and other important buildings within the Conservation area

The buildings are all identified on Map 3.

Listed buildings are those identified as being of architectural and historic interest by the then Department of the Environment in the list dated 26 May 1992 and as amended by the additional listing of 14 Victoria Street on 30 January 2003. Grade I listed buildings are of national importance, Grade II of local importance.

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

1) Brooklyn House, 14 Victoria Street, Listed building, Grade II

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

2) The Manor House, 10 Victoria Street

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

3) The Old Cross Keys Inn, 8 Victoria Street

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

4) 35 Victoria Street

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

5) Methodist Church, Victoria Street

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

6) 25 Victoria Street

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

7) 17 Victoria Street, Listed Building, Grade II

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

8) 13 and 15 Victoria Street

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

9) 9 Victoria Street

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

10) War Memorial, Market Place

A stepped base supports the panels inscribed with the Roll of Honour. A granite column with capital over is topped with a cross of a foliage design.

11) 1 Church Street

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

12) 24 Church Street

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

13) Church Room, Church Street

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

14) Baptist Chapel, Church Street, Listed Building, Grade II

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

15) St Michaels Church, Church Street, Listed Building, Grade I

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

16) 2 Church Street

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

17) Kesteven House, Tattershall Road

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

18) The Golden Cross, Church Street

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

19) The Old Vicarage, Church Street, Listed Building, Grade II

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

20) Workshop, Church Street, Listed by virtue of being within the curtilage of The Old Vicarage

Red brick and pantile single storey workshop, now used as blacksmiths workshop. Datestone above door `WP 1870`. Large doorway under a cambered brick arch. Believed to have been built for agricultural use.

21) The Vicarage, Church Street

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

22) 14 Bridge Street

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

23) Old Butchers Arms, 20 Bridge Street

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

24) 22 Bridge Street

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

25) 9 High Street

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

26) 13 High Street

Early C19 house of red brick with a pantiled gabled roof with raised brick coped gables. To the street is a single storey lean to C20 extension with a concrete tiled roof. Upvc windows.

27) 14 High Street

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

Appendix 2 - Listed buildings and sensitive buildings outside the Conservation area

This information is included for information only so that their owners and others can identify the buildings. Any queries on any of them should be directed to the District Councils Planning Services.

Listed Buildings

43 High Street Grade II

Blair House, Skirth Road Grade II

Gatepiers and gates
to Blair House, Skirth Road Grade II

22 Victoria Street Grade II

The Fields Farmhouse,
Walcot Road Grade II

48 West Street Grade II

Sensitive Buildings

Existing list revised November 1990, no review of these has taken place

Appendix 3 - Buildings within the Conservation area formerly identified as sensitive to be deleted from the list

These buildings have either been demolished or have had cumulative alterations that detract from their former interest.

Buildings Demolished

- Farmbuilding on Bridge Street opposite the junction with High Street, now largely demolished
- Former Village School, Church Street

Buildings to be deleted from the list of Sensitive Buildings

- 15/17 Bridge Street
- 10 Church Street
- 16 Victoria Street
- 19 Victoria Street
- 21 Victoria Street

Buildings not possible to identify

- 1 and 5 Victoria Street