

Coleby Conservation Area Appraisal

Adopted 2017

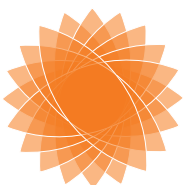


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North Kesteven District Council

1. Introduction and summary of special interest

1.1 Coleby Conservation Area was designated in 1977. The purpose of this document is to evaluate and record the special character of this conservation area and identify potential areas for enhancement of that character.

1.2 A comprehensive survey was been carried out and a photographic record compiled. At this stage extensive consultation with the public and other interested stakeholders was undertaken to ensure that the values attached to the area by the local community were fully taken into account. Changes to the proposed boundary on Dovecote Lane were made as a result of comments received.

1.3 Coleby is a small village with a tightly-defined boundary and a strong sense of community. One of the defining and unique features of the conservation area are the lanes running east-west from the cliff edge. The tightly packed buildings along these lanes give them a special character which is reinforced through the use of local building materials such as the limestone and red clay pantiles characteristic of the Cliff villages. High stone walls give strong definition to many of the streets and the local vernacular architectural style sets the tone for the majority of the built environment. Mature trees, grass verges and well-kept gardens add soft green edges to the streets. Coleby Hall and the planned landscape around it occupies a large area of the village. Its significance is recognised by national designation as a Registered Park and Garden but the mature trees in particular make a strong contribution to the overall character of the village.

2. Scope of appraisal

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

- **Identifies and records the special character of the conservation area**
- **Reviewed the existing boundaries of the conservation area and made changes where necessary**
- **Identified and recorded buildings and structures of local interest**
- **Provides a framework against which future development can be assessed**
- **Identifies any negative factors which harm the special character of the conservation area**

3. Planning policy context

National policy

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

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

3.2 Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. Paragraph 138 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

3.3 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)

3.4 Policy LP25 of the Central Lincolnshire Local Plan 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:

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

Additional planning controls within conservation areas

Planning permission

3.5 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

3.6 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

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

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

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

4. Boundary changes

Boundary changes

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

The following areas and/or buildings have been removed from the conservation area as they do not meet the criteria for inclusion. This area comprises mid to late 20th century houses, mainly bungalows, and does not have any architectural or historic interest. Moving the boundary to the northern side of Dovecote Lane means that this area of the road, which features mainly 19th century vernacular buildings and stone boundary walls would remain within the conservation area.

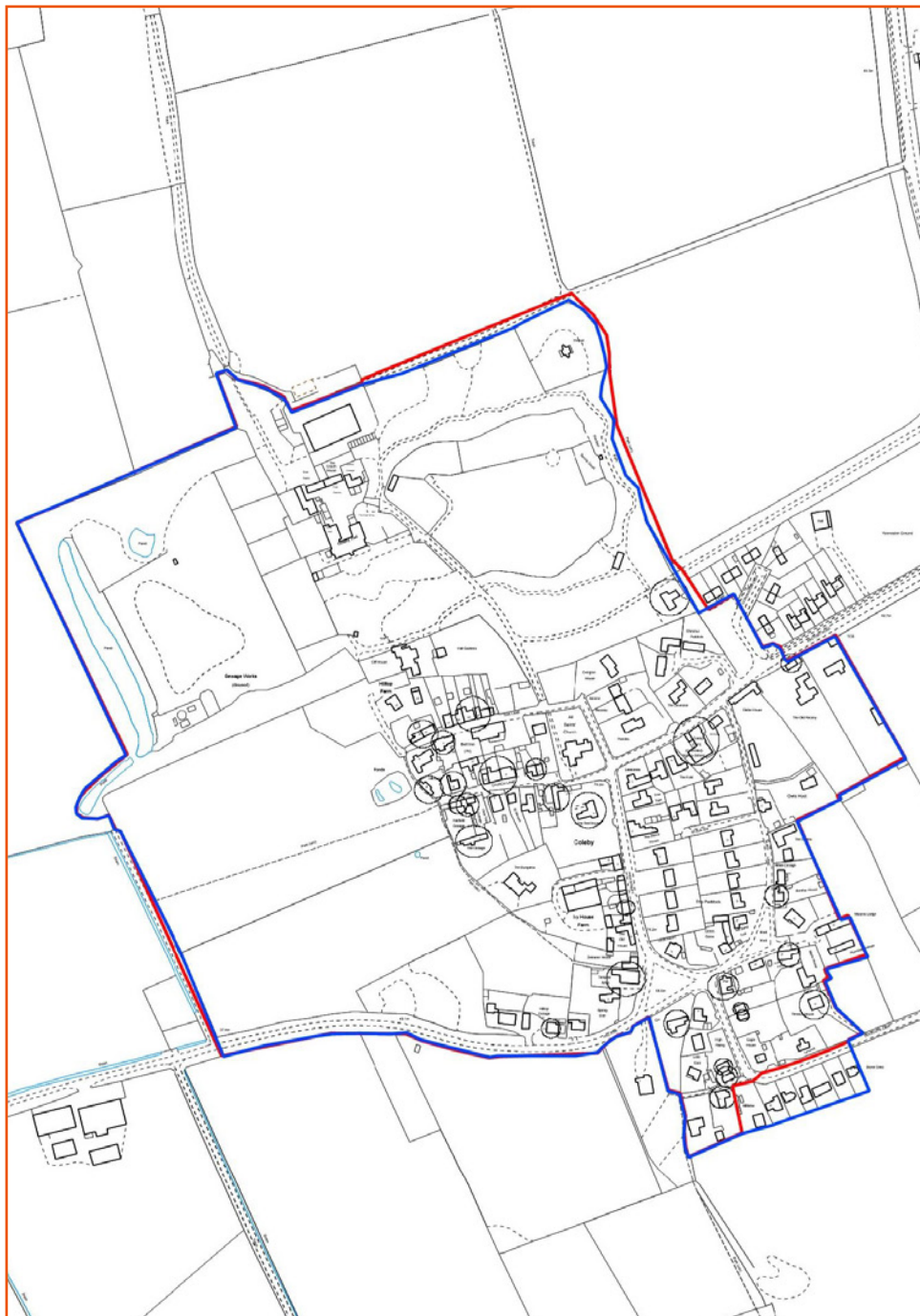
- Dovecote Lane: No 14 (Hillbrow), No 16 (Struckreach), No 18 (Jalna), No 20, No 22, No 24, No 26 (Stonecrest)

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



Above left and right: The landscape setting of the conservation area is an important part of its character and appearance

Map 1: Coleby Conservation Area old and new boundaries



Old Boundary



New Boundary

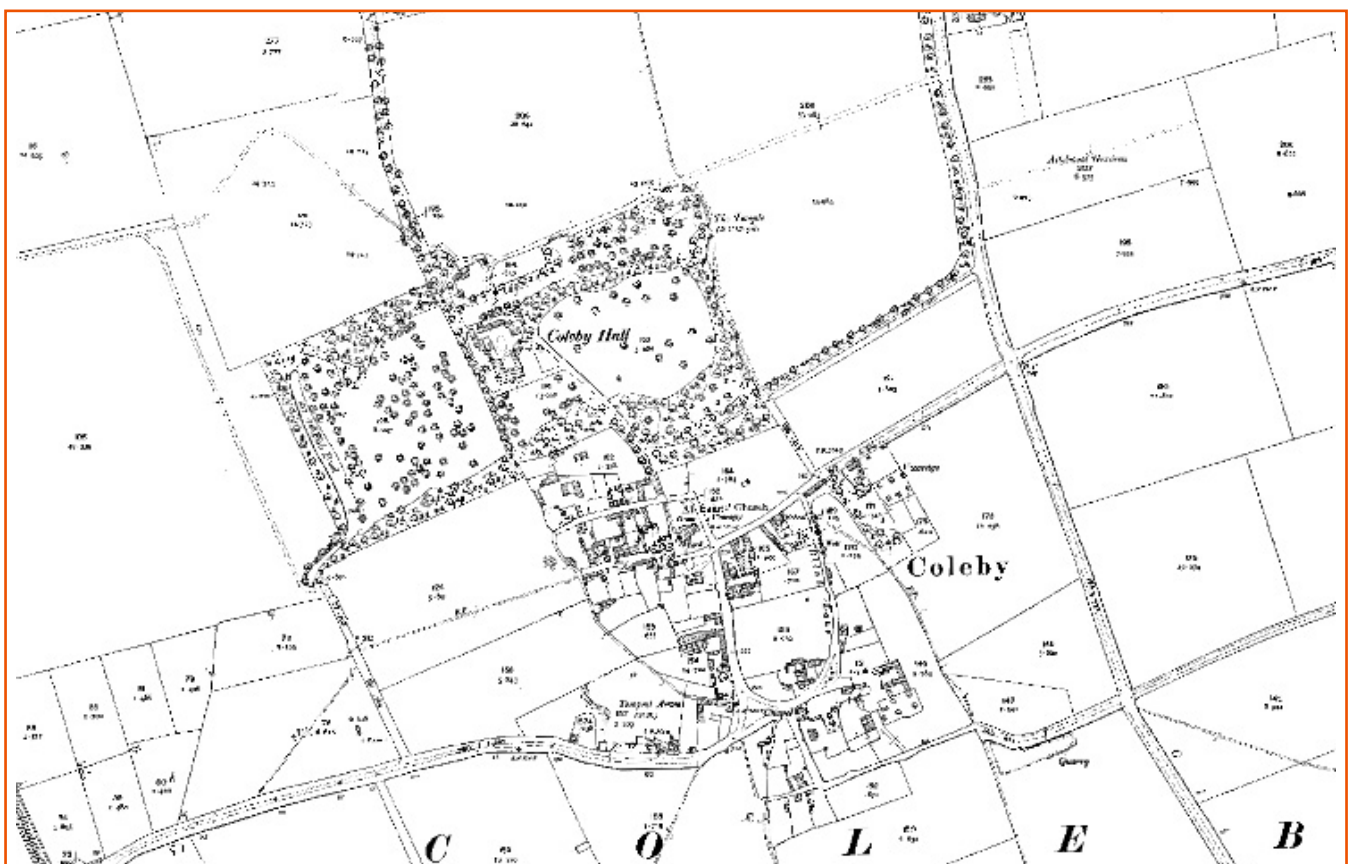
5. Overview

5.1 Coleby Conservation Area was designated in December 1977. It has an area of around 33 hectares and covers most of the village. The northern and some of the eastern boundaries are formed by the edge of the planned landscape of Coleby Hall. The rest of the eastern boundary and part of the southern boundary are formed by the edge of the settlement with the rest of the southern boundary and all of the western boundary formed by the field boundaries to the south of the village core.

6. Location and setting

6.1 Coleby sits on the western edge of a limestone scarp, known as the Lincolnshire Cliff, approximately 7 miles south of Lincoln. The land falls away sharply to the west of the village allowing extensive views out across the Witham Valley. To the north, south and east the village is bounded by agricultural land, mainly large post-enclosure arable fields.

7. Historical development and archaeology



Above: Ordnance Survey map of Coleby in 1905 (copyright Ordnance Survey)

7.1 The medieval settlement of Coleby was in existence by 1086 when it was known as Colebi, meaning 'Koli's farmstead or village', 'Koli' being an Old Norse personal name. The manor belonging to the King was valued in Washingborough. There was also sokeland and a berewic of Washingborough in Coleby. Countess Judith also owned a manor in Coleby. A church and a priest are also mentioned.

7.2 Historically, the physical environment of the scarp largely determined the location of Navenby and the other cliff villages, as the nearby springs provided a reliable supply of high quality water and construction of settlements on the crest caused no loss of precious agricultural land, as prior to the advent of modern chemical fertilisers, the thin soil of the elevated limestone plateau was unsuitable for farming.

7.3 During monitoring of the Harmston to Coleby watermains replacement a sherd of Lincoln kiln shell-tempered pot, dating to the late ninth-late tenth century was recovered from the Church Lane area which may indicate the existence of the settlement at this date. The rim of a thirteenth century pitcher and neck were found near the Tempest Arms public house.

7.4 The earthwork remains of ridge and furrow ploughing are visible on aerial photographs in the fields to the south and west of the village.
In 1563 there were 45 households in Coleby.

7.5 The population rose from 301 in 1801 to 395 in 1901.
A watching brief off Rectory Road identified a number of ditches and pits. The ditches are on a north to south and east to west alignment reflecting the pattern and orientation of land boundaries in the village today. The area was later sub-divided and may relate to tenements of the medieval period. Some pits were also found but with very little in the way of contents and so it seems unlikely that they were for refuse disposal.

8. Landscape and open spaces



Above left and right: Areas of public open space within the conservation area

8.1 Two areas of public open space at the southern end of the conservation area, known as The Green, provide a contrast to the more densely built-up areas. These are well-maintained with several mature trees, seating and a historic stone well-head which once served the village. Grass verges are a feature throughout the village and soften the impact of stone boundary walls.

8.2 There is a prominent landscaped area of mature trees on Rectory Road which leads towards the entrance to Coleby Hall and on to public footpaths round the edge of the conservation area. The landscaped grounds of Coleby Hall are a registered park and garden and the mature trees are particularly prominent in the wider landscape as well as within the conservation area.

8.3 In the eastern part of the conservation area small fields run down the edge of the cliff alongside the edge of the grounds of Coleby Hall. Together these form an important landscape within the conservation area and the transition between the settlement and the agricultural landscape beyond.

Throughout the conservation area garden planting, particularly mature trees and shrubs, makes a strongly positive contribution to the special character and appearance of the conservation area.

9. Public Realm

9.1 There are very few items of street furniture within the conservation area due to its small size. However these do tend to be of standard designs which add little to the special character of the conservation area. Hard surfaces are tarmac with standard street lights mounted on telegraph poles.

10. Planform and Boundary Treatments

10.1 Unlike many of the other cliff villages, Coleby does not follow a linear planform. Instead it has a distinctive layout with a central route running roughly east- west through the village along Rectory Road, High Street and Hill Rise with several small lanes leading off and terminating at the scarp edge. This intricate network of lanes, along with its setting on the cliff edge gives Coleby a distinctive character. There is a gradual transition in the density of development from the tightly packed buildings along Church Lane and Far Lane towards the edges of the settlement where the plan form is more dispersed with larger gardens and a more open and leafier character.



Above left and right: Stone walls and grass verges are common features within the conservation area

10.2 The building line within the conservation area is varied. Along Far Lane and Church Lane there is an almost continuous building line with building frontages close to the pavement edge. However the frontage buildings are frequently punctuated with openings allowing access to rear yards. Towards the centre of the village there is a more varied building line but where buildings are set further back, the boundary treatments - typically limestone walls, with occasional hedges or railings - provide a visual link between them and continue the well-defined sense of enclosure to the streets. The sense of enclosure is therefore well defined but it is given added interest by frequent small gaps.

10.3 Towards the edges of the conservation area the building line is more fragmented and although occasional - usually older - buildings hug the edge of the street, many modern infill buildings sit at varied distances behind low front boundary walls or hedges. Boundary walls of coursed rubble, often with pantile copings, are commonplace throughout the conservation area and are one of its defining characteristics. Some of these walls are relatively high which adds interest and distinctive character to the conservation area and does not affect the overall sense of surveillance as they are generally balanced by more open boundary treatments elsewhere.

11. Built form

11.1 Building heights rarely exceed two stories, so even in areas where the built form is fairly continuous and hugs the pavement edge such as Far Lane and Church Lane, the ratio of building height to road width results in a strong but domestically scaled sense of enclosure. As most of the buildings within the conservation area either edge the pavement or sit behind continuous and well-defined front boundary treatments, there is general sense of active surveillance and security.

12. Architectural details

12.1 The traditional building material of Coleby and the neighbouring Cliff villages is limestone, with many elements of red brick and occasional examples of Gault, or buff brick, being introduced during the C19. Roofs are predominantly red pantile, interspersed with some of blue/grey slate which contrast with the yellow tones of the stone masonry. However, many of the newer infill buildings have departed from this palette, introducing a wider range of brick colours and modern alternatives to the traditional roofing materials of the village. Roof ridges are aligned in a variety of directions. Chimneys are usually internal with squat, limestone or brick gable stacks, although occasional mid ridge stacks also exist.

12.2 Historically, dormer windows were not a typical feature of village dwellings, but where they did occur, were usually of a flat roof form. However, many of the newer infill buildings in the conservation area have departed from tradition, with both hipped roofs and pitched dormers becoming more frequent. Facades of C18 and C19 buildings in the village are relatively austere, with few decorative embellishments.

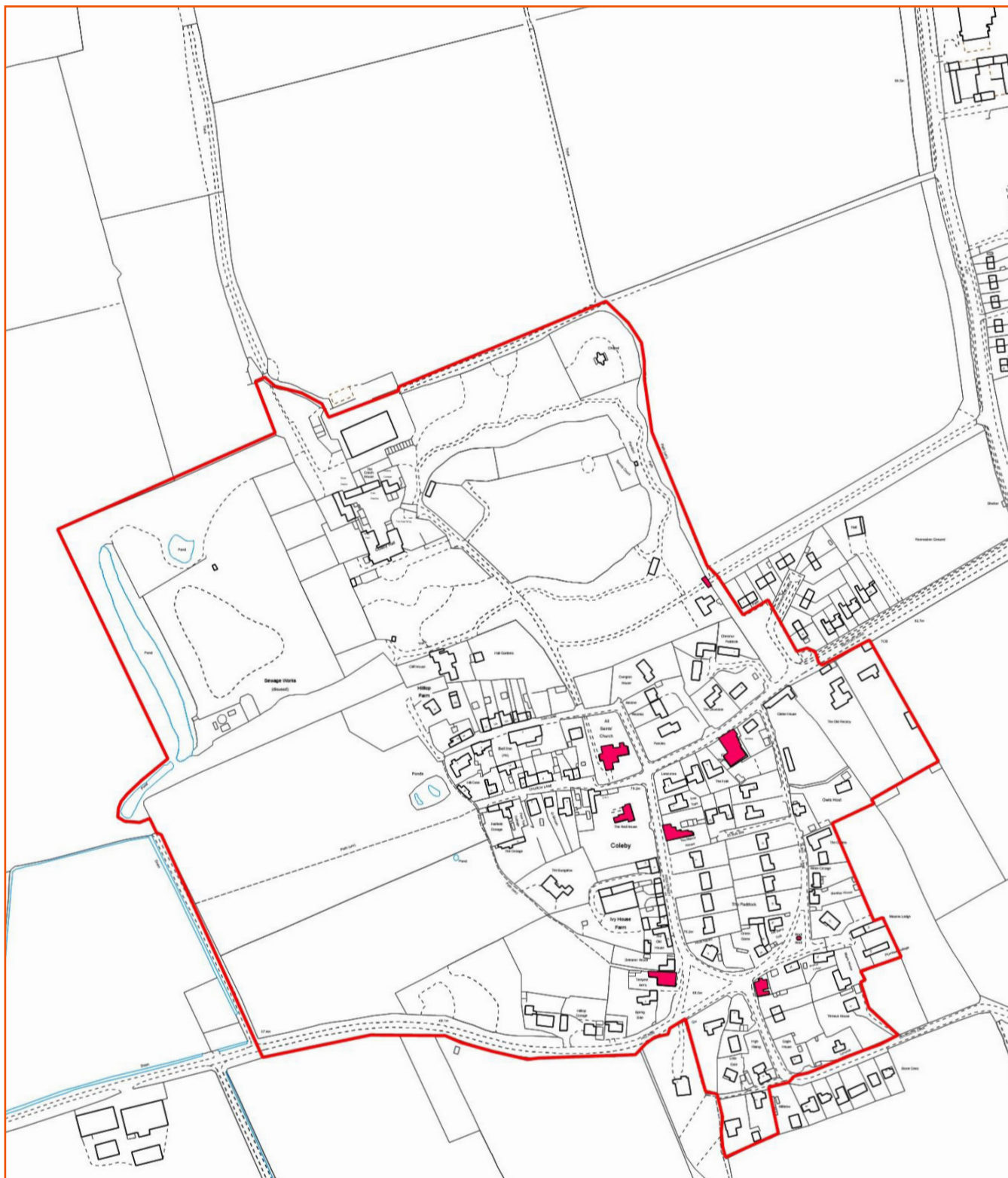
Symmetrical facades, timber lintels and modest garret windows are characteristic features of many earlier limestone buildings in the conservation area and it is this simplicity which gives such buildings their distinctive charm.



Above left and right: Quirky architectural details add visual interest to the conservation area

13. Landmarks

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



14. Buildings of local interest (Local List)

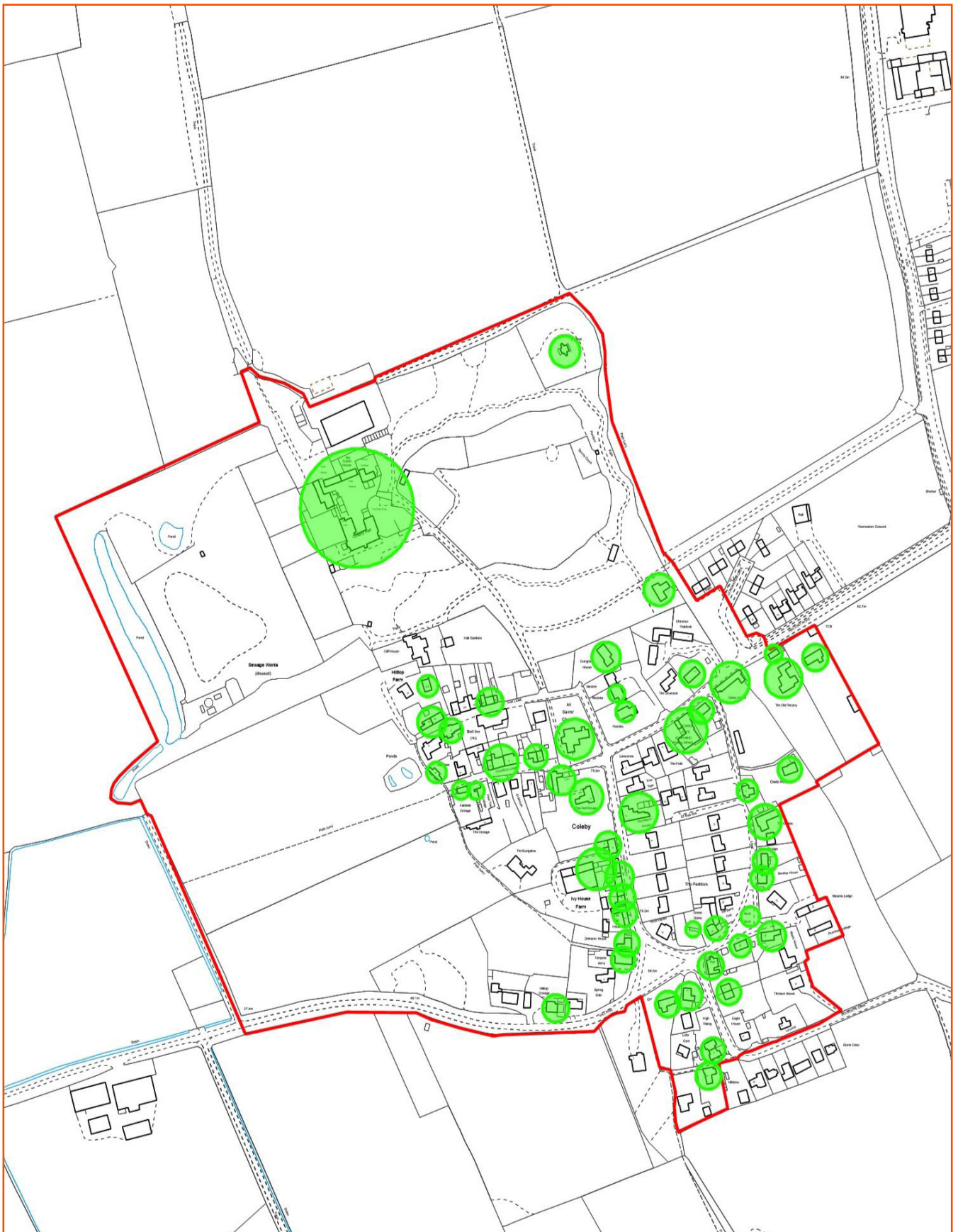
14.1 As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area was reviewed. The following buildings and structures were identified as suitable for inclusion on the local list. The buildings are mapped below and listed at Appendix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

15. Positive buildings

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

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

Map 4: Coleby Conservation Area positive buildings



16. Key views and vistas

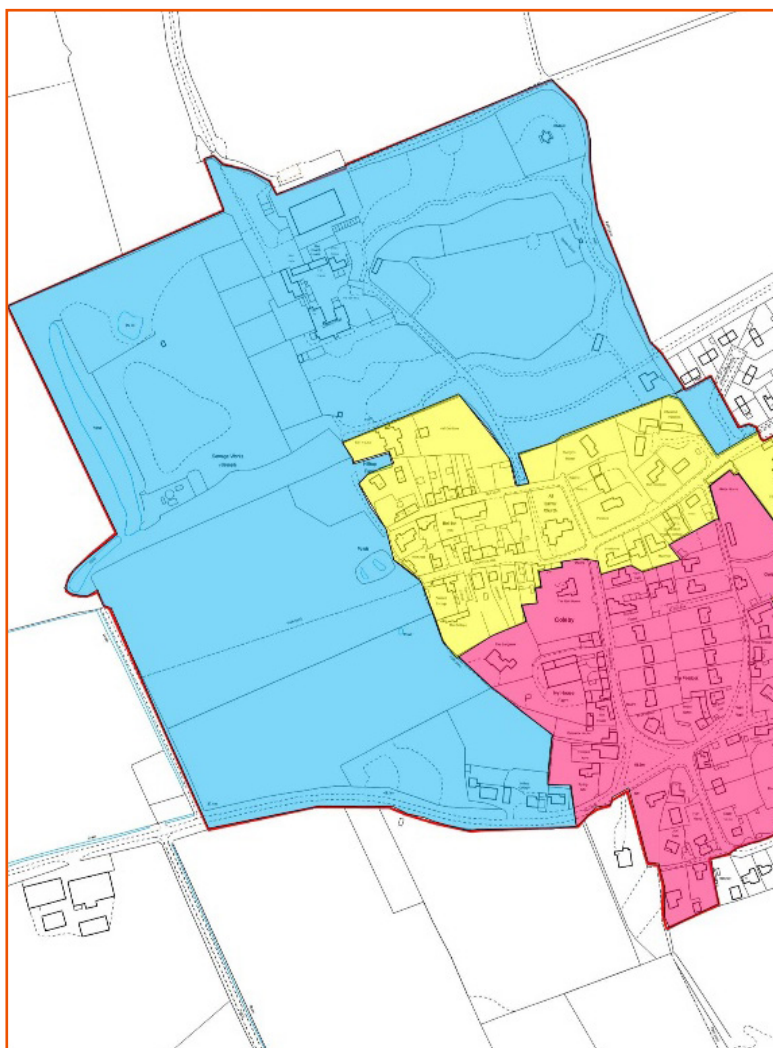
16.1 Views and vistas are explored in more detail in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance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

16.2 The church spire, houses along the roads leading to the village centre and mature trees are prominent in views towards the conservation area from the north, east and west. Although the settlement extends down the slope of the escarpment to the west, the relatively low density and extensive mature trees and vegetation limit its prominence in views from this direction. Panoramic views out across the Witham Valley can be appreciated from various viewpoints and public footpaths along the western edge of the conservation area.

17. Character Areas

17.1 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 three smaller character areas which are described in detail below.

17.1 Coleby Hall and Fields Character area



Description

17.1.1 Coleby Hall and Fields character area mainly comprises the landscaped grounds of Coleby Hall and several small fields at the edge of the village. Coleby Hall is a large country house which has been subdivided into smaller residential units. Its landscaped grounds make a significant contribution to the character and appearance of the conservation area, being highly visible in views both within the conservation area and beyond. The trees run down the hill to the western edge of the conservation area where they are particularly prominent in the wider landscape. The built form is varied, mainly individual dwellings two storeys in height and following the typical design and material palette of the conservation area.



Above left and right: Landscape and trees make a defining contribution to the character area

Landscape and routes

17.1.2 As outlined above the green landscape is the defining element of this character area. It marks the transition between the settlement and the large open fields of the agricultural landscape beyond. The smaller field boundaries may well represent the survival of pre-enclosure field patterns.

A public footpath runs along the eastern edge of the fields and Hill Rise acts as the main vehicular link between the village and the valley beyond.

Key views and landmarks

17.1.3 The elevated position of public footpath allows extensive vistas of the valley beyond. Views up the slope towards the village are also important and as discussed above the mature treed landscape of Coleby Hall is a significant component of these views.

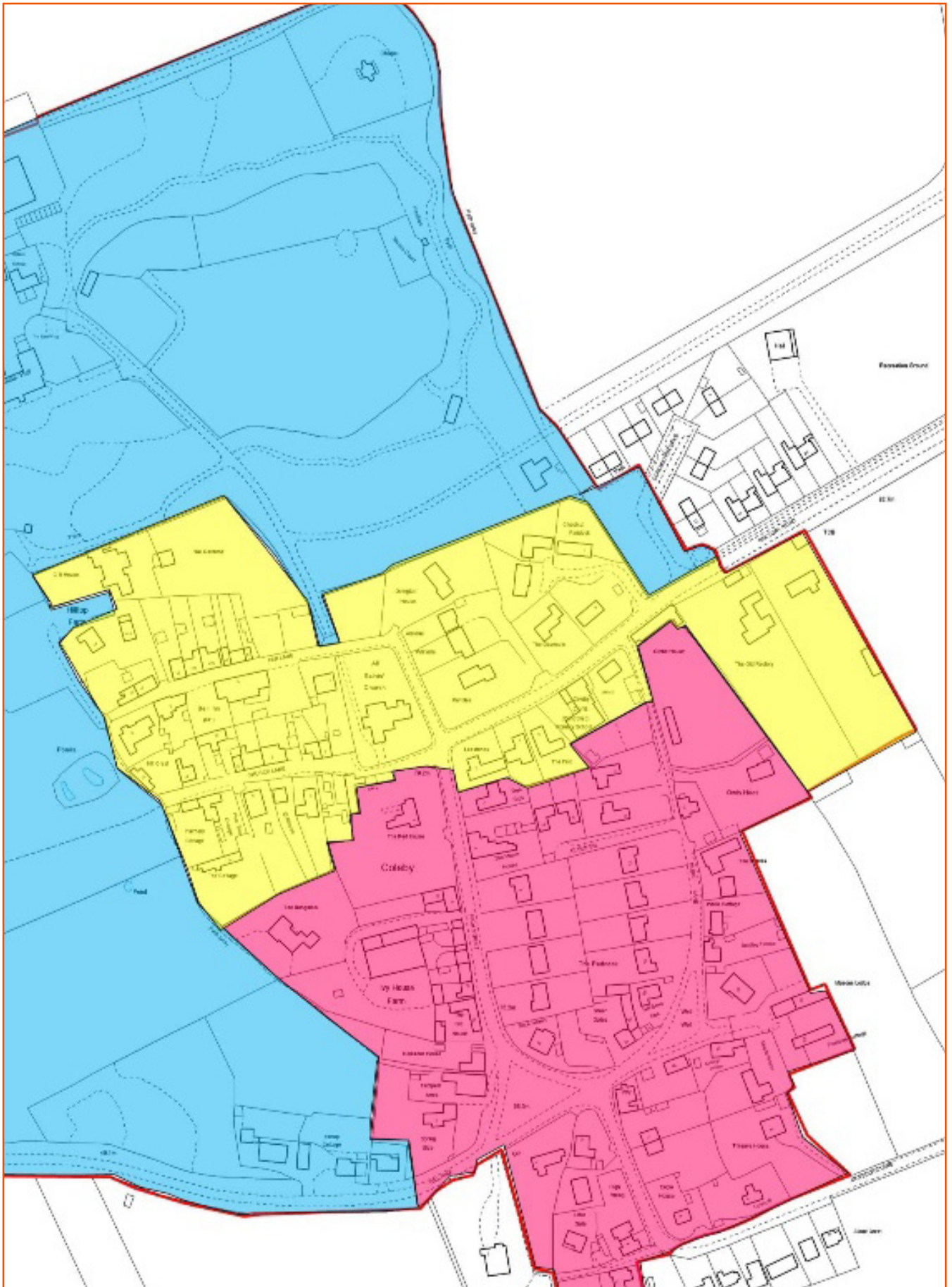
Positive features

- Mature trees and green landscape
- Well-preserved and legible historic landscape including registered park and garden, hedges and field boundaries

Negative features

- Small-scale incremental change such as loss of timber doors and windows and traditional roof materials

17.2. Lanes Character Area



Description

17.2.1 The Lanes character area is the most densely developed part of the village. Buildings are close together and hug the pavement edge creating an intimate character reinforced by stone boundary walls. At the western end of the lanes views open up dramatically to the valley beyond. In the eastern part of the character area buildings are more spaced out but strongly defined boundaries continue the character and sense of enclosure. Local limestone, red brick and pantiles remain the most commonly used building materials and there is a good survival rate of traditional timber windows and doors. Mature garden planting and green verges soften the harder edges of the tightly packed buildings and walls. All Saints Church is a landmark both within the village and beyond, its prominence emphasised by its elevated site. The Bell Inn is another focal point of activity.

Landscape and routes

17.2.2 The transition from the village to the landscape beyond, including the descent from the cliff edge to the valley beyond, is one of the most important elements of this character area.

Key views and vistas

17.2.3 The contrast between the tightly defined village and the open landscape beyond is an important part of its character. This effect is heightened in this character area is emphasised by the limited views out from the centre of the village which suddenly and dramatically open up at the end of roads and paths. Views into and out of the conservation area along Hill Rise are particularly important.



Above left and right: consistent boundary treatments and building lines characteristic of the Lanes Character Area

Predominant scale and massing

17.2.4 Buildings are generally one to two storeys and domestic in scale. Buildings set on the pavement edge define the curved form of the lanes. The setting back of new buildings from the road edge of new buildings weakens the intimate character of the lanes although the impact is softened by garden planting. The form of the lanes means that gable ends are prominent and where buildings are set forward their visual impact is increased. Walls are important in maintaining continuity of building line and materials.

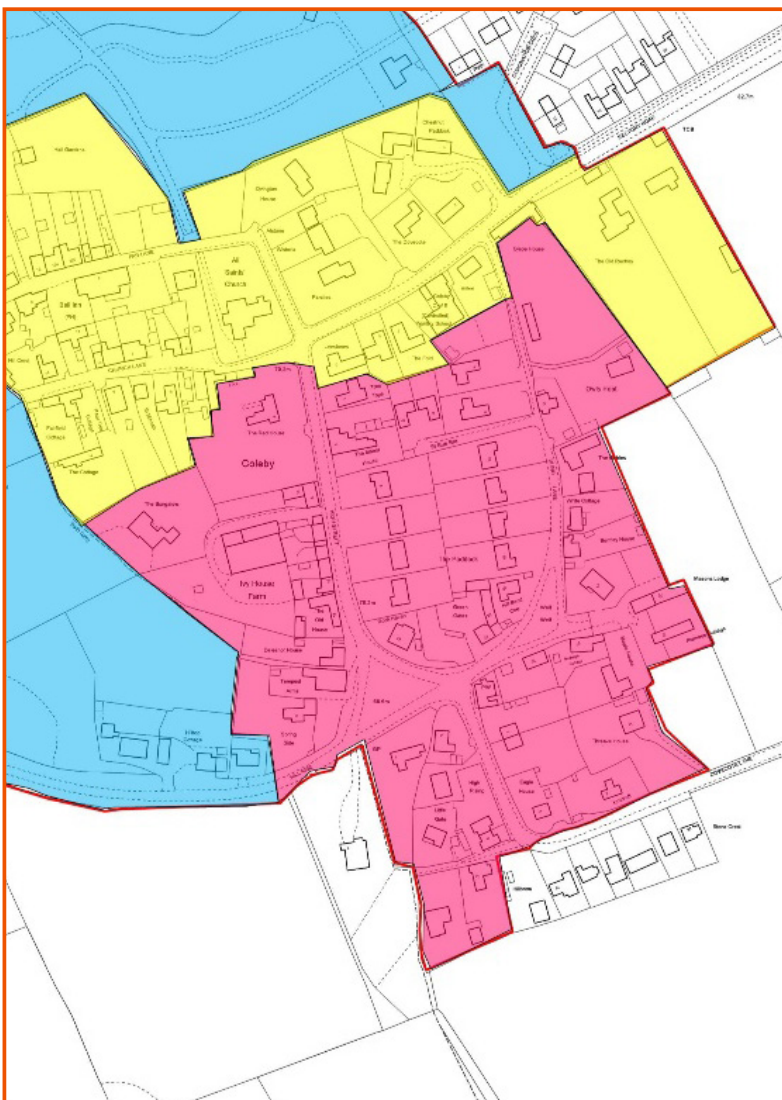
Positive features

- Stone boundary walls in good condition
- Strong sense of enclosure and overlooking
- Good survival rate of original features
- Well cared-for appearance overall

Negative features

- Some loss of traditional features such as timber windows and doors
- Modern development has not followed the form and style of older buildings

17.3 Southern Village Centre Character Area





Above left and right: landscaped areas, both public and private, are key to the character and appearance of the character area

Landscape and routes

17.3.4 The Green is the largest area of public open space within the conservation area. It has a mix of grassed space and mature trees as well as the old village well. Two public footpaths run through the character area and converge on The Green. Hill Rise, High Street and Dovecote Lane are the main vehicle routes through the centre of the village.

Key views and vistas

17.3.5 Views out of the conservation area to the landscape beyond are a feature along the edges of the character area. As with the Lanes character area this effect is heightened by the dramatic opening up of views out from the cliff edge from the tightly enclosed village centre. There is a more gradual transition from village to rural landscape along Dovecote Lane with views gently unfolding along the length of the road.

Positive features

- Area around The Green is a well-maintained and used public space and focal point including Tempest Inn
- Well-cared for open space and mature gardens including grass verges
- Building styles and materials typical of cliff villages
- Negative features
- Loss of traditional features such as timber windows and doors
- Modern development not in keeping with older buildings

Appendix 1

Draft Local List methodology and criteria

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

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

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

Criteria for Listing

General criteria

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

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

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

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

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

Detailed criteria

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

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

Interest

Does it have interest in any of the following ways?

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

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

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

Local value

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

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

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

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

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

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

Local significance

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

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

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

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

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

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

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