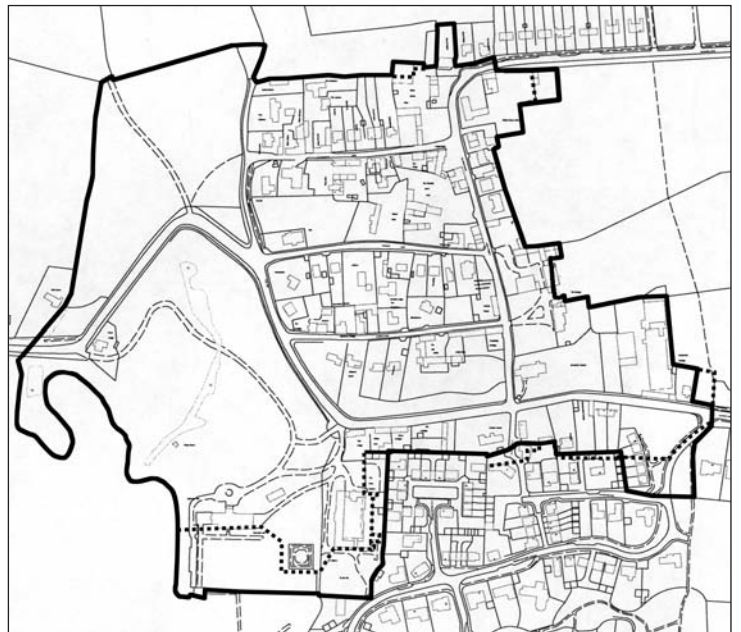


Harmston Conservation Area

An Assessment of the Character and Appearance of the Conservation Area



Adopted December 2007



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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 Harmston 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 Harmston.

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 Harmston has a Conservation Area already only a limited assessment of its character has been carried out in the past. This new study is very comprehensive and 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 2007 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. The District Councils Planning staff will be happy to give more detailed advice in connection with any query from any local resident.

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, 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 settlement curtilage in the Local Plan has generally been drawn tightly around the existing developed area of the village.

3.3

North Kesteven District Council designated the Harmston Conservation Area in February 1978. In 1984 the District Council, working closely with the Parish Council, published a report entitled Harmston Appraisal. This was described as a stocktaking of the village, an opportunity to consider its qualities and its shortcomings, and to establish ways in which new development might be directed and if possible improvements promoted. This included a brief assessment of the village buildings, including the identification of several Sensitive Buildings, and considered several factors of the natural and built environment that contributed to the special nature of the village.

3.4

A general assessment of the character of the Conservation Area is included within the Local Plan Revised Deposit Draft and is included at 4.4 overleaf.

4. Assessment of Special Interest

Location

4.1

Harmston lies to the west of the A607, some five miles south of Lincoln. It is sited on the top of the scarp slope of the Lincoln Cliff, on the plateau immediately behind the crest. Its location, early form and layout is very similar to the adjacent villages of Waddington, Coleby and Boothby Graffoe.

Plan Form

4.2

The village has developed in a rectangular form with roads leading out to the east and west linking it to the fields on the Heath and the Low Fields. The rectangular form, of a ladder of streets, Church Lane, Chapel Lane, School Lane, and Blacksmith Lane, linked at their ends by Hill Top to the west and High Street to the east, is very rare in Lincolnshire. The most similar example of this form is Waddington. The two parishes were probably part of a single early Saxon estate which may have led to the similarity of form.

4.3

Until the early years of the C20 development was limited to these streets, the names of which are themselves reminders of existing and former uses and activities. The exception was the development of Harmston Hall and its grounds on the south and west sides from the early C18. From the middle of the C20 newer development, in addition to infilling plots within the earlier framework, has spread at first along the north side of Vicarage Lane and, most recently, within the grounds of what was the former Harmston Hall Hospital grounds. This latter development has physically doubled the built area of the village.

General Character

4.4

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

Harmston – July 1978

Harmston Conservation Area has an area of 17.8 hectares, and covers the northern half of the village around Blacksmith Lane, School Lane, Chapel Lane, Church Lane and High Street, as well as an area of parkland to the west of the village itself. Three features primarily define the Conservation Area's character; the presence of large numbers of fine trees; the role of stone walls in defining the highway edge, containing views and linking buildings together; and the contrast in the way that traditional village buildings, set tightly on to the pavement edge are concentrated at the junctions of the lanes with High Street, with remaining development being set back from the street edge. Buildings are generally two storeys in height, built in stone or red brick, with pantile roofs, the ridges of which generally run parallel with the lanes. Gable ends have plain verge detail, many buildings have chimney stacks at ridge level, and dormer windows are very uncommon. Windows are vertically proportioned, lintels are either flat or formed from an arch of stone or brick, and deep, solid cills are also characteristic.

Landscape Setting

4.5

The village lies on the top of the scarp slope of the Lincoln Cliff which rises some 25 metres from the valley of the River Witham to the west. The plateau behind on which the village sits is generally around 75m in height above sea level. The scarp itself, adjacent to the village, to the north and south of Station Road, has been landscaped as part of the parkland setting of Harmston Hall and part of this is included within the Conservation Area.

▼ *The village lies on the top of the scarp slope of the Lincoln Cliff which rises some 25 metres from the valley of the River Witham to the west.*



4.6

To the north and east the village is bounded by open fields. The views across these are of the village buildings seen amongst mature trees, a contrast to the more open agricultural landscapes on these sides. To the south of the village the grounds of the former Harmston Hall Hospital have been developed as a new housing area and, beyond this, are open fields again.

▲ *To the north and east the village is bounded by open fields. The views across these are of the village buildings seen amongst mature trees, a contrast to the more open agricultural landscapes on these sides.*

4.7

In the wider landscape views there is a harmony of buildings and trees, created by the building forms, heights and roof pitches as well as the colour and texture of their materials.

4.8

The value of this landscape has long been recognised within successive planning policies. The North Kesteven Local Plan defines it, including all of the village of Harmston, as the Lincolnshire Cliff Landscape Character Area and includes policies to protect its distinctive nature.



5. Historical Development and Archaeology

5.1

The earliest archaeological evidence from within Harmston Parish are finds of Bronze Age date. There have also been finds of the Roman and Romano-British periods. The Roman Road, Ermine Street, passes through the east side of the Parish.

5.2.

The place name Harmston is believed to be Old Norse and Old English in origin. In the Domesday Survey of 1086 Hermestune two owners names were recorded, The Earl of Chester and Ralf de Mortemer. There is also reference to a fishery and a Church.

5.3.

The oldest surviving building is the tower of the Parish Church which dates from the C12. The rest of the building was completely rebuilt in 1717 and partly rebuilt again in 1868.

5.4.

The oldest secular building is Milton House farm, dating from the C17. There are several good examples of buildings of the C18 and C19, all identified in Appendix 1 and on Map 2.

5.5.

Harmston Hall was built in 1709, and subsequently extended, by the Thorold family. The layout of the park and gardens dates from this time also. The family had owned land here for some centuries, it being left by Sir Anthony Thorold to his son William in about 1557.

5.6.

The Act for the Enclosure of the Parish fields was in 1759. Evidence of former Medieval ridge and furrow can still be seen in fields at the foot of the escarpment, immediately outside the Conservation Area, in the parkland to the north and south of Station Road. There may, too, once have been a road parallel to Blacksmith Lane, an extension of Vicarage Lane westwards. A stub of this serves Bleak House Farm and it would have linked with Blacksmith Lane by Sunny Mount. The field here has a stone wall along its northern edge which may mark the rear boundaries of house plots and yards fronting such a lane.

5.7.

The route of the road rising up the hill at an angle to the slope is a road improvement of the mid C19. The OS First Edition one-inch map shows this rising in a straight line from West Lodge at the hill foot to link to Chapel Lane.

5.8.

In the late C19 the Hall passed into the ownership of William H Morton and then around the end of the C19 to the Cockburn family. In July 1931 it was sold to the Lincolnshire Joint Board for the Mentally Defective for use as a hospital. The first patients were admitted in 1935 after the Hall and Stable Block had been adapted and a kitchen, laundry, school and two new wards had been built in the grounds to the east. The Hospital closed in 1989 and the Hall and the Stables were converted back to dwellings with a new housing area being created within the grounds.

5.9.

The village as it was in 1905 can be seen on Map 1 at the end of this report.

5.10.

In the C20 the village site expanded with new housing development taking place along the village lanes, along Vicarage Lane and, more recently, following the closure of Harmston Hall Hospital in 1989, to the south side of the village, on land that had been the site of the Hospital buildings.

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. The details of archaeological finds and sites and features of interest can be identified in the Heritage Environment Record maintained by the Lincolnshire County Council and in the records of Heritage Lincolnshire.

6.2.

Thirteen buildings within the Conservation Area are listed as being of architectural or historic interest. These are all set out in Paragraph 8.6 below. They are also identified on Map 2 and described in Appendix 1.

6.4.

The Parish Church and Harmston Hall are both Listed as Grade II*. Such buildings are particularly important and can have some national significance. The remainder are Grade II buildings, of special interest, warranting every effort to preserve them.



▼ *Grade II Listed Buildings have special interest and warrant every effort to preserve them. School House, (a), Keepers Cottage, (b), and 1 and 2 Club Yard with the adjacent barn, (c), are examples.*

▲ *The Parish Church is Listed as Grade II*. Such buildings are particularly important and can have some national significance*



(a) School House



(b) Keepers Cottage



(c) 1 and 2 Club Yard with the adjacent barn



(a) *The Old Barn, Chapel Lane*

The Old Barn, Chapel Lane Examples of key unlisted buildings, sensitive to inappropriate changes, are *The Old Barn, Chapel Lane*, (a), *Manor Farm farmbuildings, High Street*, (b), and *Shepherds Cottage, Church Lane*, (c).



(b) *Manor Farm farmbuildings, High Street*



(c) *Shepherds Cottage, Church Lane*

6.5.

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 1984 when it contained 12 buildings in Harmston, 11 of them within the Conservation Area. The latter buildings have been reviewed as part of the assessment and a revised list is included at Appendix 1 and they are identified on Map 2 below. All of the buildings previously identified as Sensitive have been included in the revised list.

7. Analysis of Spaces

7.1.

The principle publicly visible spaces within the Conservation Area take three main forms. The first of these are the streets themselves that, by their very nature, take a long, linear form with the second created by a widening out of the latter where there are significant buildings or open spaces around road junctions. The third is that of the more open countryside, principally to the east and the west, where the surrounding fields butt up to the developed areas.

▼ *Village streets do give long views and also include some subtle curves that restrict views and give prominence to buildings that close them. Looking west along Church Lane the view is focussed on the Church tower.*

7.2.

The village streets do give the long views along their length although they do also include some subtle curves that restrict views and also give prominence to buildings that close them. These are identified on Map 3 and include a view of The Grange from Chapel Lane, Top Lodge from the north west along Hill Top and of the tower of the Parish Church from the north along High Street.

The latter also shows the contrast between the tight group of cottages at the junction of School Lane and the open farmyard to its north. 'This is an example of the infilling of a freehold plot referred to in paragraph 8.4

7.3.

The older buildings are generally built up to the edge of the streets with buildings from the mid C20 being set back within a garden. The former are linked, however, by the many stone walls that remain as boundaries to the latter. These walls are of coursed limestone rubble, as are the older buildings, and this strong sense of enclosure is a major feature of the Conservation Area.

7.4.

Buildings are generally of two storeys and their collective effect is important in views, the building materials and roof lines, punctuated with chimneys seen against the sky or a backdrop of trees.

7.5.

Buildings, trees and walls also define wider spaces at the junctions of Blacksmiths Lane and High Street; Chapel Lane and Hill Top; around the Churchyard and at the junction of Church Lane and Harmston Park Avenue.



7.6.

The relationship of the village with the more open countryside is different from the east and the west. From the east the view is of open, level fields, bounded by hedges and trees. Across this the village is seen as a harmony of buildings and trees. This harmony is also present in the views from the west, but here the village is set within and behind the parkland associated with Harmston Hall as well as on the top of the steep scarp slope of the Cliff.

7.7.

Opportunities for public access to the top of the escarpment are generally rather restricted. For this reason the view west from Hill Top is a very positive public amenity.



▲ *Opportunities for public access to the top of the escarpment are generally rather restricted. For this reason the view west from Hill Top is a very positive public amenity.*

8. Character Analysis

Area Character

8.1.

The village has developed around a street pattern of parallel roads forming a rectangular grid. Its setting at the highest point of the scarp slope of the Lincoln Cliff makes it prominent in long and medium views, more so from the west than the east. It is the harmonious mix of buildings and walls, principally of local limestone and clay pantile, set within a mature landscape of trees. The buildings date mainly from the last 300 years from the C17 but the landform and street pattern would be recognised by residents from before this time. See Sections 4 and 5 above.

Prevailing Uses and Patronage

8.2.

The buildings of the village today are almost all dwellings but also include a number of former and working farmbuildings. This is very similar to previous years but, up until the middle of the C20, the buildings also included those that provided for services or employment to the local community such as other farm buildings, workshops, Methodist Chapels the former village school and the former Hospital and, before it, the Harmston Hall Estate.

8.3.

The patronage of former landowners, the Thorold family, has left its mark on the village buildings. One of a few landholding families within the Parish they owned the Manor of Harmston from 1557 through to the mid C20, a period of over 500 years. The principle legacy today is the landscaping, the many trees, in copses, small woodlands and groups throughout the village and the adjacent countryside, particularly within the parkland to the Hall, and the principle buildings. Harmston Hall was built in 1709-10 for Sir Charles Thorold. Samuel Thorold added the north front in 1775 and this was replaced, and the house extended to the east and west, shortly after NC Cockburn acquired the estate in 1898.

8.4.

From before 1790 up to 1891 the Thorold Estate only built cottages associated with farmhouses for staff accommodation and to be let with the farm. Other freeholders built cottages to let on their land which led to high densities of cottages on small plots, surrounded by undeveloped Thorold land. Development at Club Yard and Beam House, both on Blacksmith Lane, are examples of this.

8.5.

The rebuilding of the Parish Church was

financed by Sir George Thorold, Lord Mayor of London in 1719, in 1717. He died in 1722 and his monument, along with that of Samuel Thorold, died 1738, is within the building.

8.6.

This patronage was not expressed in the creation of an estate village but some of the village buildings, of simple two storey forms using local vernacular materials and detailing, will be a result. Manor Farm is one example, with the reduction of this to its present size in the late C19. Some of the older buildings and structures on the south side of Church Lane will have been built as service buildings and staff accommodation. The former walled garden can still be identified, for example, within the recently built housing. The connection also survives in the name of the village pub, the Thorold Arms.

Building Quality and Their Contribution.

(See Appendix 1 and Map 2.)

8.7.

Thirteen buildings within the Conservation Area are Listed Buildings. These are.

- 1 and 2 Club Yard and attached Barn, Blacksmith Lane, Grade II.
- Longridge, Chapel Lane, Grade II.
- All Saints Parish Church, Church Lane, Grade II*.
- Top Lodge, Church Lane, Grade II.

- Harmston Hall, Church Lane, Grade II*
- Stable Block to Harmston Hall, Church Lane, Grade II.
- West Lodge and Gates, Church Lane, Grade II.
- The Grange, High Street, Grade II.
- Milton House Farm, High Street, Grade II.
- Bleak House Farm and the farm-buildings, High Street, Grade II.
- School House and its outbuilding, High Street, Grade II.
- Keepers Cottage, 1, School Lane, Grade II
- Manor Farm, and its former farmbuildings, School Lane, Grade II.

8.8.

In addition, there is one Listed Building outside of the Conservation Area. This is.

- The Old Vicarage, Vicarage Lane, Grade II.

8.9.

Grade II* buildings are considered to be particularly important, Grade II being of special interest. The Parish Church, Harmston Hall, The Grange and Milton House farm were first Listed on 23 August 1967, the rest on 22 December 1983.

8.10.

Listed Buildings are protected in their entirety. It extends to all of their outside elevations, the roof, and the interior.

Any works to them that may affect their architectural or historic interest will require Listed Building Consent from the District Council prior to any work being undertaken. Whether they can be seen in public views or not makes no difference to their value.

Contribution of Key Unlisted Buildings.

8.11.

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 Harmston what it is. The unlisted buildings that are so important to this are listed below but they are also identified in Appendix 1 and on Map 2 in this report. There are 24 of them.

- Rose Cottage, Vicarage Lane
- Hill Top Farm and outbuildings, Blacksmith Lane
- Sunny Mount, Hill Top
- Garage and store to Rotherslade, Blacksmith Lane
- 3, 4 and 5 Club Yard and their outbuildings
- Garage at The Forge, Blacksmith Lane
- Farriers Cottage, Blacksmith Lane
- The Thorold Arms, High Street
- The Old Cottage, High Street
- Former village pump, Hill Top/School Lane

- Outbuilding to Orchard Lodge, School Lane
- Cliff Centre, School Lane
- Farmbuildings north of The Grange, High Street
- Sunnyside, Chapel Lane
- Peartree Cottage and cottage next west, Chapel Lane
- Hydrant, Chapel Lane
- The Old barn, Chapel Lane
- The Old Garth, Chapel Lane
- Hydrant, Chapel Lane
- Church Farm farmbuildings, Church Lane
- Shepherds Cottage, Church Lane
- Lindum House, Church Lane
- The Cottage and cottage next south, Church Lane
- Stone Cottage and Stable View, Church Lane

8.12.

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.

8.13.

This list supercedes the previous list of Sensitive Buildings prepared by the District Council as far as the buildings within the Conservation Area is concerned.

Local Building Materials and Architectural Details

8.14.

The prevalent local building material up to the middle of the C20 was stone for walls. Buildings, whether dwellings or farmbuildings, have coursed limestone rubble walls. Some houses include ashlar front elevations or, at least, ashlar quoins and/or ashlar window heads and cills. Some larger buildings have raised and stone coped gables.

8.15.

Natural clay pantiles are the most common roof covering up to the middle of the C19. There are some Welsh slate and some Rosemary tiled roofs, popular and more common from the mid 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.

Some larger buildings have raised and stone coped gables. Manor Farm on School Lane is an example. ►



▲ The prevalent local building material up to the middle of the C20 was stone for walls. Buildings have coursed limestone rubble walls and natural clay pantiles on the roof.





▲ *Roofs are steeply pitched, typically more than 40 degrees, with gable ends and often include a chimney.*

8.16.

Roofs are steeply pitched, typically more than 40 degrees, with gable ends and often include a chimney. Chimneys are always internal to the building and are generally of brick, even on stone buildings. The brickwork of most is plain with one or two corbelled brick courses at the top.

8.17.

Brick was introduced into the village in C18, at first, red brick but also some yellow brick in the late C19. Because it does not predominate the effect is muted except for small groups where brick buildings are clustered together.

8.18.

More recently, from the mid C20, new houses of mainly buff, brown or red bricks, with brown concrete tiled roofs, have been used for new buildings. Although different to the earlier materials, their siting back from the road edges, with gardens and, often, stone walls to the street, have meant that generally their overall effect has been muted. More recently, coursed limestone rubble and pantiled roofs have been used and this has ensured that the newer buildings have harmonised with the more traditional materials. However, if the predominant materials are to remain so then it would be prudent to continue to seek the use of stone for walls, particularly on the elevations of buildings prominent within the street scene, and natural clay pantiles for roofs.

▼ *More recently, coursed limestone rubble and pantiled roofs have been used in new buildings and this has ensured that they have harmonised with the more traditional materials.*

8.19.

Render and paint for the walls of buildings occurs only rarely and, while this does provide for some variety and interest it is not to be encouraged as a wide scale use would change the character and appearance of the Conservation Area.

8.20.

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



8.21.

Eaves and verges are muted in colour and are boarded only in some 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.

8.22.

Windows openings usually have a stone head above with a stone cill below or a timber lintel. There are examples of brick arches over window and door openings in stone buildings

8.23.

Windows are generally of timber and are taller than they are wide. Sash windows, sliding vertically, are common, and on smaller cottages the Yorkshire Sash, sliding horizontally, can still be found. 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.

▼ *On smaller cottages the Yorkshire Sash, sliding horizontally, can still be found. 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. Hill Top Farm, Chapel Lane. .*

Walls and Railings.

8.24.

Another important feature are the number of, predominantly, stone walls lining the village streets and giving strong definition to the visual boundaries. These can be of heights up to about 1.8m. They are capped mainly with pantile copings. Stone and pantile are the traditional forms of coping for stone walls. Efforts should be made to retain and maintain them as they make such a significant contribution to the character and appearance of the village.



▲ *An important feature are the number of, predominantly, stone walls lining the village streets and giving strong definition to the visual boundaries*



8.25

Railings are not a prominent feature of the Conservation Area. Simple estate type railings are typical, usually backed with a hedge or trees, most notably along the north side of the west end of Church Lane and along Hill Top.

Trees, Hedges and Green Space.

(See Map 4)

8.26.

Trees, hedges and grassed spaces are a vital element of the Conservation Area. 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 well be additional trees of equal importance which are not shown.

8.27.

Tree groupings of importance are found in the south and west of the Conservation Area as well as the northeast corner, around the junction of Vicarage Lane and High Street. The former are mostly associated with the former grounds and parkland to Harmston Hall but those within the churchyard are also significant. Most form groups and small woods but individual trees are also important.

- ▼ *Tree groupings of importance are mostly associated with the former grounds and parkland to Harmston Hall, as here along Hill Top (a) and also within the churchyard (b). Most form groups and small woods but individual trees are also important, as in the garden of Bleak House, (c).*



8.28.

Several trees within the Conservation Area are protected by Tree Preservation Orders and these are identified on Map 4. Again, these are shown diagrammatically and anyone interested in any particular tree should contact the District Council to determine the status.

8.29.

Hedges tend to be a less prominent feature within the Conservation Area and are found mainly as boundaries where there is also an iron fence, as referred to in paragraph 8.24 above. They are also used for field boundaries. Traditionally, hedges would have been of native species such as hawthorn but in more recent years evergreen species with dense foliage have begun to be used. These have a role to play in providing privacy for gardens as well as helping to create a strong sense of enclosure to the village streets. The key to their success can often be in their maintenance to a manageable height, minimal for them to serve their perceived need. If not, they can grow to a height where they become a dominant and adverse element in a street scene, becoming the focus of attention themselves rather than as part of the mixture of surfaces and materials creating the spaces within the village.

8.30.

Grass verges are important in creating and maintaining a more rural ambience than would be the case if they were to be replaced with the hard surfaces more typical of an urban area. Although not found throughout the Conservation Area they are a feature of some streets, particularly Hill Top and Blacksmith Lane. There are also vestiges of grass verges on School Lane and Chapel Lane. Most are very narrow in size and liable to damage from overrunning by vehicles. Because of their importance they should be retained and not reduced or lost due to demands for road widening or car parking.



Extent of Loss, Intrusion or Damage

8.31.

Harmston is very fortunate in that there are very few elements of the street scene that detract from its quality.

These are.

- Overhead wires and their supporting poles, particularly along Blacksmith Lane.
- An untidy and unsightly corner of the Thorold Arms Car Park.
- Yellow plastic bins for road salt on Chapel Lane and School Lane.



8.32.

There may be opportunities in future to resolve some of these. Overhead wires can be relocated, either underground or an overhead service can be rerouted to be less conspicuous. There may be a specific design scheme for the pub car park and road salt bins can be replaced, probably with stone housings in the verge with hinged wooden lids.

Neutral Factors

8.33.

The principal neutral factors that neither detract from nor enhance the Conservation Area include the newer houses set back from the roadside edges of the village streets. Because many of the older buildings are at the street edge and the gardens are generally fronted by stone walls their effect is muted.

Building Condition

8.34.

The condition of the buildings within the Conservation Area is generally very good. This well maintained appearance is a positive feature of the village. Some unused former farmbuildings do require some repair and maintenance and, where these are redundant new uses to ensure their future will be necessary.

Pressure and Capacity for Change

8.35.

There has been a steady and constant pressure for new development in the village over the last forty years or so. Development in recent years has been concentrated within the former hospital site. Because of the planning policy set out in paragraph 3.3 above development opportunities in the future are likely to be limited to sites within the built up area of the village. Pressure may be enhanced by the attractive nature of the village coupled with the good access into Lincoln.

8.36.

Given the size of the development sites likely to be available development is likely to take the form of individual and small groups of new buildings and existing buildings will continue to be extended. This report does not set out to identify potential plots. However, it does identify Important Buildings, including several of them with little or no use, that are suggested for retention together with Listed Buildings, some with larger gardens and grounds that form part of their setting. Development, therefore, in the form of new uses, is likely to be encouraged for some redundant buildings while, at the same time, there may be development restraints to protect the setting of some Listed and Important Buildings.



▲ *Bleak House Farm. An example of the successful conversion to a new use of buildings important to the history and character of the village.*

8.37.

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 changes to windows and doors, roof covering, and the maintenance of boundary walls, gardens and trees.

9. Suggested Boundary Changes

9.1.

Changes to the Conservation Area are proposed. The existing Conservation Area and the proposed revisions are shown on Map 5. For the avoidance of any doubt it is very important that Conservation Area boundaries are clearly defined. For this reason conventionally they follow clear boundaries on the ground and, where this is not possible, the boundary is an imaginary line drawn between specific points that are clear on the ground. The proposed changes are as follows.

1. A minor alteration within the farmyard to Bleak House Farm where some earlier buildings have been demolished and replaced with a new building that straddled the existing boundary. The revised boundary is drawn to include the whole of the replacement building.
2. A minor alteration on Vicarage Lane. There are some new fence lines here and the revised boundary is drawn to follow a more logical line and include the new stable block at Milton Farm together with its roadside wall that has been built in a form and materials to enhance the setting of the adjacent listed building
3. Within the grounds of Harmston Hall and the former Stable Block. The existing boundary is drawn along the south face of the Hall and the east face of the former Stables. Between the two the boundary now follows few recognisable points on the ground. The revised boundary rectifies this while, at the same time, recognising a logical setting for both buildings. The result is a small enlargement of the Area.
4. A minor alteration to the boundary between 2 and 4 Church Walk, to redefine a boundary lost by later development. Both of these dwellings are excluded from the Conservation Area.
5. A revised line to redefine the Area at the junction of Harmston Park Avenue and Church Lane. New development has created boundary anomalies as well as created a new space around the junction. The existing trees to the west of the junction are within the existing Conservation Area and the revised line is drawn to include the space around them. The revised boundary is drawn to include the whole of 2 to 10 Cockburn Way. Other alterations provide a defined boundary.
6. A minor change adjacent to Shepherds Cottage on Church Lane, to exclude a small part of the adjacent field and provide a more logical boundary.

10. Management of the Conservation Area

10.1.

Local Authorities are advised that they should consider management of Conservation Areas. The District Council will take account of this assessment in the exercise of their Development Control function. The District Council do not consider any other specific management regime within the Harmston Conservation Area is called for at the present time. However, this will be dependant upon the results of the consultation with residents, the Parish Council and other interested parties.

10.2.

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

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

10.3.

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

11. Issues for Consideration

11.1.

The issues raised as a result of this assessment are set out below. They may be used as a checklist for consideration of the draft report and form the basis for comments as a result. It does not set out to include all of the matters that may be raised but it does highlight those on which the District Council would like some feedback.

1. Does Harmston have the special character and appearance that warrants a Conservation Area?
2. If so, are the boundaries as proposed reasonable or are there areas that should be excluded or included?
3. Does the character analysis include everything that contributes to the character of the village or has something been omitted?
4. Are there any other matters that you feel should be brought into the control of the District Council, such as the painting of the walls of buildings or the replacement of existing windows?

12. Definitions of Terms Used

Ashlar	<i>Blocks of stone with smooth flat faces and square edges</i>
Cills	<i>Horizontal projecting beam below a window opening.</i>
Copings	<i>Protective capping course along the top of a wall.</i>
Corbel	<i>A projection from the face of a wall.</i>
Entablature	<i>The horizontal member carried by a wall or column.</i>
Fanlight	<i>Glazed window above a door to let light into the hall behind.</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>A gable detail used over a window or doorway.</i>
Pilaster	<i>Flat representation of a classical column in shallow relief against a wall.</i>
Quoins	<i>Stone or brick at the corners of a building.</i>
Rosemary tiles	<i>Small, flat roof tile, of both concrete and clay.</i>
Rubble	<i>Stone with a rough face.</i>
Voussoir	<i>A wedge shaped stone or brick forming an arch.</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>
Yorkshire Sliding Sash	<i>Window of two or three sections, side by side, which open by sliding horizontally.</i>

13. Bibliography and Sources

Farm Building Trail, Heath and Witham Valley, North Kesteven District Council, undated

Harmston Hall Helpers Yearbook, 1989

Heritage Environment Record, Lincolnshire County Council

Kellys Directory of Lincolnshire, 1896, 1913, 1919, 1926 and 1937

List of Buildings of Special Architectural or Historic Interest, DOE, December 1983

Ordnance Survey, 1 inch to 1 mile first edition, 1820 to 1824

Ordnance Survey, County Series 1.2500 map, First Edition 1887 and Second Edition 1905, Sheets LXXVIII.10, LXXVIII.11, LXXVIII. 14 and LXXVIII. 15.

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

Whites Directory of Lincolnshire 1856, 1872 and 1882

Information held within the records of North Kesteven District Council and within the Central Reference Library in Lincoln

Appendix 1 - Listed buildings and significant unlisted buildings

The buildings are all identified on Map 3.

Listed buildings are those identified as being of architectural and historic interest by the then Department of the Environment in the list dated 22 December 1983. There are no Grade I listed buildings, that is, of exceptional interest. Grade II* buildings are particularly important with Grade II of special interest. Buildings within the grounds of a listed building may be listed because they are within its curtilage and these have been identified also.

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.

The number in italics is the reference number on the Map.

1. Rose Cottage, Vicarage Lane. C19,

two storey, of coursed limestone rubble and a pantiled roof with two red brick gable chimneystacks. Modern casement windows.

2. Bleak House, High Street, Listed Grade II. List description dates it as late C18 but it may date from 1848. Farmhouse with coursed limestone rubble walls with a concrete pantiled roof. This has two yellow brick gable chimneystacks. 6 x 6 pane sash windows under painted brick lintels. Central C20 door with fanlight over. C19 lower red brick two storey extension to the north with a red brick gable chimney. Adjacent to the house but detached from it is a small wash house or cake house.
3. Former Bleak House Farm buildings, Curtilage listed buildings. Late C18 and late C19 former farmbuildings comprising a former barn and cart shed to the north, a cattle shelter to the west and stables, loose box and calf house to the east, arranged around a crew yard. Coursed limestone rubble with a clay pantiled roof. These are being converted to a residential use.
4. Milton House Farm, and outbuilding, High Street, Listed Grade II. Former farmhouse, C17, maybe C16 origins with C18 alterations. Two storeys and attic. Coursed rubble with

ashlar quoins. Pantiled roof with raised stone coped gables and a double central chimneystack. West front has three casement windows with moulded hoods and two C18 sashes.

5. Hill Top Farm and outbuildings, Blacksmith Lane. Coursed limestone rubble former farmhouse, C19 but dating from 1917 in its present form. Slate roof with two brick chimneystacks, one on the gable and one on the ridge. C20 door with hood porch over flanked by, to the left one and to the right, two 6 x 6 pane Yorkshire sash windows under timber lintels. Three similar windows above.
6. Sunny Mount, Hill Top. Early C19 house created from two cottages of coursed limestone rubble with a pantiled roof. One yellow brick ridge stack, modern casement windows. Large late C20 extension to south.
7. Garage and store to Rotherslade, Blacksmith Lane. Remnant farmbuilding from a one time farmstead on this site. Single storey, of coursed limestone rubble and a pantiled roof.
8. 1 and 2 Club Yard and attached former barn. Listed Grade II. Early C18 cottages, now cottages, single storey and attics, coursed limestone rubble with a pantiled roof with a

- raised gable to the west. Wedge dormer to the north elevation. South front is painted stone and has mid C20 casement windows with three dormers to the roof each with Yorkshire sliding sash windows. The attached barn is to the east end.
9. 3,4 and 5 Club Yard. C19 cottages, created from C18 barn, coursed limestone rubble and a pantiled roof with one ridge and one gable stack. C20 windows. Single storey ranges of outbuildings to both north and south. That to the north is of coursed limestone rubble with a pantiled roof. That to the south is of red brick and pantile with raised gables. The vertical joints for the former full height door opening can be seen in the last elevation.
10. Workshop at The Forge. Blacksmith Lane. Former Methodist Chapel, late C19. Red brick and a slate roof with a raised stone coped gable to the north. Both the east and west elevations have 8 x 8 pane sash windows, the latter either side of a doorway with paired doors. The windows to the north are under pedimented arches, that to the left a margin light sash.
11. Farriers Cottage. Blacksmith Lane. Single storey cottage, limestone rubble walls and a slate roof with one red brick chimney stack. Timber windows.
12. The Thorold Arms. High Street. Public House. C19 of coursed limestone rubble with a brown concrete tiled roof. Of at least two builds, two brick chimney stacks, one gable and one ridge, the latter once a gable stack. First floor retains 5, 6 x 6 pane, sliding sash windows, four under the eaves and one in an east gable under a cambered stone arch. The ground floor has early C20 leaded casements, most under cambered stone arches. Central C20 6 panel door with leaded fanlight over.
13. The Old Cottage. High Street. Mid C19 cottage with later rear extension under a catslide roof. Coursed rubble walls with a pantiled roof with one brick gable stack and one tall brick stack to rear. Central door under a short timber porch, C20 windows.
14. Manor farm farmbuildings. Curtilage Listed Buildings. Former farmbuildings. Two almost parallel ranges, that to the north L shaped, of coursed rubble and pantiles. At the west end of the barn are two rows of very unusual triangular breather holes. The south range is in the same materials and was formerly stables.
15. Manor Farm. School Lane. Listed Building, Grade II. Former farmhouse, now house. Dating from the C18 with C19 alterations and extension.
- It may be the remnant of the Manor House, used by the Thorolds until its replacement by the present Hall in the early C18. The building is the rear range of that earlier house, a front range facing the road having been demolished in the late C19. This earlier house may have dated from the late C16 and a fireplace and window from the latter are in the existing house.
- Coursed rubble walls with ashlar quoins. Slate roof with raised gables and two brick ridge stacks. C19 porch and single storey extension to the west elevation, two C19 sashes to the south elevation and one to the west.
16. Pump, School Lane/Hill Top. C20 shelter over the site of a public pump, important up to the mid C20 as a source of a public water supply. Conical roof of Rosemary tiles supported on oak posts resting on padstones.
17. Outbuilding to Orchard Lodge, School Lane. Former stable, late C18 or early C19. Coursed limestone rubble walls with the eaves raised in red brick and a corrugated asbestos roof.
18. Keepers Cottage, School Lane. Listed Building Grade II. Cottage, originally two C18 cottages. Coursed limestone rubble with a red brick façade to the south and a

pantiled roof with two brick stacks. Two Yorkshire sliding sashes each to the first and ground floors, the former under timber lintels, the latter, like the two doorways, one of which is now blocked, under cambered brick arches.

19. Cliff Centre, School Lane. Former Village School of 1851. Closed 1983 and reopened as the Cliff Centre in 1989. Coursed limestone rubble walls and a slate roof with raised and corbelled stone coped gables with chimney stacks and a porch with bellcote. There is a datestone below the latter. The windows are a mix of stone mullions and small paned timber frames.

20. Farmbuildings north of The Grange. High Street. Group of farmbuildings in a scattered form. C18 and C19 with C20 alterations. Limestone rubble and pantile, all, except a former stable range, with gables, the latter with a hipped roof. The building at the north end adjacent to the road was a cartshed and has a corrugated asbestos roof. The barn is C18 and has kneelers at its eaves to the north end. The original large door opening has been partly infilled.

21. The Grange. High Street. Listed Building, Grade II. Farmhouse, C18 with C19 and C20 alterations. Coursed limestone rubble walls with

a steeply pitched Rosemary tiled roof with three red brick chimney stacks. The ground floor has three 8 x 8 pane C18 windows and one C19 divided pane sash windows. Above are four Yorkshire sliding sashes, all windows under timber lintels.

22. School House, High Street. Listed Building, Grade II. Early C19. Coursed limestone rubble and a concrete tiled roof with two gable and one ridge red brick chimneystacks. Six panel C20 door in a rendered porch with plain tiles, flanked to the right with two and, to the left one, plain sash. Three Yorkshire sliding sashes to the first floor. All windows are under timber lintels. Above the porch is a date stone within a blocked window opening with the date 1761. This end of the building appears to be a reconstruction and enlargement of an earlier building, evidence of which can be seen in the south gable, itself extended to the north at the same time. The date stone may relate to this earlier building. Coursed rubble and pantiled garage in rear garden.

23. Rosemary Cottage, Chapel Lane. C19. Coursed limestone rubble walls with a concrete tiles roof and two red brick chimney stacks. C20 windows in their original openings.

24. Peartree Cottage and the cottage next west, Chapel Lane. Both two

storeys, of coursed limestone rubble and with pantiled roofs. Peartree Cottage has red brick gable stacks and modern windows and door in their original openings. The adjacent cottage has a modern, rendered, extension to the west, one red brick ridge stack and modern windows.

25. Hydrant, Chapel Lane. Cast iron street hydrant installed as part of the provision of a public water supply in the mid C20. Domed topped with a distinctive lions head, the mouth forming the spout and with a grid below to stand a bucket. Cast by Glenfield and Kennedy of Kilmarnock. Examples can be found in several villages in the northern half of the District.

26. The Old Barn. Chapel Lane. Late C18, former farm building converted into a house in the mid C20. Coursed limestone rubble walls and a steeply pitched roof of brown concrete tiles with one brick ridge stack. Three dormer windows to north. All windows are casements.

27. Long Ridge, Chapel Lane. Listed Building Grade II. C18 and C19 house, rebuilt after an extensive fire in 1898. Coursed limestone rubble walls and a pantiled roof with two gable and one ridge stacks in red brick. Six early C20 plain sash windows to the north elevation, three each to the ground and first

- floors. The former are under yellow brick voussoir arches. The south front has five similar windows and one Yorkshire sash.
28. The Old Garth, Chapel Lane. A former C19 farmbuilding, with a southern range dating from the early C18, converted and extended into dwellings in the mid C20. Single storey, coursed limestone rubble with a hipped pantiled roof. C20 windows.
29. All Saints Parish Church. Listed Building, Grade II*. Parish Church with evidence of the C11, C12, C18 and C19. The Norman west tower is the only remnant of the medieval church that was rebuilt in 1717 and again in 1868. Coursed limestone rubble with ashlar dressings and slate roofs. Nave, north and south aisles, south porch, tower and chancel.
30. Lych Gate to Churchyard. Curtilage Listed Building. Built 1905. Hipped Rosemary tiled roof over a timber frame and gates.
31. Church Farm Farmbuildings. Church Lane. Stone stable block by the road, part pantiled and part corrugated hipped roof. Further back is a former barn, again of limestone rubble and with a steeply pitched pantiled roof with raised stone coped gables, dating from the C18.
32. Shepherds Cottage, Church Lane. House, c1900, in red brick with a pantiled roof that has overhanging bargeboarded gables with finials. Two off ridge brick stacks. Divided pane sliding sash windows set in deep reveals.
33. Lindum House, Church Lane. Mid C19 with C20 alterations. Limestone rubble walls with a steeply pitched pantiled roof. Two brick gable stacks.
34. The Cottage and cottage next south, Church Lane. Coursed limestone rubble walls with a pantiled roof and with one ridge and one gable, red brick, stacks. Yorkshire sliding sash windows.
35. Stone Cottage and Stable View, Church Lane. Pair of houses in coursed limestone rubble and a pantiled roof with two gable and one ridge chimney stack. C20 windows under red brick arches.
36. Top Lodge, Church Lane. Listed Building, Grade II. Mid C19 Lodge with adjacent gates and wing walls. Limestone ashlar with a shallow pitched slate roof. Italianate style. Entrance front facing the gateway has a Venetian doorway with a central panelled door with semi circular fanlight over and narrow sashes either side. Four Ionic pilasters support an entablature.
- Single sash window above with segmental pediment. The other windows are sashes with plain surrounds.
37. Former Stable Block, Harmston Hall. Listed Building, Grade II. Former stable block, now house. Very late C19, c1899. Ashlar with wooden cornice under a slate roof.
38. Harmston Hall. Listed Building, Grade II*. Country house built 1709-10 with alterations of c1898. Ashlar on plinth with raised quoins and first floor band. Deep wooden bracketed eaves under a slate roof. South front has central projecting bay with pediment above and sash windows. Central doorway is approached up steps and over bridge. North front has projecting entrance bay.
39. Bottom Lodge and adjoining gates. Listed, Grade II. Late C19 Lodge and gates to Harmston Hall. Rough cut stone with ashlar dressings and a slate roof with one chimney and wooden bracketed eaves cornice. Two storeys with off centre circular turret with a conical slate roof. Casement windows. First floor includes a chequered panel of rough cut and ashlar. Elaborate gates and gate piers with plain railings to south.

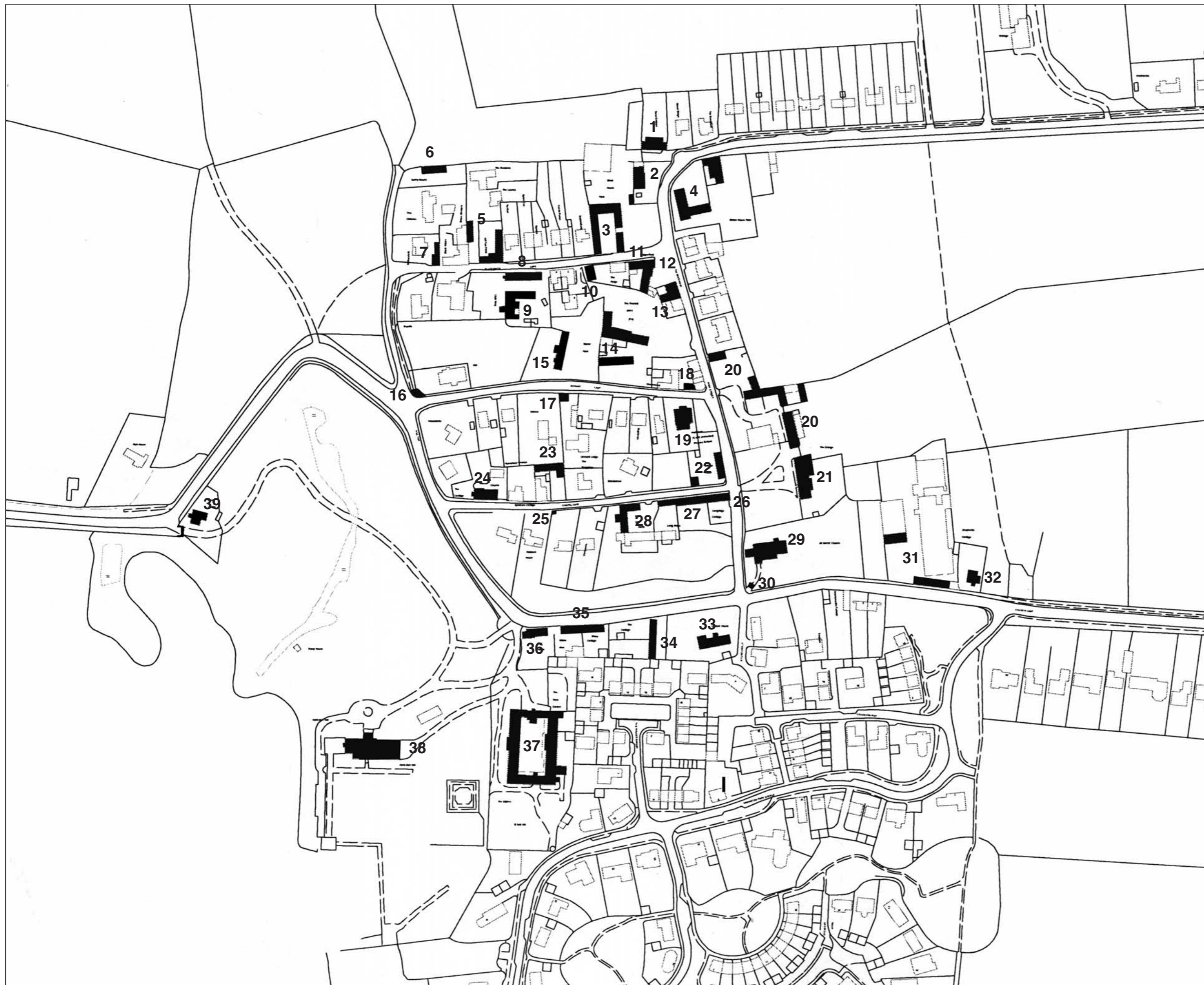
Map 1

Harmston Conservation Area
Extract from OS 1:2500 Map
Second Edition, 1906



Map 2

Listed and Other Important Buildings



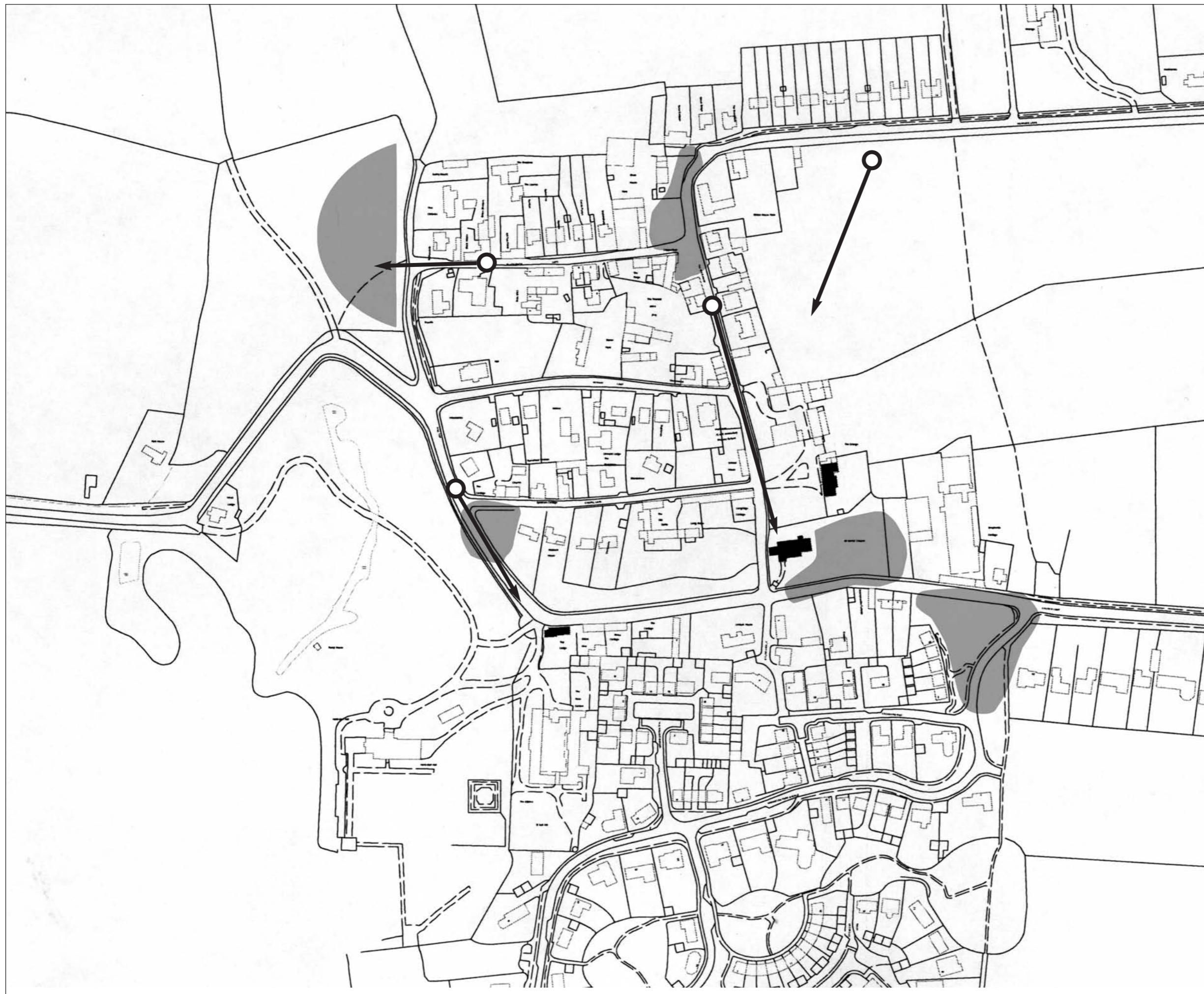
 Listed Buildings

Numbers refer to Appendix 1


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Map 3

Important Views and Spaces



 Important Views

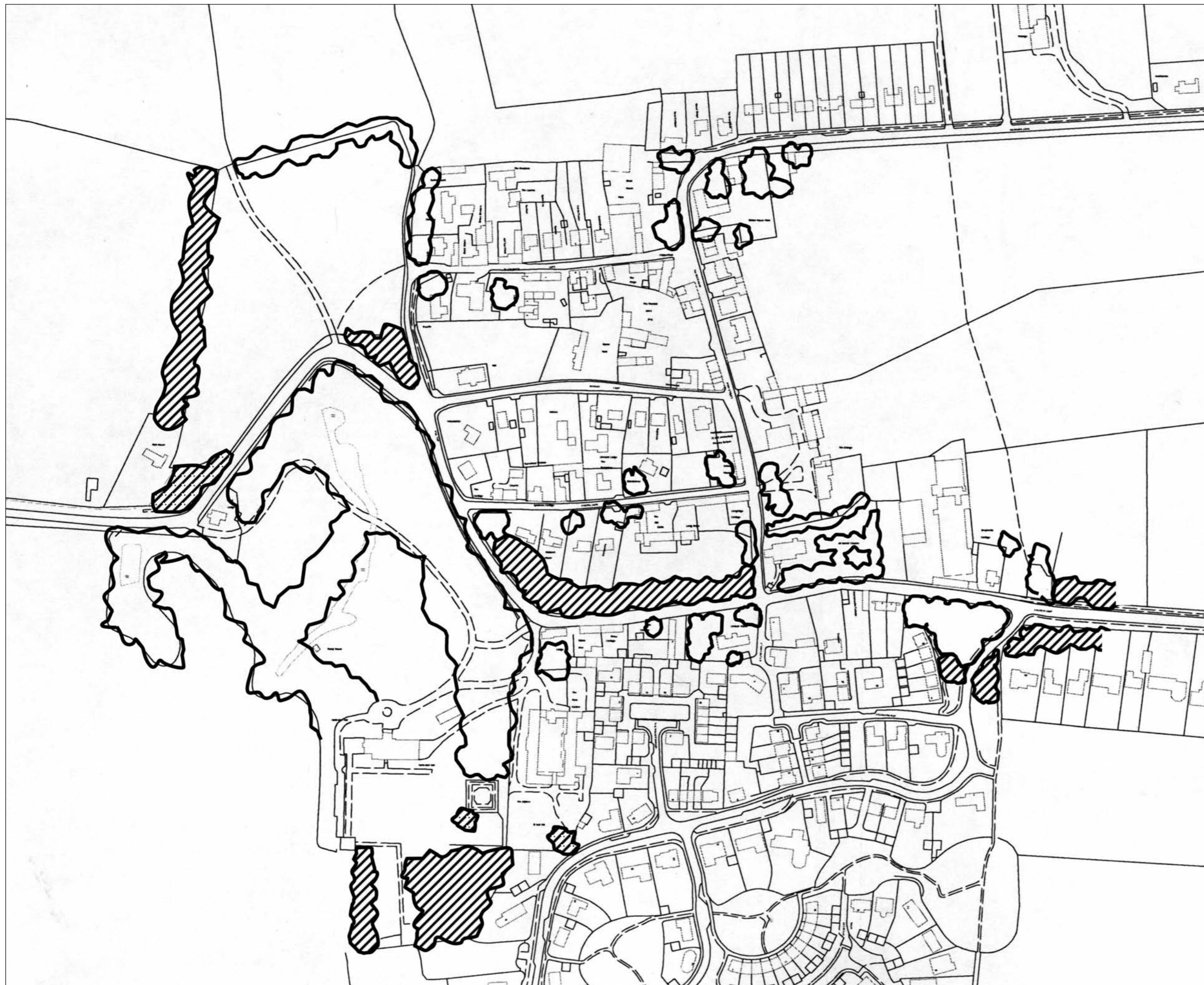
 Buildings Closing Views

 Important Spaces

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Map 4

Trees and Green Space



Important Tree Groupings



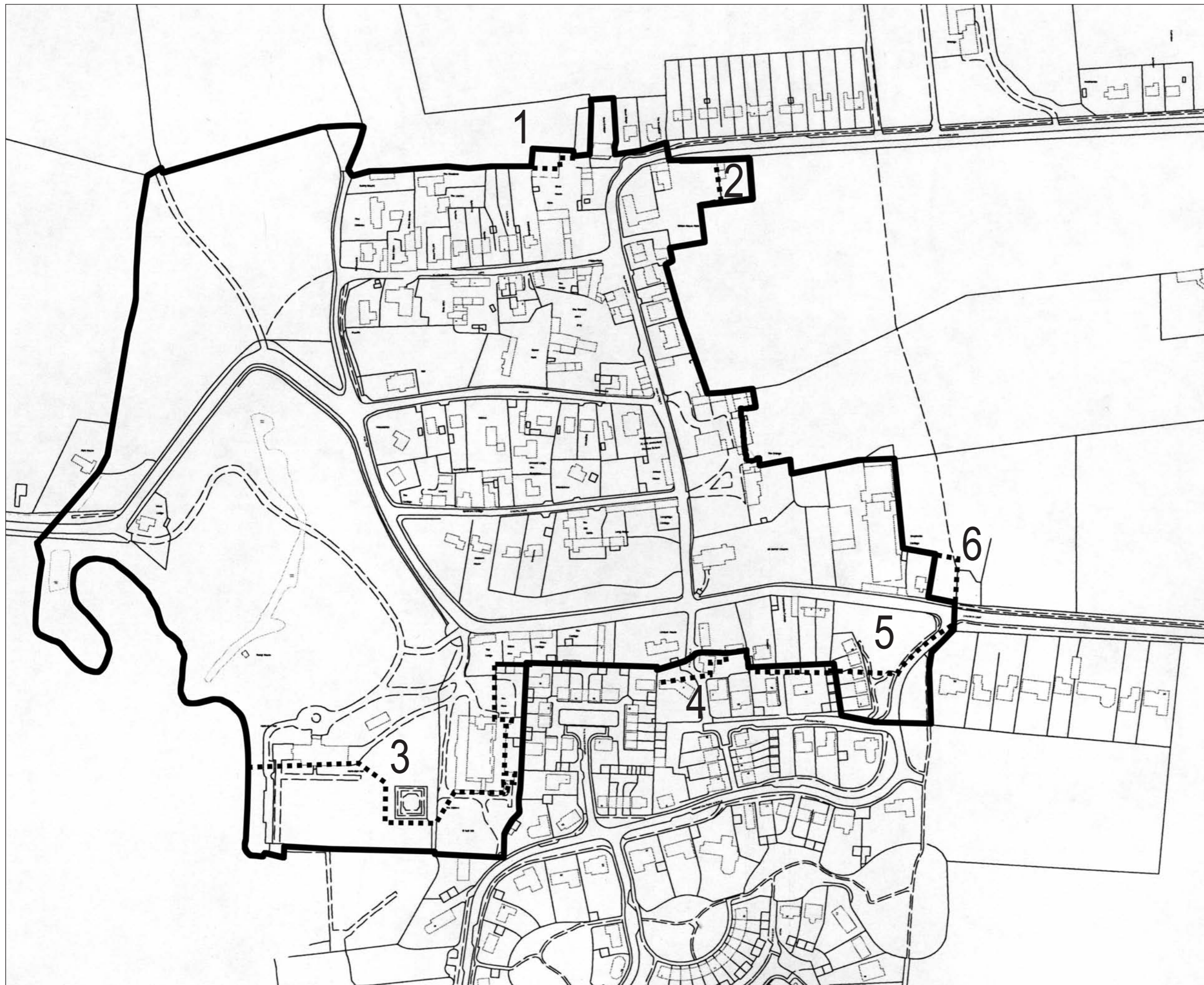
Trees Protected by a
Tree Preservation Order

NB. Tree groupings are
shown diagrammatically.

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Map 5

Harmston Conservation Area



Revised Conservation Areas



Areas where change is proposed



5 numbers refer to text

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