

Heckington Village and Heckington Station Conservation Area Appraisals **Adopted April 2016**



Contents

- 1. Introduction and scope of appraisal**
 - 1.1 Introduction**
 - 1.2 Scope of Appraisal**
 - 1.3 Proposed Boundary Changes**
 - 2. Planning Policy Context**
 - 2.1 National Policy**
 - 2.2 Local Policy**
 - 2.3 Additional Planning Controls within Conservation Areas**
 - 3. Context and Development**
 - 3.1 Location**
 - 3.2 Landscape Setting**
 - 4. Historical Development**
 - 5. Key Views and Vistas**
 - 6. Heckington Village Conservation Area Character Appraisal**
 - 6.1 Summary of Special Interest**
 - 7. Spatial Analysis and Views**
 - 7.1 Views**
 - 7.2 Open space, Trees and Boundary Treatments**
 - 7.3 Public Realm**
 - 8. Landmarks and Buildings of Local Interest**
 - 8.1 Landmarks**
 - 8.2 Buildings of Local Interest**
 - 9. Positive, Neutral and Negative Buildings**
 - 10. The Extent of Intrusion or Damage (Negative Factors)**
 - 11. Character Appraisal**
 - 11.1 High Street West**
 - 11.2 High Street East and Village Green**
 - 11.3 St Andrews**
 - 11.4 Heckington Hall**
 - 12. Heckington Station Conservation Area Character Appraisal**
 - 13. Views**
 - 14. Landmarks and Buildings of Local Interest**
 - 14.1 Landmarks**
 - 14.2 Buildings of Local Interest**
 - 15. Open space, Trees and Boundary Treatments**
 - 16. Public Realm**
 - 17. The Extent of Intrusion or Damage (Negative Factors)**
 - 18. Key Characteristics**
 - 19. Townscape Character**
- Appedices:**
- Appendix 1. Listed buildings**



1 Introduction, Scope of Appraisal and Boundary Changes

1.1 Introduction

Heckington Village Conservation Area was designated in August 1975 and Heckington Station Conservation Area was designated in January 1979. The purpose of this document is to evaluate and record the special character of these conservation areas and identify potential areas for enhancement of that character.

North Kesteven District Council commissioned an appraisal of the two designated areas in May 2010 and preparation of the assessment included reference to a range of internet resources such as the Lincolnshire Historic Environment Record and English Heritage's Images of England. Local research was undertaken in archives and libraries, and the resources of the County Records Office, Heritage Lincolnshire and the Historic Environment Record of Lincolnshire County Council.

A comprehensive survey was carried out and a photographic record compiled. At first draft 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.

The updated documents were adopted by North Kesteven's Full Council on the 28th April 2016.

1.2 Scope of Appraisal

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

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

This document includes appraisals of both Heckington Village and Heckington Station Conservation Areas. To avoid duplication sections such as planning policy and historical development which are common to both conservation areas are covered in the first part of the document.

1.3 Boundary Changes: Heckington Village Conservation Area

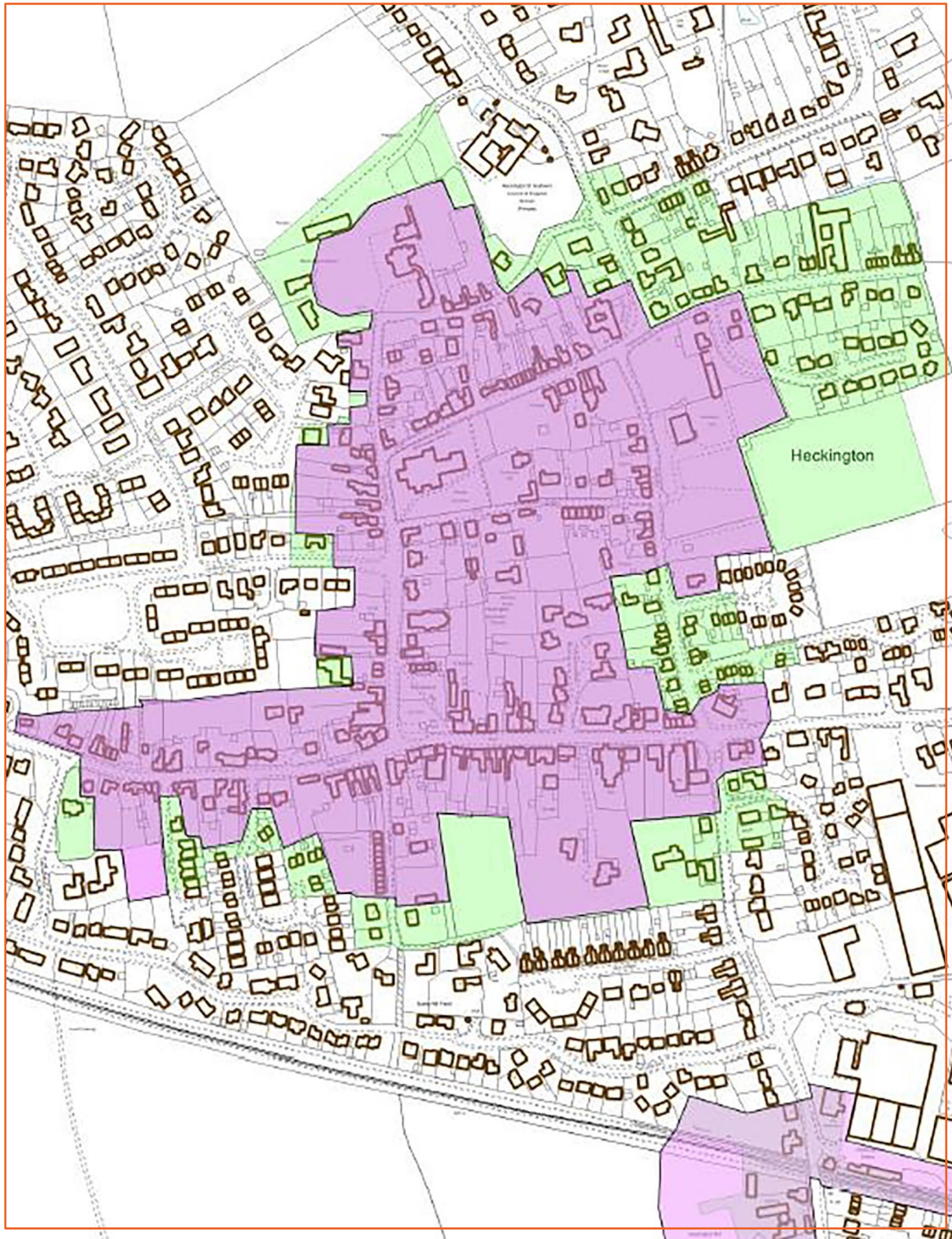
The conservation area appraisal has identified a number of areas of piecemeal infill development which, although not detrimental to the conservation area, is nevertheless not of sufficiently special character or appearance to merit inclusion within it. Therefore these buildings have been removed from the conservation area. These buildings/ areas are listed below and illustrated on the maps on the following pages.

- **Banks Lane: 15, 28, 30**
- **Cameron Street: 34, 36, 38, 38a, 40, 42, 44, 46 47, 49, 53, 55, 57a, 57, 58, 65, 67, 71, 73, 75, 79, 81, 83, 85, and 87**
- **Church Street: 85 and 87**
- **Christopher Close: 39**
- **Churchill Way: 1**
- **Church Street: 7a**
- **Cobham Close: 1, 2, 3, 4 and 5**
- **Cowgate: 11, 20 and 22**
- **Eastgate: 1, 3, 5, 6, 7, 8, 9, 11, 13, 15, 17, 19, 21 and Council Chambers**
- **Field to the rear of Heckington Hall**
- **Hall Close: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17 and 19**
- **Heckington Sports Club Pavilion**
- **High Street: 107**
- **Kyme Road: 1, 3, 6, 10, 12, 14 and 16**
- **New Street: Development site at No.40**
- **Oxby Close: 1, 2, 3, 4, 5 and 6**
- **Royal Oak Court: 1, 2, 3, 4, 5, 6, 7, 8 and 9**
- **Shrubwood Close: 1,2, 3, 15, 17, 19, 21, 44 and 46**
- **Station Road: 10, 12, 14, 15**
- **Vicarage Road: 7, 9, 10, 11, 12 and 14**
- **Wellington Close: 1, 2, 26 and 27**

Boundary Changes: Heckington Station Conservation Area

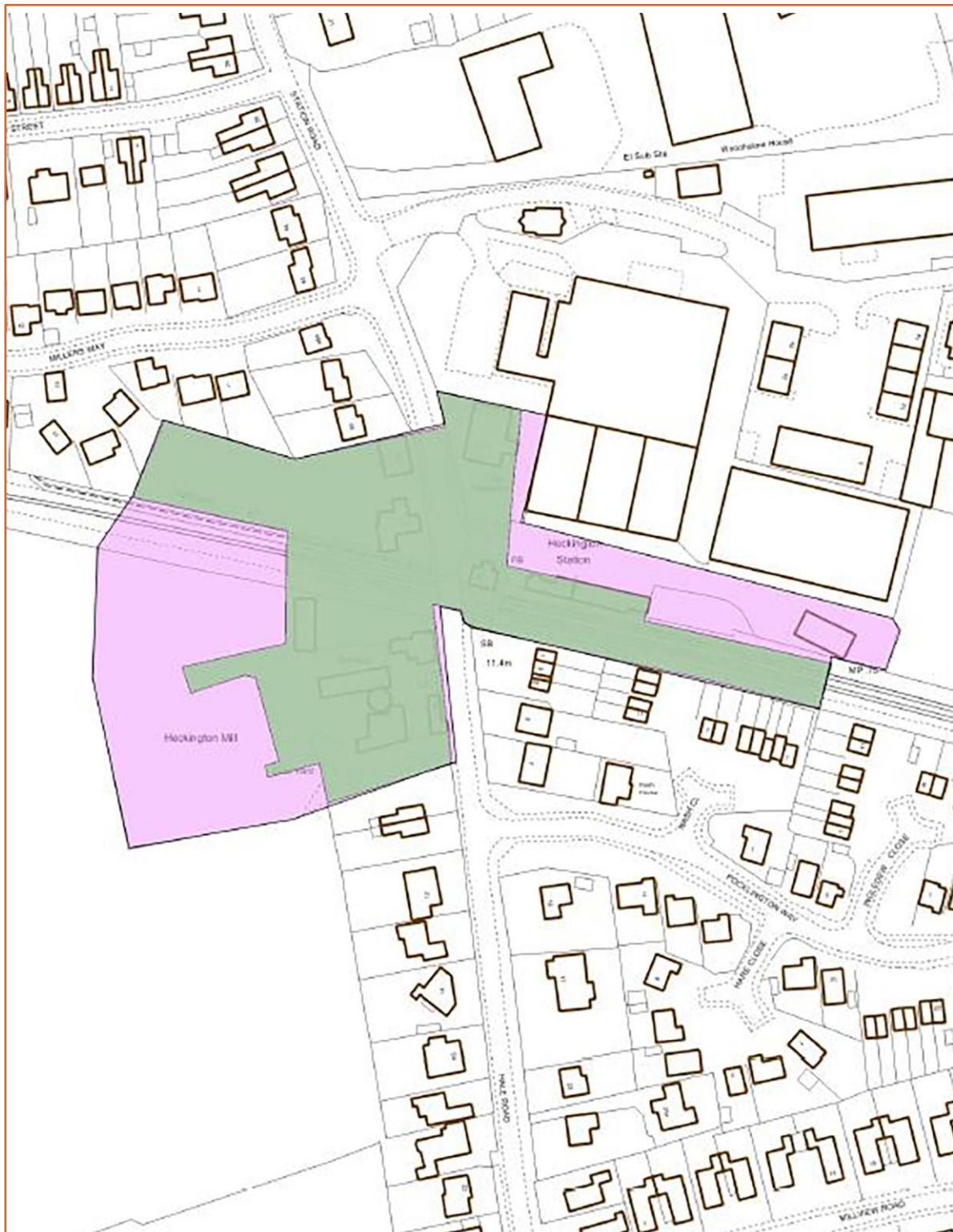
As a result of the appraisal process the boundary of the conservation area has been extended to include the whole of the rear service yard of Heckington Windmill and the former Goods Shed to the north of the railway station. This would include the whole of the immediate curtilage of the Windmill and the goods shed which forms part of the historically significant group of railway buildings. A map illustrating the proposed changes can be found at Appendix 1.

Heckington Village Conservation Area Boundaries



Old Boundary New Boundary

Heckington Station Conservation Area Boundaries



Old Boundary New Boundary

2. Planning Policy Context

2.1 National Policy

Section 69 of the 'Planning (Listed Buildings and Conservation Areas) Act 1990' states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest. Paragraph 127 of the National Planning Policy Framework (NPPF) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 138 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Further, more detailed guidance is available from the Planning Practice Guide which accompanies the NPPF and can be found at www.planningguidance.planningportal.gov.uk

2.2 Local Policy

Local Plan Policies

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

Policy HE7 Development in a conservation area

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

Policy HE8 Demolition within a conservation area

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

1. The building does not make a positive contribution to the character or appearance of the area; or
2. The building or structure is beyond reasonable repair; or
3. Every reasonable effort has been made to continue its current use or find a compatible alternative use that would allow for the building's retention.

Where permission is granted for demolition and a vacant site would harm the character of the area, a condition will be applied to prevent demolition being carried out until a redevelopment scheme has been permitted and contractually secured.

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

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

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

2.3 Additional Planning Controls within Conservation Areas

Planning Permission

Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting.

Planning permission is normally needed to demolish all or the very substantial majority of any building with a total cubic content exceeding 115 cu m within a conservation area. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere in a conservation area.

Works to Trees

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

Article 4 Directions

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

- the erection, alteration or removal of a chimney on a dwellinghouse,
- or on a building within the curtilage of a dwellinghouse; and any of the following permitted development rights for development which would
- front a highway, waterway or open space:
- the enlargement, improvement or other alteration of a dwellinghouse;
- the alteration of a dwellinghouse roof;
- the erection or construction of a porch outside any external door of a dwellinghouse;
- the provision, within the curtilage of a dwellinghouse, of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- the provision within the curtilage of a dwellinghouse of a hard surface
- for any purpose incidental to the enjoyment of the dwellinghouse as such;
- the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage;
- the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse; and
- the painting of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse.
- Article 4 Directions can used selectively, for example to remove permitted
- development rights relating to the ability to replace windows while leaving the remaining permitted development rights intact.

3. Context and Development

3.1 Location

Heckington lies between Sleaford and Swineshead Bridge south of the A17. It is approximately 6 miles east of Sleaford and 13 miles west of Boston and with around 1500 households is one of the largest villages in Lincolnshire. It is one of a line of fen-edge villages stretching south to Bourne. These villages lie on a ridge of high ground beyond which the land falls away to the east.

3.2 Landscape Setting



View out to open countryside from Heckington Hall

Heckington has evolved from an agricultural settlement located on the edge of the Fens and is slightly elevated above the surrounding flat, fertile farmland. The settlement is therefore very prominent in the wider landscape and the imposing presence of St. Andrew's Church and Heckington Mill extend far into the surrounding countryside. Over a period of several centuries, the village developed in a compact form around the Church and the junction of minor roads, linking it to neighbouring villages and the fen lands to the east. A network of footpaths,

many of which probably reflect ancient rights of way, permeate the village and connect it to the surrounding countryside.

Heckington falls within the Central Clays and Gravels character area of the North Kesteven Landscape Character Assessment (2007). Heckington Windmill is noted as 'a prominent landmark....which presents strong historical reference points within the landscape which should be protected from visual interruption'.

4. Historical Development

Early archaeological evidence for human occupation and activity in Heckington and the surrounding area includes pre-historic flints, stone tools and axes, with substantial later finds of Roman and Saxon pottery. The name 'Heckington' derives from an Old English term for a settlement associated with a personage named 'Heca'. The village is recorded in the Domesday Book under the name of Echintune and at that time in the eleventh century, it included a number of landholdings, two manors, two berewicks, sokeland, three fisheries and a Church with a resident priest. The present Grade I listed St Andrew's church is probably the third building to stand on the site and it is widely recognised as an outstanding example of a Church in the Decorated style.

By 1563 there were 107 households in Heckington, although by the late seventeenth century only 48 families were recorded. The number subsequently rose to 240, and then fell to 132. It is not known if these figures are entirely accurate, and if they are, what caused such large fluctuations in population. In medieval times, the local economy was based on a flourishing wool trade and most buildings in the village of Heckington were thatched cottages of mud and stud construction, centred around Church Street and extending along High Street.

A photograph taken in 1905 shows Cowgate to be enclosed by such structures and demonstrates that some of the earliest medieval buildings survived into the first

years of the 20th century. During the 18th and 19th centuries, the Land Enclosure Act of 1763, subsequent land 'improvements' and flourishing agriculture generated considerable wealth throughout the District. Most of the earlier medieval mud and stud buildings in the village of Heckington were replaced with more substantial brick or stone structures, and many commercial and public buildings were erected. Innovations of the 19th century brought the railway to the south of Heckington in 1859 and this had a significant impact on the traditional agricultural activities and historic plan form of the village. A cluster of commercial and light industrial buildings developed well outside the original boundaries of the settlement and technological advances in agricultural processing resulted in the construction of Heckington Mill. This impressive building is sometimes known as Pocklington's Mill, and it is of national architectural and historical importance. The 1905 Ordnance Survey records the presence of another windmill to the west of the Village conservation area, close to Sleaford Road. This was known as Mowbray's Mill and now only the remains of the once substantial structure exist.

The Ordnance Survey (O/S) maps from 1889 (1st Series) and 1905 (2nd Series) show the historic layout of the village in more detail. The historic street pattern in the centre of the village remains largely intact today and is likely to have changed little from medieval period with buildings following the medieval street line. The 1889 map shows the village green as a central open space with the path running across and a village pump. Buildings around the central area of the conservation area have a tight grain with buildings close to the pavement edge. Several high status houses are shown set in more substantial landscaped grounds. Examples include Heckington Hall to the east, Heckington Manor to the north and Butts Hills House and Cobham House to the south. The gradual but steady population growth of Heckington Village is reflected in Census figures which record the village having a population of 1,042 in 1801, 1,666 in 1911, 3,069 in 2001 and 3,353 in 2011. As can be seen from these figures, Heckington expanded at a more rapid rate from the early twentieth century and there are several examples of contemporary buildings set on infill plots within the centre of the village. New housing estates were developed on the settlement edges and being designed to suit the needs of the motor vehicle, these more recent areas are of markedly different form from the earlier parts of the village.

4. Key Views and Vistas



View along St Andrews Street



View along Cameron Street

Heckington was originally an agricultural settlement and the village is surrounded by flat, fertile farmland. The village is elevated slightly above the surrounding land and so is very prominent in the landscape, resulting in long views and vistas both towards the village and away from it. The strong presence of mature trees and dense shrubbery throughout the village give the settlement the appearance of being securely nestled among greenery when viewed from a distance.

The imposing limestone ashlar edifice of Saint Andrew's Church is intended to inspire awe and reverence and it is not only the most prominent building in the village, but its presence extends well into the surrounding landscape

where the distinctive spire has formed a landmark for more than seven centuries. Heckington Mill is the second most dominant building in the village and this too exerts a strong presence in the wider landscape, with panoramic views of its distinctive eight sail form existing across great distances to the southwest.

Architectural Details

Architectural details such as building materials, street furniture and quirky features such as quirky window shapes add much cumulative character to the streetscene. Many streets within the conservation areas retain older style metal name plates. Features including boot scrapers, date stones and original kerb stones survive and contribute to the special character of the conservation area. Traditional building materials are prevalent and include brick, local limestone, clay pantiles and slate. Many original timber windows and doors have been retained including some relatively ornate examples such as 16 Church Street. A number of former shops have been sensitively converted to residential use with the retention of their original shop window.



Boot scraper built into a wall on Church St



Quirky window shapes and date stone

6. Heckington Village Conservation Area Character Appraisal

6.1 Summary of Special Interest

- Historic village core and later expansion
- High survival rates of original features
- High quality open space
- Focal points at Village Green and St Andrew's Church

7. Spatial Analysis and Views

7.1 Views

The principal streets in the conservation area curve only slightly and quite long and richly textured streetscape views gently unfold, with frequent glimpses of the spire of St. Andrew's Church visible between many buildings. The monumental form of the Church entirely dominates streetscene views along most of Church Street, as well views along the western ends of Cameron and St Andrews Streets. Throughout the conservation area, distinctive shorter views exist along entrance-ways between frontage buildings. The entrances were originally intended to allow carts to access the service yards and ancillary structures to the rear of the main buildings and although now converted to other uses, many of the outbuildings retain vestiges of their original agricultural functions.



View west along High Street



View east along St Andrew's Street

The traditional pattern of frontage development within Heckington Village Conservation Area results in there being few views of building 'backs', although there are occasional interesting exceptions. The rear elevations of buildings are generally not intended to be open to wider public scrutiny and in consequence, such views may provide insights into the sequential development and 'private life' of a building. From the eastern end of High Street, partial views of the distinctive eight sails of Heckington Mill exist above and between the buildings of Station Road.

Due to a variety of past agricultural and service uses, the built form is punctuated with openings and entrance-ways that allow shorter views through to rear yards and green spaces behind buildings.

7.2 Open space, Trees and Boundary Treatments



Open space on Churchill Way/Church St

Trees, shrubbery and a number of small, green open spaces make a significant contribution to the character of the conservation area and several trees are protected by tree preservation orders. Traditionally, hedges of native species would have predominated, but more recently evergreen species with dense foliage have become more common as they provide year-round privacy to domestic gardens.

In many parts of the Conservation Area, buildings are located at or near the pavement's edge, giving a strong sense of definition to the street and, even where buildings are set back, walls, railings and hedges continue the strict definition.



Mature trees in St Andrew's churchyard

The churchyard of St Andrew's Church and the Village Green are the only large areas of public open space and make a significant contribution to the overall character and appearance of the conservation area. The covering of part of the Village Green with hard landscaping and parking has had a negative impact on the appearance of this part of the conservation area.

7.3 Public Realm

Public realm is defined as any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.



Well-maintained boundary wall on Eastgate



Street trees provide enclosure and shelter

In general the public realm is in good condition and well maintained, although the use of standard pavement materials and street lighting does not enhance the sense of local distinctiveness. There has been very little loss of front gardens or boundary walls/hedges to provide parking. The resulting continuity of boundaries gives a generally good sense of enclosure and unity to the conservation area.

8. Landmarks and Buildings of Local Interest



St Andrew's Church is prominent in wider views

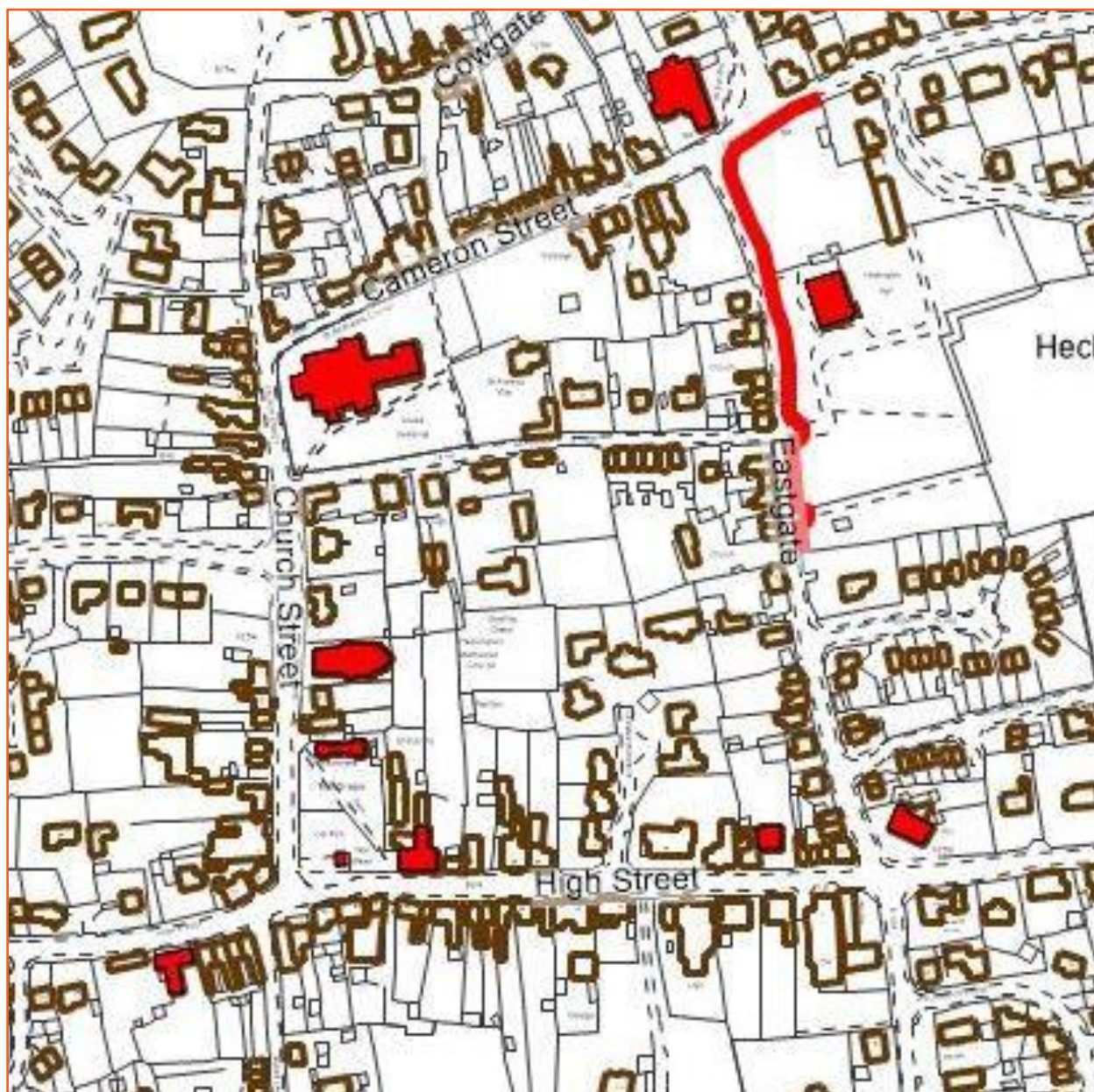


Almshouses on Cameron Street

8.1 Landmarks

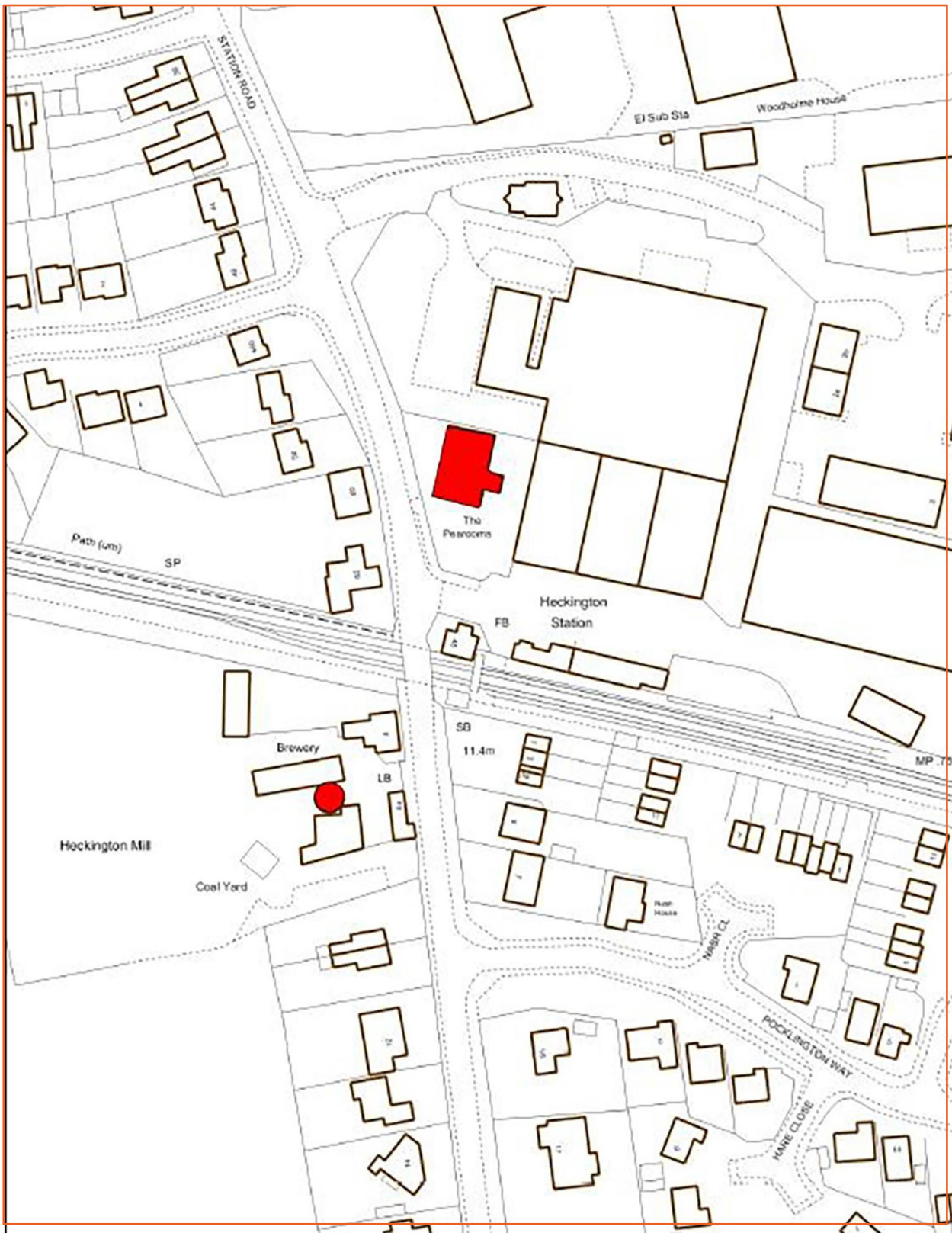
Some buildings and structures stand out from their surroundings because of their height, scale, design or location. They may also stand out because they have particular significance to the community. They can act as focal points and navigation aids. There are a number of such buildings in the proposed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

Heckington Village Conservation Area



© Crown Copyright and database right 22 October 2014. Ordnance Survey 100017926.

Heckington Station Conservation Area Landmark Buildings



© Crown Copyright and database right 09 October 2014 Ordnance Survey 10001792

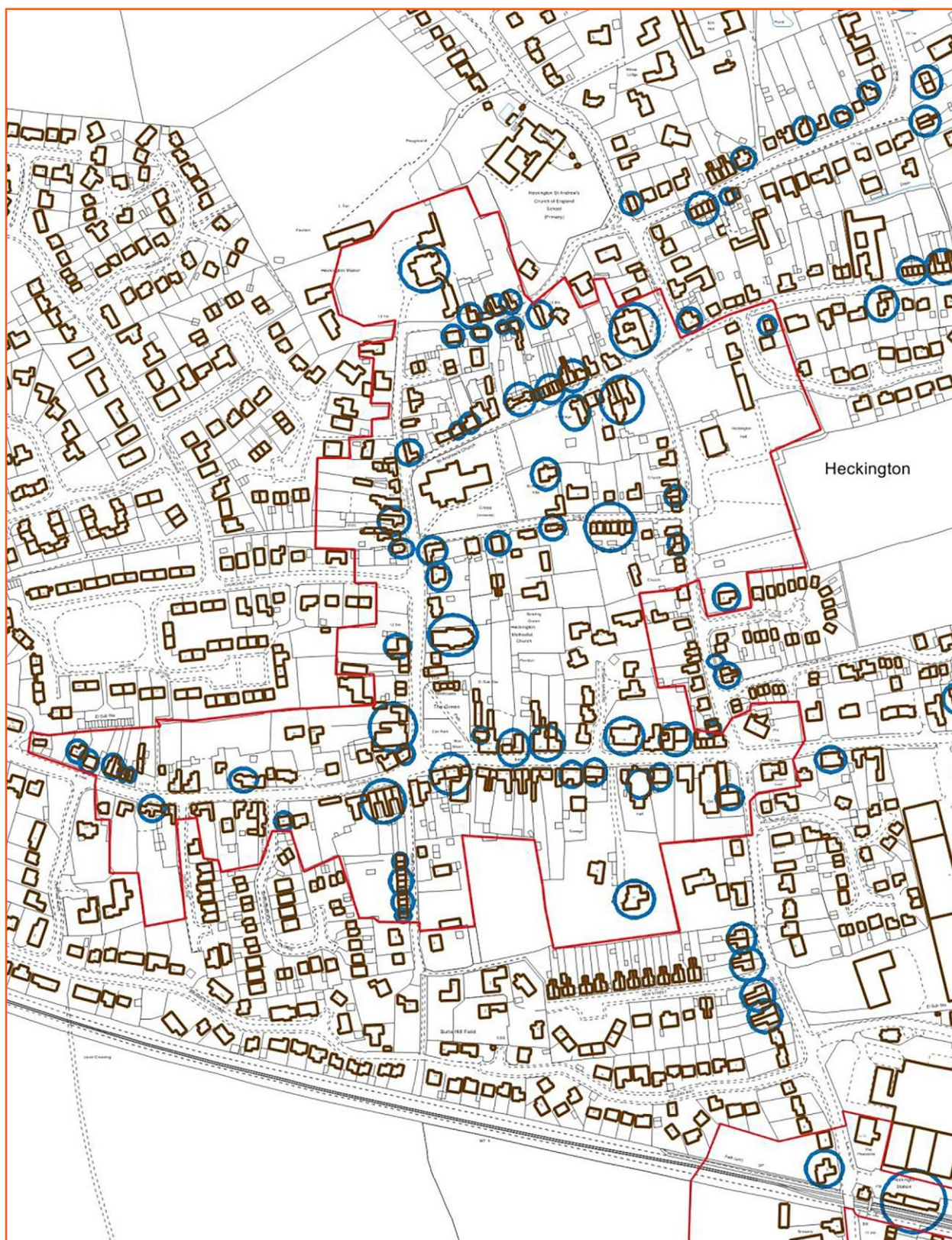
8.2 Buildings of Local Interest

There are a number of buildings within the conservation area which are unlisted but have been included on the North Kesteven List of Locally Sensitive Buildings. These buildings are of local architectural or historic interest and importance. They make a considerable contribution to the character and appearance of the conservation area in addition to being of interest in their own right. The maps on the following pages show the location of the sensitive buildings. The list is accurate at date of publication but is subject to review. For an up to date list please contact the local authority conservation team.



Buildings of Local Interest on Cowgate

Heckington Village Conservation Area Buildings of Local Interest



© Crown Copyright and database right 04 September 2014. Ordnance Survey 100017926.

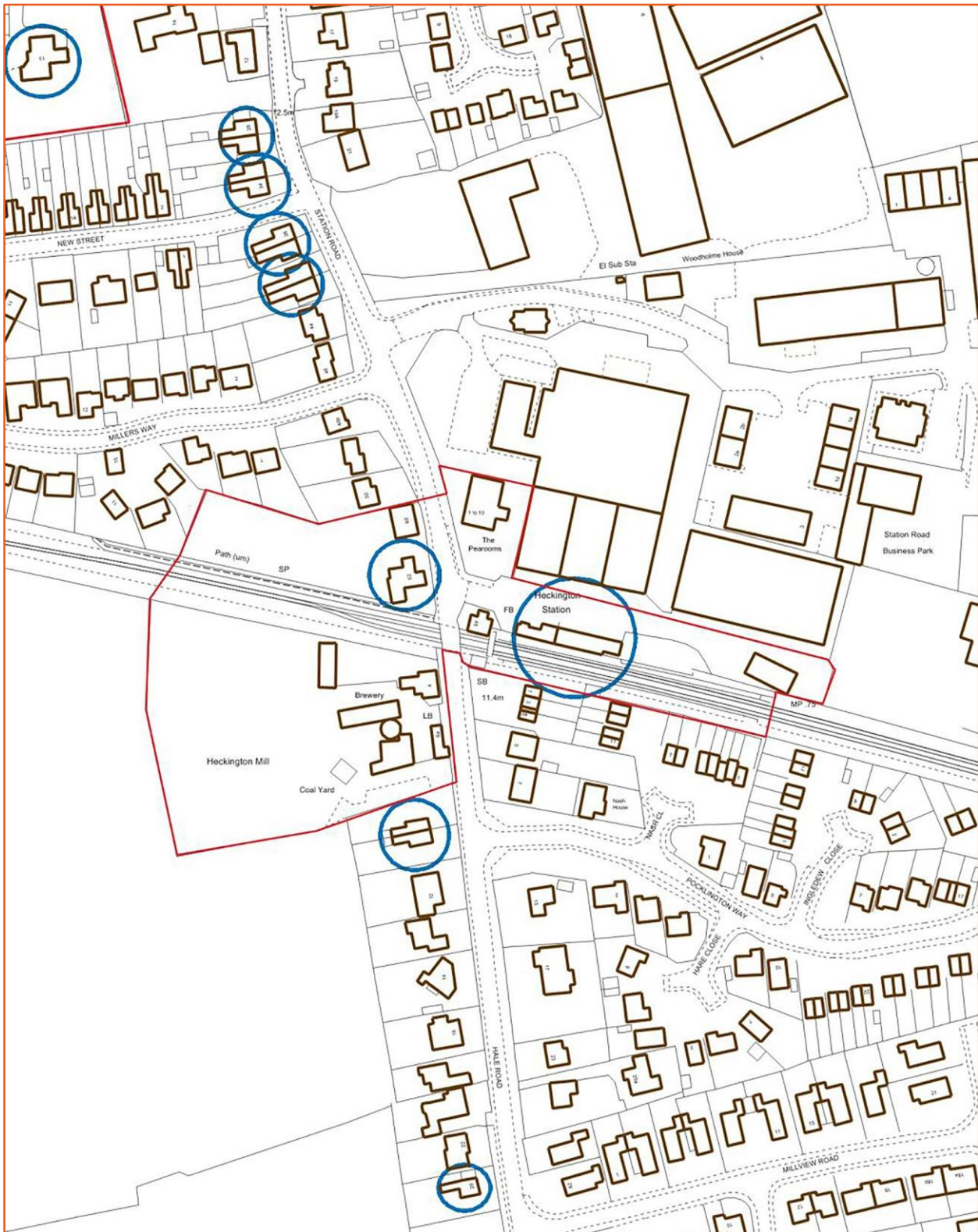


Sensitive Building



Conservation Area Boundary (proposed)

Heckington Station Conservation Area Buildings of Local Interest



© Crown Copyright and database right 04 September 2014. Ordnance Survey 100017926.



Sensitive Building



Conservation Area Boundary (proposed)

9. Positive, Neutral and Negative Buildings

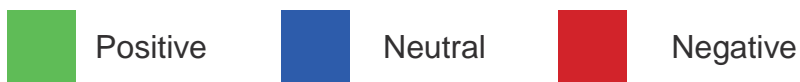
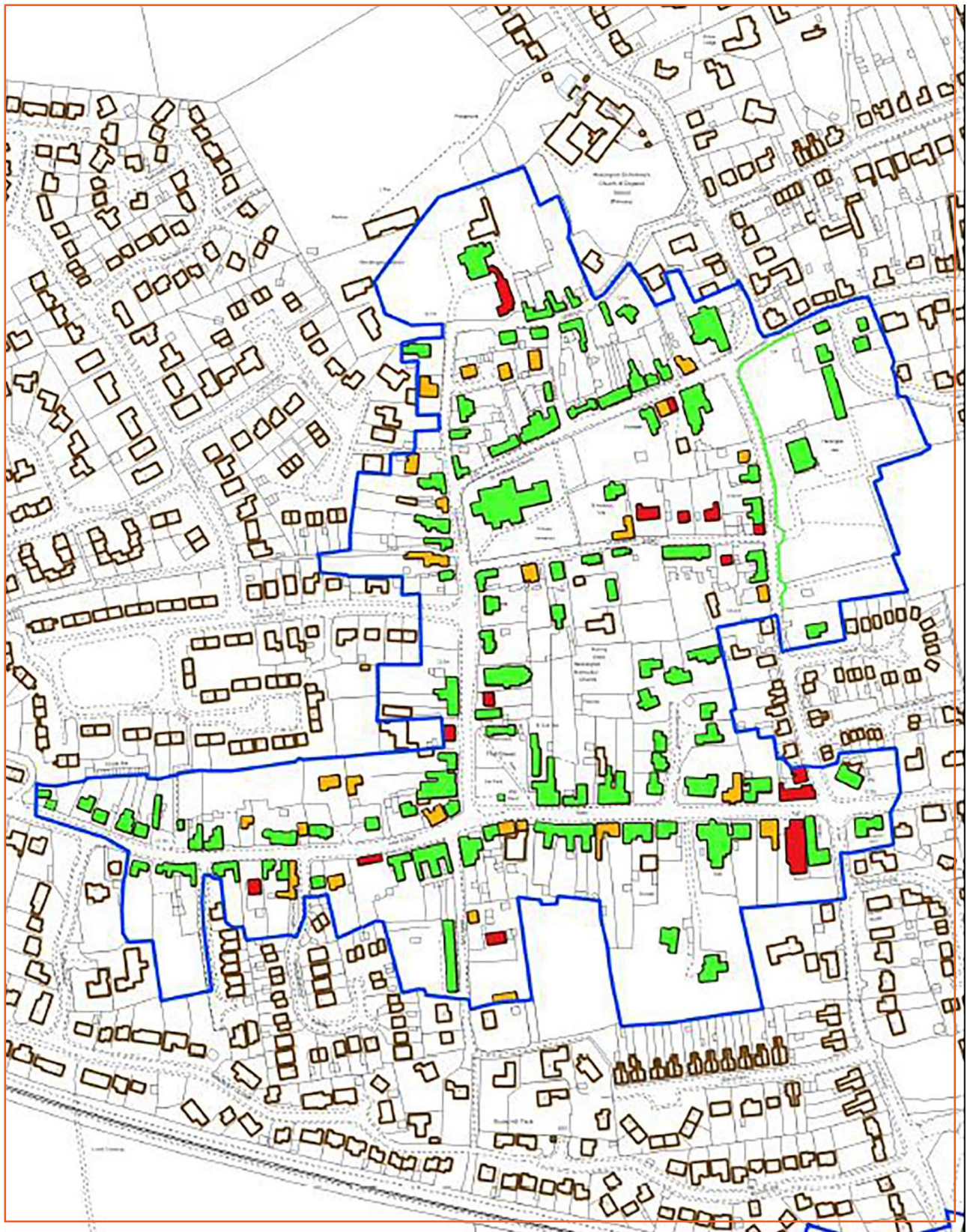
Buildings within the conservation area have been assessed as having a positive, neutral or negative impact on the character and appearance of the conservation area using the checklist prepared by English Heritage (Understanding Place, Conservation Area Designation and Management, 2011). Categorising a building as having a neutral or negative impact does not infer that demolition of that building would be a desirable outcome. Addressing the issues which lead to the neutral or negative impact (physical condition, loss of original features, use of inappropriate materials etc) can reverse the effect without resorting to demolition of all or part of a building.

Where buildings do not presently have an impact on the character or appearance of the conservation area due to not being sufficiently visible within the streetscape they have not been coloured on the map. Should changes in the streetscape (removal of vegetation, demolition of buildings) alter this relationship the building(s) will be re-assessed.

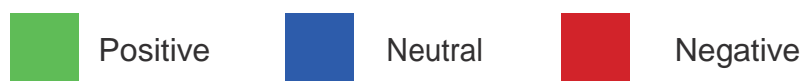


Row of well-maintained buildings on Church Street

Heckington Village Conservation Area Positive, Neutral & Negative Buildings



Heckington Station Conservation Area Positive, Neutral & Negative Buildings



10. The Extent of Intrusion or Damage (Negative Factors)



Loss of traditional features can erode the character of buildings and streets

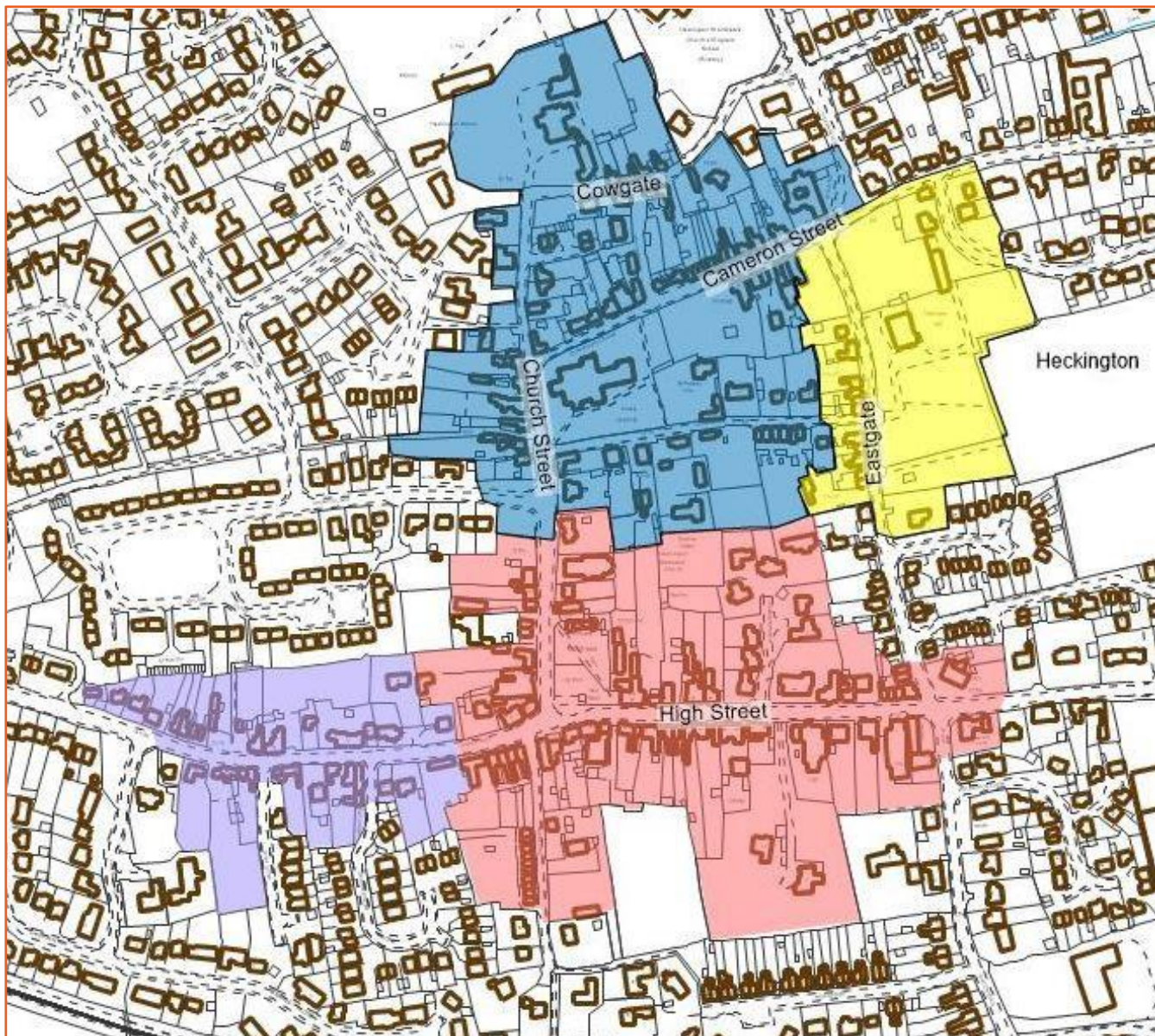
Small scale change, particularly the loss of traditional materials and original features and the introduction of satellite dishes and solar panels, can have a significant individual and cumulative impact on the character and appearance of a conservation area. Whilst overall this remains a minor issue within this conservation area it is nevertheless of concern. An example of this effect can be seen on numbers 2, 4, 6 and 8 High Street with the replacement of traditional doors, windows and roof tiles, location of satellite dishes on front facades and rendering of brickwork. The poor physical condition of Heckington Manor and generally unkempt appearance of the grounds is having a significant negative impact on the surrounding part of the conservation area.

11. Character Appraisal





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

- High Street West
- High Street East and Village Green
- St Andrews
- Heckington Hall

Character Areas Map



© Crown Copyright and database right 01 September 2014. Ordnance Survey 100017926.

-  St Andrews
-  High Street East and Village Green
-  Heckington Hall
-  High Street West

11.1 High Street West

Key Characteristics

- Ribbon development along Sleaford Road/High Street
- Transition from suburban to village centre character
- Mainly detached houses with several mature gardens



Townscape Character



18th and 19th Century buildings on High St
View towards village centre along High St

This character area marks the transition from the village core to more modern development towards the edge of the settlement. The historic pattern of ribbon development along the main route out of the village can still be seen although there has been a considerable amount of infill development. The majority of buildings are in residential use and most are set at the back of the footway or set back a small distance; this results in a strong sense of enclosure.

Most buildings are of red brick although some have been rendered. Number 73 High Street is of corrugated iron construction which adds some variety to the palette of materials. There is a high rate of survival of original

features such as windows, doors and roof tiles/slates which makes a strong contribution to the character and appearance of the area. Boundary treatments mostly consist of low brick walls with railings or hedges above. There are some instances of modern timber fencing which have a negative impact. The use of traditional roofing materials along with dormer windows and prominent chimneys results in a strong roofscape which contributes positively to the streetscape.

There is a strong contrast between views out of the conservation area of mature trees in gardens along the roadside and those towards the more densely developed village core. The Pinfold is a 19th century animal pen which adds both historic and architectural interest to the streetscape.

11.2 High Street East and Village Green

Key Characteristics

- Village Green and High Street form hub of commercial/social activity
- High status buildings retaining majority of original features
- Mix of commercial and residential uses
- Denser townscape with mostly back of footway development



Townscape Character



The Village Green forms a focal point
Converted shop fronts are a common feature

The High Street East and Village Green character area forms the social and commercial hub of the village although the majority of buildings are in residential use. Prior to the middle of the 20th century, a variety of other service uses existed and some evidence of this remains in the survival of a number of ancillary buildings.

High Street curves only slightly and allows lengthy streetscape views, with frequent glimpses of the spire of St. Andrew's Church visible between buildings to the north.

Shrubbery, hedges and small front gardens soften the streetscape along High Street.



The building line is not entirely uniform and High Street supports a variety of boundary treatments: in places buildings hug the pavement edge, while in others low front boundary walls with railings or hedges above enclose modest and often well planted front gardens. The secluded and lengthy driveway to numbers 13 and 15 provides an interesting point of contrast.

Boundary walls are of buff or red brick, with either matching or contrasting copings and many good examples of original 18th and 19th century iron railings remain at intervals along the High Street. The sense of enclosure of the street is well defined and most buildings have an active sense of engagement with the streetscene.

The Village Green is an open, partially grassed space at the junction of High Street and Church Street. It is an active, multi-purpose space which forms a focal point within the village. The varied architectural styles and distinctive relationships between buildings and open spaces at The Green create a particularly strong sense of place. The presence of the war memorial and quirky items of decorative street furniture add to this unique character. However the large area of hard surfacing for parking has a negative impact on the overall character of the space.

The Nags Head Public House and its small, open seating area open on to eastern edge and contribute to the active, lively quality of the open space. The Nags Head is one of the oldest buildings in the village and makes an important contribution to the character of this space.

The built form of High Street is predominantly two storey, with occasional exceptions such as The Red House, where tall gable chimneys further emphasize the strongly vertical form of the building. Buildings fronting

High Street are generally of red brick, with occasional examples of buff brick. A small number of buildings have been rendered and Stone House is one of the few limestone buildings in the conservation area. Building styles are generally similar giving the streetscape as a whole a cohesive character. Steeply pitched roof-slopes of clay pantile or slate with tall chimney stacks and occasionally punctuated with pitched or cat-slide dormer windows, form a distinctive roofscape. Many small architectural details, such as decorative cills and lintels, generous window reveals and raised gables with copings add interest to the streetscene. Corbelled eaves are a typical feature.

The Victorian redbrick terrace at the corner of High Street and Banks Lane retains much of its historic integrity and commemorates the Diamond Jubilee of 1897, while towards the eastern end of High Street, a group of Victorian and Edwardian villas make a strong contribution to a locally distinctive sense of place. Numbers 10 and 12 are prestigious buildings of their period

whose highly embellished facades present a startling contrast to the simple, modest forms prevailing elsewhere in the village. Opposite them the Edwardian facade of Bedford House with its corbelled eaves, decorative bays and original fenestration, also makes a significant contribution to local character.

Latimer Gardens is a modest infill development of well sited, sympathetically designed and scaled contemporary dwellings, which complement local historic forms without attempting to replicate them.

The traditional pattern of frontage development within the village conservation area results in there being few views of building 'backs', although there are occasional interesting exceptions. One exists to the northwest of Banks Lane, where a view of the backs of the buildings fronting High Street includes the tall

rear facades of Red House. Minor streetscape views exist along the length of Banks Lane, with views to the east being largely obscured by dense shrubbery. To the west, glimpsed views of new residential development beyond the conservation area boundaries exist between frontage buildings.

The built form on Banks Lane is the result of various periods of development. Boundary treatments are varied with some buildings are set well back in spacious settings, while others front directly onto the street with no pavement. Much of the eastern side of

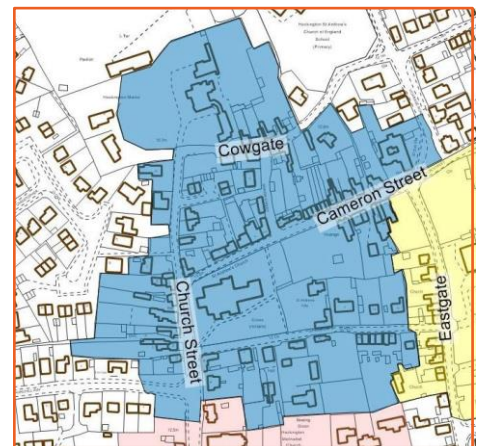
Banks Lane is softly enclosed by hedges, shrubbery and trees, and towards the southern end of the street, the built form has little presence. Although the irregular patterns of development along Banks Lane result in a varied streetscene and the combination of boundary treatments give a general sense of enclosure, there is little feeling of continuity to the streetscene.

Overall Banks Lane has a more quiet, leafy character which contrasts strongly with the High Street.

11.3 3 St Andrews

Key Characteristics

- Largely residential area with some commercial and ecclesiastical uses
- Dominated by St Andrew's Church
- Mix of back of footway buildings and detached houses with mature gardens creates varied streetscape



Townscape Character



Converted shop front on Church Street



Former school now in use as business premises

St Andrews character area is mostly residential with some retail and ecclesiastical uses. It is dominated by the presence of St Andrew's Church and churchyard. There is a change in the density of development through the area as the character changes from the village centre to the more suburban areas towards the edge of the conservation area.

With the exception of a number of contemporary single storey buildings and St Andrew's Church, the built form is generally of two storeys in height and red brick predominates, with occasional examples of buff brick and render. The majority of buildings are typical of the 18th and 19th centuries.

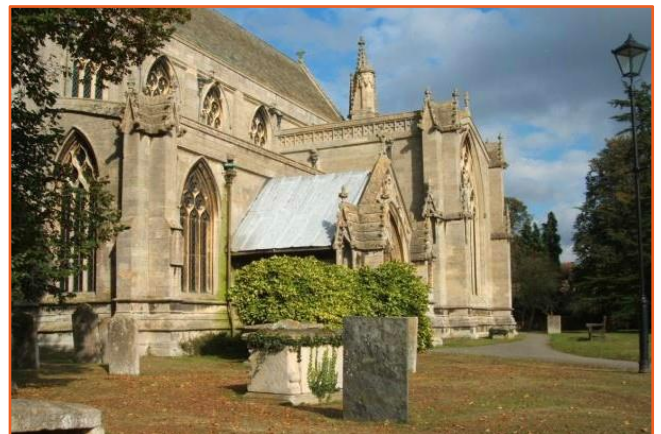
Roof ridges are aligned either parallel to the street or at right angles to it, and gabled roofs prevail, although a number of buildings have hipped roofs, which are atypical in the village context. Steeply pitched roof-slopes of traditional slate or clay pan tile, interspersed with only a few modern concrete substitutes, form a distinctive roofscape and although chimneys are generally internal, dominant ridge and gable chimney stacks punctuate the skyline and enhance the vertical rhythm of most of the buildings. Many small architectural details, such as embellished cills and lintels, generous window reveals, brick corbels and the occasional decorative ridge detail add much cumulative character to the streetscene.



Many buildings retain traditional features

Shrubbery and hedges have a strong presence in the streetscene and several buildings are set well back and partially obscured behind greenery. The open space of church yard and the spacious, well planted settings of the larger buildings give an open feel to much of the streetscape and serve as links to the rural origins and countryside setting of the village. A variety of boundary treatments exist: in places buildings front directly onto the pavement edge, while in others low front boundary walls, fences and hedges enclose gardens of various sizes.

St Andrews Street runs from east to west along the southern boundary of the Churchyard and links Church Street to Eastgate. Views along the length of the street are broken by a gentle curve in the middle section of the street. Westerly views from the central curve are dominated by the monumental presence of Saint Andrew's Church and from the west end of the street, the entire southern elevation, together with the remains of the Medieval Village Cross, is visible between shrubberies edging the Churchyard.



St Andrew's Church and churchyard

The setting of the Church is elevated above the level of the street, thus increasing the visual dominance of the building and giving expansive views across the southern side of the Churchyard. Looking in an easterly direction, the streetscape view terminates at the entrance gates and piers to Heckington Hall.

Building lines are highly irregular along the length of the street with occasional large, individual buildings set well back in spacious settings, while others hug the pavement and still others form a compact terrace. Although this results in a varied street scene and the combination of boundary treatments do give some sense of enclosure, there is little feeling of continuity when travelling from one end of the street to the other.

From the central curve of Cameron Street the spire of Saint Andrew's towers above views to the south-west and the streetscape view is closed by no.67 Church Street. The western part of Cameron Street allows unimpeded views of the northern elevation of the church and wide, sweeping views of the church yard available from both Cameron and Church Streets. Looking in an easterly direction the streetscape terminates at the eastern boundary of the village and the view continues into the open countryside beyond.

Mature trees and shrubbery within the Churchyard and Vicarage gardens are a dominant feature of the west end of Cameron Street and give it a character distinct from that of the rest of the street, although greenery is a feature along its entire length. The landscaped open space adjacent to

the Old School at the corner of Vicarage Road marks a change in the pattern of development from west to east and gives a feeling of semi-rural spaciousness to the junction between Cameron Street and Vicarage Road. Towards the eastern end of the street, domestic gardens provide a gentle transition to the open countryside beyond.

Cowgate bends quite sharply so streetscape views unfold in short segments. At the eastern end of the street, wide views exist across the school grounds and moving in a westerly direction, glimpsed views of Saint Andrew's Church spire are visible above and between buildings to the south. At the western end, the streetscape view terminates at the gates to a pair of contemporary dwellings constructed on land once associated with Heckington Manor and glimpsed views of the Manor House exist between the trees and shrubbery that overhang the estate wall. Although in a dilapidated condition, the Manor House is a dignified, early Edwardian remodelling of an earlier form and the building is designated as one of sensitive local character. Later Twentieth Century extensions have not been sympathetic to the character and appearance of the earlier building or the conservation area.

Mature trees and shrubbery have a strong presence at the western end of Cowgate and give it a character distinct from that of the rest of the street, although greenery features along the whole street. Soft verges, which are absent

from the central area of the village, become more frequent in Cowgate and in places replace hard surfaced pavements, giving a softer and more rural quality to the streetscene.

Tall hedges and high boundary walls of weathered brick give a strong sense of enclosure to the western end of Cowgate, while a little further along frontage buildings continue the tight relationship with the street by either hugging the pavement or sitting behind small front gardens with low boundary walls or fences. However, towards the eastern end of the street, the plan form becomes much less compact and buildings sit randomly in spacious, domestically scaled settings, with a variety of low boundary treatments. The sense of enclosure is diminished and it eventually fades entirely at the edge of the conservation area, where the grounds of Heckington School front the north side of Cowgate.

The irregular pattern of development along the length of Cowgate results in a varied streetscene, and the combination of boundary treatments give a general sense of enclosure. However, the historic ambience of the western part of the street seems unrelated to the contemporary character of the east and there is little feeling of continuity to the streetscene as a whole.

The western part of Cowgate is one of the most historically significant components of the conservation area, with a highly distinctive streetscape giving a strong sense of place.

Church Street is the principal north- south thoroughfare within the conservation area. In common with other streets in the conservation area, residential uses now predominate on Church Street. However, domestic dwellings to the south of the junction with Cameron Street are interspersed with buildings in commercial or ecclesiastic use and the mix gives a lively, active character to the streetscene.

Church Street is almost straight, with longitudinal views along its length interrupted by a gentle curve near the junction with Cameron Street. Views to the south from this point are dominated by the monumental presence of Saint Andrew's Church, while the streetscape view to the north is closed by the dense shrubbery and much altered piers and entrance gates to Heckington Manor.

At the southern end of the street, wide views exist across the open space of The Green. Saint Andrew's Church sits in a spacious setting allowing unobstructed views of the three principle elevations of the building, together with wider views across the green spaces of the church yard to dense shrubbery and mature trees behind. The setting of the Church is elevated above the level of the street, thus increasing the visual dominance of the building and allowing impressive views of it from many directions.



The spire of St Andrew's is a prominent feature



Traditional building materials on Cameron St

The strong presence of mature trees and shrubbery in the grounds of Heckington Manor, together with adjacent high boundary hedges, give a semi-rural character to the northern end of Church Street. Although the occurrence of mature shrubbery gradually lessens towards the south, small shrubs, hedges and modest front gardens feature along the length of the street, with frequent glimpsed views between buildings to green spaces behind. A small open grassed area exists at the point where a footpath from Christopher Close intersects Church Street and another, more useable public open space occurs at the corner of Churchill Way. Although the two spaces introduce a note of green to the streetscape, they do not invite recreational use. The principal open space on Church Street is provided by the churchyard, with its well grassed open aspect and mature shrubbery creating a park-like ambience that contributes significantly to each of the three streets that bound it.

The buildings fronting Church Street contribute to a well-enclosed and overlooked streetscene and while allowing some flexibility, the building line remains fairly consistent. The traditional pattern of

frontage development has resulted in a fairly continuous built form, although it is less intensive than the level typifying High Street and more frequently punctuated with openings allowing access to rear yards. The sense of enclosure of the street is therefore varied, but generally well defined. Occasional soft verges are introduced towards the northern end of Church Street and these, together with tall hedges and dense shrubbery, give a softer and more rural quality to the streetscene.

Church Street defines the western edge of The Green, which is the principal public open space in the village and the distinctive forms of the buildings enclosing the other edges of the open green space make a significant contribution to local character. The former shops now converted to residential use serve as a reminder of the village's more active commercial past.

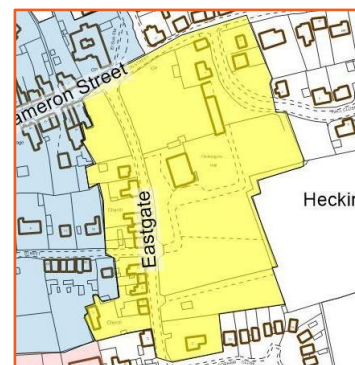
St Andrew's Church is the most prominent building in the village with a presence which extends well into the surrounding landscape where its spire forms a landmark in panoramic views from all directions.

Heckington Methodist Church is defined as a building of local significance and its highly embellished, red brick facade has a commanding presence at the southern end of Church Street.

11.4 Heckington Hall

Key Characteristics

- Dominated by Heckington Hall and its red brick boundary walls
- Views out across landscaped grounds of Heckington Hall
- Strong sense of enclosure



Townscape Character



Elaborate gates at Heckington Hall

The built form represents many periods and styles, with traditional, vertically proportioned buildings of the 19th century interspersed with low, horizontally proportioned dwellings of more recent years. The group of cottages to the north of the junction with St Andrew's Street is of medieval timber framed construction and although now much altered, some evidence of the earlier form remains visible in the outer walls. As a result of the eclectic variety of built form, the wide array of boundary treatments and the contrasting levels of development to either side of Eastgate, the streetscene as a whole has a varied character.



Mature garden on Eastgate

A modest open green space planted with small trees, exists at the northern end of Vicarage Road, while mature trees have a very strong presence at the northern end of Eastgate, where they overhang high boundary walls and soften their austere appearance.

With the exception of the single storey Wesleyan Reform Chapel and a number of modern single storey in-fill dwellings, the built form is generally of two storeys in height and red brick predominates, although there are several rendered buildings, an occasional example of buff brick and an impressive example of biscuit terracotta facing with ashlar dressings at Heckington Hall.

Roofs are generally of clay or concrete pantile and slate is very much in the minority. Some examples of traditional steeply pitched, gabled roofs with tall chimney stacks remain, although many of the newer in-fill dwellings have hipped roofs which are not typical of traditional village buildings.

Eastgate curves slightly and a sequence of streetscape views unfold, with frequent glimpses of the spire of St. Andrew's Church visible between buildings to the west. With the exception of the impermeable boundary treatment at Heckington Hall, the built form is regularly punctuated with openings and entrance-ways, while the distinctive gable of the Old National School closes the streetscene to the north.

Although less in evidence towards the junction with High Street, the Eastgate streetscene is generally well permeated by shrubbery. The southern part of the street is tightly enclosed with buildings that either hug the pavement or sit behind small front gardens with low boundary walls or railings. Although well permeated with openings allowing access to spaces behind frontage buildings, there is a fairly consistent sense of enclosure and a perceptible building line, with all buildings having an active sense of engagement with the streetscene.

This pattern continues northwards along the western side of the street in complete contrast to the eastern side, which is enclosed by the continuous and impermeable high boundary walls of Heckington Hall. The country house sits in a spacious, secluded setting and is separated from the streetscape, resulting in an imbalanced relationship between the

two sides of Eastgate. The northern end of the street is enclosed on both sides by high brick walls of contrasting character: on the western side the walls to Cameron House are of modern red brick, while on the eastern side the historic boundary walls to Heckington Hall are of muted, weathered red brick. The aged wall incorporates sections that differ in height, bond and coping detail, suggesting that a continual sequence of alterations has occurred over time. Both boundary walls are overhung by mature trees.

Glimpsed views of the substantial terracotta faced form of Heckington Hall are visible above the lower sections of boundary wall and the entrance to the remaining Parkland is distinguished by symmetrical piers and decorative iron gates. Views into the Hall from outside the conservation area strengthen the links between the conservation area and the countryside beyond. This is particularly significant as the majority of the conservation area is enclosed by later development. The Wesleyan Reform Chapel of 1852 is designated as a sensitive building and the decorative lead work above the side entrance is a distinctive local feature occasionally seen elsewhere in the conservation area.

Moving into Vicarage Road, the plan form becomes diffuse, with an irregular building line and more modern dwellings generally set in spacious, domestically scaled settings. Low boundary walls are less continuous and soft verges, which are absent from Eastgate become more evident, giving a more rural quality to the streetscene.



The blend of modern and traditional buildings along Eastgate adds variety to the streetscene

12. Heckington Station Conservation Area Character Appraisal



13. Summary of Special Interest

- Small conservation area comprised of locally and nationally significant buildings
- Strong historical and visual links to countryside beyond

14. Views

The substantial presence of the Grade I listed Heckington Windmill dominates views throughout the conservation area. Long views into and out of this part of the settlement from the countryside beyond are a key feature.

15. Landmarks and Buildings of Local Interest

15.1 Landmarks

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

15.2 Buildings of Local Interest

There are a number of buildings within the conservation area which have been included on the North Kesteven List of Locally Sensitive Buildings. These buildings are of local architectural or historic interest and importance. They make a considerable contribution to the character and appearance of the conservation area in addition to being of interest in their own right.



Heckington Station buildings and access

16. Open space, Trees and Boundary Treatments

Boundary treatments are varied and feature hedges, railings, fences and low brick walls. Although the Station conservation area is predominantly commercial in character, trees, shrubbery, hedges and a number of grass verges maintain a strong presence. The railway crossing also retains its wooden gates.

17. Public Realm

As with Heckington Village Conservation Area the public realm is in good condition generally but lacks local distinctiveness. There has been no loss of front gardens to provide parking and grass verges give a softer edge to the street in a number of places. This provides a point of contrast to the industrial character and appearance of many of the buildings.

18. The Extent of Intrusion or Damage (Negative Factors)

The appearance of the warehouse buildings and industrial estate have a negative impact on the setting of the conservation area due to their utilitarian character. The open space outside the station and warehouse buildings is not in good condition and could be improved. Although some of the ancillary buildings and space around Heckington Mill are in fairly poor condition the building has recently changed ownership and secured planning permission and funding for improvements.

19. Key Characteristics:

- Centred around two groups of buildings – Heckington Windmill and Heckington Railway Station
- These buildings define the character of the area



The former Pearrooms have been converted to residential use

The conservation area includes a cluster of commercial and light industrial buildings, and an occasional dwelling, grouped around Heckington railway station. The only streets are Station Road to the north of the railway and Hale Road to its south. The area is dominated by the presence of the railway, a level-crossing with traditional gates and the substantial eight sail windmill known as Pocklington's Mill.

The windmill, its yard and a group of single-storey outbuildings are located to the south of the crossing, where an enclosed and strongly commercial character prevails. Buildings to the north of the railway line are set further back, with the small green space to the side of the Pearrooms and the wide entrance to the Station yard giving a more open character. A somewhat irregular building line is evident on the western side of the street although not on the east, where buildings are aligned with the railway tracks rather than the street.

Most of the buildings within the conservation area were originally associated with the Mill

or the railway and are of simple, utilitarian forms reflective of their 19th century origins. They range between one and three stories in height and are constructed of red brick with slate roofs. Many of the railway buildings have distinctive tall and dominant chimneys, while the signal box is embellished with elaborate bargeboards. Heckington Station Railway Museum is housed in one of the station buildings. The Pearrooms were built by The Great Northern Railway Company as a pea sorting warehouse in 1890 and the distinctive southern facade makes a significant contribution to the character of the conservation area. The Grade II listed building is now in residential use and thus representative of the gradual loss of agricultural uses within both the Heckington Village and Heckington Station conservation areas. Adjacent to the Pearrooms, but outside the conservation area boundary, are a number of dominant industrial units which obstruct views of the Pearrooms from the station platform.

Heckington Mill is the only remaining eight sail mill in the country. The imposing sail structure, together with the substantial bitumen coated tower, entirely dominate the Station conservation area and although the mill itself is well maintained, the curtilage of the building could benefit from enhancement. Views of the windmill above and between buildings define the visual character of the area and the commanding presence of the distinctive structure extends far out into the surrounding landscape. A long streetscape view, enclosed by modest redbrick dwellings, shrubbery and hedges exists to the south, while longitudinal views exist to the east and the west along the railway line. The streetscene to the north is closed by a curve in Station Road and the substantial form of the Pea Rooms.



Heckington Windmill is a significant village landmark