

Heighington Conservation Area

An Assessment of the Character and Appearance of the Conservation Area



Adopted September 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 Heighington 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 Heighington.

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.

1.5.

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

1.6.

This is the adopted report revised on the basis of a public consultation exercise with local residents, the Parish Council and other bodies and organisations with an interest in the village. The draft report was out for consultation for a period of one month in Summer 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. The District Council will be happy to offer advice on any proposals.

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 details of what needs planning permission are not set out in this document as they do change from time to time. Please contact the District Council for the details.

3. Policy Planning Framework

3.1.

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

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

3.2.

In recent years Heighington has been seen, in planning terms, as a village in the Lincoln Policy Area where growth in the form of additional housing has been encouraged. This reflects its popularity as a place to live for those who work in Lincoln as well as the primary school and the shops and services the businesses within the village have to offer.

3.3.

North Kesteven District Council designated the Heighington Conservation Area in October 1975. There has been no detailed assessment of its history or character. A general assessment is included within the Local Plan Revised Deposit Draft and is included at 4.3 below.

4. Assessment of Special Interest

Location

4.1.

Heighington lies to the south east of Lincoln, some four miles away. It is on the eastern edge of the dip slope of the Lincolnshire Heath, at the northern end of a row of villages originally established along the spring line of the slope. The village Beck runs through the centre of the built up area.

Plan Form

4.2.

The village developed in a compact form around the junction of minor roads linking it to the neighbouring villages as well as the land on the Fen to the east and the Heath to the west. Until the middle of the C20 development was limited mainly to High Street and Potterhanworth Road and the back lanes beyond but has subsequently spread, at first along Washingborough Road, Fen Lane and Park Lane, but in more recent years up to the railway line to the west and to the south of Back Lane to the south.

General Character

4.3.

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

Heighington – October 1975

Heighington Conservation Area has an area of 24.2 hectares and covers the area around High Street, Potterhanworth Road, Chapel Lane, Station Road, Back Lane and Mill Lane. The Conservation Area contains an intricate network of lanes, with the highway edge normally strongly defined either by buildings at the pavement edge, or stone walls, railings or hedges where buildings are set back. Buildings are predominantly two storeys in height, built in natural stone (although red brick is common), and window openings have a vertical emphasis. Roofs are steeply pitched, covered in pantiles or slate, and ridge lines generally run parallel to the street. Roof verges are generally plain and chimney stacks at ridge level are common. Mature trees in groups or singly make a very positive contribution to the Area's character.

Landscape Setting

4.4.

The village lies within the low valley cut by the Beck that eventually joins the River Witham. The beck follows the bottom of the valley with High Street crossing it on about the 11m above Ordnance datum. Washingborough Road begins at about 12m and rises gently towards Washingborough. Potterhanworth Road rises more steeply up to almost the 30m contour. Beyond this, the village tends to be hidden in longer views either by landform or, in the case of views from the west, by the railway embankment, although the latter also includes views of the more recent development around the western fringes of the village. The effect of this land form is well illustrated in the views southwards from Park Lane.

5. Historical Development and Archaeology

5.1.

The earliest archaeological evidence from Heighington are discoveries of prehistoric flints, stone axes and urns, both within the wider parish as well as within the centre of the village. Roman, early, mid and late Saxon and Medieval pottery have also been found in the village.

5.2.

The place name Heighington is Old English in origin. The village was not recorded in the Domesday Survey of 1086.

5.3.

The earliest surviving built fabric is the Norman tower arch in the Chapel of Ease. The most prominent early survival is the typical medieval street layout. High Street and Potterhanworth Road have always been the principal streets. To these faced the village houses and farmsteads with their gardens and yards opening to the rear onto Back Lane, Chapel Lane, Mill Lane and the path alongside the Beck. The streets and back lanes are connected by a number of similarly ancient linking lanes. It is likely that many of the current property boundaries in this area are also of a great age.

5.4.

The village buildings that are seen today date from the last 400 years. Earlier buildings have not survived either because they were not built of durable materials or, for the most part, continuous occupation has meant that later buildings have built on their sites. Some later buildings incorporate parts of the earlier buildings they replaced.



▲ *Manor Farm dates from the late C17 with C19 and C20 alterations.*

5.5.

Generally, older buildings have been altered and extended to suit changing needs and fashions over the years. The earliest surviving buildings date from the late C17. These are Manor Farm and 26 High Street. There are at least 13 from the C18, ranging from cottages such as 3 and 5 High Street and 29 High Street to large houses such as Albert House, 4 High Street, 8 High Street, 18 High Street and Clarkes farmhouse. These buildings were of local stone with one exception, that of 14 High Street, in red brick. This was unusual for that time in the village and may represent the wish of the owner to build using a different, maybe more expensive material for the time.

▼ *7 High Street has a mid C18 rear range with an early C19 front range. This elevation has very distinctive Yorkshire sliding sash windows.*



5.6.

The Act for the Enclosure of the Parish fields was in 1827. This may have contributed towards the building boom of the C19, many of the older buildings within the Conservation Area being of this date. Up to this time the fields would have been farmed from farmsteads within the village but now farmsteads were established within the wider Parish leaving sites within the centre for development. Some farmsteads remained and, although none now survive, their legacy remains in the number of former farm buildings scattered through the Conservation Area, several since converted to dwellings. Evidence of the earlier ridge and furrow farming survives in one field to the south of Sandy Furze Farm on Park Lane.



▲ *The former farmbuildings, between High Street and The Old Stackyard, now converted to houses, are a reminder of a past use and activity within the village.*

5.7.

Up to 1840 much of the land within the village was in one ownership, that of Sir William Ingleby. The sale of the estate in that year resulted in its break up into multiple ownerships.



▲ *The Methodist Chapel dates from 1815 and is a relatively early example of its type. It is a Grade II Listed Building.*

5.8.

The religious buildings of the village date from this time also. The Chapel of Ease, now St Thomas' Church, was rebuilt and extended with the construction of its attendant School in 1865. This work removed much of the earlier building, in particular the Norman nave arch referred to earlier and the medieval west tower. The Methodist Chapel was built in 1815, and is a relatively early example of its type. A second Methodist Chapel of 1848 at the point where High Street becomes Fen Road has been demolished.

▼ *St Thomas' Church, the former Chapel of Ease, with the former school buildings to the rear, is a Listed Building, Grade II.*



5.9.

The late C19 saw a further change as buildings began to be built of red and yellow or buff brick, probably as a result of the opening of the railway with the village station in 1882. Buildings of the late C19 include 13 and 15 High Street, Hillfoot and Westhorpe on Chapel Lane, and The Grange and the Arts and Crafts style of Beckfield House and its attendant Lodge. The trend continued into the early C20 with buildings such as Hillside on Potterhanworth Road, 1, 2 and 3 Blacksmith Lane and Dial House on Merrycock Lane.

▼ *Beckfield House is an example of a late C19 building built largely of brick.*

5.10.

From the mid C20 the village began to expand rapidly and there are many infill plots within the village centre that date from that time. In addition, new housing areas were built around the village edges, particularly to the south and east. Often, the needs of meeting the requirement for traffic circulation and parking has meant that these areas are different in layout from the earlier village. So, for example, houses were built as individual buildings, set back from the road and with a deep front garden. The difference has been compounded by the design and materials of the buildings which reflected the changing needs of society as well as a desire to be different and create a new style for a new age. This has led to a change in character of some parts of the Conservation Area but, more recently, this trend has started to change again, especially with an understanding of how buildings and spaces create a strong sense of place and this report is expected to play a part in guiding that process of change in the future.



6. Heritage Audit

6.1.

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

6.2.

23 buildings in Heighington are listed as being of architectural or historic interest and all are within the Conservation Area. They are all listed as Grade II, that is, of local importance. None are listed as being of national importance. They are all included in Appendix 1 and shown on Map 3 below.



▲ 13 and 15 High Street were built in 1884 in a style very typical of that era. They retain many original features and have been identified as being Important to the character and appearance of the village.

6.3.

The District Council have identified a number of buildings within the existing Conservation Area as being sensitive to change and known as Sensitive Buildings. This list was last revised in January 1990 when it contained 37 unlisted buildings in Heighington. The buildings have been reviewed as part of the assessment and a revised list is included at Appendix 1 and they are identified on Map 3 below. Appendix 2 identifies those within the Conservation Area now proposed for deletion from the list because of cumulative subsequent changes which have changed their character and appearance.

▼ *The Village Hall dates from the late C19 and is an increasingly rare example of a once common type of prefabricated building.*



6.4.

Not all of the Sensitive Buildings are within the Conservation Area. All have been looked at as part of this study and those demolished or recommended for removal from the list are set out in Appendix 2 below.

6.5.

There is no statutory protection for unlisted buildings. However, the District Council do have a policy in the Local Plan for the protection of buildings and structures, including Sensitive and locally important buildings. Planning permission will be granted for development provided that it has no adverse effect on the contribution made by such a building to the character of its surroundings.

7. Analysis of Spaces

7.1.

The major and principal spaces within the Conservation Area are those of the village streets. The principle streets are High Street (north) and High Street (east) together with Potterhanworth Road. The widest is High Street (east). Both High Street (north) and Potterhanworth Road vary in width, their narrow sections precluding the provision of footpaths on either side throughout their length. These narrow sections give them something in common with the narrow back lanes, Chapel Lane, Mill Lane and Back Lane. The lanes that link the main streets and the back lanes are sometimes narrower still, Beck Lane, Blacksmiths Lane, Butchers Lane, Wheelwright Lane, Merrycock Lane and Hudson's Lane. Finally are the footpaths linking the lanes to the north of High Street (east) and on to Mill Lane, principally alongside the Beck. Their names evoke former uses and activity, itself an important part of the history of the village.



▲ *Gently curving streets create evolving and constantly changing views. Potterhanworth Road looking north.*

7.2.

Almost without exception the streets are gently curved and this creates an evolving and constantly changing view in all directions of travel. The gently curved streets are the results of the later medieval village being laid out in the blocks of former open medieval fields which were formed in strips prior to the Enclosure Acts. It was common during the 13th and 14th century for villages to be developed by building on these field strips. Access was gained through back lanes.

7.3.

Buildings and the boundaries to their gardens define the edges of the streets and lanes. The buildings are generally of two storeys, with attic rooms in some of the larger houses, and it is their collective effect that is so prominent in views, their building materials and roof lines, punctuated with chimneys seen against the sky, with development on or close up to the pavement.



Buildings and the boundaries to their gardens define the edges of the streets. The buildings are generally of two storeys, punctuated with chimneys seen against the sky.



7.4.

Individual buildings become more important when they close views along the street. These include Clarkes farmhouse from the Fen Road end of the High Street, 69 High Street in the view east and 18 High Street in the view west along High Street (east) and Albert House from the south along High Street (north). St Thomas' Church and its tower, together with the gable wall of the Church Hall, closes the view west from Back Lane and east along Station Road. Royal Cottage is prominent on Mill Lane and Park View House is a distinctive building on the northern entrance into the old part of the village. From Potterhanworth Road there is a view north over the rooftops to where trees on Park Lane can be seen.

7.5.

The Beck itself is a valuable feature. The fast flowing water and its wildlife form an attraction in their own right, an accessible and valuable asset both to live by and walk alongside.



▼ *Individual buildings become more important when they close views. In this case, the end gable of the Church Hall with the Church beyond, viewed from Station Road.*



▲ *The Beck with its fast flowing water is a valuable feature.*

8. Character Analysis

Area Character

8.1.

The overall character of the centre of the village arises from a number of features. These include the setting within the valley of the Beck; the medieval street pattern; the mix of buildings, from large houses to farmhouses and former farmbuildings to smaller houses and cottages, together with their public boundaries and the trees and shrubs in their gardens.

Prevailing Uses and Patronage

8.2.

The buildings of the village today are almost all dwellings. This is almost the same as in 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 farm buildings, a school, shops, blacksmith's and wheelright's workshops.

8.3.

In the C18 and C19 the village was clearly a popular place for gentlemen and professionals to live. The evidence is in the number of surviving large houses from throughout this period. On High Street, Park View House; No 4; Albert House; No 8; No 14; No 18 and the Manor House. On Potterhanworth Road, Heighington Hall, and The Hermitage on Mill Lane. Beckfield House on Station Road is a late example.



8.4.

There were a number of farmsteads within the village centre, a reminder of an activity that will have been part of the life and activity since medieval times. Although none are now active buildings survive north of 4 High Street; in The Stackyard, the former Park View Farm; to the rear of 7 High Street; at Clarkes Farm and at Manor farm, both on High Street. The Grange is a surviving example from the later C19.

◀ *Large C18 houses, Albert House to the left, 4 High Street to the right.*

▼ *Beckside Cottage with its converted former farmbuildings alongside is a reminder of the farming history of the centre of the village.*



8.5.

Representatives of buildings used to provide services to the local community also survive. Included in these are the former forge, the two pubs, the former water mill and some of the village shops.

8.6. Listed Buildings and Their Contribution. (See Appendix 1 and Map 3.)

23 buildings within the Conservation Area are listed buildings, all listed Grade II. In other words, they are considered to be of local rather than national importance. These buildings together with the dates they were first listed, are as follows.

Beckside

- Beckside Cottage and attached former farm buildings 02-07-91

Chapel Lane

- Methodist Chapel and attached railings 02-07-91

High Street

- No 1, Park View House 02-10-84
- Nos 3 and 5 03-03-87
- No 7 02-07-91
- No29 02-07-91
- No 31 and attached railings 02-07-91
- No 33 and attached railings 02-07-91
- Forge at the corner of Blacksmith Lane 02-07-91
- 65, Clarkes Farmhouse and attached railings 12-10-78
- No 4, Arden House and attached railings 23-08-67
- No 6, Albert House 18-01-90
- No8 and attached outbuildings 02-07-91
- No 14 02-07-91
- No 18 21-11-89
- No 26 02-07-91
- Manor Farmhouse 02-07-91
- No 56, Green Gates 02-07-91

Mill Lane

- The Hermitage and attached garden wall and gates 02-07-91

The Old Stackyard

- The Dovecote 02-10-84

Potterhanworth Road

- Manor House with attached wall and railings 20-12-82
- Church and attached former Schoolroom 23-08-67

Station Road

- Stone House and attached railings 02-07-91

8.7.

Listed buildings are protected by law and alterations to them, to the front, rear, side and the interior, that affect their architectural and historic interest will require Listed Building Consent from the District Council. Buildings within their curtilage, usually their gardens or grounds, may well also be protected by the listing. An attempt has been made in identifying the Listed Buildings in Appendix 1 and on Map 3 to show buildings within the curtilage but this cannot be considered to be definite because they have to be determined on an individual basis using the curtilage tests which have been derived through case law in the courts.

Contribution of Key Unlisted Buildings. (See also Appendix 1 and Map 3) 8.8.

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 Heighington what it is. The unlisted buildings that are so important to this are identified in Appendix 1 and on Map 3 in this report. Some of them have had more modern alterations but, in the main, these have not detracted from their value. Moreover, often those alterations, for example to windows or roof covering, could be reversed at some future time and the building restored to its earlier appearance.

Local Building Materials and Architectural Details 8.9.

The prevalent local building material up to the end of the C19 was stone for walls. Most buildings have coursed limestone rubble walls while some houses include ashlar quoins and/or ashlar window heads and cills. Some larger houses have raised and stone coped gables.



▲ *Limestone rubble walls, some with ashlar quoins and window heads. Some houses (as at The Manor House on the left) have raised and stone coped gables. Roofs are of pantiles and slate, steeply pitched, with chimneys.*

◀ *It is the mix of buildings, listed and unlisted, which are one of the principal contributions to the character and appearance of the village.*



8.10.

Natural clay pantiles are the most common roof covering. There are some Welsh slate roofs, popular from the late C18. However, it was not uncommon in the mid C20 when a roof needed to be replaced to do so using concrete tiles, including 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.

8.11.

Roofs are steeply pitched, with gable ends and often include a chimney. Hipped roofs are rare. Normally, the height of the roof is about half the distance from ground level to the eaves. 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.

8.12.

The earliest surviving brick building dates from the mid C18 but brick was rare until the late C19 when both red and yellow or buff brick became increasingly common. Not all buildings were completely new and a number of buildings show evidence of their raising from or rebuilding of an earlier building.



▲ *Brick was rare for village buildings until the late C19. This is Little Grange, from Back Lane.*

▼ *The recently built garage on the right of Mill Lane is a good example of the use of natural stone and clay pantiles ensuring that the building fits in with the street scene. Stone walls are a prominent feature of the street.*

8.13.

From the mid C20 various buff, dark red or red multi coloured bricks have been used for new buildings. These have 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 seek the use of stone for walls, particularly on the elevations of buildings prominent within the street scene, and natural clay pantiles for roofs. A good example of this is the garage block recently erected to the rear of Royal Cottage, alongside Mill Lane.



8.14.

Some walls are painted and these can be of stone, brick or render. Some buildings have been painted and/or rendered to disguise changes that have taken place to the exterior while others have been painted for many years. Such buildings are in a minority and can provide an attractive foil to a frontage that would otherwise be all of a similar material. If many other buildings were to be painted in a similar fashion then there would be a change to the character and appearance of the village, including a potential loss of the more traditional materials and also increasing the burden of maintenance of the individual owners. Brilliant white is not normally an appropriate colour for older buildings as it is a very modern colour.

8.15.

A prominent feature of the street scene is the number of stone walls and cast iron railings and gates as the boundaries to the gardens and frontage of buildings throughout the village centre. Indeed, the village is remarkable for the lengths of railings of dates contemporary with the buildings that they front. Many of the latter, associated with Listed Buildings, are specifically identified for protection. It is rare for so many to survive in such close proximity. Railings are generally very simple in form, comprising plain uprights usually with spiked tops. There are also examples of spear topped, hoop topped and estate type railings. Traditionally, they are often set above a low plinth wall, the latter often being of the same material as the building which it fronts. Walls for railings are usually stone coped.

▼ *Iron railings and gates are a prominent feature in the street scene. Dial House on Merrycock Lane.*



▲ *31 High Street*



▲ *4 High Street*



▲ *On High Street, west of the junction with Blacksmiths Lane*



▲ *35, 37 and 39 High Street*

8.16.

Stone walls, always of coursed limestone rubble, are of varying heights, from around about 0.5m up to about 2m with higher ones predominating. Their size ensures that they are highly visible within the street scene and, because they run along the back edge of the roads and footways they give strong definition of enclosure to views. Stone and pantile are the traditional forms of coping for stone walls and the majority of walls in the village have these.

8.17.

As a rule of thumb garden walls are constructed of the same material as the buildings with which they are associated.

8.18.

Hedges are also used as a boundary feature although, in the main, alongside the back lanes and linking footpaths. These have an important role in such areas as they do provide a link and a transition between the more urban built up appearance of the centre of the village and the countryside beyond. They are also used successfully together with other boundary features, notably with estate type railings along the High Street frontage of Park View House and with a stone wall to Manor Farmhouse.



▲ Hedges are used as boundaries, in the main, alongside back lanes and linking footpaths. This example is Back Lane.

▼ A hedge and iron railings combine to enhance the setting of Park View House on the High Street.



8.19.

Fences are not a prominent feature of the Conservation Area. They tend to be found on frontages away from High Street and Potterhanworth Road. 1.8m close boarded fences are rare and usually associated with more recent development where they provide privacy for rear gardens. Generally, such fences are a suburban feature and are to be discouraged from prominent frontages within the Conservation Area.

8.20.

The palette of materials that help to create the character and appearance of the buildings is of natural local limestone, or red, yellow or buff bricks for walls. 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.

Window openings often have a stone head above with a stone cill below and are taller than they are wide. Sash windows, sliding vertically, are common, and on some buildings the Yorkshire Sash, sliding horizontally, can still be found. The latter type is normally within a square opening. 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.



▲ *Window openings often have stone heads and cills and are taller than they are wide. Sash windows are common and are set back slightly from the face of the wall. This, together with the step in the centre of the traditional sash windows brings relief to the facades of the buildings. The Stone House, Station Road.*

Trees, Hedges and Grass Verges. 8.23.

Trees and hedges are a vital element of the Conservation Area. Hedgerows are referred to in paragraph 8.18 above. Trees and shrubs are a prominent feature of the Conservation Area and a vital element in forming part of the character and appearance of the Area. So much so that it would be wrong to try to identify individually those which are important 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. Such a survey could only provide a snapshot of the situation. Trees will grow, be in need of surgery and die over time and assessments of the condition of any tree should only be made at the time it needs work to it. General tree cover is indicated on Map 4. There may well be additional trees of equal importance which are not shown.



▲ Mill Lane



▲ Junction of Back Lane with Potterhanworth Road.

◀ Station Road

8.24.

Tree groupings of importance are shown on Map 4. They are found throughout the Conservation Area.

Trees are vital in forming part of the character and appearance of the area. This example on Potterhanworth Road.



8.25.

Several trees within the Conservation Area are protected by Tree Preservation Orders. These shown diagrammatically on Map 4. The protected trees are found.

- Around the junction of Park Lane and High Street (north).
- Along the western boundary of Hudsons Lane, in the gardens of the houses served from The Old Stackyard.
- To the west of Millstone Cottage off Mill Lane.
- Alongside the south end of Mill Lane, on both sides of the road.
- Along the east end of Station Road.
- In the grounds of Beckfield House.
- In the garden of The Manor House.
- Around the junction of Potterhanworth Road and Chapel Lane.
- On the southern boundary of the grounds to Heighington Hall and of the newer houses to the east, off Back Lane.

8.26.

Hedges are a prominent feature and their role as a feature of the boundaries within the Conservation Area is included at 8.18 above. Traditionally, hedges of native species such as hawthorn would have been predominant but in more recent years evergreen species with dense foliage have become more common. 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.

▼ *Hedges provide privacy for gardens and help to create a strong sense of enclosure to the street.*



8.27.

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 High Street (east) and Back Lane. The former is particularly attractive, varying in width just as the street varies in width. Back Lane has more traditional verges, 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.

▼ *Grass verges create and maintain a rural ambience.*



Street Furniture

8.28.

The Conservation Area has a number of notable and historically important items of street furniture. The most numerous are the cast iron street hydrants installed as part of the provision of a public water supply in the 1930's. These domed topped structures with a distinctive lions head, the mouth forming the spout and with a grid below to stand a bucket, were cast by Glenfield and Kennedy of Kilmarnock. They can be found in several villages in the northern half of the District and six survive in Heighington. These can be found at Beck Lane, Blacksmith Lane, and by 8 High Street, 26 High Street, 74 High Street and by Clarkes Farmhouse, also on High Street.

▼ *One of the cast iron street hydrants in the Conservation Area. This one is on High Street, adjacent to Clarkes farmhouse.*



8.29.

On High Street, by the junction with Merrycock Lane is also the flagstaff, a rare feature in so prominent a spot, erected here after the First World War. On the opposite side of the road, by the bridge over the Beck, is the village sign, erected by the Womens Institute in 1988.

8.30.

Also on High Street, opposite the Post Office is the public telephone box. This is of the K6 type, designed in 1935 by Sir Giles Gilbert Scott. Once very common, several do survive within the District and some of them, but not this, are now Listed Buildings.

▼ *There are a few elements in the street scene that detract from the quality. Examples are*



▲ *The design and materials of the Costcutter Supermarket, and*

▼ *Overhead wires and the concrete block bus shelter at the junction of Merrycock Lane and the High Street.*



Extent of Loss, Intrusion or Damage 8.31.

Heighington is fortunate that there are few elements of the street scene that detract from the quality of the older parts of the Conservation Area. These are.

- Overhead wires and their supporting poles, particularly along and across High Street (east).
- The concrete block bus shelter on High Street at the junction of Merrycock Lane.
- The Costcutter supermarket.
- Recent housing areas, Kenyon Close; Bells Meadow; and Clarke Avenue; the Edward Barker Road area and St Aubins Crescent.
- The concrete block wall along the west boundary at the south end of Mill Lane.



▲ Concrete block wall alongside Mill Lane.

8.32.

There may be opportunities in future to resolve these conflicts. Overhead wires can be relocated underground, possibly on an incremental basis as opportunities arise. The bus shelter could be replaced, possibly with a gable roofed building built of coursed limestone rubble with a slate or pantiled roof.

8.33.

The supermarket is more of a problem but there may be a long term solution. The tile hung gable to the street, the verge and eaves boarding, the black concrete tiles and the flat roofed extension are all features alien to the more traditional buildings along the street. On the positive side the effect is mitigated by it being set back slightly from the footpath edge and the eye is drawn to the more imposing Manor Farmhouse next east. It is also higher than the street level which helps to reduce the effect of the single storey. Finally, the flat roof is to the rear of the site and not prominent in the street scene.

8.34.

The inclusion of the recent housing areas within this list is not so much a criticism of them but a recognition that they have all taken place on land that was open and undeveloped when the Conservation Area was first designated and the fact that their design and layout is very different to that of the older village core. A solution here is to simply redefine the Conservation Area boundary to exclude them

8.35.

The effect of the concrete block wall along the west boundary of part of Mill Lane is partly muted because it is low and is topped by a hedge. However, concrete blocks are rarely found within the Conservation Area and, as a non-traditional and non-vernacular detail their further use is to be discouraged. If and when an opportunity arises for it to be replaced its replacement with a low limestone rubble wall would be an improvement.

Neutral Factors

8.36.

The principal neutral factors that neither detract from nor enhance the Conservation Area include some of the newer houses set back from the street edge, particularly on Chapel Lane, Mill Lane and High Street (east). Their effect is muted partly because of the retention of earlier walls to their frontages, partly by existing mature trees in front gardens and because they are often sited between buildings that are sited close to the back edge of the footpath.

Building Condition

8.37.

The condition of the buildings within the Conservation Area is generally very good. There are no derelict properties. There is one Listed Building that is in a poor state of repair and this is the rear wing of 8 High Street, alongside the Beck. This well maintained appearance is a positive feature of the village and is a reflection of the efforts made by residents to maintain their buildings in good order.

Pressure and Capacity for Change

8.38.

Pressure for change in the village in the form of new development is likely to continue because of the proximity to Lincoln and the popularity of the village as a place to live. Within the Conservation Area this is likely to take the form of individual and very small groups of dwellings on small infill and redevelopment sites. In addition, there are likely to be opportunities to add extensions to existing dwellings.

8.39.

There are three undeveloped sites within the Conservation Area which may be considered for development, east of Hudsons Lane, to the north of the Beck; between Blacksmiths Lane and 41 High Street; and in the garden to the east of Manor Farmhouse. While development may be acceptable of the first two the loss of the undeveloped frontage of the Manor Farmhouse garden would be likely to have an adverse effect on the character and appearance of the Conservation Area as well as the setting of the house itself, a Listed Building. All the larger houses in the Conservation Area have grounds but most are to the rear of the house which itself lies alongside the road. Here, because the house is at the west end of the grounds, alongside Wheelwrights Lane, the grounds have to be to the east side.

8.40.

Development of the land to the east of 41 High Street should be of a form, scale, size and materials similar to the adjacent buildings and be sited very close to or at the rear of the footpath. The land to the north of the Beck would be suitable for individual dwellings within their own gardens.

8.41.

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. The District Council hopes that residents will take account of the advice within this report also.

8.42.

It is possible for the District Council to withdraw certain permitted development rights and require owners to apply for planning permission to carry out specified works for which permission is not normally required. In this report no such withdrawal is being put forward but the Parish Council, residents and other consultees may put forward suggestions if they wish as part of their response to this draft report.

9. Suggested Boundary Changes

9.1.

Some alterations to the Conservation Area are proposed. These, together with the reason for the proposed change, are shown on Map 5 where the reference letters are identified and are as follows.

- A. Eastmills Court. While the building has not been identified as an Important Building within the building survey it does contribute positively to the street in that it reinforces the strong sense of enclosure at this point. It is, therefore, suggested for inclusion within the Conservation Area.
- B. Kenyon Close. The modern development of the east end of this cul de sac has taken place across the Conservation Area boundary. The road is physically divorced from the rest of the area and the design of the houses is different from the traditional buildings of the Conservation Area. It is recommended for exclusion from the Conservation Area.
- C. Curtis Drive, Grange Lane. Development here since the Conservation Area was designated has made the boundary rather meaningless, as it does not now follow physical boundaries on the ground. The revised boundary does follow existing boundaries and also includes Grange Cottage, the one house in this development of three that is presently outside the Area.
- D. Edward Barker Road/St Aubins Crescent. This housing area also includes Burghley Square, Revesby Square, Harrington Square, Belton Square and Clarke Avenue. This is another development that has taken place since the Conservation Area was first designated. The land was, at that time, an open field. The houses here are also different in design and layout to the more traditional vernacular buildings of the centre of the village. This area is recommended for exclusion from the Conservation Area.
- E. Bells Meadow. This is another area of housing that has been built since the Conservation Area was designated and is of a design and layout different to the more traditional vernacular buildings within the centre of the village. This is recommended for exclusion from the Conservation Area.

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

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

10.2.

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 Heighington have the special character and appearance that warrants a Conservation Area?
2. If so, are the boundaries as proposed reasonable or are there other 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	Stone with a fine cut, flat, face
Casement windows	Side hinged window
Cills	Horizontal projecting beam below a window opening
Copings	Protective capping course along the top of a wall
Corbel	Projection from the face of a wall
Dentillation	Row of bricks at the top of a wall corbelled out, often in a decorative way
Double pile	Two rooms deep with a double pitched roof and valley between
Fanlight	Glazed window above a door to let light into the hall behind
Finial	Feature at the top of a high point on a building, usually decorated
Gables	Triangular area of wall at the end of a pitched roof
Heads	Top of a window or door opening
Jetty	Projection of an upper storey over the lower wall
Keystone	Wedge shaped block in the centre of an arch
Kneelers	Large stone at the junction of a gable and a wall
Lintels	Horizontal beam spanning an opening in a wall
Pantiles	Roof tile of a curved S shape
Pediment	Low pitched triangular gable, usually over a door
Pilaster	Vertical column attached to the wall from which it projects
Quoins	Stone or brick at the corners of a building
Raised gables	The top edge of a gable raised above the line of the roof
Rosemary Tiles	Small, flat, rectangular tiles
Rubble	Stones with rough faces
Margin Lights	Window with a large central pane and narrow panes to either side or all four sides
Sash Window	Window of two sections, one above the other, one or both of which open by sliding up and down
Tumbled gable	Courses of brickwork laid at 90 degrees to the slope of a roof, tapering into the horizontal courses, to present the hard edge of a brick to the weather
Verge	The junction between the top of the gable wall of a building and the tiles of the roof
Yorkshire Sliding	Window of two or three sections, side by side, which open by
Sash	sliding horizontally

13. Bibliography and Sources

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The assistance of Brenda Webster of
Heighington, with historical information,
is gratefully acknowledged

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

1. Former Barn. Mill Lane. Former barn, maybe late C18 or early C19, now converted to a dwelling. Coursed limestone rubble walls with a pantiled roof, the latter with raised lead coped brick tumbled gables. The extension to the south is of the mid C20, replacing an earlier farm building here, with a brown brick wall and pantiled roof.

2. Former Coach House. Mill Lane. Curtilage Listed Building, Grade II. Two storey former coach house, now used for domestic storage, probably of the early C18, within the grounds of 6 High Street. The latter is a Grade II Listed Building and the Coach House is listed by virtue of being within the curtilage. Coursed limestone rubble walls and a pantiled gabled roof with central chimney stack. The ground floor includes two carriage openings, one to the right with a cambered brick arch and a boarded double door, the other open and square with a concrete lintel over.

3. The Watermill. Mill Lane. Former flour mill, now a dwelling. A watermill was first recorded on this site in 1575. The present building has three storeys in coursed limestone rubble, extended by one bay, in yellow brick to the south in the C19, the whole then raised in red brick by one storey in the early C20. This has a pantiled roof. The rendered and part concrete tiled, part flat garden roof, two and one storey, front

projection appears to date from the conversion into flats following the closure of the mill in the early 1970's. The windows are modern, dating from the conversion, with the exception of three 8 over 12 pane sash windows in the stone, east, elevation. The sound of rushing water from the rear garden where the beck was widened to form the mill pond adds to the ambience of the setting.

4. Millstone Cottage. Mill Lane. Two storey cottage, limestone rubble walls and a single aspect roof with one chimney stack.

5. 1, 2 and 3, Mill Cottages. Mill Lane. Coursed limestone rubble ground floor with yellow brick raising in the late C19 and a slate roof. Four ridge chimney stacks in yellow brick. The windows of 1 and 3 are of C20 timber in the original openings. No. 2 retains 3 Yorkshire sliding sash windows to the first floor with two 6 over 9 sash windows to the ground floor.

6. Hermitage Cottage. Mill Lane. Cottage, two storey, coursed limestone rubble with a hipped pantiled roof with a central yellow brick chimney stack. Upvc windows, those to the first floor are in the original openings under cambered brick arches.

7. The Hermitage. Mill Lane. Listed Building, Grade II, including the garden

wall and gates. Late C18 house, remodelled in the early C19. Double range plan. Coursed limestone rubble with slate roofs and gable stacks in yellow brick. Two storey flat roofed porch to south elevation. Some Margin light sash windows. Some windows in brick semicircular arched windows.

8. Becksid e Cottage and attached former farmbuildings. Mill Lane. Listed Building, Grade II. Cottage and attached farmbuildings, the latter now converted to living accommodation. Late C18 cottage, raised in the early C19, of coursed limestone rubble and red brick with a pantile roof with two gable stacks. Central doorway flanked by sliding sash windows under segmental brick heads. Two similar windows above. The converted range was a small barn, stables and cartshed.

9. Royal Cottage. Mill Lane. Formerly two cottages, now one. Coursed limestone rubble walls and a pantiled roof with two red brick gable stacks, both forward of the ridge. Ground floor windows under cambered stone lintels. Modern timber casements in original openings.

10. 4, High Street and attached railings. Listed Building, Grade II. House, formerly known as Arden House and as Heighington House. Stone quoins to the south east corner include two sundials and the words 'William Arden,

Fecit 1742'. C19 brick extensions. Coursed limestone rubble with ashlar dressings. Pantiled roof with raised ashlar gables and two ashlar and red brick chimney stacks. Central doorway with fanlight and ashlar porch, with square Doric columns supporting a flat hood. Six over six pane sash windows. Low front wall with ashlar copings and spear head railings, the same railings as front 8 High Street.

11. Albert House. Listed Building, Grade II. House, double pile plan, early C18 with 19 alterations. Coursed limestone rubble walls with ashlar dressings. Pantile roof with ashlar and brick chimney stacks and stone coped gables falling to stone ball finials. Ashlar quoins. Central doorway with C20 faced door with fanlight and small hood carried on brackets and a plain sash above. This is flanked by two, two storey, canted bay windows with plain sashes. Two small dormers with plain sashes light the attic spaces.

12. 8 High Street and attached outbuildings. Listed Building, Grade II. House, late C18 with mid C19 alterations, including a front dating from that time, said to have been built originally as a barn. The front is of yellow brick with a slate roof with two yellow brick gable chimney stacks. The central four panel door has a plain fanlight over under a hood supported with brackets. The windows are divided

plain sashes and have iron cill railings, the latter being an unusual feature.

There are railings to the roadside, of the same pattern as those to 4 High Street. The rear range, alongside the beck, is of the C18, of two, dropping to single, storeys. Of coursed limestone rubble with a pantiled roof, the higher section has one ridge and one gable stack with the lower section having two ridge and one gable stack. All stacks are in yellow brick. Windows are all C20 apart from two first floor Yorkshire sliding sashes. Below these is a blocked central doorway. The rear is in a very poor state of repair.

13. Park View House. Listed Building, Grade II. Early C19 house of coursed limestone rubble with a hipped slate roof including three brick chimney stacks and deep overhanging eaves. The front has a central doorway with a flat roofed porch flanked by a pair of two storey timber bow windows. The lower sashes are tripartite, the rest simple glazing bar sashes. The High Street elevation has a mix of irregularly spaced sashes, a mix of vertical sliding sashes and Yorkshire sliders.

14. 3 and 5 High Street. Listed Building, Grade II. House, formerly a pair of cottages. Mid C18, remodelled in the early C19. Coursed limestone rubble and hipped pantiled roof with two brick ridge ridge and a single wall chimney stack. Mainly small pane, six

over six, sliding sash windows; some are narrower and are 4 over 4 panes. It includes the following.

Outbuilding to the rear of 3 and 5 High Street. Curtilage Listed Building, Grade II. Former stable, now converted to residential use. Single storey, coursed limestone rubble walls, pantiled roof.

15. The Granary. High Street. Former granary with wagon hovel under and adjacent cartshed, probably mid C19, now converted to a dwelling. Coursed limestone rubble walls with a hipped pantiled roof. Red brick dentillated eaves.

16. 7 High Street. Listed Building, Grade II. Former farmhouse, now house. Mid C18 rear range with early C19 range to front. Coursed limestone rubble walls with pantiled roof and two brick gable stacks. Quoins. Central door flanked by Yorkshire sliding sash windows with two similar windows above.

17. Outbuildings to 7 High Street, Curtilage Listed Buildings, Listed Grade II. L shaped range of former farmbuildings, two and one storey. Coursed limestone rubble walls with pantiled roofs.

18. 13 and 15 High Street. Pair of cottages with a datestone 'ER 1884'. Red brick with yellow and blue brick bands. Sash windows, those to 15

with margin lights to the top and bottom, and ground floor canted bays. Open porches with decorated barge boarding. Slate roof with decorative ridges and two gable stacks. To the front is a stone coped, red brick wall with matching yellow and blue brick bands.

19. Swan Cottage, High Street. Single storey dwelling with painted stone rubble walls and a brown concrete tiled roof. Modern windows in widened openings. The interest in this cottage lies with its age. It probably dates from the C18 and its form will be similar to several of the village dwellings at that time.

20. 19 High Street. Late C19 house in yellow brick with a stone rubble north wall. Pantiled roof with one gable and one ridge stack in yellow brick. 6x6 sash windows under, on the ground floor, splayed arches. 4 panel door with a plain fanlight over, all under a porch hood. Modern extension in similar materials to the east end.

21. Westhaven, 21 High Street. Late C19 house in buff brick and a pantiled roof with red brick gable stacks. Red brick early C20 two storey extension to the rear. Divided pane sashes and stone lintels and cills.

22. North Place, 14 High Street. Listed Building, Grade II. Mid C18 house of

red brick with a pantiled roof with tumbled and raised brick coped gables. Two gable brick stacks. Central six panelled door and 6x6 pane sliding sash windows. Mid C19 lean to extension to north. The rear, west, wall is of coursed stone rubble.

23. Turks Head. Public House. Early C19. Coursed limestone rubble with a slate roof with two gable stacks. Modern windows in their original openings under splayed stone lintels. Lower rear stone and pantiled rear range and mid C20 single storey painted brick and slate extension to front.

24. 18 High Street. Listed Building, Grade II. Late C18 house, with coursed limestone rubble walls and a pantile roof with two red brick gable stacks. Two storeys and attic. Central door with C20 wooden surround flanked by two 8x8 pane sash windows with three 6x6 pane sashes at the first floor, all windows under cambered stone arches.

25. Post Office. High Street. House and shop. The red brick front with its green tiled shopfront dates from about 1921 but the rest of the building is C19. The latter is of coursed stone rubble. The roof is of pantiles with one brick gable stack. The stack and the north elevation are of painted render. Modern upvc windows under splayed stone

arches.

26. 29 High Street, Listed Building, Grade II. Mid C18 cottage with C20 alterations. Rendered and painted coursed limestone rubble and a pantiled roof with one red brick gable stack. Three Yorkshire sashes to the front elevation, two of two sashes to the first floor and one of three sections to the ground, together with one small pane fixed window.

27. Robinsons Cottage, 31 High Street and attached railings. Listed Building, Grade II. Mid C19 cottage with C20 alterations. Red brick, pantiled roof, with one ridge stack. Modern timber windows under cambered brick arches. Spear topped railings to front on a brick plinth.

28. Beckway, 33 High Street and attached wall and railings. Listed Building, Grade II. Late C18 house with mid C19 alterations. Coursed limestone rubble with a pantiled roof. Two buff brick gable chimney stacks. Central six panel, part glazed door with a surround and hood over and mid C19 canted bay windows to either side. The bays have central 8x8 pane sashes flanked by 4x4 pane sashes. 6x6 pane sash windows to the first floor. Iron railings to front.

29. Holly Tree House, 35 High Street. Early C20 house of red brick with a slate roof and one gable stack. C20

door with a plain fanlight. The door and the first floor window openings have decorated stone lintels. Canted bay window to the left of the door. All windows are upvc. Railings to front on a brick plinth.

30. 37 and 39 High Street. Pair of late C19 cottages. Coursed limestone rubble walls with a pantiled roof and yellow brick gable stacks. The doors and first floor windows are under squared stone lintels. Canted bays at either end. Two six panel doors, all windows being upvc replacements. Railings to front on a brick plinth.

31. 41 High Street. Cottage with coursed limestone rubble walls, raised in brick in the early C20. Painted front. Pantiled roof. Two Yorkshire sashes to the ground floor and one to the first, the former divided panes, the latter plain.

32. Former Forge, High Street. Listed Building, Grade II. Late C18 forge, now store. Coursed limestone rubble with red brick dressings. Pantile roof with a single red brick gable chimney stack. Central stable door flanked by two C20 windows. Small rear wing with cambered red brick arches over the openings.

33. Butcher and Beast Public House. High Street. Late C19 rebuilding of an earlier building, the evidence of this being seen in the west gable. Coursed

limestone rubble walls with a slate roof with two yellow brick gable stacks. Yellow brick quoins, window heads and sides and with stone cills. Central recessed porch entrance under a stone arch. Divided sash windows.

34. Village Hall, High Street. Painted corrugated iron Village Hall, late C19 with side extension added in the 1960's. Decorated barge boards to front, hopper windows with three pane tops and divided pane lower sections. Increasingly rare example of a once common type of prefabricated building.

35. Westfield Cottage, High Street. C19 cottage with single storey extension to east. Coursed limestone rubble walls with a pantiled roof with gable stacks. The ground floor has two canted bay windows with modern windows and two 6x6 sliding sash windows to the first floor.

36. Westfield House, 57 High Street. Mid C19 house with C20 extensions and alterations. Raised in height from an earlier building. Coursed limestone rubble with larger quoin stones, pantiled roof with one gable and one ridge stack in brick. Mainly C20 windows, two are sliding sashes, the rest C20 timber casements, most in their original openings.

37. Clarkes farmhouse, 65 High Street and attached railings. Listed Building,

Grade II. Former farmhouse, mid C18 with C20 alterations. Coursed limestone rubble with ashlar dressings. Pantile roof with two red brick gable stacks and brick dentillated eaves. Ashlar quoins. Central door in a wooden pilaster surround, flanked by four 6x6 pane vertical sliding sashes to the ground floor with three 6x6 pane Yorkshire sashes to the first, all under timber lintels. Railings to front on a low, stone capped, red brick wall.

38. Former farmbuildings at Clarkes farm, Listed curtilage buildings, Grade II. Former farmstead, comprising two barns, stables and cartsheds and a milking parlour, the latter part converted to a residential use. Some elements demolished but their lower walls remain. Largely of coursed rubble with pantiled roofs, parts are contemporary with the farmhouse.

39. 69 High Street. Coursed limestone rubble with a pantiled gabled roof. The latter has a substantial central buff brick chimney stack set at an angle to the ridge line. Rectangular drip moulding to the top of the ground floor windows.

40. 26 High Street. Listed Building, Grade II. Cottage, late C17 with an early C19 addition. Coursed limestone rubble, partly rendered and colourwashed. Pantile roof with two red brick gable stacks. Two Yorkshire sliding sash windows to the first floor

and two 8x8 vertical sliding sashes to the ground floor, the latter to the left of the C20 door. The door and windows are all under timber lintels.

41. Manor Farm and outbuildings, High Street. Listed Building, Grade II.

Former farmhouse and outbuildings dating from the late C17 and early C19 and C20 alterations. Coursed limestone rubble with pantiled roofs, the house has a single gable and a single large ridge, rendered, brick stacks. Windows are a mix of casements and both conventional sash and Yorkshire sliding sashes. One of the outbuildings is a C19 red brick and slate former barn.

42. 56 High Street. Listed Building, Grade II. Late C18 cottage with C20 alterations with a pantiled roof, hipped at the eastern end. One ridge and one gable stack in red brick. Casement windows.

43. Bramble Cottage, 62 High Street. Formerly a pair of early C19 cottages, now one. Coursed limestone rubble with a concrete tiled roof with one ridge and one gable stack, both in red brick. Modern upvc windows in original openings with timber lintels. Rounded corner to the ground floor to the east indicating that this is earlier than 64 High Street.

44. 64 and 68 High Street. Two houses, originally four, probably late C19.

Coursed limestone rubble with a concrete tiled roof with two red brick chimney stacks. All modern windows, in 68 to widened openings. The windows to 64 are inset in openings with brick surrounds, some of them original.

45. 70 High Street. Early C19 cottages, was two, now one. Coursed limestone rubble with a pantiled roof with two ridge stacks in red brick. Early window openings have timber lintels, with others in widened openings.

46. The Dovecote, The Old Stackyard. Listed Building, Grade II. Former cattle shelter and dovecote, now house. Early/mid C19 of coursed limestone rubble with a pantiled roof. Over the eastern gable is a large, two stage, timber framed dovecote with a timber cupola and a slate roof.

47. The Barn, The Old Stackyard. Former C19 farmbuildings, now converted to a dwelling. Two and one storey, coursed limestone rubble with a pantiled, hipped, roof.

48. The Cottage and Rowan Cottage, Beck Lane. Formerly three cottages, now two. Mid C19 brown brick front with coursed limestone rubble to side and rear. Pantiled roof with two gable and one ridge chimney stacks. Splayed cambered brick arches to the windows, mostly with stone cills.

49. Brookside, Beck Lane. Mid C19 cottage of brown brick with a hipped pantiled roof. Late C20 extension to west side. Splayed cambered brick arches and stone cills to modern timber casement windows.

50. 2 and 4 Beck Lane. Early C19 cottages, built as four, now two. Coursed limestone rubble walls and a pantiled roof with two ridge and two gable chimney stacks. C20 timber casement windows.

51. 1, 2 and 3, Blacksmith Lane. Early C20 terrace of three houses with typical Edwardian detailing. The south wall is of coursed limestone rubble, probably the remnant of an earlier building here. Gabled pantile roof with four off ridge brick stacks, two on either roof slope. Divided pane sash windows under chamfered stone lintels. Railings to front.

52. 4, 5 and 6 Blacksmith Lane. Terrace of three cottages, 5 and 6 are C19, in coursed limestone rubble, 4 is early C20 in red brick. Pantiled roof with two gable and two ridge stacks. Windows and doors to 5 and 6 are set within deep recessed openings edged in red brick. 4 and 5 retain sash windows.

53. Cottage next to The Forge, Blacksmith Lane. Late C19. Red brick and pantile with red brick one ridge and

one gable stacks. Modern windows in original openings which have red brick arches over.

54. Southbrook, Merrycock Lane. Late C19 pair of dwellings, now one house. Red brick with yellow brick bands and window heads. Two canted bay windows to the ground floor front, plain sash windows. Slate roof with two central off ridge red brick chimney stacks.

55. Dial House, Merrycock Lane. House, dated 1901. Red brick with a slate, gabled roof with a hip to the north end. Decorated eaves, verges and semi circular panel in the front gable. Chamfered stone window heads, stone cills, with plain sash windows. Four panel door, the top panels glazed in stained glass, set inside an open fronted, flat parapet roofed porch with a semi circular stone head.

56. True Oddfellows, 7 Back Lane. C19 house. Coursed rubble walls and a pantiled roof with two red brick gable stacks. Plank door and sash windows under cambered red brick arches. Red brick and pantile former stable in the garden to the north of the house, and a former red brick forge to the east.

57. Hall Barn, 33 Back Lane. Late C19 former barn associated with Heighington Hall, now converted to a dwelling. Coursed limestone rubble with

a gabled pantile roof.

58. The Grange, Station Road. Former farmhouse, now house, dated 1878 on porch. Red brick with a hipped slate roof. T shaped plan. Two end wall and one ridge stacks. Divided sash windows with segmental brick arches over and stone cills. Central pitched roof open fronted porch with semi circular brick arch over and a gabled slate roof.

59. Former farmbuildings, Station Road. Former farmbuildings converted to a dwelling. Single storey coursed limestone rubble with a hipped pantiled roof and retaining an enclosing stone wall to the south side.

60. Beckfield House, Station Road. Late C19 former Gentlemans residence, now a Residential Home with very elaborate detailing. Red brick, with some half timbering and tile hanging to the first floor. Rosemary tiled roof with overhanging eaves, brick chimney stacks, eaves and verge boarding and terracotta finials to gable tops. Arcaded veranda with fine detailing. Some stone mullioned windows.

61. Beckfield Lodge, Station Road. Late C19 former Lodge to Beckfield House. Red brick with some tile hanging and half timbering. First floor jettied to front over a stone mullioned window.

Rosemary tiled roof with overhanging eaves, brick chimney stacks, verge boarding and terracotta finials.

62. The Manse, Station Road. Early C20 house, of red brick and a pantiled roof with kneelers. Two bricks stacks both offset from the ridge. Jettied central first floor, supported on brackets over a stone mullioned window. Semi circular herringbone patterned brickwork panels over the windows which have timber casement windows.

63. The Stone House, Station Road. Listed Building, Grade II. Early C19 house of coursed limestone rubble walls and a gabled pantiled roof. Higher later C19 extension in matching materials to the west. The eastern section has a central six-panel door with the two top panels glazed and with divided pane sash windows. That to the west has two 6x6 pane sash windows. A rear service wing has been raised in red brick. Low stone wall to the front with spear head iron railings.

64. Church Hall, Station Road. Two storeys, coursed limestone walls and a slate roof. Three deep ground floor windows under cambered brick arches and three similarly deep first floor half dormer windows with wedge shaped heads.

65. Methodist Chapel and attached railings, Chapel Lane. Listed Building,

Grade II. 1815. Coursed limestone rubble with a slate roof. Ashlar eaves band with a coped parapet and corner pilaster buttresses. Projecting rendered porch with ashlar eaves band and parapet coping. To the front is a low, painted ashlar, wall with a coping and cast iron spear head railings and gate.

66. Woodbine Cottage, Chapel Lane. C19 cottage with coursed limestone rubble walls and a pantiled roof with two red brick gable stacks. Modern windows in altered openings under red brick soldier courses. Enclosed projecting porch in stone and pantile with a plain plank door.

67. Hillfoot and Hall Cottage, Chapel lane. Very late C19 red brick and pantile pair of cottages. Central brick stack and overhanging eaves. Brick arches to the window and door openings.

68. Manor House with attached wall and railings, Potterhanworth Road. Listed Building, Grade II. Mid C18 house with early C19 remodelling. Said to have a quoin inscribed 'Robert Baillie 1794'. Coursed limestone rubble with ashlar dressings. Welsh slate roof with ashlar gable stacks and ashlar coped gables and parapet. Flush ashlar quoins and ashlar plinth. Central doorway has a five panel door with a plain fanlight and a projecting flat roofed porch supported by a pair of

timber square pilasters to the rear and a pair of timber circular tapered columns to the front. Stone heads and cills to tall thin sash windows on the ground and first floors with three gabled dormers with decorative barge boarding and casement windows to the second floor. Either side of the porch are low yellow brick walls with ashlar coping and cast iron spear head railings.

69. Chapel and attached School, now St Thomas Church and Heritage Room, Potterhanworth Road. Listed Building, Grade II. Chapel of Ease and attached former schoolroom. C12, 1619 and restored and extended 1865. Tower, nave and chancel with schoolroom to the north. Coursed limestone rubble with ashlar dressings and slate roofs with coped gables and kneelers. Quoins, chamfered plinth and eaves band.

70. Little Grange, Potterhanworth Road. Late C19 house, in red brick with a gabled pantiled roof. One ridge and one gable stack. Sliding sash windows under plain stone lintels.

71. Heighington Hall, Potterhanworth Road. Small Country House, recorded in Whites 1872 Directory as having 'recently been enlarged and restored' and with grounds laid out by Mr Milner of Norwood, London. Coursed limestone rubble with quoins and a hipped slate roof with two yellow brick

chimney stacks. 6x6 pane sash windows with one front window flanked by a pair of 2x2 sash windows.

72. Outbuildings to Heighington Hall. To the east of the Hall is an attached two storey range of outbuildings in coursed rubble and pantile.

73. Rudgard farmhouse, Potterhanworth Road. Late C19 former farmhouse in red brick with a slate roof, hipped to the north. To the rear is a mid C19 parallel, gabled, range. The front range has stone heads and cills to the margin light sash windows. Recessed porch with a semi circular stone head on brick pilasters with a keystone. Dog tooth dentillation to the eaves.

74. Hillside, Potterhanworth Road. Early C20 house of red brick and pantile with overhanging eaves and a central brick stack. Cambered brick arches over casement windows.

Appendix 2 - Sensitive buildings outside the Conservation area and former sensitive buildings in the Conservation area to be deleted from the list

Sensitive Buildings outside the Conservation Area

Fen Road, 15/17
Little Grange, Park Lane
Park Lane, 13/15
Station House, Station Road

Buildings to be deleted from the list of sensitive buildings

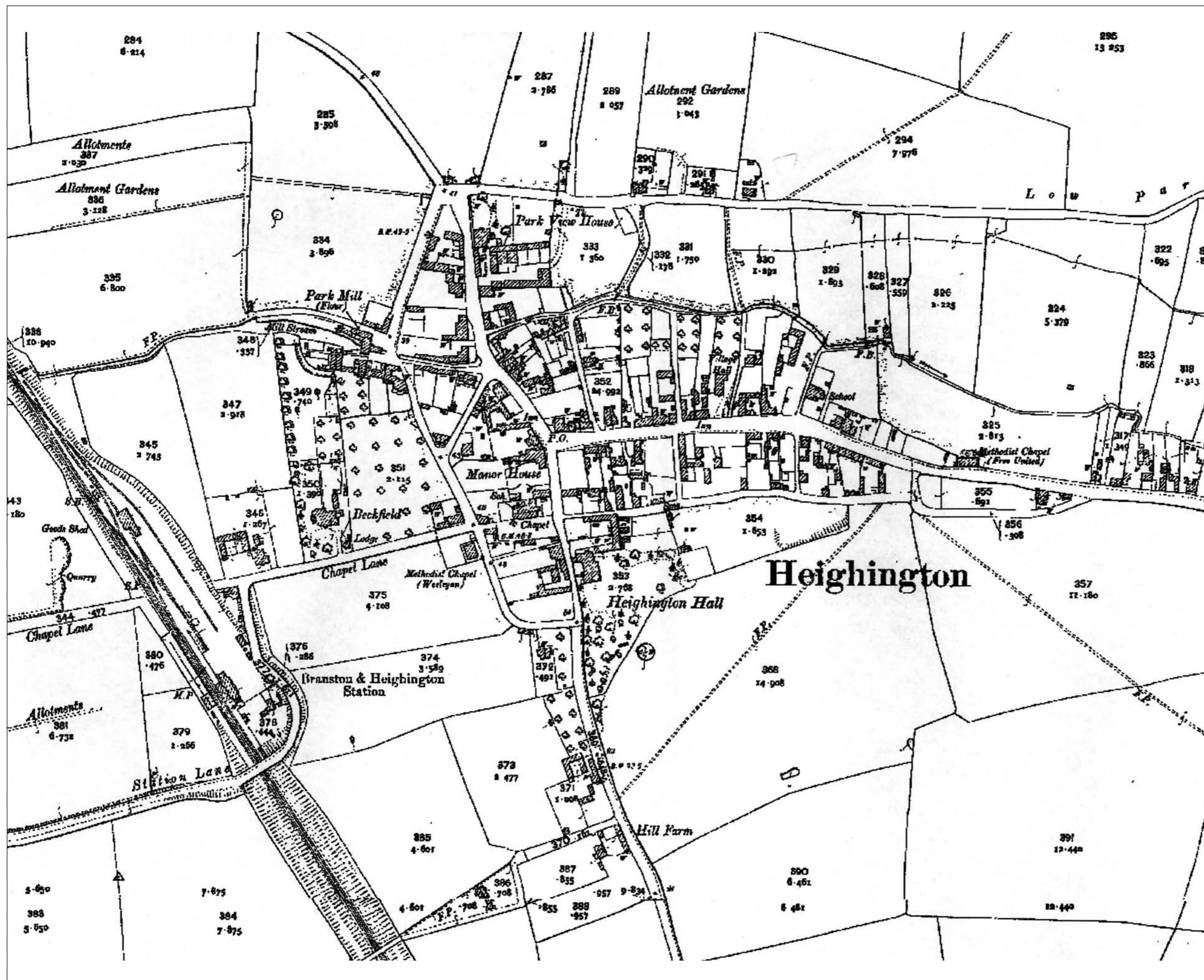
These have had cumulative alterations that detract from their former interest.
11/13 Fen Road
11 High Street
22/24 High Street

Buildings demolished

Fen Road, Methodist Chapel
Station Yard, building in grounds

Map 1

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



Map 2

Principal Views



Principal Views



Buildings Closing Views

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Map 3

Listed and Other Important Buildings



-  Listed Buildings
-  Important Buildings

Numbers refer to Appendix 1

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Map 4

Trees Important to the Conservation Areas



Trees Important to the Conservation area

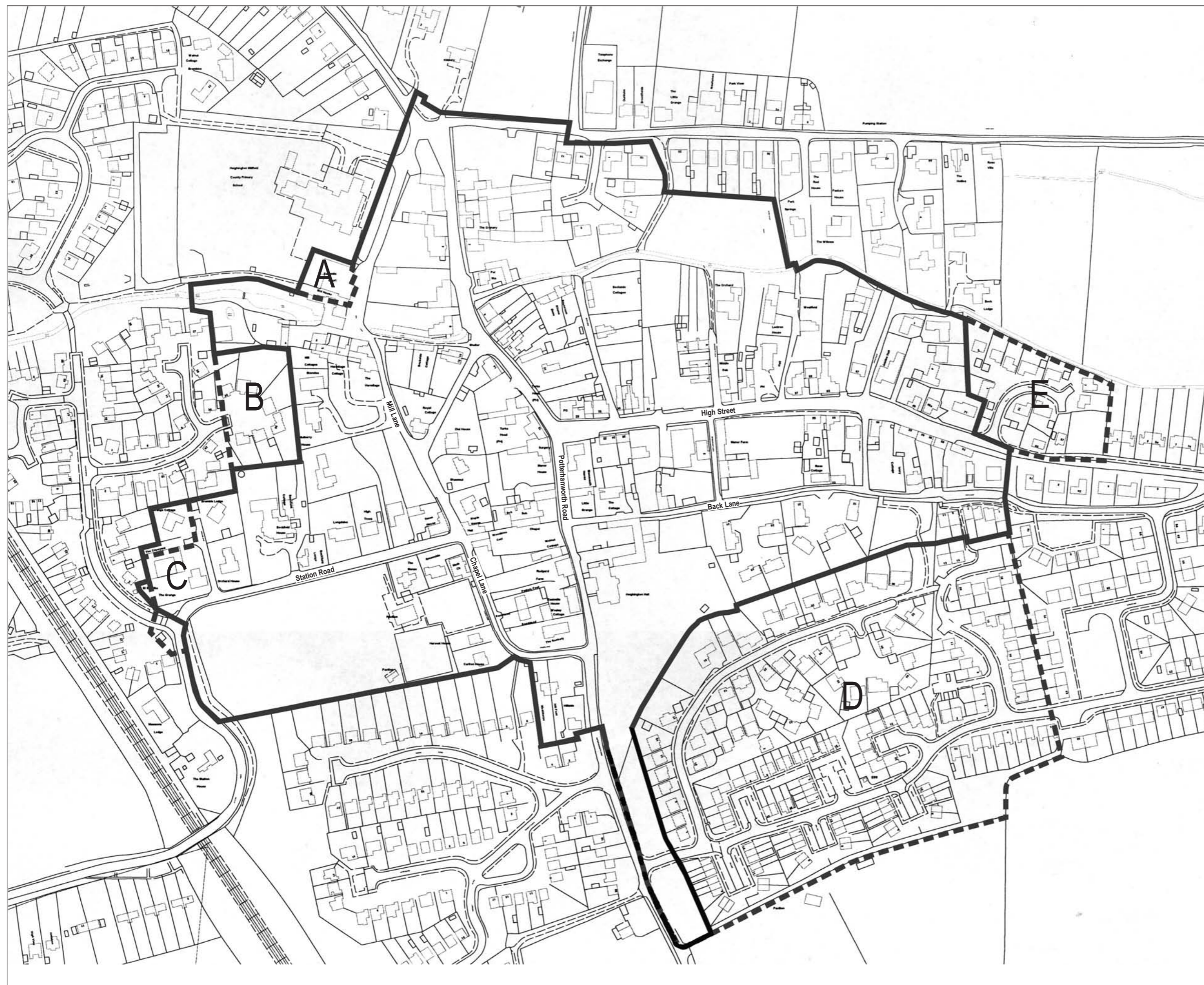


Trees Protected by a Tree Preservation Order

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Map 5

Heighington Conservation Area



Revised Conservation Areas



Areas where change is proposed



A letters refer to text

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