

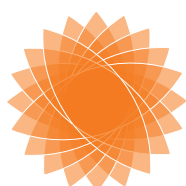
# Sleaford Conservation Area Appraisal

## Adopted April 2016



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# 1. Introduction

Sleaford Conservation Area 1 was designated in January 1973 and Area 2 in December 1977, with a later Extension to the conservation area being designated in November 1995. The purpose of this document is to evaluate and record the special character of this conservation area and identify potential areas for enhancement of that character.

A comprehensive survey has been carried out and a photographic record compiled. Extensive consultation with the public and other interested stakeholders was undertaken in February 2016 to ensure that the values attached to the area by the local community were fully taken into account. The final document was approved at a meeting of North Kesteven's Full Council on 28th April 2016.

## 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 conservation area**
- **Review the existing boundaries of the conservation area 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 conservation area**

# 3. Planning policy context

## 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](http://www.planningguidance.planningportal.gov.uk)

# 3. Planning policy context

## 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.

# 3. Planning policy context

## 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

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

# 3. Planning policy context

## Additional planning controls within conservation areas

### 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.
- 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;

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

# 3. Planning policy context

## Boundary changes

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

The following areas and/or buildings have been removed from the conservation area as they do not meet the criteria for inclusion due to development and/or changes since the conservation area was designated.

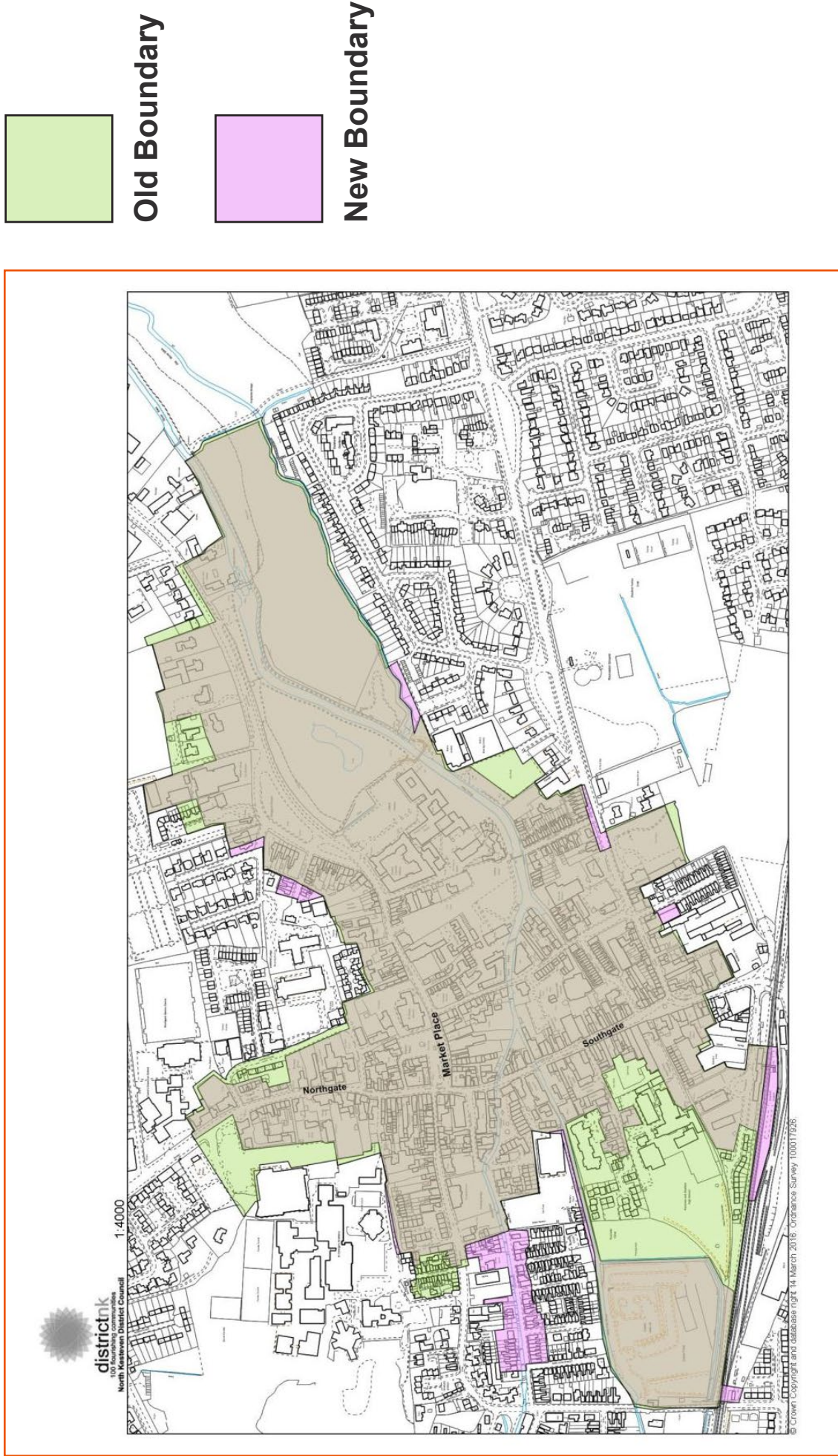
- Land developed as a supermarket car park to the rear and north of 35 to 55 North Gate. This area does not contribute positively to the character or appearance of the conservation area.
- All of Leicester Street. These buildings have suffered extensive loss of original features and as a group no longer possess sufficient historic or architectural merit to warrant additional protection.
- Riverside Close, Moores Court, Kesteven and Sleaford High School, Nos 40-56 Station Road and the large area of surface parking on Jermyn Street comprise modern development of little or no historic or architectural merit.
- East Banks car park. This area of surface parking does not contribute positively to the character or appearance of the conservation area.
- Infill development at 85a, 85b and 93 East Gate and to the rear of 81 East Gate. These buildings are not visible from the highway and as such do not contribute to the special character of the area.

- Nos. 6 to 19 Church Lane. These buildings comprise modern development of little or no historic or architectural merit.
- The following areas are now included within the conservation area due to their special architectural or historic interest.
- Nos. 33 – 37, 14 – 22, 32 – 52 West Banks and Sleaford Rifle Club premises, Stevens Lane form a cohesive Victorian terraced street with good levels of survival of original features and added interest from the presence of the River Sleas. Access bridges to properties across the river are a quirky and attractive feature.
- 39a, 41a, 43a, 45 and 47 Westgate are good quality Victorian buildings beyond which the architectural quality of the streetscape begins to decline. They make a positive contribution to the conservation area.
- 3 Ashfield Road forms part of a group with Nos. 1 and 2.
- 5 – 10 Duke Street are a logical inclusion with the rest of the street which is already in the conservation area. They are of equal architectural and historic merit as Nos. 1 – 4.

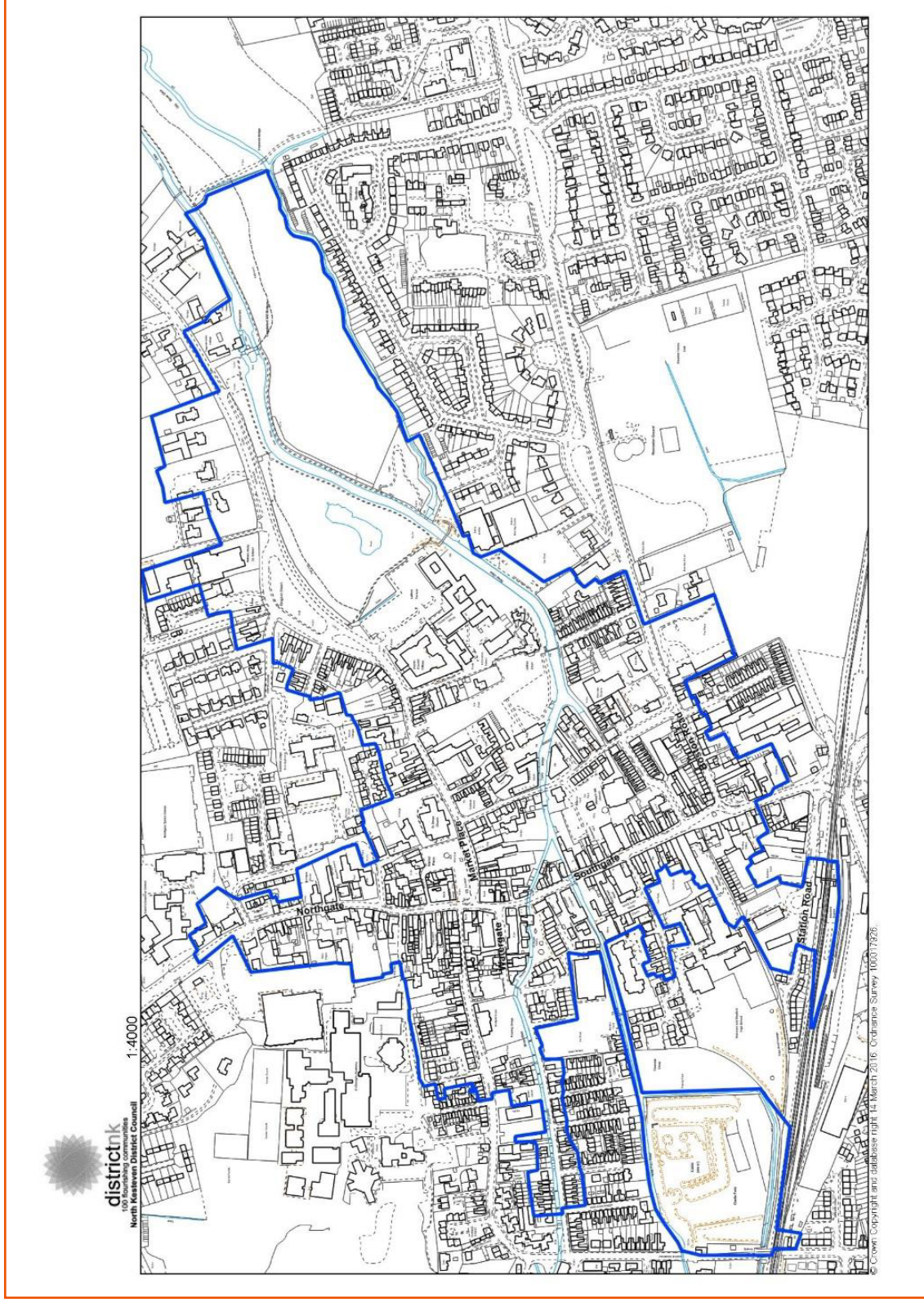
The maps on the following pages show the old and new boundaries of the conservation area.



# 4. Sleaford Conservation Area Old and New Boundaries



# 4. Sleaford Conservation Area New Boundary



## 5. Overview

Sleaford Conservation Area covers an area of 44.7 hectares, and encompasses the town's historic core, open land alongside the River Slea and the site of Sleaford Castle. The designated area is fairly intensively developed, with the only significant areas of open space being the castle site and playing fields to the west, and Lollycocks Field and associated water meadows to the east. The peripheral open spaces support a number of mature trees and although there are relatively few in the centre of the conservation area, a notable contribution to townscape character is made by specimens such as those in Moneys Yard and the Market Place.

Tight forms of enclosure and a generally fine urban grain are typical within the central core of the designated area. A compact plan form prevails and concentrations of listed buildings, many of which have medieval origins, continue to define Market Place and the historic thoroughfares of the settlement. A gradual transition occurs towards the eastern and western boundaries, where the plan form becomes more dispersed, the level of development noticeably less intense and longer views exist between buildings and across open spaces.

Various physical constraints, such as numerous water ways and the existence of railway lines on all four sides of the settlement significantly limit effective vehicular connectivity, both within the conservation area and in the townscape beyond its boundaries. In contrast, informal pedestrian connectivity is generally good, largely due to the historic development pattern where short sequences of frontage buildings were regularly punctuated with openings leading to service yards and ancillary structures behind. Many of the rear yards were interconnected and this has resulted in an informal network of pedestrian routes throughout the designated area.

## Location and setting

Sleaford is located approximately 19 miles south of Lincoln and 13 miles north-east of Grantham, between the Trent River Valley to the west, and the River Witham system to the east. Although not all lines are in active use, railways surround Sleaford on all four sides and two major highways, the A15 and the A17, by-pass the town to the west and the north. In 2001 the population of Sleaford was 14,493; by 2011 this had risen to 17,671.



## Landscape setting

A limestone scarp lies immediately to the west and the Central Clay Vale wraps around the town to the north, east and south. Further to the east are extensive, open Fenland areas and Sleaford, which is surrounded by flat, fertile farmland, has long been important as a central market town.

In addition to the River Slea, which was navigable through the centre of the settlement in the past, several other natural water courses run through the town and the low lying location has also necessitated the cutting of numerous land drains. The generally flat topography of the surrounding open countryside allows the prevailing south-westerly winds to blow unimpeded and historically, the constant supply of both wind and water power had a fundamental influence on the built form and commercial activities of the settlement.

# 6. Historical development and archaeology

Early archaeological evidence for human occupation and activity around Sleaford includes pre-historic flints and stone tools, Bronze and Iron Age remains, and substantial Roman finds and inhumations. Mareham Lane, a minor thoroughfare to the east of Sleaford, follows the route of a Roman Road which ran through Old Sleaford, southwards and along the edge of the Fens to Bourne.

Throughout Lincolnshire, Anglo-Saxon invasions during the 5th and 6th Centuries introduced more systematic methods of cultivation and formal patterns of land

management. Extensive tracts of woodland were cleared and areas defined which often continue to be reflected in present day parish boundaries. Excavations in and around Sleaford have revealed a considerable number of Saxon pottery fragments and other features.

The first element of the place name Sleaford originates from the Old English river name 'Sliowa' meaning 'muddy waters, water with slimy vegetation'. The second element is the Old English 'ford', hence the name means 'ford over the Sliowa'.

The settlement is recorded as 'Eslaforde' in the Domesday Book of C11, with a Church and eight Mills being described. However, there are two separate entries under the name of Eslaforde and no differentiation between them is identified, although other historic documents of C12 define them as 'East' and 'West' Sleaford.

Historians now believe that East Sleaford - also known as Little Sleaford and Old

Sleaford - was centred around Old Place and the site of St Giles Church, to the east of the present town. It represented a small land holding of Saint Benedict of Ramsey and was associated with the manor at Quarrington. A manor house, together with a Church and several estate buildings, were established at Old Place around 1400, apparently built by the first of the Husseys who settled at Sleaford. The Medieval Church is thought to replace an earlier structure, as C20 excavations revealed the foundations of a possible Anglo-Saxon precursor. However, by the end of C16, the estate village seemed to have dwindled or disappeared, with most of the land around Old Place forming parkland associated with the Hussey manor.

West Sleaford, which became known as New Sleaford in 1263, was clustered around the Castle and St. Denys Church, and comprised a manor and settlement belonging to the Bishop of Lincoln. After Dissolution in the mid C16, ownership of the town was passed to a coterie of local absentee landowners. The settlement of West Sleaford originated in the Saxon period, and is first mentioned in C9 documentary sources. Historians believe that it was an important Pre-Conquest political, economic and social centre, with a market and court.

The population of Eslaforde recorded in the Domesday Book is described as 29 villeins, 6 sokemen, 11 bordars and a priest, while the Diocesan Return of 1563 records 11 families resident in Old Sleaford and 145 households in New Sleaford. Population records for the following years are somewhat confusing, as it is unclear whether numbers include both settlements, but by the early C18, there

were more than 250 families in the town of Sleaford as it is known today. By 1801 there were 1,483 people living in the parish, rising to 3,372 in 1851. A sudden influx of railway workers in 1871 increased the population to 3,592, after which numbers peaked at 4,075 in 1881 and then gradually declined to 3,808 in 1911. Throughout the second half of C20 and on in to the beginning of C21, the population increased steadily and the 2001 Census recorded 14,500 people the town of Sleaford.



The simple, rectilinear plan form and the relationship between the castle (circa 1130), the Market Place and St. Denys Church (circa 1180) suggest a C12 foundation to the present town. Sleaford became a Borough in 1258, by which time it had two annual fairs and a weekly market by Royal Decree.

The existing pattern of development in the older parts of the settlement continues to reflect the earlier burgage plot system prior to land enclosure, where land in medieval settlements was divided into long, narrow plots and thoroughfares formed between blocks of field strips. Buildings were clustered along the narrow edge of the field strip, facing the street and gradually settlements evolved with meandering thoroughfares enclosed by frontage buildings.

Based on the extent of medieval burgage plots shown on C18 and C19 maps, the medieval core of New Sleaford included

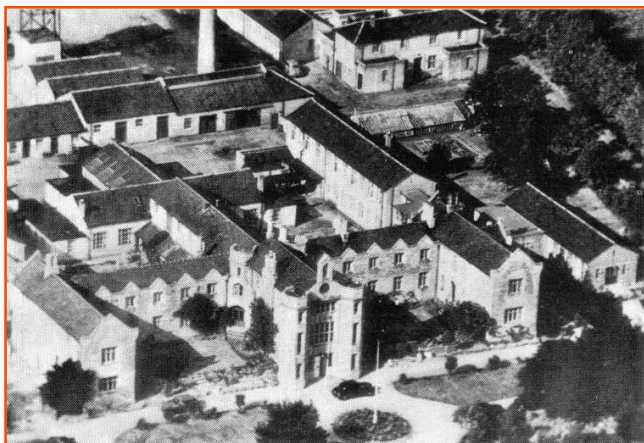
Market Place and Southgate, as well as the adjoining parts of Eastgate, Westgate & Northgate. During much of the medieval period, several powerful guilds were focussed in and around Sleaford, including those of the Holy Trinity or St Thomas, Corpus Christi and St John. The guilds were religious and charitable institutions, intended to give aid to their members both in life and after death, although some also had an interest in advancing prosperity in trade.

During the C18 and C19, widespread land improvements, innovations in agricultural production methods and flourishing agricultural markets generated considerable wealth throughout the district and Sleaford boomed as a central market town. Towards the end of C18, parts of the River Slea were canalised and for a period, there was a navigable waterway between The River Trent, Lincoln and Boston. Following the introduction of the railway in 1857, the canal system gradually declined in importance and it eventually closed in 1878. Rapid expansion and commercial growth continued into the early C19 and the historic

evolution of the townscape is typified by a persistent pattern of remodelling and redevelopment. Many of the present buildings and structures within the conservation area stand on sites previously occupied by earlier buildings used for other purposes.

Cogglesford Mill, Mill Race and Bridge on the River Slea to the east of the town are Grade II listed structures of the mid C18 with early C19 additions and alterations. Although the water-wheel no longer exists, the mill-race and bridge have been retained and the mill restored to working order. Moneys Mill, in Moneys Yard is an early to mid C19 Tower Wind-mill and although now without cap or sails, it is a Grade II listed building.

The Central Clay Vale wraps around Sleaford on three sides and until the end of C19, most vale settlements had their own brick pit. This resulted in the production of locally characteristic bricks which gave the built form of each settlement a distinctive appearance. Although no evidence of brick making survives in Sleaford, the availability of local clay supported the manufacture of clay pipes.



### **Above: Sleaford Workhouse, now demolished, stood to the north of Cogglesford Mill**

In 1838 a workhouse was opened in Sleaford and on 1st October 1839, the settlement was first illuminated by gas light, following construction of the Sleaford Gas Works on a riverside site to the east of the town. By 1856, the town hosted a weekly market, five annual cattle fairs and an annual cheese-mart. In 1857, the booming economy was further stimulated by the establishment of the railway, which facilitated efficient national distribution and prompted the building of a

number of large seed warehouses. Several of these still exist and have been converted to new uses.

The rapid mid C19 growth of Sleaford was accompanied by serious outbreaks of smallpox and cholera, blamed by medical authorities on the state of water supplies in the town centre. The Sleaford Water Company was subsequently formed in 1879 to provide the town with clean, piped water extracted from springs in Quarrington Fen, well away from the contaminated areas. Other measures to improve sanitary conditions included provision of a new cemetery in 1856, and the opening of a public swimming baths in 1886, the latter with the intention of discouraging people from swimming in the River Sleaf.

The aptly named Electric Station Road, to the west of the conservation area, provided access to the Sleaford Electricity Works, constructed in 1901. Another street name with local significance is Carre Street, which acknowledges the presence of the Carre family in the district. Sir Robert Carre of Sleaford was an important local land owner and philanthropist, who established Carre's Grammar School in Northgate in 1604 and endowed Carre's Charity Hospital (Almshouses) in Northgate in 1636. Both buildings were entirely reconstructed in the middle of C19 and they are listed Grade II heritage assets. Carre's Hospital (Bede houses) in Eastgate now stands on the site formally occupied by the Carre's town house. The present structure incorporates some elements of the previous building.

Continual increase in the population of Sleaford throughout C20 has led to the construction of several small contemporary infill developments on sites both within and adjacent to the conservation area.

# 7. Character Appraisal

## Landscape and open spaces

The principal areas of green open space within the conservation area are located on the eastern and western peripheries. Although divided by Eastgate, Gregson Green and Lollycocks Field form a pleasing, well treed eastern entrance to the conservation area. Gregson Green edges the north-western side of Eastgate and as well as providing general visual amenity, the landscaped open space considerably enhances the setting of Kingston Terrace which partially encloses its north-western edge.

Lollycocks Field lies between Eastgate and the River Slea and the natural green open space is managed as a nature conservancy, providing high quality amenity space and a pathway along the north-western bank of the river to Cogglesford Mill. The open green area continues on the south-eastern side of the River, where extensive water meadows provide further visual amenity, although not allowing public access.

On the south-eastern side of the river, the East Banks pathway extends from Cogglesford Mill to Carre Street and connects various landscaped open spaces, which together form something of a green corridor. Open green spaces within the townscape are few, so the ones that do exist make an important contribution to the character of the conservation area. Of particular significance is the landscaped area known as Eastgate Green, on the northwestern bank of the River Slea. The turfed, open green space supports a number of trees and provides high quality amenity space, while also enhancing the setting of The Hub, which is an award winning, converted seed warehouse at the centre of the Navigation Yard regeneration project. Adjacent to the Green, a new pedestrian bridge over the River Slea is designed to lift and so allow small recreational craft to navigate the waterway.

To the west of the conservation area, the site of Sleaford Castle is maintained as a public open space known as Castle Fields and has significant amenity value.

## Public Realm

In Market Place and Southgate hard surfacings include paving slabs, pavements and setts, although most are concrete and thus make only a limited contribution to local distinctiveness. In places, decorative features have been introduced, such as cobble insets on the East Banks pathway commemorating the history of the Sleaford Navigation Canal, and the locally distinctive terracotta insets to the brick paving of the Gladstone's Yard passageway. Street lights and bollards within the central core are also of sympathetic design and quirky, individually designed items of street sculpture are sited prominently at the Handley Memorial and in the centre of Navigation Yard. In several locations, the designs of various items of street furniture include representations of cereal or seeds, recalling their important role in the local economy.

However, away from these principal routes, street lights are utilitarian and uniform tarmac prevails. These elements make little contribution to local character and fail to differentiate the conservation area from adjacent, less historically significant areas.



# Sense of Enclosure and Boundary Treatments

The building lines, sense of enclosure and visual cohesiveness of the streetscapes within the central core of the designated area vary considerably from those of the peripheral areas.

In most of the central core the building line is uniform, with sequences of uninterrupted frontages hugging the pavement edge. In consequence, boundary treatments do not feature and there is a strong sense of visual cohesiveness to the streetscape. The traditional pattern of frontage development has resulted in

a fairly continuous built form, although due to a variety of past service uses, it is regularly punctuated with openings allowing access to rear yards. The sense of enclosure of the street is therefore well defined but not severe, as it is relieved by frequent small gaps.

The principal thoroughfares in the centre of the designated area are of two lanes in width and most have pavements to both sides. Building heights rarely exceed three stories, so even in cases where the built form continuously hugs the pavement edge, the ratio of building height to road width results in a domestically scaled sense of enclosure.

Towards the eastern and western peripheries of the designated area, the building line becomes more fragmented and in places, buildings sit at random distances from the pavement, behind low front boundary walls, railings or an occasional hedge. The planform becomes disperse, the streetscapes less visually cohesive and the sense of enclosure more relaxed.

## 8. Architectural details



Many architectural details typical of C18 and C19 buildings, such as decorative window cills and lintels, projecting bands, highly embellished door-casings and moulded copings, enrich principal elevations and add much cumulative character to the streetscene of the designated area. Historically, windows were set in generous reveals which together with the central step in sash windows, resulted in well-defined shadow lines that effectively articulated building facades. Throughout the conservation area, many timber framed, side hinged casements and sliding sash windows have survived. However, the distinctive character of a considerable number of historic buildings has been eroded by the introduction of unsympathetically designed modern windows. There are also many interesting examples of bricked up window openings, known as blind windows. These generally bear witness to the significant social and architectural effects of the 'window tax' of C18 and C19, although in subsequent periods blind windows were occasionally included as decorative architectural features.

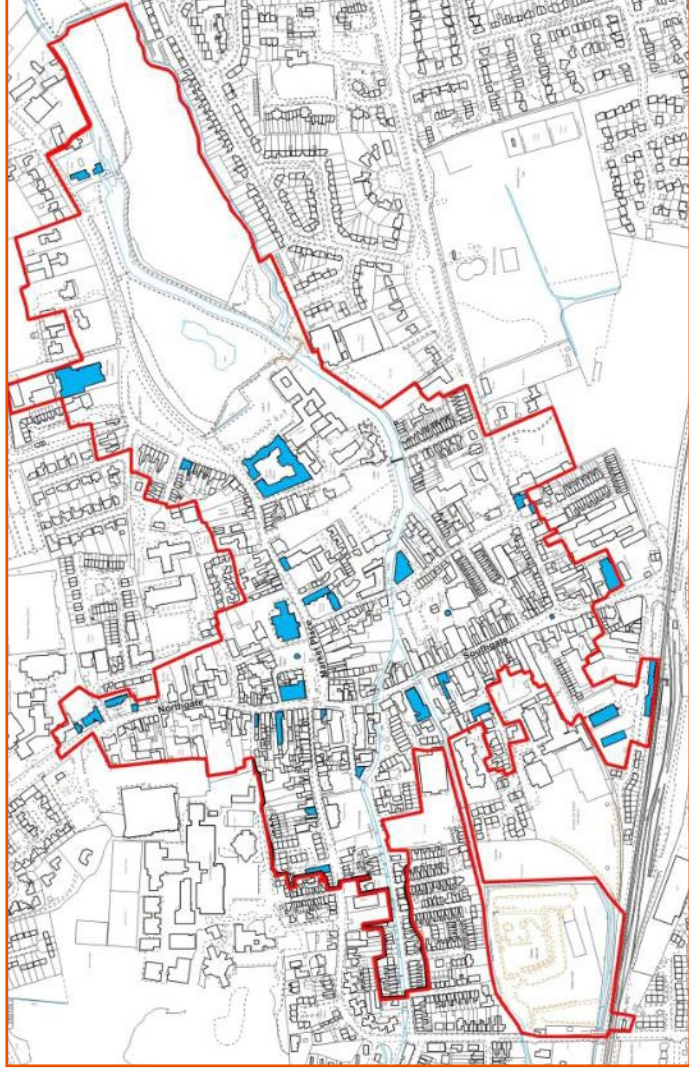
Elevational treatments to the substantial buildings enclosing the Market Place and fronting Northgate, Southgate and Eastgate

are noticeably more elaborate than the simple treatments of the modestly scaled buildings fronting the minor thoroughfares. Taken together, the scale and degree of embellishment to the built form enclosing each street subtly reveal the historical status of the thoroughfare and its place within the street hierarchy.

The austere, utilitarian mills and seed warehouses scattered throughout the conservation area present a startling foil to the prestigious townscape buildings and highly decorated corner features of the main streets but all, in their very different ways, form equally distinctive landmarks and contribute to a unique sense of place.

# 9. Landmarks, Listed Buildings, Scheduled Monuments and buildings of local interest

## Sleaford Conservation Area: Landmark buildings



## Landmarks

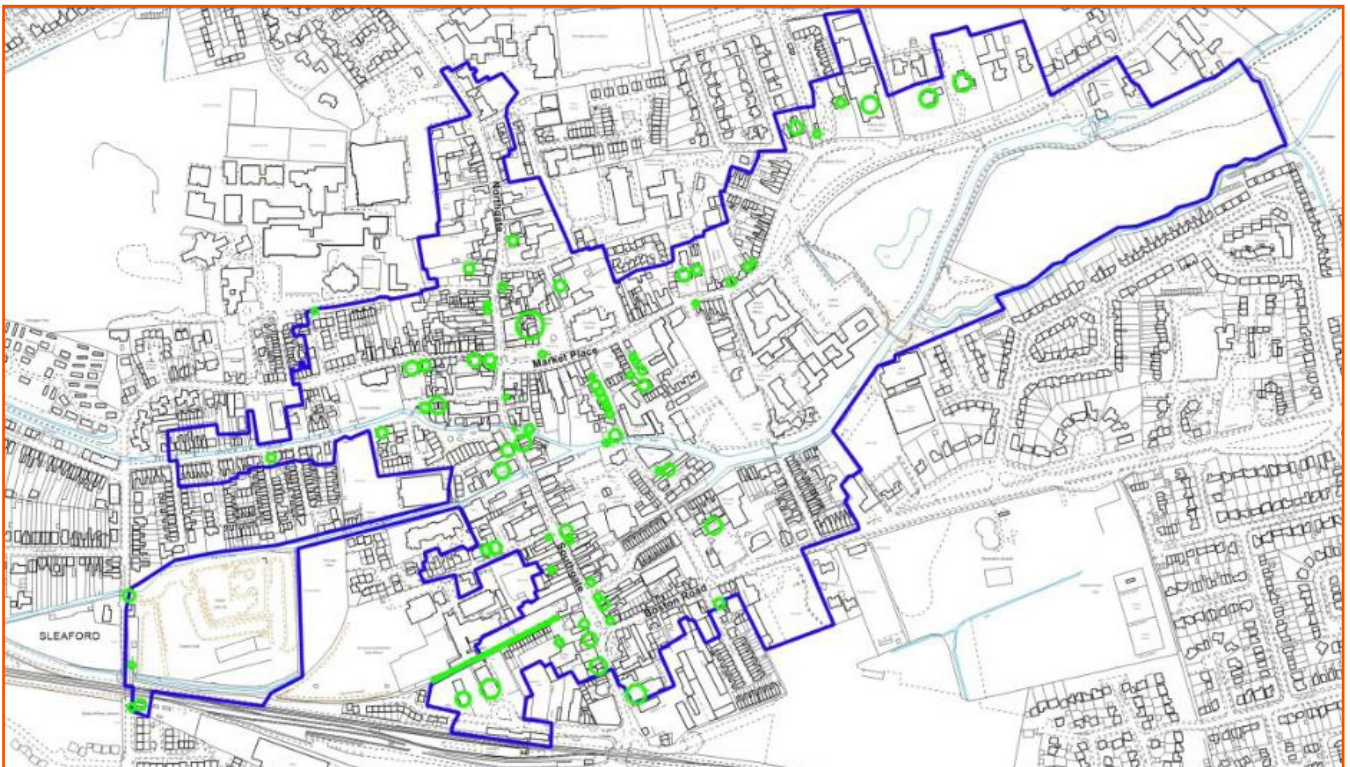
Some buildings and structures stand out from their surroundings because of their height, scale, design or location. They may also stand out because they have particular significance to the community. They can act as focal points and navigation aids. There are a number of such buildings within the conservation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

## Listed Buildings and Scheduled Monuments

The only scheduled monument within the conservation area is Sleaford Castle (the standing remains of the castle within the site are Grade II listed in their own right). The site was first scheduled in 1949 and updated in 1995.

A map showing all the listed buildings within the conservation area is below. It was correct at time of going to press but for up to date information on listed buildings please see [www.historicengland.org.uk/listing/the-list/](http://www.historicengland.org.uk/listing/the-list/).

## Buildings of local interest



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

## 10. Key views and vistas

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

## Buildings of local interest

In general the densely packed buildings in the town centre limit the number of wide vistas. However they heighten the impact where tight streets open up to allow wider views and also act as frames and end points for many views. The transition from the more densely developed core of the conservation area to the more open streetscape beyond is reflected in views which open up along the main routes such as Northgate, Southgate, Eastgate, Westgate and Watergate. Glimpsed views along side streets and into small groups of buildings such as Toft Lane and Cross Keys Yard. Market Place is the key open space within the conservation area from both a historic and an architectural point of view. The tight streetscape surrounding Market Place enhances and emphasises the dramatic impact when the space is revealed. Sessions House and 21-22 Market Place are prominent in views which unfold to the north and south along Northgate and Southgate. The more green and semi-rural character of the Cogglesford area is emphasised by views out across Lollycock's Field and along the river. Overall the subtle harmony and rhythm of the streetscape is key to the character of the conservation area and in the views which gradually unfold when moving within and through its spaces.

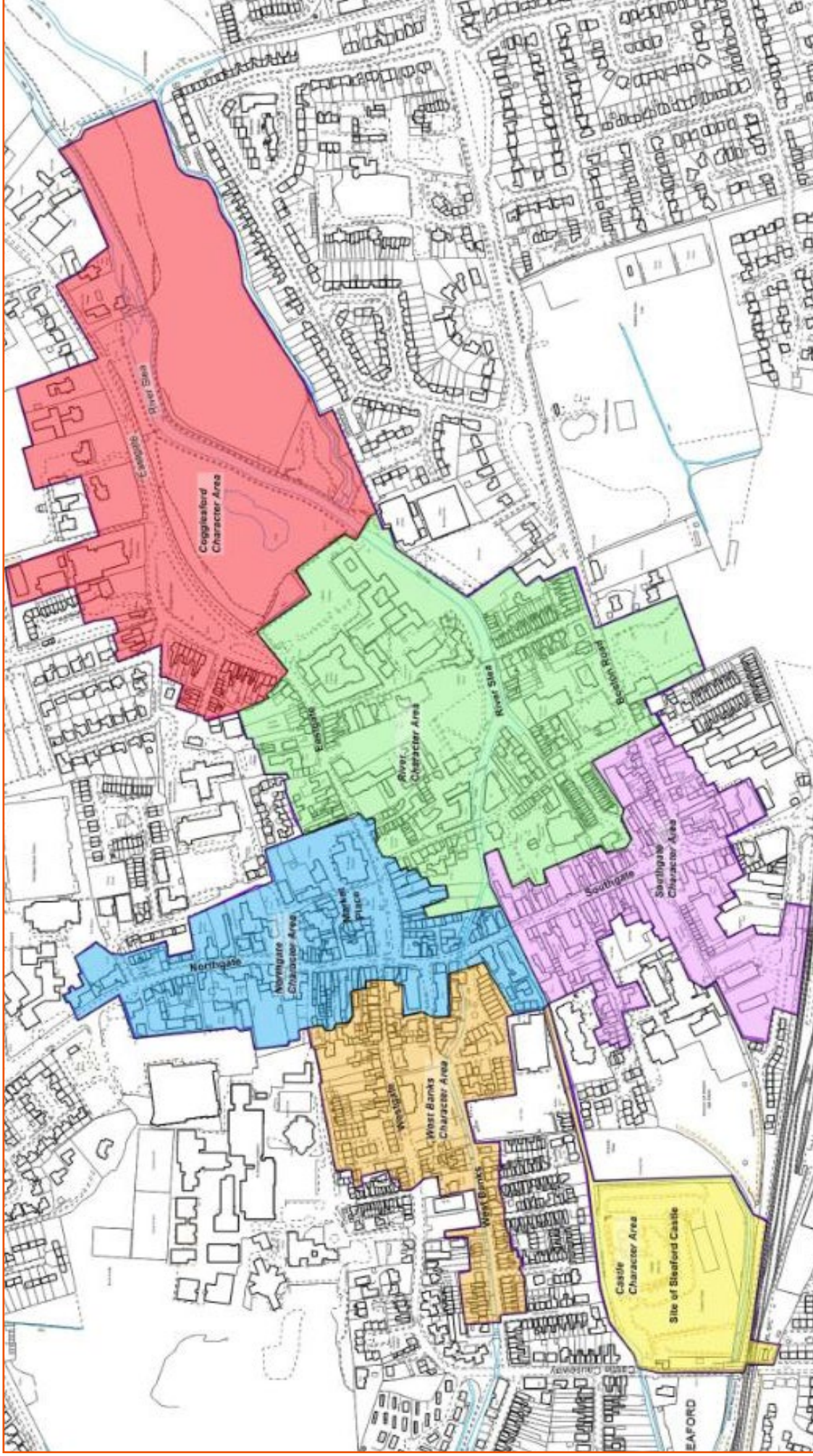


The spire of St Denys Church, Money's Mill and the Handley Monument are all landmark buildings which can be seen above the roofline in many places within the conservation area and beyond. They are all significant buildings which tell the story of the development of Sleaford. It is important that these structures retain their prominence in the roofline and that new structures do not obscure these views.

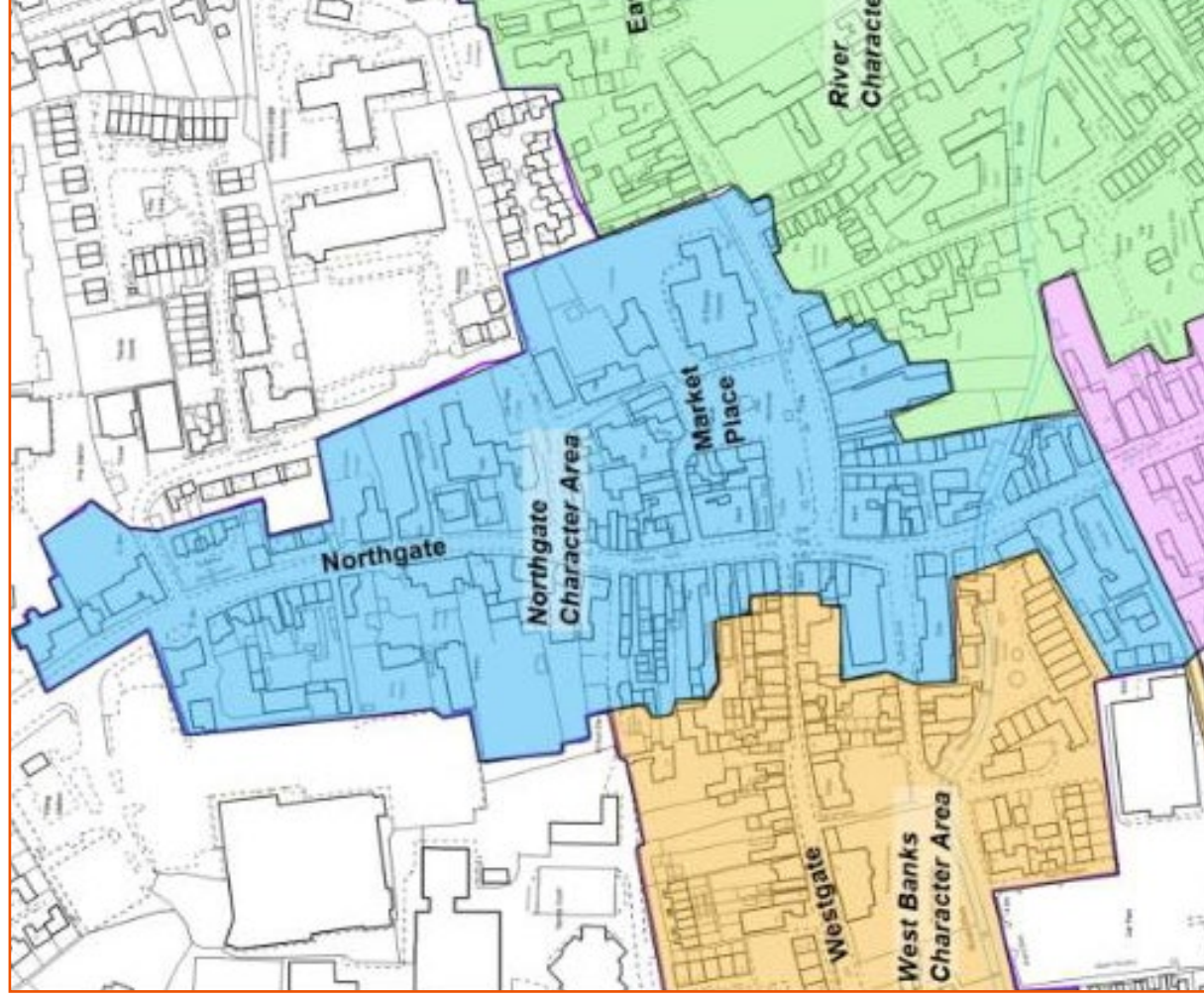
## 11. Character Areas

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

# Sleaford Conservation Area Character Areas



# Character Areas - Northgate



## Summary description

Northgate character area includes the northern and central core of the conservation area. The built form is consistent throughout the character area with back of footway buildings of two to three storeys giving a strong sense of enclosure. Market Place forms arguably the most significant public open space within the conservation area with exceptionally high quality architecture which is let down by the public realm materials. High traffic levels act as a barrier to pedestrian movement.

## Landscape and routes



As a predominantly closely built-up area there is little in the way of landscaping visible from the public view. However glimpses of these private landscaped spaces form an important contrast to the generally urban character of this character area. The street trees along Market Place and St Denys Churchyard provide an element of contrast. Northgate and Eastgate are two of the principal vehicular routes through Sleaford and high traffic levels have a harmful impact on both the appearance and ambience at street level. There are well-used pedestrian routes along Market Street, between Market Place and Church Lane and through Bristol Arcade.

## Key views and landmarks

The most prominent landmark within this character area is St Denys Church which serves as a visual and social focal point for the whole town. Views of the west front along Market Place are currently impeded by high traffic levels but the unfolding view travelling east is nevertheless crucial in allowing views of both west and south elevations of the building. Views of the spire above and framed by buildings are a feature throughout the conservation area and far beyond.

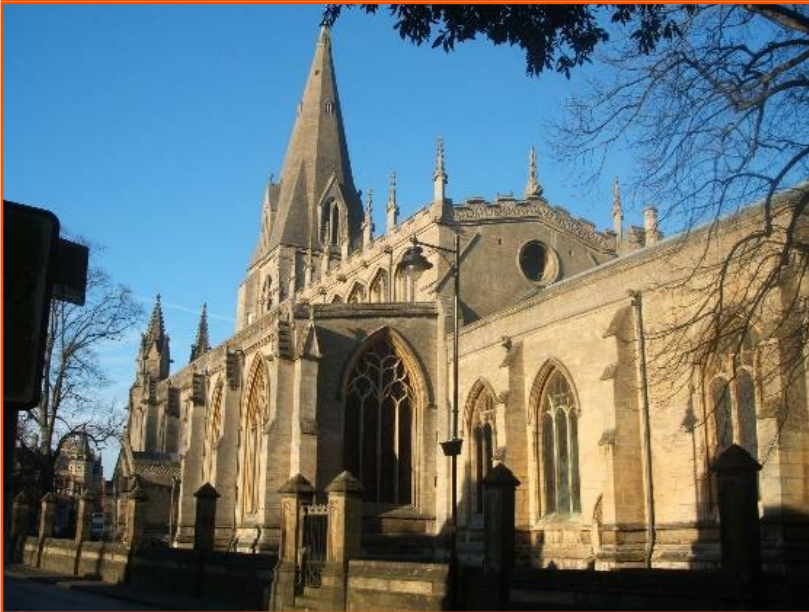
The irregular layout of Northgate results in a constantly evolving series of views. These frame both individual buildings and groups which form set pieces such as Nos 23-31. To the north the change from urban to suburban is hinted at by the opening out of Northgate at the edge of the conservation area. Narrow views along the river between Nos 11 and 13 Northgate give an important historical link to a more industrial past.



## Predominant material palette



Red brick and local limestone are the predominant building materials with occasional use of buff brick and render. Limestone is also used for ornamentation on brick buildings. Roofs are mainly slate and clay pantiles or tiles with straight gables. There is a high survival rate of original building materials and features, notable timber windows, doors and shopfronts.



## Predominant scale and massing

Buildings range from two to three storeys but maintain a generally consistent height fronting the highway. Ancillary buildings to the rear vary between one to three storeys. This pattern of development with narrow plots running parallel to the street reflects the survival of

## Positive features

- High quality architecture
- Survival of medieval street pattern, burgage plots and market place
- Good survival rate of original features and materials
- Coherent streetscape with variety in materials and design details

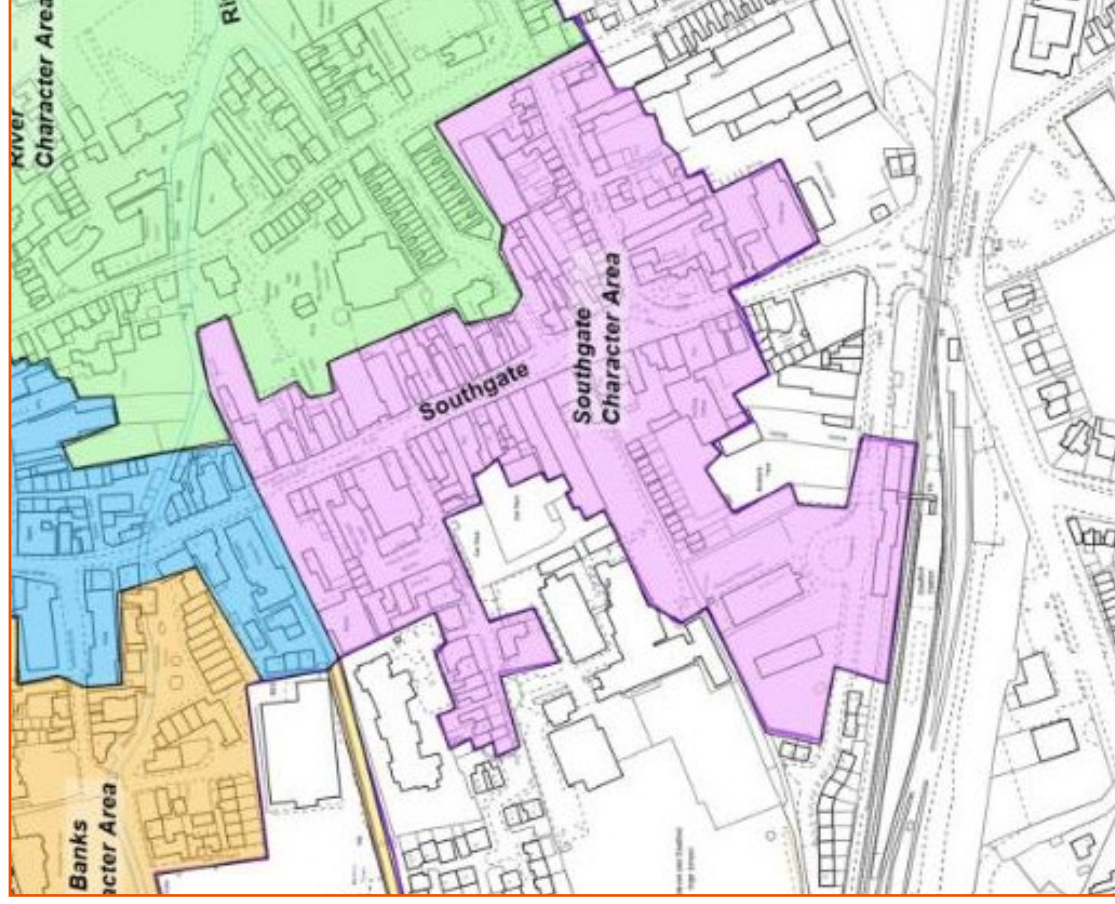


## Negative features

- Poor condition and quality of public realm materials and design
- Many shopfronts not in keeping with buildings or area
- Small-scale incremental change such as loss of original features and use of inappropriate materials
- High traffic levels affecting pedestrian movement



# Character Areas - Southgate



## Summary description

Southgate character area contains a mix of uses including the southern part of the commercial core of Sleaford, the railway station and housing. There is consistency in materials and design throughout the area although the density of development is lower away from Southgate. Subtle variations in design and materials add variety to a streetscape which is relatively uniform in terms of building height and position. As with Northgate character area medieval burghage plots are still legible within the plan form of the area however the street layout has been altered around Handley Monument.

## Landscape and routes

Southgate and Boston Road are two of the principal vehicular routes through the centre of Sleaford with consequently high levels of traffic. The railway crossing to the south has a knock-on impact on traffic movement within the conservation area. There is a pedestrian route between the station, Southgate and Sleaford Castle which is fairly well-used although poorly lit and unwelcoming. High levels of traffic and a lack of pedestrian crossings complicate pedestrian movement on Southgate and Boston Road.

## Key views and landmarks

The distinctive spire of Handley Monument is a landmark both within and beyond the conservation area. The area of open space around it also serves as a focal point although the poor quality of the public realm and high traffic levels detract from its appeal.

## Predominant material palette



Red brick and local limestone are the predominant building materials with occasional use of buff brick and render. Limestone is also used for ornamentation on brick buildings. Roofs are mainly slate and clay pantiles or tiles with straight gables. There is a good survival rate of original building materials and features, notable timber windows, doors and shopfronts.



## Predominant scale and massing

Along Southgate buildings are mostly substantial three storey structures with some two storey buildings along adding variety to a continuous building line. Small variations in building height add variety to the streetscene. Away from Southgate buildings are mostly two storeys in height and more domestic in scale.

## Positive features

- High quality architecture
- Good survival rate of original features and materials with the exception of shopfronts
- First and second storeys generally in reasonable condition with high survival rates of original features
- Shop fronts generally not in keeping with character or appearance of buildings with many original features removed or obscured
- Locally distinctive street furniture

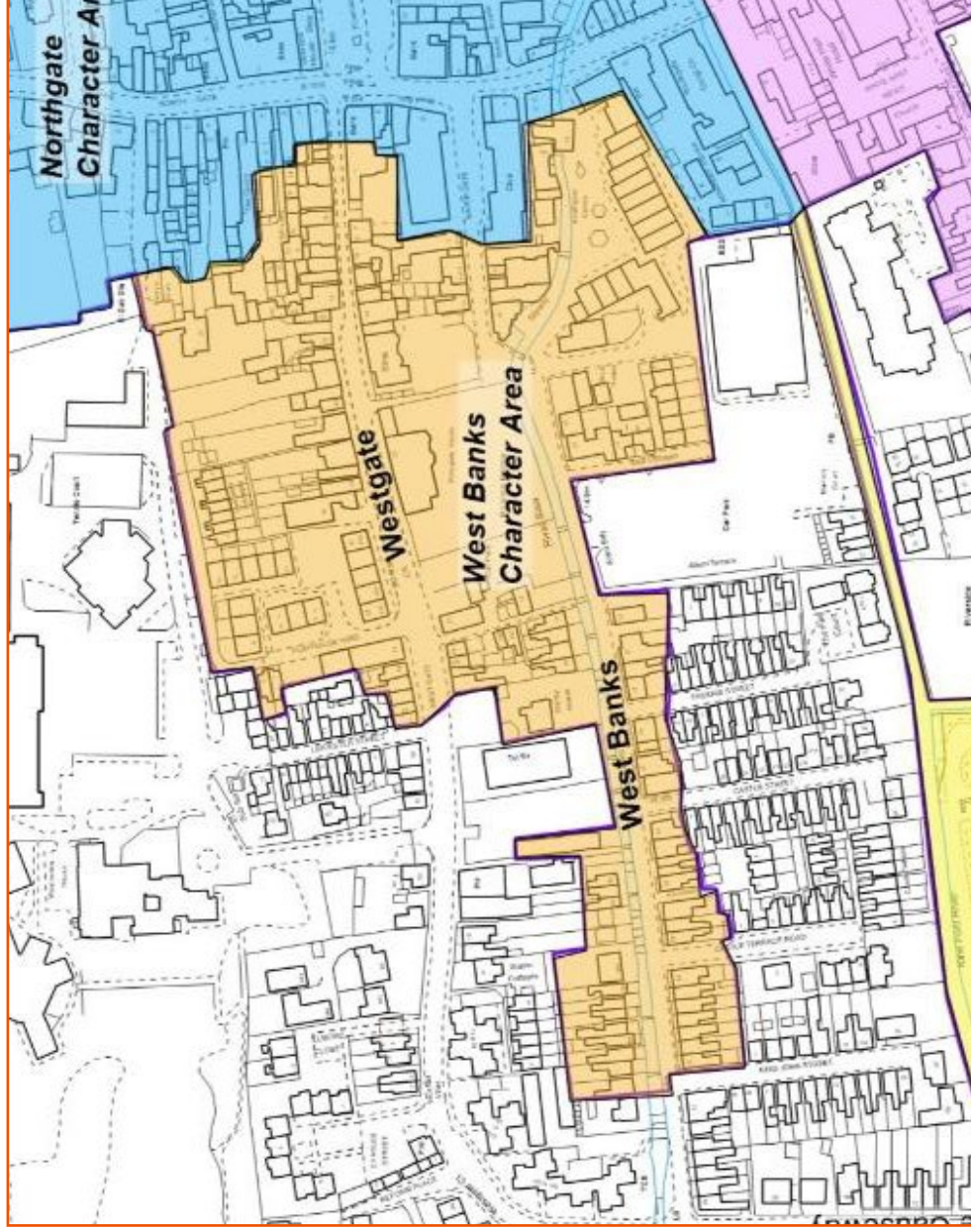


## Negative features

- Poor condition and quality of public realm materials and design
- Small-scale incremental change such as loss of original features and use of inappropriate materials
- High traffic levels affecting pedestrian movement
- Shop fronts generally not in keeping with character or appearance of buildings with many original features removed or obscured
- Lack of legibility of pedestrian routes



# Character Areas - West Banks



## Summary description

West Banks is a largely residential and commercial area in the western part of the conservation area. Commercial uses are located towards the east of the character area, closest to the main town centre. The street pattern is mainly linear with Westgate and West Banks forming secondary routes into the town centre. Buildings generally front onto the streets although piecemeal backland development is also characteristic of the area, much of it on the land between Westgate and West Banks. Architecturally the scale and design of buildings marks a transition between the commercial, high quality buildings of the central historic core to the more domestic Victorian and later suburban development to the west. Small bridges giving access to properties along the north side of West Banks are a distinctive feature although the variety and quality of design has declined considerably over time.



## Landscape and routes

Southgate and Boston Road are two of the principal vehicular routes through the centre of Sleaford with consequently high levels of traffic. The railway crossing to the south has a knock-on impact on traffic movement within the conservation area. There is a pedestrian route between the station, Southgate and Sleaford Castle which is fairly well-used although poorly lit and unwelcoming. High levels of traffic and a lack of pedestrian crossings complicate pedestrian movement on Southgate and Boston Road.

## Key views and landmarks

The Playhouse Theatre is a focal point for artistic activity which draws people to the area. It is a stone structure which stands out amongst the surrounding brick buildings. 38 Westgate is a small cottage with distinctive curved windows and a more rural appearance which sets it apart from its neighbours. The tower of the former fire station rises above the surrounding roofscape to act as a landmark.

The gently curving layout of both Westgate and West Banks allow longer views east and west. With the exception of the former fire station there are few individual landmark buildings rather it is the groups of buildings and spaces between them which make up these longer views.

## Predominant material palette



Most buildings are in red or buff brick with fewer stone frontages than Northgate and Southgate character areas, a reflection of the change to smaller scale and lower status buildings in this character area. Roofs are still mainly in slate, clay pantile or tile.

## Predominant scale and massing

Building heights are generally no higher than two storeys with some three storey buildings closer to the town centre. The scale of buildings also decreases towards the west with terraces and groups of buildings. Westgate House is a substantial building with an extensive curtilage.



## Positive features

- High quality architecture
- Good survival rate of original features and materials with the exception of shopfronts
- First and second storeys generally in reasonable condition with high survival rates of original features
- Shop fronts generally not in keeping with character or appearance of buildings with many original features removed or obscured
- Locally distinctive street furniture



## Negative features

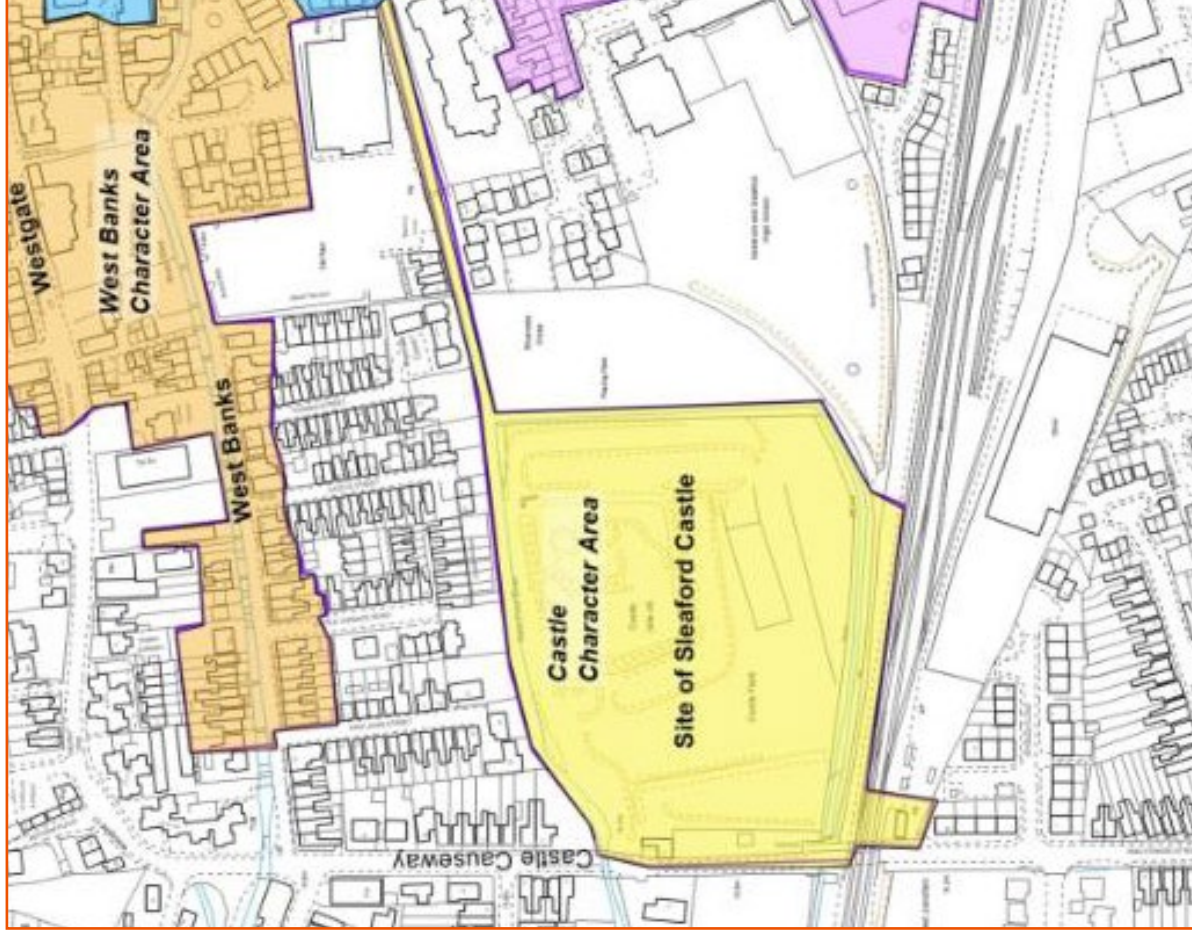
- Poor condition and quality of public realm materials and design
- Small-scale incremental change such as loss of original features and use of inappropriate materials
- High traffic levels affecting pedestrian movement
- Shop fronts generally not in keeping with character or appearance of buildings with many original features removed or obscured
- Lack of legibility of pedestrian routes



# Character Areas - Castle

## Summary description

This character area is dominated by the site of Sleaford Castle which is maintained as a public open space. Only a small section of wall remains above ground but extensive below-ground remains survive and the site is designated as a Scheduled Monument. Interpretation of this nationally significant site is limited to a single sign and the small section of standing remains is in poor condition. The Nine Foot River runs along the top end of the site with the rear boundaries of well-kept private gardens forming the northern boundary of the character area. There are only two buildings within this character area: a small stone vernacular cottage and a signal box.





## Landscape and routes

There is a public footpath which runs from the south of the character area to the railway station and onward to Southgate. Although fairly well-used it is not well kept with missing railings, graffiti and a lack of lighting. It is not overlooked with vegetation limiting views out and contributing to a general feeling of lack of surveillance which makes it a somewhat forbidding and unwelcoming space. Pedestrian routes around the castle site are not signed or marked which limits legibility.

## Key views and landmarks

Views out of the castle site are limited by mature trees, particularly in summer, and the topography of the site which results in a peaceful space with a character distinct from the surrounding town centre. Views of Moneys Mill and St Denys spire can be glimpsed from various points within the site.

## Positive features

- Well-used area of public open space
- Well-maintained private gardens along river add interest and character



## Negative features

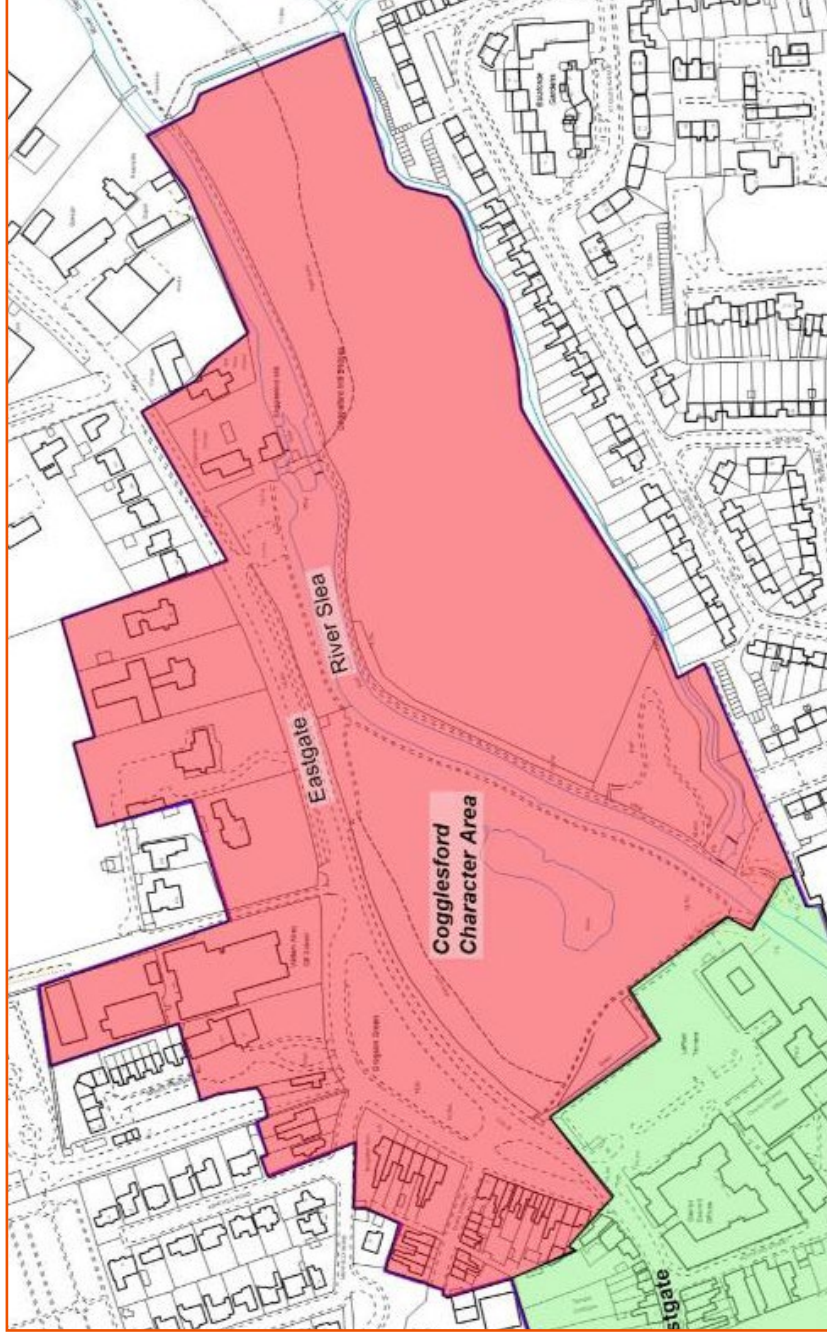
- Footpath along the railway is poorly lit and unwelcoming.
- Lack of signage and interpretation on castle site.
- Standing remains of the castle in poor condition and covered in graffiti.
- Litter bins are in poor condition and there are no public seating areas within the castle site.
- Routes around the castle site are not signposted or clearly legible.



# Character Areas - Cogglesford

## Summary description

The majority of Cogglesford Character Area comprises public open space along the River Slea. This space is both well used and well maintained with a variety of quirky public realm details and art installations. Buildings are confined to the northern edge of the character area and are mostly residential in addition to a school and restaurant. The change in character from urban to semi-rural acts as a clear break between the town centre and the industrial estate to the east. The scale of buildings varies from large late Victorian/Edwardian houses to smaller stone and red brick terraces.





## Landscape and routes

Green open spaces and soft landscaping dominate this character area giving it an open, rural feel in contrast to the neighbouring more urban spaces. Mature trees form a significant part of the landscape in both public and private spaces. Hedges form many of the property boundaries and the larger houses along Eastgate are set well back from the street in mature gardens, continuing the leafy character.

Well signed and easily legible pedestrian routes along the river and beyond make for easy navigation on foot. Eastgate is the principal eastern route in and out of the town centre and as such has high traffic levels at peak times.

## Key views and landmarks

The large open spaces within this character area allow wide views both within and beyond the conservation area. Of particular note are:

- Glimpsed views of houses along driveways
- Open views from river across fields to backs of houses on St Giles Avenue and open countryside to east
- Views of St Deny's spire
- Views along Eastgate into and out of town

The substantial stone Kingston Terrace curves gently along its length and forms a landmark building along with the distinctive stone houses at 63 and 65 Eastgate. Cogglesford Mill is a red brick Mill and Mill House which forms both a landmark and focal point. William Alvey School is set on a raised site which, along with its distinctive design, sets it apart from neighbouring buildings. The mock Tudor style of the cemetery gate lodge is a quirky addition to the streetscape.

## Predominant material palette



Buildings are of red brick or local limestone with slate, clay tile or pantile roofs. Doors and windows are mainly timber with good survival rates of original features.

## Predominant scale and massing

The scale and massing of buildings along Eastgate changes considerably from small, two storey, back of footway terraces in the west through larger two and a half storey terraces set in larger gardens to substantial detached houses in large gardens at the eastern end of the character area. This reflects the transition from urban to suburban character moving away from the town centre.

## Positive features

- Interpretation, signage, artwork, railings, benches add to distinctive character
- High quality architecture, particularly on ashlar limestone terraces
- Cogglesford Mill is a landmark and focal point
- Well-used public footpaths along river banks



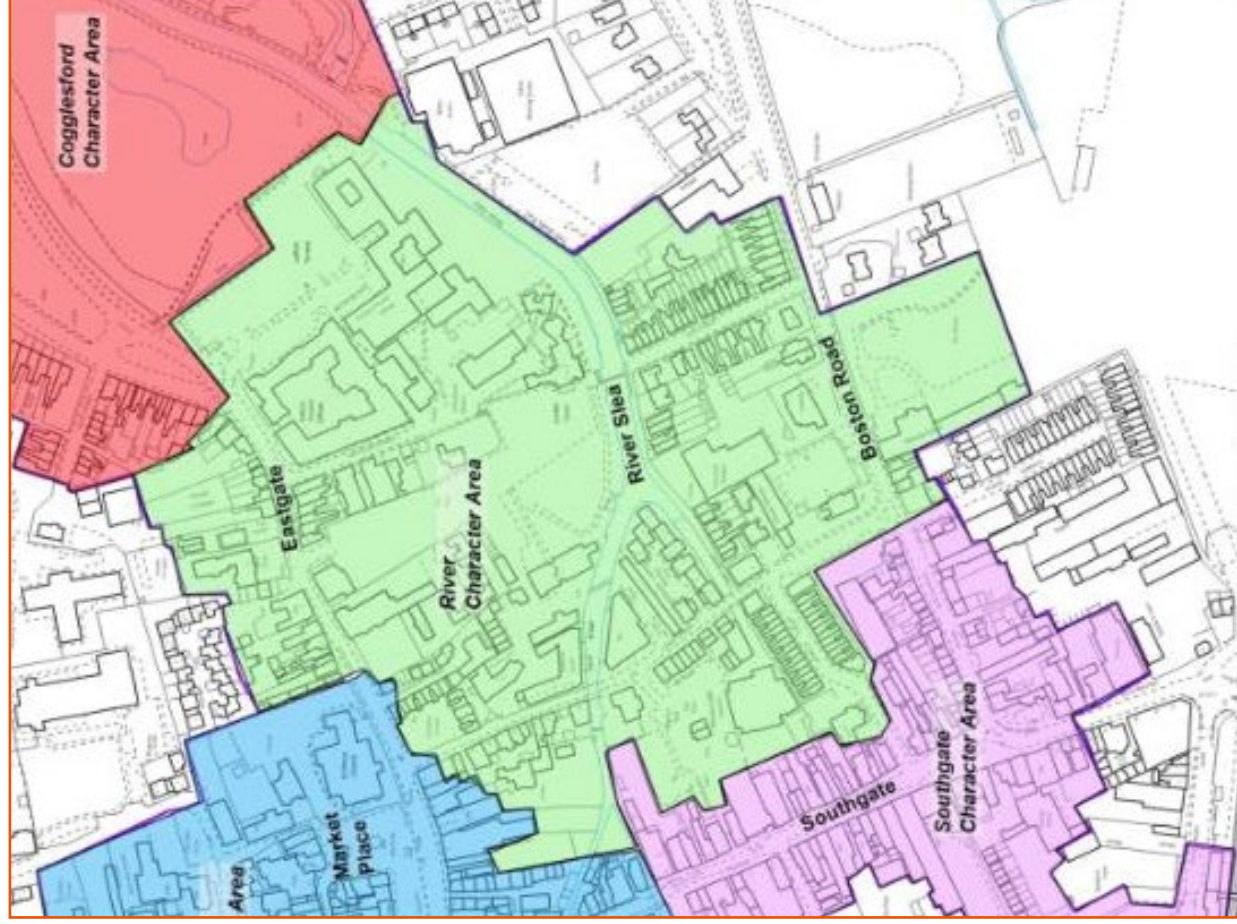
## Negative features

- Industrial estate has negative impact on setting of area and views
- Some public realm including pavements is in poor condition and does not contribute to the character of the area
- Small scale incremental change such as loss of original features





# Character Areas - River



## Summary description

River character area has a broad mix of uses including residential, commercial and civic buildings. The development pattern varies from dense back of footway terraces to large commercial and civic buildings with extensive grounds (mainly used for parking). A significant proportion of open space is given over to surface parking. The river Slea is a focal point for pedestrian routes and recreational use, with well-used footpaths linking the town centre and Cogglesford areas.



## Landscape and routes

There are some street trees in Money's Yard but these are marooned amongst the parking spaces and have little visual impact. Most of the green space is concentrated along the river and in the area adjacent to the Hub. However this is often a muddy and uninviting space with little seating. The well-maintained and attractive gardens of Carre's Almshouses are an important visual focal point.

The footpath along the river is well-used and maintained although it ends somewhat abruptly on Carre Street. Money's Yard is another pedestrian through route although footpaths are not clearly marked.

## Key views and landmarks

Views along the river towards the town centre and Money's Mill unfold along the riverside footpaths. Views of St Denys Church and spire are a recurring feature in many parts of the character area. Gently curving streets allow gradually unfolding views framing both individual buildings and groups. Number 36-38 Boston Road forms an important end stop to views south along Carre Street and is also a landmark building.

## Predominant material palette



As with the rest of the conservation area the predominant building materials are red brick, local limestone, slate, clay tiles and pantiles. There is some occasional use of buff brick and render. Decorative details are generally in brick or stone.

## Predominant scale and massing

There is a wide variety in the scale and massing of buildings within the River character area, from small Victorian back of footway terraces to large multi storey buildings such as the Hub and District Council Offices.

## Positive features

- Variety of architectural styles and periods given unity by consistent use of materials
- Well-used pedestrian routes
- Distinctive bespoke elements within public realm



## Negative features

- Large areas of surface car parking
- Quality of public realm not in keeping with that of buildings
- Small-scale incremental change is a noticeable problem and becoming more so, particularly loss of original features such as doors and windows



# Appendix 1

## Draft Local List methodology and criteria

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

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

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

### Criteria for Listing

#### General:

- 1a – The asset is rare or unique, in terms of the District, due to the period it represents, extent, architectural style or technological method of construction.
- 1b – The asset has the potential to contribute to our information on, understanding of, and appreciation of the District's history and development.
- 1c – The asset makes a significant contribution to the historic character of an area and conforms to thematic criteria.
- 1d – The asset is part of a group of similar examples which, together, make a significant contribution to the character of an area or have the potential to provide high quality and/or quantity of historic environment data.

#### Thematic:

- 2a – Assets which exemplify a previous character type in a settlement or areas which retain sufficient structure to inform on the previous character.
- 2b – Assets which are/were essential infrastructure associated with the Railways that retain a good proportion of their original extent.
- 2c – Assets which form an integral part of the character of the settlement.
- 2d – Assets which exemplify the rapid expansion and wealth of the District in the 19th and early 20th centuries.
- 2e – Assets which exemplify the early development of settlement in the District. 2f – Post 1850s Urban Housing that retains the majority of its original structure, components and is of a high standard of design.
- 2g – Ecclesiastical, Manorial, Educational, Social and Agricultural assets representing the historic functions and practices of the villages.

## Basic Requirements for Assets

- Buildings must retain the majority of their original fabric, external design style and character.
- Archaeological Sites must be definable in extent and origin and be likely to retain well preserved deposits.
- Designed Landscapes must be identifiable through aerial photography and at ground level. They must also be significant features in the wider landscape.
- Memorials must commemorate events of national or significant local significance and be of architectural or artistic interest.

# Appendix 2

## Proposed additions to local list

### Castle Character Area:

- Wall & Bridge to Sleaford Castle, Castle Causeway
- Cast iron lampposts, Castle Causeway & King Edward Street
- Railway Signal Box, King Edward Street

### Cogglesford Character Area:

- 1&2 Ashfield Road
- Cemetery Lodge, Entrance Pillars and Gates to Cemetery, 79 Eastgate
- 81 Eastgate
- William Alvey School and Boundary Wall, 83 Eastgate
- 85 Eastgate
- 87 Eastgate

### Eastgate/River Character Area:

- Clover House, Boston Road
- 36 & 38 Boston Road
- Wharfside Mews, Carre Street
- K6 Telephone Kiosk, Wharfside Mews, Carre Street
- 24 Carre Street
- Cast Iron Footbridge to the east of 24 Carre Street
- 25 Carre Street
- 26 & 26a Carre Street
- 27 Carre Street
- 28 Carre Street
- 29 Carre Street
- 32 Carre Street
- 1 Cross Keys Yard
- 2 Cross Keys Yard
- 5 Cross Keys Yard
- 6 Cross Keys Yard
- 7 Cross Keys Yard
- 14 Eastgate
- Laundon House, 17 Eastgate
- The Temple, 19 Eastgate
- 29 & 35 Eastgate
- Estcourt, 39 Eastgate including front boundary wall & railings
- 41 Eastgate

## **Northgate Character Area:**

- Warehouse to the rear of Bristol Arcade
- Sleaford Parish Church Rooms, Church Lane
- 2 – 6 Market Place
- George V Letter Box, Market Place
- 25 Market Place
- HSBC Bank, 26 Market Place
- 7 & 8 Market Street
- 9 North Gate
- 14 & 16 North Gate
- 17 North Gate
- Mansford House, 22 North Gate
- 25 North Gate
- 5 South Gate
- 11a South Gate
- 13 – 17 (odd) South Gate
- 20 South Gate
- Congregational Church, South Gate

## **Southgate Character Area:**

- 27 Jermyn Street
- Catholic Church, Jermyn Street
- Boundary Wall to High School, Nags Head Passage
- 42 Southgate
- 45 Southgate
- 47 & 49 Southgate
- 52a Southgate
- 66 Southgate
- 67 Southgate
- 69 Southgate
- 68 & 70 Southgate
- 71 & 71a Southgate
- Outbuilding to rear of car park behind 64 Southgate
- 75 Southgate
- 74 – 80 (even) Southgate
- The Old Cinema, 91 Southgate
- Sharpes Warehouse, Station Road
- The Old Clover Warehouse, Station Road

## **West Banks Character Area:**

- Lamp post to north of Liverpool Cottages, off Playhouse Yard
- 11 – 17 (odd) Water Gate
- 19 Water Gate
- 27 Water Gate
- The Salvation Army, West Banks
- 1 West Gate
- 19 & 19a West Gate
- Riversdale Clinic, 21-23 West Gate