

ADOPTED VERSION

Waddington Conservation Area Appraisal



MAY 2020



North Kesteven
DISTRICT COUNCIL

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Introduction

A Conservation Area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. The conservation of the environment can enhance the quality of life of those who live or work in the area. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities are required to review existing Conservation Areas and, where appropriate, consider the designation of new ones.

Factors which contribute to the special quality of a Conservation Area may include:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting in the landscape
- the character of the spaces between buildings, including walls, hedges, trees, grass verges and ground surface materials
- views both within the area and from outside
- the way in which buildings, spaces and landscape reflect the historical development of the area

Waddington Conservation Area was designated in 1975. 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. At this stage extensive consultation with the public and other interested stakeholders is being undertaken to ensure that the values attached to the area by the local community are fully taken into account.

Following this consultation exercise an updated report will be prepared and put forward for formal adoption.

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

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 186 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 200 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 201 states that not all elements of a 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 195 or less than substantial harm under paragraph 196, 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

The National Design Guide (NDG) sets out 10 characteristics for well-designed places, including 'Context' and specifically sub-category C2 'Value heritage, local history and culture'. The NDG is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework, and states at paragraph 45 that 'when determining how a site may be developed, it is important to understand the history of how the place has evolved'. It further notes that 'the local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape'. Paragraph 46 states that well-designed places and buildings are influenced positively by factors including 'the history and heritage of the site, its surroundings and the wider area, including cultural influences and the significance and setting of heritage assets and any other specific features that merit conserving and enhancing'.

Local Policy

Central Lincolnshire Local Plan (2017)

Policy LP25 'The Historic Environment' of the Central Lincolnshire Local Plan (CLLP) also refers to conservation areas and requires that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and enhance or reinforce it as appropriate, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

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

Policy LP26 'Design and Amenity' of the CLLP requires that all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. Part (f) of the policy requires that where applicable, proposals will

be required to demonstrate, to a degree proportionate to the proposal, that they 'incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures'.

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.

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 that would normally be exempt from planning control, for example comprising the extension, enlargement, improvement or other alteration of a dwelling house, works to roofs, the provision of freestanding buildings within the curtilage of a dwelling and the erection or demolition of walls, fences, gates or other enclosures.

Article 4 Directions can be used selectively, for example to remove permitted development rights relating to certain works (such as changes to glazing) while leaving the remainder intact.

Boundary changes

As part of the appraisal process the boundaries of the Waddington conservation area have been reviewed and the following changes have been made.

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 to property boundaries since the conservation area was designated:

Black's Close

10,12,14,16,18

Coupland Close

1 and 2

Grantham Road

The Old Rectory

High Street

St Paul's Care Home

Mayall Court

St Michael's Nursing Home
1-25 inclusive

St Michael Close

3-10 inclusive

Tinkers Lane

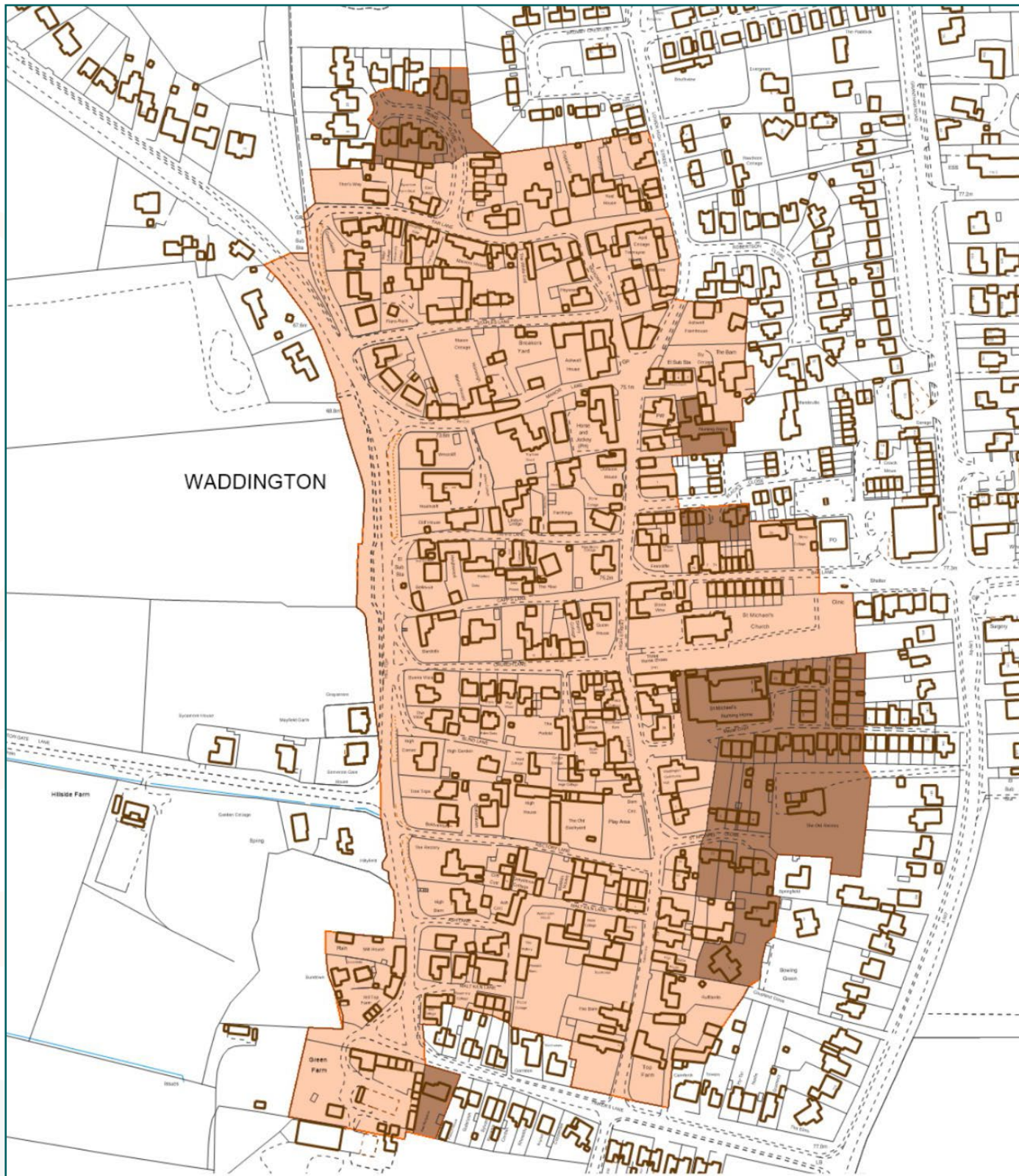
'New Bungalow'

Viking Close

1,3,5,10 and 12

No additions have been made to the conservation area.

The maps on the following pages show the original and revised boundaries of the Waddington conservation area.



WADDINGTON

St Michael's Church

St Michael's Rectory House

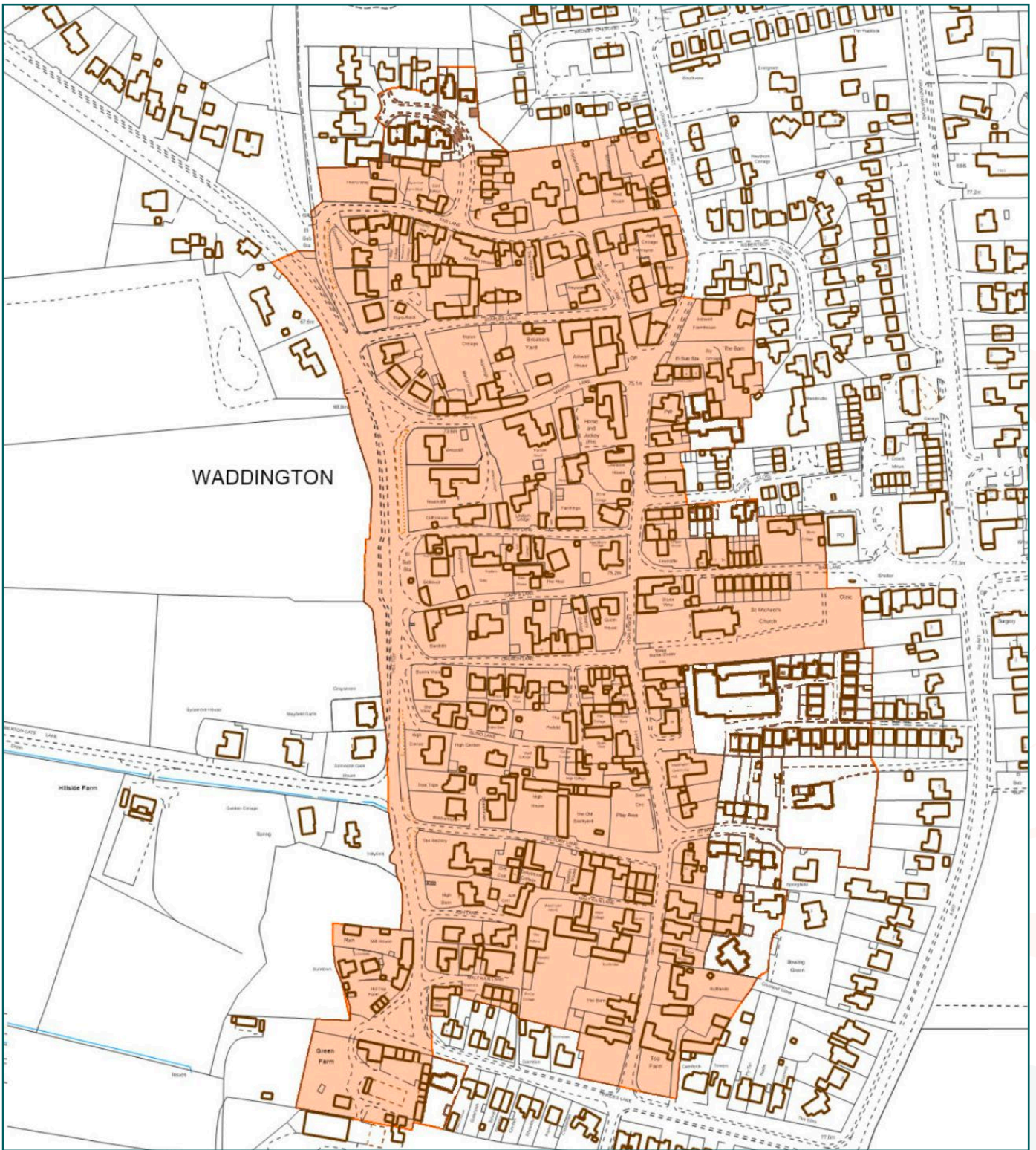
Green Farm



Conservation Area



Areas to be removed



Revised Conservation Area Boundary 2020

Overview

Waddington Conservation Area was designated in 1975 and a more wide-ranging village appraisal was published in 1978. The current conservation area covers an area of about 20 hectares (50 acres) and encompasses the historic core of the village.

In the twentieth century, the village expanded enormously following the construction of the airfield on the Heath to the east, but the historic core of the village is still readily discernible.

Waddington is not simply a residential dormitory and has a wide range of facilities for a village of its size. These include public houses, shops, a medical practice, village hall, and a community-run library. The village is also home to Foss Dyke Band founded in 1974 as the North Hykeham and District Concert Band.



Location and setting

Waddington lies on the main A607 Lincoln to Grantham road, about five miles south of the city. In common with several other villages along the Lincoln Cliff, the historic core of the village is set slightly off the main road.

This historic core comprises the High Street and a series of blocks of development on a grid pattern, running to the edge of the cliff to the west. A predominantly stone-built village, with a mixture of pantile and slate roofs, Waddington still has many traditional buildings dating from before the turn of the twentieth century and a pleasant, intricate network of tightly built-up lanes which frame spectacular views over the wide valley of the Witham and Trent. There has been some twentieth century development particularly on the western fringe of the historic core, taking advantage of these views. Within each block, gardens frequently abut each other and though often screened from the street by buildings and high walls, provide green oases large enough to accommodate mature trees.



Historical development and archaeology

The Lincolnshire Historic Environment Record notes that the settlement of Waddington is first documented in the Domesday Book. The lands were held by Earl Hugh at that time (who also had soke land of Waddington in Harmston). A church and two mills are also recorded. The name Waddington comes from the Old English meaning 'the farmstead or village associated with, or called after, Wada'.

The Romans were active in the area nearly a thousand years before this, however, and though to date there has been little evidence of a significant Roman settlement, there have been many casual finds of Roman coins and other artefacts around the village.

The Diocesan Return of 1563 indicates that there were 70 families living in Waddington.

The Bishops of Lincoln visitations for assessments of the parishes in the diocese in 1706, 1718 and 1721, returned 75, 101 and about 102 families, including, by 1721, 3 Presbyterian families, 1 Anabaptist, and a Quaker conventicle. There was a charity school for 16 (about 20 in 1721) children, which may have been on the site of the school built in 1854. A private school known as Hall's Academy existed in the 1830s and was run by the mathematician George Boole. Boole's algebra became the foundation of practical digital circuit design; hence, Boolean logic is credited with laying the foundations for the information age.

Parliamentary enclosure of the common land around the village occurred in 1772.

The population had risen to 962 by 1856. There was a Wesleyan Chapel and a Friends Meeting House which became a Wesleyan Reformers Chapel, and a Baptist Chapel. In addition to the school built in 1854, a further school was built in 1878.



The Great Northern Railway opened its line from Grantham to Lincoln in 1867, with a station at the foot of the hill west of the village. This closed in the 1960s but led to considerable expansion of the village to the north and west, merging with Bracebridge. The clay found in the lower parts of the parish proved suitable for brick making and a large brickworks was established.

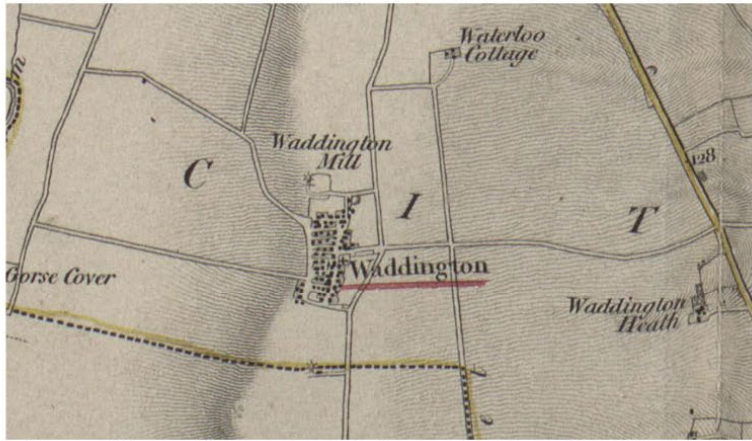
William White's 1882 directory of Lincolnshire lists three public houses in Waddington (which are all still there with unchanged names); two bakers; two brewers; three butchers; two coal merchants; two drapers; five grocers; two saddlers; two shoemakers; a tailor; two blacksmiths; a joiner; two millers and a wheelwright.

Horse racing took place on the Heath to the east of the village centre but came to an end when racing was transferred to Lincoln race course, itself now disused. This sporting activity is commemorated in the name of the Horse and Jockey public house in the centre of the old village. The Royal Flying Corps established the airfield, now RAF Waddington, in 1916.

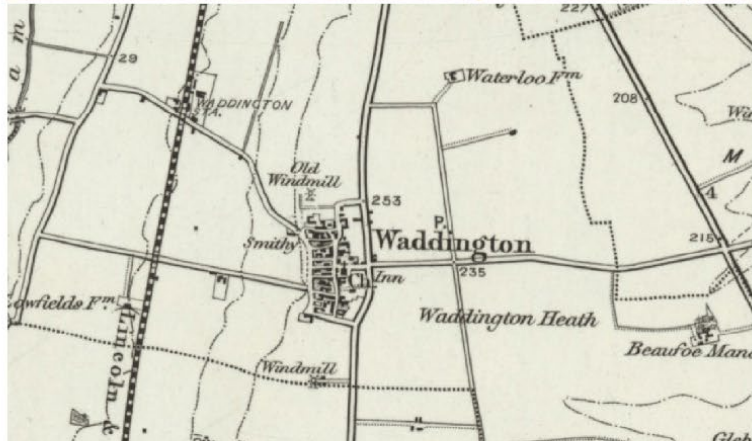
Waddington suffered badly during the Second World War when parachute mines, presumably intended for the RAF station, exploded above the centre of the village, completely destroying the parish church and nineteen houses in the centre of the village. Eleven people were killed.

Changes in farming practices in the mid nineteenth century, a general move away from a dependence on agriculture at the beginning of the twentieth century, and a significant increase in population throughout the rest of the century, have led to the construction of small groups of bungalows on infill plots in the centre of the village, some of them on the sites left empty by the 1941 bombing, while the continuing demand for new housing has resulted in modern estates being developed on the settlement edges to the north, west and east. It is notable that, before the second half of the twentieth century and the advent of central heating, few inhabitants chose to build along the edge of the cliff where the wide views come at the cost of exposure to the worst of the weather.

The new areas have been designed in accordance with modern living requirements and both the plan-form and scale of development differ markedly from those of the earlier parts of the village, though some recent developments in the centre of the village follow traditional forms with success. The present day population of Waddington is nearing 6500.



1856



1899

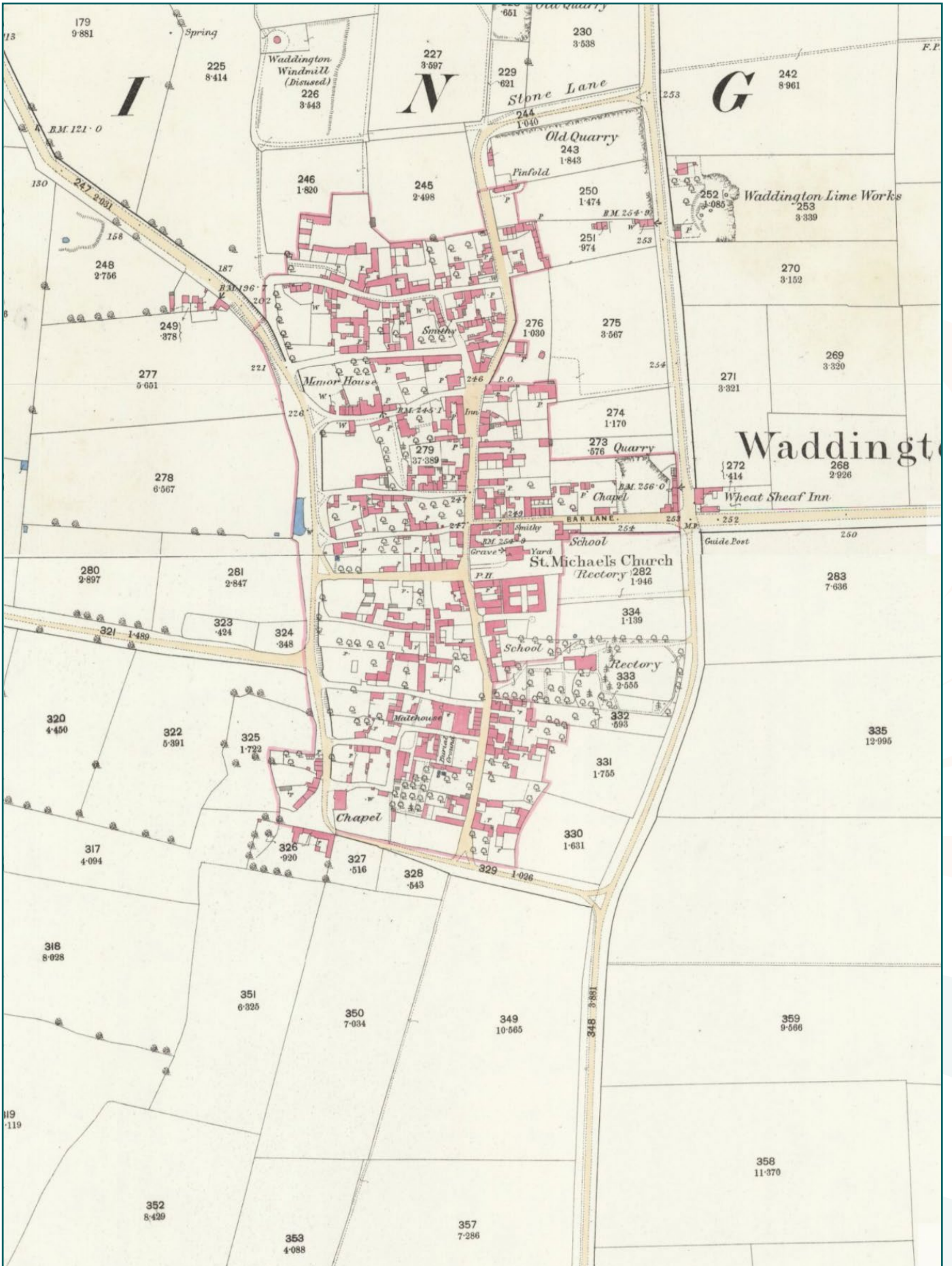


1959



2019

The Growth of Waddington, 1856-2019



Waddington, 1886

Character Appraisal

Landscape and open spaces

The core of the village, around and to the west of the High Street, is quite tightly built up with buildings set at the back of the footway. There are many views running along the lanes to the west, however, which are closed by a sight of the sky and distant woods and fields in the Trent valley. The entire conservation area is located within the Lincoln Cliff Area of Great Landscape Value (AGLV).

On the western fringe of the historic centre, at the edge of the Lincoln Cliff, development is almost all more modern and looser, generally in the form of detached houses and dormer bungalows, and there are larger front gardens though these are set at a higher level above huge stone retaining walls which define the edge of the built-up area. The wide grass verges of Hill Top, with trees framing the view across the valley, are an important foil to this.



Gardens within the blocks form important green spaces and are often legible as undeveloped areas even when hidden from public view at ground level. The play area at the corner of the High Street and Rectory Lane, and the Churchyard on the opposite side of the High Street a little further north, are among the few open spaces in the centre which are publically accessible and have a direct visual relationship with the street.

Public Realm

Roads, footpaths and lighting are generally in good condition, albeit usually of standard materials and design. There are, however, recent examples of public art and specially-designed street furniture, installed as part of the Ridges and Furrows project, which contribute to a specific sense of place.

Sense of Enclosure and Boundary Treatments

Most of the older buildings in the historic centre are set at, or just behind, the back of the pavement and along the High Street form part of continuous, or near-continuous, forms – significant gaps between buildings are infrequent right in the centre but further out there is a greater degree of separation. A sense of enclosure is generally maintained, by boundary walls or hedges.

In a few locations, post-war developments have very open frontages with only dwarf boundary walls, or no physical boundary at all. Where such developments form a discrete enclave they sometimes achieve a distinct character of their own, however where they abut or interrupt an older streetscape the effect can be visually disruptive.



Boundary walls are varied in materials and detail. Most common are coursed local limestone rubble, with pantile copings. There are also a few brick walls, though these tend to be in the outer parts of the historic centre. Cast-iron railings are also found, usually supported either direct from the ground or from only a very low dwarf wall of stone or brick with no masonry piers interrupting the run. Timber fences are usually a modern feature and rarely enhance the character of their surroundings.

Architectural details

Details are generally simple and robust, as befits a farming village with a historic tradition of nonconformity. Roofs fit tightly with little overhang, gable ends do not have barge boards and rarely end in parapets. Window openings are simple and only have ornament beyond what is structurally necessary in the very grandest cases.

Landmarks, Listed Buildings, Scheduled Monuments and buildings of local interest

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 and they are explored in further detail in the sections dealing with the individual character areas.

Listed Buildings and Scheduled Monuments

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

There are no Scheduled Monuments in the conservation area.

Listed Buildings in the Conservation Area

BARDOLFO, Capps Lane

List Entry Number: 1061949

Grade: II

STONE VIEW, High Street

List Entry Number: 1061990

Grade: II

HORSE AND JOCKEY PUBLIC HOUSE, High Street

List Entry Number: 1164935

Grade: II

TOP FARM AND OUTBUILDINGS, High Street

List Entry Number: 1317539

Grade: II

MANOR HOUSE, Manor Lane

List Entry Number: 1164949

Grade: II

MALKILNS HOUSE AND RAILINGS, Maltkiln Lane

List Entry Number: 1317544

Grade: II

WADDINGTON HOUSE, Maltkiln Lane

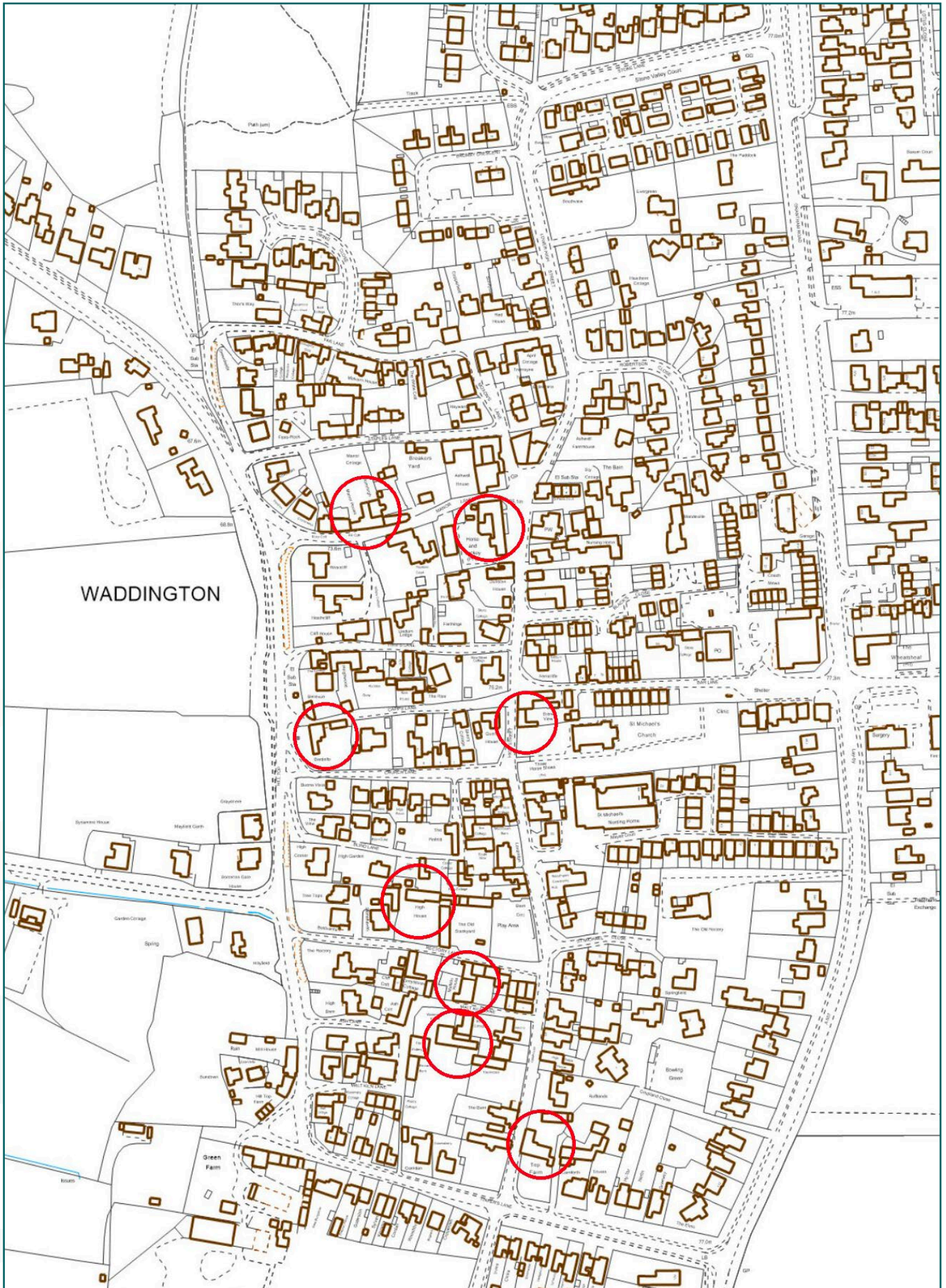
List Entry Number: 1360537

Grade: II

HIGH HOUSE, Rectory Lane

List Entry Number: 1061950

Grade: II



Conservation Area: Listed Buildings

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 against the Councils' adopted assessment criteria. The following buildings and structures in the conservation area were identified as suitable for inclusion having regard to those criteria:

The following list only shows sensitive buildings (non-designated heritage assets) that are inside the boundary of the conservation area. Proposed additions to the local list are shown underlined. Buildings which it is proposed to remove from the local list are shown in *italics*.

Black's Close

- 2, 4, 6 and 8 (Formerly listed as cottage to north of Lindum House, High Street)

Blind Lane

- Ward Cottage

Far Lane

- Sycamore Farm & East Cottage (Formerly listed as Sycamore Farm)
- Sunnyside
- Red House
- Elizabethan Cottage
- Malvern House
- Tremayne House

High Street

- Ashwell House (Now listed under Moxons Lane)
- Methodist Chapel
- Dunston House
- Lindum House & cottage to north (the latter now listed under Black's Close)
- Ferncliffe
- Three Horse Shoes PH
- The Old Bakery (Formerly listed as dwelling to south of Three Horseshoes PH)
- Youth Centre
- 1 & 2 Barn Cottages
- Barretts Store (now listed as 1 – 3 The Maltkilns, Rectory Lane)
- The Hollies
- 43 High Street (Formerly listed as Dwelling opposite Verona)
- St Michaels Church

Hilltop

- Green Farm and outbuilding (now listed under Tinkers Lane)

Lower High Street

- Ashwell Farm (Formerly listed as Normanby)

Malt Kiln Lane

- 1 & 2 Malt Kiln Lane
- The Pottery & Pennells Barn (Formerly listed as Potterworks)

Manor Lane

- Hill Top House (now listed under Toynbee Court Timms Lane)

Moxons Lane

- Ashwell House (Formerly listed under High Street)

Rectory Lane

- Greggland
- 1 – 3 The Maltkilns, Rectory Lane (Formerly Barretts Store, High Street)

Timms Lane

- Toynbee Court

Tinkers Lane

- Green Farm and outbuilding (Formerly listed as Green Farm Hilltop)

The criteria for assessment are included at Appendix 1

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 policy LP25 of the Central Lincolnshire Local Plan and Paragraph 197 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.

Conservation Area – Local List Map



● - Local List entries ('non-designated heritage assets')



Key views and vistas

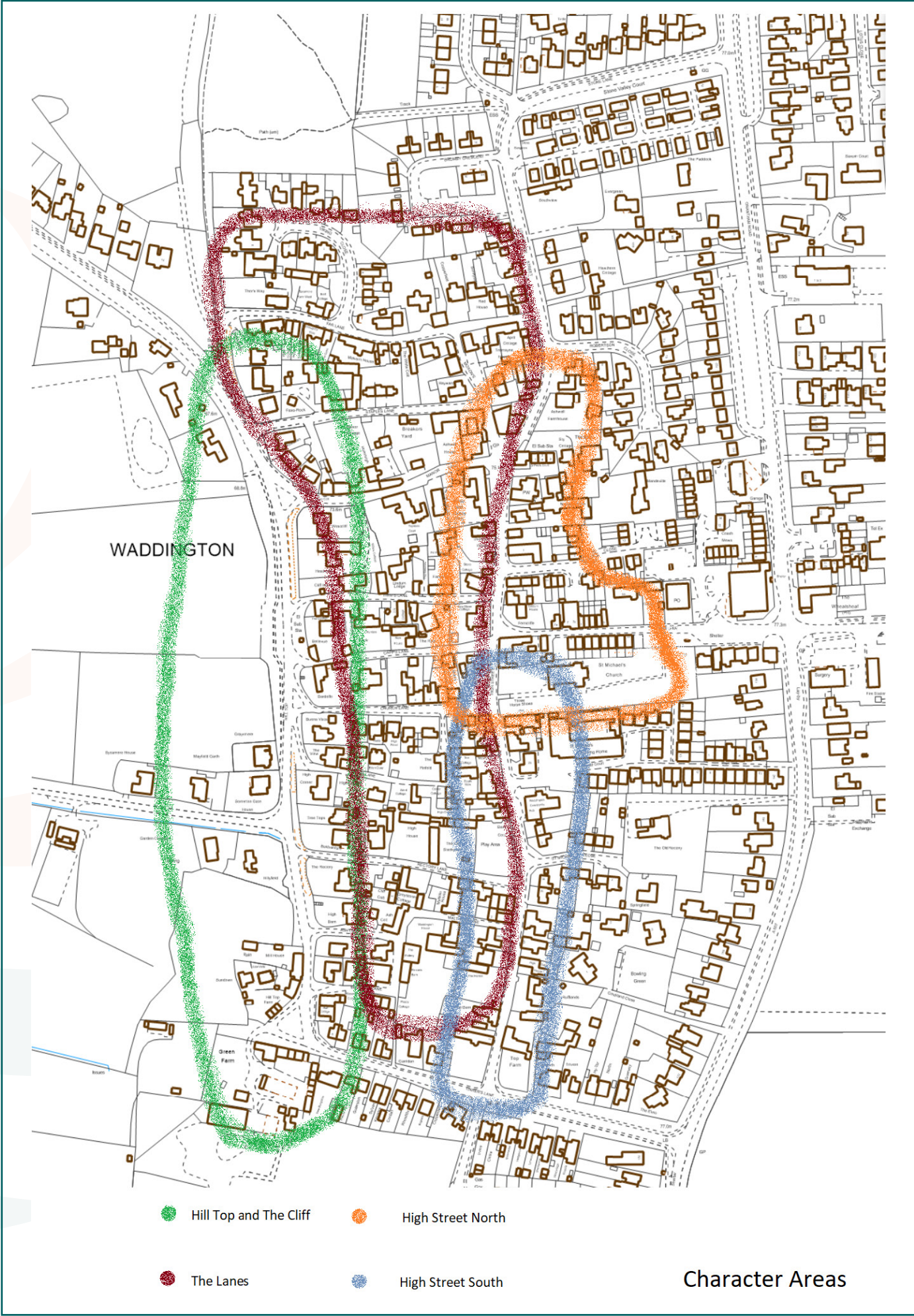
Views and vistas are explored in more detail in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance and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

The views to the west across the Lincoln Cliff AGLV and combined Trent and Witham valley, both from Hill Top and from the lanes that run up to the High Street, are of particular importance. Views the other way, to the line of high stone retaining walls that mark the edge of the historic village, are surprising and give the impression of an ancient fortification.



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.



Character Areas

Conservation Area Character Areas

Hill Top and the Cliff



Summary description

The western edge of the historic core, facing the broad river valley above a steep drop of some 50 metres.

Landscape and routes

Hill Top falls from its southern corner with Tinker's Lane, where there is a group of historic farmhouses and agricultural buildings. The central section is open on the west, with mature trees framing the view, while to the east steep grass banks run up to high stone retaining walls, with post-1945 houses and bungalows along the top. The road then becomes Station Road and drops again as it curves away from the conservation area down to the former railway station and the flat valley floor.

Key views and landmarks

The most important view is to the west across the valley of the Trent and Witham, with the Cliff designated an Area of Great Landscape Value (AGLV). On a clear day the Peak District beyond Sheffield is visible. However, the stone walls and grass banks to the east also form an important part of the experience of this view, physically "containing" it and forming a solid background.

There is a pleasant contrast of stone walls to the east and mature trees framing the view to the west which is experienced as part of sequential views along the road. To the south this sequence of views is closed by the pantiled roof of the barns at Green Farm.

There is an attractive group of traditional buildings at the south end of the character area, comprising Green Farm, Hill Top Farm and the former Wesleyan Methodist Chapel, though there have been some unsympathetic alterations (particularly window replacements) to all of the buildings.



Predominant material palette

Materials vary considerably, with a mixture of stone, brick, render and pantile on the earlier houses and farm buildings, and an even wider variety including slate and concrete roof tiles among the post-1945 houses and bungalows that line the east side of the character area above the retaining walls.

Predominant scale and massing

As with materials, there is a wide variety of dwelling types, and little consistency particularly among the 20th century buildings. Almost all, however, are detached and sit back behind large gardens. In a few locations, various different types of fence on top of the retaining walls create a distracting effect.

Positive features

The rural atmosphere of the lane and the extensive view to the west are a pleasant contrast to the centre of the village and the mature trees and grass verges reinforce the impression that this is the edge of the settlement. The tall stone retaining walls give the impression almost of an ancient fortification and certainly make a strong statement that this is a boundary between village and countryside, despite some modern development on the west side of the road around the junction with Somerton Gate Lane.

Negative features

It is a pity that the builders of the post-war houses and bungalows that line most of the eastern side of the road, high up and dominating, did not show more imagination in their designs, which are almost all standard suburban house types of the period. There is little sense of a particular and distinctive place, and apart from the picture windows, nothing much to say that these properties face one of the finest rural views in Lincolnshire.

The electricity substation was identified as being out of character with the area as long ago as the 1978 Village Appraisal. Although it has been replaced by a metal cabinet it is still an intrusive object on the verge.

The Lanes

Summary description

These are the principal blocks of the historic settlement, laid out on an informal but noticeable grid pattern between the Cliff and the High Street. Each main block is bounded north and south by a road which links the two, and most blocks have another smaller lane running in a more dog-leg course through their centres.





Landscape and routes

The land slopes gently down to the west, with the principal routes following the general slope. Church Lane is almost dead straight while the other lanes curve slightly, restricting the long view out across the valley floor. The older buildings often follow this curve immediately at the roadside, reinforcing the sense of enclosure.

Narrow grass verges are a characteristic of many of the lanes, making an attractive and rural foil to the high stone walls.

The lanes which run within some of the blocks, for example Malt Kiln Lane, follow meandering dog-leg courses so that views are restricted and ever-changing, often closed by a particular small-scale landmark building or feature such as the fine eighteenth century window surround on the rear gable of Malt Kiln House.

Key views and landmarks

The views along the lanes to the west, enclosed by gently curving walls and buildings, and ending with glimpses out to the Trent and Witham valley, framed usually by buildings and stone walls, are a key characteristic of the area.

Predominant material palette

Most of the older houses are of coursed limestone rubble and have pantiled roofs though there is also some slate, and there are some attractive older red brick houses.

More recent buildings are either of buff brick, various red or orange bricks, or stone, and generally have roofs covered with concrete interlocking tiles. The buff brick is quite a good tonal match for the local stone, but the design and layout of the buildings that use these is often not close to the form and appearance of the older properties, so they can look alien in the streetscene as a whole.

The roads are bounded by stone walls and hedges, the latter usually associated with the more recent houses and bungalows.

Predominant scale and massing

Older properties are generally two stories high though a few have single-storey outbuildings. Most are close to the road and several form the back edge of the pavement. Roofs are usually parallel to the street but some are turned at right-angles and where this happens the gables are prominent. Nearly all the older houses are formed from simple rectangular units with no significant projecting elements. The older houses are often joined to form short but continuous terraces.

Positive features

Older buildings generally retain a good deal of original detail, including boundary treatments. The most recent new buildings, a row of houses on Malt Kiln Lane are quite a well-executed exercise in the local vernacular.

Negative features

Most of the post-war developments are set too far back from the street or are too small in scale to have much presence. In addition the use of imported materials and standardised designs undermines local distinctiveness. This applies to boundary treatments as well as to buildings.



Far Lane

Far Lane, at the northern end of the character area, curves slightly and the row of stone, brick and rendered cottages on the south side is particularly important to sense of enclosure of the street. On the north side there is less consistency of built form and the street frontage is broken by the wide entrance to Viking Close. An important 16th or 17th century house which stood on this side of the road was demolished in the early 1970s after part of its front wall collapsed.

To the east, Moxons Lane runs through to the High Street, with two well-placed modern houses keeping to the rear of the pavement edge, and retaining an urban feel which is diluted by the set-back bungalows further along.

Staples Lane

Staples Lane is lined on its south side by an important, high, stone wall, with an ornate pair of pine-cone topped gate piers which formerly provided a rear entrance to the Manor House. The continuous enclosure on this side of the road is visually very important in controlling the view along the street, and is reinforced by the terrace of brick houses on the north side at the far end. Closer to the High Street, this is broken by post-war development set back with only minimal physical boundaries to the roadside.

Manor Lane

Manor Lane is busier than it should be, carrying a lot of traffic between the upper and lower parts of the village. The Manor House on the north side of the road, and high stone walls on the south side, maintain the important sense of enclosure however. The view to the east is closed by the steeply-pitched gable end of a house on the High Street, and at the corner of the lane is an increasingly-rare cast iron Kesteven County Council road sign.

Timm's Lane

Timm's Lane is narrower than most of the other lanes and - though still tightly enclosed - has a less consistent use of boundary walls, with buildings in brick and render also coming up to the edge of the highway.

Capp's Lane

Capp's Lane feels very much like a "back" lane, narrow, with few houses readily visible behind the stone boundary walls, but with garages and parking places opening off the street.

Church Lane

Church Lane suffered badly from the wartime bomb explosion and, apart from a row of stone cottages on the north side, is perhaps the lane with the fewest features characteristic of the special sense of place that the lanes area has. Post war houses and bungalows, set back from the street behind low walls, provide little sense of a particular place and could almost be anywhere. The surviving older stone walls, and the view of trees and greenery towards the west end of the street, therefore take on a particular importance.

Blind Lane

Blind Lane runs south off Church lane and then turns westwards through a sharp blind bend. It is attractively contained by older stone houses at this point, and then becomes a green and particularly rural-feeling lane running to a wide view over the valley beyond. Set-back modern bungalows at the west end are, again, not very sympathetic to the local character.

Rectory Lane

Rectory Lane starts from the High Street with the former maltings building facing the play area, a welcome patch of green space. From this end of the street the view is leafy, and this is a street where the older buildings as well as the newer ones have gardens coming alongside, and visible from, the road.

Malt Kiln Lane and Ash Lane

Like Blind Lane, Malt Kiln Lane takes a twisted course and for most of its length is attractively contained by older buildings and high stone boundary walls. The recent terrace of houses on the site of the Royal British Legion hut has reinforced this character. It is a pity that at this point, both Malt Kiln Lane and Ash Lane lose their traditional character as a result of some particularly unsympathetic post-war development of red brick bungalows.

High Street (North) Character Area

Summary description

The more open section of the High Street running north from St Michael's Church. The street widens into a space with the character of a Market Place, with prominent public and semi-public buildings, and then runs out of the conservation area to the north east beyond its visual enclosure by buildings at the top end of the High Street. Bar Lane leads from the historic centre to the more modern development on Grantham Road to the east.



Landscape and routes

The High Street runs fairly straight from Bar Lane to the junction with Moxon's Lane and Manor Lane. At this point the view is closed by two shops and the High Street, as Lower High Street, bends away to the north east.

The prominent gable end of Cherry Tree Cottage marks a change in the urban form and beyond this point to the north the older cottages on the west side are set back behind attractive gardens bounded by stone walls. The opposite side of Lower High Street is made up of 20th century development and beyond Ashwell Farmhouse is excluded from the conservation area. On the west side, the conservation area ends with an older cottage set against the pavement, just before a well-designed pair of new houses on the site of the library.

The view south from here is closed by the trees and hedge in front of Ashwell Farmhouse. Travelling south this, and the garden of Corner Cottage opposite, act as a short green break before the High Street proper is reached.

The wider section of the High Street beyond this point is enclosed on the west side by the Horse and Jockey public house while on the east side a range of gable ends of varying sizes and materials (the old Post Office, the Methodist Church, Feathers, and 1 Black's Close, the latter being two former agricultural buildings) present a varied historic skyline which is not typical of the conservation area as a whole.

At the corner of Bar Lane there are two fine red brick houses (Lindum House and Ferncliff) set back behind gardens with good iron railings. Facing them on the High Street are two, more modern, stone houses which are set back behind stone walls. One is largely hidden by its tall hedge, as is the older Quoin House beyond Capps Lane.

Stone View and the Old Village Store make a stronger visual impact at this point, being set at the back of the pavement and defining the corner with Bar Lane. Beyond them the trees along the front of the churchyard are prominent behind the stone churchyard wall. Until the bombing of 1941 there was a row of thatched cottages on the opposite corner, running down Church Lane, and a similar row, though pantiled, occupies the next site to the south, facing the Three Horseshoes, where the next character area begins.



Bar Lane, to the east, has an altered nineteenth century red brick terrace on its north side, facing a well-designed group of houses built c2016. The scale of the street frontage is particularly successful, with the eaves kept low, but the very deep gable ends are uncharacteristic. Further along on the north side are two larger, 19th century, houses set well back behind large gardens with prominent trees along the street frontage. The conservation area ends here, with the south side of Bar Lane being a car park abutting the churchyard to the rear of St Michael's church. Railings give a view of the uniform Commonwealth War Graves Commission headstones of 33 war graves (two from the First World War and 31 from the Second).

Key views and landmarks

There is a long view down Church Lane from the churchyard, which ends with a framed slice of the Trent valley in the far distance. The other side lanes are narrower and curved and so the distant view is not visible from the High Street.

To the north the view is very effectively closed by the two shops though these have unfortunately been much altered.

As a landmark, St Michael's church is reticent, being set back behind the trees on the churchyard boundary. It does, however, have great historical significance, not only as the present occupier of a space that has been sacred for more than a thousand years, but also as a rare example of a village church built in the 1950s. It is an interesting design mixing traditional gothic motifs with modern construction.

More prominent, and more strident in its use of hard red brick, is the Methodist church built in the first decade of the twentieth century.

Predominant material palette

Materials are mixed though stone predominates. Roofs are almost all pantiled.

Predominant scale and massing

Domestic buildings are predominantly of two storeys and are made up of simple rectangular forms. There is a mixture of hipped and gabled roofs, with a higher than usual proportion of gable ends facing the street (this is partly because the "grain" of the historic core of the village is generally east to west, and is interrupted by this north-south street). Unlike in The Lanes buildings rarely form continuous blocks or terraces.

Positive features

The character area has a number of well-preserved traditional buildings, and some recently-constructed properties which reinforce a sense of local distinctiveness.

Negative features

Some of the 1960s and 1970s properties are out of character in their forms and relationship to the street. The Horse and Jockey is currently closed (as at 2020) and beginning to look the worse for wear.

St Pauls Nursing home and the more recent properties in Black's Close are not particularly prominent in the street scene and do not have special architectural or historic interest which contributes to the character of the conservation area. These properties have therefore been removed from the conservation area.

High Street (South) Character Area

Summary description

The High Street narrows to the south of St Michael's church and the edge of this character area is defined by the Three Horseshoes and the terrace of stone cottages opposite, which form a notional gateway. The density of development reduces to the south and this character area ends with two houses set in large mature gardens which separate the historic village from the more modern development of Tinker's Lane.



Landscape and routes

The High Street curves gently, as do the side streets, and there are no direct views to the Witham and Trent valley. The street feels tightly enclosed in many places although this sense is created by trees as much as by buildings.

The more open spaces along this stretch of the street therefore have more impact but their quality varies – the play area near the junction with Rectory Lane is a pleasant surprise, but the patch of grass, bench, litter bin and wide tarmac pavement sweeping into the entrance to Mayall Court feel unplanned and disappointing by comparison.

Key views and landmarks

The views along the High Street in all directions, often ending with groups of mature trees, are pleasantly varied by the curve of the road and the gradual change in the form of development.

The former maltings building at the corner of Rectory Lane is prominent in views along the street and is a reminder of the industrial past of the village.

Top Farm, The Barn and 2 High Street are important in framing the entrance to the High Street from the south since their side elevations come tightly up to the road after passing the long gardens.

Predominant material palette

Walls are mostly of stone or render, though there are some brick buildings, both red and buff brick. Roofs are of pantiles or Welsh slate, though there has been some replacement with concrete tiles.

Predominant scale and massing

Scale and massing follow the pattern along the northern part of the High Street except that buildings are set further apart and the spaces between them (and their linking boundary walls) are of importance in establishing the subtly different character of this area. The former maltings is three storey but is set at a lower level than the street.



Positive features

The character area contains a number of well-preserved traditional buildings, often creating well-enclosed streets and spaces with a distinctive character.

Negative features

Modern development, particularly on the east side of the High Street, has eroded some of the special characteristics of this area, with wide entrances to culs-de-sac, designed to modern highway standards, breaking up the main street frontage.

Appendix 1

Local List methodology and criteria

The 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 the identification of locally listed (non-designated) heritage assets

A non-designated heritage asset can be a building, monument, designed landscape, definable site or place identified as having a degree of significance. Development proposals affecting an identified non-designated heritage asset will be assessed against the requirements of Policy LP25 'The Historic Environment' of the Central Lincolnshire Local Plan, any relevant Neighbourhood Plan policies and Chapter 16 of the National Planning Policy Framework (NPPF), including paragraph 197.

General criteria

The general criteria for particular asset types will be informed by Historic England's National Heritage List Listing Selection Guides. To be included on the North Kesteven District Council local list, non-designated heritage assets must meet all three of the following general criteria:

1. They must be a building, monument, designed landscape, definable site or place, and should retain the majority of their historic fabric and character.
2. They must possess heritage interest that is able to be conserved and enjoyed. This can include physical considerations such as appearance and materials as well as associations with people or past events. The physical features of an asset can help illustrate these associations.
3. Their value to the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.

Heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

The absence of any particular heritage asset from the local list does not necessarily mean that it has no heritage value, simply that it does not currently meet the selection criteria or that it has yet to be identified.

Detailed criteria

In addition to meeting all three general criteria, an asset must also meet at least one of the criteria in two of the sections below in order to be considered for inclusion on the list, namely;

- Interest (historic, architectural or artistic)
- Local value (association, illustration, evidence, aesthetic or communal)
- Local significance (North Kesteven's identity and history, age, rarity, integrity, group value, or other)

Further information can be found on the Council's website at:

<https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/conservation-and-heritage/local-list-of-non-designated-heritage-assets/>



North Kesteven
DISTRICT COUNCIL

District Council Offices, Kesteven Street, Sleaford, Lincolnshire NG34 7EF
Telephone Number: (01529) 414155
200427-JA1